

MEMO

Date: October 29, 2021

To: Robb MacDonald, Engineering Department
T.J. Frans, Engineering Department
Alan Perry, Fire Marshal
Chris Bryant, Building Department
Dave Wright, Police Department
Dave Marston, Mapping Department
Angie Hopf, Mapping Department
Vallivue School District
Pioneer Irrigation District
Compass Idaho
Caldwell Transportation
Brown Bus Company
Canyon Highway District #4
Idaho Transportation Department
Valley Regional Transit
Idaho Power
Intermountain Gas
Bureau of Reclamation, Snake River Area Office
USPS Caldwell

From: Debbie Root, Senior Planner
Caldwell P & Z Department

RE: Case Number: SUB21-000027 Chestnut Heights South

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, November 19, 2021**.

E-mail: **P&Z@cityofcaldwell.org**

Case Number SUB21-000027: A request by JUB Engineering on behalf of Trilogy Development for a Preliminary Plat for **Chestnut Heights South Subdivision**, consisting of 58 single-family low density residential lots with an average lot size of 8439 sq. ft., 10 common lots, and a common driveway lot. The subject properties are currently zoned "R-1" (Low Density Residential). The subject property, R32733 (19.6 acres) is located approximately 2000 feet south of the intersection of E. Homedale Road and S. Florida Avenue on the east side of S. Florida in Caldwell, Idaho.

This case is scheduled to be presented before the **Caldwell Hearing Examiner on Tuesday, November 30, 2021 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 208-455-4662.



CITY OF Caldwell, Idaho

Planning &
Zoning
Hearing
Review
Application

Type of Review Requested

- Annexation/Deannexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- Design Review
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other _____

STAFF USE ONLY:

File Number(s): SUB21-000027
Chestnut Heights South
 Project Name: _____
 Date Filed: 8/4/21 Date Complete: _____
 Related Files: _____

Subject Property Information

Address: 0 S FLORIDA AVE CALDWELL, ID 83605 Parcel Number(s): R3273300000
 Subdivison: ___ Block: ___ Lot: ___ Acreage: 19.50 Zoning: R-1
 Prior Use of the Property: Farmland

The site consists of approximately 19.69 acres and includes 58 single-family residential
 Proposed Use of the Property: homes with 1 shared driveway lot and 10 common lots. The property has an existing zone of R-1 and will develop according to the R-1 standards.

Applicant Information

Applicant Name: Becky Yzaguirre Phone: 208-376-7330
 Address: 1501 N 12 St City: Boise State: ID Zip: 83702
 Email: byzaguirre@JUB.com Cell: 208-376-7330

Owner Name: BEOUGHNER CLYDE Phone: _____
 Address: BEOUGHNER SHARON A 14197 CORONA DR CALDWELL, ID 83607 City: CALDWELL State: ID Zip: 83607
 Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) JUB Engineering
 Address: 250 S Beechwood Dr. City: Boise State: ID Zip: 83709
 Email: byzaguirre@JUB.com Cell: _____

Authorization

Print Applicant Name: Becky Yzaguirre
 Applicant Signature: _____ Date: 08/04/2021

City of Caldwell Preliminary Plat Checklist:

Development Name: Chestnut Heights

Applicant: Trilogy - Becky Y.

Applicant	City	11-02-02: CONTENT: (1) Content; Preliminary Plat
		<p>A. Form Of Presentation:</p> <p>The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, or by letter, or by a combination thereof, and may comprise several sheets showing various elements or required data.</p> <p><u>Comments:</u></p>
		<p>B. Scale:</p> <p>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").</p> <p><u>Comments:</u> <i>Note Scale 1" = —</i></p>
		<p>Identification and Descriptive Data</p> <p>1. Proposed name of subdivision, said name not being a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County; all recorded subdivisions with their recorded given name shall be known by said recorded name and the only way to change a subdivision name is to rerecord the final plat. Subdivision names, other than the recorded name, shall not be recognized by the city. 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.</p> <p><u>Comments:</u> <i>Chestnut Heights South Subdivision</i></p>
		<p>2. Name, address and phone number of property owner(s), subdivider, engineer, planner, surveyor who prepared the plat, and any other professional persons involved in the subdivision.</p> <p><u>Comments:</u></p>
		<p>3. Scale, north arrow and date of preparation including dates of any subsequent revisions.</p> <p><u>Comments:</u></p>

	<p>4. 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. <i>25.1 Lateral? Peterson Lat</i></p> <p>Comments: <i>Too small of scale (1" = 1000')</i></p>
	<p>5. 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.</p> <p>Comments:</p>
	<p>6. 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.</p> <p>Comments:</p>
	<p>7. 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.</p> <p>Comments:</p>
	<p>8. Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.</p> <p>Comments:</p>
<p><i>0</i></p>	<p>9. By note, the existing zoning classification of the tract with any requested zoning changes.</p> <p>Comments: <i>AG / Proposed R2?</i> <i>Currently zoned R1 Correct the Summary</i></p>
	<p>10. By note, the total acreage of the entire subdivision.</p> <p>Comments: <i>19.69</i></p>

	✓	<p>11. By note, the total number of buildable lots by use. A phasing plan shall be submitted with the preliminary plat application showing the total number of phases, total number of buildable lots for the entire projects and the total number of buildable lots in each phase.</p> <p>Comments: 69 Lots *No Phasing Plan provided. 58 Residential 1 Shared Driveway 10 Common</p>
	✓	<p>12. By note, the total number of common lots.</p> <p>Comments: 10</p>
	✓	<p>13. By note, the total gross acreage, the average buildable lot size and the dwelling units per gross acre.</p> <p>Comments: 19.69 acres Avg Lot 8439 2.95 DU/acre</p>
	✓	<p>14. 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.</p> <p>Comments:</p>
		<p>15. Show all public dedications of rights of way or easements.</p> <p>Comments:</p>
	✓	<p>16. If any area is not intended to be developed, it should be identified as open space within a common lot, or noted if protected as environmentally sensitive such as wetlands, natural habitats set aside or floodplain area.</p> <p>Comments:</p>
		<p>17. Names, addresses and tax parcel numbers of all property owners within three hundred feet (300') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations. (Ord. 2768, 4-20-2009)</p> <p>Comments:</p>

		<p>18. Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. (Ord. 2811, 11-2-2009)</p> <p><u>Comments:</u></p>
		<p>19. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.</p> <p><u>Comments:</u></p>
		<p>20. 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. (Ord. 2768, 4-20-2009)</p> <p><u>Comments:</u></p>
		<p>21. 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.</p> <p><u>Comments:</u></p>
		<p>22. 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. (Ord. 2811, 11-2-2009)</p> <p><u>Comments:</u></p>
		<p>23. Designation of all land to be dedicated or reserved for public use with purpose indicated.</p> <p><u>Comments:</u></p>
		<p>24. 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.</p> <p><u>Comments:</u></p> <p style="text-align: center;"><i>NA</i></p>
		<p>25. Appropriate information that sufficiently details the proposed subdivision within any special development area, such as hillside, planned unit development or a subdivision within a designated floodplain.</p> <p><u>Comments:</u></p> <p style="text-align: center;"><i>NA</i></p>

		<p>26. The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.</p> <p>Comments: <i>By Note 8, 9, & 6</i></p>
		<p>27. Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.</p> <p>Comments:</p>
		<p>28. PROPOSED UTILITY METHODS:</p>
		<p>(A) Sewage Disposal: It shall be the responsibility of the subdivider to furnish such evidence as may be required 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. <i>Note 9</i></p> <p>Comments:</p>
		<p>(B) Water Supply: It shall be the responsibility of the subdivider to furnish such evidence as may be required 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. <i>Note 8</i></p> <p>Comments:</p>
		<p>(A) Stormwater Disposal: It shall be the responsibility of the subdivider to furnish such evidence as may be required 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.</p> <p>Comments: <i>Note 4</i></p>
		<p>(B) Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of this code, shall appear on the preliminary plat. (Ord. 2768, 4-20-2009)</p> <p>Comments: <i>Note 6</i></p>

		<p>29. 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. (Ord. 2811, 11-2-2009)</p> <p>Comments:</p>

Date of Application	<i>8/4/21</i>		
Date of Review	<i>9/17/21 incomplete</i>	Reviewed by:	
Resubmittal Required			

Review began on 9-17-21 incomplete plat → missing pages 2 & 3 so very little details avail at time of review. Sent email to Becky. 9/17/21 dr



J·U·B ENGINEERS, INC.

June 21, 2021

City of Caldwell
Planning and Zoning Department
621 Cleveland Blvd
Caldwell, ID 83605

RE: Chestnut Heights South | Preliminary Plat Application

Dear Staff and Commissioners:

We are pleased to submit the enclosed preliminary plat application associated with the Chestnut Heights South Subdivision. JUB Engineering is thrilled to represent the landowner as the applicant/developer for this request.

Project Background

Chestnut Heights South is a subdivision located south of Homedale Rd. and East of Florida Ave. Parcel number S0131325533. The site consists of approximately 19.69 acres and includes 58 single-family residential homes with 1 shared driveway lot and 10 common lots. The property has an existing zone of R-1 and will develop according to the R-1 standards. The R-1 zone complies with the Comprehensive Plan and is compatible with the surrounding developments.

Design Concept:

The design concept for Chestnut Heights South Subdivision will integrate both traditional and modern elements that will ultimately establish a timeless character throughout. The project will consist of high-quality materials, which will help to develop this character. The project will be completed in one phase.

Open Space Landscaping and Amenities:

The common lots total 3.16 acres or 16.0% of the 19.69 acre site. The usable open space, which does not include street buffers and endcaps, totals 1.18 acres or 6.0% of the site. The landscape plans include private amenities, such as a community playground with a sun shelter to help enhance the pedestrian experience by providing places to relax, rest, or meet friends. The development will also have a beautifully landscaped 5-foot wide connection pathway, strengthening connectivity throughout the development.

All lots within the development will be provided sanitary sewer service by the City of Caldwell via an extension of the existing service in Florida Ave.

The City of Caldwell will provide water service for domestic use and fire protection via an extension of the existing service in Florida Ave.

A pressurized irrigation system extended from Florida Ave via the Milagro Pump Station will serve all lots throughout the project and be owned and operated by the homeowner's association.

Streets throughout the Development will be dedicated to the public and shall be constructed to the City of Caldwell standards with curb, gutter, and detached sidewalks. Two access points into the subdivision are proposed from Florida Ave and the extended Moss Lane.

A traffic impact study is not required.

Storm Water will be retained on site.

The proposed development is in conformance with the comprehensive development plan.

Public services are available to accommodate the proposed development.

The proposed development will not cause adverse health, safety, or environmental problems.

The proposed development will be consistent with and complementary to existing residential uses. Streets are suitable and adequate to carry the anticipated traffic. The proposed project is in conformance with the Comprehensive Plan, and utility infrastructure is sufficient for the Project.

We appreciate the opportunity to present these applications to the Planning and Zoning Commission. As you complete your review, please do not hesitate to let me know if we can provide any additional information to clarify the project's vision. I can be reached via email at bnj@jub.com or at 208-401-6916.

Sincerely,



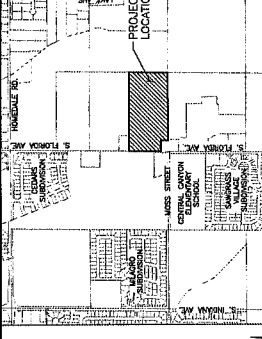
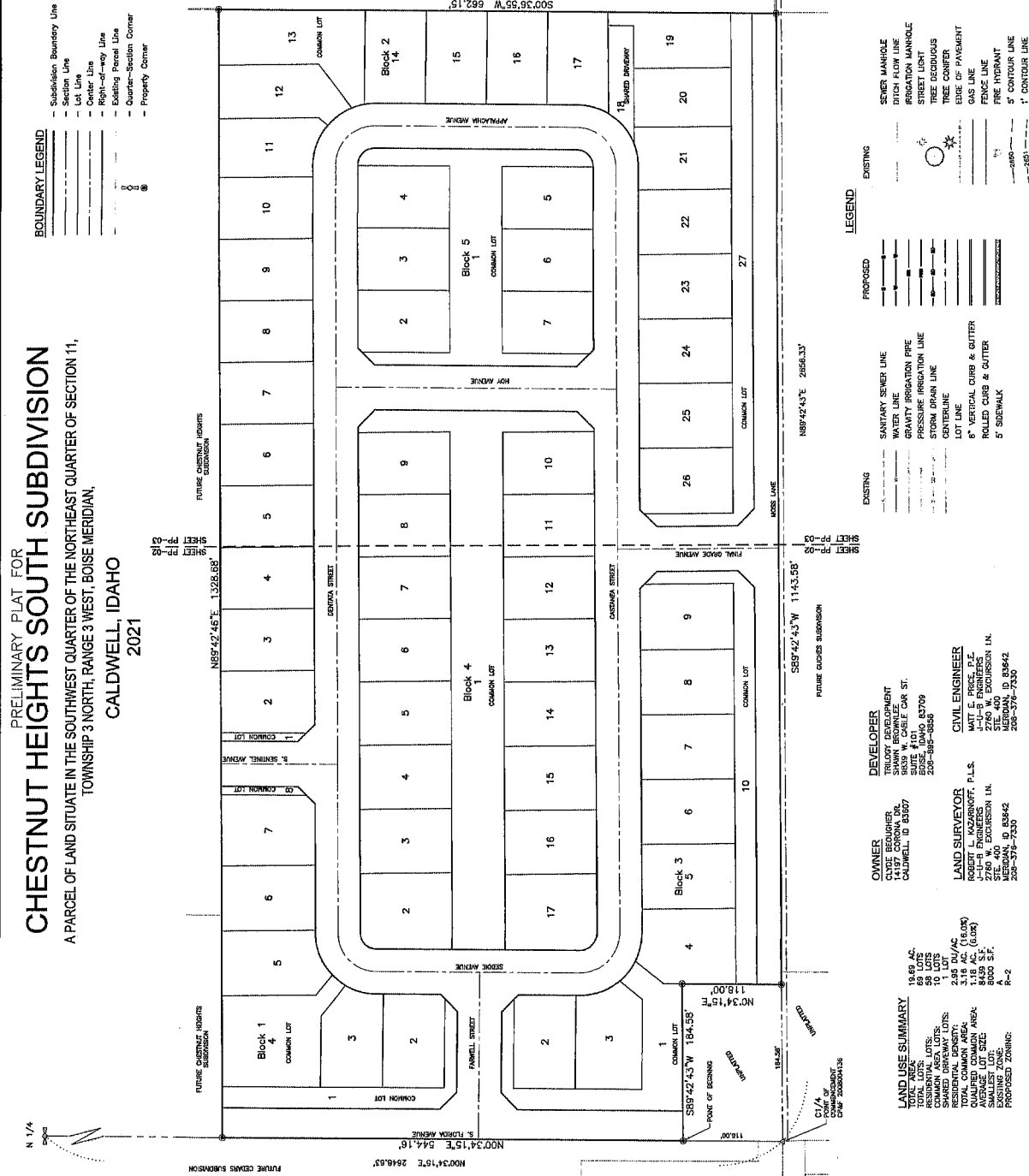
Becky Yzaguirre
Land Use Planner

JUB Engineering

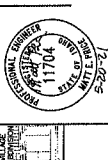
Enclosures- Preliminary Plat Application with specified supporting attachments.

PRELIMINARY PLAT FOR CHESTNUT HEIGHTS SOUTH SUBDIVISION

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
CALDWELL, IDAHO
2021



JUB ENGINEERS, INC.
2760 W. Excursion Ln.,
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com



NO.	REVISION	DATE

BOUNDARY AND PROJECT INFORMATION

CHESTNUT HEIGHTS SOUTH SUBDIVISION
CALDWELL, IDAHO

SHEET NUMBER:
PP-01

- NOTES:**
1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAD 83 DATUM. ALL ELEVATIONS ARE REFERENCED TO THE CITY OF CALDWELL DATUM. ALL ELEVATIONS SHALL BE CORRECTED TO THE CITY OF CALDWELL DATUM. ALL ELEVATIONS SHALL BE CORRECTED TO THE CITY OF CALDWELL DATUM. ALL ELEVATIONS SHALL BE CORRECTED TO THE CITY OF CALDWELL DATUM.
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BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Lot Line
- Center Line
- Right-of-Way Line
- Existing Parcel Line
- Quarter-Section Corner
- Property Corner

LEGEND

- EXISTING:
 - SEWER MANHOLE
 - IRRIGATION MANHOLE
 - STREET LIGHT
 - TREE DECIDUOUS
 - TREE CONIFER
 - EDGE OF PAVEMENT
 - GAS LINE
 - FENCE LINE
 - FIRE HYDRANT
 - 5' CONTOUR LINE
 - 1' CONTOUR LINE
- PROPOSED:
 - SEWER MANHOLE
 - IRRIGATION MANHOLE
 - STREET LIGHT
 - TREE DECIDUOUS
 - TREE CONIFER
 - EDGE OF PAVEMENT
 - GAS LINE
 - FENCE LINE
 - FIRE HYDRANT
 - 5' CONTOUR LINE
 - 1' CONTOUR LINE

LAND USE SUMMARY

18.85 AC.
68 LOTS
56 LOTS
RESIDENTIAL LOTS:
SHARED DRIVEWAY LOTS:
RESIDENTIAL DENSITY:
QUALIFIED COMMON AREA:
AVERAGE LOT SIZE:
EXISTING ZONE:
PROPOSED ZONING:

OWNER
CUDR DEVELOPMENT
CUDR DEVELOPMENT
SUITE 1100
200-585-3848

DEVELOPER
CIVIL ENGINEER
MATT E. PRICE, P.E.
2760 W. EXCURSION LN.
STE. 400
208-376-7330

LAND SURVEYOR
ROBERT L. KAZARNOFF, P.L.S.
2760 W. EXCURSION LN.
STE. 400
208-376-7330

OWNER
CUDR DEVELOPMENT
CUDR DEVELOPMENT
SUITE 1100
200-585-3848

DEVELOPER
CIVIL ENGINEER
MATT E. PRICE, P.E.
2760 W. EXCURSION LN.
STE. 400
208-376-7330

Scale in Feet
0 60 120

26 MAY 2021
CERTIFICATION

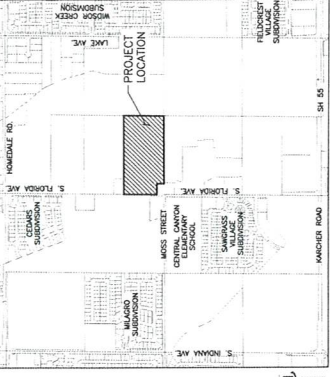
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PRELIMINARY PLAT FOR CHESTNUT HEIGHTS SOUTH SUBDIVISION

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
CALDWELL, IDAHO
2021

BOUNDARY LEGEND

- - - - -	Subdivision Boundary Line
- - - - -	Section Line
- - - - -	Lot Line
- - - - -	Center Line
- - - - -	Right-of-way Line
- - - - -	Existing Parcel Line
- - - - -	Quarter-Section Corner
- - - - -	Property Corner



NO.	DESCRIPTION	BY DATE	SCALE

NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO MAD 18 DATUM. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED. ALL ELEVATIONS SHALL BE CONSIDERED IN ACCORDANCE WITH THE CITY OF CALDWELL STANDARD SPECIFICATIONS FOR SUBDIVISIONS WITH A MINIMUM GRADIENT OF 0.42%.
2. THE DEVELOPMENT RECOMMENDS SECTION 22-603 OF IDAHO CODE. RIGHT OF WAY SHALL BE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THIS PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER WITH ALL STRUCTURES LOCATED THEREON ANY PUBLIC
3. THE CITY OF CALDWELL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
4. THE OWNER SHALL COMPLY WITH IDAHO CODE SECTION 31-3000 OR ITS PROVISIONS THAT MAY APPLY TO SUBDIVISION RIGHTS.
5. THE DEVELOPMENT SHALL BE CONSIDERED AS A RESIDENTIAL DEVELOPMENT.
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26. THE DEVELOPMENT SHALL BE CONSIDERED AS A RESIDENTIAL DEVELOPMENT.
27. THE DEVELOPMENT SHALL BE CONSIDERED AS A RESIDENTIAL DEVELOPMENT.



LEGEND

EXISTING	PROPOSED

OWNER	DEVELOPER
CLIVE BROUGHER 8839 W. CABLE CAR ST. CALDWELL, ID 83607	TRILOGY DEVELOPMENT SUITE #100 83709 CALDWELL, ID 83607
LAND SURVEYOR	CIVIL ENGINEER
ROBERT L. KAZARINOFF, P.L.S. 2740 W. EXCURSION LN. SITE #400 ID 83642 208-376-7330	MATT E. PRICE, P.E. 2740 W. EXCURSION LN. SITE #400 ID 83642 208-376-7330

LAND USE SUMMARY

18.65 AC.	TOTAL LOTS
58 LOTS	RESIDENTIAL LOTS
1 LOT	SHARED DRIVEWAY LOTS
2.95 DU/AC	RESIDENTIAL DENSITY
1.18 AC. (0.03)	AVERAGE LOT SIZE
8439 S.F.	QUAIRED COMMON AREA
A 2008 S.F.	EXISTING ZONE
R-2	PROPOSED ZONING

BOUNDARY AND PROJECT INFORMATION

**CHESTNUT HEIGHTS SOUTH SUBDIVISION
CALDWELL, IDAHO**

SHEET NUMBER:
PP-01

26 MAY 2021
CERTIFICATION

SCALE IN FEET

0 60 120

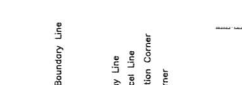
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CS

CHESTNUT HEIGHTS SOUTH SUBDIVISION
 A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 11,
 TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
CALDWELL, IDAHO
 2021

PRELIMINARY PLAT FOR

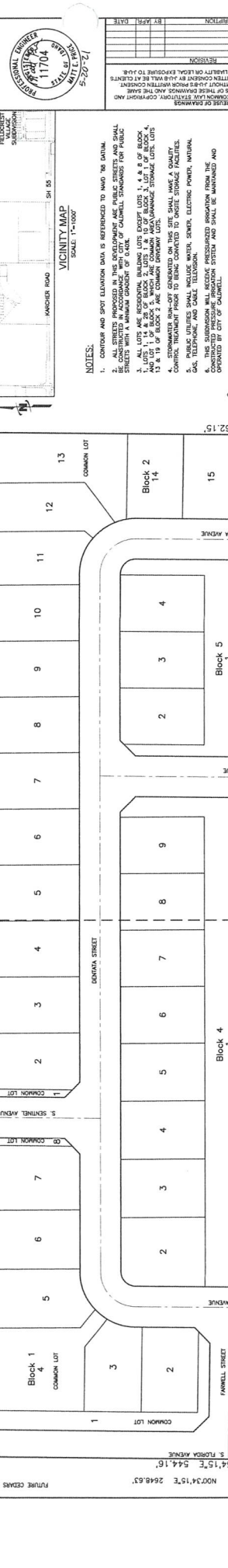
JUB
 JUB ENGINEERS, INC.
 Suite 400
 2760 W. Excursion Ln.
 Meridian, ID 83642
 Phone: 208.376.2330
 www.jub.com



BOUNDARY AND PROJECT INFORMATION

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	

JUB PROFESSIONAL SEAL
 11704
 12-26-25



BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Lot Line
- Center Line
- Right-of-way Line
- Easing Parcel Line
- Quarter-Section Corner
- Property Corner

NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD 76 DATUM.
2. ALL ELEVATIONS SHOWN ARE BASED UPON THE CITY OF CALDWELL, IDAHO STREET ELEVATIONS WITH A MINIMUM GRADIENT OF 0.40%.
3. ALL ELEVATIONS SHOWN ARE BASED UPON THE CITY OF CALDWELL, IDAHO STREET ELEVATIONS WITH A MINIMUM GRADIENT OF 0.40%.
4. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO CHUTE STORAGE FACILITIES.
5. THIS SUBDIVISION WILL RECEIVE PRESSURIZED SEWERAGE FROM THE CITY OF CALDWELL, IDAHO. ALL SEWERAGE SHALL BE MAINTAINED AND OPERATED BY THE CITY OF CALDWELL, IDAHO.
6. ALL UTILITIES SHALL BE MAINTAINED AND OPERATED BY THE CITY OF CALDWELL, IDAHO.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4003 OF IDAHO CODE, RIGHT OF APPROXIMATE ADJACENT LOT DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE OF APPROXIMATE ADJACENT LOT DEVELOPMENT TO THE CITY OF CALDWELL, IDAHO. ANY ACTIVITIES AFTER THIS DATE SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL, IDAHO CODE, SECTION 22-4003, WHICH REQUIRES THAT THE DEVELOPER SHALL NOTIFY THE CITY OF CALDWELL, IDAHO PRIOR TO ANY SUCH ACTIVITIES.
8. THE CITY OF CALDWELL, IDAHO IS REQUESTING THAT THE DEVELOPER SHALL NOTIFY THE CITY OF CALDWELL, IDAHO PRIOR TO ANY SUCH ACTIVITIES.
9. DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF CALDWELL, IDAHO.
10. SEWERAGE COLLECTION SHALL BE PROVIDED BY THE CITY OF CALDWELL, IDAHO. SEWERAGE COLLECTION SHALL BE PROVIDED THROUGHOUT THE PROJECT AND ARE MAINTAINED BY THE CITY OF CALDWELL, IDAHO.
11. LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE MAINTAINED BY THE CITY OF CALDWELL, IDAHO. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
12. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL, IDAHO STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
13. THE CITY OF CALDWELL, IDAHO REQUESTS THAT THE DEVELOPER SHALL NOTIFY THE CITY OF CALDWELL, IDAHO PRIOR TO ANY SUCH ACTIVITIES.
14. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3000 ON ITS PROVISIONS THAT MAY APPLY TO SEWERAGE RIGHTS.
15. ALL UTILITIES SHALL BE MAINTAINED AND OPERATED BY THE CITY OF CALDWELL, IDAHO.
16. THIS DEVELOPMENT IS NOT IN A SPECIAL FLOOD HAZARD AREA.
17. THE CITY OF CALDWELL, IDAHO REQUESTS THAT THE DEVELOPER SHALL NOTIFY THE CITY OF CALDWELL, IDAHO PRIOR TO ANY SUCH ACTIVITIES.

LEGEND

EXISTING	PROPOSED
SEWER MAINHOLE	SEWER MAINHOLE
IRRIGATION MANHOLE	IRRIGATION MANHOLE
STREET LIGHT	STREET LIGHT
TREE DECIDUOUS	TREE DECIDUOUS
TREE CONIFER	TREE CONIFER
EDGE OF PAVEMENT	EDGE OF PAVEMENT
GAS LINE	GAS LINE
FENCE LINE	FENCE LINE
FIRE HYDRANT	FIRE HYDRANT
5' CONTOUR LINE	5' CONTOUR LINE
1' CONTOUR LINE	1' CONTOUR LINE

DEVELOPER:
 TRILIFT DEVELOPMENT
 2760 W. EXCURSION LN.
 BOISE, IDAHO 83709
 208-895-8858

CIVIL ENGINEER:
 MATT E. PRICE, P.E.
 2760 W. EXCURSION LN.
 SUITE 400
 MERIDIAN, ID 83642
 208-376-7330

LAND SURVEYOR:
 ROBERT L. KAZARNOFF, P.L.S.
 2760 W. EXCURSION LN.
 SUITE 400
 MERIDIAN, ID 83642
 208-376-7330

OWNER:
 CLIVE BEUGHNER
 2760 W. EXCURSION LN.
 SUITE 400
 MERIDIAN, ID 83642
 208-376-7330

LAND USE SUMMARY

18.69 AC.	1 LOT
68 LOTS	SHARED DRIVEWAY LOTS:
10 LOTS	QUARTERED COMMON AREA:
1.18 AC. (6.0%)	1.18 AC. (6.0%)
8000 S.F.	8000 S.F.
	EXISTING ZONE: A
	PROPOSED ZONING: R-2

EXISTING

- SANITARY SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION PIPE
- PRESSURE IRRIGATION PIPE
- STORM DRAIN LINE
- CENTERLINE
- LOT LINE
- 6" VERTICAL CURB & GUTTER
- ROLLED CURB & GUTTER
- 5' SIDEWALK

PROPOSED

- SEWER MAINHOLE
- IRRIGATION MANHOLE
- STREET LIGHT
- TREE DECIDUOUS
- TREE CONIFER
- EDGE OF PAVEMENT
- GAS LINE
- FENCE LINE
- FIRE HYDRANT
- 5' CONTOUR LINE
- 1' CONTOUR LINE

SCALE IN FEET

0 60 120

26 MAY 2021

CERTIFICATION

PP-01

BOUNDARY AND PROJECT INFORMATION

CHESTNUT HEIGHTS SOUTH SUBDIVISION

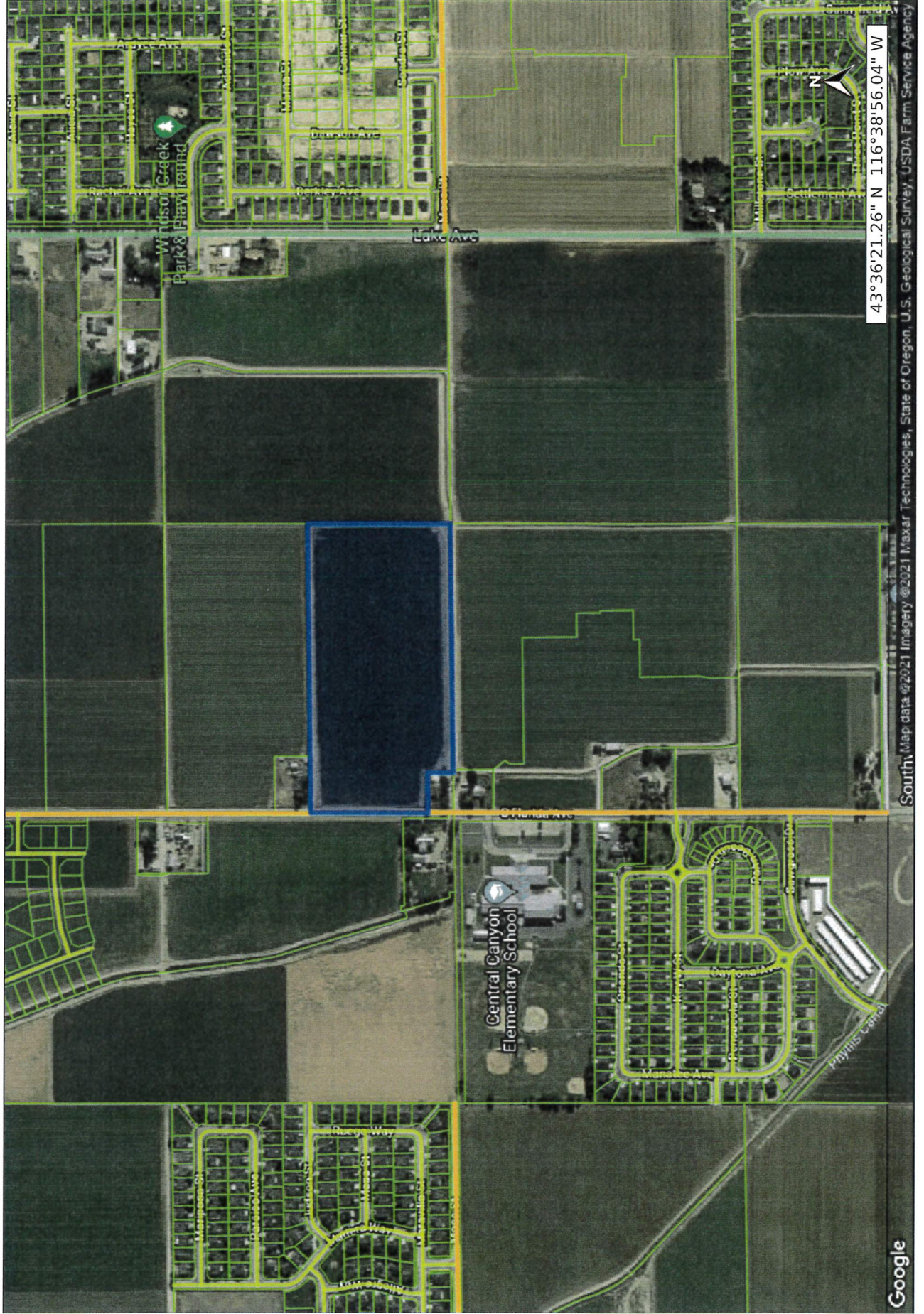
CALDWELL, IDAHO

PLAT 2021-2021-101 (R) PREPARED BY: VAN COPELAND
 2021-2021-101 (R) PREPARED BY: VAN COPELAND
 2021-2021-101 (R) PREPARED BY: VAN COPELAND

Vicinity Map



Vicinity Map



SH

NEIGHBORHOOD MEETING 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: 7:00 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.	_____
2.	_____
3.	_____
4.	_____
5.	_____
6.	_____
7.	_____
8.	_____
9.	_____
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11.	_____
12.	_____
13.	_____
14.	_____
15.	_____
16.	_____
17.	_____
18.	_____
19.	_____

No One Attended

AS

- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____

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: 58 Single Family Residential units, 10 common lots.

Date of Round Table meeting: 5/19/2021

Notice sent to neighbors on: 5/04/2021

Date & time of the neighborhood meeting: 6:00 pm - 7:00pm

Location of the neighborhood meeting: Central Canyon Elementary School 16437 S Florida Ave.

Developer/Applicant:

Name: Becky Yzaguirre

Address, City, State, Zip: 2760 W Excursion Ln. STE 400, Meridian, ID 83642

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE Becky Yzaguirre DATE 5/20/2021

AS

NEIGHBORHOOD MEETING FORM
City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: 5-19-21 - @ 6pm

End Time of Neighborhood Meeting: 5-19-21 - @ 7pm

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.	
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17.	
18.	
19.	

No One Attended

AS

- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____

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: 72 Residential, 8 common lots

Date of Round Table meeting: 5-29-2021

Notice sent to neighbors on: 5-5-2021

Date & time of the neighborhood meeting: 5-19-2021 from 6pm-7pm

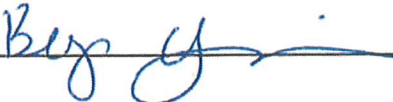
Location of the neighborhood meeting: Central Canyon Elementary School

Developer/Applicant:

Name: Becky Izaguirre - Applicant

Address, City, State, Zip: 2760 W. Excursion Ln. STE 400 Meridian ID 83642

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE  DATE 5-20-2021

A5

INSTRUMENT NO. 20050949

DEED OF PERSONAL REPRESENTATIVE

THIS INDENTURE, Made on this 27th day of September, 2005, by and between CLYDE BEOUGHER, the duly appointed, qualified, and acting Personal Representative of the estate of IRENE BEOUGER, deceased, the party of the first part, and CLYDE BEOUGER, individually, of 5505 E. Homedale Rd., Caldwell, Idaho, Canyon County, Idaho, 83607, the party of the second part;

WITNESSETH:

WHEREAS, The party of the first part herein is now the duly appointed, qualified, and acting Personal Representative of the estate of IRENE BEOUGHER, deceased, which estate is being probated in the District Court of the Third Judicial District of the State of Idaho, in and for the County of Canyon, Magistrate Division, Case Number CV 2005-9431; and the Letters of Testamentary being recorded on the 14th day of September, 2005, in the records of Canyon County Idaho as Instrument No. 200557906; and

WHEREAS, For value received, the party of the first part hereby conveys to the party of the second part, the decedent's interest in the following described real property situated in Canyon County, State of Idaho, to-wit:

SEE ATTACHED EXHIBITS "A" and "B"

NOW, THEREFORE, The said CLYDE BEOUGHER Personal Representative aforesaid, the party of the first part, for valuable consideration received, has bargained, and conveyed, and by these presents does bargain, and convey unto the said party of the second part, her heirs and assigns forever, all of the right, title and interest, and estate of said decedent, IRENE BEOUGHER, at the time of her death, and also all the right, title, and interest that the said estate, by operation of law or otherwise, may have acquired other than or in addition to that of said decedent at the time of her death in or to the decedent's interest in that certain lot, piece, or parcel of land situated, lying, and being in the County of Canyon, State of Idaho, described above.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises,

together with the appurtenances, unto the said party of the second part, her heirs and assigns forever.

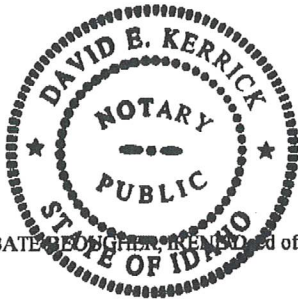
IN WITNESS WHEREOF, The said party of the first part has, as Personal Representative, as aforesaid, hereunto set his hand and seal the day and year first above written.


Clyde Beougher
CLYDE BEOUGHER, Personal
Representative of the Estate
of IRENE BEOUGHER, deceased

STATE OF IDAHO)
 : ss.
County of Canyon)

On this 27th day of September, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared CLYDE BEOUGHER, Personal Representative of the Estate of IRENE BEOUGHER, deceased, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same as such Personal Representative of said estate.

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
Residing at: Caldwell
My Commission expires: 4/1/06

F:\CLIENT FILES\PROBATE\BEOUGHER, IRENE\Deed of PR - Florida.wpd

AL

Exhibit "A"

The South Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, EXCEPTING THEREFROM the land described as follows:

A portion of the Southwest Quarter of the Northeast Quarter of Section 11, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described, to-wit:

COMMENCING at the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 11, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, the INITIAL POINT of this description; thence

North 00° 00' East 118.00 feet, along the West line of the said Southwest Quarter of the Northeast Quarter; thence

North 89° 08' 40" East 184.58 feet, parallel with the South line of the said Southwest Quarter of the Northeast Quarter; thence

South 00° 00' West 118.00 feet, parallel with the said West line, to a point on the said South line; thence

South 89° 08' 40" West 184.58 feet, along the said South line, to the INITIAL POINT of this description.

ALSO DESCRIBED IN FOLLOWING DESCRIPTION ATTACHED
AS EXHIBIT "B"

ALP

Exhibit "B"

A portion of the South Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described, to-wit:

COMMENCING at the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 11, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho; thence

North 00° 34' 06" East (formerly North 00° 00' East) 118.00 feet, along the West line of the said Southwest Quarter of the Northeast Quarter to the INITIAL POINT of this description; thence

North 89° 42' 48" East (formerly North 89° 08' 40" East) 184.58 feet, parallel with the South line of the said Southwest Quarter of the Northeast Quarter

South 00° 34' 06" West (formerly South 00° 00' West) 118.00 feet, parallel with the said West line, to a point on the said South line; thence

North 89° 42' 48" East 1,143.50 feet, along the said South line, more or less to the Southeast corner of the said Southwest Quarter of the Northeast Quarter; thence

North 00° 36' 54" East 662.16 feet, along the East line of the said Southwest Quarter of the Northeast Quarter, more or less to the Northeast corner of the said Southwest Quarter of the Northeast Quarter; thence

South 89° 42' 48" West 1328.62 feet, along the North line of the said Southwest Quarter of the Northeast Quarter, more or less to the Northwest corner of the said Southwest Quarter of the Northeast Quarter; thence

South 00° 34' 06" West 544.15 feet, along the West line of the said Southwest Quarter of the Northeast Quarter, more or less to the INITIAL POINT of this description.

200561949

RECORDED

2005 SEP 28 PM 3 18

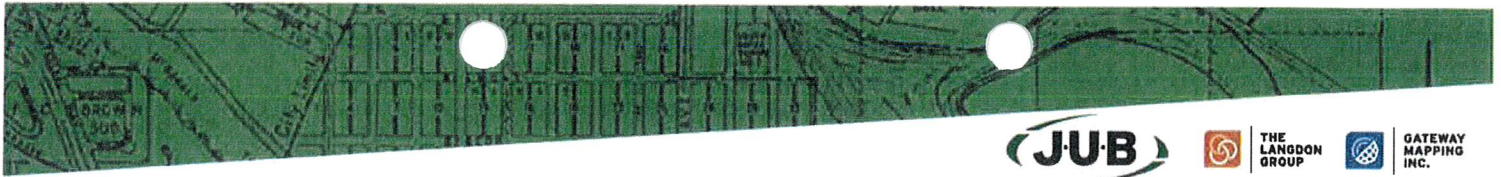
G. NOEL BALES

CANYON COUNTY RECORDER

BY *[Signature]*

REQUEST *David Lorrick*
TYPE *Deed* FEB *5*

ALG



J-U-B ENGINEERS, INC.



THE LANDON GROUP



GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

CHESTNUT HEIGHTS SOUTH SUBDIVISION LEGAL DESCRIPTION

That portion of the South Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, described as follows:

COMMENCING at the center quarter corner of Section 11, Township 3 North, Range 3 West, Boise Meridian, from which the north quarter corner of said Section 11 bears North 00°34'15" East, 2,648.63 feet; Thence North 00°34'15" East, 118.00 feet along the west line of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 11 to the **POINT OF BEGINNING**;

Thence continuing N 00°34'15" E, 544.16 feet along said west line to the northwest corner of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 11;

Thence N 89°42'46" E, 1,328.68 feet along the north line of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 11 to the northeast corner thereof;

Thence S 00°36'55" W, 662.15 feet along the east line of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 11 to the southeast corner thereof;

Thence S 89°42'43" W, 1,143.58 feet along the south line of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 11 to the southeast corner of the lands of Hadlock as described in that Corporate Warranty Deed recorded under Instrument No. 200201219, Canyon County Records;

Thence N 00°34'15" E, 118.00 feet along the east line of said lands of Hadlock;

Thence S 89°42'43" W, 184.58 feet along the north line of said lands of Hadlock to the **POINT OF BEGINNING**.

The hereinabove-described parcel of land contains 19.69, more or less.

END OF DESCRIPTION

J-U-B ENGINEERS, Inc.

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

Robert L. Kazarinoff, PLS



20 MAY 2021

sl

A Traffic Impact Study is not required. Please see the Round Table notes.

Issue	Date
Description	2-21-21
ISSUE	

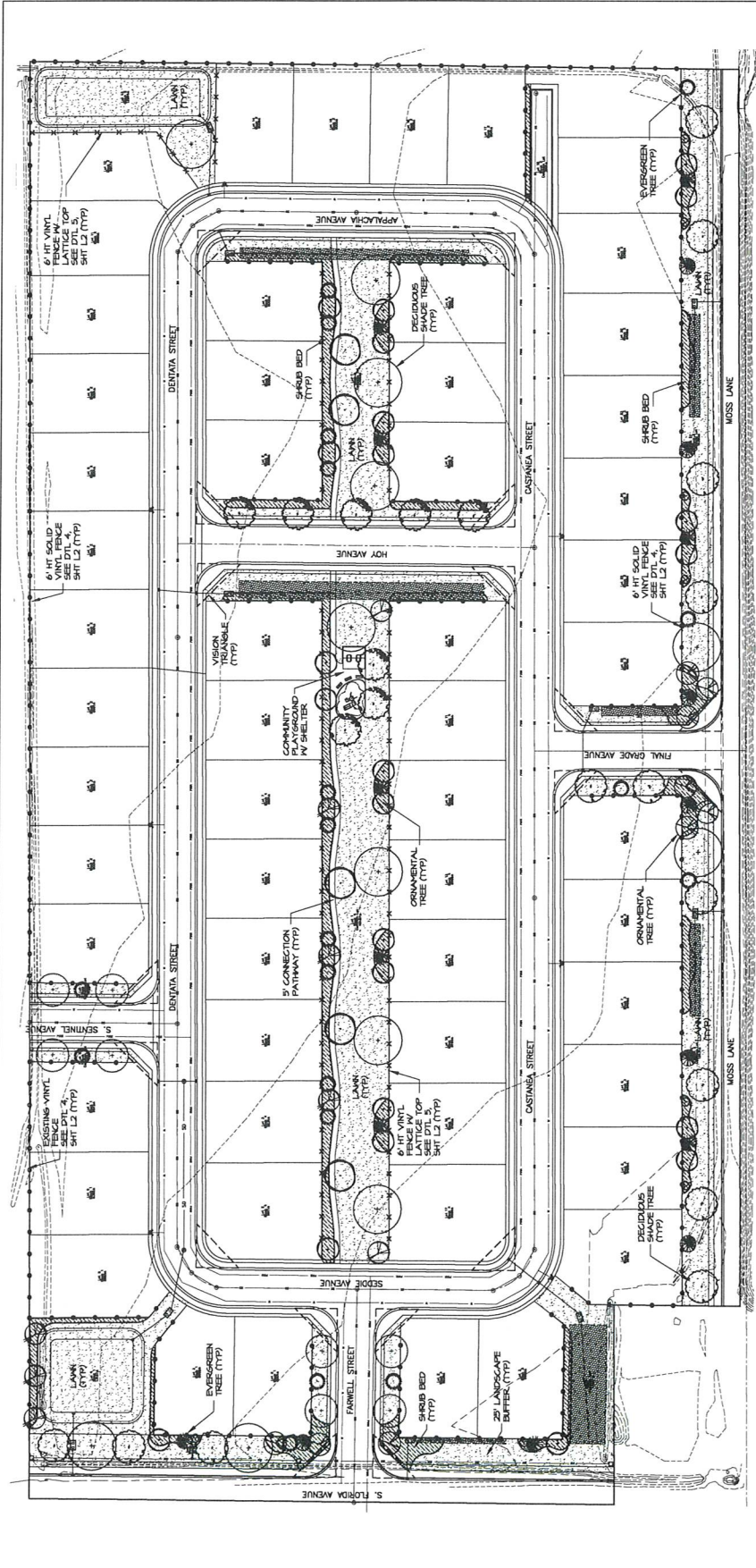


JENSEN & ASSOCIATES
 Site Planning
 Landscape Architecture
 15000 W. 13th St., Suite 130
 Denver, Colorado 80232
 Ph: (303) 343-7175
 www.jensenhills.com

PRELIMINARY PLANT LANDSCAPE PLAN
CHESTNUT HEIGHTS SOUTH
CALDWELL, ID

Job Number	2145
Drawn	Checked
JUN	KCS
Scale	AS SHOWN
Sheet Title	
LANDSCAPE PLAN	

Sheet Number
L1
 1 of 2 Sheets



NOTES

1. REFERENCE SHEET L2 FOR PLANT PALETTE, LANDSCAPE NOTES, LANDSCAPE CALCULATIONS, AND DETAILS.

PLANT PALETTE

SYM	COMMON NAME	SYM	COMMON NAME
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		LAWN
	EVERGREEN TREES		6" VINYL FENCE ALONG CONNECTION LOTS SEE DTL 4, SHT L2 (TYP)
	DECIDUOUS SHADE TREE (TYP)		6" VINYL FENCE W/ LATTICE TOP ADJACENT TO COMMON CONNECTION LOTS SEE DTL 3, SHT L2 (TYP)
	SHRUB BED (TYP)		
	LAWN (TYP)		
	6" HT SOLID FENCE W/ LATTICE TOP SEE DTL 4, SHT L2 (TYP)		
	6" HT SOLID FENCE SEE DTL 4, SHT L2 (TYP)		

- EVERGREEN TREES**
 AUSTRIAN PINE
 FAT ALBERT BLUE SPRUCE
 NORWAY SPRUCE
 VANDERHOF'S PINE
- SHRUBS (CLASS III)**
 BLACKWOOD LONDON PLANETREE
 SHARP GYN
- SHADE TREES (CLASS III)**
 AUTUMN BLAZE MAPLE
 SKYLINE MONEYLOUST
 AMERICAN SWEETGUM
 TULIP TREE
- ORNAMENTAL TREES (CLASS I)**
 FLAME AMAR MAPLE
 CHANTRELLE PEAR
 GAZAN CRABAPPLE
 SPRING SNOW CRABAPPLE
- SHRUBS/ORNAMENTAL GRASSES/PERENNIALS**
 BLACK EYED SUSAN
 BLUE GRASS
 BLUE OAT GRASS
 BLUE FESCUE
 PINK PEARL GRASS
 RED FLOWER GARRET ROSE
 STYLLA DE GRD DART LILLY
 FINE LINE BUCKTHORN
 NASKER RED PENSTEMON
 KARL FOSSITER REED GRASS
 LITTLE DEVIL NINEBARK
 MOUNTAIN LAUREL
 IVORY TOWER TUCCA
 MOUNTAIN LAUREL
 BRAKELIGHTS REED TUCCA
 SPHERIC NINEBARK

A8

Issue Description Date 12/1/21

JENSEN BELTZ ASSOCIATES
Site Planning & Architecture
1609 Taylor Avenue, Ste. 130
Boca Raton, Florida 33432
P: (561) 343-7175
www.jensenbeltz.com

PRELIMINARY PLAT LANDSCAPE PLAN

CHESTNUT HEIGHTS SOUTH CALDWELL, ID

Job Number: 2143

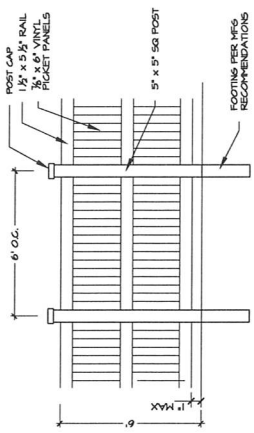
Drawn: _____
Checked: _____
Scale: AS SHOWN

Sheet Title: **LANDSCAPE PLAN**

Sheet Number: **L2**
2 of 2 Sheets

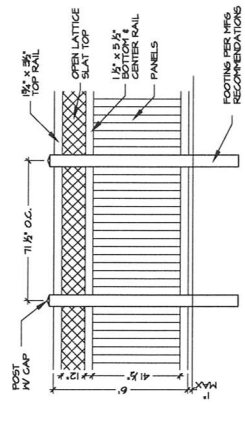
PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
●	AUSTRIAN PINE	PINS NORA	6-8' HT. B4B
●	FAT ALBERT BLUE SPRUCE	PIZZA PANSIENS FAT ALBERT	6-8' HT. B4B
●	BLACK HAWK BLUE SPRUCE	PIZZA ABIESI	6-8' HT. B4B
●	VAPOUR BLUE SPRUCE	PIZZA ABIESI 'VANDERHOF'S'	6-8' HT. B4B
●	VANDERHOF'S PINE	PIZZA ABIESI 'VANDERHOF'S'	6-8' HT. B4B
SHADE TREES (CLASS III)			
●	BURLEDWOOD LONDON PLANETREE	PLATANUS X CAEREFOLIA 'BURLEDWOOD'	2' CAL. B4B
●	SNAPP OAK	QUERCUS BACCATA	2' CAL. B4B
SHADE STREET TREES (CLASS II)			
●	AUTUMN BLAZE MAPLE	ACER X FREEMANI 'LEIFERSRED'	2' CAL. B4B
●	SKYLINE MONTELOCUST	GLEDITSIA TRIANGULARIS 'NERRHIS SKYCOLE'	2' CAL. B4B
●	AMERICAN SKETCHM	LIRIODENDRON 5 TRICAFILIA	2' CAL. B4B
●	TULIP TREE	LIRIODENDRON TULIPIFERA	2' CAL. B4B
ORNAMENTAL TREES (CLASS I)			
●	FLAME AMAR MAPLE	ACER GINMALA 'FLAME'	6-8' HT. MULTI-STEM
●	GRAND PRAIRIE	FRAXINUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
●	GRAND OXHEART HAWTHORN	CRATAEGUS MONSIEUR LECLERCQ	2' CAL. B4B
●	CHANTRELLE PEAR	PIRUS CALLERIANA 'ELEGANS FORSY'	2' CAL. B4B
●	SPRING SKUNK CROSNAPPLE	MAHOG SPRINGSKUNK	2' CAL. B4B
SHRUBS/ORNAMENTAL SHRUBS/PERENNIALS			
●	BLACK SPANNA GRASS	BOUTELOUA ITA GRIPA 'SOI PASTRY'	1 GAL.
●	BLUE MUST SPIDA	BOUTELOUA GRACILIS 'LONGIE ANSTON'	2 GAL.
●	BLUE RIG JAMPER	GARTOPTERIS X CLANDONENSIS 'BLUE MUST'	3 GAL.
●	RED ELOVER CARPET ROSE	JUNIPERUS HORIZONTALIS 'MILITARI'	1 GAL.
●	RED ELOVER CARPET ROSE	ROSA 'LOREN CARPET ROSE'	1 GAL.
●	FINE LINE BUCKTHORN	FRAXINUS FRAXINA 'NON PALLIANS'	3 GAL.
●	GRASSLINE SPAC	RHYNCHOSPORA ORLIFOLIUS 'DART'S GOLD'	3 GAL.
●	WORT HALD DOOSWOOD	RHYNCHOSPORA ORLIFOLIUS 'DART'S GOLD'	3 GAL.
●	LITTLE DEVIL NINEBARK	RHYNCHOSPORA ORLIFOLIUS 'DART'S GOLD'	3 GAL.
●	HIDCOTE BLUE ENGLISH LAVENDER	HYDRANGEA 'LITTLE DEVIL'	1 GAL.
●	MONTECALVO ICE PLANT	MONTECALVO ICE PLANT	1 GAL.
●	PARPLE EPHEZOR STONECROP	SEDUM X TRIBLE EPHEZOR	1 GAL.
●	SUPPERNINE NINEBARK	PHYTOSCARPUS DRILLICIFOLIA 'SEWARD'	5 GAL.



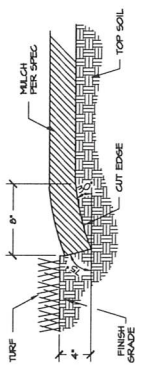
- NOTES:
1. FENCE TO STEP DOWN TO 3" HEIGHT 20' FROM ROAD.
2. FENCE STYLE MAY VARY SLIGHTLY.

④ VINTL PRIVACY FENCE

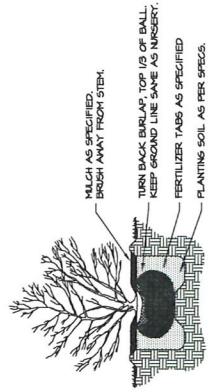


- NOTES:
1. FENCE TO STEP DOWN TO 3" HEIGHT 20' FROM ROAD.
2. FENCE STYLE MAY VARY SLIGHTLY.

⑤ VINTL LATTICE PRIVACY FENCE

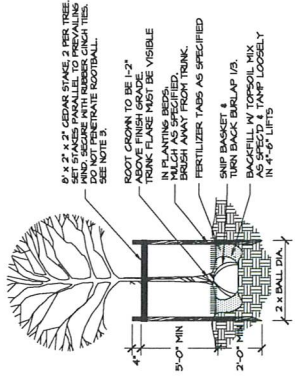


① PLANTER CUT BED EDGE



- NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

② SHRUB PLANTING



- NOTES:
1. REMOVE ALL TRUNK ROPE OR BINDINGS FROM ALL TREES.
2. AFTER PLANTING, IF SYNTHETIC BURLAP IS USED IT MUST BE COMPLETELY REMOVED.
3. CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN. OF 1 YEAR. ALL STAKING SHALL BE AS SPECIFIED & TAMP LOOSELY IN 4-6" LIFTS.
4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3" DIA. FROM TREE TRUNK.

③ TREE PLANTING/STAKING

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 6'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE STRUCTURES. CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM SHALL BE PLANNED ON ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 6" IN DIAMETER. NO CAN-POPS TO BE PLACED OVER DRAPINGS SHADE SAND PRODS.
- NO CONSTRUCTION SHALL BE PLANNED ON INTERSECTION STOP SIGNS AND 20' FROM STREET LIGHTS. TREES OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE FOR ROAD AS TREES PLANTED. THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR UNDERGROUND UTILITY LINES.
- TREES AND LANDSCAPE IN FRONT OF BUILDINGS LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS UNDERGROUND UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS UNDERGROUND UTILITY LINES. TREES SHALL BE PLANTED NO CLOSER THAN 5' FROM INTERSECTION STOP SIGNS AND 20' FROM STREET LIGHTS.
- ALL EXISTING TREES ON SITE ARE VOLUNTEER TREES OF AN INDISCRIMINATE SPECIES AND WILL BE REMOVED.

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
5. FLORIDA AVE.	20'	4407/35'	14 TREES TO 50' SHRUBS	16 TREES TO 50' SHRUBS
MORG LANE	20'	10407/35'	32 TREES TO 50' SHRUBS	40 TREES TO 50' SHRUBS
COMMON AREA			14 TREES	14 TREES
TOTAL NUMBER OF TREES				130 TREES

DEVELOPMENT DATA

TOTAL AREA	1840 ACRES
BUILDABLE LOTS	57
COMMON LOTS	65
TOTAL LOTS	122
COMMON AREA	1589 ACRES
EXISTING ZONING	R-1

AS

Property Owner Acknowledgement

I, SHARON A BEUCHNER, the record owner for real property addressed as 0 S Florida Ave., Caldwell, ID, am aware of, in agreement with, and give my permission to JUB Engineering, to submit the accompanying application(s) pertaining to 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 JUNE, 2021

Sharon A Beuchner
(Signature)
BY Joseph Cox P.O.A.

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Helena Thompson, a Notary Public, do hereby certify that on this 14th day of June, 2020, personally appeared before me Joseph Cox, 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.

Helena Thompson
NOTARY PUBLIC FOR IDAHO
Residing at Nampa, ID
My Commission Expires 4/19/2027



Lori Colligan

From: Angie Hopf
Sent: Monday, August 9, 2021 10:47 AM
To: Becky Yzaguirre
Cc: Debbie Root; Lori Colligan; Katie Phillips; Steve Pendleton; Dave Marston
Subject: FW: Street Name Approval - Chestnut Heights South
Attachments: Preliminary Plat (003).pdf

These names are approved.

Angie Hopf

GIS Analyst, City of Caldwell
Phone 208.455.4685
Fax 208.455.3012
Email ahopf@cityofcaldwell.org



From: Becky Yzaguirre <bny@jub.com>
Sent: Monday, August 9, 2021 10:23 AM
To: Angie Hopf <ahopf@cityofcaldwell.org>
Subject: RE: Street Name Approval - Chestnut Heights South

Attached is the updated pre-plat with a new street name.

Becky Yzaguirre
Land Use Planner/Project Coordinator

From: Angie Hopf <ahopf@cityofcaldwell.org>
Sent: Monday, August 9, 2021 10:14 AM
To: Becky Yzaguirre <bny@jub.com>
Subject: FW: Street Name Approval - Chestnut Heights South

External Email

We would please ask that you submit a different name for Oldsquaw.

Angie Hopf

GIS Analyst, City of Caldwell
Phone 208.455.4685
Fax 208.455.3012

Email ahopf@cityofcaldwell.org



From: Becky Yzaguirre <bny@jub.com>
Sent: Thursday, August 5, 2021 3:41 PM
To: Angie Hopf <ahopf@cityofcaldwell.org>
Cc: Dave Marston <dmarston@cityofcaldwell.org>
Subject: RE: Street Name Approval - Chestnut Heights South

Attached is the revised plat.

Becky Yzaguirre
Land Use Planner/Project Coordinator

From: Angie Hopf <ahopf@cityofcaldwell.org>
Sent: Thursday, August 5, 2021 3:06 PM
To: Becky Yzaguirre <bny@jub.com>
Cc: Dave Marston <dmarston@cityofcaldwell.org>
Subject: FW: Street Name Approval - Chestnut Heights South

External Email

Street name approval

Remove S prefix for Sentinel Ave
Seddie Ave is a sound alike
Appalachia Ave sound alike

Moss St existing
Farwell St approved
Sentinel Ave approved
Dentana St approved
Hoy Ave approved
Castanea St approved
Final Grade Ave approved

Angie Hopf

GIS Analyst, City of Caldwell
Phone 208.455.4685
Fax 208.455.3012
Email ahopf@cityofcaldwell.org



From: Becky Yzaguirre <bny@jub.com>
Sent: Thursday, August 5, 2021 1:28 PM
To: Angie Hopf <ahopf@cityofcaldwell.org>
Subject: Street Name Approval - Chestnut Heights South

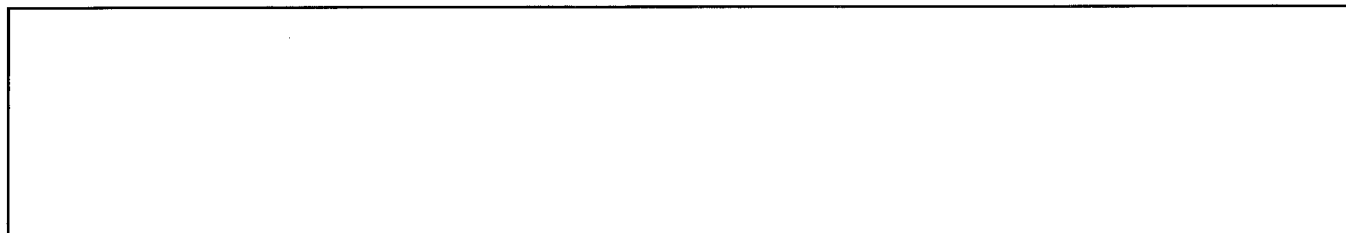
Hi Angie,

I need street name approval for the attached pre-plat.

Thank you!!

Becky Yzaguirre
Land Use Planner/Project Coordinator

J-U-B ENGINEERS, Inc.
2760 W. Excursion Lane, Ste 400, Meridian ID 83642
e [byzaguirre@jub.com](mailto:bnyzaguirre@jub.com) w www.jub.com
p 208 555 1006



Note: This e-mail and any attachments involving J-U-B or a subsidiary business may contain information that is confidential and/or proprietary. Prior to use, you agree to the provisions found on the Electronic Documents/Data License, which can be accessed from the footer on the J-U-B home page. If you believe you received this email in error, please reply to that effect and then delete all copies.

Total Control Panel

[Login](#)

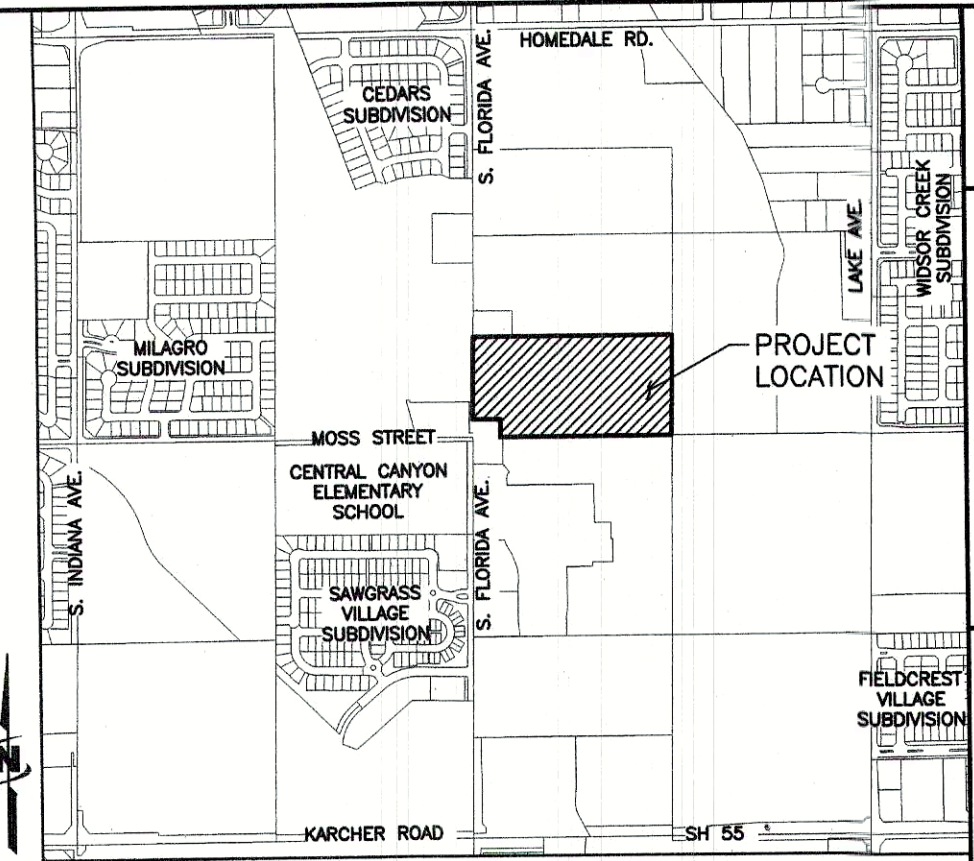
To: ahopf@cityofcaldwell.org [Remove this sender from my allow list](#)
From: bny@jub.com

You received this message because the sender is on your allow list.

PRELIMINARY PLAT FOR
CHESTNUT HEIGHTS SOUTH SUBDIVISION
 A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11,
 TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
**CALDWELL, IDAHO
 2021**

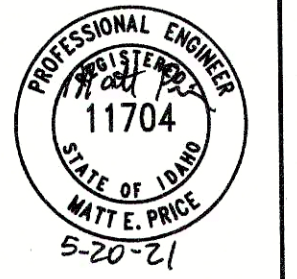
BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Lot Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Quarter-Section Corner
- Property Corner



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
 2760 W. Excursion Ln.
 Suite 400
 Meridian, ID 83642
 Phone: 208-376-7930
 www.jub.com



NOTES:

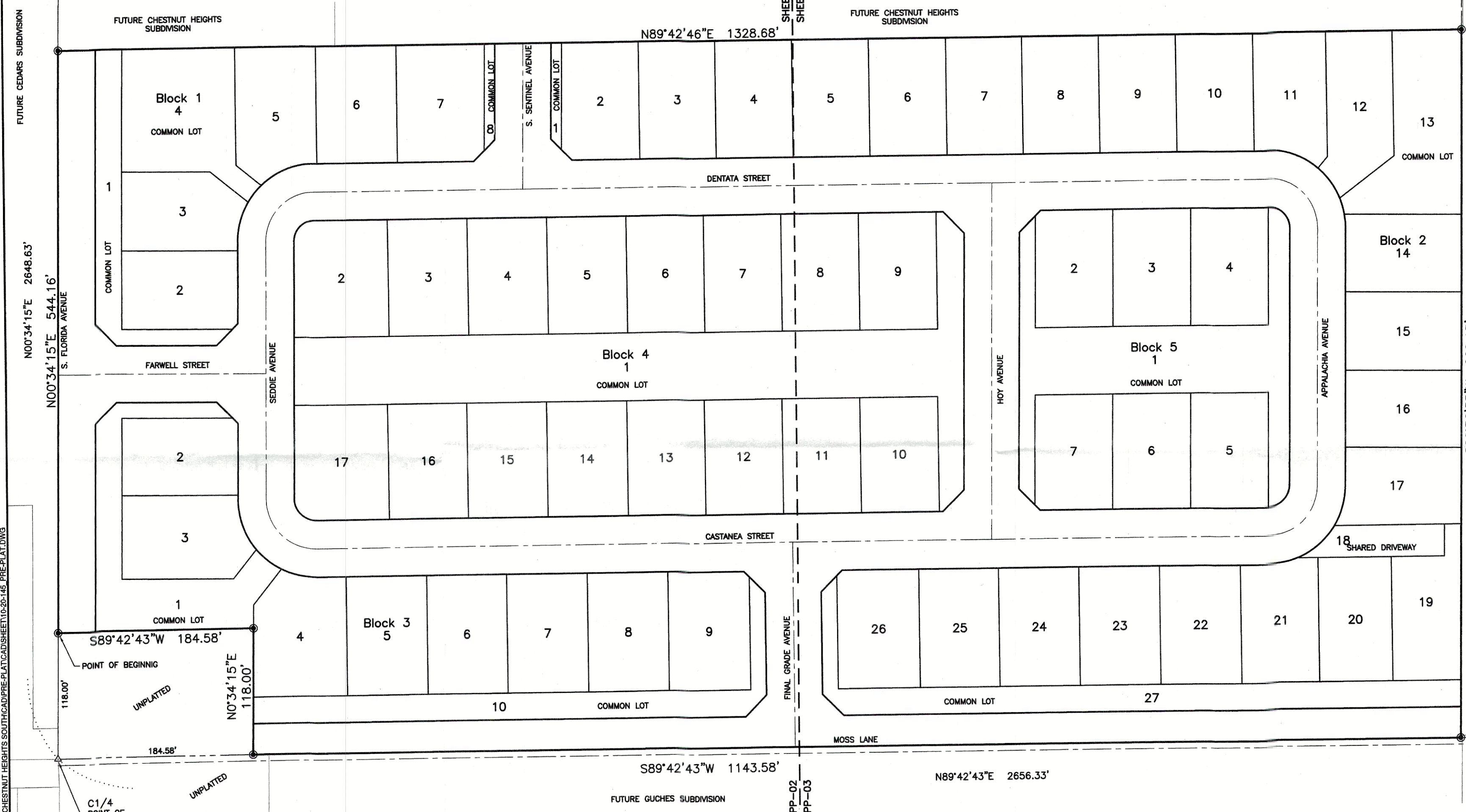
1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF CALDWELL STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
3. ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOTS 1, 4 & 8 OF BLOCK 1, LOTS 1, 14 & 28 OF BLOCK 2, LOTS 1 & 10 OF BLOCK 3, LOT 1 OF BLOCK 4, AND LOT 1 OF BLOCK 5, WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS. LOTS 13 & 19 OF BLOCK 2 ARE COMMON DRIVEWAY LOTS.
4. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ON-SITE STORAGE FACILITIES.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM THE CONSTRUCTED PRESSURE IRRIGATION SYSTEM AND SHALL BE MAINTAINED AND OPERATED BY CITY OF CALDWELL.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF CALDWELL.
9. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF CALDWELL.
10. IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
11. LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
13. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
14. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
15. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAPS NO. 1802700375, F, COMMUNITY PANEL NO. 0375, F WHICH BEARS AN EFFECTIVE DATE OF MAY 24, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
16. THIS PRELIMINARY PLAT MEETS THE REQUIREMENTS OF CITY OF CALDWELL CODE WITH NO EXCEPTIONS NOTED PER THE BEST OF THE PREPARERS KNOWLEDGE.

CHESTNUT HEIGHTS SOUTH SUBDIVISION
 CALDWELL, IDAHO

BOUNDARY AND PROJECT INFORMATION

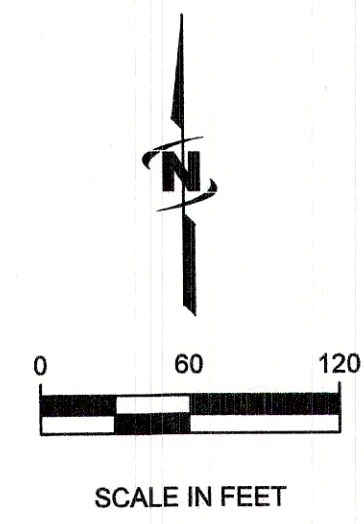
FILE: 10-20-145- PRE-PLAT
JUB PROJ. #: 10-20-145
DRAWN BY:
DESIGN BY:
CHECKED BY: MEP
SCALE: AS SHOWN
DATE: 20 MAY 2021
SHEET NUMBER:

PP-01



LEGEND

- | | | | |
|------------------------------|-------------------------------|---------------------|------------------------|
| EXISTING | PROPOSED | EXISTING | PROPOSED |
| -S- SANITARY SEWER LINE | -S-S- SEWER MANHOLE | -D- DITCH FLOW LINE | -M- IRRIGATION MANHOLE |
| -W- WATER LINE | -T- STREET LIGHT | -C- TREE DECIDUOUS | -C- TREE CONIFER |
| -G- GRAVITY IRRIGATION PIPE | -P- EDGE OF PAVEMENT | -G- GAS LINE | -F- FENCE LINE |
| -P- PRESSURE IRRIGATION LINE | -G- FIRE HYDRANT | -C- 5' CONTOUR LINE | -C- 1' CONTOUR LINE |
| -SD- STORM DRAIN LINE | -V- 6" VERTICAL CURB & GUTTER | | |
| -C- CENTERLINE | -R- ROLLED CURB & GUTTER | | |
| -L- LOT LINE | -S- 5' SIDEWALK | | |



OWNER
 CLYDE BEOUGHER
 14197 CORONA DR.
 CALDWELL, ID 83607

DEVELOPER
 TRILOGY DEVELOPMENT
 SHAWN BROWNLEE
 9839 W. CABLE CAR ST.
 SUITE #101
 BOISE, IDAHO 83709
 208-895-8858

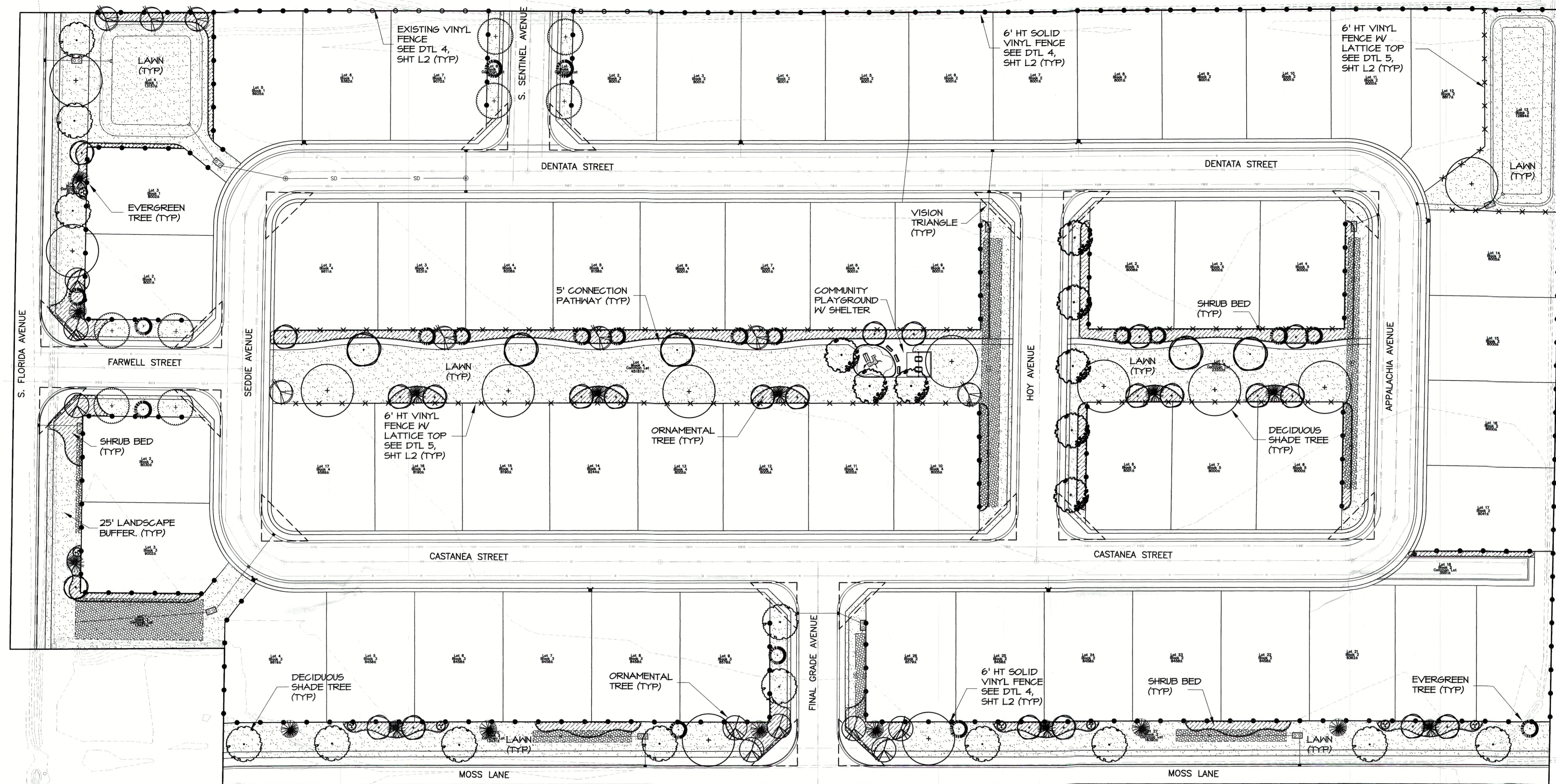
LAND SURVEYOR
 ROBERT L. KAZARINOFF, P.L.S.
 J-U-B ENGINEERS
 2760 W. EXCURSION LN.
 STE. 400
 MERIDIAN, ID 83642
 208-376-7330

CIVIL ENGINEER
 MATT E. PRICE, P.E.
 J-U-B ENGINEERS
 2760 W. EXCURSION LN.
 STE. 400
 MERIDIAN, ID 83642
 208-376-7330

LAND USE SUMMARY

TOTAL AREA:	19.69 AC.
TOTAL LOTS:	69 LOTS
RESIDENTIAL LOTS:	58 LOTS
COMMON AREA LOTS:	10 LOTS
SHARED DRIVEWAY LOTS:	1 LOT
RESIDENTIAL DENSITY:	2.95 DU/AC
TOTAL COMMON AREA:	3.16 AC. (16.0%)
QUALIFIED COMMON AREA:	1.18 AC. (6.0%)
AVERAGE LOT SIZE:	8439 S.F.
SMALLEST LOT:	8000 S.F.
EXISTING ZONE:	A
PROPOSED ZONING:	R-2

For Date: 5/20/2021 2:45 PM Plotted By: User: Clerk
 File: C:\Users\Clerk\Documents\PROJECTS\10-20-145 CHESTNUT HEIGHTS SOUTH\PRE-PLAT\CAD\PRE-PLAT\10-20-145- PRE-PLAT.DWG
 Job: Chestnut Heights South



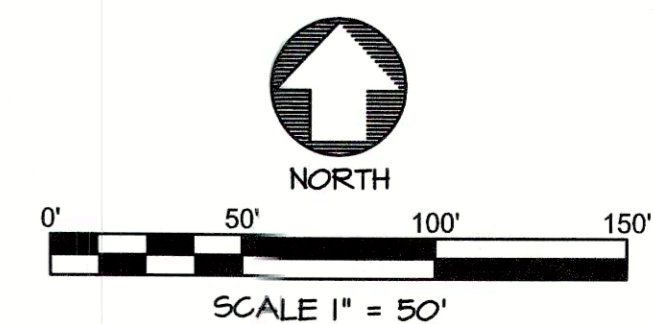
PLANT PALETTE

(REFERENCE SHEET L2)

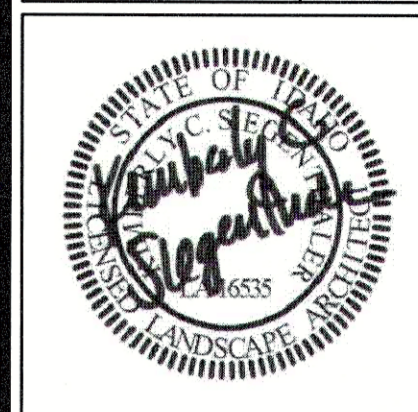
SYM	COMMON NAME	SYM	COMMON NAME	SYM	COMMON NAME
EVERGREEN TREES			SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		
	AUSTRIAN PINE BLACK HILLS SPRUCE FAT ALBERT BLUE SPRUCE NORWAY SPRUCE BACHERI BLUE SPRUCE VANDERWOLFS PINE		BLACK EYED SUSAN BLUE GRAMMA GRASS BLUE MIST SPIREA BLUE OAT GRASS BLUE RUG JUNIPER PURPLE CONEFLOWER RED FLOWER CARPET ROSE DARTS GOLD NINEBARK STELLA DE ORO DAYLILLY FINE LINE BUCKTHORN GRO-LOW SUMAC HUSKER RED PENSTEMON IVORY HALO DOGWOOD KARL FOERSTER REED GRASS LITTLE DEVIL NINEBARK HIDCOTE BLUE ENGLISH LAVENDER IVORY TOWER YUCCA MOUNTAIN FLAME ICE PLANT MAIDEN GRASS BRAKELIGHTS RED YUCCA PURPLE EMPEROR STONECROP SUMMERWINE NINEBARK		LAWN
SHADE TREES (CLASS III)					6' VINYL FENCE ALONG PERIMETER PROPERTY LINES. SEE DTL 4, SHT L2 (TYP)
	BLOODGOOD LONDON PLANETREE SWAMP OAK				6' VINYL FENCE W/ LATTICE TOP ADJACENT TO COMMON CONNECTION LOTS. SEE DTL 5, SHT L2 (TYP)
SHADE/STREET TREES (CLASS II)					
	AUTUMN BLAZE MAPLE SKYLINE HONEYLOCUST LITTLELEAF LINDEN AMERICAN SWEETGUM TULIP TREE				
ORNAMENTAL TREES (CLASS I)					
	FLAME AMUR MAPLE CANADA RED CHOKECHERRY CRUZAN CRUSADER HAWTHORN CHANTICLEER PEAR ROYAL RAINDROPS CRABAPPLE SPRING SNOW CRABAPPLE				

NOTES

- REFERENCE SHEET L2 FOR PLANT PALETTE, LANDSCAPE NOTES, LANDSCAPE CALCULATIONS, AND DETAILS.



Issue	Description	Date
1556	ISSUE	5-21-21



Site Planning
Landscape Architecture
1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

CHESTNUT HEIGHTS SOUTH CALDWELL, ID PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2145

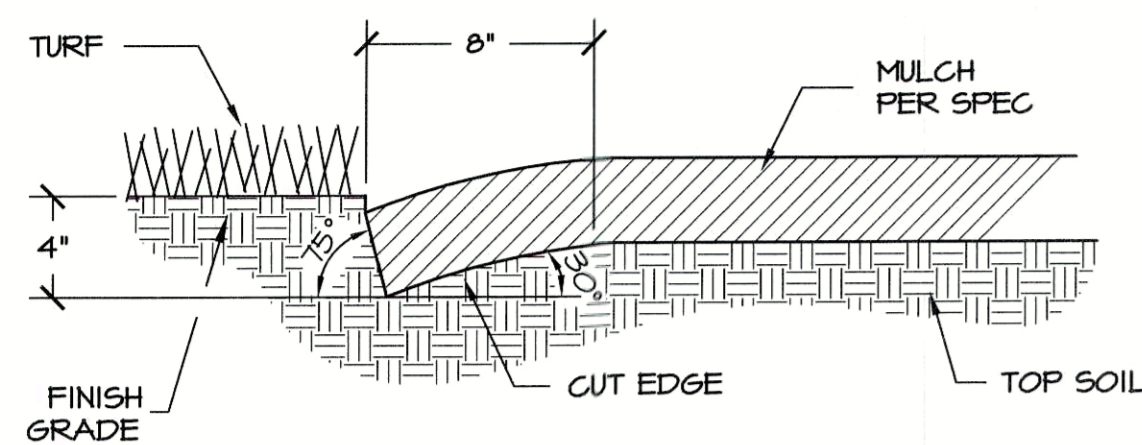
Drawn JN Checked KCS
Scale AS SHOWN

Sheet Title
LANDSCAPE PLAN

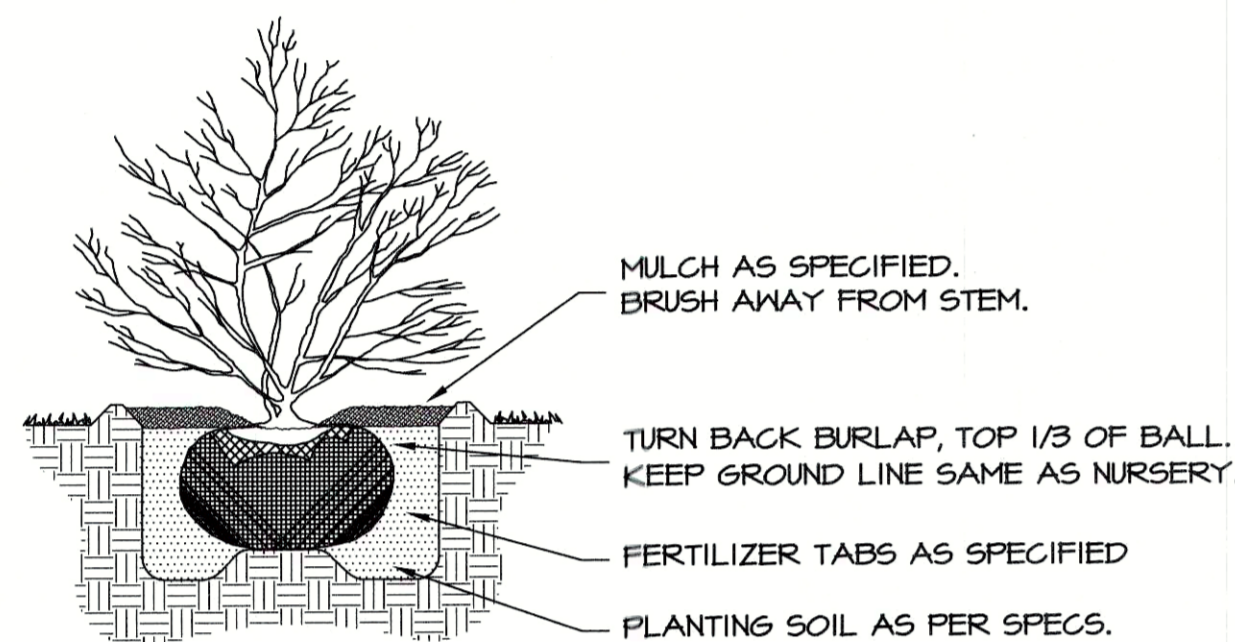
Sheet Number

L1

1 of 2 Sheets

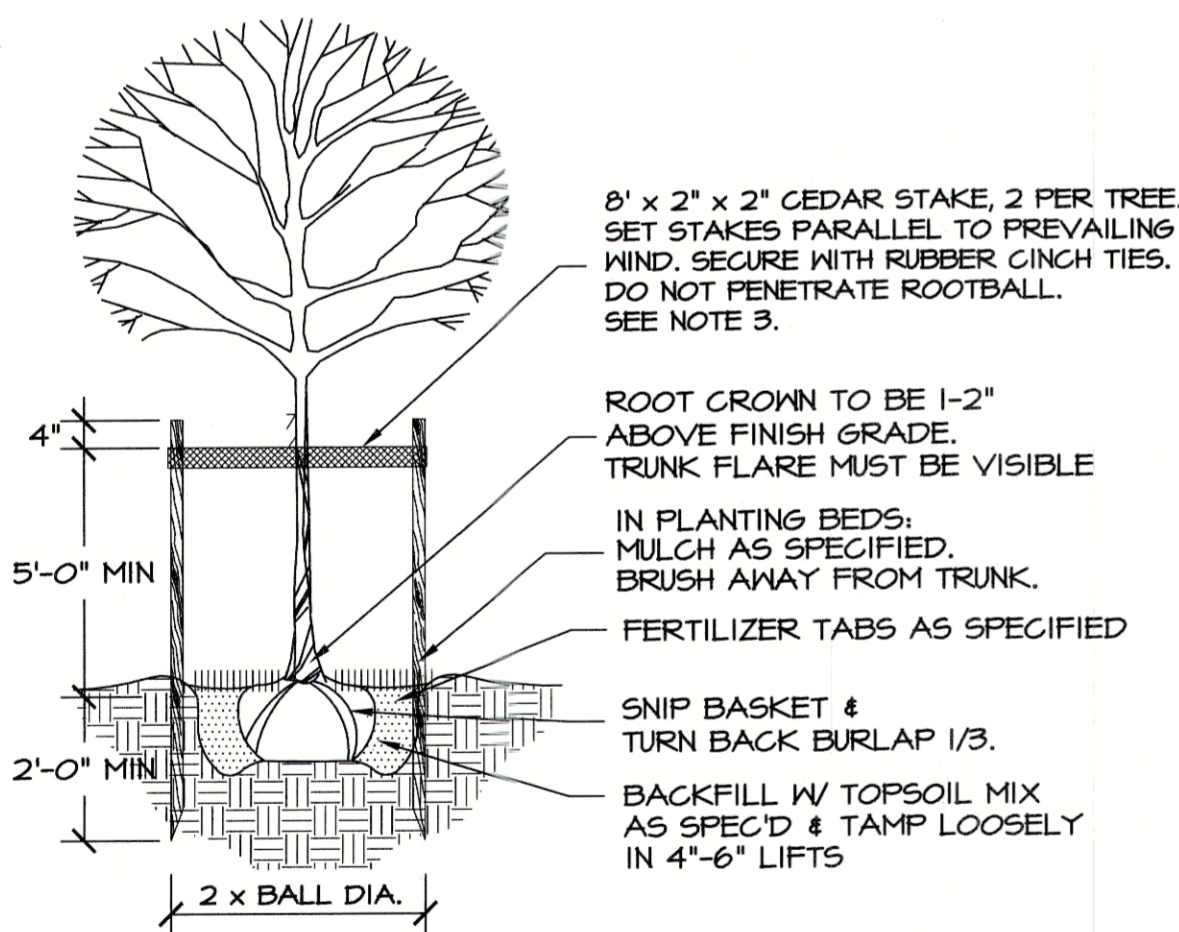


1 PLANTER CUT BED EDGE NOT TO SCALE



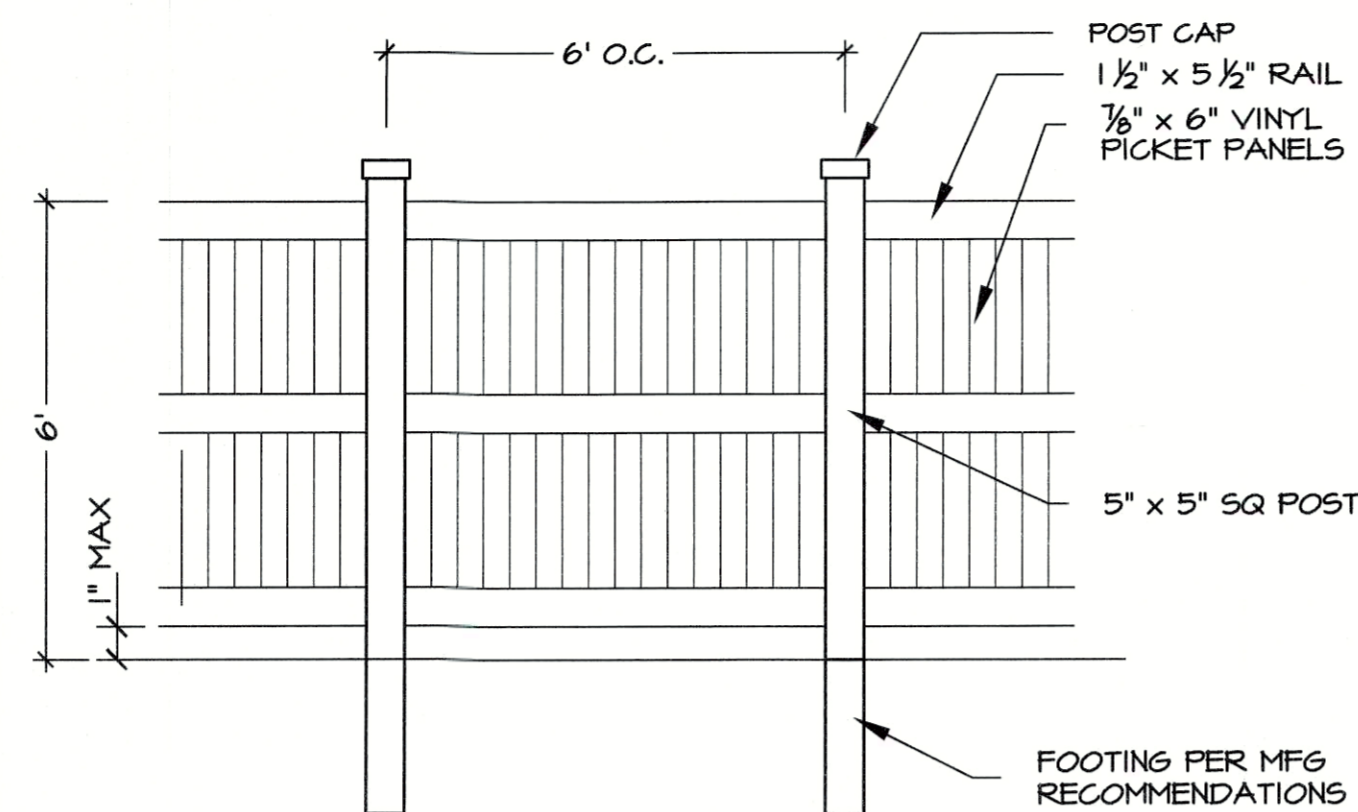
NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

2 SHRUB PLANTING NOT TO SCALE



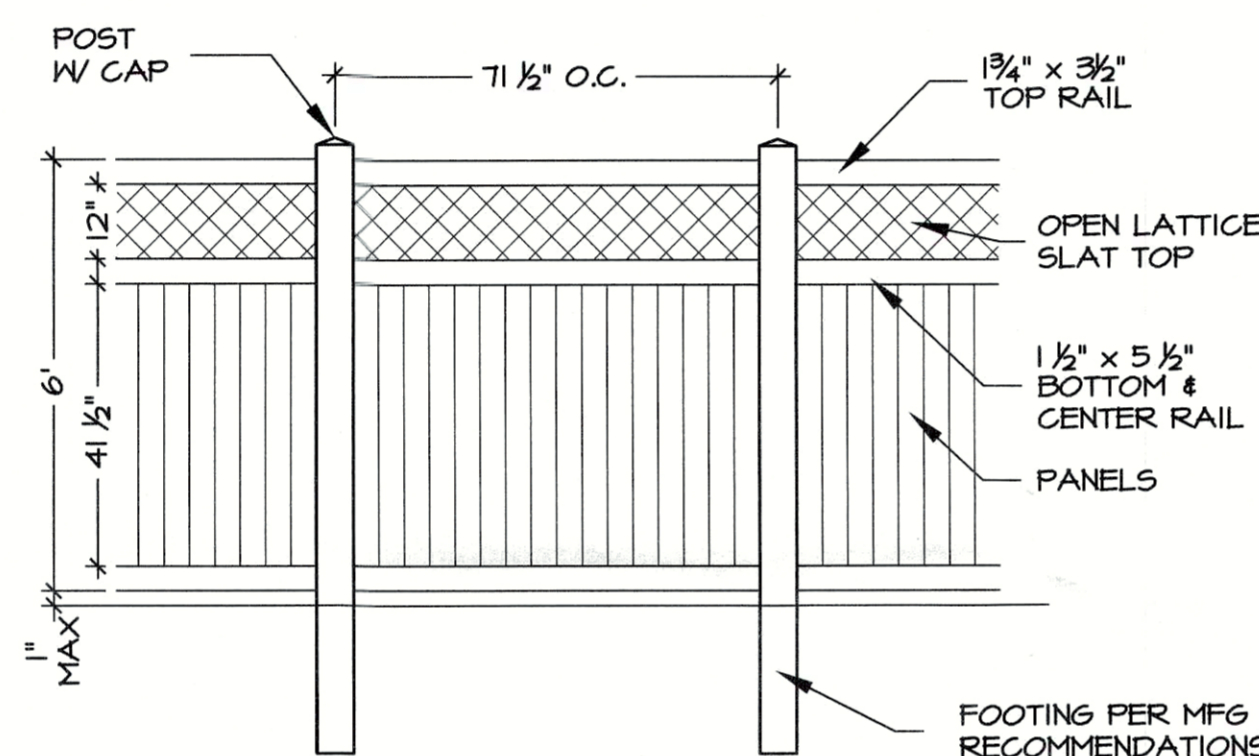
- NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
 3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE 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



- NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 2. FENCE STYLE MAY VARY SLIGHTLY.

4 VINYL PRIVACY FENCE NOT TO SCALE



- NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 2. FENCE STYLE MAY VARY SLIGHTLY.

5 VINYL LATTICE PRIVACY FENCE NOT TO SCALE

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B4B
	BLACK HILLS SPRUCE	PICEA GLAUGA 'DENSATA'	6-8' HT B4B
	FAT ALBERT BLUE SPRUCE	PICEA FUNGENS 'FAT ALBERT'	6-8' HT B4B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B4B
	BACHERI BLUE SPRUCE	PICEA FUNGENS 'BACHERI'	6-8' HT B4B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B4B
SHADE TREES (CLASS III)			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B4B
	SWAMP OAK	QUERCUS BICOLOR	2" CAL B4B
SHADE/STREET TREES (CLASS II)			
	AUTUMN BLAZE MAPLE	ACER x FREEMANII 'JEFFSRED'	2" CAL B4B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B4B
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B4B
	AMERICAN SWEETGUM	LIQUIDAMBER STYRACIFLUA	2" CAL B4B
	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B4B
ORNAMENTAL TREES (CLASS I)			
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEM
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL B4B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B4B
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KIAS'	2" CAL B4B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B4B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	BLACK EYED SUSAN	RUDEBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE MIST SPIREA	CARYOPTERIS x GLANDONENSIS 'BLUE MIST'	2 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIFER	JUNIPERUS HORIZONTALIS 'WILTONI'	3 GAL
	PURPLE GONFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	3 GAL
	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
	MOUNTAIN FLAME ICE PLANT	DELOSPERMA x PINKGOS	1 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
	PURPLE EMPEROR STONECROP	SEDUM x 'PURPLE EMPEROR'	1 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL



LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
S. FLORIDA AVE.	25'	490' / 35 = 490' / 7 =	14 TREES 70 SHRUBS	16 TREES 70+ SHRUBS
MOSS LANE	25'	1,090' / 35 = 1,090' / 7 =	32 TREES 156 SHRUBS	40 TREES 156+ SHRUBS
COMMON AREA				74 TREES
TOTAL NUMBER OF TREES				130 TREES

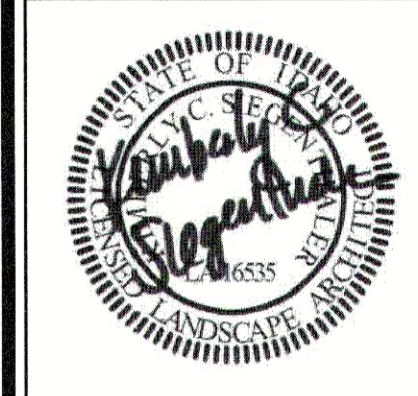
DEVELOPMENT DATA

TOTAL AREA	19.60 ACRES
BUILDABLE LOTS	51
SHARED DRIVEWAY LOT	1
COMMON LOTS	7
TOTAL LOTS	65
COMMON AREA	1.58 ACRES
EXISTING ZONING	R-1

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE WINDOWS.
4. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS AND 25' FROM STREET LIGHTS.
5. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
6. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. 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.
7. ALL EXISTING TREES ON SITE ARE VOLUNTEER TREES OF AN UNDESIRABLE SPECIES AND WILL BE REMOVED.

Issue Description	Date
ISSUE	5-21-21



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CHESTNUT HEIGHTS SOUTH
CALDWELL, ID
PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2145

Drawn JUN
Checked KCS
Scale AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number
L2
2 of 2 Sheets