

# **MEMO**

**Date:** May 23, 2022

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

**From:** Alex Jones, Associate Planner  
Caldwell P & Z Department

**RE: Case Number ANN-20-05/PUD-20-02: The Collections**

Please review the attached application and information and provide us with your written input. We request that you e-mail any comments as soon as possible but no later than **Friday, June 17, 2022.**

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

**Case Number ANN-20-05/PUD-20-02:** A request by Steve Arnold of A Team Land Consultants, on behalf of Doeppel Premier Properties, for an annexation of parcels R3251900000 (approximately 30.21 acres) and R3251901000 (approximately .10 acres) with a zoning designation of R2 (Medium Density Residential). Concurrently a request for a Planned Unit Development for The Collections Subdivision, consisting of 68 single family lots and 74 townhome lots. The property is designated as Medium Density Residential in the 2040 Comprehensive Plan. The subject property is located northeast of the corner of Laster Ln and S Florida Ave, east of Four Seasons Subdivision.

This case is scheduled to be presented before the **Caldwell Hearing Examiner on Tuesday, June 28, 2022 at 7:00 pm.**

We will assume that you have no objections, concerns or comments if you do not reply to this request within the requested timeframe. If you have any questions, you may contact me at 208-455-4604.



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

APPLICANT		
ITEM	DATE	SUBMITTED BY
A-1 APPLICATION & RECEIPT	<i>Paid fees May 17, 2021</i> 9-8-20	Steve Arnold
A-2 WRITTEN DESCRIPTION <i>A-2.1 updated written description</i>	9-8-20 <i>1/23/21</i>	↓
A-3 SITE PLAN OR PLAT <i>A-3.2 updated plat</i>	9-8-20 <i>1/23/21</i>	
A-4 VICINITY MAP	9-8-20	
A-5 NEIGHBORHOOD MEETING FORM	9-8-20	
A-6 DEED	9-8-20	
A-7 TRAFFIC IMPACT STUDY (IF REQUIRED)	? <i>Submitted to Eng. 5-5-21</i>	
A-8 LANDSCAPING PLAN APPLICATION		
A-9 LANDSCAPING PLAN <i>A-9.1 updated Landscape plan</i>	9-8-20 <i>1/23/21</i>	
A-10 CD/THUMB DRIVE (CONTAINING ALL SUBMITTED DOCS)		
A-11 <i>prop owner ack</i>		
A-12 <i>req. revisions</i>	5/25/21	IC
A-13 <i>Revised Preliminary Plat</i> <i>5-9-22</i>	5-9-22	S.A.
A-14 <i>Revised PUD</i> <i>5-9-22</i>	5-9-22	S.A.
A-15 <i>Revised Landscape Plan</i> <i>4-19-22</i>	4-19-22	S.A.
A-16		
A-17		
A-18		



# CITY OF Caldwell, Idaho

Planning &  
Zoning  
Hearing  
Review  
Application

## Type of Review Requested

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

**STAFF USE ONLY:**

File Number(s): Ann-20-051  
Pub-20-021

Project Name: Collections Pub

Date Filed: 9/8/20 Date Complete: \_\_\_\_\_

Related Files: \_\_\_\_\_

## Subject Property Information

Address: 4901 S FLORIDA AVE CALDWELL, ID 83605 Parcel Number(s): R3251900000

Subdivison: \_\_\_ Block: \_\_\_ Lot: \_\_\_ Acreage: 30.21 Zoning: County R2

Prior Use of the Property: Agriculture

Proposed Use of the Property: Residential

## Applicant Information

Applicant Name: Steve Arnold Phone: (208) 871-7020

Address: 1785 Whisper Cove Ave City: Boise State: ID Zip: 83709

Email: steve@ateamboise.com Cell: (208) 871-7020

Owner Name: DOEPEL PREMIERE PROPERTIES IDAHO LLC Phone: \_\_\_\_\_

Address: 5051 ISLAND VIEW ST City: OXNARD State: CA Zip: 93035

Email: \_\_\_\_\_ Cell: \_\_\_\_\_

Agent Name: (e.g., architect, engineer, developer, representative) Steve Arnold

Address: 1785 Whisper Cove Ave City: Boise State: ID Zip: 83709

Email: steve@ateamboise.com Cell: (208) 871-7020

## Authorization

Print Applicant Name: Steve Arnold

Applicant Signature: \_\_\_\_\_ Date: 09/03/2020

621 Cleveland Boulevard • Caldwell, Idaho 83605 • Phone: (208) 455-3021 • [www.cityofcaldwell.com/PlanningZoning](http://www.cityofcaldwell.com/PlanningZoning)

AI



September 2, 2020

Mrs. Debbie Root  
Senior Planner  
City of Caldwell  
621 Cleveland Blvd.  
Caldwell, Idaho 83605

Dear Debbie:

Subject: The Collections Subdivision

On behalf of Doeppel Premier Properties, A Team Land Consultants presents to the City of Caldwell, an Annexation/Rezone, Preliminary Plat and a Planned Unit Development application for the proposed Collections Subdivision. The subject property is located on the northeast corner of Laster Street and Florida Avenue. The property contains 30.31 total acres and is identified as Canyon County Assessor's Tax Parcel Number R3251900000 and R3251901000.

### **Project Summary**

The applicant is proposing 69 single family lots, 75 townhome lots and 11 common lots. The site is currently zoned Agriculture and we are asking for the PUD and R-3 zone for the dimensional standard on the townhome lots. The townhomes will range from 1,400-1,800 square feet and the single family will range from 1,400 to 2,400 square feet. All the common lot landscaping is proposed to be maintained by the homeowner's association. The perimeter is proposed with 6-foot fencing, the same as with some of the common areas.

### **Access Roads and Connectivity**

Primary access to the proposed development will be a road off Florida Avenue and one-off Laster Street. A stub street was provided to the north for future connectivity to that parcel when it redevelops. All the roads will be constructed to a public street standard with curbs, gutters, and sidewalks within 53-feet of right-of-way. Both Florida and Laster will also be improved with curbs, gutters, and sidewalks, along with 15-foot landscape buffers. The development also proposes numerous internal pathway connections to encourage pedestrian activity and mobility.

### **Proposed Buildings**

As part of the application we are submitting color photographs of the proposed townhome buildings. The color combination for the buildings will be a mixture of earth tones as shown on the submitted pictures. The fascia and trim will be designed in such a way as to better accent the earth tones. Variations in wall

A2

panels and rooflines are provided to add to the architectural appearance. All the buildings will be constructed to a minimum of a Silver LEED standard, thus providing energy efficiency. This in turn allows the mechanical units to be constructed smaller. Two-foot fencing will be provided to screen the mechanical units.

The buildings and the facades are architecturally attractive and help function to promote a higher end townhome. The square footage of the townhome buildings will range from 1,400 to 1,800 square feet. There will be a mix of 2- and 3-bedroom units. All are provided with a two-car garage and additional space in front of the garage for another two cars. Additional guest parking has been provided throughout the site. All the townhomes are two stories with balconies on the second floor and a patio at the ground level. There will be varying facades for the buildings throughout the site to break up the front elevations.

### **Landscaping and Amenities**

There is approximately 4.02 acres of open space being proposed. A landscape plan has been prepared in accordance with the City standards. The applicant is proposing roadway buffers along both Laster and Florida. New pathways are proposed to connect to all the existing pathways within the subdivision. All the common lot landscaping will be maintained by a subdivision owners association. Several gazebos and plaza/sitting areas are provided throughout the development, and linear parks and pocket parks are provided. All residents will have equal use of the amenities.

### **Utilities, Irrigation, Storm Drainage and Parking Facilities**

There are existing wet and dry utilities within Florida Avenue adjacent to this site's boundary. The developer is proposing to extend both City sewer and water from the east and south into this site. Dry utilities will also be extended into all building lots. Portions of the common areas will be utilized for storm drain; subsurface seepage beds will dispose of the storm water. Pressurized irrigation is proposed to all common areas and building lots. All storm drain will be designed to accommodate the 100-year event. During the construction of the site, a storm water pollution prevention plan will be provided, and best management practices will be implemented. All the parking has been designed to City standards.

### **Neighborhood Meetings**

*Expired*

On July 18, 2020 there was a virtual neighborhood meeting conducted via Zoom prior to submitting this application. There was one adjacent owner, Alvin Powel, that attended that meeting. There was not any concern with our development, and most of the discussion was how we were bringing in utilities so that he could develop his property. For the most part the neighbor took the proposed development very well.

### **Vision Statement**

Our vision is to promote a residential development with a series of building styles to provide multiple housing choices within the City of Caldwell. This site is centrally located in an area of the City that has been developed with other

*A2*

residential uses. The landscaping and amenities provided throughout are very esthetic and also provide a very pedestrian oriented amenity. The amenities are provided to enhance the livability of this development and promote a sense of being.

The Developers is proposing several architectural styles of buildings within the subdivision that will provide a varied streetscape. This mix of development product will enhance the subdivision and provide value to the subdivision years after it has been developed. The landscaping and screening provide the residents of this development a more private sense than a typical site, and the neighboring uses will have little impact from this development. This development will enhance the community and the project will be an asset to the City.

It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City. I look forward to working with the City as this development moves forward in the process.

Sincerely,  
A Team Land Consultants



Steve Arnold  
Project & Real Estate Manager

Cc: John Doeppel





January 19, 2022

Mrs. Debbie Root  
Senior Planner  
City of Caldwell  
621 Cleveland Blvd.  
Caldwell, Idaho 83605

Dear Debbie:

Subject: The Collections Subdivision

On behalf of Doeppel Premier Properties, A Team Land Consultants presents to the City of Caldwell, an Annexation/Rezone, Preliminary Plat and a Planned Unit Development application for the proposed Collections Subdivision. The subject property is located on the northeast corner of Laster Street and Florida Avenue. The property contains 30.31 total acres and is identified as Canyon County Assessor's Tax Parcel Number R3251900000 and R3251901000.

### **Project Summary**

The applicant is proposing 69 single family lots, 74 townhome lots and 17 common lots. The site is currently zoned Agriculture, and we are asking for the PUD and R-2 zone for the dimensional standard on the townhome/triplex lots. The townhomes will range from 1,400-1,800 square feet and the single family will range from 1,400 to 3,200 square feet. All the common lot landscaping is proposed to be maintained by the homeowner's association. The perimeter is proposed with 6-foot fencing, the same as with some of the common areas.

### **Access Roads and Connectivity**

Primary access to the proposed development will be a road off Florida Avenue and one-off Laster Street. A stub street was provided to the north for future connectivity to that parcel when it redevelops. All the roads will be constructed to a public street standard with curbs, gutters, and sidewalks within 53-feet of right-of-way. Both Florida and Laster will also be improved with curbs, gutters, and sidewalks, along with 15-foot landscape buffers. The development also proposes numerous internal pathway connections to encourage pedestrian activity and mobility.

### **Proposed Buildings**

As part of the application, we are submitting color photographs of the proposed townhome buildings. This is a proposal attaching the units in a combination of two and three buildings to provide for a mix of housing products. The color combination for the buildings will be a mixture of earth tones as shown on the submitted pictures. The fascia and trim will be designed in such a way as to better accent the earth tones. Variations in wall panels and rooflines are

provided to add to the architectural appearance. All the buildings will be constructed to a minimum of a Silver LEED standard, thus providing energy efficiency. This in turn allows the mechanical units to be constructed smaller. Two-foot fencing will be provided to screen the mechanical units.

The buildings and the facades are architecturally attractive and help function to promote a higher end townhome. The square footage of the townhome buildings will range from 1,400 to 1,800 square feet. There will be a mix of 2- and 3-bedroom units. All are provided with a two-car garage and additional space in front of the garage for another two cars. Additional guest parking has been provided throughout the site. All the townhomes are two stories with balconies on the second floor and a patio at the ground level. There will be varying facades for the buildings throughout the site to break up the front elevations.

### **Landscaping and Amenities**

There is approximately 3.90 acres of open space being proposed. A landscape plan has been prepared in accordance with the City standards. The applicant is proposing roadway buffers along both Laster and Florida. These buffers have not been included in our open space calculation. An Open Space Calculation map has been provided showing how we calculated the open space. New pathways are proposed to connect to all the existing pathways within the subdivision. All the common lot landscaping will be maintained by a subdivision owners association. Several gazebos and plaza/sitting areas are provided throughout the development, and linear parks and pocket parks are provided. All residents will have equal use of the amenities.

### **Utilities, Irrigation, Storm Drainage and Parking Facilities**

There are existing wet and dry utilities within Florida Avenue adjacent to this site's boundary. The developer is proposing to extend both City sewer and water from the west and south into this site. Dry utilities will also be extended into all building lots. Subsurface seepage beds will dispose of the storm water. Pressurized irrigation is proposed to all common areas and building lots. All storm drain will be designed to accommodate the 100-year event. During the construction of the site, a storm water pollution prevention plan will be provided, and best management practices will be implemented. All the parking has been designed to City standards.

### **Neighborhood Meetings**

On July 18, 2020 there was a virtual neighborhood meeting conducted via Zoom prior to submitting this application. There was one adjacent owner, Alvin Powel, that attended that meeting. There was not any concern with our development, and most of the discussion was how we were bringing in utilities so that he could develop his property. For the most part the neighbor took the proposed development very well.

### **PUD Exception Request**

As part of the application, we are submitting a PUD application with the preliminary plat and rezone application. A PUD allows for the request of certain exceptions. The following are the exceptions that we are requesting:



1. Minimum lot size in the R-2 zone is 6,000 S.F, we are asking for 2,280 for the townhomes and 5,000 S.F for a portion of the single family.
2. Minimum lot frontage for the R-2 zone is 45-feet, we are asking for 26-feet for the townhomes.
3. Minimum street side setback for the R-2 zone is 15-feet, we are asking for 10-feet for the townhomes and the 5,000 square foot lots.
4. Minimum side setback for the R-2 zone is 6 feet we are asking 0 feet for the interior towns where a common wall is shared.
5. Minimum side setback for the R-2 zone is 6 feet, we are asking for 6 feet between duplex and triplex buildings (3 feet to property line),

For these exceptions we are proposing additional amenities, such as gazebos and plazas, detached pathways and linear open space, pocket parks, parking areas for the townhomes and a pathway along the Caldwell Canal at the east end of the subdivision.

### **Vision Statement**

Our vision is to promote a residential development with a series of building styles to provide multiple housing choices within the City of Caldwell. This site is centrally located in an area of the City that has been developed with other residential uses. The landscaping and amenities provided throughout are very esthetic and also provide a very pedestrian oriented amenity. The amenities are provided to enhance the livability of this development and promote a sense of being.

The Developers is proposing several architectural styles of buildings within the subdivision that will provide a varied streetscape. This mix of development product will enhance the subdivision and provide value to the subdivision years after it has been developed. The landscaping and screening provide the residents of this development a more private sense than a typical site, and the neighboring uses will have little impact from this development. This development will enhance the community and the project will be an asset to the City.

It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City. I look forward to working with the City as this development moves forward in the process.

Sincerely,  
A Team Land Consultants



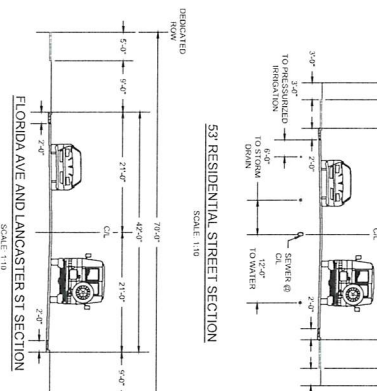
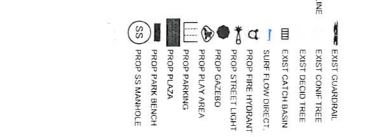
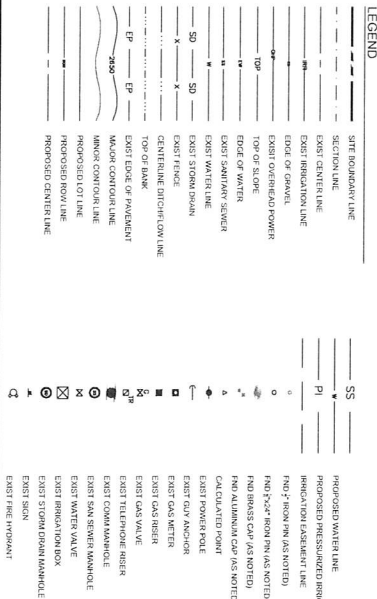
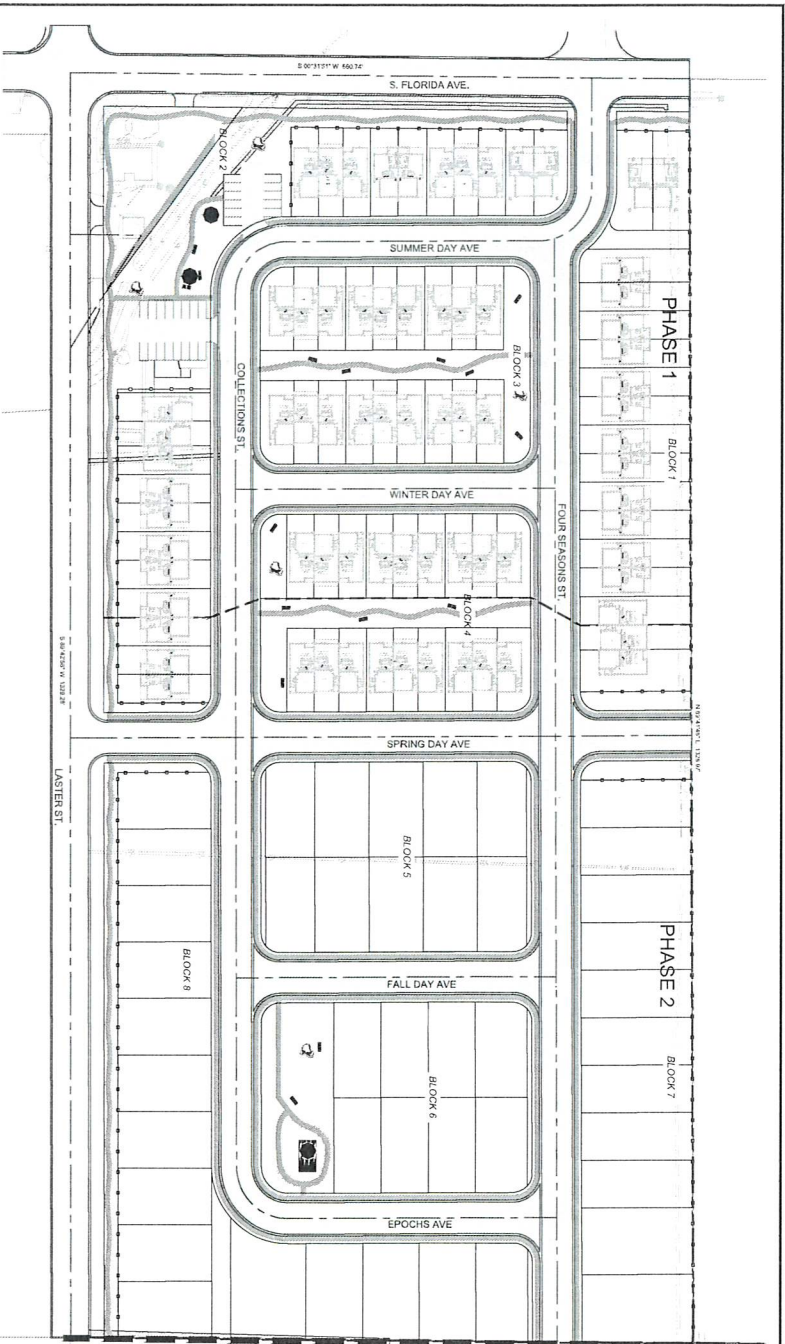
Steve Arnold  
Project & Real Estate Manager

Cc: John Doeppel









MATCHLINE SEE SHEET 2



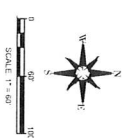
VICINITY MAP  
SCALE: 1:1000

**PRELIMINARY DEVELOPMENT FEATURES**

PARCEL ID#	125210310000	SETBACKS	FRONT YARD	20'
ADDRESSES	4011 S FLORIDA AVE 4013 S FLORIDA AVE 4015 S FLORIDA AVE	REAR	5'	5'
ZONING	RS-100	LEFT SIDE	5'	5'
PLANNING	UNINCORPORATED	RIGHT SIDE	5'	5'
PROPERTY SIZE	30.31 AC	TOTAL LOTS	20	20
TOTAL LOTS	20	CONDOMINIUM LOTS	0	0
CONDOMINIUM LOTS	0	TOWNHOMES	10	10
TOWNHOMES	10			

**NOTES**

1. COUNCIL CITY WATER AND WASTE WILL BE EXTENDED TO ALL LOTS.
2. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND/OR TRUNKAGE OVER THE 10' EASEMENT ADJACENT TO ANY PUBLIC OR PRIVATE STREET.
3. UNUSUAL READING SETBACK DIMENSIONS SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF CALDWELL AT THE TIME OF RESUBMISSION OF THE BACKGROUND REPORT.
4. EASEMENT SHALL BE PROVIDED WITH PRESSURIZED IRRIGATION.
5. STORM DRAINAGE SHALL BE RETAINED ON SITE. HORIZONTAL SURFACE AND SLOPE SHALL BE MAINTAINED TO PREVENT EROSION.
6. TOWNHOUSE UNITS SHALL MAINTAIN A SETBACK AT THE PERIPHERY OF THE SUBDIVISION AND/OR ADJACENT TO SIDE LOT LINES.
7. LOTS 1 & 2 IN BLOCK 1, LOT 1 IN BLOCK 2, LOT 1 IN BLOCK 3, LOT 1 IN BLOCK 4, LOTS 1 & 2 IN BLOCK 5, LOTS 1 & 2 IN BLOCK 6, LOTS 1 & 2 IN BLOCK 7, AND LOT 1 IN BLOCK 8 SHALL BE SET ASKED FOR THE CITY OF CALDWELL.
8. LOT 1 IN BLOCK 1 AND LOT 1 IN BLOCK 2 SHALL BE SET ASKED FOR THE CITY OF CALDWELL.
9. EXCEPT FOR LOT 1 IN BLOCK 1, THE COMMON DIRECTLY ADJACENT ACCESS TO A COMMON AREA AND ADJUT STREET SHALL BE PROHIBITED. ACCESS RESTRICTIONS SHALL BE NOTED ON THE FINAL PLAN.



**OWNER/DEVELOPER**  
DANIEL M. KAMRAT  
1000 S. 10TH AVE  
IDAHO FALLS, ID 83402  
PHONE: 208-745-2500

**PLANNING CONTACT**  
A. TAYLOR  
1111 W. 10TH AVE  
IDAHO FALLS, ID 83402  
PHONE: 208-745-2500

**SUBMITTER**  
2025 WEST 2ND STREET  
IDAHO FALLS, ID 83402  
PHONE: 208-745-2500

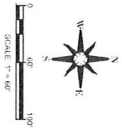
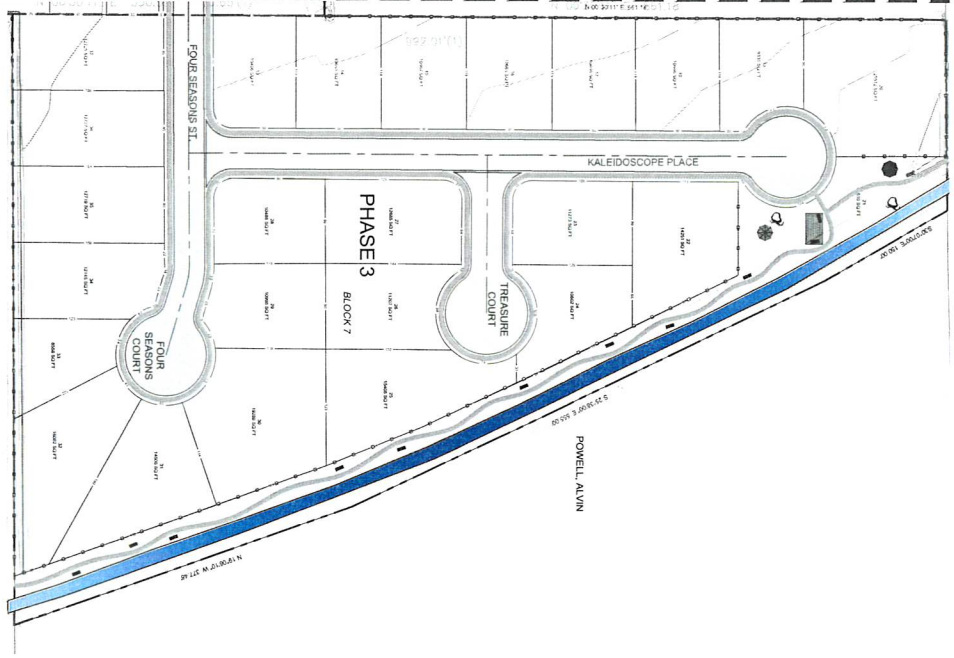
**THE COLLECTIONS SUBDIVISION**  
PUD MAP  
SECTION 2, TOWNSHIP 2 NORTH, RANGE 2 WEST, MERIDIAN  
CITY OF CALDWELL, CARRER COUNTY, IDAHO

**TEAM**  
Lead Consultants

**SHEET 1 OF 2**  
DRAWN BY: C. SHERROCK  
DATE: JANUARY 19, 2022  
FILE: 2022-001-001

Sec A13

MATCHLINE SEE SHEET 1



LEGEND

- SITE BOUNDARY LINE
- SECTION LINE
- EAST CENTER LINE
- EAST IRRIGATION LINE
- EAST IRRIGATION LINE
- EDE OF GRAVEL
- EAST COINTEGRATED POWER
- TOP
- EDE OF WATER
- EAST SANITARY SEWER
- EAST WATER LINE
- EAST STORM DRAIN
- EAST FENCE
- CENTERLINE OF FLOW LINE
- TOP OF BANK
- EAST EDE OF PAVEMENT
- MAJOR CONTIGUOUS LINE
- MINOR CONTIGUOUS LINE
- PROPOSED LOT LINE
- PROPOSED ROW LINE
- PROPOSED CENTER LINE

**OWNER/DEVELOPER**  
 PROJECT: PHASE 3 SUBDIVISION  
 5615 TRAVIS CT  
 DUBLIN, CA 94568

**PLANNER/CONTACT**  
 A 1724 LAND CONSULTANTS  
 1724 LAND CONSULTANTS  
 1724 LAND CONSULTANTS  
 1724 LAND CONSULTANTS  
 1724 LAND CONSULTANTS  
 1724 LAND CONSULTANTS

**SURVEYOR**  
 C/S SURVEYING INC.  
 3923 AMUNDIA ST  
 DUBLIN, CA 94568

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**THE COLLECTIONS SUBDIVISION**  
**PUD MAP**  
 SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST RANGE, MERIDIAN  
 CITY OF CALIFORNIA, COUNTY OF ALBANY

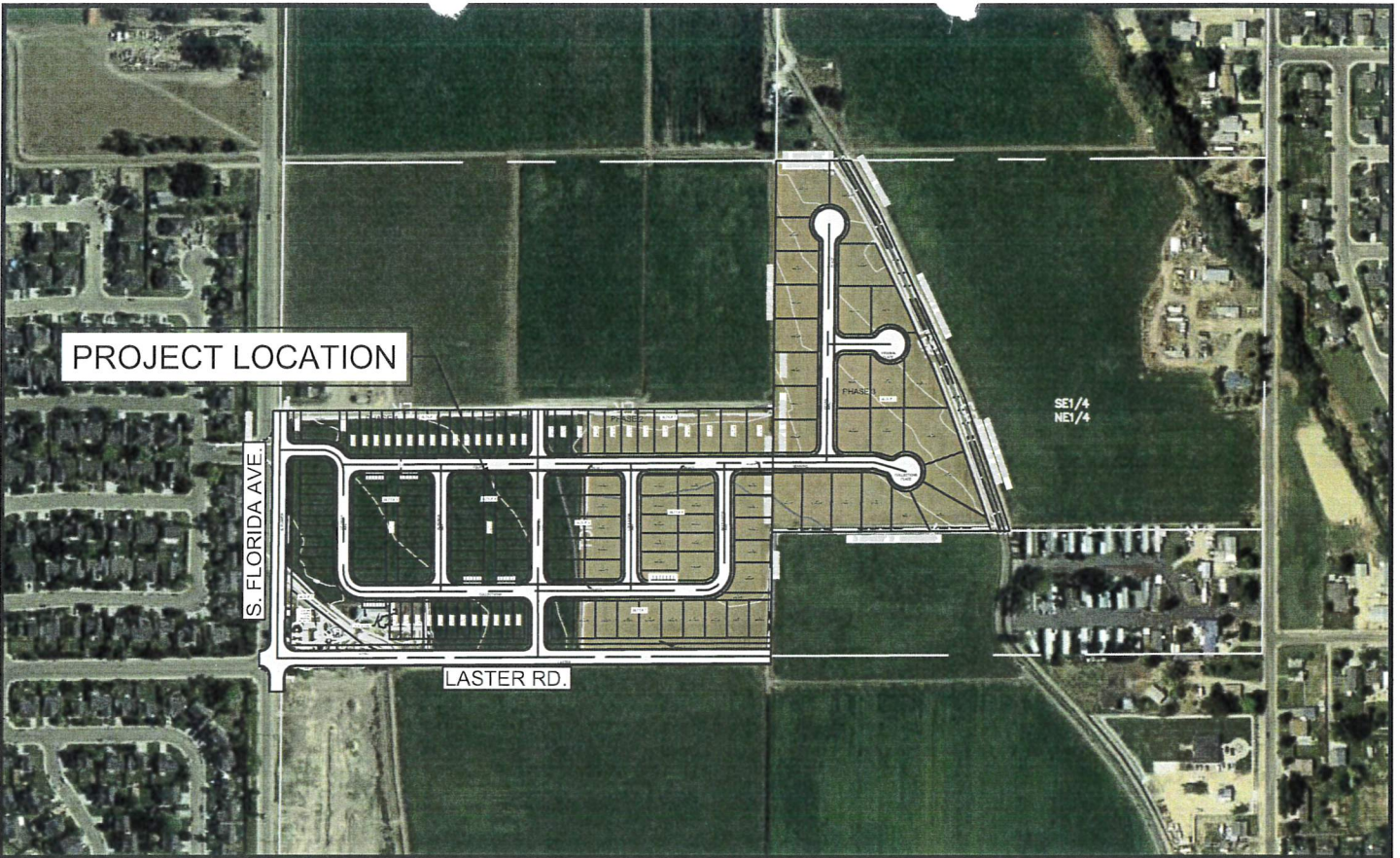
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**TEAM**  
 Land Consultants

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SHEET 2 OF 2  
 DRAWN BY: C/S SURVEYOR  
 DATE: January 19, 2022  
 FILE: [redacted]

see A14



## ***VICINITY MAP***

**SCALE: 1:500**



### ***OWNER/DEVELOPER***

***DOEPPPEL PREMIER PROPERTIES  
IDAHO, LLC.  
968 TOWER CT.  
CAMARILLO, CA 93010***

### ***PLANNER / CONTACT***

***STEVE ARNOLD  
A-TEAM LAND CONSULTANTS  
1785 WHISPER COVE AVE.  
BOISE, ID 83709 PH. 208-871-7020***

## ***THE COLLECTIONS VICINITY MAP***

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



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

Start Time of Neighborhood Meeting: 5 PM

End Time of Neighborhood Meeting: 6 PM

---

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

**PRINTED NAME**

**ADDRESS, CITY, STATE, ZIP**

1. Alvin Powell 4706 Lake Ave, Caldwell ID 83605

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_

7. \_\_\_\_\_

8. \_\_\_\_\_

9. \_\_\_\_\_

10. \_\_\_\_\_

11. \_\_\_\_\_

12. \_\_\_\_\_

13. \_\_\_\_\_

14. \_\_\_\_\_

15. \_\_\_\_\_

16. \_\_\_\_\_

17. \_\_\_\_\_

18. \_\_\_\_\_

19. \_\_\_\_\_

175



- 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: 69 Single Family lots and 75 townhouse lots

Date of Round Table meeting: 6/8/2020

Notice sent to neighbors on: July 9, 2020

Date & time of the neighborhood meeting: July 18, 2020, at 5PM

Location of the neighborhood meeting: Zoom Meeting

**Developer/Applicant:**

Name: A Team Land Consultants, Steve Arnold

Address, City, State, Zip: 1785 Whisper Cove Ave. Boise ID 83709

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 8/14/2020

A5



DAVID EVANS  
AND ASSOCIATES INC.

**DESCRIPTION FOR  
DOEPPEL PREMIER PROPERTIES IDAHO, LLC  
THE COLLECTIONS SUBDIVISION  
FOR  
ANNEXATION**

The following describes a parcel of real property lying within Northeast Quarter (NE1/4) of Section 2, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

**BEGINNING** at the southwest corner of said NE1/4, also being the Center 1/4 corner of said Section 2; Thence, along the west boundary line of said NE1/4, North 00°31'51" East, 660.74 feet;

Thence, departing said west boundary line, North 89°41'48" East, 1328.97 feet along the north boundary line of the South Half of the Southwest Quarter of the Northeast Quarter;

Thence, along the west boundary line of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4), North 00°30'11" East, 661.18 feet to the northwest corner of said SE1/4 NE1/4;

Thence, along the north boundary line of said SE1/4 NE1/4, North 89°39'28" East, 200.00 feet;

Thence, departing said north boundary line, South 29°39'10" East, 150.00 feet;

Thence, South 25°10'10" East, 555.00 feet;

Thence, South 19°06'10" East, 377.48 feet;

Thence, South 89°40'50" West, 642.50 feet to the east boundary line of said South Half of the Southwest Quarter of the Northeast Quarter;

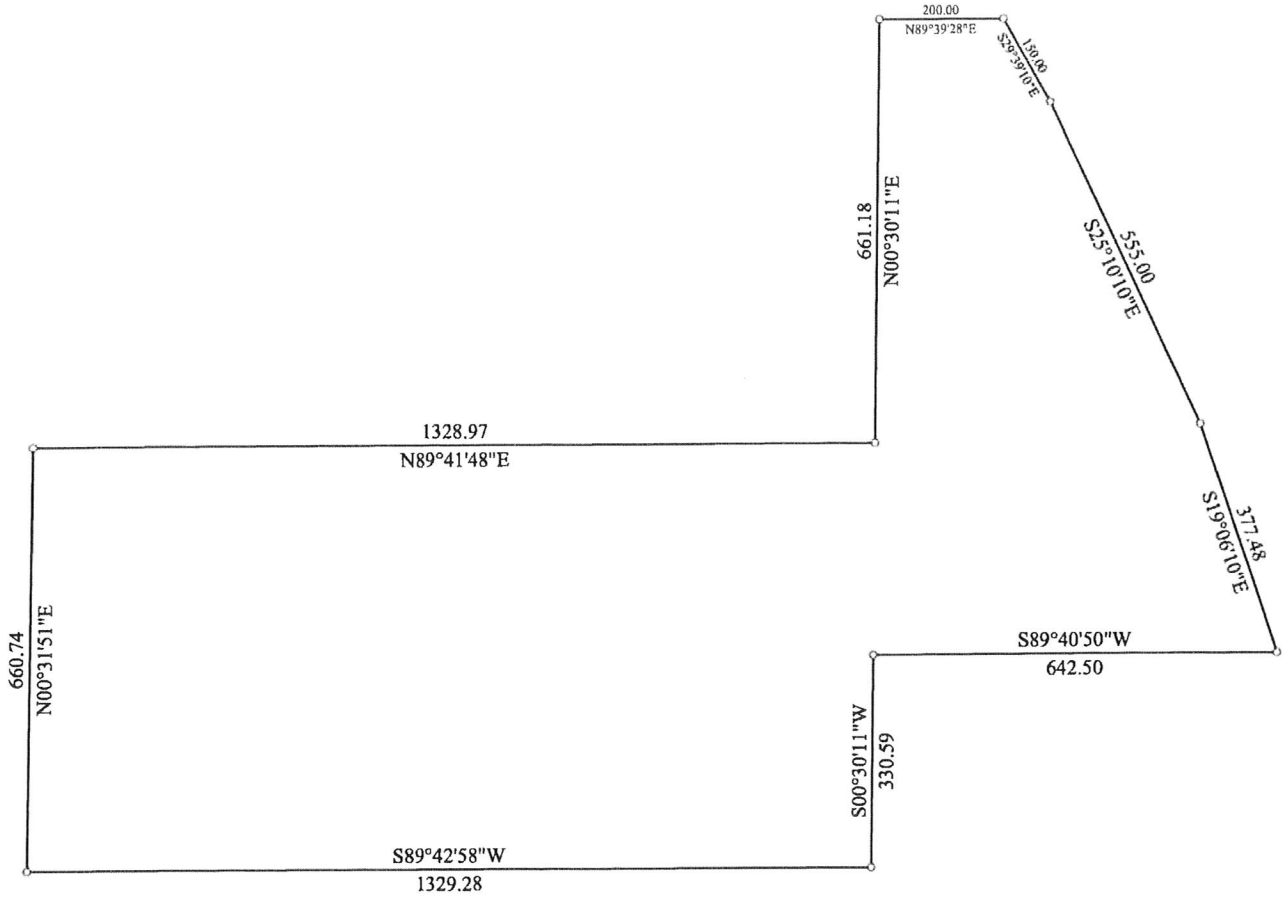
Thence, along said east boundary line, South 00°30'11" West, 330.59 feet to the southeast corner of said South Half of the Southwest Quarter of the Northeast Quarter;

Thence, along the south boundary line of said NE1/4, South 89°42'58" West, 1329.28 feet to the **POINT OF BEGINNING** containing 30.20 acres more or less.



1, THE COLLECTIONS SUBDIVISION, ANNEXATION

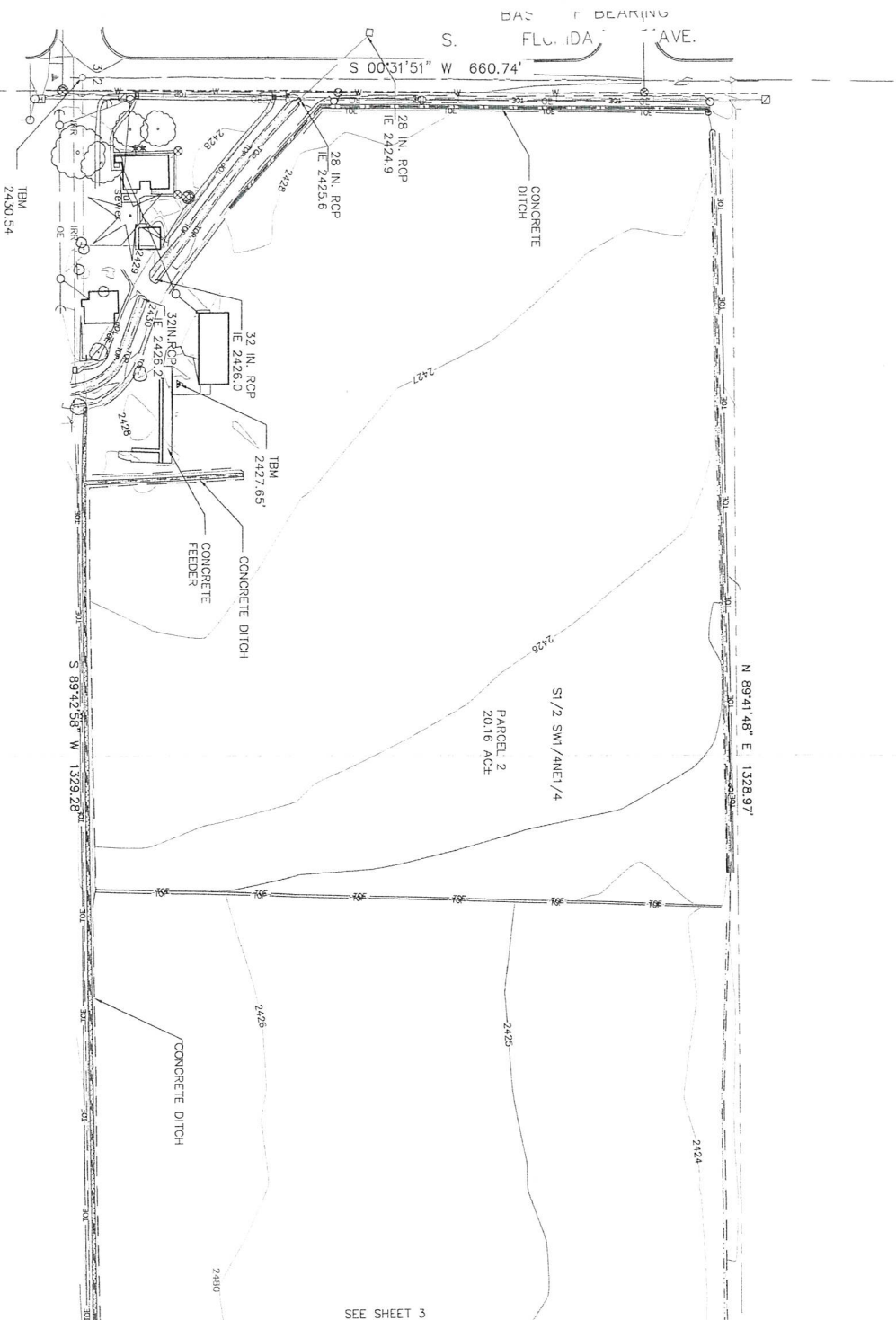
AG



Title:		Date: 08-25-2020
Scale: 1 inch = 300 feet	File: COLLECTION SUB ANNEXATION.des	
Tract 1: 30.204 Acres: 1315693 Sq Feet: Closure = n54.0355w 0.01 Feet: Precision >1/999999: Perimeter = 6236 Feet		
001=N00.3151E 660.74	005=S29.3910E 150.00	009=S00.3011W 330.59
002=N89.4148E 1328.97	006=S25.1010E 555.00	010=S89.4258W 1329.28
003=N00.3011E 661.18	007=S19.0610E 377.48	
004=N89.3928E 200.00	008=S89.4050W 642.50	

AG

**TOPOGRAPHIC SURVEY**  
 A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTH HALF OF  
 THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 NORTH,  
 RANGE 3 WEST BOISE MERIDIAN, CANYON COUNTY, IDAHO



TOP 8" PVC  
 2421.00'  
 MH BOTTOM  
 2413.1

**SURVEYOR'S NOTES**

ELEVATION DATUM:  
 NAVD 88 VERTICAL DATUM, DERIVED BY RTK GPS AND PROCESSED WITH OPUS (ONLINE  
 POSITION USER SERVICE) FROM NGS, NATIONAL GEODETIC SURVEY.  
 THE UTILITIES SHOWN WERE BY OBSERVATION AND PHYSICAL LOCATION OF UTILITY  
 MARKINGS ON THE GROUND. THE EXACT LOCATION OF THE UNDERGROUND UTILITIES CAN  
 ONLY BE DETERMINED BY POHOLE OR ACTUAL EXCAVATION OF SAID UTILITY.



**DAVID EVANS  
 AND ASSOCIATES INC.**  
 9925 Emerald St.  
 Boise Idaho  
 Phone: 208-585-5858



**LEGEND**

---	Boundary Line
---	Section Line
---	Centerline
---	Fence Line
---	Top Bank
---	Top Slope
---	Toe
---	Break Line
---	Edge of Asphalt
---	Overhead Power
---	Telephone
---	Edge of Water
---	Irrigation Pipe
---	Building Envelop
---	Water Line
---	Concrete
---	Top Back Curb
---	Top Back Curb
---	Major Contour Line, Interval=
---	Intermediate Contour Line, Interval=
---	Flowline
---	Irrigation Manhole
---	Sewer Manhole
---	Irrigation Vault
---	Deciduous Tree
---	Coniferous Tree
---	Telephone Riser
---	Power Pole
---	Well
---	Street Sign
---	Mail Box
---	Guy Wire
---	Water valve
---	Head Gate
---	Found Aluminum (As Noted)
---	Found 5/8" Iron Pin (As Noted)
---	Calculated Point
---	Witness Corner
---	Bench Mark

Ab

**2018-032411**  
RECORDED  
**07/24/2018 04:35 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=10 PBRIDGES \$15.00  
TYPE: DEED  
FIRST AMERICAN TITLE INSURANCE  
ELECTRONICALLY RECORDED

**2018-032289**  
RECORDED  
**07/24/2018 12:29 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=7 LBERG \$15.00  
TYPE: DEED  
FIRST AMERICAN TITLE INSURANCE  
ELECTRONICALLY RECORDED

This page is being added to accommodate  
recording information

**\*THIS DOCUMENT IS BEING RE-RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION\***

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

**\*\*this is being re-re-re-recorded to correct the legal\*\***

24

This page is being added to accommodate  
recording information

\*THIS DOCUMENT IS BEING RE-RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION\*

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

176

AFTER RECORDING MAIL TO:

Doeppel Premiere Properties Idaho LLC

**2017-056073**  
 RECORDED  
**12/27/2017 09:16 AM**  
 CHRIS YAMAMOTO  
 CANYON COUNTY RECORDER  
 Pgs=3 BJBROWN \$15.00  
 TYPE: DEED  
 FIRST AMERICAN TITLE INSURANCE  
 ELECTRONICALLY RECORDED

**2017-055008**  
 RECORDED  
**12/18/2017 01:44 PM**  
 CHRIS YAMAMOTO  
 CANYON COUNTY RECORDER  
 Pgs=3 LBERG \$15.00  
 TYPE: DEED  
 FIRST AMERICAN TITLE INSURANCE  
 ELECTRONICALLY RECORDED

Re-recorded to correct grantee address

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

### WARRANTY DEED

File No.: 4106-2913797 (WS)

Date: December 05, 2017

For Value Received, Nels Axelsen and Elaine Mathiasen, As Co-Personal Representatives of the Estate of Peggy Axelsen, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto Doeppel Premiere Properties Idaho LLC, an Idaho limited liability company, hereinafter referred to as Grantee, whose current address is ~~4901 S Florida Ave, Caldwell, ID 83607~~, the following described premises, situated in Canyon County, Idaho, to wit:

\* 969 Tower Court, Camarillo, CA 93010

**LEGAL DESCRIPTION:** Real property in the County of Canyon, State of Idaho, described as follows:

*See attached "Exhibit A"*

#### PARCEL I

~~Beginning at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 2, Township 3 North, Range 3 West Boise Meridian, Canyon County, Idaho; running thence~~

~~East 200 feet along the North line of the said Southeast Quarter of the Northeast Quarter; thence meandering along a fence line~~

~~South 30°07' East 150 feet; thence~~

~~South 25°38' East 555 feet; thence~~

~~South 19°34' East 378.3 feet to a point in the South line of the North 3/4ths of the said Southeast Quarter of the Northeast Quarter; thence~~

~~West 642.5 feet along the said South line of the North 3/4ths of the aforesaid Southeast Quarter of Northeast Quarter to a point in the West line of the said Southeast Quarter of Northeast Quarter which is 330.65 feet North of the Southwest corner of the said Southeast Quarter of Northeast Quarter; thence North 992.01 feet along the said West line to the Point of Beginning.~~

#### PARCEL II

~~The South half of the Southwest Quarter of the Northeast Quarter, Section 2, Township 3 North, Range 3 West Boise Meridian, Canyon County, Idaho.~~

~~EXCEPTING THEREFROM: A parcel of land in the South half of the Southwest Quarter of Northeast Quarter in Section 2, Township 3 North, Range 3 West Boise Meridian, Canyon County, Idaho, to-wit:~~

AL

APN: 32519000 0

Warranty Deed  
- continued

File No.: 4106-2913797 (WS)  
Date: 12/05/2017

~~Commencing at the Southwest corner of Southwest Quarter of the Northeast Quarter in said Section 2; thence East along the South boundary 170 feet to the REAL POINT OF BEGINNING; thence North and parallel to the West boundary of said Southwest Quarter of Northeast Quarter 75 feet; thence Southeast to a point in the South boundary of said Southwest Quarter of Northeast Quarter which is 290 feet East of the Southwest corner of said Southwest Quarter of Northeast Quarter; thence West along said South boundary to the Point of Beginning.~~

APN: 32519000 0

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

AY



APN: 32519000 0

Warranty Deed  
- continued

File No.: 4106-2913797 (WS)  
Date: 12/05/2017

Estate of Peggy Axelsen

*Nels Axelsen*

Nels Axelsen , Co-Personal Representative

*Elaine Mathiasen*

Elaine Mathiasen , Co-Personal Representative

STATE OF Idaho )  
ss.

COUNTY OF Ada )

This record was acknowledged before me on 12/15/17 by Nels Axelsen and Elaine Mathiasen , as Co-Personal Representatives of Estate of Peggy Axelsen .

*Tabatha Gutierrez*  
Signature of Notary Public

My Commission Expires: 1/20/18



State of Idaho } ss.  
County of Canyon }

I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

DATED 07-24-2018

CHRIS YAMAMOTO, Clerk of the District Court  
and Ex Officio Recorder

By *M A Brown*  
Deputy



A6

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Canyon, State of Idaho, described as follows:

**PARCEL I**

Beginning at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 2, Township 3 North, Range 3 West Boise Meridian, Canyon County, Idaho; running thence East 200 feet along the North line of the said Southeast Quarter of the Northeast Quarter; thence meandering along a fence line South 30°07' East 150 feet; thence South 25°38' East 555 feet; thence South 19°34' East 378.3 feet to a point in the South line of the North 3/4ths of the said Southeast Quarter of the Northeast Quarter; thence West 642.5 feet along the said South line of the North 3/4ths of the aforesaid Southeast Quarter of Northeast Quarter to a point in the West line of the said Southeast Quarter of Northeast Quarter which is 330.65 feet North of the Southwest corner of the said Southeast Quarter of Northeast Quarter; thence North 992.01 feet along the said West line to the Point of Beginning.

**PARCEL II**

The South half of the Southwest Quarter of the Northeast Quarter, Section 2, Township 3 North, Range 3 West Boise Meridian, Canyon County, Idaho.

**EXCEPTING THEREFROM:** A parcel of land in the South half of the Southwest Quarter of Northeast Quarter in Section 2, Township 3 North, Range 3 West Boise Meridian, Canyon County, Idaho, to-wit:

Commencing at the Southwest corner of Southwest Quarter of the Northeast Quarter in said Section 2; thence East along the South boundary 170 feet to the REAL POINT OF BEGINNING; thence North and parallel to the West boundary of said Southwest Quarter of Northeast Quarter 75 feet; thence Southeast to a point in the South boundary of said Southwest Quarter of Northeast Quarter which is 290 feet East of the Southwest corner of said Southwest Quarter of Northeast Quarter; thence West along said South boundary to the Point of Beginning.

**PARCEL III**

A parcel of land being the Northwest Quarter Southeast Quarter of Section 2, Township 3 North Range 3 West Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter Southeast Quarter, marked with a 5/8-inch iron pin; thence South 00°31'37" West a distance of 521.00 feet along the West boundary of said Northwest

Quarter Southeast Quarter to the Point of Beginning; thence South 89°28'23" East a distance of 40.00 feet to the beginning of a non-tangential curve; said curve to the left through an angle of 90°00'00", having a radius of 20.00 feet, and whose long chord bears South 44°28'23" East a distance of 28.28 feet to a point; thence South 89°28'23" East a distance of 275.06 feet to the beginning of a curve; said curve to the right through an angle of 14°32'51", having a radius of 150.00 feet, and whose long chord bears South 82°11'58" East a distance of 37.98 feet to a point of intersection with a non-tangential line; thence South 74°55'32" East a distance of 17.38 feet to a point on the Easterly easement of the 25.1 canal; thence along said Easterly easement of the 25.1 canal the following courses and distances; South 06°26'37" East a distance of 222.25 feet to a point; thence South 12°35'08" East a distance of 101.41 feet to a point; thence South 15°59'19" East a distance of 201.13 feet to a point; thence South 18°36'19" East a distance of 204.50 feet to a point; thence South 14°58'05" East a distance of 61.27 feet to a point on the South boundary of said Northwest Quarter Southeast Quarter; thence along said South boundary South 89°43'16" West a distance of 580.17 feet to the Southwest corner of said Northwest Quarter Southeast Quarter; thence North 00°31'37" East a distance of 801.79 feet along the West boundary of said Northwest Quarter Southeast Quarter to the Point of Beginning.

#### PARCEL IV

A parcel of land being the Northwest Quarter Southeast Quarter of Section 2, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:  
Commencing at the North West corner of said Northwest Quarter Southeast Quarter, marked with a 5/8-inch iron pin; thence South 00°31'37" West a distance of 28.12 feet along the West boundary of said Northwest Quarter Southeast Quarter to the Point of Beginning; thence North 89°42'59" East a distance of 338.87 feet parallel with the North boundary of said Northwest Quarter Southeast Quarter to a point on the Easterly easement of the 25.1 canal; thence along said Easterly easement of the 25.1 canal the following courses and distances; thence South 03°37'33" East a distance of 276.36 feet to a point, thence

South  $06^{\circ}26'37''$  East a distance of 253.09 feet to a point; thence leaving said Easterly easement  
North  $74^{\circ}58'32''$  West a distance of 17.38 feet to the beginning of a curve; said curve to the left  
through an angle of  $14^{\circ}32'51''$ , having a radius of 150.00 feet, and whose long chord bears  
North  $82^{\circ}11'58''$  West a distance of 37.98 feet to a point; thence  
North  $89^{\circ}28'23''$  West a distance of 275.06 feet to the beginning of a curve; said curve to the  
right through an angle of  $90^{\circ}00'00''$  having a radius of 20.00 feet, and whose long chord bears  
North  $44^{\circ}28'23''$  West a distance of 28.28 feet to a point; thence  
North  $89^{\circ}28'23''$  West a distance of 40.00 feet to a point on the West boundary of said Northwest Quarter Southeast Quarter; thence  
North  $00^{\circ}31'37''$  East a distance of 492.88 feet along said West boundary to the Point of Beginning.

Ab

## EXHIBIT A

**LEGAL DESCRIPTION:** Real property in the County of Canyon, State of Idaho, described as follows:

### PARCEL I

Beginning at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 2, Township 3 North, Range 3 West Boise Meridian, Canyon County, Idaho; running thence East 200 feet along the North line of the said Southeast Quarter of the Northeast Quarter; thence meandering along a fence line South 30°07' East 150 feet; thence South 25°38' East 555 feet, thence South 19°34' East 378.3 feet to a point in the South line of the North 3/4ths of the said Southeast Quarter of the Northeast Quarter; thence West 642.5 feet along the said South line of the North 3/4ths of the aforesaid Southeast Quarter of Northeast Quarter to a point in the West line of the said Southeast Quarter of Northeast Quarter which is 330.65 feet North of the Southwest corner of the said Southeast Quarter of Northeast Quarter; thence North 992.01 feet along the said West line to the Point of Beginning.

### PARCEL II

The South half of the Southwest Quarter of the Northeast Quarter, Section 2, Township 3 North, Range 3 West Boise Meridian, Canyon County, Idaho.

**EXCEPTING THEREFROM:** A parcel of land in the South half of the Southwest Quarter of Northeast Quarter in Section 2, Township 3 North, Range 3 West Boise Meridian, Canyon County, Idaho, to-wit:

Commencing at the Southwest corner of Southwest Quarter of the Northeast Quarter in said Section 2; thence East along the South boundary 170 feet to the REAL POINT OF BEGINNING; thence North and parallel to the West boundary of said Southwest Quarter of Northeast Quarter 75 feet; thence Southeast to a point in the South boundary of said Southwest Quarter of Northeast Quarter which is 290 feet East of the Southwest corner of said Southwest Quarter of Northeast Quarter; thence West along said South boundary to the Point of Beginning.

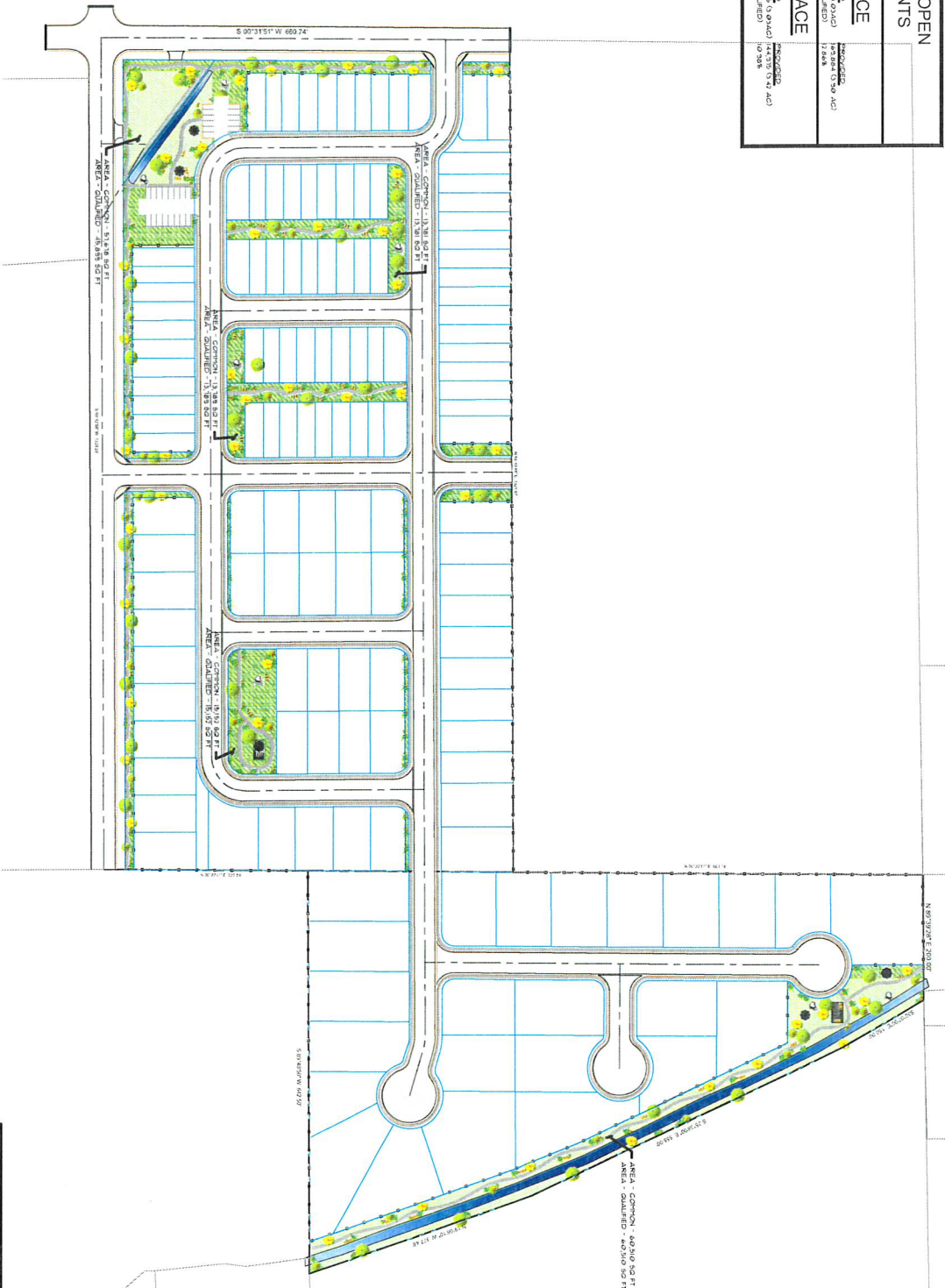
### PARCEL III

A parcel of land in the South half of the Southwest Quarter of Northeast Quarter in Section 2, Township 3 North, Range 3 West Boise Meridian, Canyon County, Idaho, to-wit:

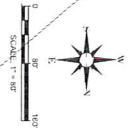
Commencing at the Southwest corner of Southwest Quarter of the Northeast Quarter in said Section 2; thence East along the South boundary 170 feet to the REAL POINT OF BEGINNING; thence

**North and parallel to the West boundary of said Southwest Quarter of Northeast Quarter 75 feet; thence Southeast to a point in the South boundary of said Southwest Quarter of Northeast Quarter which is 290 feet East of the Southwest corner of said Southwest Quarter of Northeast Quarter; thence West along said South boundary to the Point of Beginning.**

CITY OF CALDWELL OPEN SPACE REQUIREMENTS		
<b>COMMON OPEN SPACE</b>	REQUIRED: 10% (CALCULATED)	PROPOSED: 10% (CALCULATED)
<b>QUALIFIED OPEN SPACE</b>	REQUIRED: 10% (CALCULATED)	PROPOSED: 10% (CALCULATED)



<b>OWNER/DEVELOPER</b> SOUTHWEST LAND MANAGEMENT 1800 10TH ST CALDWELL, CA 97331	<b>THE COLLECTIONS</b> QUALIFIED OPEN SPACE MAP 1800 10TH ST, CALDWELL, CA 97331
<b>PLANNER/CONSULTANT</b> A TEAM 1800 10TH ST, CALDWELL, CA 97331	<b>DATE</b> JANUARY 18, 2022
<b>PROJECT NO.</b> 2022-01-001	<b>SHEET 1 OF 1</b>



Jan 19, 2022

See A15 A 9.1







MATCHLINE SEE SHEET 3

**OWNER/DEVELOPER:**  
DUSTY PUBLISHING PARTNERS  
560 TOWER ST.  
CANNONVILLE, IA 52501

**PLANNER/CONTACT:**  
A. J. TAYLOR LANDSCAPE ARCHITECTS  
4000 W. 10TH ST. SUITE 100  
DES MOINES, IA 50319  
562-871-7100

**LANDSCAPE DESIGNER:**  
THE HUNT GROUP ARCHITECTURE COMPANY, LLC  
1000 WEST 10TH ST. SUITE 100  
DES MOINES, IA 50319

**THE COLLECTIONS SUBDIVISION**  
SECTION 2, TOWNSHIP 2 NORTH, RANGE 3 WEST  
POLK COUNTY, IOWA

**PRELIMINARY LANDSCAPE PLAN**

DATE: January 19, 2022  
DRAWN BY: CLARENCE  
FILE: 17-0000-001

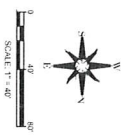
SCALE: 1" = 40'

See A15

MATCHLINE SEE SHEET 2



WATER FEATURE  
MAINTAINED PARTLY WITH  
AN ON-SITE LANDSCAPE  
SYSTEM

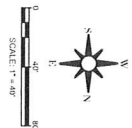


<b>OWNER/DEVELOPER</b> SUNBELT DEVELOPMENT PARTNERS 1665 SHELBY CT COLUMBUS, GA 31906	<b>THE COLLECTIONS SUBDIVISION</b> <b>PRELIMINARY LANDSCAPE PLAN</b> SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 WEST BOISE, MERIDIAN CITY OF CALDWELL, IDAHO COUNTY, IDAHO	<b>TEAM</b> Lead Consultants	SHEET 3 OF 3 DESIGNED BY: C. STUBBS DATE: January 19, 2022 FILE: 2022-01-19-001
<b>PLANNER / CONTACT</b> STYVA KAMBO A TOWN & LAND CONSULTANTS BOISE, ID 83709 208-371-7000			
<b>LANDSCAPE DESIGNER</b> ZOOZ & ASSOCIATES, PC MERIDIAN, ID 83427			

See A15



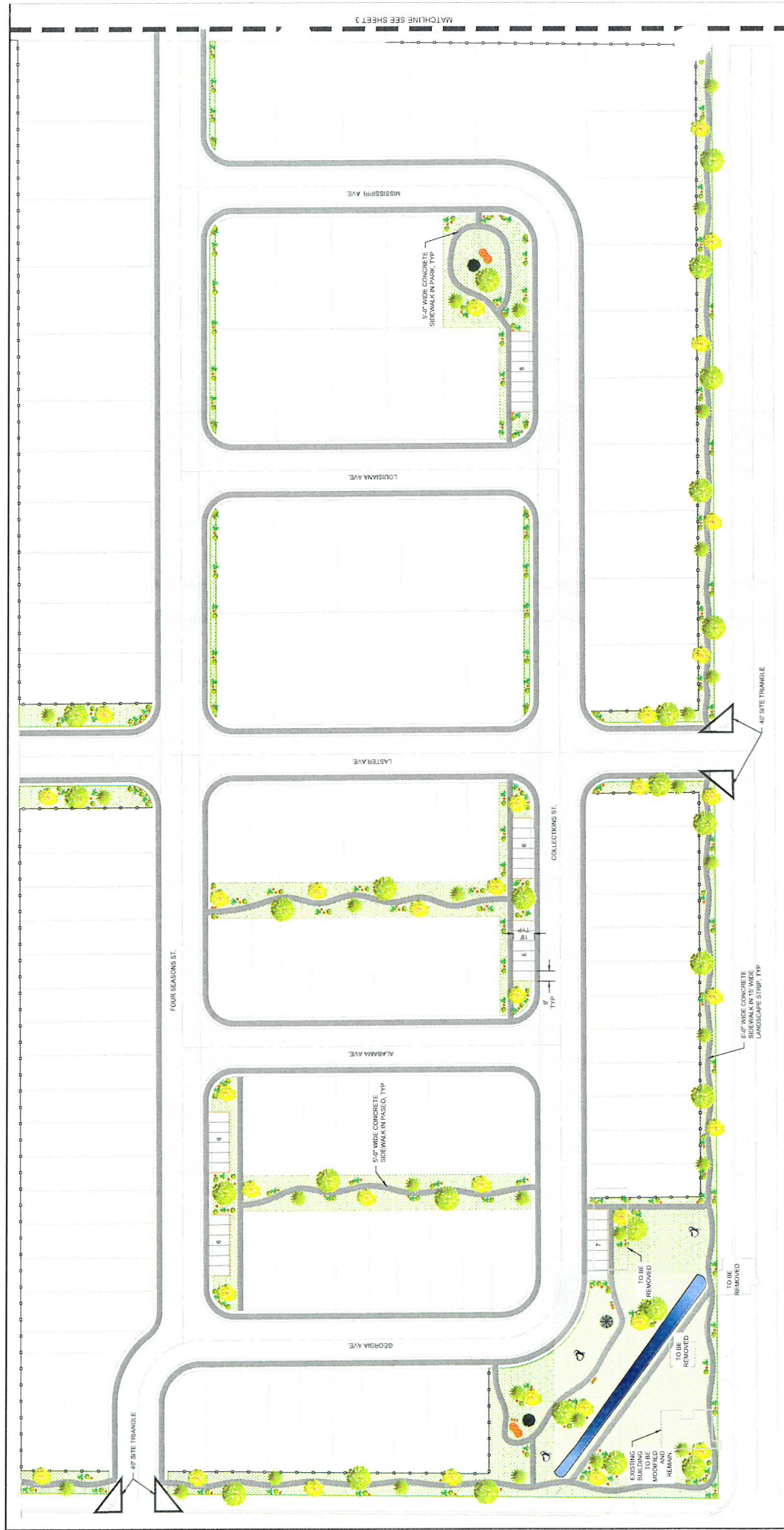
MATCHLINE SEE SHEET 2



<b>OWNER/DEVELOPER</b> PROJECT: PIONEER HIGHLANDS 561 TOWNS CT. CARMEL, CA 94008	<b>THE COLLECTIONS SUBDIVISION</b>
<b>PLANNER / CONTACT</b> 4-YEAR LAND CONSULTANTS 8001 W. 2100 S. SALT LAKE CITY, UT 84119 204-871-7820	<b>PRELIMINARY LANDSCAPE PLAN</b> SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 WEST BOISE, MERIDIAN CITY OF CALDWELL CANYON COUNTY, IDAHO
<b>LANDSCAPE DESIGNER</b> 3 PARTNERS LANDSCAPE COMPANY, LLC 1000 W. 1000 S. SALT LAKE CITY, UT 84119 801-488-8822	<b>TEAM</b> ARCHITECT: [Logo] LANDSCAPE ARCHITECT: [Logo] MECHANICAL ENGINEER: [Logo] ELECTRICAL ENGINEER: [Logo] CIVIL ENGINEER: [Logo] PLUMBING ENGINEER: [Logo] STRUCTURAL ENGINEER: [Logo] SOILS ENGINEER: [Logo] WATER ENGINEER: [Logo] VEGETATION ENGINEER: [Logo] TRAFFIC ENGINEER: [Logo] UTILITY ENGINEER: [Logo]
	SHEET 3 OF 3 ISSUANCE: CHANGES DATE: August 30, 2010 FILE: [ ]

Aug 30 2010

A9  
see A15



**OWNER/DEVELOPER**  
 PREMIER PROPERTIES  
 900 TOWER CT  
 CANNONVILLE, IA 52501

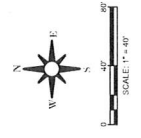
**PLANNER / CONTACT**  
 A-TEAM LAND CONSULTANTS  
 11755 AVENUE  
 BOISE, ID 83729  
 208-871-7200

**LANDSCAPE DESIGNER**  
 A-TEAM LANDSCAPE COMPANY, LLC  
 208 S. JOHNSON CT  
 MERIDIAN, ID 83642

**THE COLLECTIONS SUBDIVISION**  
**PRELIMINARY LANDSCAPE PLAN**  
 SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 WEST  
 BOISE, MERIDIAN CITY OF CALDWELL CANYON  
 COUNTY, IDAHO

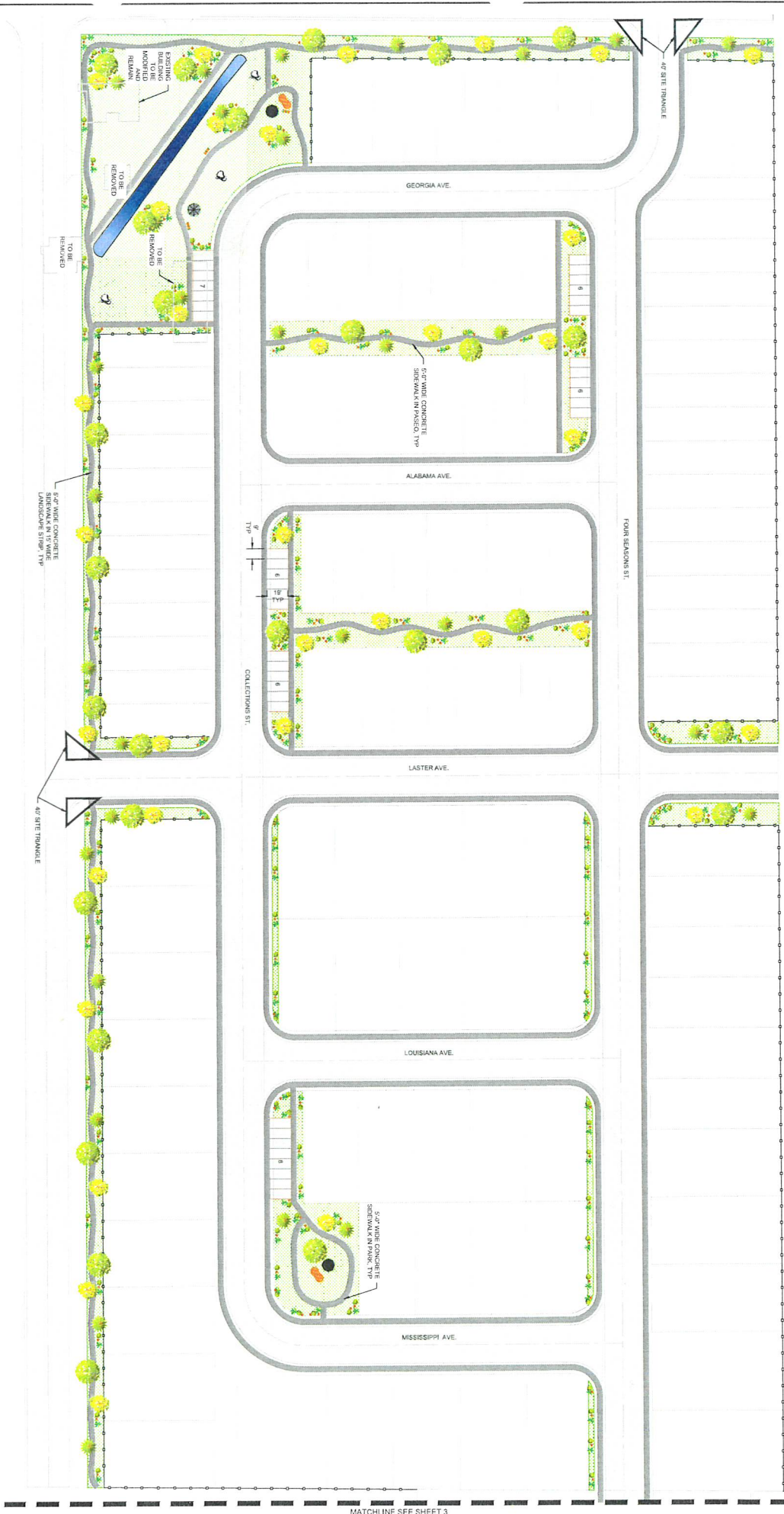
**SHEET 2 OF 3**  
 DRAWN BY: C. SHERLOCK  
 DATE: August 30, 2020  
 FILE: 19-001-001-001

**A-TEAM**  
 LANDSCAPE ARCHITECTS  
 208 S. JOHNSON CT  
 MERIDIAN, ID 83642



A9

see A15



MATCHLINE SEE SHEET 3

**OWNER/DESIGNER**  
 3041 WALKER CIRCLE  
 NORTH WASHINGTON  
 INDIANAPOLIS, IN 46208

**PLANNER / CONTACT**  
 STEVE AMADIO  
 4120 WASHINGTON AVENUE  
 SUITE 100  
 INDIANAPOLIS, IN 46208

**LANDSCAPE DESIGNER**  
 2801 EASTMAN CIRCLE  
 WASHINGTON, IN 47252

**THE COLLECTIONS SUBDIVISION**  
 PRELIMINARY LANDSCAPE PLAN  
 SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 WEST  
 BOSS, MERIDIAN CITY OF CRAWFORD COUNTY, INDIANA

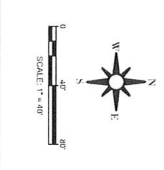
**TEAM**  
 ARCHITECT: [Logo]  
 LANDSCAPE ARCHITECT: [Logo]

**SHEET 2 OF 3**  
 DRAWN BY: [Name]  
 DATE: [Date]  
 FILE: [File Name]

SCALE: 1" = 40'

AP  
8/15



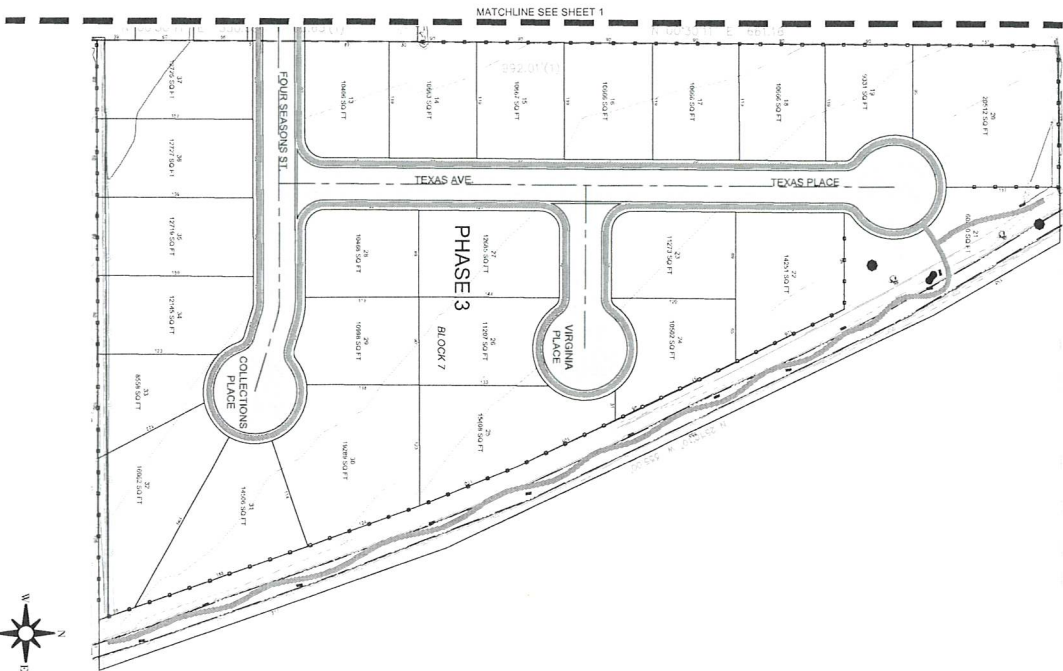


<b>OWNER/DESIGNER</b> [Redacted] [Redacted] [Redacted]		<b>THE COLLECTIONS SUBDIVISION</b> PRELIMINARY LANDSCAPE PLAN SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 WEST BOISE, MERIDIAN CITY OF CALDWELL, CANYON COUNTY, IDAHO
<b>PLANNER / CONTACT</b> [Redacted] [Redacted]		
<b>LANDSCAPE DESIGNER</b> [Redacted] [Redacted]		SHEET 2 OF 3 DRAWN BY: CJ SHERLOCK DATE: AUGUST 26, 2020 FILE: [Redacted]

SEP A15

MATCHLINE SEE SHEET 3





**LEGEND**

---	SITE BOUNDARY LINE	---	PROPOSED WATER LINE
---	SECTION LINE	---	PROPOSED PRESSURIZED RIND LINE
---	EXIST CENTER LINE	---	EXIST CONVEYOR
---	EXIST RIBBON/LINE	---	EXIST CONVEYOR THREE
---	EDGE OF GRADWELL	---	EXIST FENCED THREE
---	EXIST OVERHEAD POWER	---	EXIST CATCH BASIN
---	TOP OF SCLOPE	---	EXIST FLOW DIRECT
---	EDGE OF WATER	---	PROPOSED FIRE HYDRANT
---	EXIST SANITARY SEWER	---	PROPOSED STREET LIGHT
---	EXIST WATER LINE	---	PROPOSED SIGN
---	EXIST STORM DRAIN	---	---
---	EXIST FENCE	---	---
---	CENTERLINE OF DRIVE ON LINE	---	---
---	TOP OF BANK	---	---
---	EXIST EDGE OF PAVEMENT	---	---
---	MAJOR CONTOUR LINE	---	---
---	MINOR CONTOUR LINE	---	---
---	PROPOSED LOT LINE	---	---
---	PROPOSED HIGH LINE	---	---
---	PROPOSED CENTERLINE	---	---

AG  
see  
A15

**THE COLLECTIONS SUBDIVISION**  
**PUD MAP**  
 SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 WEST RANGE, MERIDIAN  
 CITY OF CALHOUN, CALHOUN COUNTY, GEORGIA

**OWNER/DEVELOPER**  
 THE COLLECTIONS SUBDIVISION  
 304 TOWN OF GEORGIA  
 CALHOUN, GA 30501

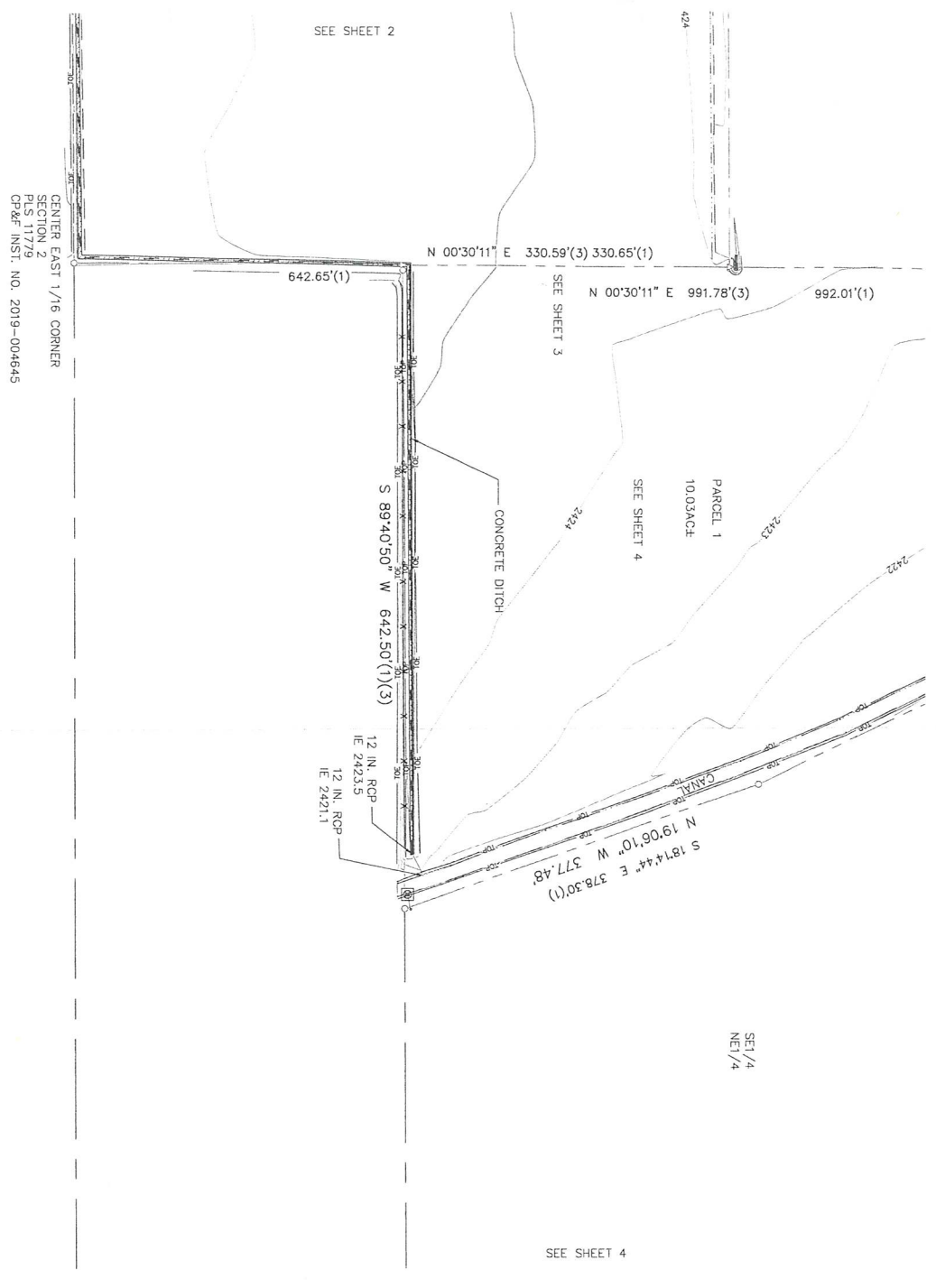
**PLANNER / CONTACT**  
 STEVE AMUND  
 AMUND CONSULTANTS  
 1000 W. BROADWAY  
 SUITE 200  
 ATLANTA, GA 30309  
 404.525.1234

**SURVEYOR**  
 ASSOCIATES, INC.  
 1000 W. BROADWAY  
 SUITE 200  
 ATLANTA, GA 30309  
 404.525.1234

**TEAM**  
 ASSOCIATES, INC.  
 1000 W. BROADWAY  
 SUITE 200  
 ATLANTA, GA 30309  
 404.525.1234

**SHEET 2 OF 2**  
 DRAWN BY: C. SHERIDAN  
 DATE: AUGUST 28, 2020  
 FILE: 20200828

**TOPOGRAPHIC SURVEY**  
 A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTH HALF OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 WEST BOISE MERIDIAN, CANYON COUNTY, IDAHO



**SURVEYOR'S NOTES**  
 ELEVATION DATUM: NAVD 88 VERTICAL POSITION USER SERVICE FROM NGS NATIONAL GEODETIC SURVEY THE UTILITIES SHOWN WERE BY OBSERVATION AND PHYSICAL LOCATION OF UTILITY MARKERS ON THE GROUND THE EXACT LOCATION OF THE UNDERGROUND UTILITIES CAN ONLY BE DETERMINED BY FURTHER SURVEYAL EXAMINATION OF SAID UTILITIES.



**DAVID EVANS AND ASSOCIATES, INC.**  
 9925 Emerald St.  
 Boise Idaho  
 Phone: 209-585-9588

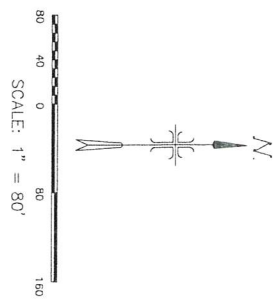
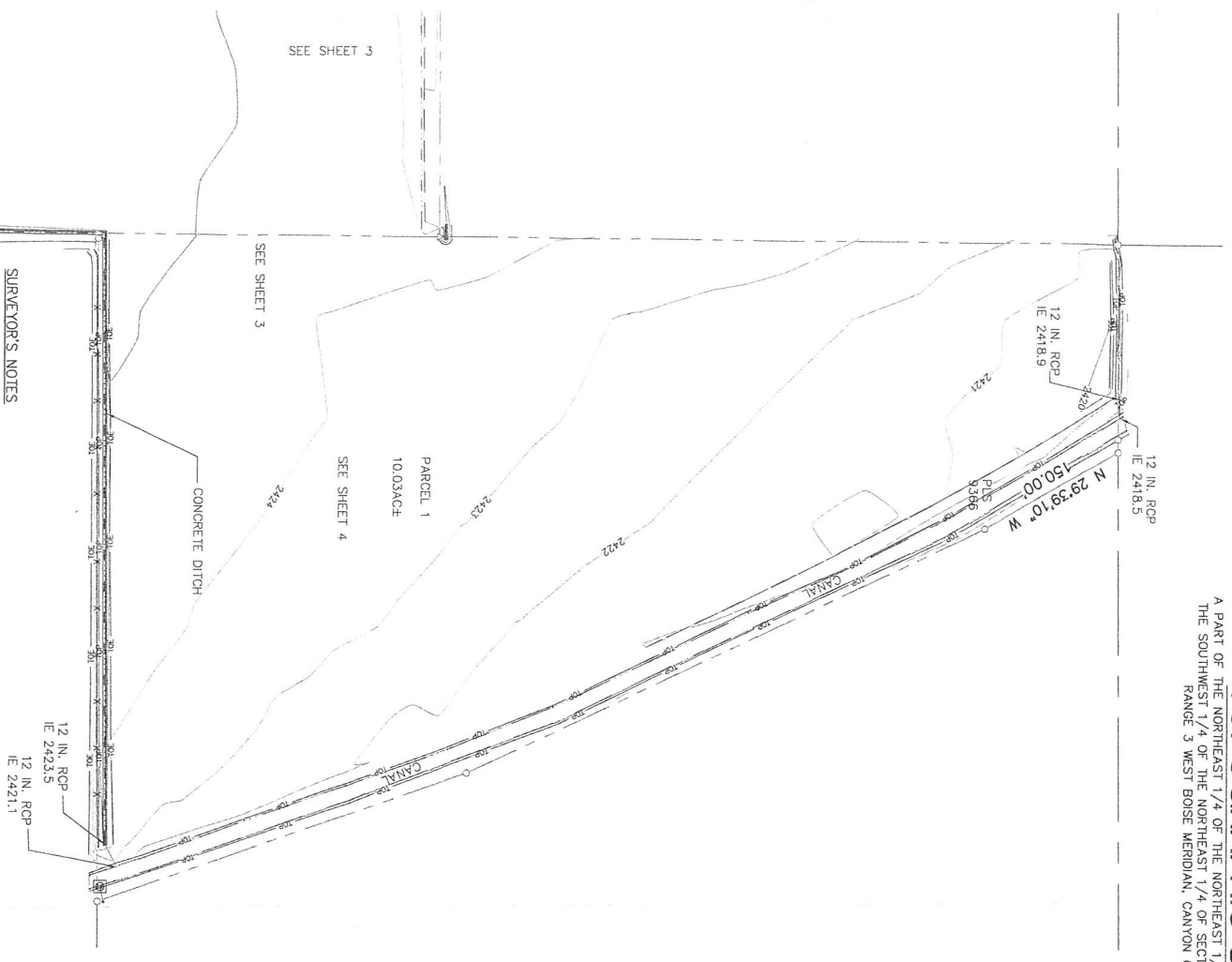


**LEGEND**

- Boundary Line
- Section Line
- Centerline
- Fence Line
- Top Bank
- Top Slope
- Toe
- Break Line
- Edge of Asphalt
- Overhead Power
- Telephone
- Edge of Water
- Irrigation Pipe
- Building Envelop
- Water Line
- Concrete
- Top Back Curb
- Top Back Curb
- Major Contour Line, Interval=
- Intermediate Contour Line, Interval=
- Flowline
- Irrigation Manhole
- Sewer Manhole
- Irrigation Vault
- Deciduous Tree
- Coniferous Tree
- Telephone Risar
- Power Pole
- Well
- Street Sign
- Mail Box
- Guy Wire
- Water valve
- Head Gate
- Found Aluminum (As Noted)
- Found 5/8" Iron Pin (As Noted)
- Calculated Point
- Witness Corner
- Branch Mark

**TOPOGRAPHIC SURVEY**  
 A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTH HALF OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 WEST BOISE MERIDIAN, CANYON COUNTY, IDAHO

AG



**SURVEYOR'S NOTES**  
 ELEVATION DATUM:  
 NAVD 88 VERTICAL DATUM, DERIVED BY RTK GPS AND PROCESSED WITH GNSS (ONLINE POSITION USER SERVICE) FROM NGS, NATIONAL GEODETIC SURVEY.  
 THE UTILITIES SHOWN WERE BY OBSERVATION AND PHYSICAL LOCATION OF UTILITY MARKINGS ON THE GROUND THE EXACT LOCATION OF THE UNDERGROUND UTILITIES CAN ONLY BE DETERMINED BY POTHOLE OR ACTUAL EXCAVATION OF SAID UTILITY.

**DAVID EVANS AND ASSOCIATES, INC.**  
 9225 Emerald St.  
 Boise, Idaho  
 Phone: 208-585-5858

LEGEND	
	Boundary Line
	Section Line
	Centerline
	Fence Line
	Top Bank
	Top Slope
	Toe
	Break Line
	Edge of Asphalt
	Overhead Power
	Telephone
	Edge of Water
	Irrigation Pipe
	Building Envelop
	Water Line
	Concrete
	Top Back Curv
	Top Back Curd
	Major Contour Line, Interval=
	Intermediate Contour Line, Interval=
	Flowline
	Irrigation Manhole
	Sewer Manhole
	Irrigation Vault
	Deciduous Tree
	Coniferous Tree
	Telephone Riser
	Power Pole
	Well
	Street Sign
	Mail Box
	Guy Wire
	Water Valve
	Head Gate
	Found Aluminum (As Noted)
	Found 5/8" Iron Pin (As Noted)
	Calculated Point
	Witness Corner
	Bench Mark



# Property Owner Acknowledgement

I, John Doeppel, the record owner for real property addressed as 4901 & 4903 S. Florida Avenue, Caldwell ID, am aware of, in agreement with, and give my permission to A Team Land Consultants, to submit the accompanying application(s) pertaining the that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 14th day of August, 2020

John Doeppel  
(Signature)

## CERTIFICATE OF VERIFICATION

STATE OF IDAHO        )  
  ) ss.  
County of Canyon     )

I, Steve Arnold, a Notary Public, do hereby certify that on this 14th day of August, 2020, personally appeared before me John Doeppel, 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.

Steve Arnold  
NOTARY PUBLIC FOR IDAHO  
Residing at Boise  
My Commission Expires 2/21/2021



All

## Lori Colligan

---

**From:** Lori Colligan  
**Sent:** Tuesday, May 25, 2021 11:20 AM  
**To:** 'steve@ateamboise.com'  
**Cc:** Katie Phillips  
**Subject:** RE: The Collections  
**Attachments:** The Collections review.pdf

Hi Steve,

The team had a very preliminary review of your application for The Collections. Before we can officially review the site plan we will need you to submit a new letter of intent and new preliminary plat to address the following:

1. The Comprehensive Plan designation for this parcel is R-2. Your letter of intent needs to reflect R-2 zoning and clearly address relief from lot size, setbacks, etc.
2. The Preliminary Plat needs to show correct approved street names
3. Identify 10% open space (qualifying open space: storm drainage is not allowed to be counted in your open space)
4. New neighborhood meeting
5. Clearly identify amenities
6. Include color photographs of townhome buildings.

See attached - once we receive your revised preliminary plat we can have an official review. Please let me know if you have any questions.

Thank you,

Lori

---

**From:** Lori Colligan <lcolligan@cityofcaldwell.org>  
**Sent:** Tuesday, May 18, 2021 4:15 PM  
**To:** 'steve@ateamboise.com' <steve@ateamboise.com>  
**Subject:** RE: Collections fees

Yes, but we don't know the exact parameters at this time. I believe City officials are meeting with Mayor and City Attorney on Friday to go over the details. We are hoping all projects submitted will continue to proceed. I will definitely let you know more when I have more information.

---

**From:** [steve@ateamboise.com](mailto:steve@ateamboise.com)  
**Sent:** Tuesday, May 18, 2021 3:37 PM  
**To:** Lori Colligan  
**Subject:** RE: Collections fees

Lori,

Is it true that Caldwell has gone into a moratorium because the House Bill?

Thank You,



Steve Arnold, Project Manager

**208-871-7020**

[Steve@ateamboise.com](mailto:Steve@ateamboise.com)

TELEPHONE: 208-871-7020  
FAX: 208-871-7021

---

**From:** Lori Colligan <[llcolligan@cityofcaldwell.org](mailto:llcolligan@cityofcaldwell.org)>  
**Sent:** Tuesday, May 18, 2021 9:21 AM  
**To:** 'Steve@ateamboise.com' <[Steve@ateamboise.com](mailto:Steve@ateamboise.com)>  
**Subject:** RE: Collections fees

Thanks, will do!

---

**From:** [Steve@ateamboise.com](mailto:Steve@ateamboise.com) <[Steve@ateamboise.com](mailto:Steve@ateamboise.com)>  
**Sent:** Monday, May 17, 2021 11:57 AM  
**To:** Lori Colligan <[llcolligan@cityofcaldwell.org](mailto:llcolligan@cityofcaldwell.org)>  
**Subject:** RE: Collections fees

Lori,

The owner just paid the fees, please let me know if you need anything else.

Thank You,



Steve Arnold, Project Manager

**208-871-7020**

[Steve@ateamboise.com](mailto:Steve@ateamboise.com)

TELEPHONE: 208-871-7020  
FAX: 208-871-7021

---

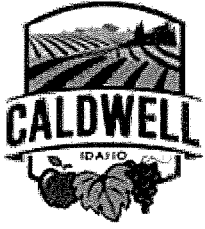
**From:** Lori Colligan <[llcolligan@cityofcaldwell.org](mailto:llcolligan@cityofcaldwell.org)>  
**Sent:** Tuesday, May 11, 2021 10:11 AM  
**To:** 'Steve@ateamboise.com' <[Steve@ateamboise.com](mailto:Steve@ateamboise.com)>  
**Subject:** Collections fees

Hi Steve,

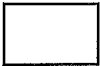
I've attached the fees due for The Collections.

Thank you,

Lori



Planning and Zoning Department  
Lori M. Colligan  
Associate Planner  
[lcolligan@cityofcaldwell.org](mailto:lcolligan@cityofcaldwell.org)  
Office: (208) 455-4604



Virus-free. [www.avg.com](http://www.avg.com)

---

**Total Control Panel**

[Login](#)

To: [lcolligan@cityofcaldwell.org](mailto:lcolligan@cityofcaldwell.org)

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

From: [steve@ateamboise.com](mailto:steve@ateamboise.com)

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





# TEAM

Land Development & Real Estate Services

September 2, 2020

Mrs. Debbie Root  
Senior Planner  
City of Caldwell  
621 Cleveland Blvd.  
Caldwell, Idaho 83605

Dear Debbie:

Subject: The Collections Subdivision

- 1) R-2
- 2) street name approval
- 3) identify 10% open space
- 4) qualifying open space
- 5) identify storm drainage
- 6) new neighborhood mtg
- 7) clearly identify amenities

On behalf of Doeppel Premier Properties, A Team Land Consultants presents to the City of Caldwell, an Annexation/Rezone, Preliminary Plat and a Planned Unit Development application for the proposed Collections Subdivision. The subject property is located on the northeast corner of Laster Street and Florida Avenue. The property contains 30.31 total acres and is identified as Canyon County Assessor's Tax Parcel Number R3251900000 and R3251901000.

### Project Summary

The applicant is proposing 69 single family lots, 75 townhome lots and 11 common lots. The site is currently zoned Agriculture and we are asking for the PUD and R-3 zone for the dimensional standard on the townhome lots. The townhomes will range from 1,400-1,800 square feet and the single family will range from 1,400 to 2,400 square feet. All the common lot landscaping is proposed to be maintained by the homeowner's association. The perimeter is proposed with 6-foot fencing, the same as with some of the common areas.

### Access Roads and Connectivity

Primary access to the proposed development will be a road off Florida Avenue and one-off Laster Street. A stub street was provided to the north for future connectivity to that parcel when it redevelops. All the roads will be constructed to a public street standard with curbs, gutters, and sidewalks within 53-feet of right-of-way. Both Florida and Laster will also be improved with curbs, gutters, and sidewalks, along with 15-foot landscape buffers. The development also proposes numerous internal pathway connections to encourage pedestrian activity and mobility.

### Proposed Buildings

As part of the application we are submitting color photographs of the proposed townhome buildings. The color combination for the buildings will be a mixture of earth tones as shown on the submitted pictures. The fascia and trim will be designed in such a way as to better accent the earth tones. Variations in wall

missing

A2

panels and rooflines are provided to add to the architectural appearance. All the buildings will be constructed to a minimum of a Silver LEED standard, thus providing energy efficiency. This in turn allows the mechanical units to be constructed smaller. Two-foot fencing will be provided to screen the mechanical units.

The buildings and the facades are architecturally attractive and help function to promote a higher end townhome. The square footage of the townhome buildings will range from 1,400 to 1,800 square feet. There will be a mix of 2- and 3-bedroom units. All are provided with a two-car garage and additional space in front of the garage for another two cars. Additional guest parking has been provided throughout the site. All the townhomes are two stories with balconies on the second floor and a patio at the ground level. There will be varying facades for the buildings throughout the site to break up the front elevations.

### Landscaping and Amenities

There is approximately 4.02 acres of open space being proposed. A landscape plan has been prepared in accordance with the City standards. The applicant is proposing roadway buffers along both Laster and Florida. New pathways are proposed to connect to all the existing pathways within the subdivision. All the common lot landscaping will be maintained by a subdivision owners association. Several gazebos and plaza/sitting areas are provided throughout the development, and linear parks and pocket parks are provided. All residents will have equal use of the amenities.

*identity*

### Utilities, Irrigation, Storm Drainage and Parking Facilities

There are existing wet and dry utilities within Florida Avenue adjacent to this site's boundary. The developer is proposing to extend both City sewer and water from the east and south into this site. Dry utilities will also be extended into all building lots. Portions of the common areas will be utilized for storm drain; subsurface seepage beds will dispose of the storm water. Pressurized irrigation is proposed to all common areas and building lots. All storm drain will be designed to accommodate the 100-year event. During the construction of the site, a storm water pollution prevention plan will be provided, and best management practices will be implemented. All the parking has been designed to City standards.

*not allowed as open space*

### Neighborhood Meetings

On July 18, 2020 there was a virtual neighborhood meeting conducted via Zoom prior to submitting this application. There was one adjacent owner, Alvin Powel, that attended that meeting. There was not any concern with our development, and most of the discussion was how we were bringing in utilities so that he could develop his property. For the most part the neighbor took the proposed development very well.

*need to have a new mtg.*

### Vision Statement

Our vision is to promote a residential development with a series of building styles to provide multiple housing choices within the City of Caldwell. This site is centrally located in an area of the City that has been developed with other

*A2*

residential uses. The landscaping and amenities provided throughout are very esthetic and also provide a very pedestrian oriented amenity. The amenities are provided to enhance the livability of this development and promote a sense of being.

The Developers is proposing several architectural styles of buildings within the subdivision that will provide a varied streetscape. This mix of development product will enhance the subdivision and provide value to the subdivision years after it has been developed. The landscaping and screening provide the residents of this development a more private sense than a typical site, and the neighboring uses will have little impact from this development. This development will enhance the community and the project will be an asset to the City.

It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City. I look forward to working with the City as this development moves forward in the process.

Sincerely,  
A Team Land Consultants

A handwritten signature in black ink that reads "Steve Arnold". The signature is written in a cursive, flowing style.

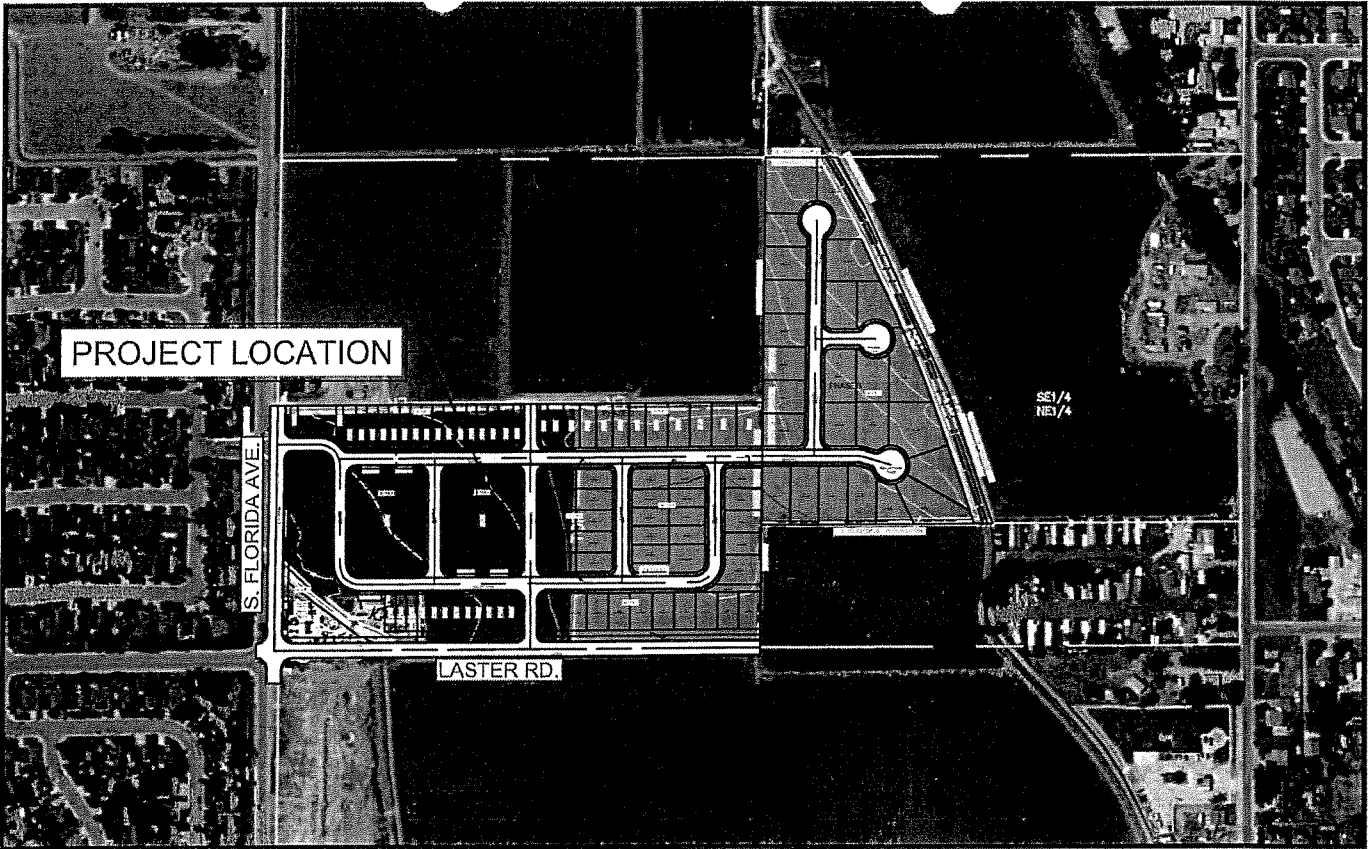
Steve Arnold  
Project & Real Estate Manager

Cc: John Doeppel

Handwritten initials "AD" in black ink, located in the bottom right corner of the page.







**VICINITY MAP**

**SCALE: 1:500**



**OWNER/DEVELOPER**

**DOEPPPEL PREMIER PROPERTIES  
IDAHO, LLC.  
968 TOWER CT.  
CAMARILLO, CA 93010**

**PLANNER / CONTACT**

**STEVE ARNOLD  
A-TEAM LAND CONSULTANTS  
1785 WHISPER COVE AVE.  
BOISE, ID 83709 PH. 208-871-7020**

**THE COLLECTIONS VICINITY MAP**

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







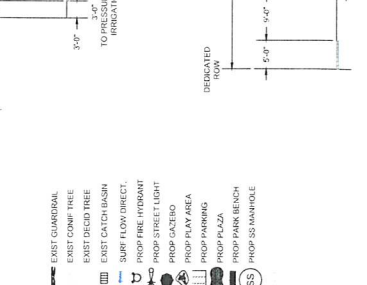
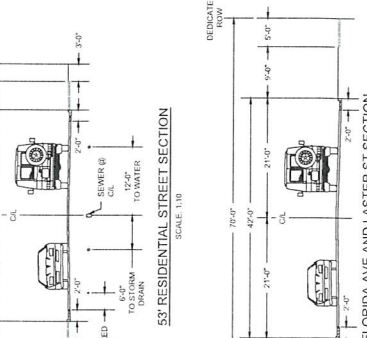
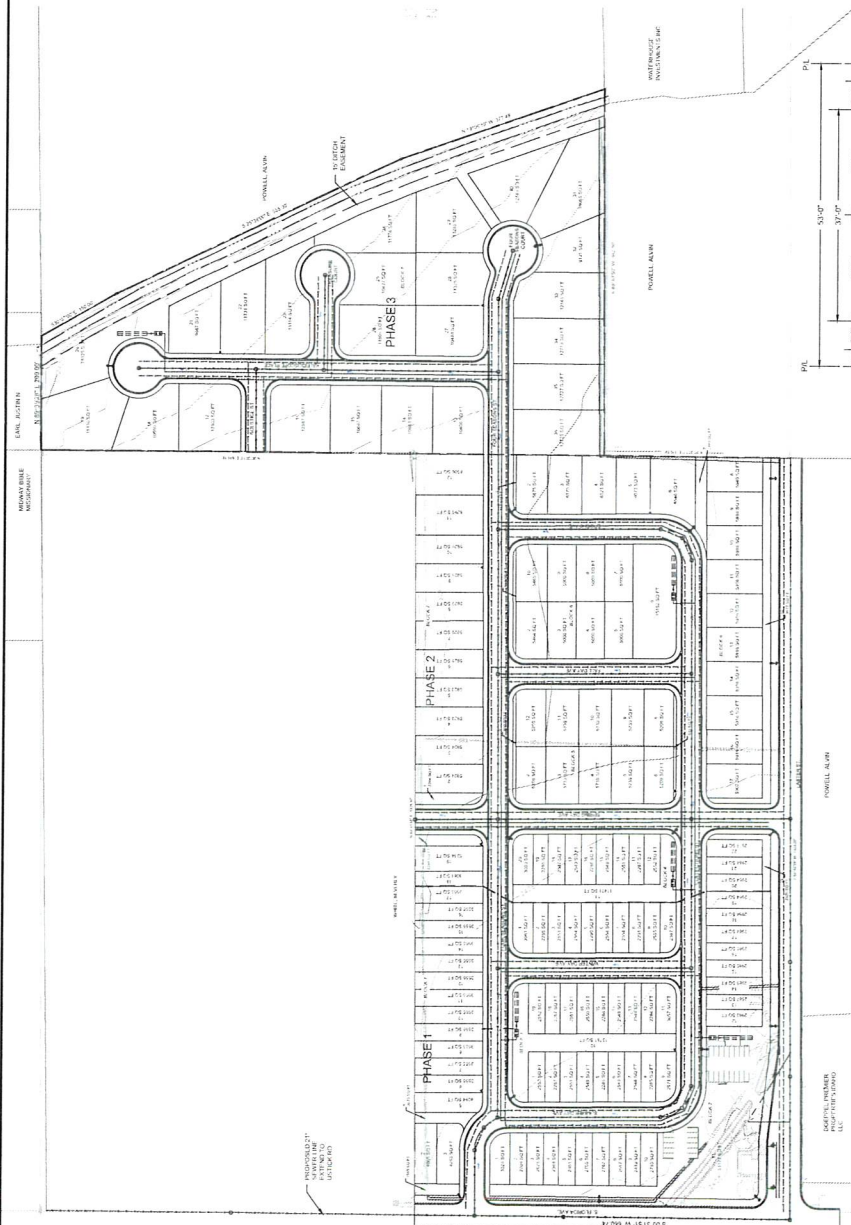
VICINITY MAP  
SCALE: 1"=80'

PRELIMINARY DEVELOPMENT FEATURES

PARCEL NO.	ADRESSES	ZONING	PROPERTY SIZE	TOTAL LOTS	DENSITY
8525 1900000	401 S FLORIDA AVE	AGRICULTURAL TURAL	20.31 AC	158	7.8
8525 1900000	401 S FLORIDA AVE	AGRICULTURAL TURAL	20.31 AC	158	7.8
8525 1900000	401 S FLORIDA AVE	AGRICULTURAL TURAL	20.31 AC	158	7.8
8525 1900000	401 S FLORIDA AVE	AGRICULTURAL TURAL	20.31 AC	158	7.8
8525 1900000	401 S FLORIDA AVE	AGRICULTURAL TURAL	20.31 AC	158	7.8
8525 1900000	401 S FLORIDA AVE	AGRICULTURAL TURAL	20.31 AC	158	7.8
8525 1900000	401 S FLORIDA AVE	AGRICULTURAL TURAL	20.31 AC	158	7.8
8525 1900000	401 S FLORIDA AVE	AGRICULTURAL TURAL	20.31 AC	158	7.8
8525 1900000	401 S FLORIDA AVE	AGRICULTURAL TURAL	20.31 AC	158	7.8
8525 1900000	401 S FLORIDA AVE	AGRICULTURAL TURAL	20.31 AC	158	7.8

NOTES

- CALDWELL CITY SEWER AND WATER WILL BE EXTENDED TO ALL LOTS.
- STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10' TRUNK ADJACENT TO MAIN PUBLIC TRUNK UTILITY LINE.
- UNSATURATED SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF CALDWELL AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- EACH LOT WILL BE PROVIDED WITH PRESSURIZED IRRIGATION.
- STORM DRAINAGE SHALL BE RAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES.
- TOWNHOUSE UNITS SHALL MAINTAIN A 10' SETBACK AT THE PERIMETER OF THE SUBDIVISION AND IF ADJACENT TO SIDE LOT LINES.
- LOTS 1 & 2 BLOCK 2, LOT 1 & 2 BLOCK 3, LOT 1 BLOCK 4, LOTS 1 & 2 BLOCK 5, LOTS 1 & 2 BLOCK 6 AND LOT 1 BLOCK 7 AND LOT 1 BLOCK 8 ARE COMMON DRIVE BLE LOTS TO BE UTILIZED FOR UTILITIES AND ADDRESS. EGRESS FOR THE TOWNHOUSES AND SINGLE FAMILY HOMES. SMALL LOTS SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION OF THOSE LOTS.
- ALL EXISTING STRUCTURES SHALL BE REMOVED.
- THE DEVELOPMENT SHALL EXTEND THE 21' SEWER TRUNK LINE TO UTILITY E.D.



LEGEND

SS	PROPOSED SANITARY SEWER
PI	PROPOSED WATER LINE
IR	PROPOSED PRESSURIZED IRRIGATION LINE
IR	IRRIGATION EASEMENT LINE
OP	EDGE OF GRAVEL
OP	EXIST OVERHEAD POWER
OP	EDGE OF WATER
OP	EXIST SANITARY SEWER
SD	EXIST STORM DRAIN
X	EXIST FENCE
EP	TOP OF BANK
EP	EXIST EASEMENT
EP	EXIST CENTERLINE
EP	PROPOSED CENTERLINE
EP	PROPOSED DITCH EASEMENT
EP	EXIST DITCH EASEMENT
EP	EXIST FIRE HYDRANT
EP	EXIST GAS VALVE
EP	EXIST GAS METER
EP	EXIST COMMON RIBBON
EP	EXIST TELEPHONE RISER
EP	EXIST SAN SEWER MANHOLE
EP	EXIST WATER VALVE
EP	EXIST IRRIGATION BOX
EP	EXIST STORM DRAIN MANHOLE
EP	EXIST FIRE HYDRANT
EP	EXIST GUARDRAIL
EP	EXIST CONCRETE
EP	EXIST DITCH BRIDGE
EP	EXIST DITCH BASIN
EP	EXIST FLOOR DRAIN
EP	EXIST FIRE HYDRANT
EP	EXIST STREET LIGHT
EP	EXIST SIGN
EP	EXIST PLAY AREA
EP	EXIST FENCE
EP	EXIST PARK BENCH
EP	EXIST SIGN MANHOLE

**THE COLLECTIONS SUBDIVISION**  
**PRELIMINARY PLAT MAP**  
 SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST  
 BOISE, METROPLAN CITY OF CALDWELL, GARDNER  
 COUNTY, IDAHO

**OWNER/DEVELOPER**  
 HUNTER HUNTER PROPERTIES  
 301 S. 10TH ST.  
 CAMBRIDGE, CA 93910

**PLANNING CONTACT**  
 A TEAM LAND CONSULTANTS  
 217 N. 10TH ST.  
 BOISE, ID 83725  
 208-477-1800

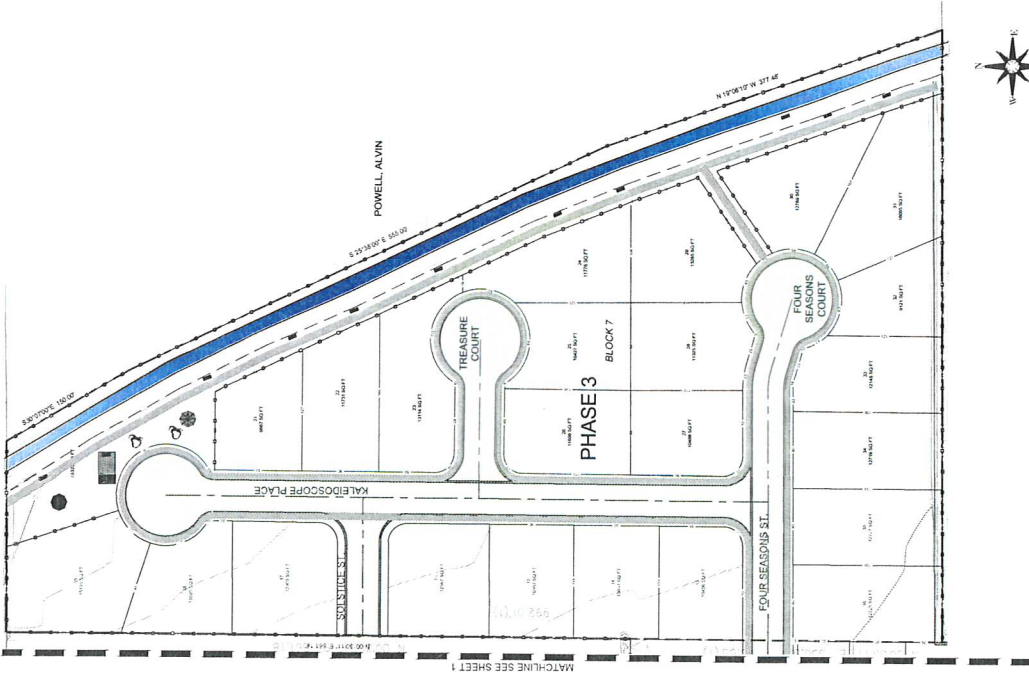
**SUBMITTER**  
 HUNTER HUNTER ASSOCIATES, INC.  
 301 S. 10TH ST.  
 CAMBRIDGE, IDAHO  
 208-477-1800

SHEET 1 OF 1  
 DRAWN BY: CJ SLOBERG  
 DATE: MAR 8 2022  
 SCALE: 1"=80'

**TEAM**  
 Land Consultants

Revised  
5-9-22  
A13





<b>OWNER/DEVELOPER</b> DUFFY PEARL PROPERTIES 1000 S. FISHBONE BLVD. CARMELITE, CA 93918	<b>THE COLLECTIONS SUBDIVISION</b> <b>PUD MAP</b> SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST BRIDGE, MENDOCINO CITY OF CALIFORNIA, LAMAR COUNTY, IOWA
<b>PLANNING CONTACT</b> A TEAM LAND CONSULTANTS 1000 S. FISHBONE BLVD. CARMELITE, CA 93918 209-971-7929	<b>SURVEYOR</b> DAVID STEVENS AND ASSOCIATES INC. 1000 S. FISHBONE BLVD. CARMELITE, CA 93918 (209) 945-2458
<b>A TEAM</b> Land Consultants	
SHEET 2 OF 2 DRAWN BY: CJ SHERLOCK DATE: MAY 8, 2022 FILE: 19-007-002	

A14  
Revised 5-9-22





**OWNER/DEVELOPER**  
 HOSPITAL PALMER PROPERTIES  
 3601 TOWN CT.  
 CHARLOTTE, NC 28210

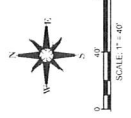
**PLANNED CONTACT**  
 A-TEAM LAND CONSULTANTS  
 1000 W. STATE ST. SUITE 200  
 MESA, AZ 85201  
 208-871-7009

**LANDSCAPE DESIGNER**  
 A-TEAM LANDSCAPING COMPANY, LLC  
 1000 W. STATE ST. SUITE 200  
 MESA, AZ 85201

**THE COLLECTIONS SUBDIVISION**  
**PRELIMINARY LANDSCAPE PLAN**  
 SECTION 3, TOWNSHIP 3 NORTH, RANGE 3 WEST  
 BOISE, MERIDIAN CITY OF SAGEWELL CANYON  
 COUNTY, IDAHO

**SHEET 2 OF 3**  
 DRAWN BY: CJ/SBERGCK  
 DATE: April 10, 2022  
 FILE: 111111111111

**A-TEAM**  
 Land Consultants



*Revised  
 4-19-22  
 AS*

MATCHLINE SEE SHEET 2



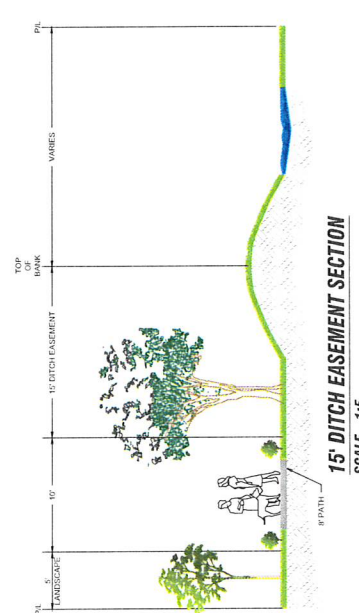
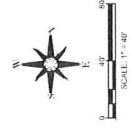
**OWNER/DEVELOPER**  
 HUNTER HILL  
 PREMIER PROPERTIES  
 5400 FORTA CT  
 CHANUCHEE, GA 30150

**PLANNER / CONTACT**  
 STEVE ANGUS  
 A-TEAM LAND CONSULTANTS  
 4117 W. 10TH AVENUE  
 BOZEMAN, ID 83725  
 208-377-1029

**LANDSCAPE DESIGNER**  
 A-TEAM LAND CONSULTANTS, LLC  
 4117 W. 10TH AVENUE  
 BOZEMAN, ID 83725

**THE COLLECTIONS SUBDIVISION**  
 PRELIMINARY LANDSCAPE PLAN  
 SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 WEST  
 BASE, MERIDIAN CITY OF CALDWELL CANYON  
 COUNTY, IDAHO

SHEET 3 OF 3  
 DRAWN BY: CJ/SHERLOCK  
 DATE: APR 13, 2022  
 SCALE: AS SHOWN



Revised  
 AAH 4-19-22  
 15