# **MEMO**

Date: April 20, 2022

**To:** Robb MacDonald, Engineering Department

T.J. Frans, Engineering Department

Steve Pendleton, Engineering Department

Alan Perry, Fire Marshal

Chris Bryant, Building Department Dave Wright, Police Department Dave Marston, Mapping Department Angie Hopf, Mapping Department Baily Barnes, Mapping Department

Vallivue School District Pioneer Irrigation District Mason Creek Ditch Co. Caldwell Lateral Irrigation

Compass Idaho

Caldwell Transportation
Canyon Highway District #4

Idaho Power Intermountain Gas

Boise River Flood Control District #10

**USPS Caldwell** 

From: Emma Hill, Associate Planner

Caldwell P & Z Department

RE: Case Number SUB22-000007: Cedars 3-7

Please review the attached application and information and provide us with your written input. We request that you e-mail any comments as soon as possible but no later than **Friday, May 13, 2022.** 

E-mail: P&Z@cityofcaldwell.org

**Case Number SUB22-000007:** A request by Trilogy Development, Inc. for the Preliminary Plat of **Cedars 3-7 Subdivision.** This preliminary plat consists of 208 single family residential lots and 28 common lots and will be phased into 2 developments. The property is zoned R1 (Single Family Residential). The properties are located south of E Homedale Road and extend south of Moss Street to S Indiana Ave.

This case is scheduled to be presented before the Caldwell Hearing Examiner on Tuesday, May 24, 2022 at 7:00 pm.

We will assume that you have no objections, concerns or comments if you do not reply to this request within the requested timeframe. If you have any questions, you may contact me at 208-455-4594.



# CITY OF Caldwell, Idaho

Planning & Zoning
Hearing
Review
Application

Type of Review Requeste	Type	of	Review	Rea	ueste
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( ) Annexation/Deannexation ( ) Appeal/Amendment				
( ) Comprehensive Plan Map Change ( ) Design Review	STAFF USE ON	LY:		
( ) Ordinance Amendment	File Number(s):			
() Rezone	The Halliet (e).			
() Special Use Permit				
( ) Subdivision- Preliminary Plat	Project Name:			
( ) Subdivision- Final Plat	_	Date Co	mplete:	_
( ) Subdivison- Short Plat	Related Files:			
() Time Extension				
() Variance				
( ) Other				
Subject Property Information				
Address: 0 S FLORIDA AVECALDWELL, ID 83605		Parcel Number(s):	R32741010	00
Subdivison: Block: Lot: Acreage: 13.84	-			Zoning:
Prior Use of the Property: AG				
Proposed Use of the Property: RESIDENTIAL				
Applicant Information				
Applicant Name: Kent Brown	Phone:			
Address: 3161 E Springwood Dr	City: MERIDIAN	State: II	D Zip: 83	642
Email: kentlkb@gmail.com		_		Cell:
Owner Name: CHALLENGER DEVELOPMENT INC	Phone:			
Address: MERIDIAN, ID 83642	City: MERIDIAN			3642
Email:			Cell:	
Agent Name: (e.g., architect, engineer, developer, epresentative)	KENT BROWN	N PLANNING		
Address: 3161 E Springwood Dr	City: MERIDIAN	State: II	D Zip: <u>83</u>	642
Email: kentlkb@gmail.com				Cell:
Authorization				
Print Applicant Name: Kent Brown				
Applicant Signature:	Date: 03/08	/2022		
621 Cleveland Boulevard • Caldwell, Idaho 83605 •	Phone: (208) 455-3021	www.cityofcaldwe	II.com/Planning	Zoning

# KENT BROWN PLANNING SERVICES

March 8, 2022

Planning and Zoning Commission &
City Council
Caldwell City Hall
621 E. Cleveland Blvd
Caldwell, ID 83605

RE: Preliminary Plat Application for Cedars Subdivision No's 3-7

Dear Commissioners and Council Members:

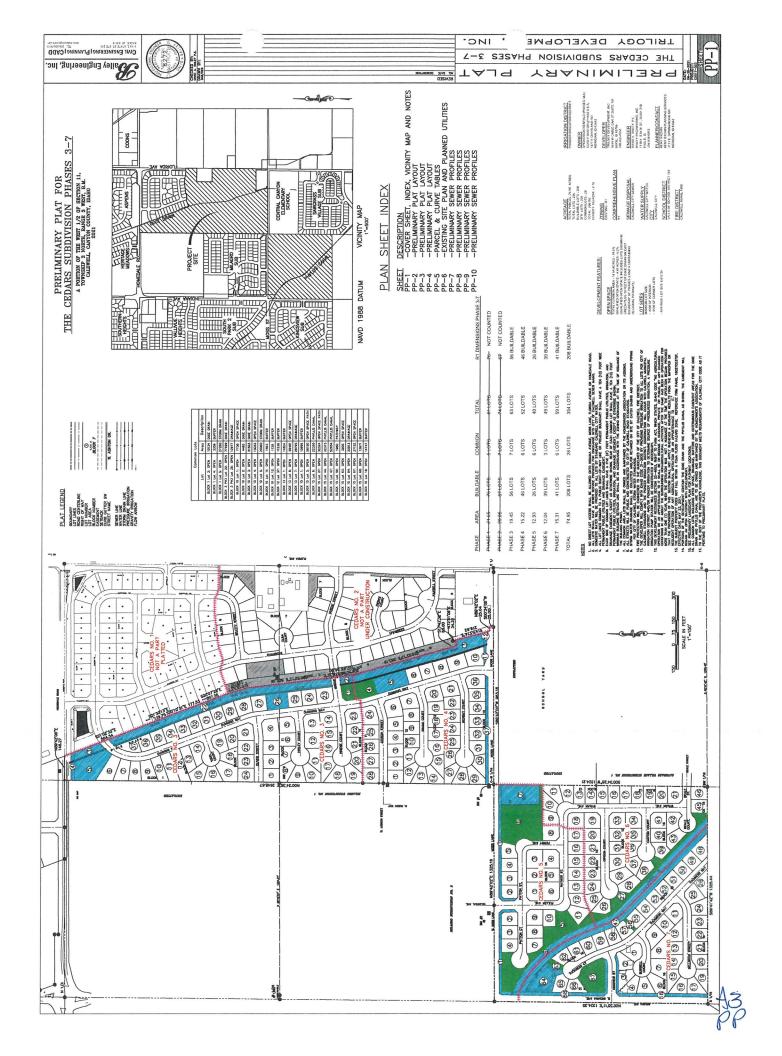
On behalf of Trilogy Idaho, we respectfully request the City of Caldwell's approval of the preliminary plat for Cedars Subdivision No's 3-7. The Cedars Subdivision No's 3-7 has 208 single family residential lots and 28 common lots. Cedars 3-7 has an overall density of 2.78 dwellings per acre. The common lots encompass 14.58 acres or 19.5% of the overall subdivision. Of 14.58 acres of common area 4.63 acres or 6.2% is qualified open space including: 2,700 feet of regional pathway along the Dixie Drain and 1,565 feet of neighborhood pathway along the Phyllis Canal. There is also 3 pocket parks linked micro pathways interconnecting to the open spaces within the subdivision. The northern portion of the preliminary plat is between Homedale Road and Moss Lane on the west side of the Dixie Drain. The southern portion is located at the southeast corner of Moss Lane and Indiana Ave.

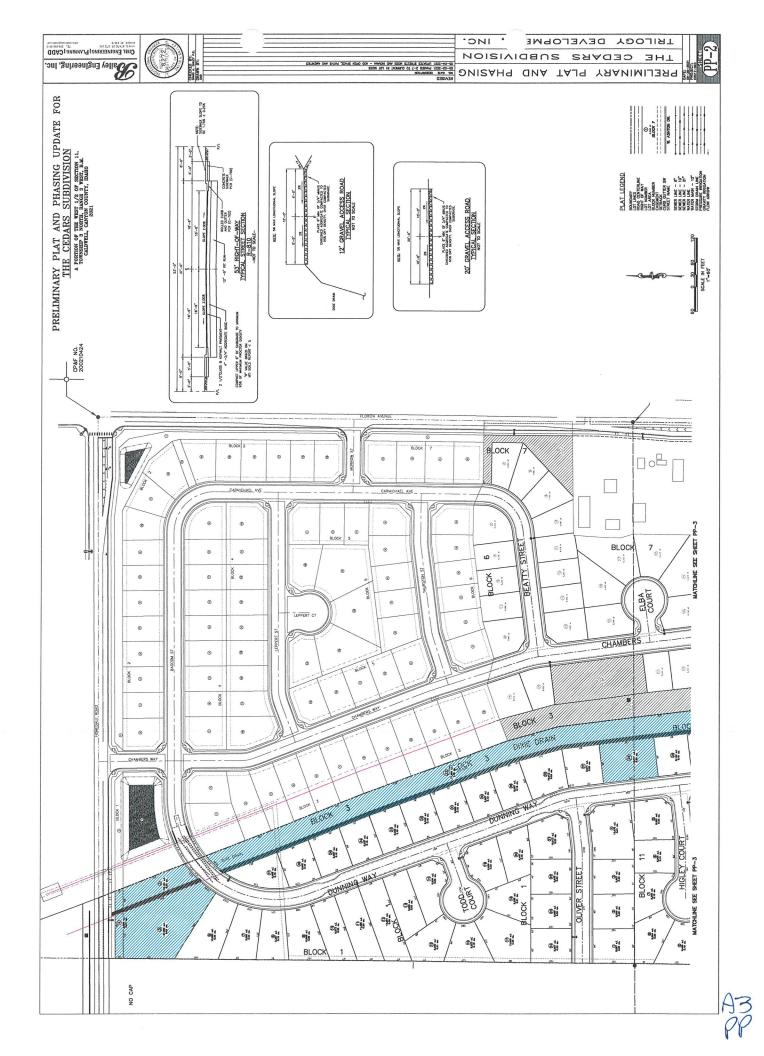
Water and sewer services are available to the property. Cedars 3-7 complies with the City's Comprehensive Plan designation for the site of Low Density Residential and the complies with the existing zone of R-1.

Please contact me if you have any questions regarding this application.

Sincerely,

Kent Brown, Planner













INC. DEVELOPME TRILOGY CINL ENGINEERING PLANNING | CADD W8272 SUBDIVISION CEDVES THE Asiley Engineering, Inc. CESTAS TO TA TACHEN OF T-E SERVER FILLT SCEED PHASING AND PRELIMINARY FOR PRELIMINARY PLAT AND PHASING UPDATE
THE CEDARS SUBDIVISION
A PORTION OF THE PRET, LOF OR SECTION 11.
CALDWELL CANDERL CHOOSE OWNEY, DARIO
2009 Dete 1873/08" 1274/37" 778/12" 6'44/31" 1679/55" 1625/20" 1625/20" Bearing

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S85'45'3W

S86'25'3W

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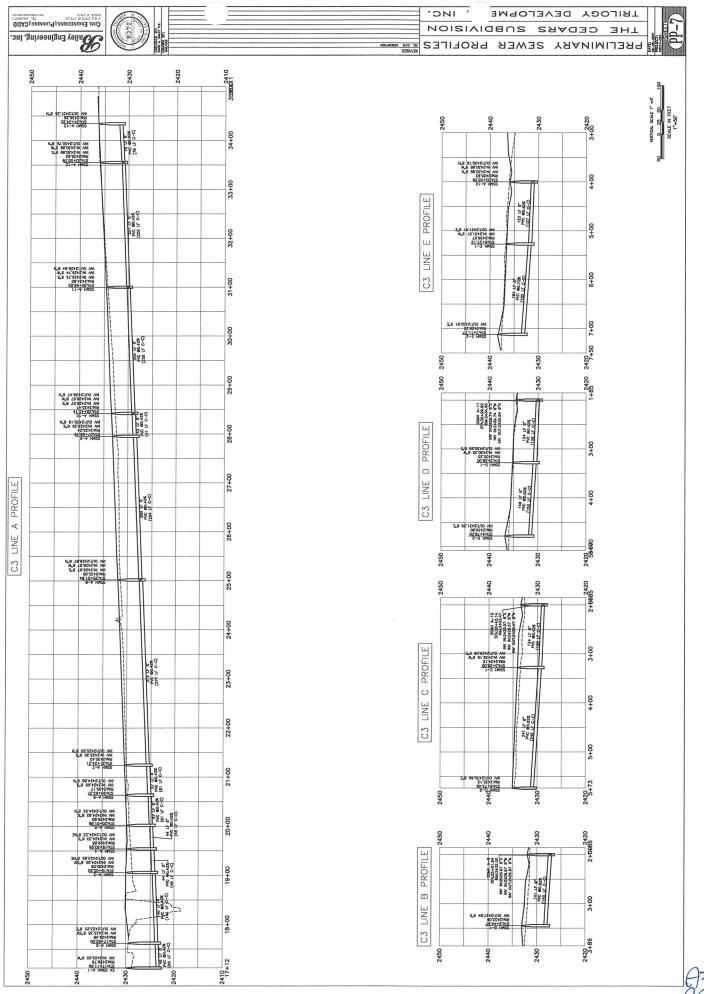
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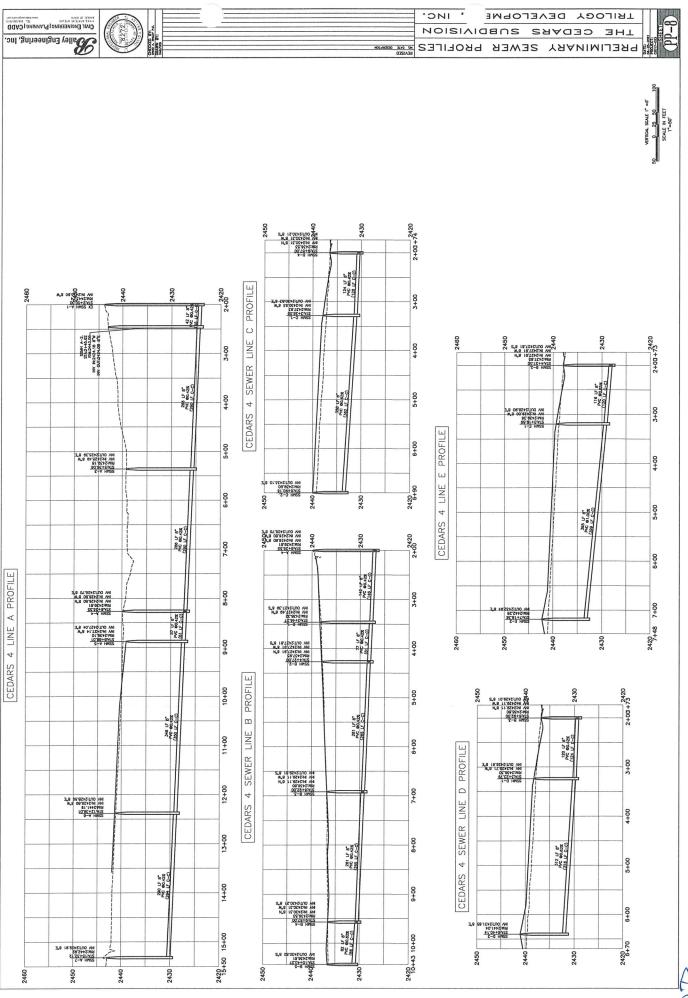
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1990 | 1990 | 1990 | 1990 | 1990 | 1990 | 1990 | 1990 | | Marie | Mari | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 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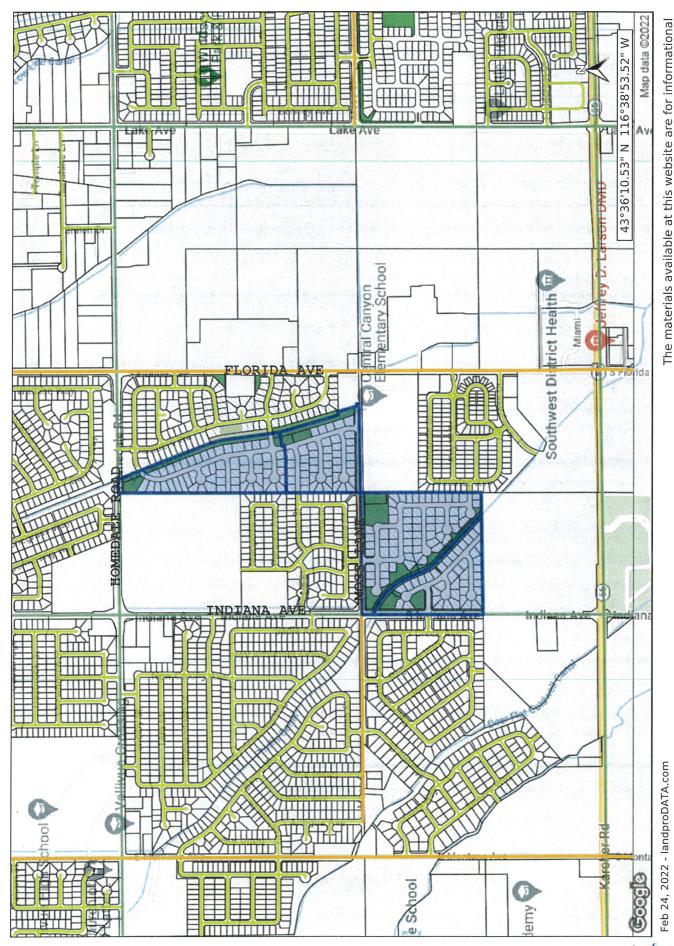






# **CEDARS 3-7**

**VICINITY MAP** 



Feb 24, 2022 - landproDATA.com Scale: 1 inch approx 1000 feet

purposes only and do not constitute a legal document.

# Cedars 3-7 neighborhood Meeting

Sta	rt Time of Neighborhood Meeting:_	6:00PM	_
Enc	I Time of Neighborhood Meeting:	6.35pm	
	ose in attendance please print you s form "No one attended."	name and address. If no	one attended, Applicant please write across
	PRINTED NAME	ADDRESS, (	CITY, STATE, ZIP
1	Kent Brown	3161 E Springw	roood Meridian
2	Marshall Bosier		
3	Nathan Titchenal		·
4 5	Richard Oliphant  Kathryn L Cock		
6	Tanya M		
7			
8	Amanda Young		
	-		
12			
13			
17			
Neig	hborhood Meeting Form		Page 2 of 3



610 S. Kimball Avenue Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 782217 TK/

# 2021-064022

RECORDED

# 09/14/2021 08:16 AM

CHRIS YAMAMOTO CANYON COUNTY RECORDER

Pgs=7 SCARDENAS TYPE: DEED

PIONEER TITLE CANYON - CALDWELL ELECTRONICALLY RECORDED

# 2021-058110

RECORDED

08/18/2021 01:47 PM

CHRIS YAMAMOTO CANYON COUNTY RECORDER

Pgs=4 EHOWELL

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

\*\* RERECORDING CORRECTING LEGAL

# WARRANTY DEED

For Value Received Open Door Rentals LLC, an Idaho Limited Liability Company hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

# Challenger Development, Inc., an Idaho corporation

hereinafter referred to as Grantee, whose current address is 1977 East Overland Road Meridian, ID 83642

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: August 13, 2021

Open Door Rentals LLC

Corey Barton, Member

State of Idaho, County of Ada

This record was acknowledged before me on

Open Door-Rentals LICC

Signature of notary public

Commission Expires: 2/3/222

COMMISSION #56979 NOTARY PUBLIC

STATE OF IDAHO

KATIE TAYLOR

by Corey Barton, as manager of

RESIDING IN CALDWELL, IDAHO MY COMMISSION EXPIRES 10/26/2022



610 S. Kimball Avenue Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

\*\* RE-RECORDING CORRECTING LEGAL

File No. 782217 TK/

## WARRANTY DEED

For Value Received Open Door Rentals LLC, an Idaho Limited Liability Company hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

## Challenger Development, Inc., an Idaho corporation

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The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: August 13, 2021

Open Door Rentals LLC

Corey Barton, Member

State of Idaho, County of Ada

This repord was acknowledged before me on (A)

Open Door-Rentals LACC

Signature of notary public

Commission Expires: 2/3/222

by Corey Barton, as manager of

KATIE TAYLOR COMMISSION #56973 NOTARY PUBLIC STATE OF IDAHO

RESIDING IN CALDWELL, IDAHO MY COMMISSION EXPIRES 10/26/2022

# EXHIBIT A

## DESCRIPTION

A parcel of land located in the E1/2 of the NW1/4 of Section 11, T.3N., R.3W., B.M., Canyon County, Idaho more particularly described as follows:

Commencing at the N1/4 corner of said Section 11 from which the NW corner of said Section 11 bears South 89°42'06" West, 2649.55 feet;

thence along the North boundary line of said Section 11 North 89°42'06" East, 1,176.51 feet the NW corner of Cedars Subdivision No. 1 as filed in Book 49 of Plats at Page 39, records of Canyon County, Idaho, said point also being the REAL POINT OF BEGINNING;

thence along the westerly boundary line of said Cedars Subdivision No. 1 and the centerline of the Dixie Drain the following 5 courses and distances:

thence leaving said North boundary line South 2,7 02'32" East, 564.54 feet;

thence South 21°30'13" East, 129.75 feet;

thence South 20°10'51" East, 177.53 feet:

thence South 20°15'39" East, 175.33 feet;

thence 31.94 feet along the arc of a non-tangent curve to the right, said curve having a radius of 1,033.26 feet, a central angle of 01°46′15″ and a long chord which bears South 19°22′31″ East, 31.94 feet to the SW corner of said Cedars Subdivision No. 1, said point also being the NW corner of Cedars Subdivision No. 2 as filed in Book of Plats at Page , records of Canyon County, Idaho;

thence along the westerly boundary line of said Cedars Subdivision No. 2 and the centerline of the Dixie Drain the following 4 courses and distances:

thence South 15 15 15 East, 129.02 feet;

thence South 06°52'12" East, 506.26 feet;

thence South 07°32'32" East, 56.00 feet;

thence South 08°50'44" East, 80.01 feet;

thence leaving said westerly boundary line and said centerline South 81°49'17" West, 153.79 feet;

thence South 06°57'02" East, 26.89 feet;

thence South 83°02'58" West, 130.50 feet;

thence South 89°47'29" West, 385.22 feet to a point on the West boundary line of the E1/2 of the NW1/4 of said Section 11;

thence along said West boundary line North 00°34'36" East, 1,835.59 feet to a point on the North boundary line of said Section 11;

thence along said North boundary line North 89°42'06" East, 148.27 feet to the REAL POINT OF BEGINNING. Containing 19.45 acres, more or less.



# DESCRIPTION FOR CEDARS SUBDIVISION NO. 3

A parcel of land located in the E1/2 of the NW1/4 of Section 11, T.3N., R.3W., B.M., Canyon County, Idaho more particularly described as follows:

Commencing at the N1/4 corner of said Section 11 from which the NW corner of said Section 11 bears South 89°42'06" West, 2649.55 feet;

thence along the North boundary line of said Section 11 South 89°42'06" West, 1,176.51 feet the NW corner of Cedars Subdivision No. 1 as filed in Book 49 of Plats at Page 39, records of Canyon County, Idaho, said point also being the **REAL POINT OF BEGINNING**;

thence along the westerly boundary line of said Cedars Subdivision No. 1 and the centerline of the Dixie Drain the following 5 courses and distances:

thence leaving said North boundary line South 21°02'32" East, 564.54 feet;

thence South 21°30'13" East, 129.75 feet;

thence South 20°10'51" East, 177.53 feet;

thence South 20°15'39" East, 175.33 feet;

thence 31.94 feet along the arc of a non-tangent curve to the right, said curve having a radius of 1,033.26 feet, a central angle of 01°46'15" and a long chord which bears South 19°22'31" East, 31.94 feet to the SW corner of said Cedars Subdivision No. 1;

thence continuing along the centerline of the Dixie Drain the following 4 courses and distances:

thence South 15°15'53" East, 129.02 feet;

thence South 06°52'12" East, 506.26 feet;

thence South 07°32'32" East, 56.00 feet;

thence South 08°50'44" East, 80.01 feet;

thence leaving said centerline South 81°49'17" West, 153.79 feet;

thence South 06°57'02" East, 26.89 feet;

thence South 83°02'58" West, 130.50 feet;

thence South 89°47'29" West, 385.22 feet to a point on the West boundary line of the E1/2 of the NW1/4 of said Section 11;

thence along said West boundary line North 00°34'36" East, 1,835.59 feet to a point on the North boundary line of said Section 11;

thence along said North boundary line North 89°42'06" East, 148.27 feet to the **REAL POINT OF BEGINNING**. Containing 19.45 acres, more or less.



# LANDSOAPE OALOULATIONS

HOMEDALE Road

LOCATION	BUTTER WIDTH	LENGTH	REGUIRED	PROVIDED
HOMEDALE RD.	52	1157,35 =	3 TREES	4 TREES
MOSS LANE (NORTH)	Ė	8007.35	23 TREES	30 TREES
MOSS LANE (SOUTH)	iΩ	1,2307.35	35 TREES	44 TREES
5. INDIANA AVE.	9	= 1,000,000,000,000,000,000,000,000,000,0	33 TREES	41 TREES
COMMON AREAS				ISI TREES

# UEVELOPMENT DATA

TOTAL AREA	14,45 ACRES
RESIDENTIAL LOTS	206 28 236
TOTAL COMMON AREA	1436 ACRES (14.5%) 4.63 ACRES (6.2%)
EXISTING ZONING	≅ ≅

DEVELOPER	TRILOGY DEVELOPMENT 9839 W. CABLE CAR ST. STE 101 BOISE, IDAHO 83709 (208) 895–8858
OWNER	OPEN DOOR RENTALS (PHASES 3&4) COREY BARTON (PHASES 5-7) 9 1977 E. OVERLAND RO. MERIDIAN, BAHO 83642

PLANNER	KENT BROWN KENT BROWN PLANNING SERVICES 3131 E. SPRINGWOOD DR. MERIDIAN, 10 83642
ENGINEER	DAVID A. BAILEY, P.E. BAILEY ENGINEERING, INC. 119 E. STATE ST., STE 210 EAGLE, IDAVIO











# 6-6' HT MU.TI-STEM 6-8' HT. MU.TI-STEM 2" CAL B4B 2" CAL B4B 2" CAL B4B 2.55 B48 2.5 2° CAL B4B 2° CAL B4B PLATANJS × ACERIFOLIA BLOODGOOD GUERGUS BICOLOR PINDS NIGRA, PERSATA' PICEA GLACA PERSATA' PICEA PROCEDE FAT ALBERT ANNERST SCOPLULORM MOOGLO PICEA ABIES. BOTANICAL NAME CRINAMENTAL TREES (CLASS.) CANADA RED CACCECHERY CANADA RED CACCECHERY CANADA RED CACCECHERY CANADA RAMENDER INAMINORN NOTANGES MARIE CORRAPTE SPRING SYGN CRAGAPILE SPRING SYGN CRAGAPILE PLANT PALETTE BLOODGOOD LONDON PLANET SWAMP OAK RUBS/ORNAMENTAL GRASSES/FE AUSTRIAN PINE BLACK HILLS SPRUCE FAT ALDERY BLE SPRUIN FOOREGOM JANIERS NORWAY SPRUCE VANDERVOLES PINE SHADE TREES (CLASS III) HADE/STREET TREES (CLASS II)

# LAM





6' CEDAR FENCE ALONG PERINETER PROPERTY LINES, DIXE DRAIN & PHYLLIS CANAL EASEMENTS. SEE DTL 4, SHEET L6. (TYP)

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL ORDINANCE REQUIF
- THE SHALL WITH EARLY TO THE TAKEN DIVINITY FOR CONTROLLED FACA MAY AND ALL CONTROLLED. STREATURES, OR FALLIES IN PROSECURES, OR SERVICE FROM ANY AND ALL CONTROLLED FROM ANY AND ALL CONTROLLED FROM SHALL THE WAR DIVINITY AND THE TAKEN DIVINITY FROM THE SHALL AND THE TAKEN DIVINITY FROM THE SHALL AND THE SHALL ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC INDERGROUND IRRIGATION SYSTEM
- THE SHALL INFOCE THE GOVERNMENTS ALL THE THEORY COND. WE COMPRODUCE THE SHALL SHALL
- A CAGE I TREES AND LANDSLAFE IN PROIT OF BULDNE (JOTS ON INTERIOR STREETS TO BE COMPLETED DIRENGE CONSTRUCTION ON TREES LOCATION WAY BE ALTERED TO ACCOMMONATE BUTLIFFES. THE LOCATION WHAT BE ALTERED TO ACCOMMONATE BUTLIFFES. THE CALCES II AND SAVIL, NOT BE ELANTED THINN 5 OF WHITE NETERS OR BUTCHOOKED CONTINUITY LIKES.
- APPLIET IS REPRESENTANT AND SECTION OFFICIAL OPERATIONS OF AND SECTION OFFI AND SECTIO
- ALL EXISTING TREES TO BE REMOVED.



# LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REGUIRED	PROVIDED
HOMEDALE RD.	25'	1157.35 = 1157.7 =	3 TREES 16 SHRUBS	4 TREES 16+ SHRUBS
MOSS LANE (NORTH)	Ė	8007 35 a	23 TREES IIS SHRUBS	30 TREES II5+ SHRUBS
MOSS LANE (SOUTH)	ĒΩ	1,2307.35 = 1,2307.1 =	35 TREES 176 SHRUBS	44 TREES 176+ SHRUBS
5. INDIANA AVE.	50.	= 66 \'OTI,	33 TREES 167 SHRUBS	41 TREES 167+ SHRUBS
COMMON AREAS				ISI TREES
TOTAL NAMBER OF TREES	SEES		94 TREES	275 TREES

# DEVELOPMENT DATA

IOIAL AREA	14.95 ACRES
RESIDENTIAL LOTS	
COMPON LOTS	28
TOTAL LOTS	236
TOTAL COMMON AREA	14.50 ACRES (19.5%
PROPOSED ZONING	4.63 ACRES (6.2%)
EXISTING ZONING	ū.
PROPOSED ZONING	2

	4T 5TE 101		ERVICES DR.
<b>DEVELOPER</b>	TRILOCY DEVELOPMENT 9839 W. CABLE CAR ST. STE 101 BOISE, IDAHO 83709 (208) 895–8858	PLANNER	KENT BROWN KENT BROWN PLANNING SERVICES 3131 E. SPRINGWOOD DR. MEDIAN IN BRAZA
OWNER	OPEN DOOR RENTALS (PHASES 3&4) COREY BARTON (PHASES 5-7) 1977 E. OVERLAND RO. MERIDAN, IDAHO 83642	ENGINEER	DAVID A. BAILEY, P.E. BAILEY ENGINEERING, INC. 1119 E. STATE ST. STE 210 FACIF INHO

















CALDWELL, ID

PLANT PALETTE STM COMMON NAME ENERGHEN TREES

BLACK HILLS SPRICE FOL ALBERT BLE SPRICE MODGLAY SPRICE NORWAY SPRICE NO	PICEA SUBSATA' PICEA PLAGBES FAT ALDERT' AMPERAUS SCOPULORUM MODGLOW' PICEA AGIES PINS FLEXILIS VANDERMOLES'	6-9' HT B4B 6-9' HT B4B 6-9' HT B4B 6-9' HT B4B 6-9' HT B4B
BLOODGOOD LONDON PLANETREE SWAMP OAK	PLATAND x ACERIFOLIA "BLOODGOOD" GLERGUS BICOLOR	2. CAL B4B 2. CAL B4B
CRINGOS SPIRE ON CRINGOS BLANCES IN CRINGOS SPIRE ON STANDARD SPIRE ON STANDARD SPIRE CONSTITUTION OF THE LINDEN TALL THE LINDEN	GJERGUS ROBIK x G. ALBA (KRIHSCHNIDT) PYRJS CALLERYAN 'GLENS FORM' BLEDTISA TRACANTHOS INERHIS SKYCOLE" TILIA CORDATA LIRIODENDRO TALIPIERA	2. CAL B48 2. CAL B48 2. CAL B48 2. CAL B48 2. CAL B48 3. CAL B48
GRANDERTA. TREES (CLASS 1)  CANNON RED CHOCKERERY CANNON RED CHOCKERERY ROTHER WHORES CANNON REPORT SOUTH CANNON CANADAPLE SPRINS SHOW CANADAPLE SPRINS SHOW CANADAPLE	ACER GINALA FLAVE PRIMS VIRGINIAN CANDA REP CRANGEO CRES-GALLI GRIZAN ACER TATAKCHY GARLAN MALES AFFECTOR	6-6' HT. MJ.TI-5TEM 6-6' HT. MJ.TI-5TEM 2' CAL, B4B 2' CAL, B4B 2' CAL, B4B 2' CAL, B4B

KNAMENTAL TREES (CLASS I)	FLAME AMP. MAPLE CANADA RED CHOKECHERSY CRIZAN CRESADER HAMTHORN HOTNINGS HAPLE ROYAL RAINDROPS CRABAPPLE SPRING SNON CRABAPPLE
SNAME	8



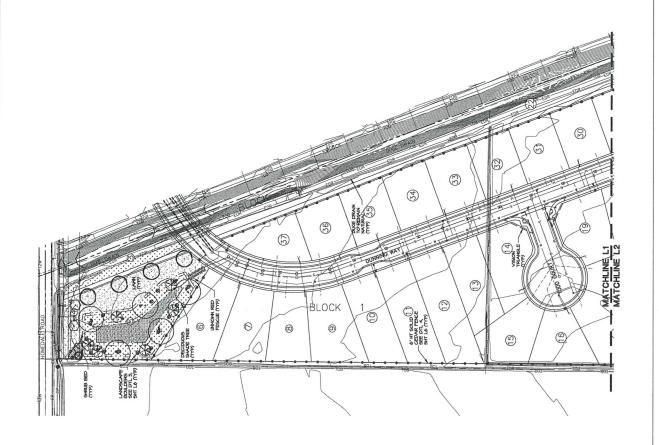
6' CEDAR FENCE ALONG PERINETER PROPERTY LINES, DIXIE DRAIN & PHYLLIS CANAL EASEMENTS, SEE DTL 4, SHEET L6, (TYP)

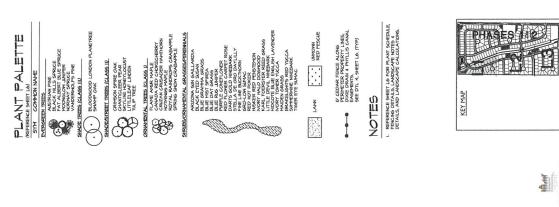
3

RED FESCUE

- . ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDMELL ORDINANCE REQUIREMENTS
- TREES SHALL NOT BE PLANTED WITHIN THE LO-FOOT CLEAR ZONE OF ALL STOREN DRAIN PIPE. STRUCTURES, OR FACILITIES IN PRACEINES, ESSAW-BANKEN CONTROLLED PROAM THAN ADALL CONTROLLANDINGTON DRAIN BY COORSINGTION AND INSTALLANDING OF THE LANDSACKE IRROACING STOREN ALL SHEED FLANTED OFFICE OF ALL SHEED FLANTED OFFICE OFFICE ALL SHEED FLANTED OFFICE OFFICE AND OFFICE SHALL SHEED FLANTED OFFICE OFFICE SHALL SHEED FLANTED SHEED FLANTED OFFICE SHALL SHEED FLANTED FL ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM
- THE SHALL PROTECT HE OF VISION THANKELS AT ALL TRITEGETORS ON OCCUPIEDDOS THESE OR SHARDS OFF WEIGHT ALL PROTECTION THANKELS AT ALL THE SHALL SH
  - CLAGS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO DE COMPLETED DIABNAS CONFINCTION THESE LOTS, THE LOCATIONS WAY BE ALTERED TO ACCOMPANTE BOATHER THE TREES AND THE SECURACION TO SHALL MY THE TREES AND THE SECURACION TO WILLITH THE SECURACION THE SECURACION THAT THE PARTE OF THE CLASS II MAN OF SHALL MY THE THATTED WITHIN Y OF WATHER PETERS OR UNDERSCAND UTILITY THESE.
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CEDARS SUBDIVISION Ph. 3-7





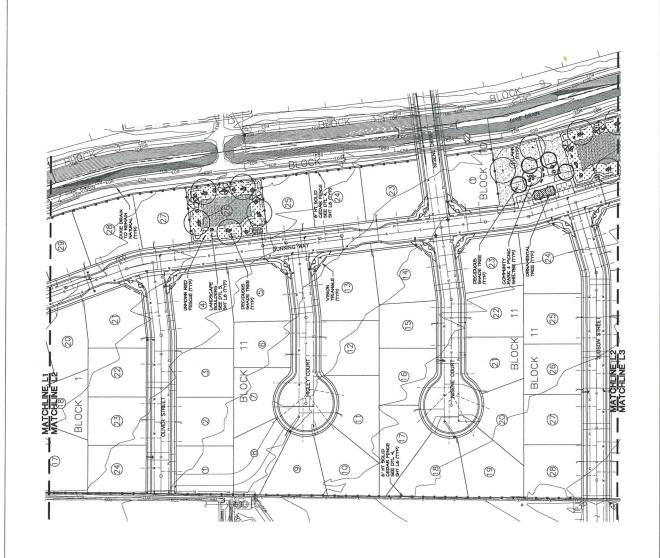


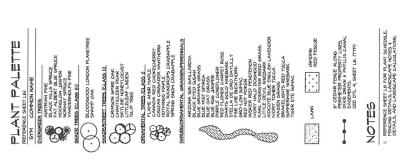


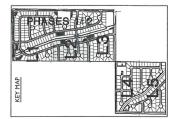
THE CEDARS SUBDIVISION PHASES 3-7 PRELIMINARY PLAT LANDSCAPE PLAN











JENSEN**BELTS** ASSOCIATES



TRILOGY





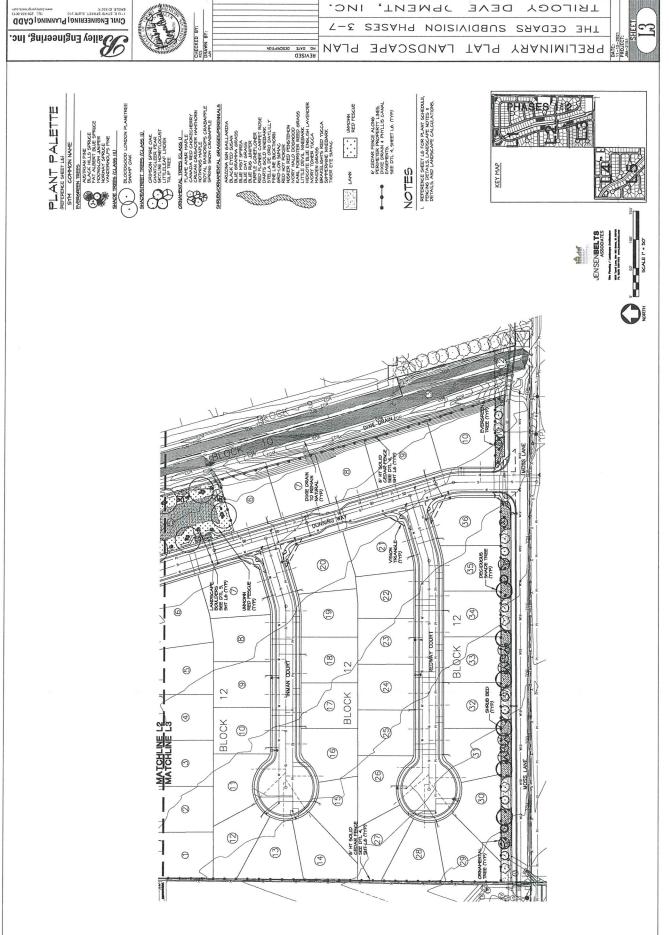
THE CEDARS SUBDIVISION PHASES 3-7 NAJPPRELIMINARY PLAT LANDSCAPE

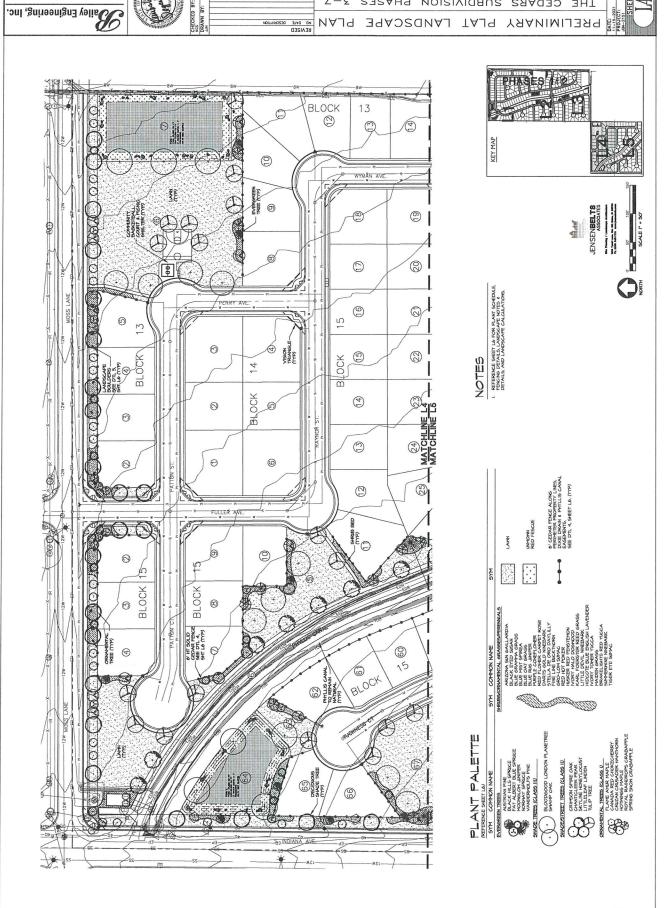
JEMENT,

INC.

DEAE







**JEMENT** 

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INC.

7-5

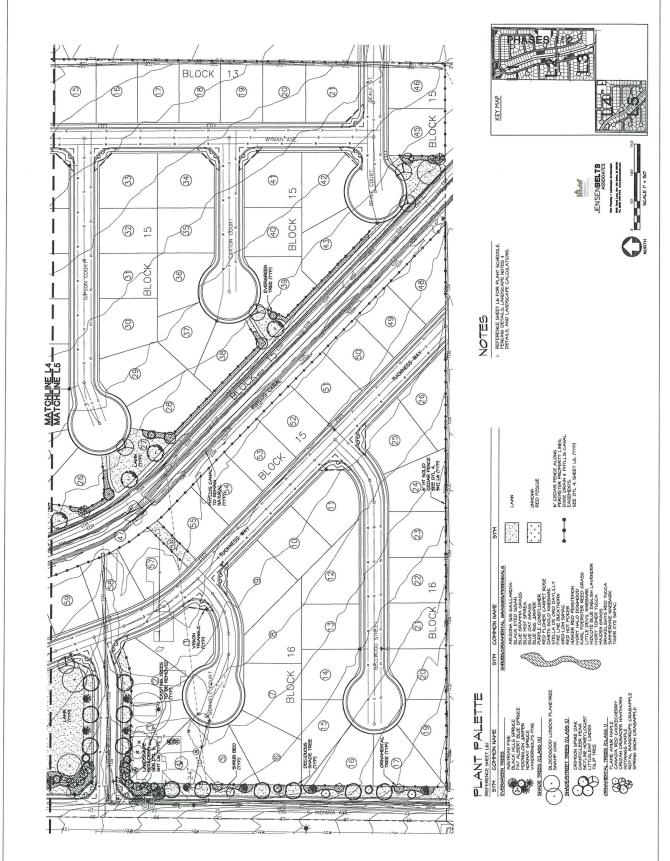
CIVIL ENGINEERING | PLANNING | CADD 1119 E. STATE STREET, SURTE 210 SANSON SANS

DEAE

PRELIMINARY PLAT LANDSCAPE PLAN

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Sailey Engineering, Inc.

JEMENT,

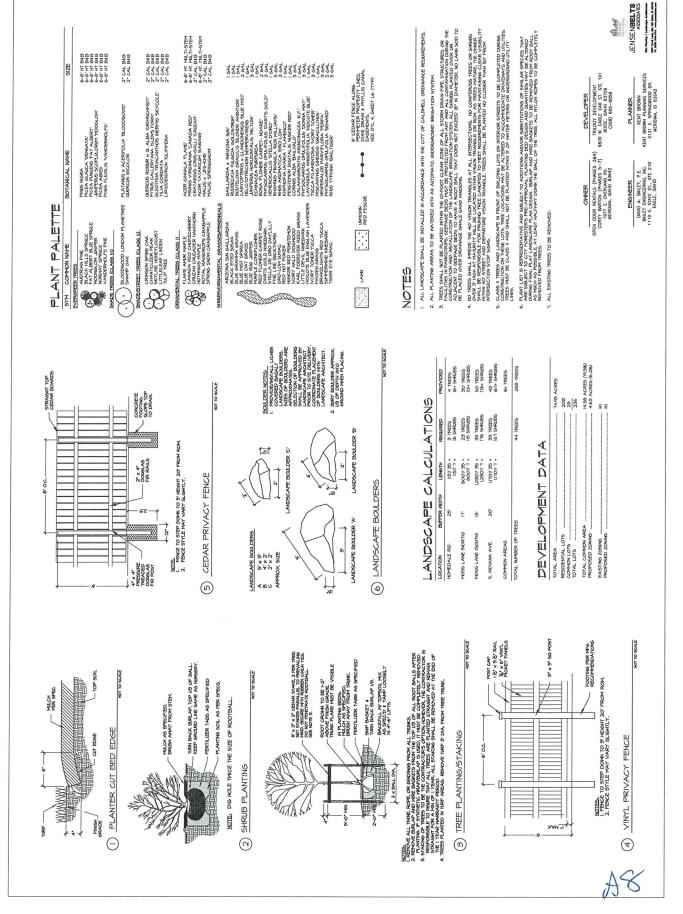
SUBDIVISION PHASES 3-7

DEAE

PRELIMINARY PLAT LANDSCAPE PLAN

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THE CEDARS



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7-5

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CIVIL ENGINEERING | PLANNING | CADD 1112 EAGLES SUITE 210 STATE STATE 210 STATE STAT

Sailey Engineering, Inc.

CHECKED BY: KCS DRAWN BY: DEMENT,

**LANDSCAPE** 

**SASAHA** 

DEAE

TAJG

SUBDIVISION

TRILOGY

PRELIMINARY

CEDARS

# Property Owner Acknowledgement

I, Corey Barton /Challenger Development Inc., the record owner for real property addressed	
as <u>Cedars No 3-4</u> ; parcels R32747010D0 & R3274701000, am aware of, in agreement with, and give	
my permission to Kent Brown, to submit the	
accompanying application(s) pertaining the that property.	
<ol> <li>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.</li> </ol>	
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 24th day of February , 2022	
(Signature)	
CERTIFICATE OF VERIFICATION	
STATE OF IDAHO )	
County of Canyon )	
I, Adair Wites, a Notary Public, do hereby certify that on this At day of February, 2022, personally appeared before me Corey Barks, 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	
NOTARY PUBLIC FOR IDAHO  Residing at Nampa, TO  My Commission Expires 6-5-2022  My Commission Expires 6-7-7-7	

# Property Owner Acknowledgement

I, Corey Barton	, the record owner for real property addressed
as <u>Cedars No 5-7; parcels R32744010A0 &amp; R32744010</u>	000 , am aware of, in agreement with, and give
my permission to Kent Brown	to submit the
accompanying application(s) pertaining the that propert	y.
<ol> <li>I agree to indemnify, defend and hold the City of Cal claim or liability resulting from any dispute as to the ownership of the property which is the subject of the</li> </ol>	statement(s) contained herein or as to the
2. I hereby grant permission to City of Caldwell staff to site inspection(s) related to processing said application	
Dated this day of day of	, 2022
	(Signature)
CERTIFICATE OF VERIFICATION	
STATE OF IDAHO ) ss.	
County of Canyon )	
I, Adair Kolfes a Notary Public Lebruary 2022, personally appeared before more to be the person whose name is subscribed to the foresworn, declared that she signed the foregoing document true.	egoing instrument, who, being by me first duly , and that the statements therein contained are
NOTARY PUBLIC FOR IDAHO Residing at	MY COMMISSION EXPIRES 6-5-2022

