



start new search
22-004789 BR22-001467 3121 STONE CREEK ST

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Permit Project



File #: 22-004824 ...
0 HOMEDALE RD CALDWELL ID
CHICKASAW SUBDIVISION
SUB22-000045

Permits Reviews Inspections Activities Documents Contacts History



EDIT:
File

Edit Permit: ANN22-000028

- ADD:
 - Activity
 - Address
 - Alert
 - Contact
 - Document
 - Email
 - Inspection
 - Letter
 - Note
 - Payment
 - Permit
 - Route

Permit #: ANN22-000028
 Permit Type: Annexation
 Sub Type: Annexation
 Work Description: CHICKASAW SUBDIVISION SUB22-000045

Applicant: T-O Engineers - Becky Yzaguirr
 Status: Under Review
 Total Amount: \$ 0.00
 Amount Paid: \$ 0.00
 Balance Due: \$ 0.00
 Valuation: 0.00
 Non-Billable:

Application Date: 12/28/2022
 Approval Date:
 Issue Date:
 Expiration Date:
 Close Date:
 Last Inspection:

- REPORTS:
 - Custom
 - Detail
 - Summary

OFFICE USE ONLY

P&Z Hearing Date
 Scheduled:
 CC Hearing Date
 Scheduled:
 Bill and Ordinance #:

P&Z Decision:
 CC Decision:
 Development Agreement Approved:

PROPERTY INFORMATION

Is this part of a concurrent application?: Yes
 Prior use of the property: AGRICULTURE
 Current Zoning:
 # of Acres: More than 2 acres

Permit #: SUB22-000045
 Proposed use of the property: SUBDIVISION
 Desired Zoning: R-1

CONTACT INFORMATION

A-1

Applicant Name: Yzaguirre
 City: Meridian
 Zip: 83644
 Email: byzaguirre@to-engineers.com

Address: 2471 S. Titanium Place
 State: ID
 Phone: 208-323-2288
 Property Owner (if different than applicant):

Address:
 State:
 Phone:
 Agent Name:

City:
 Zip:
 Email:
 Phone:

SUBMITTAL DOCUMENTS

Copy of NHM List (2).pdf
 Neighborhood Meeting Mailing List:
 Copy of 220497 Neighborhood Meeting Form (2).pdf
 Neighborhood Meeting Sign in Sheet:

Property Owner POA.pdf

Acknowledgement:

Site Plan (show existing and proposed streets, buildings, utilities, parking, easements, canals, ditches, etc):
 Select File preplat.pdf

Vicinity Map to scale labeling the location of the property and adjacent streets:
 Select File Vicinity Map.pdf

Copy of Chickasaw Sub NHM Letter (3).docx
 Meeting Letter Sent:
 Recorded Warranty Deed (4).pdf
 Deed for the subject property or evidence of property interest to subject property:
 Metes and bounds legal description: legals.pdf
 Narrative fully describing the eligibility for annexation, the requested zoning designation, and compatibility with the current comprehensive land use designation.:
 Detailed Landscape Plan to scale, indicating type, size and location of all existing and proposed plant materials and other ground covers, the size of plants at planting and maturity, existing vegetation labeled to remain or to be removed, method of irrigation, cross-sections through areas of special features, berms,
 Select File Chickasaw Narrative.pdf
 Select File

A-1
2/3

retaining wall
and footprints on all
structures:

AUTHORIZATION

By checking this box, I certify that all information provided is true to the best of my knowledge and that I have the authority to submit this application. I also understand that the application acceptance date and the scheduling of hearings will not take place until ALL required documents and applications have been submitted and accepted by the P&Z Department, and all fees have been received. In addition, I also acknowledge that the applicant or applicant's representative MUST attend all public hearings:


Print applicant name: Becky Yzaguirre

Applicant Signature: signature.png 

Date: 12/28/2022

 **Permit Fees**

Quantity	Fee	Description	Amount	Total
		Plan Check Fees:	0.00	
		Other Fees:	0.00	
		Total Fees:	0.00	

 **Payments**

Date	Type	Reference	Note	Receipt #	Received From	Amount
					Amount Paid:	0.00
					Balance Due:	0.00



- start new search (1-5 of 8) ▶
- CE12-36 0 E HOMEDALE RD
- 22-004779 SUB22-000045 0 HOMEDALE RD
- 22-003342 0 HOMEDALE RD
- 21-003390 SUB21-000030 0 E HOMEDALE RD E HOMEDALE
- 20-002002 0 E HOMEDALE RD

- Home
- My Activities
- Create
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- Administration
- Logoff

Permit Project



File #: 22-004779 ...
 0 HOMEDALE RD CALDWELL ID 83605
 400 single-family building lots and 38 common lots, 36 drainage lots, and one emergency services lot

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History



EDIT:
File

Edit Permit: SUB22-000045

- ADD:
- Activity
- Address
- Alert
- Contact
- Document
- Email
- Inspection
- Letter
- Note
- Payment
- Permit
- Route

Permit #: SUB22-000045
 Permit Type: Subdivision Plats
 Sub Type: Preliminary
 Work Description: 400 single-family building lots and 38 common lots, 36 drainage lots, and one emergency services lot

Applicant: T-O Engineers - Becky Yzaguir
 Status: Online Application Received
 Total Amount: \$ 0.00
 Amount Paid: \$ 0.00
 Balance Due: \$ 0.00
 Valuation: 0.00

Application Date: 12/22/2022
 Approval Date:
 Issue Date:
 Expiration Date:
 Close Date:
 Last Inspection:

- REPORTS:
- Custom
- Detail
- Summary

Non-Billable:
 Approved Chickasaw Subdivision
 Subdivision Name:

Approve
 Subdivision Name
 (Revised):

Name Change
 Approval Date:

OFFICE USE ONLY

HE Hearing Date HE Decision:
 Scheduled:
 P&Z Hearing Date P&Z Decision:
 Scheduled:
 CC Hearing Date CC Decision:
 Scheduled:

PROPERTY INFORMATION

Is this part of a concurrent application?: No
 Prior use of the property: Bare land
 Proposed use of the property: Single family residential subdivision

A7

CONTACT INFORM

Applicant Name: Becky Yzaguirre
 City: Meridian
 Zip: 83642
 Phone: 5034597320

Address: 2471 S. Titanium PI
 State: Idaho
 Email: BYzaguirre@to-engineers.com
 Property Owner (if different than applicant): ROOSEVELT STAR LLC

Agent Name: T-O Engineers - Becky Yzaguirr
 City: Eagle
 Zip: 83616
 Phone: 208-890-0451

Address: 1191 E. Iron Eagle Dr. Suite 100
 State: Idaho
 Email: Justin@legacyidaho.com

SUBMITTAL DOCUMENTS

Completed & signed

Master Land Use Application: Master Land Use Application.pdf

Copy of Neighborhood Letter.docx

Meeting Letter Sent:

Recorded Warranty Deed for the subject property or evidence of property interest to subject property: Deed.pdf

Vicinity map drawn to scale, 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.:

Metes and bounds legal description: Legal Description.pdf

Copy of NHM List.pdf

Meeting Mailing List:

Copy of 220497 Neighborhood Meeting Form.pdf

meeting Sign in Sheet:

Property Owner Affidavit.pdf

Acknowledgement:

Site Plan (show existing and proposed streets, buildings, utilities, parking, easements, canals, ditches, etc):

Preplat.pdf

Narrative fully describing the project to include the type of land uses, number and types of lots, size of

lots, number c
dwelling units,
density, proposed
amenities,
conformance of the
subdivision with the
comprehensive plan
and zoning district,
availability of public
services and
utilities, etc.:

Preliminary Plat
Drawings (if

applicable), scaled
at 1' = 100',
containing all
contents as
specified in 11-02-
02(1) of Caldwell
City Code:

Detailed Landscape

Plan to scale,
indicating type, size
and location of all
existing and
proposed plant
materials and other
ground covers, the
size of plants at
planting and
maturity, existing
vegetation labeled
to remain or to be
removed, method of
irrigation, cross-
sections through
areas of special
features, berms,
retaining walls, etc.,
and footprints of all
structures:

Building Elevations

(colored) showing
front, sides, and
rear of building.
Include scale,
legend, materials,
colors, screening
materials, lighting,
entryways, and
awnings:

Please check with the Engineering Department to see if a Traffic Impact Study is required.

Traffic Impact
Study:

Copy of Order of
Decision's
Regarding this
Project:

Copy of any
Applicable Record
of Surveys:

TOTAL NUMBER OF LOTS

Residential: 400

Commercial: 0

A-1

Industrial: 0

Common: 37

TOTAL NUMBER OF DWELLING UNITS

Single Family 400 (attached or detached):

Duplex Units: 0

Triplex Units: 0

Four, Five, or Six Family Units: 0

Multi-Family Units (7 or >): 0

Phased Project:

If Phased, Phase #: 14

Total Acreage: 145

Min. Lot Size 8018 (excluding common lots):

Max. Lot Size 20678 (excluding common lots):

Avg. Lot Size 8861 (excluding common lots):

% Usable Open Space: 14.11

% Qualified Open Space: 14.11

List all types of usable open space: Lawn, pool area, tennis/pickleball c

By checking this

Applicant Name: Becky Yzaguirre

I certify that all information provided is true to the best of my knowledge and that I have the authority to submit this application. I also understand that the application acceptance date and the scheduling of hearings will not take place until ALL required documents and applications have been submitted and accepted by the P&Z Department, and all fees have been received. In addition, I also acknowledge that the applicant or applicant's representative MUST attend all public hearings:

Applicant Signature: signature.png


Date: 12/22/2022

Permit Fees

Quantity	Fee	Description	Amount	Total
		Plan Check Fees:	0.00	
		Other Fees:	0.00	

A-1

Total Fees: 0.00

 Payments



Date	Type	Reference	Note	Receipt #	Received From	Amount
						Amount Paid: 0.00
						Balance Due: 0.00

AI



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- 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): SUB22-000045

Project name: Chickasaw Sub.

Date filed: _____ Date complete: _____

Related files: _____

Subject Property Information

Address: 0 Homedale Road, Caldwell, ID, 83607 Parcel Number(s): R3266801300

Subdivision: _____ Block: _____ Lot: _____ Acreage: ±145.40 Zoning: AG

Prior Use of the Property: Bare land

Proposed Use of the Property: Single family residential

Applicant Information:

Applicant Name: Becky Yzaguirre (503) 459-7320 Phone: 208-323-2288

Address: 2471 S. Titanium Place City: Meridian State: ID Zip: 83642

Email: BYzaguirre@to-engineers.com Cell: N/A

Owner Name: Roosevelt Star, LLC Phone: 208-323-2288

Address: 3858 N. Garden Center Way City: Boise State: ID Zip: 83703

Email: Justin@legacyidaho.com Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) David Sterling-Engineer

Address: 2471 S. Titanium Place City: Meridian State: ID Zip: 83642

Email: dsterling@to-engineers.com Cell: 208-323-2288

Authorization

Print applicant name: Becky Yzaguirre

Applicant Signature: *Becky Yzaguirre* Date: 12/20/2022

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CITY OF
Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: Chickasaw Subdivision		File #:
Applicant/Agent: Becky Yzaguirre		
<i>Please check with the Engineering Department prior to submitting your application to see if a Traffic Impact Study will be required.</i>		
Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
X	Completed & signed Hearing Review Master Application	
X	Narrative fully describing the proposed use/request	
X	Recorded warranty deed for the subject property	
X	Copy of the Order of Decision, and/or other documents pertaining to prior approvals of the site -Municipal Service Agreement	
X	Preliminary Plat (full size, 1 copy, folded)	
X	Final Plat (full size, 2 copies, folded)	
X	Approved Subdivision name and approved street names (please provide written verification from Mapping Department)	
X	Landscape Plan, specific to submitted phase	
X	Traffic Impact Study – <i>must be completed prior to submittal</i>	
X	Vicinity map	
X	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
X	Fee	

Total # Lots

Residential: 400 Commercial: 0 Industrial: 0 Common: 37

Phased Project: Yes No If "yes", Phase #: 14 Total Acreage: 145.40

Min. Lot Size (excluding common lots): 8,018 SF Max. Lot Size (excluding common lots): 20,678

Avg. Lot Size (excluding common lots): 8861 SF % Useable Open Space: 14.11%

List all types of useable open space: Lawn, pool area, tennis/pickleball court, pathways

STAFF USE ONLY:

Date Application Received: _____

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____

A-1



CITY OF
Caldwell, Idaho

Planning & Zoning

LANDSCAPE PLAN

Project Name: Chickasaw Subdivision	File #:
Project Address: 0 Homedale Rd., Caldwell, ID	

Applicant (v)	Description	Staff (v)
X	Detailed plan at a scale no smaller than 1" to 50' submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
<u>Landscape Plan must include a table with the following information:</u>		
X	Names of all streets upon which the property has frontage, including amount of linear feet of frontage	
X	# of trees provided in each street landscape buffer	
X	# of shrubs provided in each street landscape buffer	
X	Width of each street landscape buffer	
X	Total # of parking spaces provided (regular, ADA, and bicycle)	
X	Types of vegetation and/or rock ground cover	
X	Note indicating whether or not the landscape plan complies with City Code Chapter 10-07 (Caldwell Landscaping Ordinance). If plan does not comply, state which areas & the reason for the variation.	

Landscape plans shall be prepared by a landscape architect, a landscape designer, or a qualified nursery person. Landscape plans shall be stamped by a licensed landscape architect.

<p><u>STAFF USE ONLY:</u></p> <p>Date Application Received: _____</p> <p>Received by: _____</p> <p>Date Approved: _____</p> <p>Approved by: _____</p>
--

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City of Caldwell Receipting Form
Planning & Zoning, Engineering, and Fire Department

	Planning & Zoning		Engineering			Fire Department			Totals
Comprehensive Plan Amendment									
Map amendment	10260	1	\$						\$
Text Amendment	10270		\$						\$
Annexation									
Less than 2 acres	10240		\$	12550	\$	22025	\$		\$
More than 2 acres	10240		\$	12550	\$	22025	\$		\$
More than 20 acres	10240	1	\$ 3,080.00	12550	1	\$ 1,049.00	22025	1	\$ 214.50
DeAnnexatin	10240		\$						\$
Subdivision Plats									
Preliminary Plat	10180	1	\$ 11,428.00	12511	1	\$ 9,754.69	22025	\$ 831.95	\$ 22,014.64
Short plat	10180		\$	12512	\$	22025	\$		\$
PUD w Subdivision	10210		\$	12513	\$	22025	\$		\$
PUD w/o Subdivision	10210		\$	12513	\$	22025	\$		\$
Final Plat	10180		\$	12512	\$	22025	\$		\$
Manufactured Home Park Prelim	10190		\$	12520	\$	22025	\$		\$
Manufactured Home Park Final	10190		\$	12520	\$	22025	\$		\$
Plat Amendment (Administrative)	10280		\$						\$
Plat Amendment (Public Hearing	10280		\$						\$
Time Extension (Administrative)	10280		\$						\$
Time Extension (Public Hearing)	10280		\$						\$
Zone Change									
Less than 2 acres	10220		\$			22025	\$		\$
More than 2 acres	10220		\$			22025	\$		\$
Special Use Permit									
Less than 2 acres	10200		\$	12530	\$	22025	\$		\$
More than 2 acres	10200		\$	12530	\$	22025	\$		\$
More than 20 acres	10200		\$	12530	\$	22025	\$		\$
Additional Fees									
Appeals/ Amendments to Conditions	10290		\$						\$
Business Permits (No change in use)	11040		\$						\$
Business Permits (Change in use)	11040		\$						\$
Business Permits Renewal	11040		\$						\$
Certified Mailing	10340		\$						\$
Code Enforcement Admin. Fee	64240		\$						\$
Design Review - New Construction (Hearing Level)	10330		\$						\$
Design Review - Rennovations/Add.'s (Staff)	10330		\$						\$
Design Review - Building Maint. (Staff)	10330		\$						\$
Development Agreements	10335	1	\$ 950.00						\$ 950.00
Development Agreement Modification	10335		\$						\$
City Clerk FBI Background Check/Finger Print (\$33.25)	11031		\$						\$
Historic Preservation (Staff level)	11042		\$						\$
Historic Preservation (Hearing level)	11042		\$						\$
Lot Line Adjustments	10280		\$						\$
Lot Split	10280		\$						\$
Minor Land Use App. (Home Occupation, Temp. Use, Mobile Food Unit)	10216		\$			22025	\$		\$
Minor Land Use App. Renewal (Home Occupation, Temp. Use, Mobile Food Unit)	10216		\$			22025	\$		\$
Minor Land Use App. (Admin. Deter. Dir. Appr.)	10216		\$						\$
Ordinance Text Amendment	10230		\$						\$
Outdoor Dining Permit	11040		\$						\$
Variance (Hearing Level)	10250		\$						\$
Letter Verification									
Certificate of Zoning Compliance Letter	10360		\$						\$
Legal Non-Conforming Use Letter	10360		\$						\$
Zoning Verfication Letter	10360		\$						\$
Documents - Copies									
Audio Tape Duplication	10360		\$						\$
Bike & Pedestrian Master Plan	10360		\$						\$
Comprehensive Plan	10360		\$						\$
Parks & Recreation Master Plan	10360		\$						\$
Subdivision Ordinances	10360		\$						\$
Treasure Valley Tree Selection Guide	10360		\$						\$
Xerox copies	1401		\$						\$
Zoning Ordinance	10360		\$						\$
			\$ 15,458.00		\$ 10,803.69		\$ 1,046.45		\$ 27,308.14
ANN22-000028, SUB22-000045									
Chickasaw								GRAND TOTAL	\$ 27,308.14

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Roosevelt Star, LLC

1191 E. Iron Eagle Dr., Suite 100
Eagle, ID 83616
208-286-9344

Zions Bank
1-800-789-BANK(2265)
zionsbank.com

No. 1155

Date 12/28/2022

Pay To The Order Of City of Caldwell

\$ **27,308.14

Twenty-Seven Thousand Three Hundred Eight and 14/100***

Dollars

City of Caldwell



Memo: Chickasaw Subdivision

⑈00000⑆⑆55⑈ ⑆⑆24000054⑆5979023454⑈

Roosevelt Star, LLC
City of Caldwell

1155

12/28/2022

Chickasaw ANN22-000028, SUB22-000045

27,308.14

Roosevelt Star Checki Chickasaw Subdivision

27,308.14

PI

12/13/2022

City of Caldwell
 Planning and Zoning Commission and City Council
 c/o City of Caldwell Planning Department
 621 Cleveland Blvd.
 Caldwell, Idaho 83605

RE: Chickasaw Subdivision | Annexation, Rezone, Preliminary Plat Applications

Dear Commissioners and City Council Members:

A request by Becky Yzaguirre, TO-engineers, on behalf of Roosevelt Star LLC, for the annexation of parcel R3266801300 totaling 145.55 acres, with a proposed zoning designation of R-1 (Low-Density Residential). The subject property is located south of Homedale Road and west of Farmway Road in Caldwell, Idaho. Concurrently, we request approval for a Preliminary Plat for Chickasaw Subdivision, a phased development with a gross density of 2.75 dwelling units per acre with 14.11% of qualifying open space. This development includes 400 single-family building lots and 38 common lots, 36 drainage lots, and one emergency services lot. The project is proposed to be developed in 14 phases. Below is a table with lot counts for each phase.

Phase	Total Count	Buildable Lots	Common Lots	Drainage
1	33	30	1	2
2	28	22	3	3
3	49	41	4	4
4	28	22	3	3
5	30	37	1	2
6	25	23	1	1
7	27	23	3	1
8	48	41	5	2
9	26	20	6	0
10	26	21	3	2
11	54	46	3	5
12	35	30	4	1
13	24	20	1	3
14	27	21	3	3

Each phase will record in successive intervals of not more than one year each, as measured from the date of signature on the approving order of decision for the preliminary plat and the recordation date of each final plat. All lots will comply with the dimensional requirements of the R- 1 zone. No variances are requested.

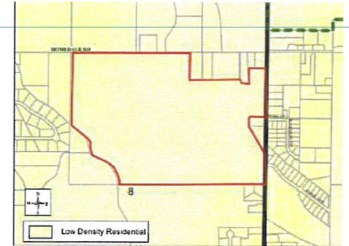
A-2

Municipal Services Agreement

The property is subject to an existing Municipal Services Agreement (Inst. No. 2020-043549) that outlines the pathway to annexation into the City of Caldwell, services for municipal sewer and water, and development guidelines. This application and preliminary plat fully adhere to these detailed guidelines.

Comprehensive Plan

The 2040 Caldwell Comprehensive Plan Map designation for the site is Low-Density Residential, intended to support a gross density of two to five dwelling units per acre. The project requests annexation into the City of Caldwell with the zone R- 1 'Low-density Residential District'. The application is consistent with the following components of the comprehensive plan:



GOAL 1: Establish land-use management policies that protect property rights and the environment, maintain a high quality of life, provide adequate land for all types of development, and adequately buffer non-compatible use.

Policy 1-1: Guide the growth and development of land uses in such a way that the health, safety, and general welfare of residents will be protected.

Policy 1-6: Encourage non-residential special uses in residential areas where they can be appropriately integrated with the surrounding area and where the health, safety, and general welfare of the neighborhood would not be adversely impacted.

Policy 1-8: Create neighborhood identity through the development of community centers incorporating a public facility such as a school, fire station, park, or branch library.

GOAL 3: Create communities that are more livable, affordable, connectable and sustainable.

Policy 3-1: Create walkable neighborhoods with neighborhood commercial centers and good connectivity between neighborhoods.

Policy 3-5: Build detached sidewalks and tree-lined streets in residential estate districts.

GOAL 4: Create communities that generate cost effective public services and infrastructure.

Policy 4-3: Require developers to meet design principles, development standards, and street and utility improvement requirements as set forth in the City's subdivision ordinance and infrastructure policy.

GOAL 5: Ensure the viability of agricultural operations through appropriate land use action.

Policy 5-1: Mitigate incompatibility that might arise between agricultural uses and new development through buffering and screening strategies.

Sewer Service

A-2

Services will be provided by the City of Caldwell. A 24-inch sewer main will be extended down Farmway Road from Lonkey Lane to the intersection of Farmway Road and Homedale Road. At this intersection, an 18-inch main will be extended south along Farmway Road and west along Homedale Road, where it will be stubbed for future development. Sewer lines within the development will be 8-inch.

Water Service

The city of Caldwell Public Works will also service this development for water. A 12-inch water main will be extended west along Homedale Road from the intersection at S 10th Avenue to the intersection of Farmway Road and Homedale Road. From this intersection, 12-inch water will be extended west along Homedale Road and south along Farmway Road, where it will be stubbed for future development. Water lines within the development will be 8-inch.

Pressure Irrigation

Pressure irrigation for this development will come from Burris Lateral, which the Nampa and Meridian Irrigation District services. The pump station will be located in Lot 76 of Block 6 at the southwest corner of the site. A looped pressure irrigation system will then be extended throughout the site.

Landscaping & Open Space

The site has ample qualified open space (14.11%) and amenities, including a pool area, tennis court/pickleball court, and connecting micro paths throughout the development. All open space areas are centrally located with micro-path connections to adjacent blocks as well as detached sidewalks in front of all houses.

Conclusion

The proposed Annexation and preliminary plat application for the Chickasaw Subdivision carefully considers all aspects of the Caldwell Zoning Ordinance, the Caldwell Comprehensive Plan, site location, surrounding area, and the housing market in Caldwell to develop a high-quality residential development that exceeds the minimum development standards and provides compatible design characteristics with the surrounding area.

We appreciate the opportunity to present this application to the City of Caldwell. If you have any questions, please do not hesitate to contact our office at (208) 323-2288 or email byzaguirre@to-engineers.com

Sincerely,

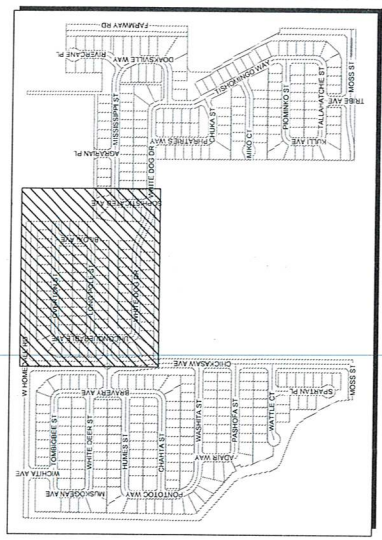
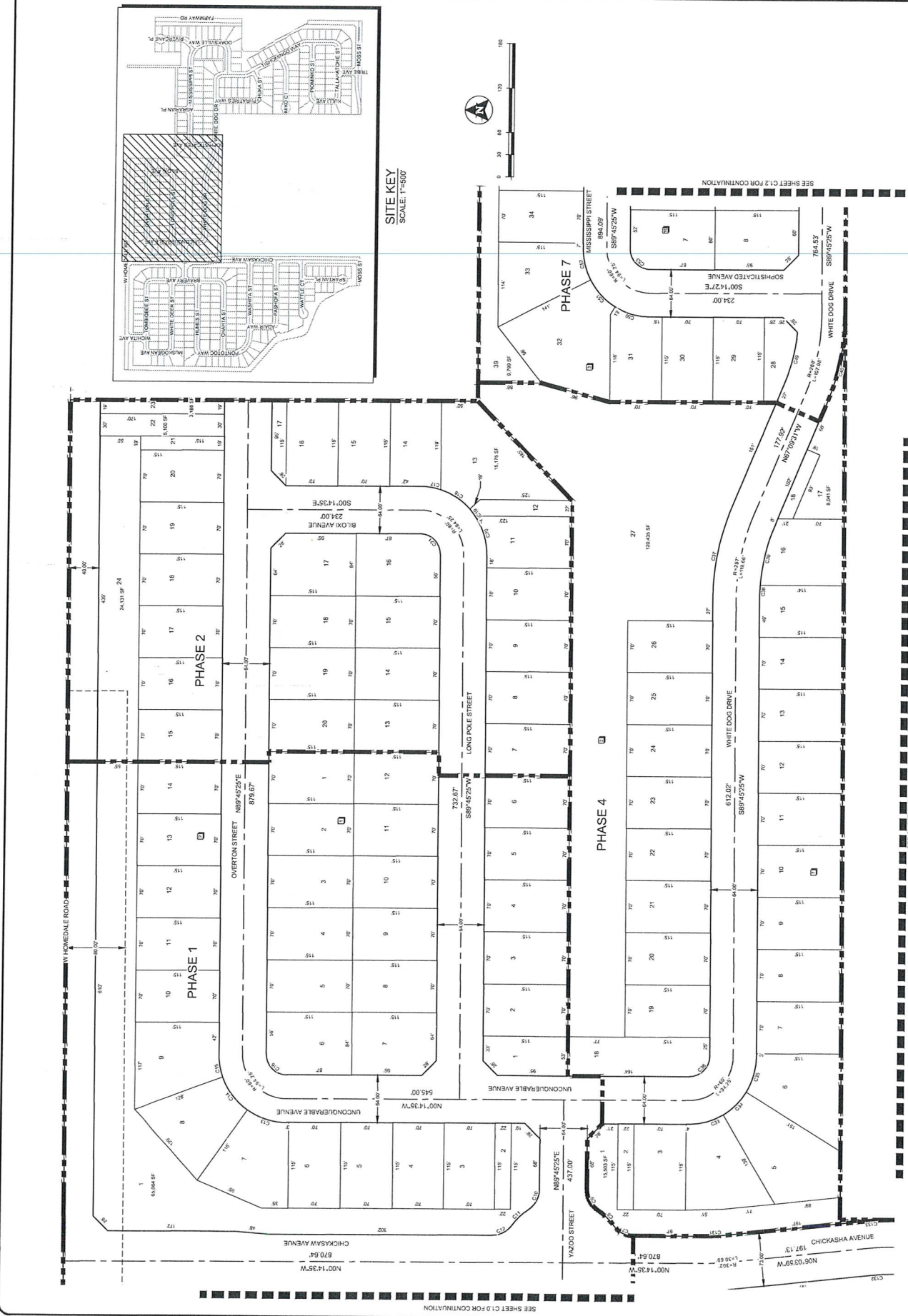
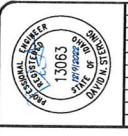


Becky Yzaguirre
Land Use Planner
TO-Engineers

PROJECT: CHICKASAW 2022
 SHEET: 200007

PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR:
CHICKASAW 2ND DIVISION
 PRELIMINARY PLAT

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 2413 S. TITANUM PLAZA
 MERIDIAN, IDAHO 83442
 208-332-2288 | WWW.T-ENGINEERS.COM
 805E CITY • MERIDIAN • MAPLE • JAPAN
 7. ZACHRY
 6. CHECKED
 5. DRAWN
 4. DESIGNED
 3. DATE
 2. REVISIONS
 1. NO.



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A-3

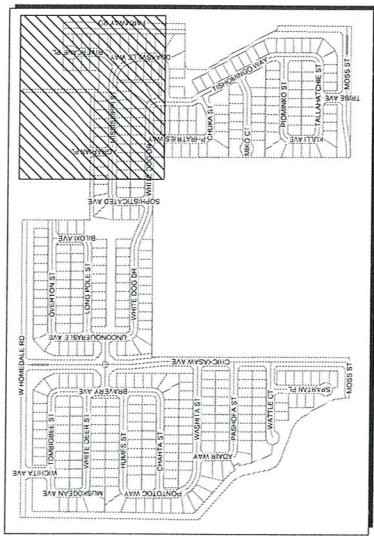
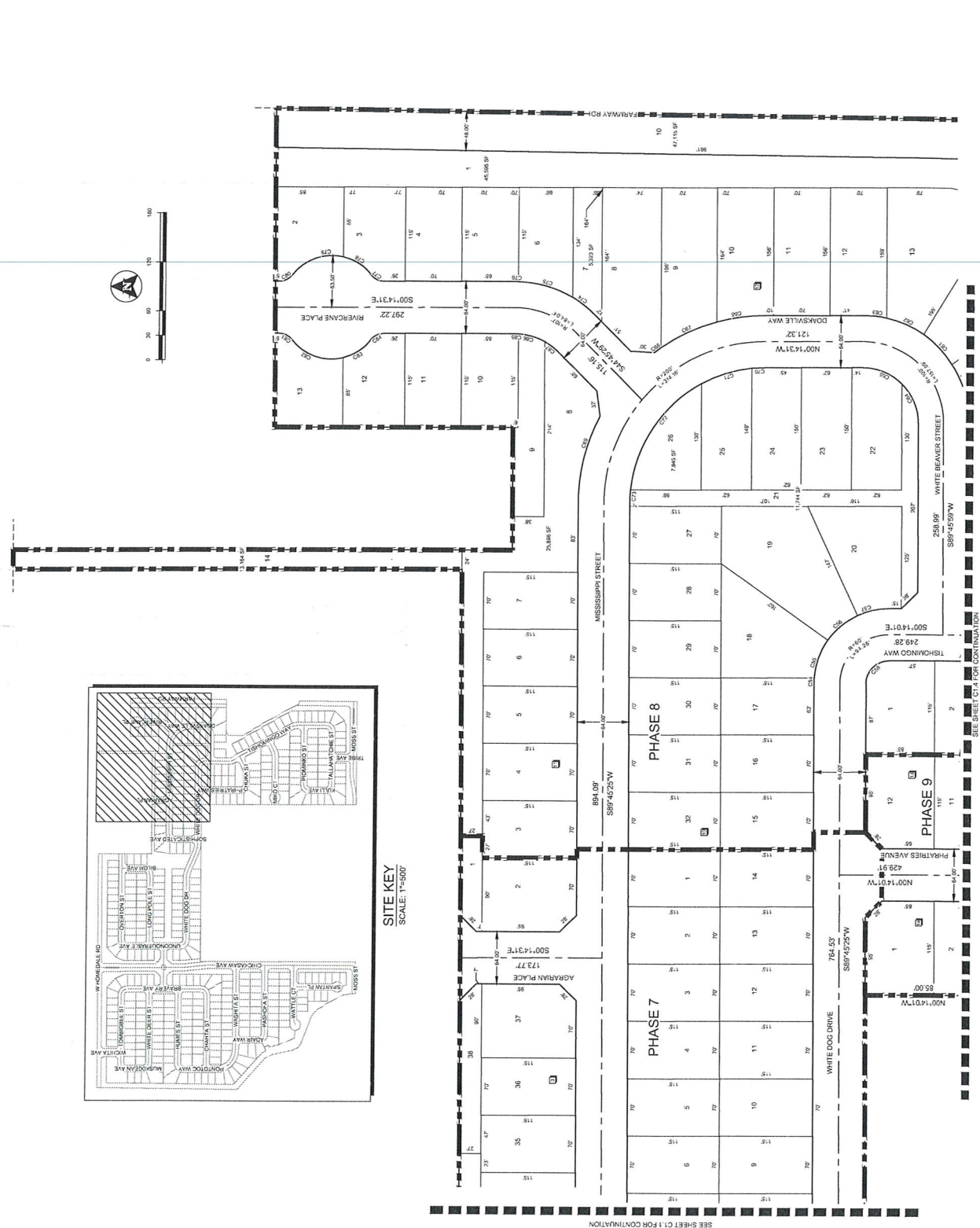
DATE: 10/08/2022
 PROJECT: 200007
 SHEET: 200007

PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR:
CHICKASAW 5TH DIVISION
 PRELIMINARY PLAT

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 2415 S. TRAVIUM PLACE
 METCALA, IOWA 50454
 208-323-2288 | WWW.T-O-ENGINEERS.COM
 HELEN CITY • AERIOKA • ALMA • SHOKANE



NO.	REVISION	DATE	BY	CHKD.	APP'D.
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2	REVISION				
3	REVISION				
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100	REVISION				



SITE KEY
 SCALE: 1"=500'

A-3

PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR: CHICKASAW CREEK DIVISION

CONSULTING ENGINEERS, SURVEYORS & PLANNERS

2212 S. TITANUM BLVD

MERIDIAN, IDAHO 83442

PHONE: (208) 325-1100

FAX: (208) 325-1101

WWW.T-ENGINEERS.COM

ROSE & COFF ENGINEERS & SURVEYORS

1000 S. WASHINGTON

BOISE, IDAHO 83725

PHONE: (208) 333-4444

FAX: (208) 333-4445

WWW.ROSEANDCOFF.COM

13063 S. CENTRAL EXPRESSWAY

BOISE, IDAHO 83725

PHONE: (208) 333-4444

FAX: (208) 333-4445

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PHONE: (208) 333-4444

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WWW.ROSEANDCOFF.COM

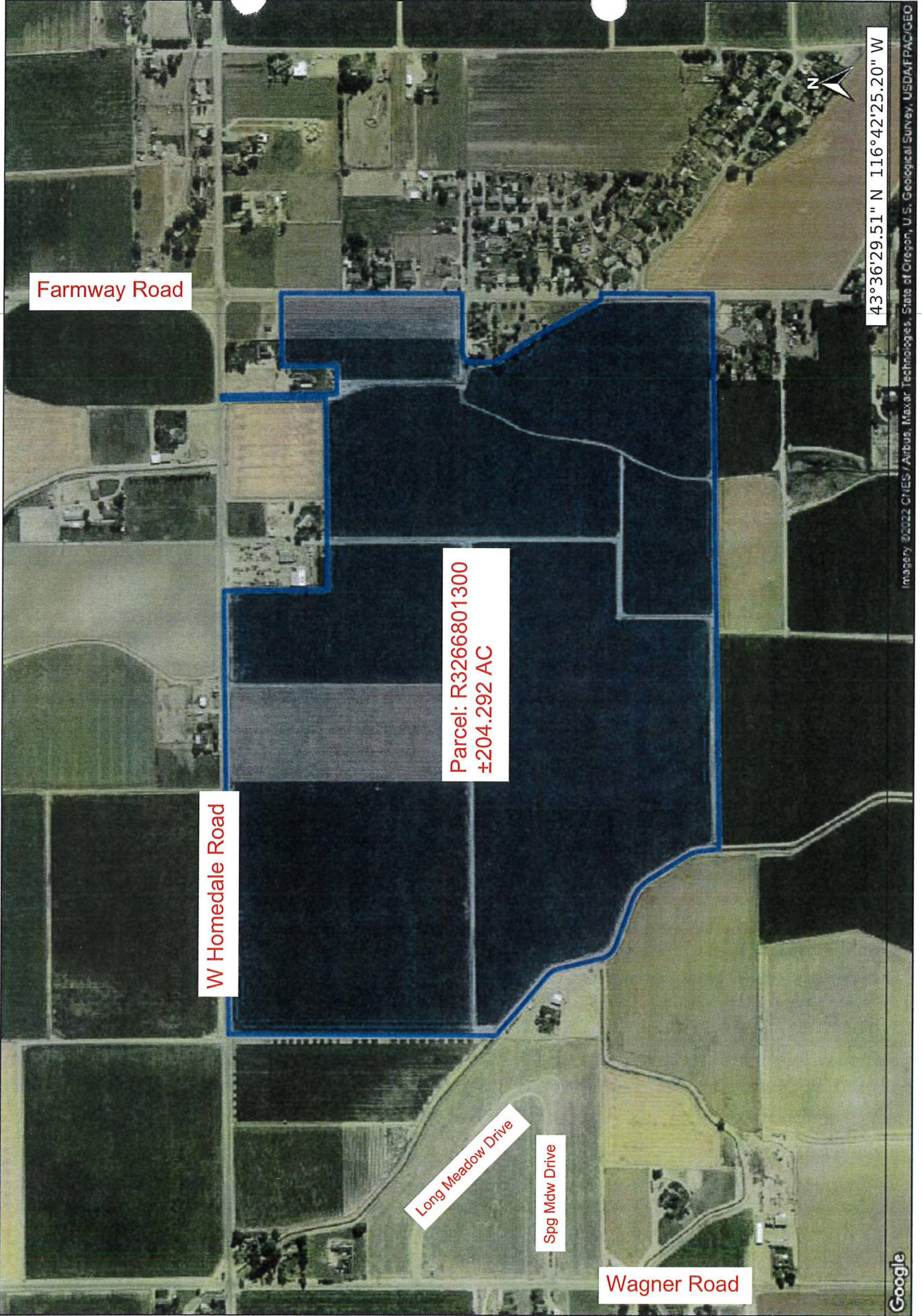
1000 S. WASHINGTON

BOISE, IDAHO 83725

PHONE: (208) 333-4444

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C01	60.00	30.00	30.00	S89°50'00"W	30.00
C02	60.00	30.00	30.00	S89°50'00"W	30.00
C03	60.00	30.00	30.00	S89°50'00"W	30.00
C04	60.00	30.00	30.00	S89°50'00"W	30.00
C05	60.00	30.00	30.00	S89°50'00"W	30.00
C06	60.00	30.00	30.00	S89°50'00"W	30.00
C07	60.00	30.00	30.00	S89°50'00"W	30.00
C08	60.00	30.00	30.00	S89°50'00"W	30.00
C09	60.00	30.00	30.00	S89°50'00"W	30.00
C10	60.00	30.00	30.00	S89°50'00"W	30.00
C11	60.00	30.00	30.00	S89°50'00"W	30.00
C12	60.00	30.00	30.00	S89°50'00"W	30.00
C13	60.00	30.00	30.00	S89°50'00"W	30.00
C14	60.00	30.00	30.00	S89°50'00"W	30.00
C15	60.00	30.00	30.00	S89°50'00"W	30.00
C16	60.00	30.00	30.00	S89°50'00"W	30.00
C17	60.00	30.00	30.00	S89°50'00"W	30.00
C18	60.00	30.00	30.00	S89°50'00"W	30.00
C19	60.00	30.00	30.00	S89°50'00"W	30.00
C20	60.00	30.00	30.00	S89°50'00"W	30.00
C21	60.00	30.00	30.00	S89°50'00"W	30.00
C22	60.00	30.00	30.00	S89°50'00"W	30.00
C23	60.00	30.00	30.00	S89°50'00"W	30.00
C24	60.00	30.00	30.00	S89°50'00"W	30.00
C25	60.00	30.00	30.00	S89°50'00"W	30.00
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C28	60.00	30.00	30.00	S89°50'00"W	30.00
C29	60.00	30.00	30.00	S89°50'00"W	30.00
C30	60.00	30.00	30.00	S89°50'00"W	30.00
C31	60.00	30.00	30.00	S89°50'00"W	30.00
C32	60.00	30.00	30.00	S89°50'00"W	30.00
C33	60.00	30.00	30.00	S89°50'00"W	30.00
C34	60.00	30.00	30.00	S89°50'00"W	30.00
C35	60.00	30.00	30.00	S89°50'00"W	30.00
C36	60.00	30.00	30.00	S89°50'00"W	30.00
C37	60.00	30.00	30.00	S89°50'00"W	30.00
C38	60.00	30.00	30.00	S89°50'00"W	30.00
C39	60.00	30.00	30.00	S89°50'00"W	30.00
C40	60.00	30.00	30.00	S89°50'00"W	30.00
C41	60.00	30.00	30.00	S89°50'00"W	30.00
C42	60.00	30.00	30.00	S89°50'00"W	30.00
C43	60.00	30.00	30.00	S89°50'00"W	30.00
C44	60.00	30.00	30.00	S89°50'00"W	30.00
C45	60.00	30.00	30.00	S89°50'00"W	30.00
C46	60.00	30.00	30.00	S89°50'00"W	30.00
C47	60.00	30.00	30.00	S89°50'00"W	30.00
C48	60.00	30.00	30.00	S89°50'00"W	30.00
C49	60.00	30.00	30.00	S89°50'00"W	30.00
C50	60.00	30.00	30.00	S89°50'00"W	30.00
C51	60.00	30.00	30.00	S89°50'00"W	30.00
C52	60.00	30.00	30.00	S89°50'00"W	30.00
C53	60.00	30.00	30.00	S89°50'00"W	30.00
C54	60.00	30.00	30.00	S89°50'00"W	30.00
C55	60.00	30.00	30.00	S89°50'00"W	30.00
C56	60.00	30.00	30.00	S89°50'00"W	30.00
C57	60.00	30.00	30.00	S89°50'00"W	30.00
C58	60.00	30.00	30.00	S89°50'00"W	30.00
C59	60.00	30.00	30.00	S89°50'00"W	30.00
C60	60.00	30.00	30.00	S89°50'00"W	30.00
C61	60.00	30.00	30.00	S89°50'00"W	30.00
C62	60.00	30.00	30.00	S89°50'00"W	30.00
C63	60.00	30.00	30.00	S89°50'00"W	30.00
C64	60.00				



A-4

September 20, 2022

Re: Notice of Neighborhood Meeting | Chickasaw Subdivision | October 4, 2022, at 6:00 PM

Dear Neighbor:

You are cordially invited to attend an informational neighborhood meeting regarding the property highlighted in blue below. We will be presenting applications to the City of Caldwell for annexation, rezone, and preliminary plat to allow for an R-1 residential development consisting of 400 residential lots, 34 common lots, and 1 fire station lot. The average residential lot size will be 9,097 S.F. with the smallest lot being 8,025 S.F. The parcel is located in Canyon County, just outside of the City of Caldwell's city limit.



The meeting will be held on **October 4, 2022, Starting at 6:00 PM** at **Vallivue High School, in the parking lot just south of the tennis courts (1407 Homedale Rd., Caldwell, ID 83607)**. Attached is a map of the exact meeting location.

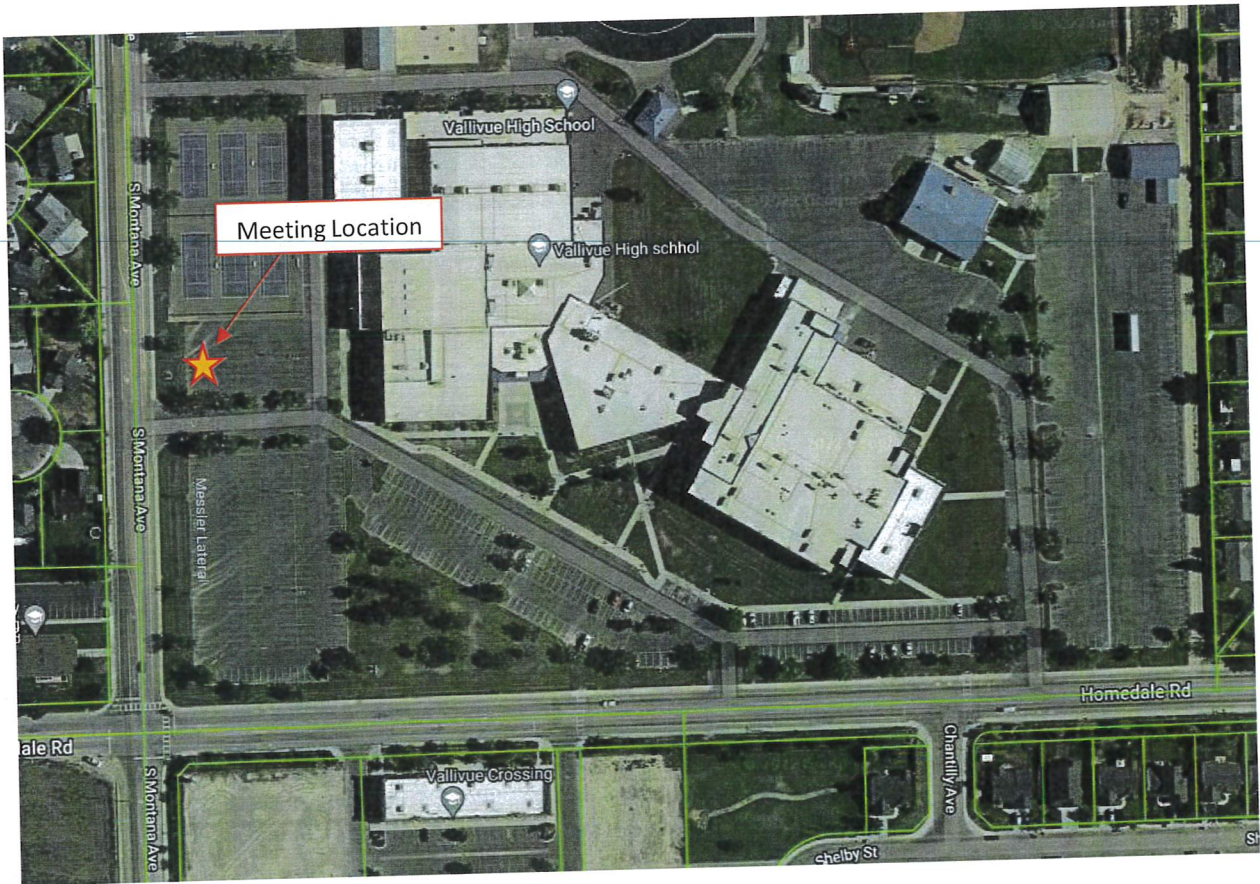
I look forward to your participation and support. If you have any questions, feel free to contact me at 208-323-2288 or BYzaguirre@to-engineers.com.

Sincerely,

A handwritten signature in blue ink that reads 'Becky Yzaguirre'.

Becky Yzaguirre
T-O Engineers

Location of Neighborhood Meeting:



A-5

Primary Or Property A, Property City

- HANKS JAN 1119 W HC CALDWELL, ID 83607
- FRISBY C W 16868 FAR CALDWELL, ID 83607
- ROBLER D 16832 FAR CALDWELL, ID 83607
- ALCANTAR 16804 FAR CALDWELL, ID 83607
- LA RUE AN 16768 FAR CALDWELL, ID 83607
- JOHNSON J 15947 BRO CALDWELL, ID 83607
- NEWMAN I 15969 BRO CALDWELL, ID 83607
- GILBERT TH 16714 FAR CALDWELL, ID 83607
- FRERICHS C 16682 FAR CALDWELL, ID 83607
- BOWERMA 16670 FAR CALDWELL, ID 83607
- WEEKES RC 16658 FAR CALDWELL, ID 83607
- BECKEN ST 16636 FAR CALDWELL, ID 83607
- NORRIS DC 16641 LON CALDWELL, ID 83607
- COLLINS TE 16116 HON CALDWELL, ID 83607
- LINDEN VIC 16178 HON CALDWELL, ID 83607
- MYERS STE 16456 HON CALDWELL, ID 83607
- GARNER FA 16071 HON CALDWELL, ID 83607
- PEGRAM N 16247 HON CALDWELL, ID 83607
- MYLES DEB 16054 WES CALDWELL, ID 83607
- MARLER IS. 16059 WES CALDWELL, ID 83607
- GARCIA MI 16047 WES CALDWELL, ID 83607
- LOERA MA 16657 BUC CALDWELL, ID 83607
- MITTLEIDEI 16620 FAR CALDWELL, ID 83607
- SWEET KAF 16643 BUC CALDWELL, ID 83607
- WAYMIRE I 16625 BUC CALDWELL, ID 83607
- CENICEROS 15982 YOD CALDWELL, ID 83607
- CENICEROS O FARMWA CALDWELL, ID 83607
- DELANEY A 15970 YOD CALDWELL, ID 83607
- CLARK JOD 15950 YOD CALDWELL, ID 83607
- FLOYD BAR 15932 YOD CALDWELL, ID 83607
- HLAVINKA . 16069 HON CALDWELL, ID 83607
- YOUNG RA 16703 FAR CALDWELL, ID 83607
- WOOLERY 16731 FAR CALDWELL, ID 83607
- TAYLOR LL 16753 HON CALDWELL, ID 83607
- ELEVATION 16834 LON CALDWELL, ID 83607
- HYDE RODI 16464 HON CALDWELL, ID 83607
- WINSLOW 16752 FAR CALDWELL, ID 83607
- COLLINS TE 6830 CHAP NW ATLANTA GA 30360
LINDEN VIC PO BOX 35 NAMP ID 83653
- PEGRAM N 16116 HON CALDWELL ID 83607
- MYLES DEB 18260 WEI CALDWELL ID 83607
- SWEET KAF PO BOX 96 CALDWELL ID 83606
- DELANEY A 15982 YOD CALDWELL ID 83605
- ROOSEVEL 985 CORPC NAMP ID 83651
- CASTANED. 1191 E IRO EAGLE ID 83616
- HLAVINKA . 45 S TAMA NAMP ID 83651

FRERICHS F 16753 HOM CALDWELL ID 83607
ELEVATION 16444 WA CALDWELL ID 83607
SVW LLC 16753 HOM CALDWELL ID 83607
HYDE RODI 2009 S ROC BOISE ID 83705

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: 6pm

End Time of Neighborhood Meeting: _____

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1. Debra Myles	16054 Westfield Lane
2. Ric Woolery	16731 Farmway Rd
3. Ray Young	16703 FARMWAY Rd
4. Mary Jo Pegram	16247 Homedale Rd
5. Donnie Pegram	Same
6. Nathan Arnold	16071 Homedale Rd
7. Shelli Arnold	16071 Homedale Rd.
8. William Garner	16071 Homedale Rd
9. Isaac Mittelreider	16620 Farmway Rd
10. Terry Collins	16116 Homedale Rd
11. Paula & Jim Banks	1119 W. Homedale Rd Caldwell, Id.
12. Lloyd Taylor	16753 Homedale Rd
13. Barb Long	15932 Godwin Ave. Caldwell, Id
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A-5

- 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: 400 single-family building lots and 38 common lots, 36 drainage lots, and one emergency services lot

Date of Round Table meeting: 9/8/22

Notice sent to neighbors on: 9/20/22

Date & time of the neighborhood meeting: 10/4/22

Location of the neighborhood meeting: Vallivue High School, in the parking lot just south of the tennis courts (1407 Homedale Rd., Caldwell, ID 83607).

Developer/Applicant:

Name: Becky Yzaguirre

Address, City, State, Zip: 2471 S. Titanium Place, 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 12/16/2022

A-5

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

Neighborhood Meeting Certification:

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DEVELOPER/APPLICANT SIGNATURE  DATE 12/16/2022

A-5



Order No.: C032559

REQUEST
TYPE (002) FEE (9.00)
TITLEONE

G NOEL HARRIS
CANYON COUNTY RECORDER
BY *Carol A. Taylor*

2003 MAR 11 PM 4 37

RECORDED

200314404

WARRANTY DEED

FOR VALUE RECEIVED,

LLOYD I. TAYLOR and CAROLE A. TAYLOR, HUSBAND AND WIFE
The Grantor(s), do(es) hereby grant, bargain sell and convey unto

MARTY GOLDSMITH, AN UNMARRIED MAN

whose current address is 4487 N. DRESDEN PLACE STE #102 BOISE, ID 83714

the Grantee(s), the following described premises, in Canyon County, Idaho, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT: Subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: 03/07/03

Lloyd I. Taylor
LLOYD I. TAYLOR

Carole A. Taylor
CAROLE A. TAYLOR

STATE OF IDAHO
COUNTY OF ADA

ON THIS 7TH OF MARCH , 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY APPEARED ,LLOYD I. TAYLOR, CAROLE A. TAYLOR, KNOWN TO ME OR PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

Tamera L. Hovde
TAMERA L. HOVDE
NOTARY PUBLIC
RESIDING AT: BOISE
MY COMMISSION EXPIRES:
11/29/03
(SEAL)



(2) A-6

Those portions of the Northeast 1/4 Northwest 1/4, the Southwest 1/4 Northeast 1/4, and portions of the Northwest 1/4 Northeast 1/4 the Southeast 1/4 Northwest 1/4, the Northeast 1/4 Northeast 1/4 and the Southeast 1/4 Northeast 1/4 of Section 8, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Northwest corner of said Northeast 1/4 of Northwest 1/4; thence North 89° 45' 23" East along the North boundary of the Northeast 1/4 Northwest 1/4 a distance of 1322.45 feet to the Northwest corner of said Northwest 1/4 Northeast 1/4; thence North 89° 45' 25" East along the North boundary of said Northwest 1/4 Northeast 1/4 a distance of 1053.37 feet to a point which lies 268.56 feet West of the Northeast corner of said Northwest 1/4 Northeast 1/4; thence South 0° 14' 26" East a distance of 554.24 feet; thence North 89° 45' 30" East parallel with the North boundary of the Northeast 1/4 Northeast 1/4 of said section 8 a distance of 1021.59 feet; thence North 0° 14' 30" West a distance of 554.25 feet to a point on said North boundary; thence North 89° 45' 30" East along said North boundary a distance of 23.85 feet; thence South 0° 13' 16" East a distance of 616.07 feet; thence North 89° 45' 30" East parallel with said North boundary a distance of 150.00 feet; thence North 0° 13' 16" West a distance of 295.67 feet; thence North 89° 45' 30" East a distance of 390.74 feet to a point on the East boundary of said Northeast 1/4 Northeast 1/4; thence South 0° 36' 43" West along said East boundary a distance of 981.74 feet; thence North 89° 49' 15" West a distance of 326.00 feet; thence South 58° 01' 03" West a distance of 46.96 feet; thence South 0° 37' 14" West a distance of 154.30 feet; thence South 32° 16' 45" East a distance of 267.34 feet; thence South 28° 18' 52" East a distance of 387.00 feet; thence South 89° 22' 11" East a distance of 33.00 feet to a point on the East boundary of said Southeast 1/4 Northeast 1/4; thence South 0° 37' 45" West along said East boundary a distance of 606.97 feet to the Southeast corner of said Southeast 1/4 Northeast 1/4; thence South 89° 45' 59" West along the South boundary of said Southeast 1/4 Northeast 1/4 a distance of 1321.70 feet to the Southeast corner of said Southwest 1/4 Northeast 1/4; thence South 89° 45' 59" West along the South boundary of said Southwest 1/4 Northeast 1/4 a distance of 1321.71 feet to the Southeast corner of said Southeast 1/4 Northwest 1/4; thence South 89° 46' 00" West along the South boundary of said Southeast 1/4 Northwest 1/4 a distance of 1324.01 feet to the Southwest corner of said Southeast 1/4 Northwest 1/4; thence North 0° 38' 12" East along the West boundary of said Southeast 1/4 Northwest 1/4 a distance of 314.94 feet; thence North 89° 46' 00" East parallel with said South boundary a distance of 873.92 feet to a point in the centerline of the Burris Lateral; thence traversing said centerline as follows:

North 30° 50' 56" West a distance of 77.88 feet; Northwesterly 146.63 feet along the arc of a curve to the left having a central angle of 38° 16' 36", a radius of 219.49 feet and a long chord which bears North 49° 59' 18" West a distance of 143.92 feet;

North 69° 07' 35" West a distance of 251.84 feet; Northwesterly 118.31 feet along the arc of a curve to the right having a central angle 56° 37' 16", a radius of 119.72 feet and a long chord which bears North 40° 50' 05" West a distance of 113.55 feet;

North 12° 32' 33" West a distance of 229.23 feet; Northwesterly 73.59 feet along the arc of a curve to the left having a central angle of 36° 10' 52", a radius of 116.54 feet and a long chord which bears North 30° 38' 00" West a distance of 72.38 feet; thence

North 48° 43' 26" West a distance of 422.44 feet to a point on the West boundary of said Southeast 1/4 Northwest 1/4; thence

North 0° 38' 12" East along said West boundary a distance of 108.60 feet to the Southwest corner of said Northeast 1/4 Northwest 1/4; thence

North 0° 38' 18" East along the West boundary of said Northeast 1/4 Northwest 1/4 a distance of 1326.82 feet to

(C032559.PFD/C032559/23)

A-6

the POINT OF BEGINNING.

RESERVING Unto the Grantors herein:

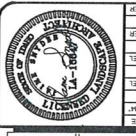
a 30.00 foot wide ingress-egress and utility easement described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 Northwest 1/4 of Section 8, Township 3 North, Range 3 West of the Boise Meridian; thence
North 89° 45' 23" East along the North boundary of said Northeast 1/4 Northwest 1/4 a distance of 30.00 feet;
thence
South 0° 38' 18" West parallel with the West boundary of said Northeast 1/4 Northwest 1/4 a distance of
1326.82 feet to a point on the North boundary of said Southeast 1/4 Northwest 1/4; thence
South 0° 38' 12" West parallel with the West boundary of said Southeast 1/4 Northwest 1/4 a distance of 134.81
feet to a point in the centerline of the Burris Lateral as it not exists; thence
North 48° 43' 26" West along said centerline a distance of 39.53 feet to a point on the West boundary of said
Southeast 1/4 Northwest 1/4; thence
North 0° 38' 12" East along said West boundary a distance of 108.60 feet to the Southwest corner of said
Northeast 1/4 Northwest 1/4; thence
North 0° 38' 18" East along the West boundary of said Northeast 1/4 Northwest 1/4 a distance of 1326.82 feet
to the POINT OF BEGINNING.

Said Easement is hereby declared to be appurtenant to and for the use and benefit of the Grantors remaining
property located in the Southeast Quarter of the Northwest Quarter of Section 08 Township 3 North, Range 3
West of the Boise Meridian, Canyon County, Idaho.

(C032559.PFD/C032559/23)

A-6

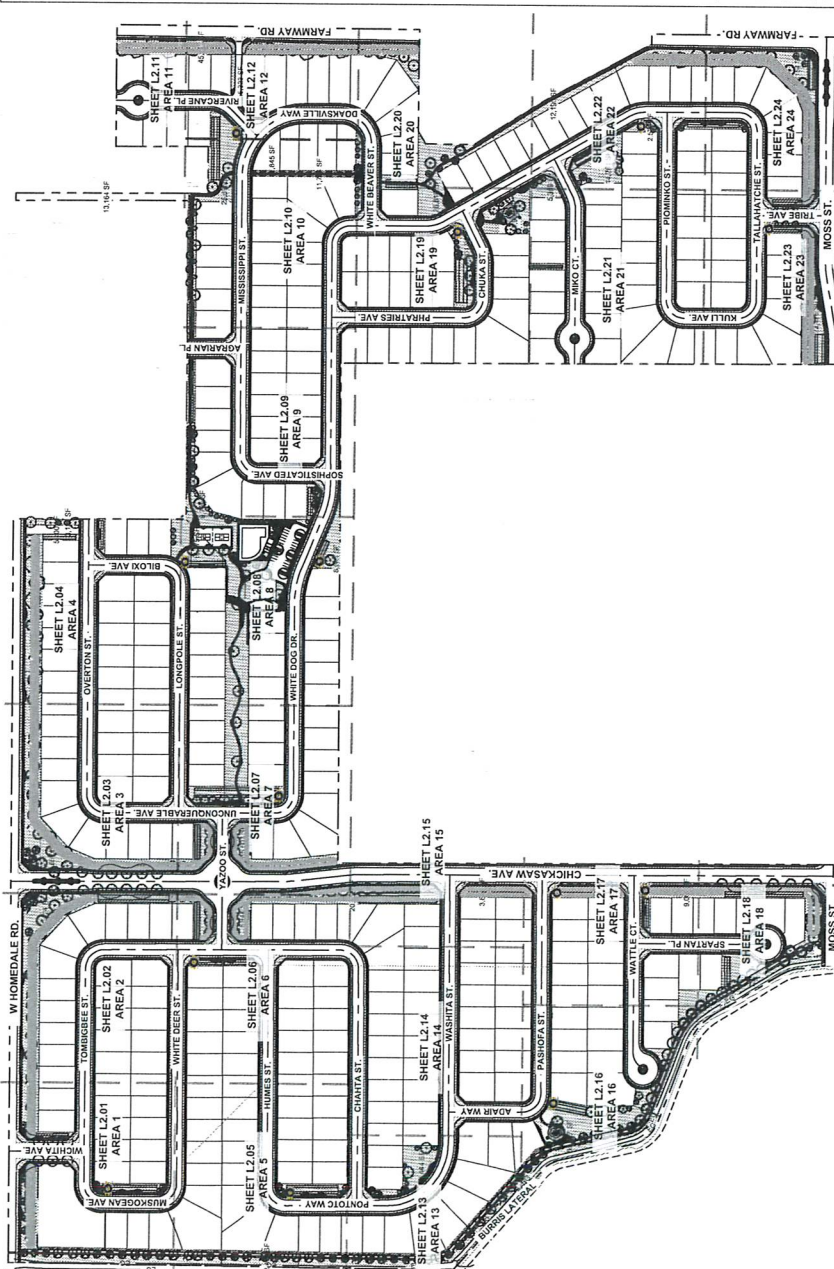


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PRELIMINARY PLAT LANDSCAPE PLANS FOR:
CHICKASAW SUBDIVISION
 OVERALL LANDSCAPE PLAN

DATE: December 1, 2022
 PROJECT: 22047
 SHEET: L2.00

- STREET LANDSCAPE BUFFER REQUIREMENTS:**
- UNCONQUERABLE DR. - EAST - LOCAL:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 383 LF
 REQ. / PROV. TREE DENSITY: 3/9 LF
 REQ. / PROV. SHRUB DENSITY: 44/45
 TOTAL LANDSCAPE BUFFER AREA: 16,686 SQ. FT.
 PROV. TURF COVERAGE: 15,603 SQ. FT. (94%)
 - OVERTON ST. - SOUTH - LOCAL:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 118 LF
 REQ. / PROV. TREE DENSITY: 3/9 LF
 REQ. / PROV. SHRUB DENSITY: 32/22
 TOTAL LANDSCAPE BUFFER AREA: 2344 SQ. FT.
 PROV. TURF COVERAGE: 2040 SQ. FT. (88%)
 - WHITE DOG DR. - NORTH - LOCAL:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 174 LF
 REQ. / PROV. TREE DENSITY: 4/4
 REQ. / PROV. SHRUB DENSITY: 18/18
 TOTAL LANDSCAPE BUFFER AREA: 4760 SQ. FT.
 PROV. TURF COVERAGE: 4760 SQ. FT. (95%)
 - WHITE BEAVER ST. - NORTH - LOCAL:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 293 LF
 REQ. / PROV. TREE DENSITY: 8/8
 REQ. / PROV. SHRUB DENSITY: 39/39
 TOTAL LANDSCAPE BUFFER AREA: 14013 SQ. FT.
 PROV. TURF COVERAGE: 13194 SQ. FT. (94%)
 - TISHOMINGO AVE. - WEST - LOCAL:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 426 LF
 REQ. / PROV. TREE DENSITY: 42/24
 REQ. / PROV. SHRUB DENSITY: 118/130
 TOTAL LANDSCAPE BUFFER AREA: 15754 SQ. FT.
 PROV. TURF COVERAGE: 12486 SQ. FT. (79%)
 - CHUKA ST. - NORTH - LOCAL:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 255 LF
 REQ. / PROV. TREE DENSITY: 7/7
 REQ. / PROV. SHRUB DENSITY: 140/130
 TOTAL LANDSCAPE BUFFER AREA: 14013 SQ. FT.
 PROV. TURF COVERAGE: 13194 SQ. FT. (94%)
 - TRIBE DR. - EAST - WEST - LOCAL:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 113 LF
 REQ. / PROV. TREE DENSITY: 3/3
 REQ. / PROV. SHRUB DENSITY: 18/18
 TOTAL LANDSCAPE BUFFER AREA: 5295 SQ. FT.
 PROV. TURF COVERAGE: 4974 SQ. FT. (94%)
 - MOSS ST. - EAST - LOCAL:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 224 LF
 REQ. / PROV. TREE DENSITY: 26/26
 REQ. / PROV. SHRUB DENSITY: 132/136
 TOTAL LANDSCAPE BUFFER AREA: 5295 SQ. FT.
 PROV. TURF COVERAGE: 4974 SQ. FT. (94%)
 - MOSS ST. - WEST - LOCAL:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 224 LF
 REQ. / PROV. TREE DENSITY: 26/26
 REQ. / PROV. SHRUB DENSITY: 132/136
 TOTAL LANDSCAPE BUFFER AREA: 5295 SQ. FT.
 PROV. TURF COVERAGE: 4974 SQ. FT. (94%)
 - BRAVERY DR. - WEST - LOCAL:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 222 LF
 REQ. / PROV. TREE DENSITY: 10/10
 REQ. / PROV. SHRUB DENSITY: 34/34
 TOTAL LANDSCAPE BUFFER AREA: 4692 SQ. FT.
 PROV. TURF COVERAGE: 3,877 SQ. FT. (83%)
 - WATTLE CT. - SOUTH - LOCAL:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 116 LF
 REQ. / PROV. TREE DENSITY: 3/10
 REQ. / PROV. SHRUB DENSITY: 17/20
 TOTAL LANDSCAPE BUFFER AREA: 2667 SQ. FT.
 PROV. TURF COVERAGE: 2067 SQ. FT. (88%)
- STREET LANDSCAPE BUFFER REQUIREMENTS:**
- FARWAY RD. - NORTH - PRINCIPAL ARTERIAL:**
 STREET BUFFER WIDTH - VARIES
 TREE DENSITY: 1 TREE PER 95 LF
 SHRUB DENSITY: 1 SHRUBS PER 7 LF
 REQ. MIN. TURF COVERAGE: 70%
 - 44' STREET BUFFER PROVIDED:**
 TOTAL STREET FRONTAGE: 383 LF
 REQ. / PROV. TREE DENSITY: 3/9 LF
 REQ. / PROV. SHRUB DENSITY: 44/45
 TOTAL LANDSCAPE BUFFER AREA: 16,255 SQ. FT.
 PROV. TURF COVERAGE: 16,660 SQ. FT. (91%)
 - FARWAY RD. - SOUTH - PRINCIPAL ARTERIAL:**
 44' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 578 LF
 REQ. / PROV. TREE DENSITY: 17/17
 REQ. / PROV. SHRUB DENSITY: 22/22
 TOTAL LANDSCAPE BUFFER AREA: 22,824 SQ. FT.
 PROV. TURF COVERAGE: 21,228 SQ. FT. (93%)
 - MINOR ARTERIAL:**
 30' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 2,138 LF
 REQ. / PROV. TREE DENSITY: 8/162
 REQ. / PROV. SHRUB DENSITY: 305/222
 TOTAL LANDSCAPE BUFFER AREA: 231,448 SQ. FT.
 PROV. TURF COVERAGE: 171,811 SQ. FT. (88%)
 - CHICKASAW AVE. - EAST - COLLECTOR:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 2,213 LF
 REQ. / PROV. TREE DENSITY: 23/23
 REQ. / PROV. SHRUB DENSITY: 117/123
 TOTAL LANDSCAPE BUFFER AREA: 38,349 SQ. FT.
 PROV. TURF COVERAGE: 35,795 SQ. FT. (93%)
 - CHICKASAW AVE. - WEST - COLLECTOR:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 2,213 LF
 REQ. / PROV. TREE DENSITY: 23/23
 REQ. / PROV. SHRUB DENSITY: 117/123
 TOTAL LANDSCAPE BUFFER AREA: 38,349 SQ. FT.
 PROV. TURF COVERAGE: 35,795 SQ. FT. (93%)
 - WICHITA - EAST - LOCAL:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 121 LF
 REQ. / PROV. TREE DENSITY: 3/3
 REQ. / PROV. SHRUB DENSITY: 17/22
 TOTAL LANDSCAPE BUFFER AREA: 2,961 SQ. FT.
 PROV. TURF COVERAGE: 2,068 SQ. FT. (88%)
 - MUSKOGEEAN DR. - EAST - LOCAL:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 220 LF
 REQ. / PROV. TREE DENSITY: 7/4
 REQ. / PROV. SHRUB DENSITY: 33/33
 TOTAL LANDSCAPE BUFFER AREA: 6,864 SQ. FT.
 PROV. TURF COVERAGE: 5,842 SQ. FT. (85%)
 - PONTOCOC DR. - EAST - LOCAL:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 220 LF
 REQ. / PROV. TREE DENSITY: 7/4
 REQ. / PROV. SHRUB DENSITY: 33/33
 TOTAL LANDSCAPE BUFFER AREA: 6,864 SQ. FT.
 PROV. TURF COVERAGE: 5,842 SQ. FT. (85%)
 - YAZOO ST. - NORTH - LOCAL:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 315 LF
 REQ. / PROV. TREE DENSITY: 18/18
 REQ. / PROV. SHRUB DENSITY: 18/18
 TOTAL LANDSCAPE BUFFER AREA: 14,040 SQ. FT.
 PROV. TURF COVERAGE: 13,470 SQ. FT. (96%)
 - YAZOO ST. - SOUTH - LOCAL:**
 20' STREET BUFFER PROVIDED
 TOTAL STREET FRONTAGE: 315 LF
 REQ. / PROV. TREE DENSITY: 18/18
 REQ. / PROV. SHRUB DENSITY: 18/18
 TOTAL LANDSCAPE BUFFER AREA: 14,040 SQ. FT.
 PROV. TURF COVERAGE: 13,470 SQ. FT. (96%)



OVERALL LANDSCAPE PLAN

ARTICLE 7, SECTION 10-07-11: PATHWAY LANDSCAPING STANDARDS - REQUIREMENTS:

PATHWAY LOCATION	PATHWAY LENGTH (LF)	PROV. TOTAL COVERAGE WITH (1) TREE PER 100 LF	REQ. MIN. SPREAD DENSITY (10 SHRUBS PER 100 LF)	PROV. SHRUB DENSITY	PROV. TREE DENSITY (1 TREE PER 40 LF)	MAJOR
SW OPEN SPACE PATHWAY	167	5	25	26	78	78
CENTRAL OPEN SPACE PATHWAY	1260	5	168	190	464	464
NW OPEN SPACE PATHWAY	545	5	82	85	211	211
NE OPEN SPACE PATHWAY	621	5	93	93	232	232
NS PATHWAY	380	5	54	66	167	167
SE OPEN SPACE PATHWAY	1088	5	163	187	464	464
SW PATHWAY	80	5	12	16	41	41

ARTICLE 7, SECTION 10-07-11: PATHWAY LANDSCAPING STANDARDS - PATHWAY REQUIREMENTS:

PATHWAY LOCATION	PATHWAY LENGTH (LF)	PROV. TOTAL COVERAGE WITH (1) TREE PER 100 LF	REQ. MIN. SPREAD DENSITY (10 SHRUBS PER 100 LF)	PROV. SHRUB DENSITY	PROV. TREE DENSITY (1 TREE PER 40 LF)	MAJOR
NW	3028	8	454	464	1168	1168

ARTICLE 7, SECTION 10-07-10: BUFFERS BETWEEN DIFFERENT LAND USES:

LOCATION	LAND USES	PROV. BUFFER WIDTH (LF)	REQ. BUFFER WIDTH (LF)	MIN. TREE DENSITY (1 TREE PER 100 LF)	MIN. SHRUB DENSITY (1 SHRUB PER 2-3)	PROV. TREE DENSITY	PROV. SHRUB DENSITY	REMARKS
NORTH BOUNDARY	AGRICULTURAL/URBAN	74	10	20	21	53	93	MC OF FUTURE CLASS II I

1. THESE PLANS PROVIDED IN PARTWAY DUE TO UNDERGROUND STORM FACILITY.
 2. THESE PLANS PROVIDED IN UNDERGROUND FACILITY.

A-8



NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	07/20/2022
2	REVISED	07/20/2022
3	REVISED	07/20/2022
4	REVISED	07/20/2022
5	REVISED	07/20/2022
6	REVISED	07/20/2022
7	REVISED	07/20/2022

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PRELIMINARY PLAN FOR:
CHICKASAW SUBDIVISION
 LANDSCAPE PLAN AREA THIRTEEN
 ATTENTION: SEE SHEET L2.13 FOR PLANTING DETAILS
 DATE: 07/20/2022
 PROJECT: CHICKASAW 220027
 SHEET: L2.13

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
(Pattern)	Decorative Mulch
(Pattern)	Drought Tolerant Lawn Blend
(Pattern)	Certified Playground Mulch

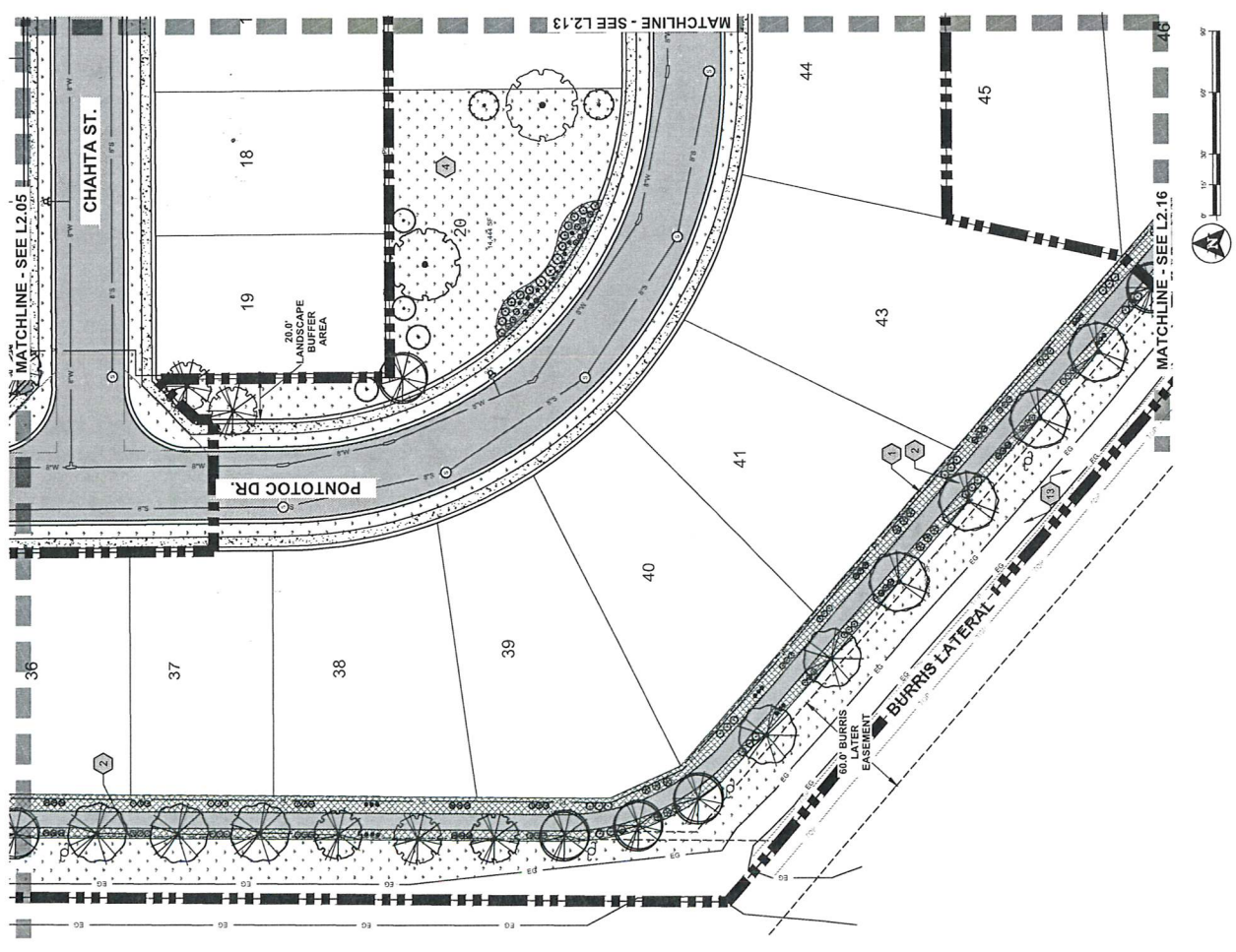
REFERENCE NOTES SCHEDULE

1. POOL EXAVATIONS, SEE CIVIL PLANS.
 2. MAJOR WW APART PATHWAY, SEE SHEET L2.06.
 3. NO TREES DUE TO UNDERGROUND STORM DRAINAGE, SEE CIVIL PLANS.
 4. CONCRETE LOT.
 5. DRAINAGE DRAINS, SEE CIVIL PLANS.
 6. 5" SW OPEN SPACE CONCRETE MIDWATERWAY, SEE SHEET L2.06.
 7. 5" SW OPEN SPACE CONCRETE MIDWATERWAY, SEE SHEET L2.06.
 8. 5" SW CONCRETE MIDWATERWAY, SEE SHEET L2.06.
 9. 5" SW CONCRETE MIDWATERWAY, SEE SHEET L2.06.
 10. LOT.
 11. 5" SW CONCRETE MIDWATERWAY, SEE SHEET L2.06.
 12. PAVING MATERIAL, TYP.

PLANT SCHEDULE

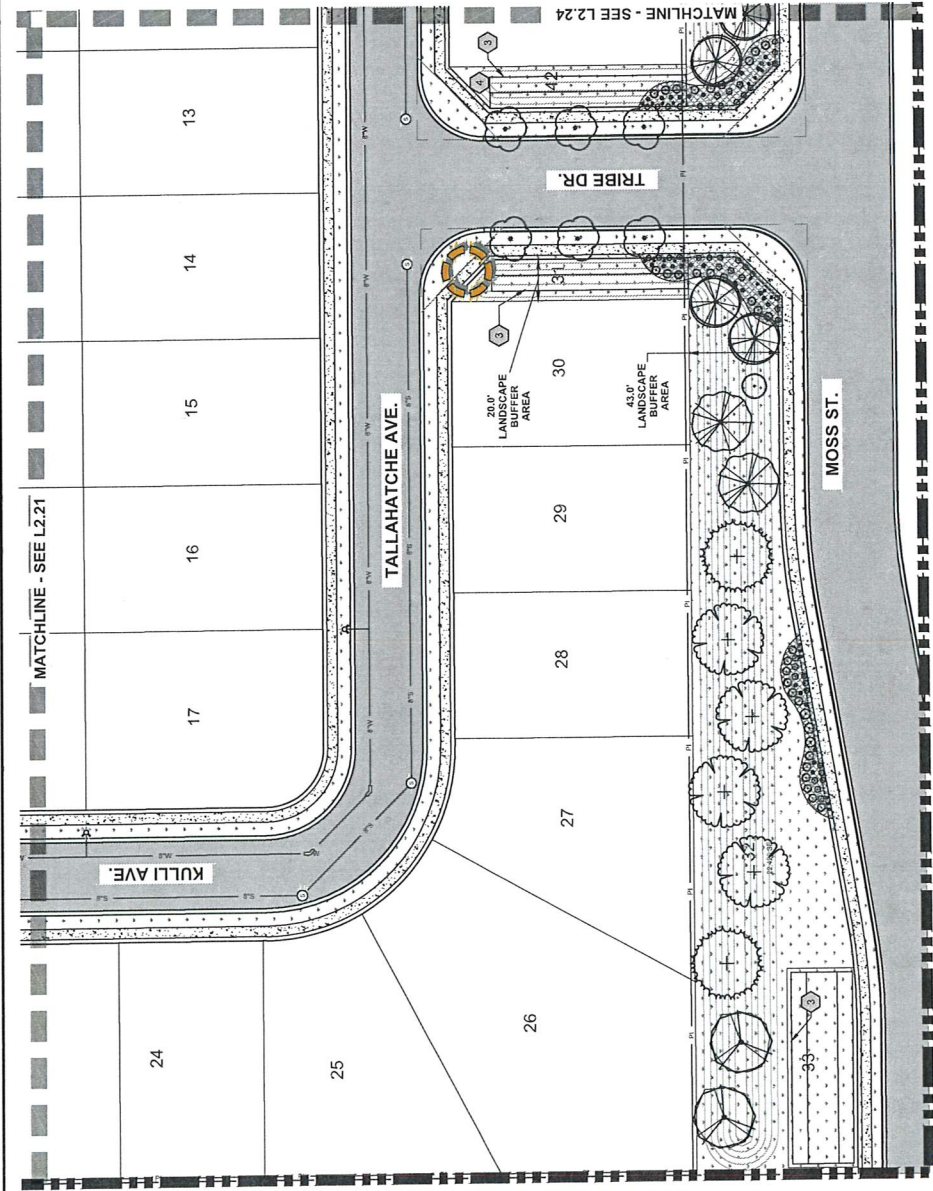
SYMBOL	BOTANICAL COMMON NAME
(Symbol)	PLANT SCHEDULE 13
(Symbol)	PLANT SCHEDULE 14
(Symbol)	PLANT SCHEDULE 15
(Symbol)	PLANT SCHEDULE 16
(Symbol)	PLANT SCHEDULE 17
(Symbol)	PLANT SCHEDULE 18
(Symbol)	PLANT SCHEDULE 19
(Symbol)	PLANT SCHEDULE 20
(Symbol)	PLANT SCHEDULE 21
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(Symbol)	PLANT SCHEDULE 23
(Symbol)	PLANT SCHEDULE 24
(Symbol)	PLANT SCHEDULE 25
(Symbol)	PLANT SCHEDULE 26
(Symbol)	PLANT SCHEDULE 27
(Symbol)	PLANT SCHEDULE 28
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(Symbol)	PLANT SCHEDULE 39
(Symbol)	PLANT SCHEDULE 40
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(Symbol)	PLANT SCHEDULE 42
(Symbol)	PLANT SCHEDULE 43
(Symbol)	PLANT SCHEDULE 44
(Symbol)	PLANT SCHEDULE 45
(Symbol)	PLANT SCHEDULE 46

GENERAL LANDSCAPE NOTES: SEE SHEET L2.06 FOR PLANTING DETAILS.
 1. SEE CIVIL PLANS FOR ALL UTILITY LOCATIONS.
 2. SEE CIVIL PLANS FOR ALL CONCRETE LOCATIONS.
 3. SEE CIVIL PLANS FOR ALL PAVING LOCATIONS.
 4. SEE CIVIL PLANS FOR ALL DRAINAGE LOCATIONS.
 5. SEE CIVIL PLANS FOR ALL FENCE LOCATIONS.
 6. SEE CIVIL PLANS FOR ALL SIGNAGE LOCATIONS.
 7. SEE CIVIL PLANS FOR ALL LIGHTING LOCATIONS.
 8. SEE CIVIL PLANS FOR ALL IRRIGATION LOCATIONS.
 9. SEE CIVIL PLANS FOR ALL TREES LOCATIONS.
 10. SEE CIVIL PLANS FOR ALL SHRUBS LOCATIONS.
 11. SEE CIVIL PLANS FOR ALL PERENNIALS LOCATIONS.
 12. SEE CIVIL PLANS FOR ALL ANNUALS LOCATIONS.
 13. SEE CIVIL PLANS FOR ALL MULCH LOCATIONS.
 14. SEE CIVIL PLANS FOR ALL PAVING MATERIAL LOCATIONS.
 15. SEE CIVIL PLANS FOR ALL CONCRETE MATERIAL LOCATIONS.
 16. SEE CIVIL PLANS FOR ALL OPEN SPACE LOCATIONS.
 17. SEE CIVIL PLANS FOR ALL MIDWATERWAY LOCATIONS.
 18. SEE CIVIL PLANS FOR ALL DRAINAGE LOCATIONS.
 19. SEE CIVIL PLANS FOR ALL FENCE LOCATIONS.
 20. SEE CIVIL PLANS FOR ALL SIGNAGE LOCATIONS.
 21. SEE CIVIL PLANS FOR ALL LIGHTING LOCATIONS.
 22. SEE CIVIL PLANS FOR ALL IRRIGATION LOCATIONS.
 23. SEE CIVIL PLANS FOR ALL TREES LOCATIONS.
 24. SEE CIVIL PLANS FOR ALL SHRUBS LOCATIONS.
 25. SEE CIVIL PLANS FOR ALL PERENNIALS LOCATIONS.
 26. SEE CIVIL PLANS FOR ALL ANNUALS LOCATIONS.
 27. SEE CIVIL PLANS FOR ALL MULCH LOCATIONS.
 28. SEE CIVIL PLANS FOR ALL PAVING MATERIAL LOCATIONS.
 29. SEE CIVIL PLANS FOR ALL CONCRETE MATERIAL LOCATIONS.
 30. SEE CIVIL PLANS FOR ALL OPEN SPACE LOCATIONS.
 31. SEE CIVIL PLANS FOR ALL MIDWATERWAY LOCATIONS.
 32. SEE CIVIL PLANS FOR ALL DRAINAGE LOCATIONS.
 33. SEE CIVIL PLANS FOR ALL FENCE LOCATIONS.
 34. SEE CIVIL PLANS FOR ALL SIGNAGE LOCATIONS.
 35. SEE CIVIL PLANS FOR ALL LIGHTING LOCATIONS.
 36. SEE CIVIL PLANS FOR ALL IRRIGATION LOCATIONS.
 37. SEE CIVIL PLANS FOR ALL TREES LOCATIONS.
 38. SEE CIVIL PLANS FOR ALL SHRUBS LOCATIONS.
 39. SEE CIVIL PLANS FOR ALL PERENNIALS LOCATIONS.
 40. SEE CIVIL PLANS FOR ALL ANNUALS LOCATIONS.
 41. SEE CIVIL PLANS FOR ALL MULCH LOCATIONS.
 42. SEE CIVIL PLANS FOR ALL PAVING MATERIAL LOCATIONS.
 43. SEE CIVIL PLANS FOR ALL CONCRETE MATERIAL LOCATIONS.
 44. SEE CIVIL PLANS FOR ALL OPEN SPACE LOCATIONS.
 45. SEE CIVIL PLANS FOR ALL MIDWATERWAY LOCATIONS.
 46. SEE CIVIL PLANS FOR ALL DRAINAGE LOCATIONS.



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PLANT SCHEDULE 23

SYMBOL	SYMBOL DESCRIPTION	BOTANICAL / COMMON NAME
○	Decorative Mulch	PICTA PUNICENS HOOPST / HOOPST CULCAGRO SPRUCE
○	Drought Tolerant Lawn Blend	AMERICAN BIRCH / AMERICAN BIRCH HOLLAND SPRUCE / HOLLAND SPRUCE REDWOOD / REDWOOD
○	Certified Playground Mulch	CELTIC CAMBOURSE / CAMBOURSE SUNNY COTON BAMBERRY
○	Proposed Bus Stop	SHREVEPORT BANGALAYA / BANGALAYA SUNNY COTON BAMBERRY

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
○	NO TREES DUE TO UNDERGROUND STORAGE DRAINAGE. SEE COUL LANE COMMON LOT

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
○	Decorative Mulch
○	Drought Tolerant Lawn Blend
○	Certified Playground Mulch
○	Proposed Bus Stop

REVISIONS

NO.	DESCRIPTION	DATE

NOTES:
 1. SEE LANDSCAPE NOTES. SHEET L.P. ALSO SEE SHEETS L.P.1 & L.P.2 FOR PLANTING DETAILS.

KEY MAP
 NOT TO SCALE

MATCHLINE - SEE L2.24

MATCHLINE - SEE L2.21

TALLAHATCHE AVE

KULLI AVE

TRIBE DR

MOSS ST

20.0' LANDSCAPE BUFFER AREA

43.0' LANDSCAPE BUFFER AREA

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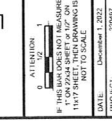
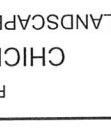
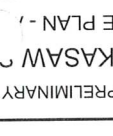


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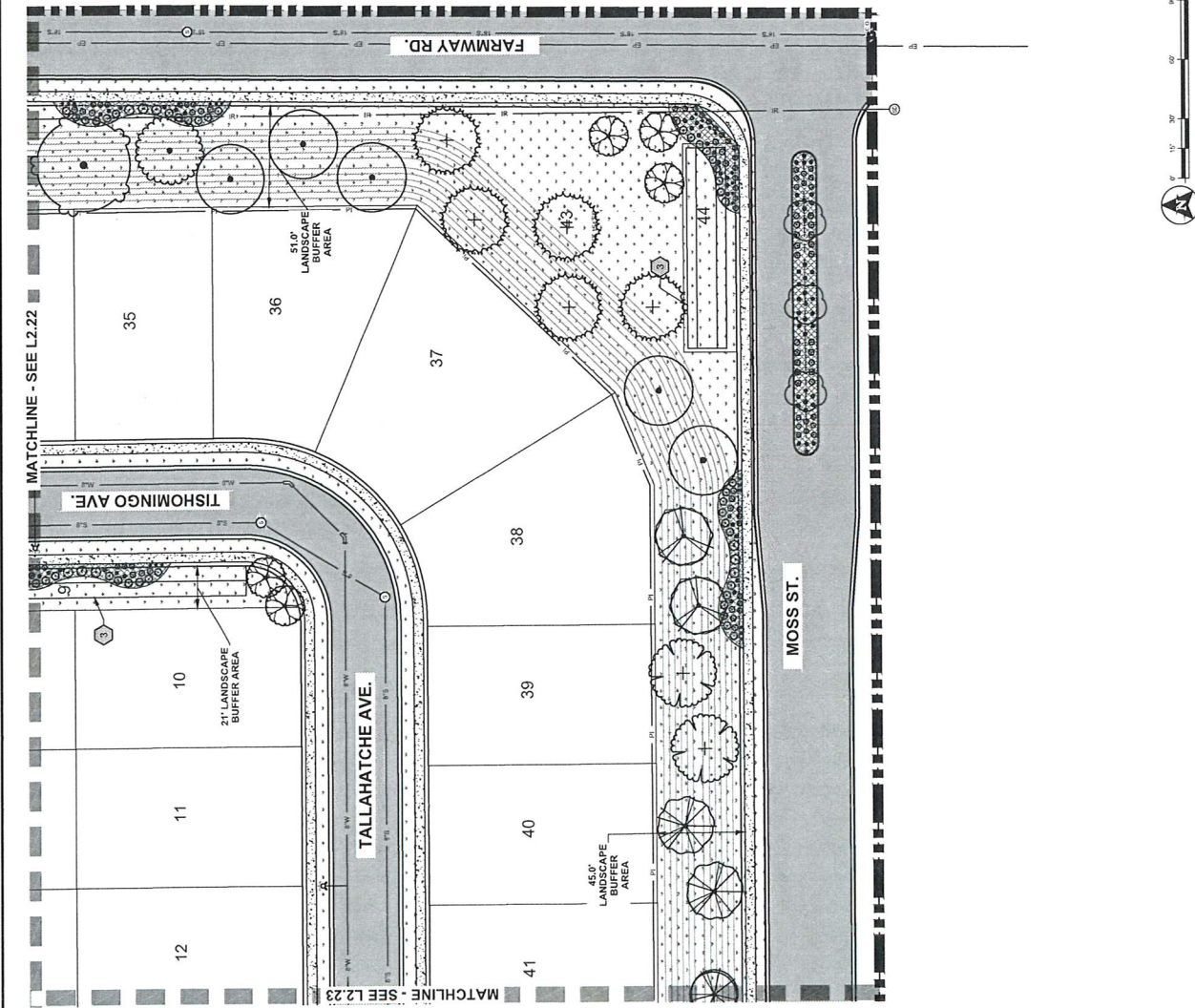
CHICKASAW SUBDIVISION
 LANDSCAPE PLAN - TWENTY THREE

PRELIMINARY PLAN FOR:
 CHICKASAW SUBDIVISION
 LANDSCAPE PLAN - TWENTY THREE

ATTENTION:
 1. THIS PLAN IS A PRELIMINARY PLAN.
 2. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.
 3. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 DATE: December 1, 2022
 PROJECT: 220002
 SHEET: L2.23



KEY MAP
 NOT TO SCALE



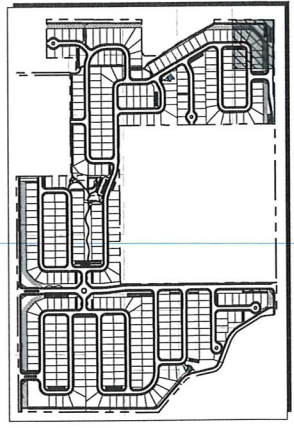
PLANT SCHEDULE 24	BOTANICAL COMMON NAME
1	PERSEA PINEAPPLE / HOOP PINE
2	COGONIA SPURGE
3	PINUS MEXICANA / MEXICAN PINE
4	CECROPIDA / PALM TREE
5	COGONIA SPURGE
6	PERSEA PINEAPPLE / HOOP PINE
7	COGONIA SPURGE
8	PERSEA PINEAPPLE / HOOP PINE
9	PERSEA PINEAPPLE / HOOP PINE
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26	PERSEA PINEAPPLE / HOOP PINE
27	PERSEA PINEAPPLE / HOOP PINE
28	PERSEA PINEAPPLE / HOOP PINE
29	PERSEA PINEAPPLE / HOOP PINE
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36	PERSEA PINEAPPLE / HOOP PINE
37	PERSEA PINEAPPLE / HOOP PINE
38	PERSEA PINEAPPLE / HOOP PINE
39	PERSEA PINEAPPLE / HOOP PINE
40	PERSEA PINEAPPLE / HOOP PINE
41	PERSEA PINEAPPLE / HOOP PINE

MATERIAL SCHEDULE	SYMBOL	DESCRIPTION
1	[Symbol]	Decorative Mulch
2	[Symbol]	Drought Tolerant Lawn Blend
3	[Symbol]	Certified Playground Mulch

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2025 2222 2222 | WWW.T-O-ENGINEERS.COM
HOUSTON, TEXAS 77058

CHICKASAW SUBDIVISION
LANDSCAPE PLAN - TWENTY FOUR

DATE: December 1, 2022
PROJECT: 22047
SHEET: L2.24



87

Property Owner Acknowledgement

I, Roosevelt Star LLC, the record owner for real property addressed as 0 Homedale Rd., Caldwell Idaho, am aware of, in agreement with, and give my permission to TO-Engineers 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).

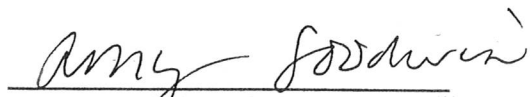
Dated this 8th day of December, 20 22

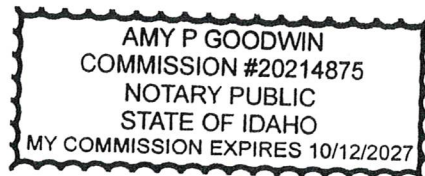

(Signature) Authorized Agent

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Amy Goodwin, a Notary Public, do hereby certify that on this 8th day of December, 2022, personally appeared before me Justin Martin, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.


NOTARY PUBLIC FOR IDAHO
Residing at 7014 10
My Commission Expires 10/12/2027



A-9

DESCRIPTION FOR MARTY GOLDSMITH
PARCEL 1
TAYLOR PROPERTY
March 20, 2007

A PARCEL OF LAND BEING A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4, AND PORTIONS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4(EAST 1/4 CORNER) OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE S 89°45'59" W ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 1050.00 FEET TO A POINT;

THENCE N 00°36'30" E 1600.00 FEET TO A POINT;

THENCE S 89°45'59" W 1600.00 FEET TO A POINT;

THENCE S 00°36'30" W 1600.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8;

THENCE S 89°46'00" W ALONG SAID SOUTHERLY LINE 321.23 FEET TO A POINT;

THENCE N 6°26'22" W 119.46 FEET TO A POINT OF CURVATURE;

ALONG A CURVE TO THE LEFT 54.50 FEET, SAID CURVE HAVING A RADIUS OF 148.15, A CENTRAL ANGLE OF 21°04'38", TANGENTS OF 27.56 FEET, AND A CHORD WHICH BEARS N 20°18'38" W 54.19 FEET TO A POINT OF TANGENCY;

THENCE N 30°51'00" W 168.78 FEET TO A POINT;

THENCE N 30°50'56" W 77.88 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT 146.63 FEET, SAID CURVE HAVING A RADIUS OF 219.49, A CENTRAL ANGLE OF 38°16'38", TANGENTS OF 76.17 FEET, AND A CHORD WHICH BEARS N 49°59'18" W 143.92 FEET TO A POINT OF TANGENCY;

THENCE N 69°07'35" W 251.84 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT 118.31 FEET, SAID CURVE HAVING A RADIUS OF 119.72 FEET. A CENTRAL ANGLE OF 56°37'16", TANGENTS OF 64.49 FEET, AND A CHORD WHICH BEARS N 40°50'05" W 113.55 FEET TO A POINT OF TANGENCY;

THENCE N 12°32'33" W 229.23 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT 73.59 FEET, SAID CURVE HAVING A RADIUS OF 116.54 FEET, A CENTRAL ANGLE OF 36°10'52", TANGENTS OF 38.07 FEET, AND A CHORD WHICH BEARS N 30°38'00" W 72.38 FEET TO A POINT OF TANGENCY;

THENCE N 48°43'26" W 422.44 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8;

THENCE N 00°38'12" E ALONG SAID WESTERLY LINE 108.60 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4;

THENCE N 00°38'18" E 1326.82 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8;

THENCE N 89°45'23" E 1322.45 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4;

THENCE N 89°45'25" E 1053.37 FEET ALONG THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8 TO A POINT;

THENCE S 00°14'26" E 554.24 FEET TO A POINT;

THENCE N 89°45'30" E 1021.59 FEET TO A POINT;

THENCE N 00°14'30" W 554.25 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8;

THENCE N 89°45'30" E ALONG SAID NORTHERLY LINE 23.85 FEET TO A POINT;

THENCE S 00°13'16" E 616.07 FEET TO A POINT;

THENCE N 89°45'30" E 150.00 FEET TO A POINT;

THENCE N 00°13'16" W 295.67 FEET TO A POINT;

THENCE N 89°45'30" E 390.74 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8;

THENCE S 00°36'43" W ALONG SAID EASTERLY LINE 981.71 FEET TO A POINT;

THENCE N 89°49'15" W 326.00 FEET TO A POINT;

THENCE S 58°01'03" W 46.96 FEET TO A POINT;

THENCE S 00°37'14" W 154.30 FEET TO A POINT;

THENCE S 32°16'45" E 267.34 FEET TO A POINT;

THENCE S 28°18'52" E 387.00 FEET TO A POINT;

THENCE S 89°22'11" E 33.00 FEET TO A POINT ON THE EASTERLY LINE OF THE
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8;

THENCE S 00°37'45" W 606.97 FEET TO THE **REAL POINT OF BEGINNING** OF THIS
DESCRIPTION. SAID PARCEL CONTAINS 145.40, ACRES MORE OR LESS, AND WAS
PREPARED FROM RECORD OF SURVEY NO. 200317661 AND NOT FROM AN ACTUAL
FIELD SURVEY.

WAYNE K. BARBER,



P.L.S.8444

**DESCRIPTION FOR MARTY GOLDSMITH
PARCEL 2
TAYLOR PROPERTY
March 20, 2007**

A PARCEL OF LAND BEING THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PORTIONS OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4(EAST 1/4 CORNER) OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, THENCE S 89°45'59" W ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8 1050.00 FEET TO THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE S 89°45'59" W ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 271.70 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8;

THENCE CONTINUING S 89°45'59" W 1321.70 FEET TO THE SOUTHWEST CORNER(CENTER 1/4 CORNER) OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4;

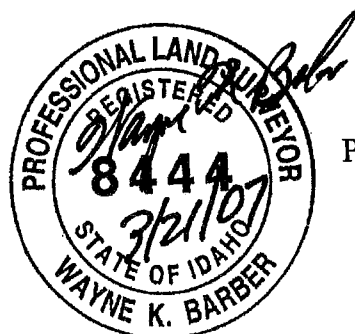
THENCE S 89°46'00" W ALONG THE SOUTHERLY LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8 6.60 FEET TO A POINT;

THENCE N 00°36'30" E 1600.00 FEET TO A POINT;

THENCE N 89°45'59" E 1600.00 FEET TO A POINT;

THENCE S 00°36'30" W 1600.00 FEET TO THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION. SAID PARCEL CONTAINS 58.76 ACRES, MORE OR LESS, AND WAS PREPARED FROM RECORD OF SURVEY NO. 200317661 AND DATA OF RECORD AND NOT FROM AN ACTUAL FIELD SURVEY.

WAYNE K. BARBER,



P.L.S.8444

Sarah Davis

From: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Sent: Wednesday, December 28, 2022 8:08 AM
To: Sarah Davis
Subject: RE: SUB22-000045 Missing Documents
Attachments: 20-08-06 Recorded MSA.pdf

Hi Sarah,

I was thinking about this more, and we are held to a design guideline outlined in the Municipal Service agreement. See attached. Because we are held to these standards, can we use this to get our application submitted?

Thank you!



T.O ENGINEERS
An  ARDURRA Company

Becky Yzaguirre

Land Use Planner

O: 208-323-2288

(2471 S. Titanium Pl., Meridian ID 83642)

(BYzaguirre@to-engineers.com) | www.ardurra.com



From: Sarah Davis <sdavis@cityofcaldwell.org>
Sent: Tuesday, December 27, 2022 2:34 PM
To: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Subject: RE: SUB22-000045 Missing Documents

It's a new thing for us too. We have new City Council members so I suspect they are the ones asking for them.

Sarah

From: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Sent: Tuesday, December 27, 2022 2:01 PM
To: Sarah Davis <sdavis@cityofcaldwell.org>
Subject: RE: SUB22-000045 Missing Documents

Thank you. We typically don't do elevations for subdivisions, but I will see what I can do.



T.O ENGINEERS
An  ARDURRA Company

Becky Yzaguirre

Land Use Planner

O: 208-323-2288

(2471 S. Titanium Pl., Meridian ID 83642)

(BYzaguirre@to-engineers.com) | www.ardurra.com



From: Sarah Davis <sdavis@cityofcaldwell.org>
Sent: Tuesday, December 27, 2022 11:31 AM
To: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Subject: RE: SUB22-000045 Missing Documents

Thanks Becky!

Technically, I can't turn your application in for an assigned hearing date until I get those docs. However, I will ask my deputy director if she'll still take your app, since this is a new request from city council and get back to you. She's off today.

Sarah

From: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Sent: Tuesday, December 27, 2022 11:09 AM
To: Sarah Davis <sdavis@cityofcaldwell.org>
Subject: RE: SUB22-000045 Missing Documents

Sorry about that. I thought I had uploaded those docs. Please see attached.

As of right now, we don't have building elevations yet, but we will have them before the hearing.

Thank you!



Becky Yzaguirre
Land Use Planner
O: 208-323-2288
(2471 S. Titanium Pl., Meridian ID 83642)
(BYzaguirre@to-engineers.com) | www.ardurra.com



From: sdavis@cityofcaldwell.org <sdavis@cityofcaldwell.org>
Sent: Tuesday, December 27, 2022 11:04 AM
To: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Subject: SUB22-000045 Missing Documents

SUB22-000045 Missing Documents

Hi Becky,

I see you've indicated in your application that you are going to do an annexation, rezone and subdivision. I just wanted to be sure you were still going to be submitting apps for the annexation/rezone. Also, I will need the following documents:

1. Narrative
2. Vicinity map
3. Building elevations (City Council is interested in seeing what the buildings will look like upon completion. I can send you a description if you need a better idea of what they are looking for.

You can email me the missing documents and I will upload them into Citizenserve for you.

Thanks!

Sarah

Total Control Panel

[Login](#)

To: sdavis@cityofcaldwell.org

[Remove](#) this sender from my allow list

From: byzaguirre@to-engineers.com

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

Sarah Davis

From: Robin Collins
Sent: Wednesday, December 28, 2022 9:37 AM
To: Sarah Davis
Subject: RE: SUB22-000045

Sarah,

Tell her we will wait on the building elevations but that that will have to be a comment in our staff report that none were provided.

From: Sarah Davis <sdavis@cityofcaldwell.org>
Sent: Wednesday, December 28, 2022 9:26 AM
To: Robin Collins <rcollins@cityofcaldwell.org>
Subject: SUB22-000045

A couple of questions for you my dear:

1. Becky Yzaguirre is giving me a little push back with providing the building elevations. She told me she would have them ready to go before hearing. I explained I wouldn't be routing the application to you until I get all documents needed. She sent me their Municipal Service agreement where they're "held to a design deline". She hopes that will be enough to get their application submitted. Thoughts? (I uploaded her MSA into Citizenserve under the master land use application.)
2. I have uploaded the vicinity map and narrative into this job but they won't save. The MSA saved under the master land use tab but there must be a switch on your side allowing docs to save in the other tabs.



Sarah Davis

Planning Technician
Planning and Zoning
(208)455-4635
sdavis@cityofcaldwell.org
P&Z@cityofcaldwell.org

2020-043549

RECORDED

08/06/2020 11:18 AM



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CHRIS YAMAMOTO

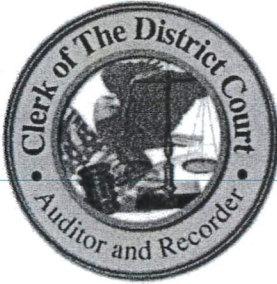
CANYON COUNTY RECORDER

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AGR

CALDWELL CITY OF



Canyon County
Recorder's Office
Document
Cover Sheet

MS - 20-01
RES. 184-20



MUNICIPAL SERVICES AGREEMENT

Roosevelt Star LLC & City of Caldwell

THIS AGREEMENT, made this 6th day of July, 2020 between the City of Caldwell, Idaho herein called "CITY" and Roosevelt Star LLC, a Wyoming limited liability company (herein called the "DEVELOPER"), the DEVELOPER of the proposed Canyon County Subdivision commonly known as Chicosa Creek (herein called the "SUBDIVISION"), regarding the extension of municipal water service and municipal sewer service (herein called "PUBLIC UTILITIES") to the said SUBDIVISION. The land of said SUBDIVISION (sometimes herein called the "DEVELOPMENT") is described herein on Exhibit "A," consisting of 145.40 acre parcel (herein called "PARCEL 1") and a contiguous 58.76 acre parcel (herein called "PARCEL 2").

WHEREAS, extending the PUBLIC UTILITIES to the DEVELOPMENT shall preserve the ability of the CITY to execute its master plans for said services.

WHEREAS, the Staff of said CITY have been authorized by the council of the same to allow the DEVELOPER to extend the PUBLIC UTILITIES to the referenced DEVELOPMENT in Canyon County; and

WHEREAS, municipal services, including Public Utilities from the CITY can be provided to the said DEVELOPMENT without detriment to, and consistent with the master plans for the CITY systems; and

WHEREAS, the real property of the DEVELOPMENT is not contiguous to the corporate limits of said CITY and does not legally qualify for annexation; and

WHEREAS, the CITY and the DEVELOPER have mutually agreed to such extension based on the stipulations of this agreement,

BE IT THEREFORE RESOLVED the CITY and DEVELOPER agree to the following:

I. General

- A. The design, construction, inspection, and testing of all facilities pertinent to the development shall be in full conformance with CITY Codes, Standards and Specifications except as specifically provided herein. Fees applicable in corporate CITY Limits shall likewise be applicable to the DEVELOPMENT including plan review, inspection, and any other generally applicable fees.
- B. Any note, drawing element, written statement, or representation on construction drawings or preliminary or final plat documents inconsistent with provisions of CITY Code or this agreement shall not be construed as approved. Any variation

from provisions of Code shall not be permitted unless specifically provided for herein.

- C. At the completion of construction, as-built record drawings of the PUBLIC UTILITIES in reproducible Mylar form and digital form using .dwg drawing file format, spatially referenced to the Idaho State Plane Coordinate System – West Zone, North American Datum (NAD) 83 detailing the constructed state of all facilities shall be submitted to the CITY. Vertical control for said drawings shall be referenced to the North American Vertical Datum (NAVD) 88. Unit of measurement shall be US Survey Feet (See Caldwell CITY Code 11-02-07(1)). Field grade as-built drawings shall be required to establish acceptability of underground PUBLIC UTILITIES before paving will be allowed. Processing of the CITY's portion of a final plat, of as-built drawings, and release of building permits shall be the same as for development in the corporate limits of the CITY, subject to the same rules, codes, regulations, and policies.
- D. The DEVELOPER is to employ a responsible design professional, preferably the engineer of record, to oversee construction, to perform and/or observe all requisite testing of completed facilities sufficiently to certify that improvements have been constructed according to CITY approved plans and in compliance with applicable CITY, State, and Federal standards. Construction drawings shall be submitted to the CITY and shall be subject to review and approval by the same. Applicable design review and inspection fees shall be paid as if the DEVELOPMENT were within the corporate limits of the CITY.
- E. Improvement plans showing the location of all proposed roadway construction, utility facilities, sizing of mains and provision of easements are subject to review and approval by the CITY. Applicable plan review and inspection fees do and shall apply as if the development were within the corporate limits of the CITY. Approval of construction drawings shall not relieve the DEVELOPER from requirements of CITY Code or this agreement except as specifically granted herein.
- F. Public utility easements shall be platted on all streets behind the right-of-way to a depth adequate to contain planned utilities but no less than 10 feet in width.
- G. Within thirty (30) days of completion of any facilities to be dedicated, the DEVELOPMENT engineer shall submit a complete, updated set of as-built record drawings of all plan sheets, in reproducible Mylar and digital form (see Item C under the Section I.), to the Public Works Department and said record drawings shall meet CITY minimum requirements. Paper copies shall be submitted for review and comment prior to submittal of the Mylar and digital forms.

II. Annexation:

- A. The appropriate application and fees for annexation shall be attached hereto at the time this agreement is executed. **The annexation process will proceed at such time**

as an annexation path becomes available for PARCEL 1, and with respect to PARCEL 2 when the DEVELOPER elects to obtain an approved final plat for any portion of PARCEL 2. Fees paid herewith shall suffice for the cost of processing the application for annexation and no additional fees relative to the annexation application will be assessed even if such fees have increased between the time of the execution of this agreement and the time that annexation occurs, provided however additional fees for the cost of processing an application for annexation of PARCEL 2 will be assessed if DEVELOPER elects not to include PARCEL 2 in its application for annexation concurrently with annexation of PARCEL 1.

- B. At such time as the DEVELOPMENT shall become contiguous to the CITY limits, the DEVELOPER shall support the annexation of DEVELOPMENT, excepting Parcel 2, in whole into the CITY limits to become part of the same with an R-1 and C-2 Caldwell Zone Designation and hereby agrees not to raise objection to said annexation. Notice of this requirement shall appear on the plat recorded in the office of the Canyon County Clerk and upon the covenants of said SUBDIVISION(s). DEVELOPER acts in behalf of his heirs and assigns in application for annexation compliant with Item D under this section.
- C. The above annexation provisions under *II. Annexation* will not be applicable should the DEVELOPMENT annex PARCEL 1 and PARCEL 2 into the CITY prior to approval of the final plat by the CITY, excepting that fees paid for the annexation application shall stand without further fee requirements as stated in Item 1.
- D. This agreement shall be recorded and shall run with the land. By the execution of this agreement, DEVELOPER is bound and likewise binds his successors, heirs, assigns, etc. to the terms of this agreement.
- E. This agreement shall remain of force, functioning as the DEVELOPMENT Agreement following annexation subject to the same laws and rules pertaining to development agreements including but not limited to provisions for amendment of the same. This agreement shall be recorded in the Canyon County Records Office following complete execution by the DEVELOPER and the CITY.

III. Municipal Water Service:

- A. The design, construction, inspection, and testing of water supply facilities shall be in full conformance with CITY standards and specifications. The location of water facilities, sizing of mains, providing of easements, frontage construction and offsite construction are subject to review and approval by the CITY Engineer. Construction plans shall be submitted to the CITY and shall be subject to review and approval.
- B. The DEVELOPER shall extend potable water distribution main lines to DEVELOPMENT and comply with the Water Master Study which requires the

installation of 12" potable water distribution main lines along all section and quarter section lines or in roadways coincident or nearly coincident with said section and quarter section lines. Internal water mains shall be looped and extended to the center of adjacent roadways to facilitate connection by future adjacent development. The DEVELOPER shall, with CITY plan approval, construct off-site facilities to satisfy fire flow and redundant supply requirements providing for a primary and secondary water source from the CITY Water System.

- C. ~~Standard connection fees relevant to the individual lots shall be assessed by the CITY when utility services are requested in accordance with adopted CITY policies.~~ PUBLIC UTILITY connection fees shall be assessed at the same rates used for building permit applications within the corporate limits of the CITY at the time of Building Permit application. A certificate shall be issued upon payment (for both water and sewer) certifying to the County Building Official that applicable fees have been paid.
- D. Upon completion of said system extension, the CITY shall provide municipal water to units in the DEVELOPMENT at the same usage rates as CITY residents subject to normal increases or decreases as set by the CITY Council. Services shall be provided within the provisions of CITY Code and adopted CITY policies as if the DEVELOPMENT were within the corporate limits of the CITY including rules for usage set forth in existing Code and subsequent rules that may be applied to water usage within CITY Limits.
- E. Construction of said system extension shall be dedicated to the CITY. Appropriate CITY personnel are to be notified in advance of all testing (including pressure and coliform, etc.) and given opportunity to be present during conduct of the testing.
- F. Upon approval of the construction drawings, the CITY shall issue a will-serve letter assuring an appropriate portion of available supply for service to the DEVELOPMENT.
- G. The option shall be reserved to the CITY to procure an appropriate lot with minimum dimensions of 100' wide and 100' deep in the DEVELOPMENT at a raw land value of \$20,000.00 per acre for the purpose of constructing a municipal well.

IV. Municipal Sewer Services:

- A. The design, construction, inspection, and testing of sewer facilities shall be in full conformance with CITY standards and specifications. The location of Sewer facilities, sizing of mains, providing of easements, frontage construction and offsite construction are subject to review and approval by the CITY Engineer. The CITY has reviewed the Sewer Pump Station No. 2 plans prepared and stamped by Briggs Engineering 01-28-2008 and approved by the CITY on 11-03-2008, consisting of 13 sheets prepared for Farwest LLC (the "APPROVED SEWER CONSTRUCTION PLANS"), which CITY approval the CITY will honor for

construction, with minor updates to meet any current CITY code requirements. Additionally, the DEVELOPER is responsible to obtain DEQ's confirmation that the APPROVED SEWER CONSTRUCTION PLANS are currently approved by DEQ, consistent with DEQ's approval on 5-19-2008.

- B. Standard connection fees relevant to the individual lots shall be assessed by the CITY when utility services are requested in accordance with adopted CITY policies. Said PUBLIC UTILITY connection fees shall be assessed at the same rates used for building permit applications within the corporate limits of the CITY at the time of Building Permit application. A certificate shall be issued upon payment (for both water and sewer) certifying to the County Building Official that applicable fees have been paid.
- C. The DEVELOPER shall construct sewer facilities within and adjacent to the property in accordance with the APPROVED SEWER CONSTRUCTION PLANS and otherwise in accordance with the Updated Dixie Sewer Study, provided however, the Developer can be required by the City Engineer to produce a current estimated cost for the approved lift station, at the time development is to occur, and apply that lift station cost towards the cost to extend gravity sewer to the Development, via the existing sewer mainline located in Farmway road, understanding that the City may want to pay for the difference between the lift station cost and the gravity sewer extension cost at the time development is to occur on the Development. If the City is unable or unwilling to pay for the cost difference between the lift station cost and gravity sewer line extension then the Developer will be allowed to proceed with the APPROVED SEWER CONSTRUCTION PLANS. If the City is able to and willing to pay for the cost difference between the lift station cost and gravity sewer line extension, then the developer will be obligated to construct the Farmway sewer trunk line to the site in lieu of constructing a lift station.
- D. Reimbursement for the construction of offsite and master planned sewer facilities shall be available to the DEVELOPER in accordance with CITY Codes and policies as if the DEVELOPMENT were within the corporate limits of the CITY. Pursuant to this agreement, the Cost Recovery method shall be used to reimburse the DEVELOPER. Pursuant to Chapter 4, Article 5, Section 7 of CITY Code, the DEVELOPER retains responsibility to renew the terms of the cost recovery agreement at the end of each seven years compliant with adopted ordinance regarding Cost Recovery.
- E. Upon completion of said system extension, the CITY shall provide municipal sewer services to units in the DEVELOPMENT at the same usage rates assessed to CITY residents, subject to normal rate increases or decreases as set by the CITY Council and to all Codes or rules for usage now set forth or as may be set forth to be observed as if DEVELOPMENT were within the corporate limits of the CITY. Services shall be provided within the provisions of CITY Code and adopted CITY policies.

- F. Construction of said system extension shall be dedicated to the CITY. Appropriate CITY personnel are to be notified in advance of all testing and given opportunity to be present during conduct of the testing.
- G. The CITY reserves the right to perform or allow upsizing of the lift station(s), pumps, or forcemains, etc. for the use of others. Capacity shall be reserved for the use of DEVELOPER or his assigns, however, commensurate with his investment and the initial build capacity of the lift station as limited by the initial build force main at velocities less than six feet per second.
- H. Based upon CITY approval of the APPROVED SEWER CONSTRUCTION PLANS, subject to minor updates to meet all CITY Code requirements, a will-serve letter shall be issued by the CITY reserving adequate capacity in existing facilities and those to be built hereunder for service to the DEVELOPMENT.

V. Rights-of-Way:

- A. In consideration of the extension of PUBLIC UTILITIES to the DEVELOPMENT, the DEVELOPER shall dedicate the following as public rights-of-way and improve the same to the minimum CITY width standards and Canyon Highway District No. 4 Standards for surfacing depths. Scab on widening is not permitted if the existing road surface is substandard. In areas where the existing surface is substandard it shall be improved to centerline but not less than 24 feet.
 - a. Homedale Road
 - i. 40-foot half-width right-of-way
 - ii. Build to Minor Arterial Street Standards at the time of development (no less than 24.5 feet from centerline to back-of-curb).
 - b. Farmway Road
 - i. 48-foot half width right-of-way (minus existing)
 - ii. Build to Principal Arterial Street standards at the time of development (no less than 35 feet centerline to back-of-curb).
 - c. Riverside (Collector), Moss Lane (Collector)
 - i. 35-foot half-width right-of-way
 - ii. Build to Collector Street Standards at the time of development (no less than 23 feet centerline to back of curb).
 - d. Roadways noted above shall be improved on their masterplan (quarter section line) alignments. Deviation from alignment may be allowed internally but shall return to quarter section lines at boundaries except as necessary and approved by City Engineer.
 - e. The DEVELOPER shall dedicate as public right-of-way a minimum fifty-six (53) foot full width right-of-way along all planned or future non-

classified interior roadways. At the time of development said internal or non-classified roadways shall be improved to minimum standards for a local road (no less than 37 feet back-of-curb to back-of-curb).

- f. Right-of-way and roadway widths and surfacing depths are subject to minimum standards updates until the submittal of a development application. This means that updates to minimum standards shall supersede present minimums given herein if they are greater.
- g. All classified road intersections are required to have right-hand turn lanes constructed as displayed in the City of Caldwell Supplemental Standards and Specification details R-810 F through R-810 H.

VI. Roadways:

- A. The design, construction, inspection, and testing of roadway facilities shall be in full conformance with CITY standards and specifications except where applicable Highway District Standards are stricter as provided herein.
- B. Roadway facilities shall be constructed to standards consistent with their functional classification at the time of development. Where master planned classified roadways are to be built as a border street (i.e. a half street on a subdivision boundary) said street shall be placed within a right-of-way of no less than 33 feet and be constructed to a half width not less than 26 feet from centerline to back of curb (to accommodate 24 feet of asphalt paving – two full 12-foot travel lanes).
- C. The DEVELOPER shall comply with additional requirements of Canyon Highway District No. 4 (CHD4) in the design, alignment, and placement of roadway facilities including spacing and alignment standards where such standards are stricter than those of the CITY. When City and CHD4 requirements differ the strictest requirement shall apply.
- D. All DEVELOPMENT shall comply with ACHD Intersection and Alignment Standards as adopted by the CITY. Any opposing street approaches shall be aligned within a 10-foot offset of the centerline of any existing roadway or approach on the opposite side of the street or spaced at a distance of no less than 150 feet from near curb to near curb. Driveways or roadways connected to collector or arterial streets shall be spaced a distance of 440 feet near-curb to near-curb from intersections of arterial roadways or collectors and arterials in anticipation of future signalization at such intersections. No individual residential or common lot shall take direct access to any arterial or collector road.
- E. Improvements beyond minimum standards may be necessary at some or all of the intersections of classified roads. Such improvements as deemed necessary by the CITY Engineer shall be required. These improvements are likely to include additional turn lanes and tapers, and larger than minimum standard radii. The

traffic studies for each project will serve as a guide to the CITY Engineer in the determination of these needs. The authority is reserved to the CITY Engineer to make requirements based on his judgment not specifically recommended in the traffic study.

- F. The DEVELOPER shall provide a stub street to the south to facilitate interconnectivity with future development.
- G. The maximum length of cul-de-sac streets shall be 660' measured from the intersection of right-of-way lines to the extreme depth of the turning circle along the street centerline pursuant to CITY Code 11-03-04(2).
- H. CITY Code relative to subdivision development shall be followed including all weather surfaces, tested and approved water and sewer lines, and street signs requirements prior to signature of a phase's final plat and application for building permits.

VII. Traffic Mitigation:

- A. The SUBDIVISION is expected to generate 3,931 new vehicle trips per day based on the preliminary layout. 394 of these vehicle trips are expected to be generated in the critical (P.M.) peak hour. Community Planning Association of Southwest Idaho has computed the average trip length in Canyon County to be 7.3 mi. Traffic impact mitigation should presumably occur at both trip ends so ½ of the trip length should be attributed to each end. It is estimated that trips will encounter a major intersection every half mile along any given path. The capacity of an average fully improved intersection (assumed to be the intersection of a collector and an arterial road) is estimated to be 5,080 vehicles/hour. Trips generated by the SUBDIVISION will utilize: $(394 \text{ veh trip/hr} * 7.3 \text{ mi/trip} * 0.5 \text{ trip ends} * 2 \text{ intersections/mi}) / 5,080 \text{ veh/hr per avg intersection} = 56.6\%$ of the capacity at an average intersection. This percentage represents the total capacity used from the intersections encountered by generated trips over DEVELOPMENTS half of the generated trip length. Accordingly, the applicant shall construct 56.6% of a traffic signal to the CITY Specifications for Signals and Controllers under the review of the Engineering Department at a location to be determined by the CITY. The Applicant may, at his option, contribute 56.6% of the cost of the average intersection in lieu of construction as estimated by the CITY Engineer. Construction of improvements in cooperation with other developments is preferred. In the event that the actual density of the SUBDIVISION is less or the trip generation calculated in the traffic study is more or less, the traffic mitigation percentage calculated in this item will be duly reduced or adjusted.
 - a. Construction of Roundabouts to appropriate standards of practice for modern roundabout design as approved by the City Engineer, may be used to satisfy this requirement. This agreement reserves the right to the City Engineer to designate reputable firms known to be competent in roundabout

design and to make extensive review and comment of the design of any roundabouts. A roundabout at the intersection of arterials or an arterial and collector will be considered equivalent to the construction of a signal for the same type of intersection.

- b. The requirements under this Item A. above may be satisfied incrementally with the build-out of phases but shall be proportional to the size, impact and trip generation for each phase.
 - c. The provisions of this section shall be subject to modification for the trip generation expected under an approved preliminary plat and shall be increased or decreased as prescribed under the Institute of Transportation Engineers current edition of "*Trip Generation*" consistent with increases or decreases in the number of units actually approved and in accordance with the approved traffic impact study.
- B. Additional requirements by the CITY Engineer may be placed following the performance of a traffic study compliant with 10-10-01 of CITY Code even if said study does not specifically reference or recommend such improvements.
- C. For safety of facility users, no development access shall be placed on Farmway Road.

VIII. Storm Drainage:

- A. The design, construction, inspection, and testing of storm drainage facilities shall be in full conformance with CITY standards and specifications.
- B. The DEVELOPER shall identify and preserve permanent discharge points for storm drainage generated on the site, subject to approval by the CITY Engineer.
- C. The DEVELOPER shall comply with the Caldwell Stormwater Management Manual in the form existing at the time of development in the design and construction of stormwater facilities. Basins for the detention of storm waters shall be placed in common lot(s).

IX. Pressurized Irrigation:

- A. The design, construction, inspection, and testing of pressure irrigation facilities shall be in full conformance with CITY standards and specifications.
- B. Pressurized irrigation shall be provided for within DEVELOPMENT as if it were within the limits and jurisdiction of the CITY including compliance with CITY design Specifications. The irrigation system shall be operated by a government irrigation provider.
- C. The Pressure Irrigation Pump station shall be placed in a common lot.

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- D. Services shall be provided within the provisions of the CITY Code and adopted CITY policies.

X. Development Standards:

- E. DEVELOPMENT shall comply with the CITY Landscape Ordinance No. 2661 as amended and in effect at the time of development

- F. DEVELOPMENT shall adhere to and contain the following standards and amenities respectively:

- a. Overall density shall not exceed 2.75 dwelling units per gross acre.
- b. 35-foot wide minimum street landscape buffers along all classified roads.
- c. Streets shall be tree lined with tree variety and placement subject to approval by the City Planning and Zoning Director
- d. Detached sidewalks required.
- e. 10% minimum open space.
- f. Trex fencing along all exterior classified streets, or other fencing consistent with Planning and Zoning approvals.
- g. Average lot size not less than 8,000 square feet.
- h. Landscaped islands at all entrance points into the SUBDIVISION.
- i. Entryway designs approved by Planning and Zoning Director.
- j. 8-foot wide pathways (Paved) along all waterways [or comparable pathways at locations as approved by the Planning and Zoning Director].
- k. 5-foot wide micro-pathways (paved or concrete) providing connectivity throughout DEVELOPMENT.
- l. Bermed and sloped landscape buffers.
- m. Use landscape elements to add variety and differentiate units from one another.
- n. Comply to the City of Caldwell Pathways and Bicycle Path Standards.

- G. DEVELOPER shall donate 1 acre of land to the city for a fire station located approximately ½ mile west of Farmway Road on Homedale Road and the north-south collector road (Riverside alignment) at a location mutually agreeable to DEVELOPER and CITY.

XI. Housing Standards:

- H. All homes in DEVELOPMENT shall comply with the following Housing Standards:

- a. Provide variations in height, color, setbacks, materials, textures trim and roof shape.
- b. Provide variations in the shape and placement of windows, balconies, porches and other façade elements.
- c. Minimum roof pitch of 6/12
- d. All metal on roof (vents, valleys, trim) will be black.
- e. High definition ridge or 30-year architectural shingles.
- f. 8" fascia board with minimum 1"X4" trim.
- g. Gable end siding shall consist of material different than used on house.
- h. Gable end vents shall be of a unique design.
- i. 20% stone or stucco required on facades facing a street. 24" wrap around corner of home.
- j. Minimum 12" eaves beyond the exterior side wall.
- k. Detached garages shall be architecturally compatible and consistent in material and shall be situated in the side or rear yard.
- l. Each dwelling shall contain a front porch, balcony, or courtyard.
- m. Corbels and craftsman style posts shall be required.
- n. Second story elevations to be set back or set forward from the wall plane a distance of two feet.

XII. Effective date:

This agreement shall become effective at the time that both parties execute the same.

XIII. Termination:

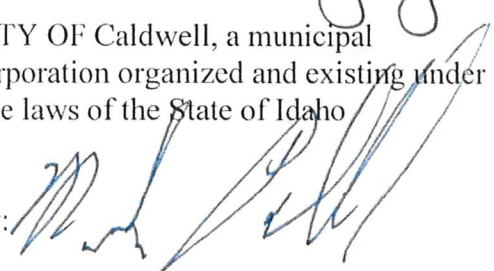
Termination of this agreement shall occur upon satisfaction of the terms.

IN WITNESS WHEREOF, the parties have executed this Agreement.

Dated this 7th day of July 2020.

CITY OF Caldwell, a municipal corporation organized and existing under The laws of the State of Idaho

By:


~~Garret Nancolas, Mayor~~
 Mike Pollard, Council President

ATTEST:

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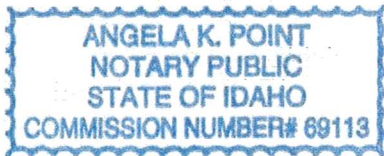
Debbie Geyer
Debbie Geyer, City Clerk



STATE OF IDAHO)
) ss.
COUNTY OF CANYON)

On this 7th day of July, 2020, before me, a notary public in and for the said state, personally appeared Mike Folkard known to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

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



Angela K. Point
Notary Public for Idaho
Residing at Nampa, Idaho
Commission Expires 12/22/2022

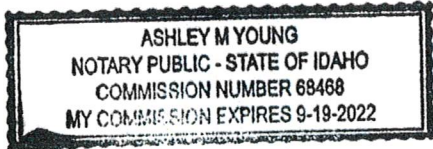
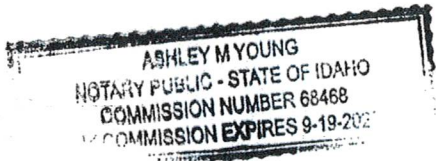
DEVELOPER

By: Marty Goldsmith
Marty GoldsmithRoosevelt Star, LLC

STATE OF IDAHO)
) ss.
COUNTY OF CANYON)

On this 27th day of JULY, 2020, before me, a notary public in and for the said state, personally appeared Marty Goldsmith known to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

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



ayj
Notary Public for Idaho
Residing at Boise, Idaho
Commission Expires 9-19-2022

Sarah Davis

From: Robin Collins
Sent: Friday, December 30, 2022 8:39 AM
To: Becky Yzaguirre
Cc: Sarah Davis; Justin Martin
Subject: Re: Chickasaw Subdivision -Annexation Pathway

Hi Becky,

Yes, please complete annexation applications for all parcels, along with all associated documentation and fees.

Happy New Year!

Robin

Sent from my iphone

Robin Collins, PCED, CBO
Deputy Director
Caldwell Planning and Zoning
621 Cleveland Blvd

From: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Sent: Friday, December 30, 2022 7:42:01 AM
To: Robin Collins <rcollins@cityofcaldwell.org>
Cc: Sarah Davis <sdavis@cityofcaldwell.org>; Justin Martin <justin@legacyidaho.com>
Subject: RE: Chickasaw Subdivision -Annexation Pathway

Good morning, Robin,

Based on the attached email, I believe the City is okay with the annexation pathway. What are the next steps for this application? Should I complete annexation applications for the three parcels?

Thank you,



T·O ENGINEERS
An  ARDURRA Company

Becky Yzaguirre

Land Use Planner

O: 208-323-2288

(2471 S. Titanium Pl., Meridian ID 83642)

(BYzaguirre@to-engineers.com) | www.ardurra.com



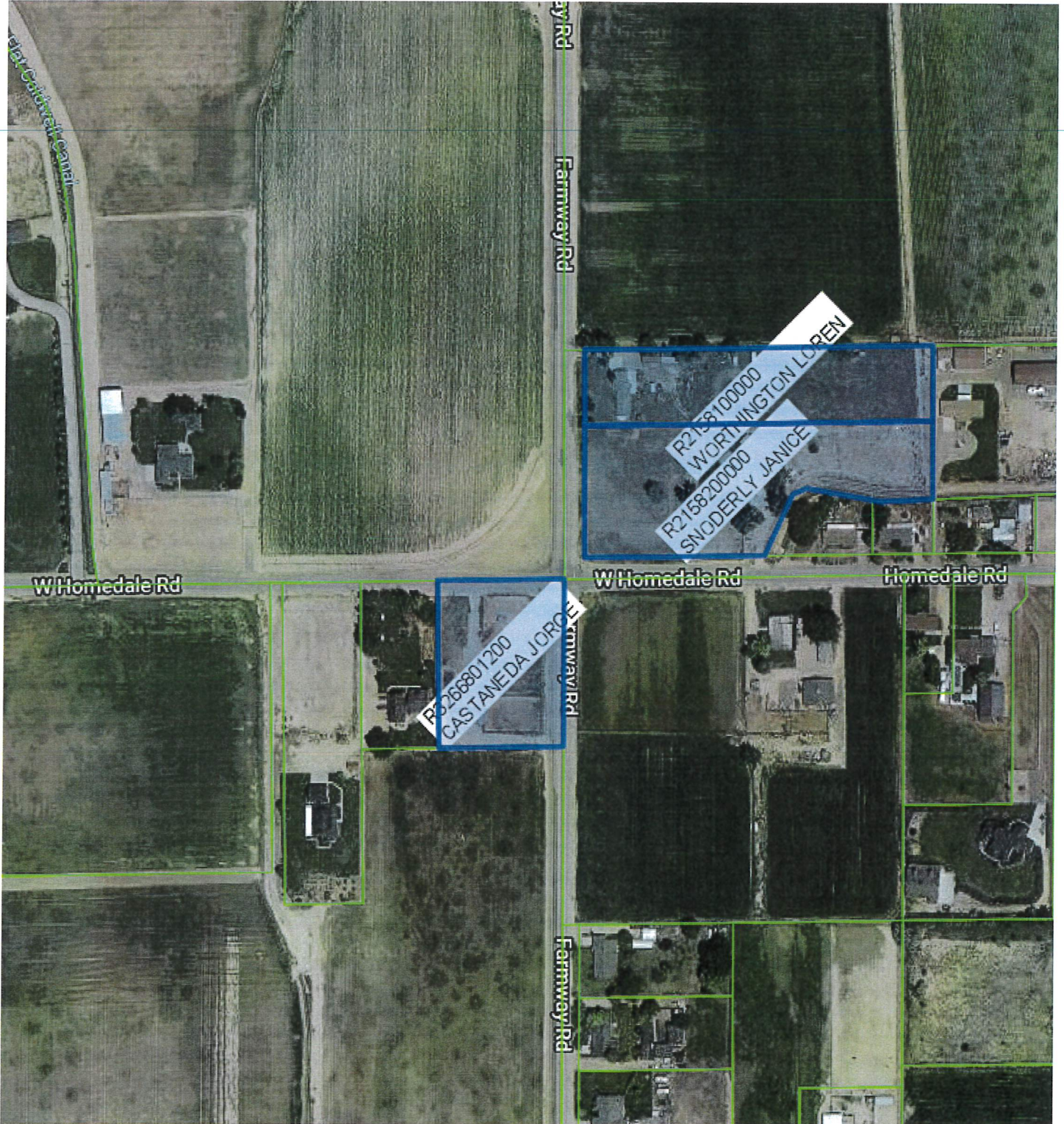
From: Becky Yzaguirre
Sent: Thursday, December 29, 2022 3:47 PM
To: 'Robin Collins' <rcollins@cityofcaldwell.org>

Cc: Sarah Davis <sdavis@cityofcaldwell.org>; Justin Martin <justin@legacyidaho.com>

Subject: RE: Chickasaw Subdivision -Annexation Pathway

Hi Robin,

Below is the pathway of annexation that we have worked out with the City. Attached are the affidavits for the three properties. I'm sorry, but I don't understand why this doesn't work, can you please explain?



Thank you,

AFFIDAVIT OF LEGAL INTEREST

The undersigned, Loren Worthington, an unmarried man, whose principal address is 5507 Farmway Rd., Caldwell, ID 83607, being first duly sworn upon, oath, deposes and says:

I am the owner of property described as **Lot 1, Block 1 of Dunn's Plat, according to the official plat thereof, filed in Book 14 of Plats at Page 35, records Canyon County, Idaho** (the "Annexation Path Parcel"). I irrevocably grant my permission to Roosevelt Star, LLC, 1191 E. Iron Eagle Dr., Ste. 100, Eagle, Idaho, 83616, representing the proposed land use development entitled Chicosa Creek, to submit all applications associated with obtaining approval of said project, including but not limited to annexation and zoning of the Annexation Path Parcel.

The property contains approximately 2.28 acres located at 5507 Farmway Rd., Caldwell, ID 83607, Parcel Number R2158100000. The benefits and obligations of this grant of authority shall be binding upon the successors and assigns of the ownership interest in the Annexation Path Parcel and shall run with the Annexation Path Parcel.

Dated this 12th day of October, 2021.

2021-071270
RECORDED
10/14/2021 04:43 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 PBRIDGES \$10.00
TYPE: MISC
TITLEONE BOISE
ELECTRONICALLY RECORDED

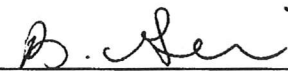

Loren Worthington

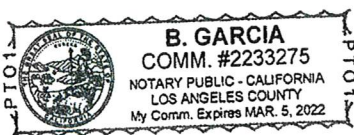
California
STATE OF IDAHO,)
Los Angeles: ss.
County of ~~Ada~~)

On this 12th day of October, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Loren Worthington, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

(SEAL)


Notary Public for the State of ~~Idaho~~ CA
Residing at Lancaster, ~~Idaho~~ CA
My commission expires: May 5 2022



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AFFIDAVIT OF LEGAL INTEREST

I, Janice Snoderly, 1122 W. Homedale Rd., Caldwell, Idaho 83607-8191, being first duly sworn upon, oath, depose and say:

I am the owner of the real property described as: Lot 2, Block 1, DUNN'S PLAT, Canyon County, Idaho, according to the Plat filed in Book 14 of Plats, page 35, records of Canyon County (the "Annexation Path Parcel"). I hereby grant permission to Roosevelt Star, LLC, 1191 E. Iron Eagle Dr., Ste. 100, Boise, Idaho 83616, or its assignee, representing the proposed land use development of some or all of Canyon County Tax Parcel R3266801300, currently known as Chicosa Creek, to submit all applications associated with obtaining approval of said project including but not limited to annexation and zoning for the Annexation Path Parcel. This Affidavit of Legal Interest is irrevocable.

Dated this 11 day of June, 2022.


Janice Snoderly

STATE OF IDAHO)
County of Ada) ss.
)

On this 11 day of June, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Janice Snoderly, known and identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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


Notary Public for Idaho
Residing at Boise

(SEAL)

AFFIDAVIT OF LEGAL INTEREST

I, Jorge Castaneda, whose principal address is 45 S. Tamarack Way, Nampa, Idaho, 83651, being first duly sworn upon, oath, depose and say:

I am the owner of property described as parcel # 3266801200. I grant my permission to: Roosevelt Star, LLC, 6401 W. Floating Feather road, Eagle, Idaho, 83616, representing the proposed land use development entitled Chicosa Creek, to submit all applications associated with obtaining approval of said project including but not limited to annexation and zoning.

The property contains approximately 1.81 acres located at 0 W. Homedale Rd. Parcel number(s) R3266801200.

Dated this 20 day of July, 2021.

By Jorge Castaneda
Jorge Castaneda

STATE OF IDAHO,)
 : ss.
County of Lanyon)

On this 20 day of July, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Jorge Castaneda, known and identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

Debra Sueb Bach
Notary Public for Idaho
Residing at Nampa, Idaho
Commission expires: 7-1-2027

(SEAL)

A-12



T.O ENGINEERS

An ARDURRA Company

Becky Yzaguirre

Land Use Planner

O: 208-323-2288

(2471 S. Titanium Pl., Meridian ID 83642)

(BYzaguirre@to-engineers.com) | www.ardurra.com



From: Robin Collins <rcollins@cityofcaldwell.org>
Sent: Thursday, December 29, 2022 3:30 PM
To: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Cc: Sarah Davis <sdavis@cityofcaldwell.org>
Subject: RE: Chickasaw Subdivision -Annexation Pathway

Becky,

There is still no path for annexation. Again....the affidavits you sent do not create a connected path to the parcel that is already annexed. Please refer back to my original map I sent you. We are missing those parcel numbers.

From: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Sent: Thursday, December 29, 2022 2:49 PM
To: Robin Collins <rcollins@cityofcaldwell.org>
Cc: Sarah Davis <sdavis@cityofcaldwell.org>
Subject: RE: Chickasaw Subdivision -Annexation Pathway

Hi Robin,

The attached affidavit is correct. It reads differently from the other two affidavits. It reads that she is granting permission to Roosevelt Star representing the proposed land use development of tax parcel R3266801300, the 145 AC parcel.

Please let me know what the next steps are.

Thank you,



T.O ENGINEERS

An ARDURRA Company

Becky Yzaguirre

Land Use Planner

O: 208-323-2288

(2471 S. Titanium Pl., Meridian ID 83642)

(BYzaguirre@to-engineers.com) | www.ardurra.com



From: Robin Collins <rcollins@cityofcaldwell.org>
Sent: Thursday, December 29, 2022 12:22 PM
To: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Cc: Sarah Davis <sdavis@cityofcaldwell.org>
Subject: RE: Chickasaw Subdivision -Annexation Pathway

A-13

Becky,

This affidavit is for the 145 acre piece.

From: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Sent: Thursday, December 29, 2022 12:12 PM
To: Robin Collins <rcollins@cityofcaldwell.org>
Cc: Sarah Davis <sdavis@cityofcaldwell.org>
Subject: RE: Chickasaw Subdivision -Annexation Pathway

Attached is the affidavit for the parcel with the black x located north of Homedale and east of Farmway.



Becky Yzaguirre

Land Use Planner

O: 208-323-2288

(2471 S. Titanium Pl., Meridian ID 83642)

(BYzaguirre@to-engineers.com) | www.ardurra.com

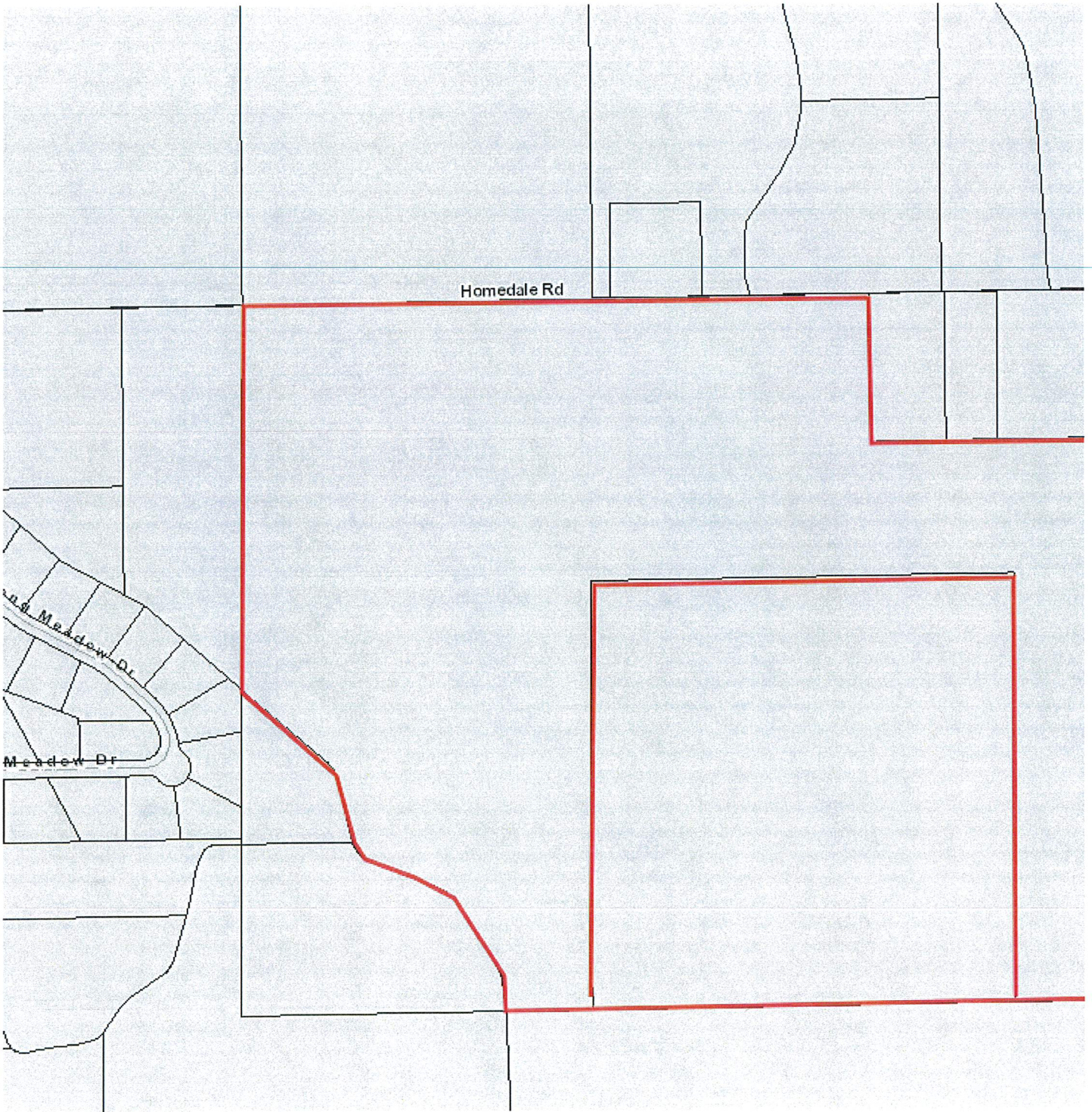


From: Robin Collins <rcollins@cityofcaldwell.org>
Sent: Thursday, December 29, 2022 12:08 PM
To: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Cc: Sarah Davis <sdavis@cityofcaldwell.org>
Subject: RE: Chickasaw Subdivision -Annexation Pathway

Becky,

We have mapped out the three (3) additional parcels you sent over. Unfortunately, you still do not have a path for annexation. Please see below the city limits (shown in green), and the parcels you have sent for annexation bordered in red. I have put a black X on the additional parcels you would need to get a path of annexation.

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From: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Sent: Thursday, December 29, 2022 11:36 AM
To: Robin Collins <rcollins@cityofcaldwell.org>
Cc: Sarah Davis <sdavis@cityofcaldwell.org>
Subject: RE: Chickasaw Subdivision -Annexation Pathway

Here is the third.



T.O ENGINEERS
An ARDURRA Company

Becky Yzaguirre

Land Use Planner

O: 208-323-2288

(2471 S. Titanium Pl., Meridian ID 83642)

(BYzaguirre@to-engineers.com) | www.ardurra.com



From: Becky Yzaguirre

Sent: Thursday, December 29, 2022 11:34 AM

To: Robin Collins <rcollins@cityofcaldwell.org>

Cc: Sarah Davis <sdavis@cityofcaldwell.org>

Subject: Chickasaw Subdivision -Annexation Pathway

Hi Robin,

Attached are the two affidavits that would give us a pathway to annexation. Please let me know your thoughts.

Thank you,



T.O ENGINEERS
An ARDURRA Company

Becky Yzaguirre

Land Use Planner

O: 208-323-2288

(2471 S. Titanium Pl., Meridian ID 83642)

(BYzaguirre@to-engineers.com) | www.ardurra.com



Total Control Panel

[Login](#)

To: rcollins@cityofcaldwell.org

[Remove](#) this sender from my allow list

From: byzaguirre@to-engineers.com

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

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EXHIBIT A

Page 4 of 4

**DESCRIPTION FOR MARTY GOLDSMITH
PARCEL 2
TAYLOR PROPERTY
March 20, 2007**

A PARCEL OF LAND BEING THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PORTIONS OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4(EAST 1/4 CORNER) OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, THENCE S 89°45'59" W ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8 1050.00 FEET TO THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE S 89°45'59" W ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 271.70 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8;

THENCE CONTINUING S 89°45'59" W 1321.70 FEET TO THE SOUTHWEST CORNER(CENTER 1/4 CORNER) OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4;

THENCE S 89°46'00" W ALONG THE SOUTHERLY LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8 6.60 FEET TO A POINT;

THENCE N 00°36'30" E 1600.00 FEET TO A POINT;

THENCE N 89°45'59" E 1600.00 FEET TO A POINT;

THENCE S 00°36'30" W 1600.00 FEET TO THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION. SAID PARCEL CONTAINS 58.76 ACRES, MORE OR LESS, AND WAS PREPARED FROM RECORD OF SURVEY NO. 200317661 AND DATA OF RECORD AND NOT FROM AN ACTUAL FIELD SURVEY.

WAYNE K. BARBER,



P.L.S.8444

RESOLUTION NO. 184-20

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the Mayor of said city is hereby authorized to execute that certain Municipal Services Agreement, by and between the City of Caldwell and Roosevelt Star, LLC as manifested by signature, which agreement sets forth the terms of extraterritorial receipt of municipal services to the referenced project, and which Agreement is attached hereto, and made a part hereof, as if set forth in full.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 6th day of July, 2020.

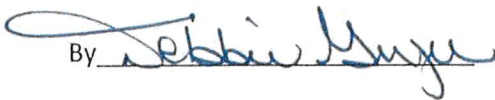
APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 6th day of July, 2020.

Approved

By 

Mayor

ATTEST:

By 

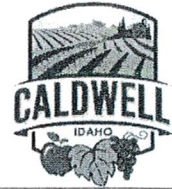
Clerk



MEMORANDUM

TO: Caldwell City Council

Meeting Date July 7th 6, 2020



AGENDA ITEM INFORMATION

1. SUBJECT: Approve a resolution authorizing the Mayor to execute a Municipal Services Agreement between the City of Caldwell and Roosevelt Star, LLC for the Chicosa Creek Subdivision.		<i>Department Submittals</i>	<i>X to mark</i>	<i>Initials</i>
			Building Department	
	CDBG			
	Clerk			
	City Attorney			
	Finance Department			
	Human Resources			
	Planning & Zoning	X		
	Fire Department			
	Police Department			
	Public Works	X		
	Street Department			
	Water Department			
	WWTP			
	Engineering	X		
	Mapping			
COST IMPACT:	N/A	Parks and Recreation		
FUNDING SOURCE:	N/A	Airport		
		Information Systems		
TIMELINE:	N/A	Golf Course		
		OTHER:		

SUMMARY STATEMENT: Approve resolution authorizing the Mayor to execute the Municipal Services Agreement between City of Caldwell and Roosevelt Star, LLC (Marty Goldsmith) for the Chicosa Creek Subdivision near the Southwest quadrant of Homedale and Farmway.

The Council has permitted the receipt of City utility services for lands extraterritorial to the City with the execution of a Municipal Services Agreement stipulating the terms of development, annexation when possible, and terms for receiving services. The agreement also serves as a development agreement at the time annexation of the subject property becomes available.

RECOMMENDED ACTION: The City Engineer, Planning and Zoning Director, and Public Works Director have reviewed and recommend approval of the attached resolution.

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**DESCRIPTION FOR MARTY GOLDSMITH
PARCEL 1
TAYLOR PROPERTY
March 20, 2007**

A PARCEL OF LAND BEING A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4, AND PORTIONS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (EAST 1/4 CORNER) OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 89°45'59" W ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 1050.00 FEET TO A POINT;

THENCE N 00°36'30" E 1600.00 FEET TO A POINT;

THENCE S 89°45'59" W 1600.00 FEET TO A POINT;

THENCE S 00°36'30" W 1600.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8;

THENCE S 89°46'00" W ALONG SAID SOUTHERLY LINE 321.23 FEET TO A POINT;

THENCE N 6°26'22" W 119.46 FEET TO A POINT OF CURVATURE;

ALONG A CURVE TO THE LEFT 54.50 FEET, SAID CURVE HAVING A RADIUS OF 148.15, A CENTRAL ANGLE OF 21°04'38", TANGENTS OF 27.56 FEET, AND A CHORD WHICH BEARS N 20°18'38" W 54.19 FEET TO A POINT OF TANGENCY;

THENCE N 30°51'00" W 168.78 FEET TO A POINT;

THENCE N 30°50'56" W 77.88 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT 146.63 FEET, SAID CURVE HAVING A RADIUS OF 219.49, A CENTRAL ANGLE OF 38°16'38", TANGENTS OF 76.17 FEET, AND A CHORD WHICH BEARS N 49°59'18" W 143.92 FEET TO A POINT OF TANGENCY;

THENCE N 69°07'35" W 251.84 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT 118.31 FEET, SAID CURVE HAVING A RADIUS OF 119.72 FEET, A CENTRAL ANGLE OF 56°37'16", TANGENTS OF 64.49 FEET, AND A CHORD WHICH BEARS N 40°50'05" W 113.55 FEET TO A POINT OF TANGENCY;

THENCE N 12°32'33" W 229.23 FEET TO A POINT OF CURVATURE;

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THENCE ALONG A CURVE TO THE LEFT 73.59 FEET, SAID CURVE HAVING A RADIUS OF 116.54 FEET, A CENTRAL ANGLE OF 36°10'52", TANGENTS OF 38.07 FEET, AND A CHORD WHICH BEARS N 30°38'00" W 72.38 FEET TO A POINT OF TANGENCY;

THENCE N 48°43'26" W 422.44 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8;

THENCE N 00°38'12" E ALONG SAID WESTERLY LINE 108.60 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4;

THENCE N 00°38'18" E 1326.82 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8;

THENCE N 89°45'23" E 1322.45 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4;

THENCE N 89°45'25" E 1053.37 FEET ALONG THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8 TO A POINT;

THENCE S 00°14'26" E 554.24 FEET TO A POINT;

THENCE N 89°45'30" E 1021.59 FEET TO A POINT;

THENCE N 00°14'30" W 554.25 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8;

THENCE N 89°45'30" E ALONG SAID NORTHERLY LINE 23.85 FEET TO A POINT;

THENCE S 00°13'16" E 616.07 FEET TO A POINT;

THENCE N 89°45'30" E 150.00 FEET TO A POINT;

THENCE N 00°13'16" W 295.67 FEET TO A POINT;

THENCE N 89°45'30" E 390.74 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8;

THENCE S 00°36'43" W ALONG SAID EASTERLY LINE 981.71 FEET TO A POINT;

THENCE N 89°49'15" W 326.00 FEET TO A POINT;

THENCE S 58°01'03" W 46.96 FEET TO A POINT;

THENCE S 00°37'14" W 154.30 FEET TO A POINT;

THENCE S 32°16'45" E 267.34 FEET TO A POINT;

THENCE S 28°18'52" E 387.00 FEET TO A POINT;

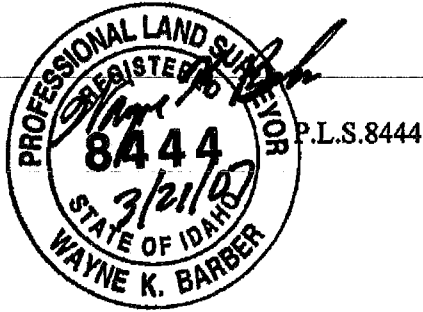
EXHIBIT A

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THENCE S 89°22'11" E 33.00 FEET TO A POINT ON THE EASTERLY LINE OF THE
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8;

THENCE S 00°37'45" W 606.97 FEET TO THE **REAL POINT OF BEGINNING** OF THIS
DESCRIPTION. SAID PARCEL CONTAINS 145.40, ACRES MORE OR LESS, AND WAS
PREPARED FROM RECORD OF SURVEY NO. 200317661 AND NOT FROM AN ACTUAL
FIELD SURVEY.

WAYNE K. BARBER,



AFFIDAVIT OF LEGAL INTEREST

I, Jorge Castaneda, whose principal address is 45 S. Tamarack Way, Nampa, Idaho, 83651, being first duly sworn upon, oath, depose and say:

I am the owner of property described as parcel # 3266801200. I grant my permission to: Roosevelt Star, LLC, 6401 W. Floating Feather road, Eagle, Idaho, 83616, representing the proposed land use development entitled Chicosa Creek, to submit all applications associated with obtaining approval of said project including but not limited to annexation and zoning.

The property contains approximately 1.81 acres located at 0 W. Homedale Rd. Parcel number(s) R3266801200.

Dated this 20 day of July, 2021.

By Jorge Castaneda
Jorge Castaneda

STATE OF IDAHO,)
 : ss.
County of Canyon)

On this 20 day of July, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Jorge Castaneda, known and identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

(SEAL)

Debra J. Salek-Bach
Notary Public for Idaho
Residing at Nampa, Idaho
Commission expires: 7-1-2027

AFFIDAVIT OF LEGAL INTEREST

The undersigned, Loren Worthington, an unmarried man, whose principal address is 5507 Farmway Rd., Caldwell, ID 83607, being first duly sworn upon, oath, deposes and says:

I am the owner of property described as **Lot 1, Block 1 of Dunn's Plat, according to the official plat thereof, filed in Book 14 of Plats at Page 35, records Canyon County, Idaho (the "Annexation Path Parcel")**. I irrevocably grant my permission to Roosevelt Star, LLC, 1191 E. Iron Eagle Dr., Ste. 100, Eagle, Idaho, 83616, representing the proposed land use development entitled Chicosa Creek, to submit all applications associated with obtaining approval of said project, including but not limited to annexation and zoning of the Annexation Path Parcel.

The property contains approximately 2.28 acres located at 5507 Farmway Rd., Caldwell, ID 83607, Parcel Number R2158100000. The benefits and obligations of this grant of authority shall be binding upon the successors and assigns of the ownership interest in the Annexation Path Parcel and shall run with the Annexation Path Parcel.

Dated this 12th day of October, 2021.

2021-071270
RECORDED
10/14/2021 04:43 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 PBRIDGES \$10.00
TYPE: MISC
TITLEONE BOISE
ELECTRONICALLY RECORDED



Loren Worthington

California
STATE OF IDAHO,)
Los Angeles: ss.
County of ~~Ada~~)

On this 12th day of October, 2021, before me, the undersigned, a Notary Public in and for said Sate, personally appeared Loren Worthington, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

(SEAL)


Notary Public for the State of ~~Idaho~~ *CA*
Residing at Lancaster, ~~Idaho~~ *CA*
My commission expires: May 5 2022

