



# 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): PUD22-000003  
Eagle Rock Sub  
 Project Name: \_\_\_\_\_  
 Date Filed: \_\_\_\_\_ Date Complete: \_\_\_\_\_  
 Related Files: \_\_\_\_\_

## Subject Property Information

Address: 0 MIDLAND BLVDNAMPA, ID 83605 Parcel Number(s): R3412700000  
 Subdivison: \_\_\_ Block: \_\_\_ Lot: \_\_\_ Acreage: 39.56 124.60 Zoning: R-1  
 Prior Use of the Property: \_\_\_\_\_  
 Proposed Use of the Property: \_\_\_\_\_

## Applicant Information

Applicant Name: Kristen McNeill Phone: 208.388.1276  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: kristenmcneill@givenspursley.com Cell: 208.388.1276  
 Owner Name: YAMAMOTO PROPERTIES LLC Phone: \_\_\_\_\_  
 Address: 8801 JOPLIN RD City: CALDWELL State: ID Zip: 83605  
CALDWELL, ID 83605  
 Email: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Agent Name: (e.g., architect, engineer, developer, representative) \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Cell: \_\_\_\_\_

## Authorization

Print Applicant Name: Kristen McNeill  
 Applicant Signature: \_\_\_\_\_ Date: 02/25/2022

AI



# CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

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**STAFF USE ONLY:**  
 File number(s): PUD 22-000003  
Eagle Rock SUB  
 Project name: \_\_\_\_\_  
 Date filed: \_\_\_\_\_ Date complete: \_\_\_\_\_  
 Related files: \_\_\_\_\_

**Subject Property Information**

Address: 0 Midland Ave Parcel Number(s): R3412700000, R3412600000, R3412101000, R3412501000, R3412100000, R3412200000, R3412500000, R3412301000  
 Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 124.10 Zoning: R-1  
 Prior Use of the Property: Agriculture  
 Proposed Use of the Property: Residential

**Applicant Information:**

Applicant Name: Toll Brothers Southwest - Adam Capell Phone: 208.780.6726  
 Address: 3103 W. Sheryl Dr, Suite 100 City: Meridian State: ID Zip: 83642  
 Email: acapell@tollbrothers.com Cell: \_\_\_\_\_  
 Owner Name: (1) Yamamoto Properties, (2) Yamamoto Kay and Frances Living Trust, (3) DWT Investments Phone: \_\_\_\_\_  
 Address: (1, 2) 8801 JOPLIN ROAD CALDWELL, ID 83605 (3) 12601 W EXPLORER DR STE 200 BOISE, ID 83713 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Agent Name: (e.g., architect, engineer, developer, representative) Givens Pursely - Jeffrey Bower  
 Address: 601 W. Bannock St City: Boise State: ID Zip: 83702  
 Email: jeffbower@givenspursley.com Cell: 208-388-1200

**Authorization**

Print applicant name: Adam Capell  
 Applicant Signature: [Signature] Date: 2/25/2022

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

	Planning & Zoning	Engineering	Fire Department	Totals
<b>Comprehensive Plan Amendment</b>				
Map amendment	10260	\$		\$
Text Amendment	10270	\$		\$
<b>Annexation</b>				
Less than 2 acres	10240	\$	12550	\$ 22025
More than 2 acres	10240	\$	12550	\$ 22025
More than 20 acres	10240	\$	12550	\$ 22025
DeAnnexatin	10240	\$		\$
<b>Subdivision Plats</b>				
Preliminary Plat	10180	\$	12511	\$ 22025
Short plat	10180	\$	12512	\$ 22025
PUD w Subdivision	10210	414 \$ 7,445.00	12513	\$ 8,658.00 22025 \$ 3,673.90
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	\$		\$
<b>Zone Change</b>				
Less than 2 acres	10220	\$		\$ 22025
More than 2 acres	10220	\$		\$ 22025
<b>Special Use Permit</b>				
Less than 2 acres	10200	\$	12530	\$ 22025
More than 2 acres	10200	\$	12530	\$ 22025
More than 20 acres	10200	\$	12530	\$ 22025
<b>Additional Fees</b>				
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 - Renovations/Add.'s (Staff)	10330	\$		\$
Design Review - Building Maint. (Staff)	10330	\$		\$
Development Agreements	10335	\$ 500.00		\$ 500.00
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	\$		\$
<b>Letter Verification</b>				
Certificate of Zoning Compliance Letter	10360	\$		\$
Legal Non-Conforming Use Letter	10360	\$		\$
Zoning Verification Letter	10360	\$		\$
<b>Documents - Copies</b>				
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	\$		\$
<b>TOTAL:</b>		\$ 7,945.00	\$ 8,658.00	\$ 3,673.90 \$ 20,276.90

Eagle Rock Subdivision PUD & Dev. Agreement

PUD22-000003

*paid check # 10539902 8-7-22 CAP*

**GRAND TOTAL \$ 20,276.90**

Krisan Kiki

**Toll Brothers®**  
**LAND DEVELOPMENT**

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

February 25, 2022

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

**RE: Preliminary Plat and Planned Unit Development – Eagle Rock Subdivision**

Dear Planning Staff, Planning and Zoning Commission, Mayor and City Council:

Attached for your review are applications for a Preliminary Plat and Planned Unit Development (“**PUD**”) for the Eagle Rock mixed use community. Eagle Rock will be mixed use development with 351 single-family homes and 1 large commercial lot on 124.6 acres (“**Eagle Rock**” or the “**Project**”). Eagle Rock will help meet the City’s need for housing with a first-class community that offers quality architecture, extensive open space and amenities, and integrated commercial opportunities. Eagle Rock has been carefully designed based on the City’s zoning standards, and input from planning staff, neighboring owners, and public agencies.

**Property History and Site Characteristics**

Eagle Rock will be located on 124.6 acres northwest of the intersection of U.S. 20/26 and Midland (the “**Property**”). The Property is made up of eight separate parcels. The City annexed the Property in 2006 and Zoned it R-1 (low density residential). The 2040 Comprehensive Plan Map supports the existing zoning by designating the Property as Low Density Residential. The existing R-1 zoning supports the Project.

The Property has frontage on Midland and U.S. 20/26. The northern boundary of the Property abuts the Lower Fivemile Drain. The property north of the Lower Fivemile Drain is also annexed in the City and zoned R-1 and the owner has met with the City in preparation for filing a residential development application. The west side of the Property abuts Union Pacific right-of-way. West of the railroad is a concrete pre-cast facility. As discussed in detail below, the Project proposes significant open space and a 10-foot landscaped berm along the western boundary of the Property to act as a buffer to the west. The Property includes one residence that will be removed as part of the Project.

As part of the 2006 annexation, a Development Agreement was recorded against the Property (Instrument No. 2006099937), which was amended in 2010 (Instrument No. 2010031905) (collectively, the “**Development Agreement**”). The Development Agreement allows the Property to be developed as an R-1 residential community and imposes an open space plan and requires disclosures to future purchasers regarding the industrial uses to the west. As part of this application, Toll Brothers request to amend and restate the Development Agreement to

A2



adopt the updated plans submitted with this application. Toll Brothers supports keeping the berming and disclosure requirements in the updated development agreement.

### The Preliminary Plat

Eagle Rock is a mixed use community that will consist of 351 single-family residential lots, 1 large commercial lot, and 62 common lots as shown in Figure 1.



Figure 1

The Project will have over 16% qualified open space. The proposed preliminary plat is attached as Exhibit A and a summary of the preliminary plat is as follows:

Single Family-Residential Lots	351
Common Lots	62
Commercial Lots	1
Single Family Residential Area	61.23 acres
Common Lot Area	27.18 acres
Commercial Lot Area	1.35 acres
Gross Density	2.82 units/acre
Net Density	5.73 units/acre
Minimum Residential Lot Size	4,384 SF
Average Residential Lot Size	7,599 SF

Eagle Rock will have two access points from Midland and no access to U.S. 20/26. To the north, access off Midland will be from Joplin, a mid-mile collector Toll Brothers will extend into the Property and stub. The intersection of Midland and Joplin is programmed for a roundabout. The plat accommodates the future roundabout and adequate right-of-way will be reserved and dedicated to the City. The second access will be to the south at Wavewing, a quarter-mile collector. Toll Brothers will be extending Wavewing into the Property from Midland. The extension of Joplin and Wavewing to the west provide for future connectivity and is in conformance with the City's master street plan.

All roadways within the Project will be public roads built to the City's standards and dedicated to the public. The preliminary plat also proposes increased right-of-way of 86' and 84' to accommodate landscaped medians at the Wavewing entry and at all internal accesses off of Joplin. Sidewalks will be detached and separated from the roadway with landscape strips. More than 38 acres of the Property will be dedicated to the public as right-of-way.

The location of the Project's commercial area (shown in *Figure 2*) was closely coordinated with City planning staff. Toll Brothers supports this location because it places future commercial uses on a corner lot with frontage on Joplin (a mid-mile collector) and adjacent to the Community's central amenity area. This location maximizes commercial visibility from Joplin, while still keeping the commercial area fully integrated in the community and walkable via pathways and detached sidewalks. It is anticipated that the Commercial area and the central amenity will be mutually beneficial. The commercial area has a single point of access from Suncup Way in furtherance of the City's PUD standards. The commercial lot will be fully landscaped and sodded until the site is developed.

Eagle Rock is a multi-phase project and the Preliminary Plat includes a phasing plan (see Exhibit A). Toll Brothers has control over the Property and is solely responsible for planning and designing the Eagle Rock community. Following approval of the PUD, it is anticipated that portions of Eagle Rock will be developed by Brighton Corporation, another highly reputable residential developer. Brighton is aware of and supportive of Toll Brothers' Eagle Rock applications. Brighton is prepared to submit a notarized letter to the City verifying that Brighton

has reviewed and understands the future order of decision, development agreement, phasing plan, and all other applicable materials.



Figure 2

Because it is anticipated that Eagle Rock will be jointly developed by Toll Brothers and Brighton, the phasing plan is separated into A Phases and B Phases with the expectation that Toll Brothers will develop the A Phases and Brighton will develop the B Phases. We are requesting the City approve the Phasing Plan and allow the A Phases and the B Phases to proceed in sequence but independent from each other. The anticipated phasing timelines are as follows:

**A Phases**

Phase Number	Commencement Year	Final Plat Year
Phase 1-A	2022	2023
Phase 2-A	2022	2023
Phase 3-A	2023	2024
Phase 4-A	2023	2024
Phase 5-A	2024	2025
Phase 6-A	2024	2025
Phase 7-A	2025	2026

**B Phases**

Phase Number	Commencement Year	Final Plat Year
Phase 1-B	2023	2024
Phase 2-B	2023	2024
Phase 3-B	2023	2024

The above phasing is anticipated based on current market absorption. Actual platting may vary depending on market forces and development constraints.

A2



## Services

Toll Brothers has worked with the City's engineering and public works departments to ensure the Project is served with all public services and utilities.

1. **Sewer** for the Project has been coordinated with the City's Public Works Department and there is adequate capacity to serve the Project. The City is currently extending a sewer trunk line in U.S. 20/26 to a point just east of Mason Creek. Toll Brothers will continue that extension east. Within the Project, sewer will gravity to a sewer lift station at the northwest corner of the Property where it will be pumped south and back to the trunk line in U.S. 20/26.
2. **Water** for the Project meets all City standards for design and capacity. To serve the Project, Toll Brothers will extend the existing water line east along U.S. 20/26 to the Property's frontage. The Project will be secondarily served by a new regional well the City has programmed just northwest of the Property. Toll Brothers is happy to participate in the development of this regional well site and will contribute its proportionate share to the project. Extension of the water line and development of the new well site will benefit the City and neighboring land owners.
3. **Pressurized irrigation** will be provided from a pump system constructed by Toll Brothers. The Property has adequate surface water rights to serve the Project's pressurized irrigation needs. Upon completion of the system, Toll Brother will convey the water rights and improvements to the municipal irrigation district.
4. **Schools** that serve Eagle Rock are in the Vallivue School District. Elementary aged children will attend East Canyon Elementary, middle school aged children will attend Summitvue Middle, and high school aged children will attend the nearby Ridgeview High School.

## Eagle Rock Open Space and Amenities

In support of the PUD, Eagle Rock has been designed with extensive open space and active and passive amenities for everyone in the community to use. Eagle Rock will have approximately 20.2 acres of qualified open space or 16.2%, far exceeding the required 10%. In addition to the 20.2 acres of qualified open space, with landscape buffers and usable drainage areas, Eagle Rock will have more than 27% open space (34.2 acres). Our open space plan is attached as Exhibit B.

As a buffer from the adjacent industrial uses to the west, the Eagle Rock landscape plan calls for a 10-foot landscaped berm along the western boundary of the Property to act as a sound and screen barrier from the rail and industrial uses to the west. In addition, an 8-foot chain-link fence is proposed all along the western boundary of the Property to address safety/trespassing concerns raised by neighbors at our neighborhood meetings. A portion of our landscape plan is attached as Exhibit C.

In conformity with the City's PUD standards, Eagle Rock will have open space and recreational amenities spaced throughout the Project. The proposed amenities more than justify

granting the PUD for setback and lot size reductions (discussed below). The on-site amenities include:

1. **Central Park:** An 11-acre central park area with:
  - a. A community pool and pool-house;
  - b. A large covered picnic area;
  - c. Playground equipment;
  - d. A large grassy park area with a two acre pond and walking paths; and
  - e. Parking.
2. **Pathways:** Pedestrian walking paths will fan out through Eagle Rock, providing interconnectivity and easy access from residences to all the open space amenities and commercial area. Our pathway plan is attached as Exhibit D.
3. **Pocket Parks/Tot Lots:** Smaller parks are planned throughout the community to give all areas of the Project ready access to open space. Two of the community’s pocket parks, one to the north and one to the south, will have playground equipment. The open space areas and pocket park amenities can be seen in Exhibit C.

As a commitment to future residents and the City, Toll Brothers will construct the main central amenity features during the first phase of the Project. We believe this guarantees a great community from the very start.

**Architecture and Building Styles**

Eagle Rock will offer a variety of housing and building types to provide a range of home sizes, lot sizes, and floor plans to make Eagle Rock attractive for all. Lot sizes will range from approximately 4,000 SF to over 30,000 SF. Homes will range in size from 1,200 SF to over 3,000 SF. Within Eagle Rock, distinctive elevations will be offered. Exhibit E provides examples of future elevations. On the smaller lots within the Community, homes with a compact design will be built to offer medium sized homes, roughly 1,800 square feet, on smaller lots with less maintenance and upkeep. Each of these lots are located very near the central amenity and large open spaces.

**Planned Unit Development**

Eagle Rock has been designed as a PUD community. Through the PUD process, the City Code allows variations from the applicable zoning district regulations. To support Eagle Rock’s extensive open space, integrated commercial, and mix of housing options, Toll Brothers is requesting the following adjustments to the R-1 Zone dimensional standards:

Zoning District	Max Height	Front Yard Setback	Rear Yard Setback	Interior Yard Setback	Street Yard Setback	Interior Min. Lot Size	Corner Lot Min. Size	Min. Lot Frontage
R-1	45	40-20	40-15	20-5	30-15	40,000-4,000	40,000-4,000	100-40

No density increase is requested with the PUD because Eagle Rock’s density (2.82 units/acre) meets the City’s R-1 density standards of up to 3.0 units per acre.

A2

As designed, Eagle Rock complies with the City's standards for granting a PUD under Section 10-03-07(2)(A) by satisfying at least two to the City Code's PUD instances.

1. First, Eagle Rock will provide a variety of housing and building types. The result is a community that will provide housing options and attract diverse residents. Eagle Rock will include a mix of single-family housing products on a wide range of lot sizes (4,000 SF to 30,000 SF). The Project will include traditional single-family style homes as well as compact single-family homes on smaller lots.
2. Second, Eagle Rock promotes functionally integrated mixed uses. The Project is predominately residential, but well located commercial will offer community residents and residents of future neighboring projects with convenient, local, and walkable commercial opportunities. The commercial lot in this case has frontage on Joplin to support the future use but it is also accessible from the Project's pathways and is adjacent to the central community gathering area.
3. Third, Eagle Rock is designed to address site constraints created by historic industrial uses on the neighboring property to the west. The land to the west is in unincorporated Canyon County and is zoned as Light Industrial. Sunroc Corporation owns this property and operates a concrete pre-cast and aggregate storage facility. Use of the Eagle Rock Property for single-family residential (allowed as a matter of right under the current zoning) is constrained and limited by the Sunroc facility because a straight subdivision with homes abutting Sunroc is not viable. Accordingly, clustering homes away from Sunroc through the PUD process and creating extensive open space buffers with attractive and functional berming is the best solution in this case to utilize the City's existing residentially zoned property.

In addition to meeting more than two of the City's PUD instances, Eagle Rock also provides the requisite number of off-street parking for lots with less than 45-feet of frontage. Eagle Rock will have 65 lots with less than 45-feet of frontage. The City's PUD standards require one additional off-street space for every four lots with less than 45-feet of frontage, which is 17 additional spaces in this case. The 17 additional spaces are located in two separate areas adjacent to the compact lots.

### Summary

Toll Brothers has a track record of planning and constructing high quality residential communities. Eagle Rock Subdivision will be no exception. Eagle Rock's quality amenities and extensive open space, fused with the attractive homes, offer excellent housing opportunities for both current and future residents of the City of Caldwell. We are excited to move forward with this Project to provide the City of Caldwell with another quality community. This is a well-designed mixed-use project that was designed in harmony with the City of Caldwell. Thank you for your time in considering the Eagle Rock applications. Please do not hesitate to contact us regarding any questions you may have.

Sincerely,



Adam Capell

A2



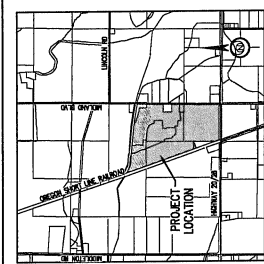


**ESE CONSULTANTS**  
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL  
 3103 V. T. 208-454-0270  
 ESE CONSULTANTS, INC.  
 1709 W. BUILO • MERIDIAN, ID 83642

NO.	DATE	DESCRIPTION
1	07/14/2022	PRELIMINARY PLAN FOR EAGLE ROCK SUBDIVISION

**COVER SHEET**  
 PRELIMINARY PLAN FOR  
 EAGLE ROCK SUBDIVISION  
 CITY OF CALDWELL, IDAHO

DATE: 07/14/2022  
 DRAWN BY: JAW  
 CHECKED BY: JAW  
 SCALE: AS SHOWN  
 SHEET: PP-1.1 OF 11



**SHEET INDEX**

1	PP-1.1	COVER SHEET
2	PP-1.2	GENERAL NOTES
3	PP-1.3	LAND USE SUMMARY
4	PP-1.4	OPEN SPACE SUMMARY
5	PP-1.5	PROPOSED BUILDING SETBACK REQUIREMENTS
6	PP-1.6	PROPOSED BUILDING SETBACK REQUIREMENTS
7	PP-1.7	PROPOSED BUILDING SETBACK REQUIREMENTS
8	PP-1.8	PROPOSED BUILDING SETBACK REQUIREMENTS
9	PP-1.9	PROPOSED BUILDING SETBACK REQUIREMENTS
10	PP-1.10	PROPOSED BUILDING SETBACK REQUIREMENTS
11	PP-1.11	PROPOSED BUILDING SETBACK REQUIREMENTS
12	PP-1.12	PROPOSED BUILDING SETBACK REQUIREMENTS
13	PP-1.13	PROPOSED BUILDING SETBACK REQUIREMENTS
14	PP-1.14	PROPOSED BUILDING SETBACK REQUIREMENTS
15	PP-1.15	PROPOSED BUILDING SETBACK REQUIREMENTS
16	PP-1.16	PROPOSED BUILDING SETBACK REQUIREMENTS
17	PP-1.17	PROPOSED BUILDING SETBACK REQUIREMENTS
18	PP-1.18	PROPOSED BUILDING SETBACK REQUIREMENTS
19	PP-1.19	PROPOSED BUILDING SETBACK REQUIREMENTS
20	PP-1.20	PROPOSED BUILDING SETBACK REQUIREMENTS
21	PP-1.21	PROPOSED BUILDING SETBACK REQUIREMENTS
22	PP-1.22	PROPOSED BUILDING SETBACK REQUIREMENTS
23	PP-1.23	PROPOSED BUILDING SETBACK REQUIREMENTS
24	PP-1.24	PROPOSED BUILDING SETBACK REQUIREMENTS
25	PP-1.25	PROPOSED BUILDING SETBACK REQUIREMENTS
26	PP-1.26	PROPOSED BUILDING SETBACK REQUIREMENTS
27	PP-1.27	PROPOSED BUILDING SETBACK REQUIREMENTS
28	PP-1.28	PROPOSED BUILDING SETBACK REQUIREMENTS
29	PP-1.29	PROPOSED BUILDING SETBACK REQUIREMENTS
30	PP-1.30	PROPOSED BUILDING SETBACK REQUIREMENTS
31	PP-1.31	PROPOSED BUILDING SETBACK REQUIREMENTS
32	PP-1.32	PROPOSED BUILDING SETBACK REQUIREMENTS
33	PP-1.33	PROPOSED BUILDING SETBACK REQUIREMENTS
34	PP-1.34	PROPOSED BUILDING SETBACK REQUIREMENTS
35	PP-1.35	PROPOSED BUILDING SETBACK REQUIREMENTS
36	PP-1.36	PROPOSED BUILDING SETBACK REQUIREMENTS
37	PP-1.37	PROPOSED BUILDING SETBACK REQUIREMENTS
38	PP-1.38	PROPOSED BUILDING SETBACK REQUIREMENTS
39	PP-1.39	PROPOSED BUILDING SETBACK REQUIREMENTS
40	PP-1.40	PROPOSED BUILDING SETBACK REQUIREMENTS

**LAND USE SUMMARY**

TOTAL SITE AREA	125.64 ACRES
RESIDENTIAL LOT AREA	81.23 ACRES
COMMERCIAL LOT AREA	27.18 ACRES
ROADWAY LOT AREA	1.29 ACRES
HAZARD OF WATERS AREA	34.88 ACRES
RECREATIONAL LOTS	35
COMMERCIAL LOTS	1
INDUSTRIAL LOTS	0
AGRICULTURE LOTS	0
OPEN SPACE	1.32 ACRES/AC
NET FOREST	3.51 ACRES/AC
MINIMUM RESIDENTIAL LOT SIZE	4,000 S.F.
MINIMUM COMMERCIAL LOT SIZE	7,000 S.F.

**OPEN SPACE SUMMARY**

COMMERCIAL OPEN SPACE AREA	30.22 ACRES
FRONT OPEN SPACE AREA	34.22 ACRES
TOTAL OPEN SPACE AREA	34.22 ACRES
FRONT OPEN SPACE	27.48 ACRES

**PROPOSED BUILDING SETBACK REQUIREMENTS**

STREET SETBACK	20' R.
FRONT YARD	15' R.
REAR YARD	5' R.
SIDE YARD	5' R.
MINIMUM LOT AREA	4,000 S.F.
MINIMUM LOT WIDTH	30' R.
MINIMUM SETBACK TO CITY OF CALDWELL STANDARDS FOR S-1 ZONE	

**DEVELOPERS**  
**YALL SOUTHWEST LLC**  
 JAW  
 1709 W. BUILO, SUITE 100  
 MERIDIAN, IDAHO 83642  
 PHONE: (208) 338-4500

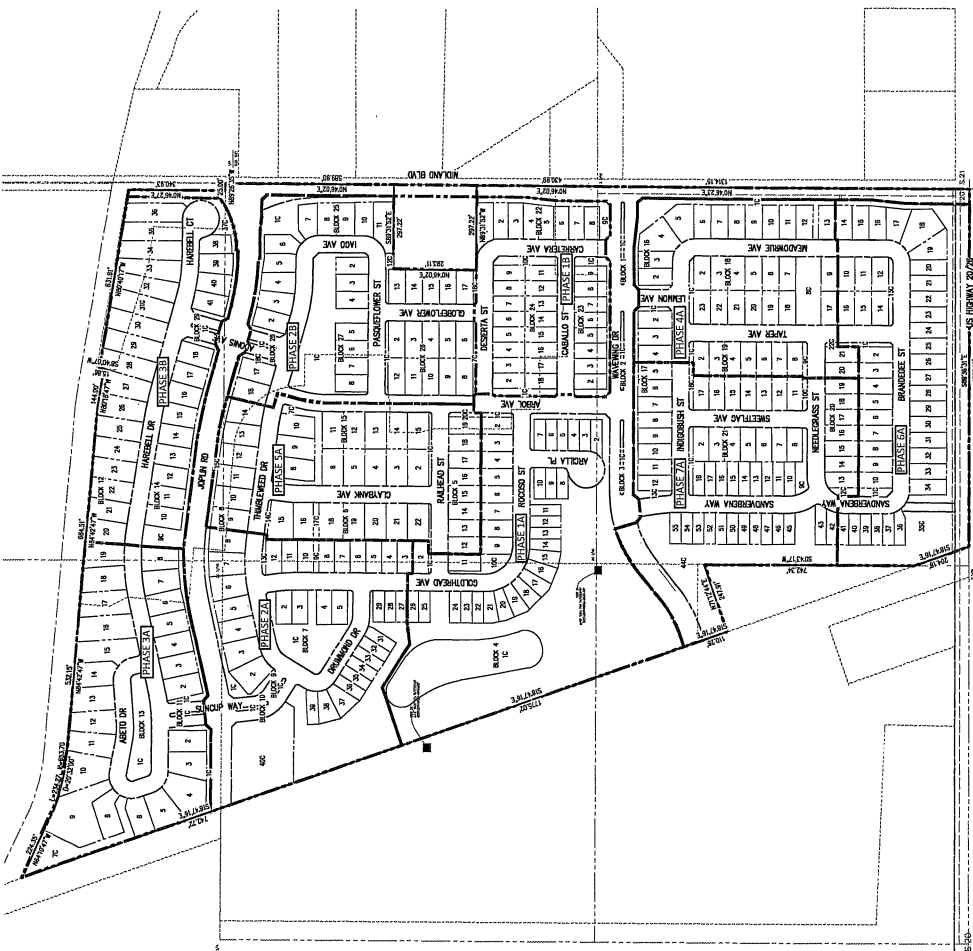
**ENGINEER**  
**ESE CONSULTANTS, INC.**  
 JAW  
 1709 W. BUILO, SUITE 100  
 MERIDIAN, IDAHO 83642  
 PHONE: (208) 474-0270

**SURVEYOR**  
**DAVID SURVEY GROUP, LLC**  
 JAW  
 1709 W. BUILO, SUITE 100  
 MERIDIAN, IDAHO 83642  
 PHONE: (208) 944-8770

**OWNERS**  
**OWENS PROPERTIES LLC**  
 JAW  
 209 S. MARSHALL DR., SUITE 400  
 CALDWELL, IDAHO 83406

**YAMAMOTO KAY AND**  
**DAVID**  
 JAW  
 209 S. MARSHALL DR., SUITE 400  
 CALDWELL, IDAHO 83406

**PRELIMINARY PLAN FOR  
 EAGLE ROCK SUBDIVISION**  
 PROPERTY LOCATED IN THE E 1/2 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN  
 CITY OF CALDWELL, CANYON COUNTY, IDAHO



**LEGEND**

○	EXISTING SURVEY INSTRUMENTS
△	EXISTING BENCHMARK
—	RIGHT-OF-WAY LINE
—	CEMENT LINE
—	TRAIL LINE
—	WATER VALVE
—	FIRE HYDRANT
—	POWER POLE
—	CITY WIRE ANCHOR
—	POWER METER
—	TRANSFORMER
—	MAIL BOX
—	IRIGATION MANHOLE
—	IRIGATION JUNCTION BOX
—	TRAIL LIGHT
—	STREET LIGHT
—	CAST IRON MANHOLE
—	SAWNEY SEWER LINE (W/ MANHOLE)
—	OVERHEAD TELEPHONE OR CABLE LINE
—	CAST IRON
—	OVERHEAD POWER LINE
—	IRIGATION LINE
—	EDGE OF DRIVE/ROAD
—	EDGE OF PARKWAY
—	EDGE OF BOTTOM OF DITCH
—	ART SINK
—	EXISTING CURBLINE
—	PROPOSED CURBLINE
—	PROPOSED PROPERTY BOUNDARY
—	PROPERTY BOUNDARY
—	LOT LINE
—	ROAD CENTERLINE
—	ROAD RIGHT-OF-WAY
—	STREET MARK (OLD LIGHT IN PARAPHASE)
—	FIRE HYDRANT
—	WATER VALVE
—	SAWNEY SEWER CLEANOUT
—	SAWNEY SEWER CLEANOUT
—	PRESSURE REGULATOR

**PRELIMINARY PLAN NOTES**

- SAWNEY SEWER AND SANITARY WATER SERVICE TO BE PROVIDED BY CITY OF CALDWELL.
- ALL UTILITIES PROVIDED UNDER THIS DEVELOPMENT ARE PHASED SHEETS AND SHALL BE SUBMITTED TO THE CITY OF CALDWELL FOR REVIEW AND APPROVAL. THE CITY OF CALDWELL WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CALDWELL AND THE STATE OF IDAHO. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES.
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- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES.

S.229  
 1/4

*JAW*





Exhibit C – Landscape Plan



A2



# Exhibit D – Pathway Plan



A2

Exhibit E – Home Elevations







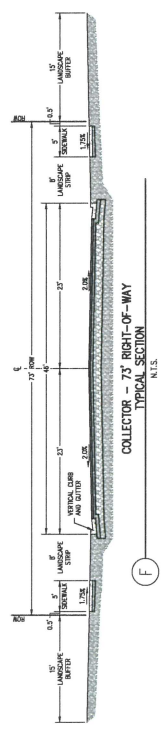
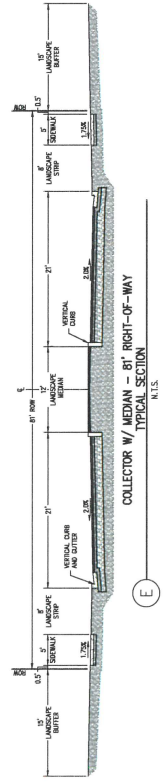
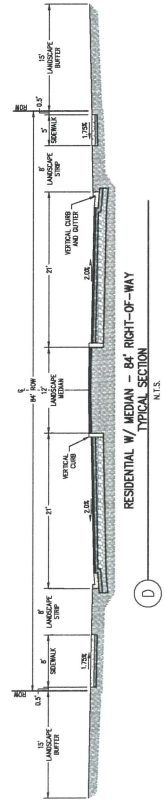
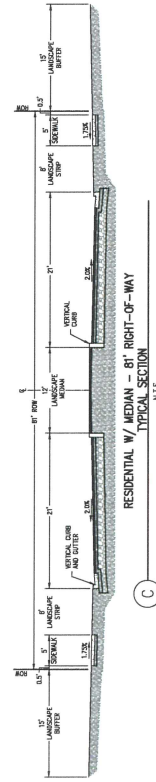
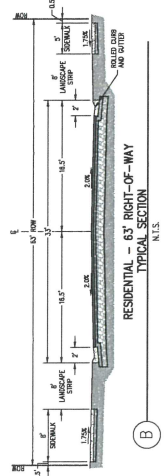
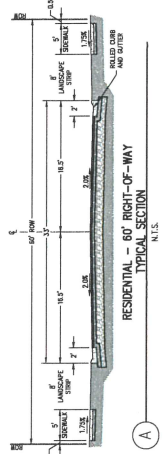
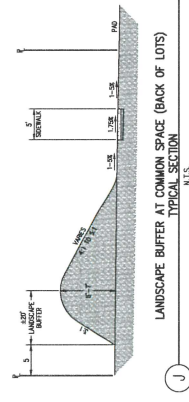
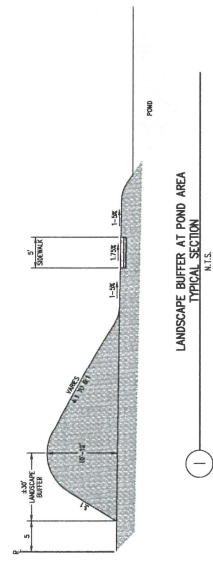
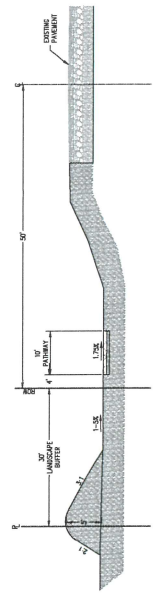
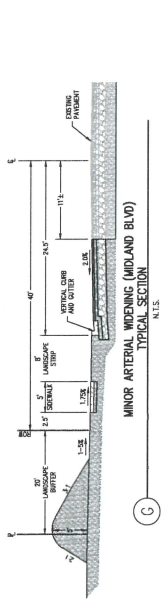


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 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL  
 ESE CONSULTANTS, INC.  
 3103 W. 11th Ave. Suite 100 • Middleburg, MD 21770  
 TEL: 301-284-0050

REV	DATE	DESCRIPTION
1	02/27/2022	PRELIMINARY
2	02/27/2022	REVISED
3	02/27/2022	REVISED
4	02/27/2022	REVISED
5	02/27/2022	REVISED
6	02/27/2022	REVISED
7	02/27/2022	REVISED
8	02/27/2022	REVISED
9	02/27/2022	REVISED
10	02/27/2022	REVISED
11	02/27/2022	REVISED
12	02/27/2022	REVISED
13	02/27/2022	REVISED
14	02/27/2022	REVISED
15	02/27/2022	REVISED
16	02/27/2022	REVISED
17	02/27/2022	REVISED
18	02/27/2022	REVISED
19	02/27/2022	REVISED
20	02/27/2022	REVISED

TYPICAL SECTIONS  
 PRELIMINARY PLAT FOR  
 EAGLE ROCK SUBDIVISION  
 CITY OF CALDWELL, CANYONCOUNTY

SCALE: AS SHOWN  
 DATE: 02/27/2022  
 DRAWN BY: J. BROWN  
 CHECKED BY: J. BROWN  
 PROJECT NO.: 2021-001  
 SHEET NO.: PP-1.2  
 OF 2



REV 6-17-22  
 ABP



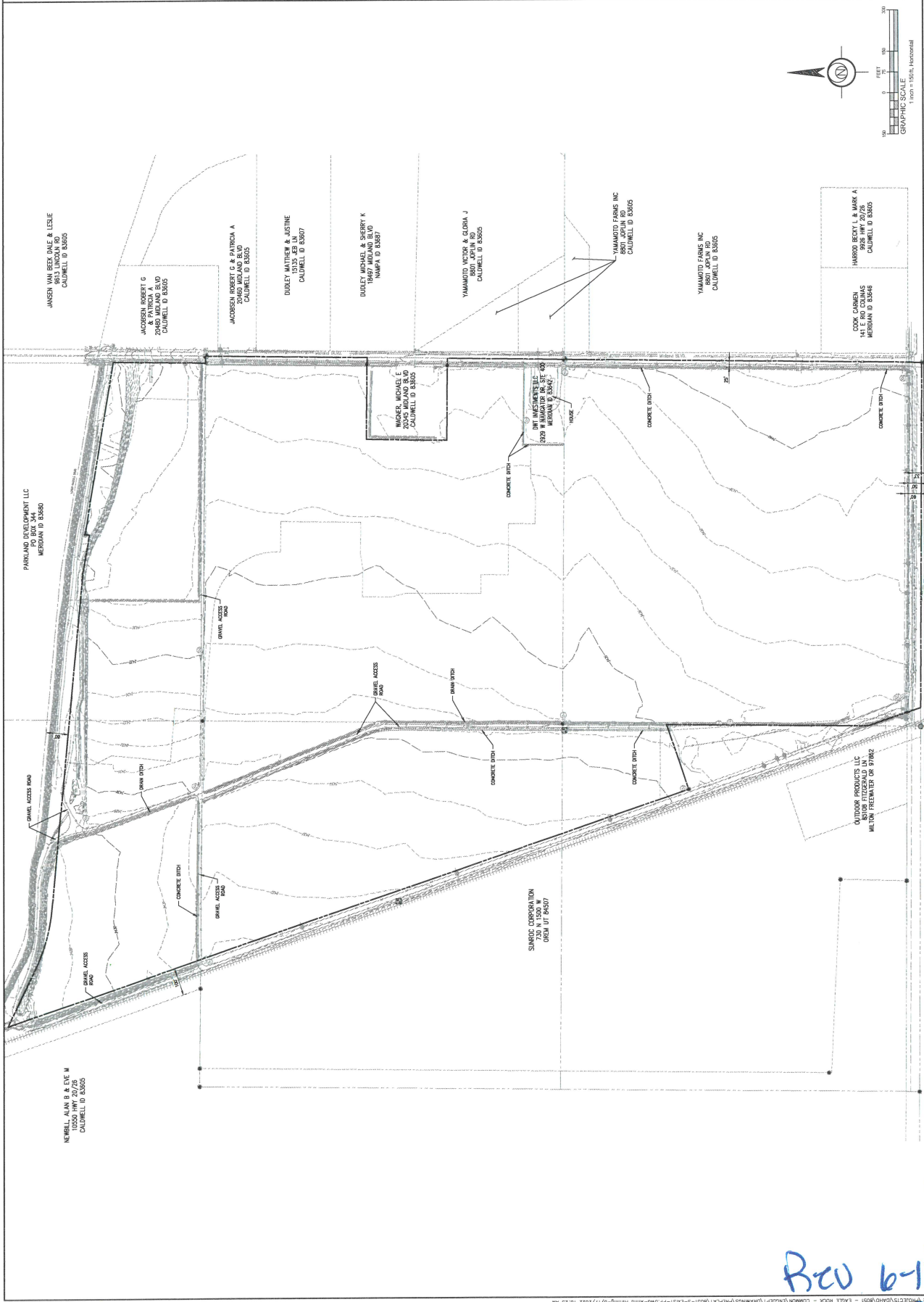


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 ESE Consultants, Inc.  
 5103 SW 17th Ave - Suite 100 • Portland, OR 97224  
 T: 503-424-0020

NO.	DATE	DESCRIPTION
1	08/17/2022	ISSUE FOR PERMIT
2	08/17/2022	ISSUE FOR PERMIT

**NATURAL FEATURES MAP**  
**PRELIMINARY PLAT FOR**  
**EAGLE ROCK SUBDIVISION**  
 CITY OF CALDWELL, CANYONCOURT

DATE: 08/17/2022  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 REF: PP-2.1  
 SHEET 3 OF 11



*REV 6-17-22*  
*ABP*









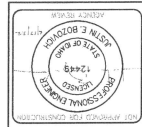










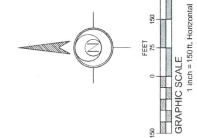
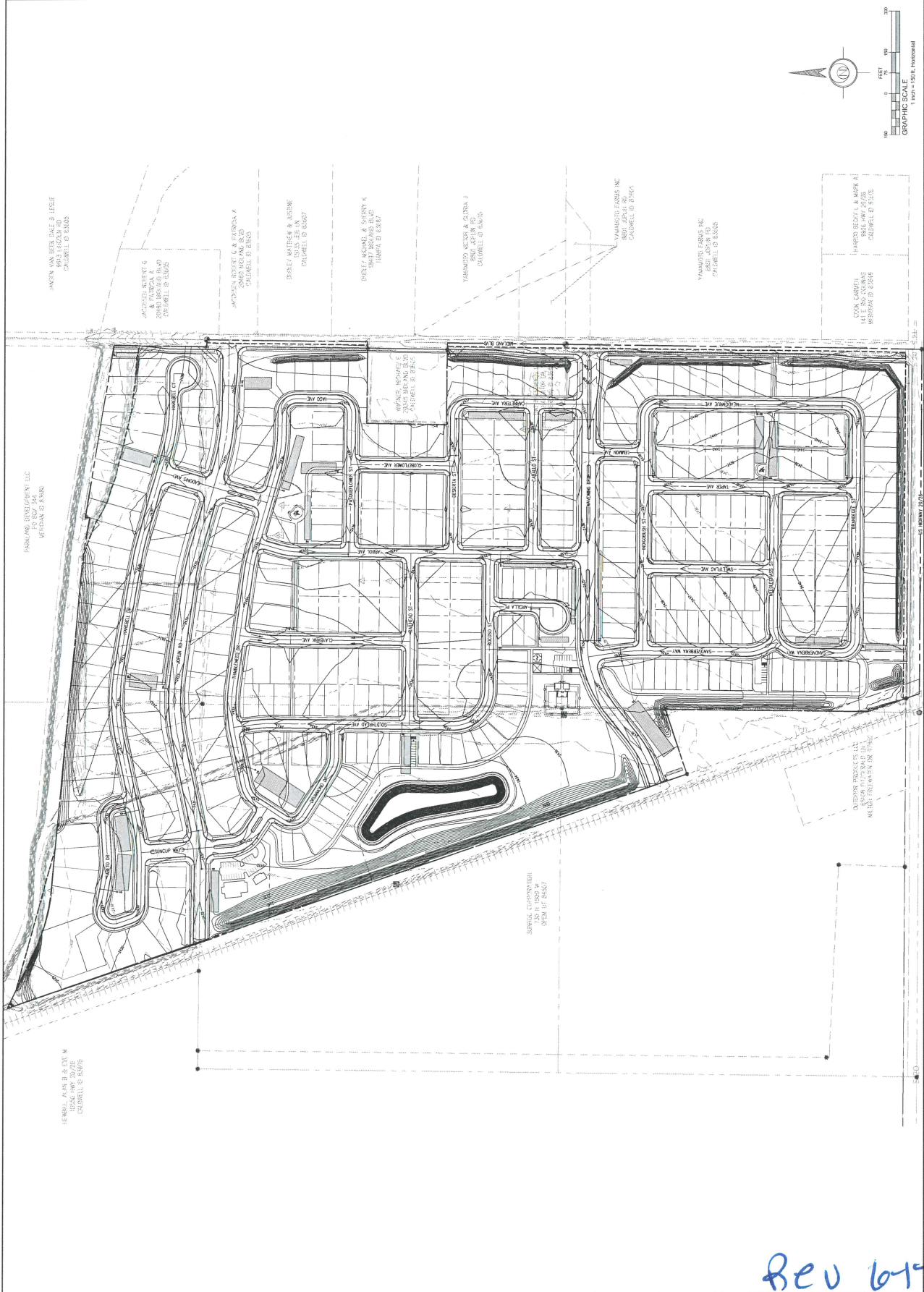


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 ESE CONSULTANTS, INC.  
 2103 W. 11th St. • Suite 100 • Merrill, IN 46642  
 71.208-424-0000

REV.	DATE	DESCRIPTION
1	02/27/2022	ISSUE FOR PERMITS
2	06/17/2022	REVISED BASED ON COMMENTS

**PRELIMINARY GRADING AND DRAINAGE PLAN FOR EAGLE ROCK SUBDIVISION**  
 CITY OF CALDWELL, CANYONCOUNTY, IN

DATE: 06/17/2022	SCALE: AS SHOWN
DESIGNED BY: J. B. BROWN	CHECKED BY: J. B. BROWN
DRAWN BY: J. B. BROWN	DATE: 06/17/2022
PROJECT NO: PP-5.1	SHEET NO: 10 OF 11



*Rev 6/17/22*  
*ABP*





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 ESE CONSULTANTS, INC.  
 3103 W. ... Drive • Suite 100 • ...  
 71.208-426-0020

REV.	DATE	DESCRIPTION
1	02/22/2022	MARKET SUBMITTAL
2	06/17/2022	REVISION MARKS

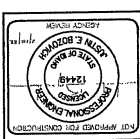
OVERALL SEWER AND  
 WATER PLAN  
 PRELIMINARY PLAT FOR  
 EAGLE ROCK SUBDIVISION  
 CITY OF CALDWELL, CANNONWOOD, MD

DATE: 06/17/2022  
 SCALE: 1" = 200'  
 DESIGNER: [Name]  
 FILE NAME: [Name]  
 JOB NO.: [Number]  
 SHEET NO.: [Number]  
**PP-6.1**  
 SHEET 11 OF 11  
 GRAPHIC SCALE  
 1 Inch = 200 Feet, Horizontal



*REV 6-17-22*  
*ASP*

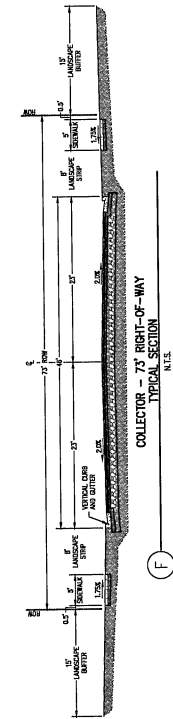
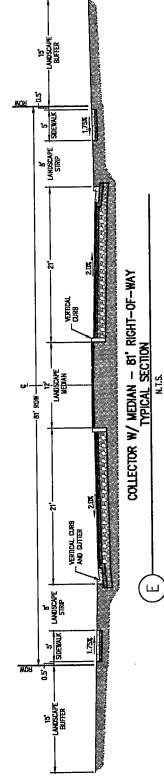
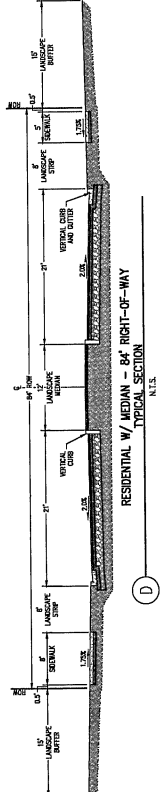
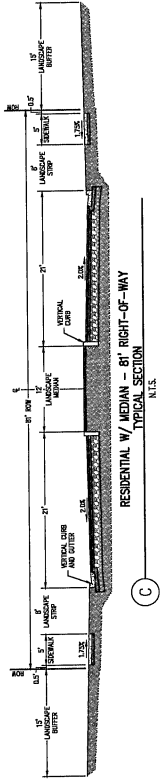
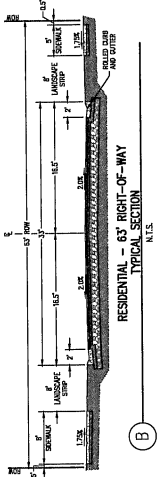
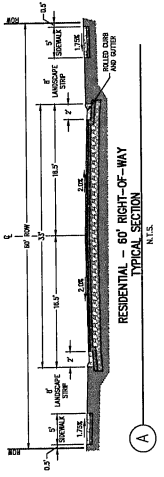
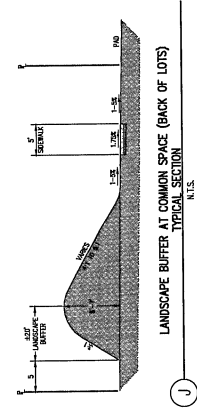
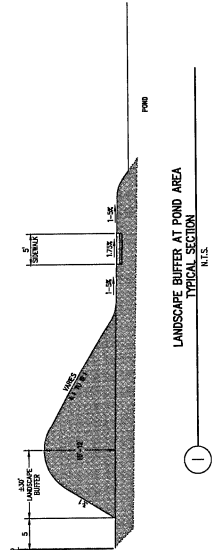
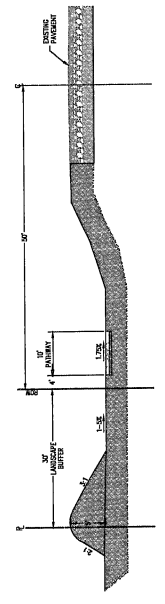
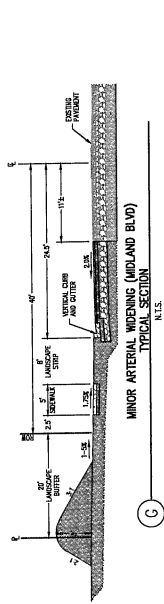




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 3102 W. ...  
 11-208-424-0020

**TYPICAL SECTIONS**  
 PRELIMINARY PLAT FOR  
 EAGLE ROCK SUBDI<sup>2</sup>  
 CITY OF CALDWELL, IDAHO

DATE:	02/14/2022
DESIGNER:	DAVID M. ...
CHECKER:	DAVID M. ...
SCALE:	AS SHOWN
PROJECT:	EAGLE ROCK SUBDI <sup>2</sup>
SHEET:	2 OF 11



A3PP



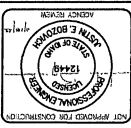










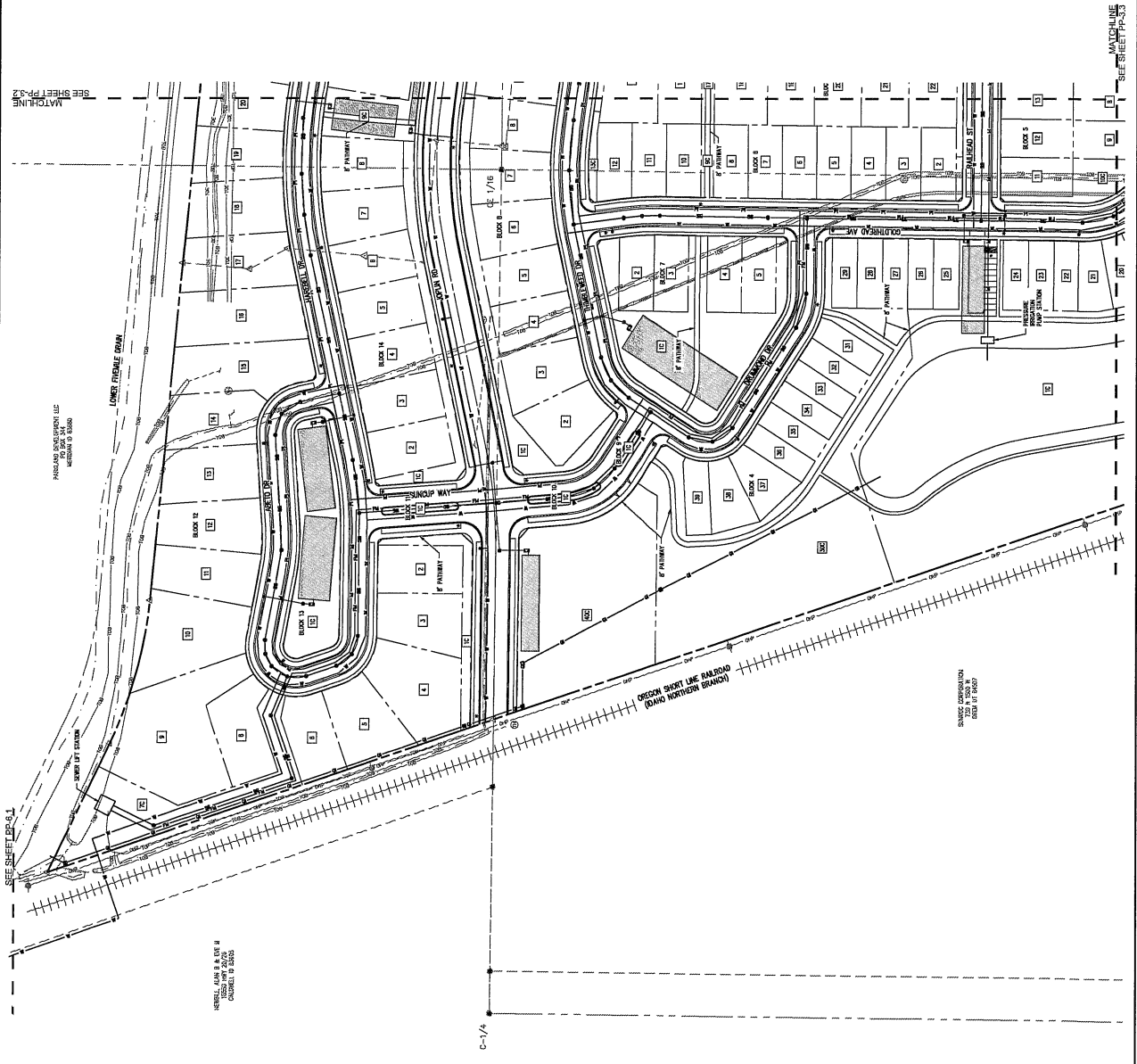
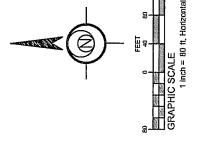
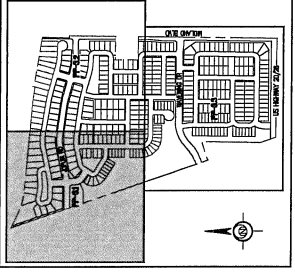


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 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL  
 3103 W. ...  
 TEL: 916-434-0020

REV.	DATE	BY	CHKD.	DESCRIPTION
1	02/18/2022	AKICK	SKM	PRELIMINARY PLAN

**PRELIMINARY ENGINEERING PLAN**  
**PRELIMINARY PLAT FOR**  
**EAGLE ROCK SUBDIVISION**  
 CITY OF CALDWELL, CANYONOUS, ID

DATE: 02/18/2022  
 SCALE: AS SHOWN  
 SHEET: PP-44.1  
 OF 7



SEE SHEET PP-43

SEE SHEET PP-45

SEE SHEET PP-33

ASBESTOS & LEAD  
 TESTING REPORT  
 CONDUCTED BY [unreadable]

ENGINEER  
 [unreadable]

*ASPP*

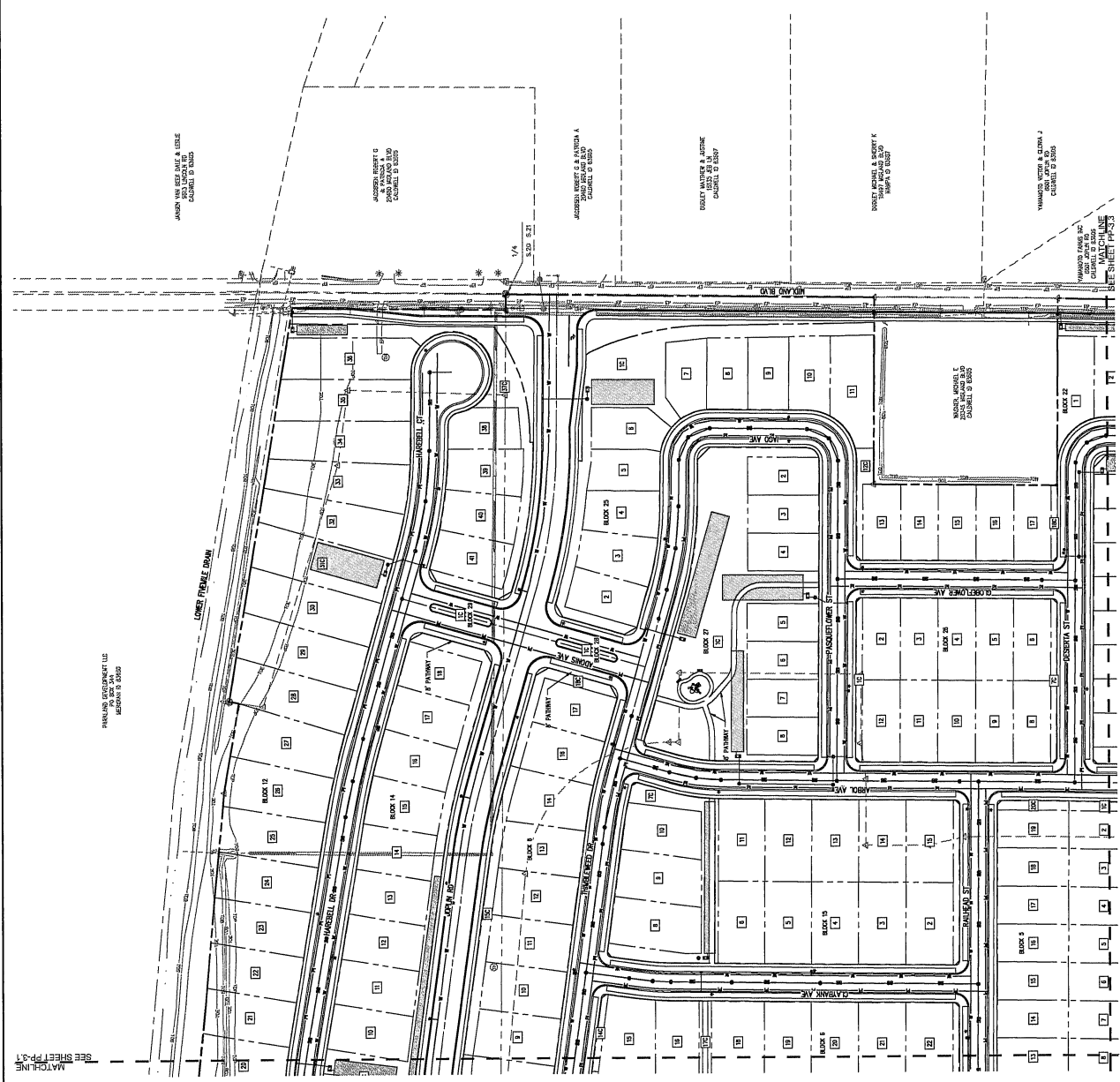
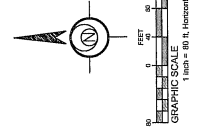
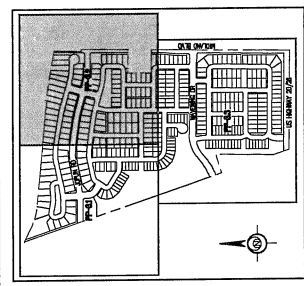


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 3103 W. 17th Street, Suite 100 • Manhattan, NY 10011  
 Tel: 212-264-0220

REV.	DATE	DESCRIPTION
1	02/17/2022	ISSUE FOR PERMIT

**PRELIMINARY ENGINEERING PLAN**  
**PRELIMINARY PLAT FOR**  
**EAGLE ROCK SUBDIVISION**  
 CITY OF CALDWELL, CALIFORNIA

DATE: 02/17/2022  
 SCALE: 1" = 40'  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: PP-4-2  
 SHEET 8 OF 11



MARKING SEE SHEET PP-317

A3PP





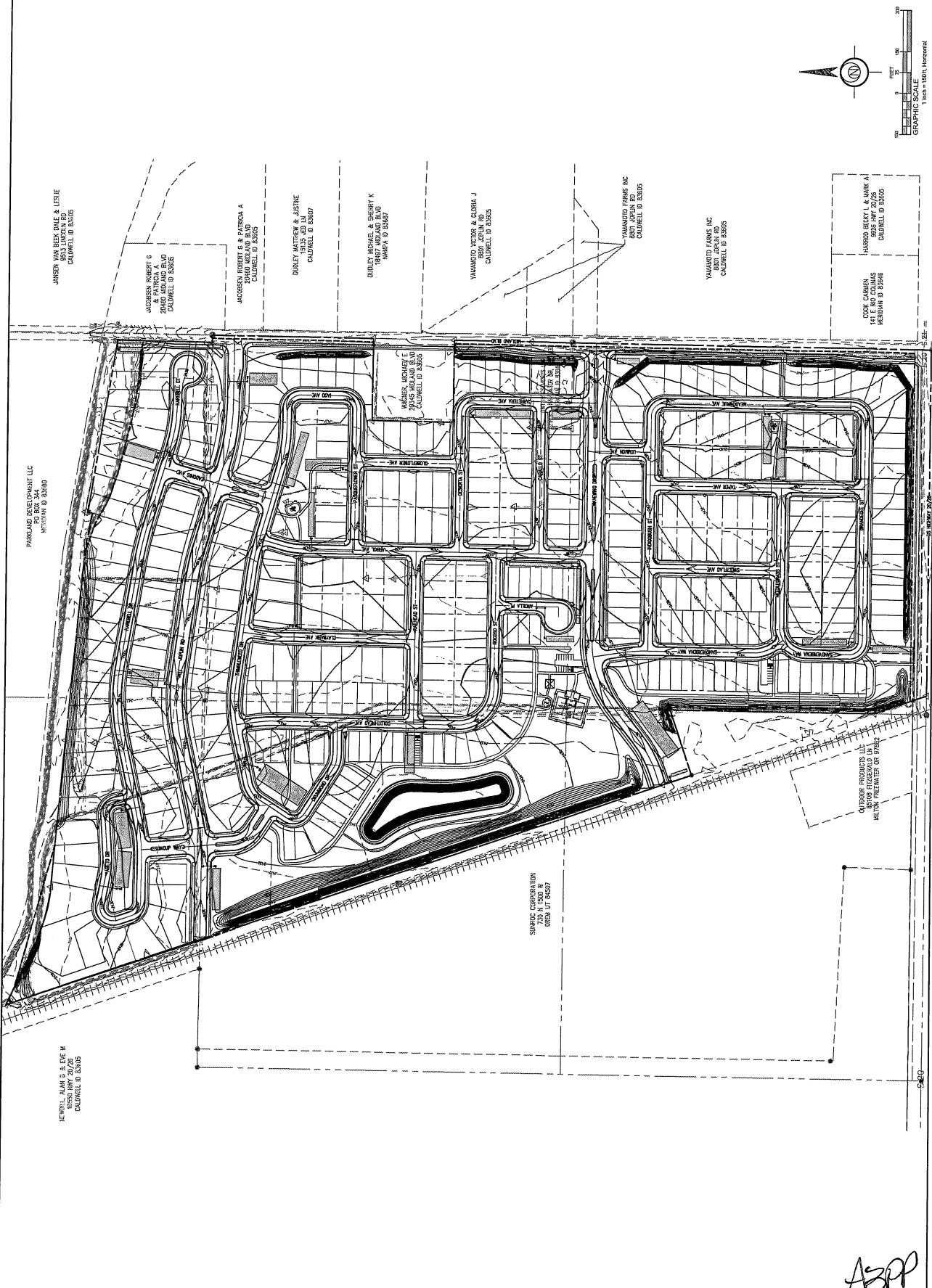


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 3103 W  
 ESE CONSULTANTS, INC.  
 11, 208-424-0050  
 11000 Old Branch Rd., Suite 100, Hanover, MD 21076

REV.	DATE	DESCRIPTION
02/10/2022	MARK SAMITTA	

PRELIMINARY GRADING AND DRAINAGE PLAN FOR EAGLE ROCK SUBDIVISION CITY OF CALDWELL, MARYLAND  
 PRELIMINARY PLAN FOR EAGLE ROCK SUBDIVISION

DATE: 02/10/2022  
 DESIGNED BY: MARK SAMITTA  
 DRAWN BY: MARK SAMITTA  
 CHECKED BY: MARK SAMITTA  
 PROJECT NO.: PP-5.1  
 SHEET: 10 of 11



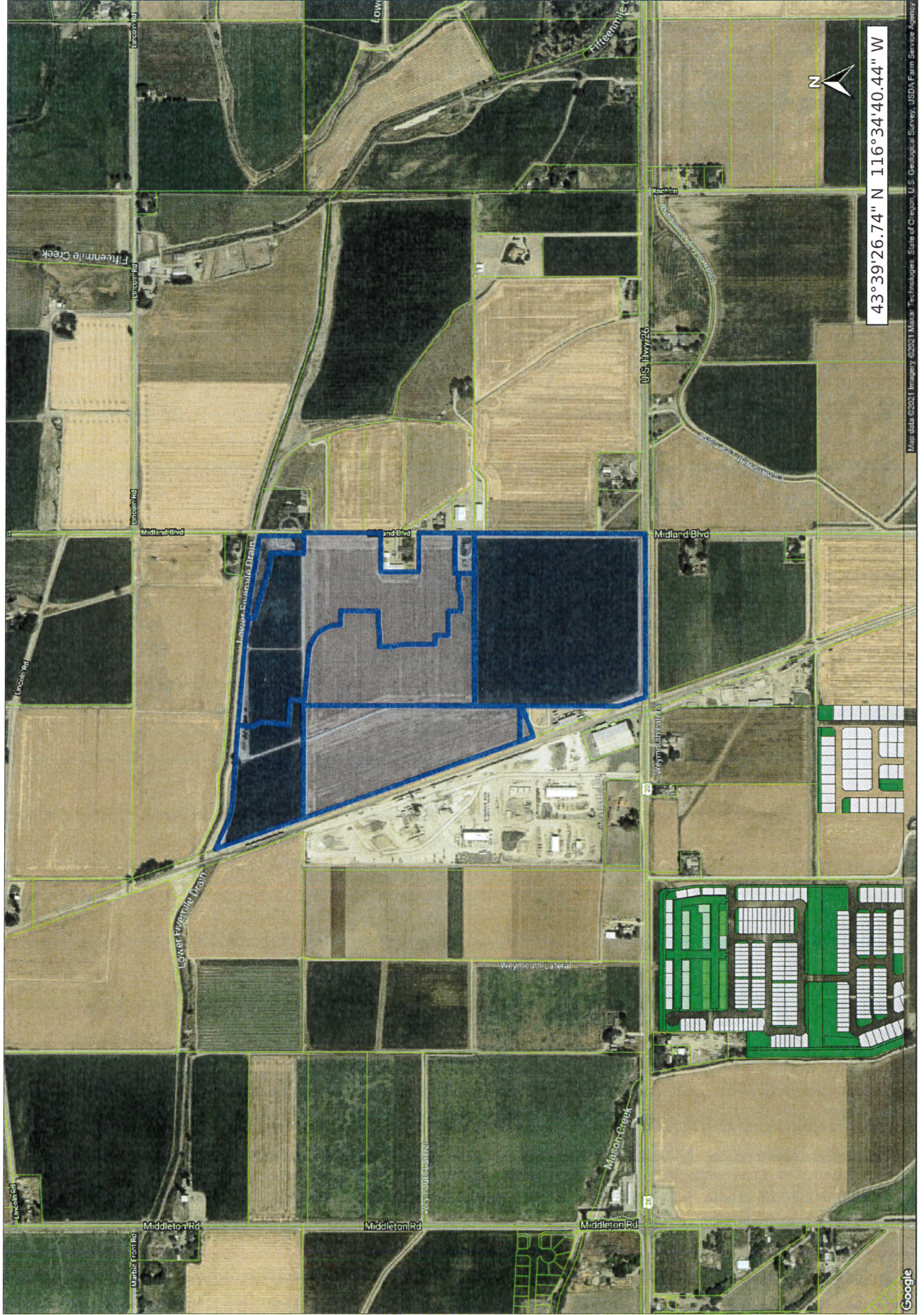
ASPP







# Eagle Rock Subdivision Vicinity Map



Map data ©2021 Imagery ©2021 Mapbox Techologies, ©2021 Microsoft, ©2021 U.S. Geological Survey, U.S. Geological Survey, USDA Farm Service Agency

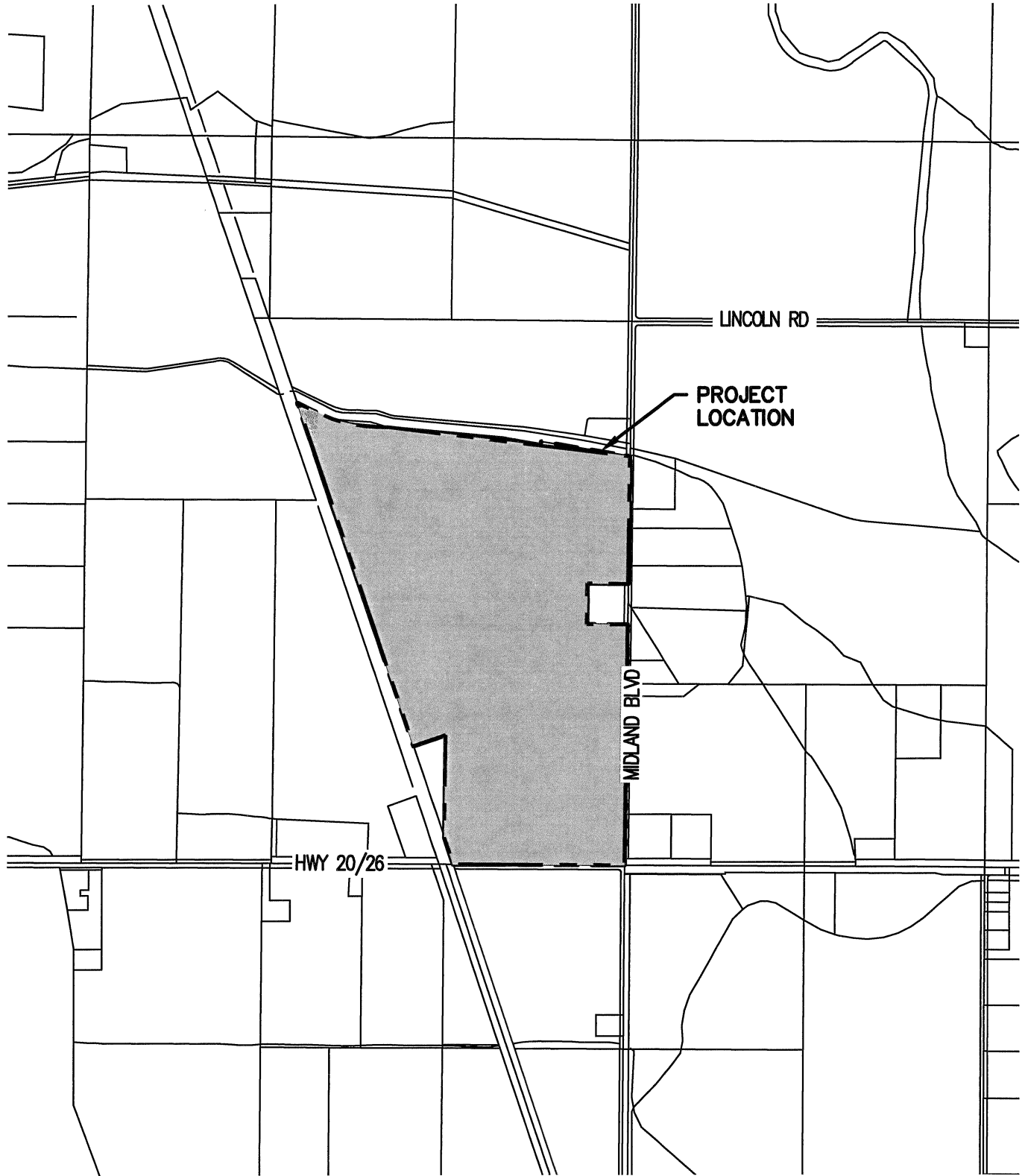
Google

Dec 13, 2021 - landproDATA.com  
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

44





# ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.  
 3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
 T: 208-424-0020

## VICINITY MAP

## EAGLE ROCK SUBDIVISION

*ALH*

REV.	DATE	DESCRIPTION	DATE:	SCALE:	DESIGN:	DRAWN:	JOB NO.:	FILE NAME:	SHEET NO.:	1	OF	1
			12/17/2021	NTS	JB	ALH	8051	8051-E-NUMP-PP	1			

# NEIGHBORHOOD MEETING FORM

## INSTRUCTIONS:

### Section 10-03-12: NEIGHBORHOOD MEETINGS:

- (1) Applicants shall conduct a neighborhood meeting prior to the first public hearing for any of the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications; and, rezone applications.
- (2) The neighborhood meeting shall be conducted after a round table meeting has been held, provided a round table meeting was required, and prior to the first public hearing related to the application. In no instances shall the application be heard at a public hearing until the neighborhood meeting has been held.
- (3) It shall be the sole duty of the applicant to provide written notice of a neighborhood meeting to all property owners or purchasers of record owning property within three hundred feet (300') of the exterior boundary of the subject property; except that in the case of variance applications only, written notice of a neighborhood meeting only needs to be provided to property owners immediately adjacent to the subject property. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (4) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
- (4) The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday or holiday weekend.
- (5) The meeting shall be held at one of the following locations:
  - A. On the subject property;
  - B. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
  - C. An office space with suitable meeting facilities if such facilities are within a one-mile radius of the nearest public meeting place.
- (6) The neighborhood meeting shall be conducted after a round table meeting has been held at the City, provided a round table meeting was required, and prior to acceptance of the application (except as listed in #2 above).
  - Notices of the neighborhood meeting shall be placed in the mail at least ten (10) days prior to the date of the neighborhood meeting.
- (7) The neighborhood meeting form shall be obtained from the Planning and Zoning Department and shall be completed and submitted to the Planning and Zoning Department when complete.



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

Start Time of Neighborhood Meeting: 6:00

End Time of Neighborhood Meeting: 6:30

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.  | Jenna KATKA         | 20593 MIDLAND BLVD; CALDWELL ID 83605 |
| 2.  | Bob KATKA           | " " "                                 |
| 3.  | ANDREW PHELPS       | 10340 W-20, CALDWELL, ID 83605        |
| 4.  | Bob & Pat Jacobsen  | 20480 Midland Blvd                    |
| 5.  |                     |                                       |
| 6.  |                     |                                       |
| 7.  |                     |                                       |
| 8.  |                     |                                       |
| 9.  |                     |                                       |
| 10. |                     |                                       |
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| 18. |                     |                                       |
| 19. |                     |                                       |

A5

- 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: Low Density Residential project with 362 planned residential units

Date of Round Table meeting: 9/23/21

Notice sent to neighbors on: 1/18/22

Date & time of the neighborhood meeting: 1/28/22, 6:00 PM


Location of the neighborhood meeting: On-site, NW corner of Chinden Rd and Midland Blvd

**Developer/Applicant:**

Name: Toll Brothers / Kyle Prewett

Address, City, State, Zip: 3103 W. Sitka Dr., 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 1/31/22

AS

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Morrow & Fischer, PLLC  
332 N. Broadmore Way, Ste. 102  
Nampa, ID 83687

**2020-028380**  
RECORDED  
**05/28/2020 02:42 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=3 LBERG \$15.00  
TYPE: DEED  
MORROW & FISCHER PLLC  
ELECTRONICALLY RECORDED

(Space Above For Recorder's Use)

**QUITCLAIM DEED**

For good and valuable consideration, the receipt of which is hereby acknowledged, FRANCES YAMAMOTO ("Grantor"), does hereby release and forever quitclaim unto THE KAY AND FRANCES YAMAMOTO LIVING TRUST ("Grantee"), whose address is 20294 Midland Blvd., Caldwell, ID 83605 and its successors and assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Canyon County, Idaho commonly known as 0 Midland Blvd, Caldwell, ID, Parcel Number 34125000 0 and described as follows:

See Exhibit A attached hereto and incorporated herein.

This conveyance shall include any and all appurtenances, estate, right, title, interest, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described, as well in law as in equity.

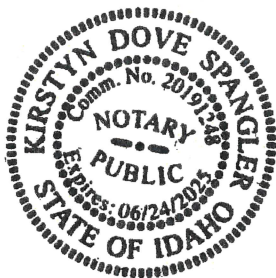
Dated this 28 day of May, 2020.

*Frances Yamamoto*  
\_\_\_\_\_  
Frances Yamamoto

State of Idaho  
County of Canyon

This record was acknowledged before me on May 28, 2020 by Frances Yamamoto.

(SEAL)



*Kirstyn Dove Spangler*  
\_\_\_\_\_  
Signature of notary public  
My commission expires 6-24-25

QUITCLAIM DEED-1



R34125 (0 Midland Blvd / 18.13acres):

The Northeast Quarter of the Southeast Quarter of Section 20, Township 4 North, Range 2 West of the Boise meridian, EXCEPTING THEREFROM:

This parcel is a portion of the NE ¼ SE ¼ of Section 20, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the southeast corner of said NE ¼ SE ¼;

thence North 00° 09' 48" East along the east boundary of said NE ¼ SE ¼ a distance of 431.03 feet to the TRUE POINT OF BEGINNING;

thence South 89° 52' 01" West parallel with the south boundary of said NE ¼ SE ¼ a distance of 297.22 feet;

thence North 00° 09' 48" East parallel with the east boundary of said NE ¼ SE ¼ a distance of 293.11 feet;

thence North 89° 52' 01" East parallel with the south boundary of said NE ¼ SE ¼ a distance of 297.22 feet to a point on the east boundary of said NE ¼ SE ¼ which lies 589.87 feet south of the northeast corner of said NE ¼ SE ¼;

thence South 00° 09' 48" West along said east boundary a distance of 293.11 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM That certain parcel situated in the Northeast ¼ of the Southeast ¼ of Section 20, Township 4 North, Range 2 West of the Boise Meridian and more particularly described as follows:

BEGINNING at the Southeast corner of said Northeast ¼ of the Southeast ¼; thence South 89°42'35" West along the South boundary of said Northeast ¼ of the Southeast ¼, a distance of 310.0 feet; thence North parallel with the East boundary of said Northeast ¼ of the Southeast ¼, a distance of 150.00 feet; thence North 89°42'35" East, parallel with the South boundary of said Northeast ¼ of the Southeast ¼ a distance of 310.0 feet to a point on the East boundary of said Northeast ¼ of the Southeast ¼; thence South along the East boundary of said Northeast ¼ of the Southeast ¼ a distance of 150.00 feet to the POINT OF BEGINNING, containing 1.07 acres more or less.

Further excepting therefrom:

A parcel of land is the South half of the South Half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 20, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the South 1/16 corner common to said Section 20 and Section 21 from which a railroad spike monument marking the Southeast corner of said Section 20 bears South 00° 46' 16" West, 1,314.13 feet; thence along the East line of said Section 20

Pg 1 of 2

North 00° 46' 16" East (formerly North 00° 09' 46" East), 150.00 feet to the POINT OF BEGINNING; thence leaving said East line  
 North 89° 31' 46" West, 318.00 feet; thence  
 South 00° 46' 16" West, 28.72 feet; thence  
 North 89° 36' 45" West, 122.00 feet; thence  
 South 73° 56' 42" West, 58.50 feet; thence  
 North 89° 13' 44" West 118.00 feet; thence  
 North 00° 45' 06" East, 98.00 feet; thence  
 North 89° 36' 45" West, 186.00 feet; thence  
 North 00° 23' 15" East, 100.00 feet; thence  
 North 89° 36' 45" West, 68.19 feet; thence  
 North 00° 23' 15" East 276.00 feet; thence  
 North 12° 53' 42" West, 57.54 feet; thence  
 North 00° 23' 15" East, 100.00 feet; thence  
 South 89° 36' 45" East, 105.00 feet; thence  
 North 81° 31' 48" East, 56.74 feet; thence  
 South 89° 13' 44" East, 118.00 feet; thence  
 North 00° 46' 16" East, 291.00 feet; thence  
 North 89° 13' 44" West, 110.00 feet; thence  
 North 00° 46' 16" East, 15.51 feet to a point of curvature; thence  
 340.16 feet along the arc of 228.00 foot radius curve to the left with a central angle of 85°  
 28' 56" which long chord bears North 41° 53' 12" West, 309.48 feet; thence  
 North 84° 42' 40" West, 369.89 feet; thence  
 North 05° 17' 20" East, 110.00 feet; thence  
 North 84° 42' 40" West, 193.00 feet; thence  
 North 06° 18' 47" East, 96.02 feet; thence  
 North 05° 17' 20" East, 123.00 feet; thence  
 North 28° 38' 82" West, 67.49 feet; thence  
 North 05° 17' 20" East, 105.00 feet to the intersection with the Southerly right-of-way of  
 Five Mile Drain, as described in Quitclaim Deed, Instrument No. 71014, records of said Canyon  
 County; thence along said Southerly right-of-way  
 South 84° 42' 40" East, 684.51 feet; thence  
 South 80° 18' 40" East, 144.00 feet; thence leaving said Southerly right-of-way  
 South 08° 40' 15" West (formerly South 08° 06' 42" West), 38.60 feet; thence  
 South 72° 29' 21" East (formerly South 73° 02' 54" East), 400.57 feet; thence  
 South 82° 13' 36" East (formerly South 82° 47' 09" East), 120.25 feet; thence  
 South 02° 07' 33" West (formerly South 01° 34' 00" West), 251.50 feet; thence  
 South 89° 26' 27" East (formerly South 90° 00' 00" East), 160.08 feet to a brass cap  
 monument marking the East ¼ corner of said Section 20, from which the Northeast corner of  
 said Section 20 bears North 00° 45' 56" East, 2,628.02 feet; thence along said East line of  
 Section 20  
 South 00° 46' 16" West (formerly South 00° 09' 46" West), 589.88 feet; thence leaving said  
 East line  
 North 89° 31' 29" West (formerly South 89° 52' 01" West), 297.22 feet; thence  
 South 00° 46' 16" West (formerly South 00° 09' 46" West), 293.11 feet; thence  
 South 89° 31' 29" East (formerly North 89° 09' 46" East), 297.22 feet to a point on the East  
 line of said Section 20; thence along said East line  
 South 00° 46' 16" West, 281.03 feet to the POINT OF BEGINNING.

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Morrow & Fischer, PLLC  
332 N. Broadmore Way, Ste. 102  
Nampa, ID 83687

**2020-006472**  
RECORDED  
**02/05/2020 09:56 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=3 PBRIDGES \$15.00  
TYPE: DEED  
MORROW & FISCHER PLLC  
ELECTRONICALLY RECORDED

**2020-005605**  
RECORDED  
**01/31/2020 11:49 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=2 PBRIDGES \$15.00  
TYPE: DEED  
MORROW & FISCHER PLLC  
ELECTRONICALLY RECORDED

(Space Above For Recorder's Use)

**RE-RECORDED TO CORRECT LEGAL  
QUITCLAIM DEED**

For good and valuable consideration, the receipt of which is hereby acknowledged, FRANCES YAMAMOTO ("Grantor"), does hereby release and forever quitclaim unto THE KAY AND FRANCES YAMAMOTO LIVING TRUST ("Grantee"), whose address is 20294 Midland Blvd., Caldwell, ID 83605 and its successors and assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Canyon County, Idaho:

See Exhibit A attached hereto and incorporated herein.

This conveyance shall include any and all appurtenances, estate, right, title, interest, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described, as well in law as in equity.

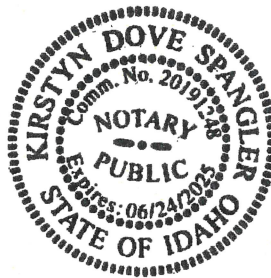
Dated this 29<sup>th</sup> day of January, 2020.

*Frances Yamamoto*  
Frances Yamamoto

State of Idaho  
County of Canyon

This record was acknowledged before me on January 29, 2020 by Frances Yamamoto.

(SEAL)



*Kirstyn Dove Spangler*  
Signature of notary public  
My commission expires: 6-24-25



EXHIBIT A.

All that portion of the South Half of the Northeast Quarter of Section 20, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, lying and being South of the Lower Five Mile Drain Ditch and East of the right-of-way of the Idaho Northern Railway Company, together with a perpetual 28 foot wide easement for ingress and egress adjacent to the portion of the South boundary being common to the center quarter section line, of the parcel of property hereinafter excepted herefrom. This easement shall run with the land and inure to the Grantees herein, their heirs, successors and assigns. EXCEPTING THEREFROM: a parcel of land being a portion of the Southeast Quarter of the Northeast Quarter of Section 20, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows: BEGINNING at a Brass Cap marking the quarter corner common to section 20 and 21, Township 4 North, Range 2 West of the Boise Meridian, commencing North 90°00'00" West along the center quarter Section line 25 feet to an Iron Pin on the West right-of-way line of Midland Boulevard, also being the Real Point of Beginning; thence continuing along said center quarter Section Line North 90°00'00" West 135.08 feet to an Iron Pin; thence leaving said center of Section Line North 1°34'00" East 251.50 feet to an Iron Pin; thence North 82°47'09" West 120.25 feet to an Iron Pin; thence North 73°02'54" West 400.57 to an Iron Pin; thence North 8°06'42" East 54.55 feet to an Iron Pin on the South right-of-way line of a 110 foot wide right-of-way for the Lower Five Mile Drain; thence along said right-of-way line south 81°13'25" East 631.61 feet to an Iron Pin marking the intersection of said South right-of-way line of drain and the West right-of-way line South 81°13'25" East 631.61 feet to an Iron Pin marking the intersection of said South right-of-way line of drain and the West right-of way line of Midland Boulevard; thence leaving said South right-of-way line of drain South 0°12'30" West 340.93 feet along said West right-of-way line of Midland Boulevard to the Real Point of Beginning;

Together with all water, water rights, ditches and rights-of-way for ditches appurtenant thereto or in anywise appertaining;

SUBJECT to taxes and assessments for the year 200 and all subsequent years.

**FURTHER EXCEPTING THEREFROM THE FOLLOWING EXHIBIT A:**

**EXHIBIT A**

**A parcel of land in the South half of the South Half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 20, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:**

Commencing at a brass cap monument marking the South 1/16 corner common to said Section 20 and Section 21 from which a railroad spike monument marking the Southeast corner of said Section 20 bears South 00° 46' 16" West, 1,314.13 feet; thence along the East line of said Section 20

North 00° 46' 16" East (formerly North 00° 09' 46" East), 150.00 feet to the POINT OF BEGINNING; thence leaving said East line  
North 89° 31' 46" West, 310.00 feet; thence  
South 00° 46' 16" West, 28.72 feet; thence  
North 89° 36' 45" West, 122.00 feet; thence  
South 73° 56' 42" West, 58.50 feet; thence  
North 89° 13' 44" West 110.00  
North 00° 45' 06" East, 98.00 feet; thence  
North 89° 36' 45" West, 186.00 feet; thence  
North 00° 23' 15" East, 100.00  
North 89° 36' 45" West, 68.19  
North 00° 23' 15" East 276.00 feet; thence  
North 12° 53' 42" West, 57.54 feet; thence  
North 00° 23' 15" East, 100.00 feet; thence  
South 89° 36' 45" East, 105.00 feet; thence  
North 81° 31' 48" East, 56.74 feet; thence  
South 89° 13' 44" East, 110.00 feet; thence  
North 00° 46' 16" East, 291.00 feet; thence  
North 89° 13' 44" West, 110.00 feet; thence  
North 00° 46' 16" East, 15.51 feet to a point of curvature; thence  
340.16 feet along the arc of 228.00 foot radius curve to the left with a central angle of 85° 28' 56" which long chord bears North 41° 58' 12" West, 309.48 feet; thence  
North 84° 42' 40" West, 369.89 feet; thence  
North 05° 17' 20" East, 110.00 feet; thence  
North 84° 42' 40" West, 193.00 feet; thence  
North 06° 18' 47" East, 96.02 feet; thence  
North 05° 17' 20" East, 123.00 feet; thence  
North 28° 38' 02" West, 67.49 feet; thence  
North 05° 17' 20" East, 105.00 feet to the intersection with the Southerly right-of-way of Five Mile Drain, as described in Quitclaim Deed, Instrument No. 71014, records of said Canyon County; thence along said Southerly right-of-way  
South 84° 42' 40" East, 684.51 feet; thence  
South 80° 18' 40" East, 144.00 feet; thence leaving said Southerly right-of-way  
South 08° 40' 15" West (formerly South 08° 06' 42" West, 38.60 feet; thence  
South 72° 29' 21" East (formerly South 73° 02' 54" East), 400.57 feet; thence  
South 82° 13' 36" East (formerly South 82° 47' 09" East), 120.25 feet; thence  
South 02° 07' 33" West (formerly South 01° 34' 00" West), 251.50 feet; thence  
South 89° 26' 27" East (formerly South 90° 00' 00" East), 160.08 feet to a brass cap monument marking the East 1/4 corner of said Section 20, from which the Northeast corner of said Section 20 bears North 00° 45' 56" East, 2,628.02 feet; thence along said East line of Section 20  
South 00° 46' 16" West (formerly South 00° 09' 46" West), 589.88 feet; thence leaving said East line  
North 89° 31' 29" West (formerly South 89° 52' 01" West), 297.22 feet; thence  
South 00° 46' 16" West (formerly South 00° 09' 46" West), 293.11 feet; thence  
South 89° 31' 29" East (formerly North 89° 09' 46" East), 297.22 feet to a point on the East line of said Section 20; thence along said East line  
South 00° 46' 16" West, 281.03 feet to the POINT OF BEGINNING.

200220869

RECORDED

2002 NOV 7 PM 1 02

G NOEL HALES

CANYON CNT RECORDER

BY

*[Signature]*

REQUEST

TYPE

*Good Fee 9.00*

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

BAILEY LAW GROUP, P.C.  
504 11<sup>TH</sup> AVENUE SOUTH  
PO BOX 3311  
NAMPA, IDAHO 83653  
208/466-5250

(SPACE ABOVE LINE FOR RECORDER'S USE)

**BARGAIN AND SALE DEED**



VICTOR KAY YAMAMOTO AND GLORIA JEAN YAMAMOTO, Husband and Wife, Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to YAMAMOTO PROPERTIES, LLC, an Idaho limited liability company, Grantee, whose address is 20294 Midland Blvd., Caldwell, Idaho 83605, that certain real property located in Canyon County, Idaho, more particularly described on Exhibit A attached hereto and made a part hereof by this reference.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 2<sup>nd</sup> day of November, 2001.

GRANTORS:

*Victor Kay Yamamoto*  
VICTOR KAY YAMAMOTO

*Gloria Jean Yamamoto*  
GLORIA JEAN YAMAMOTO

BARGAIN AND SALE DEED - P. 1

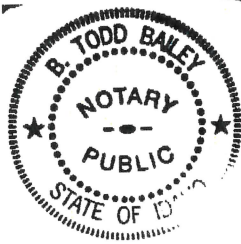
*ALO*



STATE OF IDAHO )  
 )  
 ss.  
COUNTY OF CANYON )

On this 2<sup>nd</sup> day of November, 2001, before me, the undersigned Notary Public in and for said State, personally appeared VICTOR KAY YAMAMOTO AND GLORIA JEAN YAMAMOTO, known or identified to me to be the persons who executed said within instrument, and acknowledged to me that they 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.



B. Todd Bailey  
NOTARY PUBLIC, State of Idaho  
Residing at Nampa, Idaho  
Commission expires: 5-16-2006

EXHIBIT A

The Southeast Quarter of the Southeast Quarter of Section 20, Township 4 North, Range 2 West of the Boise Meridian;

Together with a strip of land 50 feet wide on the North side of the following described centerline of highway as surveyed and shown on the official plat of the Franklin Lane FAP 241 B (2) Highway Survey on file in the office of the Department of Public Works of the State of Idaho, and lying in a portion of the Southeast Quarter of the Southeast Quarter of Section 20, Township 4 North, Range 2 West of the Boise Meridian;

Beginning at Station 178/-60.2 of the said Highway Survey, which station is a point on tangent approximately 1271.4 feet West from the Southeast corner of Section 20, Township 4 North, Range 2 West of the Boise Meridian; thence running North 89°54' East 1271.4 feet to Station 191/-31.6 of said Survey, which station is an angle point identical with the Southeast corner of Section 20, Township 4 North, Range 2 West of the Boise Meridian;

Excepting from the above described right-of-way that portion thereof lying situate within the right-of-way boundaries of the Oregon Short Line Railroad, operated by the Union Pacific Railroad Company;

Grantors agree that no building or other structure will be permitted to be constructed closer than 60 feet from the centerline of the highway;

Excepting that portion already dedicated by public use or otherwise as a public road. New right-of-way required being approximately 0.48 acres of the 1.45 acres above described;

There is also granted hereby an easement adjacent to the above described highway right-of-way for relocation of all irrigation and drainage ditches and structures and such surface drain ditches as may be necessary to the proper construction of the highway;

Construction or relocation of right-of-way fencing shall be by and at the sole expense of Grantors.

Grantors further agree that no advertising or other signs will be permitted closer than 150 feet from the centerline of the highway.

200400265

RECORDED

2004 JUN 5 AM 11 38

G NOEL HALES

CANYON CNTY RECORDER

BY *gnh*

REQUESTED BY *Bailey Law Group*  
TYPE *Real Fee 90*

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

BAILEY LAW GROUP, P.C.  
504 11<sup>TH</sup> AVENUE SOUTH  
NAMPA, IDAHO 83651  
208/466-5250

(SPACE ABOVE LINE FOR RECORDER'S USE)

**CORRECTED BARGAIN AND SALE DEED**



VICTOR K. YAMAMOTO AND JEANNE YAMAMOTO, Husband and Wife, Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to YAMAMOTO PROPERTIES, LLC an Idaho limited liability company, Grantee, whose address is 20294 Midland Blvd. Caldwell, Idaho 83605, that certain real property located in Canyon County, Idaho, more particularly described on Exhibit A attached hereto and made a part hereof by this reference.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

**CORRECTION:** This Deed is being recorded to correct the Bargain and Sale Deed recorded on May 7, 2002, as Instrument No. 200220868, records of Canyon County, Idaho.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 15<sup>th</sup> day of December, 2003.

GRANTORS:

*Victor K Yamamoto*  
\_\_\_\_\_  
VICTOR K. YAMAMOTO

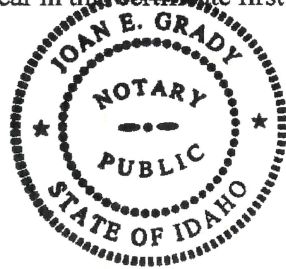
*Jeanne Yamamoto*  
\_\_\_\_\_  
JEANNE YAMAMOTO



STATE OF IDAHO            )  
  ss.  
COUNTY OF CANYON        )

On this 15<sup>th</sup> day of December, 2003, before me, the undersigned Notary Public in and for said State, personally appeared VICTOR K. YAMAMOTO and JEANNE YAMAMOTO, known or identified to me to be the persons who executed said within instrument, and acknowledged to me that they 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.



Joan E. Grady  
NOTARY PUBLIC, State of Idaho  
Commission expires: 12-2-2005

EXHIBIT A

A portion of the West Half of the Southeast Quarter of Section 20, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, lying East of the right of way of the Idaho Northern Branch of the Oregon Short Line Railroad (formerly known as the right of way of the Idaho Northern Railway Company, Limited), more particularly described as follows:

BEGINNING at a point approximately 200 feet North of the South line of said Section 20 on the line between the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of said Section 20 at the Northerly boundary of the said right of way, the TRUE POINT OF BEGINNING; thence

Northwest along the East boundary of said right of way approximately 810 feet to the irrigation ditch; thence

East parallel to the South line of Section 20 approximately 290 feet to the Quarter Section line between the Southwest Quarter and the Southeast Quarter; thence

South approximately 750 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM

That portion of the Southwest Quarter of the Southeast Quarter of Section 20, Township 4 North, Range 2 West, Boise Meridian, Canyon Count, Idaho, lying East of the right of way of the Northern Branch of the Oregon Short Line Railroad (formerly known as the right of way of the Idaho Northern Railway Company, Limited) BEGINNING at the point approximately 200 feet North of the South line of the of said Section 20 on the line between the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of said Section 20 at the Northerly boundary of the said right of way, the TRUE POINT OF FBEGINNING; thence Northwest, along the East boundary of the right of way a distance of 700 feet; thence East perpendicular to said railroad right of way a distance of 250 feet; thence South a distance of 750 feet to the TRUE POINT OF BEGINNING.

INSTRUMENT NO. 200220866

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

BAILEY LAW GROUP, P.C.  
504 11<sup>TH</sup> AVENUE SOUTH  
PO BOX 3311  
NAMPA, IDAHO 83653  
208/466-5250

(SPACE ABOVE LINE FOR RECORDER'S USE)

**BARGAIN AND SALE DEED**



VICTOR YAMAMOTO AND JEANNE YAMAMOTO, Husband and Wife, Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to YAMAMOTO PROPERTIES, LLC an Idaho limited liability company, Grantee, whose address is 20294 Midland Blvd., Caldwell, Idaho 83605, that certain real property located in Canyon County, Idaho, more particularly described on Exhibit A attached hereto and made a part hereof by this reference.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 2<sup>nd</sup> day of November, 2001.

GRANTORS:

Victor Yamamoto  
VICTOR YAMAMOTO

Jeanne Yamamoto  
JEANNE YAMAMOTO

BARGAIN AND SALE DEED - P. 1

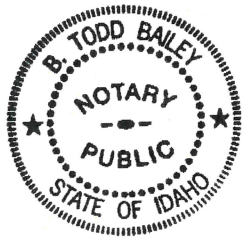
ALC



STATE OF IDAHO )  
 )  
 ss.  
COUNTY OF CANYON )

On this 2<sup>nd</sup> day of November, 2001, before me, the undersigned Notary Public in and for said State, personally appeared VICTOR YAMAMOTO AND JEANNE YAMAMOTO, known or identified to me to be the persons who executed said within instrument, and acknowledged to me that they 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.



B. Todd Bailey  
NOTARY PUBLIC, State of Idaho  
Residing at Nampa, Idaho  
Commission expires: 5-16-2006

EXHIBIT A

ALL that part of the West Half of the Southeast Quarter of Section 20, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho lying East of the right of way of the Idaho Northern Branch of the Oregon Short Line Railroad (formerly known as the right of way of the Idaho Northern Railway Company, Limited);

Together with all water, water rights, ditches, and rights of way for ditches appurtenant thereto or in anywise appertaining.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

LESS: That parcel described as follows:

BEGINNING at a point approximately 200 feet North of the South line of said Section 20, on the line between the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of said Section 20, at the Northerly boundary of the said right of way, the TRUE POINT OF BEGINNING; thence Northwest along the East boundary of the said right of way approximately 810 feet to the irrigation ditch; thence East parallel to the South line of Section 20 approximately 290 feet to the Quarter section line between the Southwest Quarter and the Southeast Quarter; thence South approximately 750 feet to the TRUE POINT OF BEGINNING, being 2.50 acres more or less.

2002220866

RECORDED

2002 NOV 7 PM 1 02

G NOEL HALES

CANYON COUNTY RECORDER

BY

*Jeppesen*

REQUEST   *Bailey Law Group*    
TYPE   *Deed*   FEE   *9.00*  

BARGAIN AND SALE DEED - P. 3

*Alc*

When recorded, please return to:

Brighton Corporation  
2929 W. Navigator Dr., Ste. 400  
Meridian, ID 83642  
Attn: Amanda McCurry  
21400491

**2021-051855**  
RECORDED  
**07/23/2021 04:00 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=4 HCRETAL \$15.00  
TYPE: DEED  
TITLEONE BOISE  
ELECTRONICALLY RECORDED

**GENERAL WARRANTY DEED**

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **Eagle Rock Partners LLC**, an Idaho limited liability company and **Sontag, Inc.**, a Nevada corporation (“collectively **Grantor**”), whose address is 2665 Brentina Court, Reno, Nevada 89521, does hereby grant, bargain, sell, and convey unto **DWT Investments LLC**, an Idaho limited liability company, whose address is listed above, (“**Grantee**”), all of Grantor’s right, title and interest in and to that certain real property located in Ada County, Idaho, legally described on Exhibit A, attached hereto and incorporated herein (the “Premises”).

TO HAVE AND TO HOLD the Premises, with its appurtenances unto Grantee, and Grantee's successors and assigns forever, together with all water and water rights, ditch or irrigation company shares, streets, alleys and rights of way adjacent thereto, all mineral rights appurtenant thereto, and all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all estate, right, title and interest in and to the Premises, as well in law as in equity. Grantor, for itself, its heirs and assigns, does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said Premises; that the Premises are free from all encumbrances; that Grantee, its heirs and assigns shall be entitled to the quiet and peaceable possession of said Premises; and that Grantor will warrant and defend the same forever from all lawful claims whatsoever.

TO HAVE AND TO HOLD the Premises, with its appurtenances including, but not limited to, water rights, unto Grantee, and Grantee’s successors and assigns forever.

[remainder of this page intentionally blank; signatures on next page]



22 IN WITNESS WHEREOF, Grantor has caused its name to be hereunto subscribed this day of July, 2021.

GRANTORS:

EAGLE ROCK PARTNERS LLC  
an Idaho limited liability company

By: Christopher O'Neil  
Christopher O'Neil, Manager

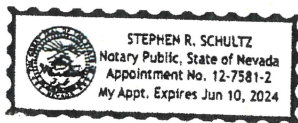
SONTAG, INC.  
a Nevada corporation

By: Christopher O'Neil  
Christopher O'Neil, Authorized Agent

STATE OF Nevada )  
COUNTY OF Washoe ) ss.

On this 22 day of July, in the year of 2021, before me a Notary Public of said State, personally appeared Christopher O'Neil, known or identified to me to be an authorized agent for Sontag, Inc. and Manager of Eagle Rock Partners LLC, the entities that executed the instrument or the person who executed the instrument on behalf of said entities, and acknowledged to me that such entities 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.



Stephen R. Schultz  
Notary Public  
My Commission expires 6-10-24

**Exhibit A**  
**Legal Description**

Parcel V:

That certain parcel situated in the Northeast quarter of the Southeast quarter of Section 20, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of said Northeast quarter of the Southeast quarter; thence South  $89^{\circ}42'35''$  West along the South boundary of said Northeast quarter of the Southeast quarter a distance of 310.00 feet; thence North parallel with the East boundary of said Northeast quarter of the Southeast quarter a distance of 150.00 feet; thence North  $89^{\circ}42'35''$  East parallel with the South boundary of said Northeast quarter of the Southeast quarter a distance of 310.00 feet to a point on the East boundary of said Northeast quarter of the Southeast quarter; thence South along the East boundary of said Northeast quarter of the Southeast quarter a distance of 150.00 feet to the Point of Beginning.

Parcel VI:

A parcel of land being a portion of the Southeast quarter of the Northeast quarter of Section 20, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Beginning at the brass cap marking the quarter corner common to Sections 20 and 21, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho; thence North  $90^{\circ}00'00''$  West along the center quarter section line a distance of 25.00 feet to an iron pin on the West right of way line of Midland Boulevard, also being the Real Point of Beginning; thence continuing along said center quarter section line North  $90^{\circ}00'00''$  West a distance of 135.08 feet to an iron pin; thence leaving said center of section line North  $1^{\circ}34'00''$  East a distance of 251.50 feet to an iron pin; thence North  $82^{\circ}47'09''$  West a distance of 120.25 feet to an iron pin; thence North  $73^{\circ}02'54''$  West a distance of 400.57 feet to an iron pin; thence North  $8^{\circ}06'42''$  East a distance of 54.55 feet to an iron pin on the South right of way line of 110.00 foot-wide right of way for the Lower Five Mile Drain; thence along said right of way line South  $81^{\circ}13'25''$  East a distance of 631.61 feet to an iron pin marking the intersection of said South right of way line of drain and the West right of way line of Midland Boulevard; thence leaving said South right of way line of drain South  $0^{\circ}12'30''$  West a distance of 340.93 feet along said West right of way line of Midland Boulevard to the Real Point of Beginning.

Parcel VII:

A parcel of land in the South half of the South half of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 20, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the South 1/16 corner common to said Section 20 and Section 21 from which a railroad spike monument marking the Southeast corner of said Section 20 bears South  $00^{\circ}46'16''$  West, 1314.13 feet; thence along the East line of said Section 20 North  $00^{\circ}46'16''$  East (formerly North  $00^{\circ}09'46''$  East), 150.00 feet to the Point of Beginning; thence leaving said East line

North 89°31'46" West, 310.00 feet; thence  
South 00°46'16" West, 28.72 feet; thence  
North 89°36'45" West, 122.00 feet; thence  
South 73°56'42" West, 58.50 feet; thence  
North 89°13'44" West 110.00 feet; thence  
North 00°45'06" East, 98.00 feet; thence  
North 89°36'45" West, 186.00 feet; thence  
North 00°23'15" East, 100.00 feet; thence  
North 89°36'45" West, 68.19 feet; thence  
North 00°23'15" East 276.00 feet; thence  
North 12°53'42" West, 57.54 feet; thence  
North 00°23'15" East, 100.00 feet; thence  
South 89°36'45" East, 105.00 feet; thence  
North 81°31'48" East, 56.74 feet; thence  
South 89°13'44" East, 110.00 feet; thence  
North 00°46'16" East, 291.00 feet; thence  
North 89°13'44" West, 110.00 feet; thence  
North 00°46'16" East, 15.51 feet to a point of curvature; thence  
340.16 feet along the arc of a 228.00-foot radius curve to the left with a central angle of 85°28'56" which long chord  
bears North 41°58'12" West, 309.48 feet; thence  
North 84°42'40" West, 369.89 feet; thence  
North 05°17'20" East, 110.00 feet; thence  
North 84°42'40" West, 193.00 feet; thence  
North 06°18'47" East, 96.02 feet; thence  
North 05°17'20" East, 123.00 feet; thence  
North 28°38'02" West, 67.49 feet; thence  
North 05°17'20" East, 105.00 feet to the intersection with the Southerly right-of-way of Five Mile Drain, as described  
in Quitclaim Deed, Instrument No. 71014, records of said Canyon County; thence along said Southerly right-of-way  
South 84°42'40" East, 684.51 feet; thence  
South 80°18'40" East, 144.00 feet; thence leaving said Southerly right-of-way  
South 08°40'15" West (formerly South 08°06'42" West), 38.60 feet; thence  
South 72°29'21" East (formerly South 73°02'54" East), 400.57 feet; thence  
South 82°13'36" East (formerly South 82°47'09" East), 120.25 feet; thence  
South 02°07'33" West (formerly South 01°34'00" West), 251.50 feet; thence  
South 89°26'27" East (formerly South 90°00'00" East), 160.08 feet to a brass cap monument marking the East  
quarter corner of said Section 20, from which the Northeast corner of said Section 20 bears North 00°45'56" East,  
2628.02 feet; thence along the East line of Section 20  
South 00°46'16" West (formerly South 00°09'46" West), 589.88 feet; thence leaving said East line  
North 89°31'29" West (formerly South 89°52'01" West), 297.22 feet; thence  
South 00°46'16" West (formerly South 00°09'46" West), 293.11 feet; thence  
South 89°31'29" East (formerly North 89°09'46" East), 297.22 feet to a point on the East line of said Section 20;  
thence along said East line  
South 00°46'16" West, 281.03 feet to the Point of Beginning.







**JENSENBELTS ASSOCIATES**  
 1000 N. WASHINGTON ST. SUITE 200  
 MERRIDEN, ID 83442  
 TEL: 208.333.1111  
 FAX: 208.333.1112  
 WWW.JENSENBELTS.COM

**FEBRUARY 23, 2022**

SCALE 1" = 100'

**NORTH**

**NOTES**

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH THE CITY OF CALDWELL ORDINANCE REQUIREMENTS.
- ZONE OF ALL STORM DRAIN PIPE STRUCTURES OR FACILITIES IN PARKING AREAS SHALL BE MAINTAINED CLEAR OF ALL PLANTING MATERIALS. THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE ADJACENT TO SEWER BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER AND 18" IN HEIGHT.
- NO TREES SHALL BE PLANTED IN 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONFERENCES, TREES OR SHRUBS OVER 10' IN HEIGHT SHALL BE PLANTED IN 40' VISION TRIANGLES AT OR NEAR AS TREES YIELD. THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO KEEP 40' STREET AND DEPARTURE VISION TRIANGLE. TREES WITH INTERSECTION VIEW SPANS LESS THAN 30' FROM INTERSECTIONS SHALL BE REMOVED.
- CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDINGS ON INTERIOR STREETS TO BE CO-PLANTED DURING CONSTRUCTION. TREES SHALL BE PLANTED IN ACCORDANCE TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED IN 10' OF WATER TABLES OR UNDERGROUND UTILITY LINES.
- POOL FACILITY, PLAYSTRONGS, PICNIC STRUCTURES, AND ADVENTURES ARE SHOWN SCHEDULED FOR A FUTURE DATE. CONSERVATIONS AND ADA COMPLIANCE.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO MODIFICATIONS AND/OR CHANGES. PLANTING SPECIFICATIONS AND QUANTITIES MAY BE ALTERED TO ACCOMMODATE SITE CONDITIONS. ALL PLANTING MATERIALS TO BE DELIVERED TO THE SITE AND MUST BE PROTECTED FROM TREES. ALL INFLUX CURBS TO BE COMPLETELY REMOVED FROM TREES.
- THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

**DEVELOPMENT DATA**

TOTAL AREA	124.64 ACRES
RESIDENTIAL LOTS	52
COMMERCIAL LOTS	1
TOTAL LOTS	53
TOTAL COMMON OPEN SPACE	2034 AC (16.32%)

**DEVELOPERS**  
 TOLL, SOUTHWEST LLC  
 ADAM CAPELL  
 3100 W. BURNING TREE BLVD  
 MERRIDEN, ID 83442

**CIVIL ENGINEER**  
 ESE CONSULTANTS, INC.  
 JUSTIN BROZOVICH, P.E.  
 3100 W. BURNING TREE BLVD  
 MERRIDEN, ID 83442

**PLANT PALETTE**

SYM	COMMON NAME	BOTANICAL NAME	SIZE
1	HOOPS BLUE SPRUCE	PICEA MARMILORE	6-8' HT B1B
2	NORWAY SPRUCE	PICEA NORWEGICA	6-8' HT B1B
3	VANDERBILT PINE	PIUS PICEA VANDERBILTII	6-8' HT B1B
4	SHADE TREES (CLASS III)		2' CAL B1B
5	BLOODGOOD LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	2' CAL B1B
6	NORTHERN RED OAK	QUERCUS ROBUR	2' CAL B1B
7	SHADE TREES (CLASS II)		2' CAL B1B
8	GRANT'S RED OAK	QUERCUS ROBUR X Q. ALBA 'GRANT'S'	2' CAL B1B
9	CHATELAIN PINE	PIUS PICEA CHATELAINII	2' CAL B1B
10	LITTLELEAF LINDEN	LIRIODENDRON TILIFEREA	2' CAL B1B
11	FLAME AMAR MANGLE	AGER GRIMALDII	6-8' HT, MULTI-STEM
12	CRIMSON GRAPE HARTWICK	CRATAEGUS CRIS-PELLI 'CRIMSON'	6-8' HT, MULTI-STEM
13	SPRING SNOW CRABAPPLE	MALUS SPRINGSNAY	2' CAL B1B
14	SHADE TREES (CLASS I)		2' CAL B1B
15	BLACK EYED SUGAR	RUBICERIA FLEGGIA 'SUGAR'	1 GAL
16	BLUE HEST SPREA	CARYOPHTERIS X GLANDORGENSIS 'BLUE HEST'	2 GAL
17	BLUE OAK SPINER	QUERCUS LAEVOGLOBOSA 'BLUE OAK SPINER'	3 GAL
18	PIPERL CORNIFOLIA	QUERCUS LAEVOGLOBOSA 'PIPERL'	3 GAL
19	DARTS GOLD INEBARK	QUERCUS LAEVOGLOBOSA 'DARTS GOLD'	3 GAL
20	PIPERL CORNIFOLIA	QUERCUS LAEVOGLOBOSA 'PIPERL'	3 GAL
21	660-LIN SHAG	QUERCUS LAEVOGLOBOSA '660-LIN SHAG'	3 GAL
22	IVORY HALL DORWOOD	QUERCUS LAEVOGLOBOSA 'IVORY HALL DORWOOD'	3 GAL
23	MADREN GRASS	POA ANNULARIS	1 GAL
24	SHADE TREES (CLASS I)		5 GAL

**LANDSCAPE CALCULATIONS**

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
HWY 2026	30'	1250' / 50' = 25 TREES	25 TREES	51 TREES
IRLAND BLVD.	20'	2450' / 35' = 70 TREES	70 TREES	162 TREES
JOPLIN RD. (NORTH)	15'	1950' / 35' = 56 TREES	56 TREES	54 TREES
JOPLIN RD. (SOUTH)	15'	1650' / 35' = 47 TREES	47 TREES	27 TREES
HAVENING DR. (NORTH)	15'	1850' / 35' = 53 TREES	53 TREES	23 TREES
HAVENING DR. (SOUTH)	15'	1000' / 35' = 29 TREES	29 TREES	104 TREES
COMMON AREAS				802 TREES
TOTAL NUMBER OF TREES			246 TREES	1240 TREES

**EAGLE ROCK SUBDIVISION**  
 PRELIMINARY PLAT LANDSCAPE PLAN  
 CALDWELL, ID



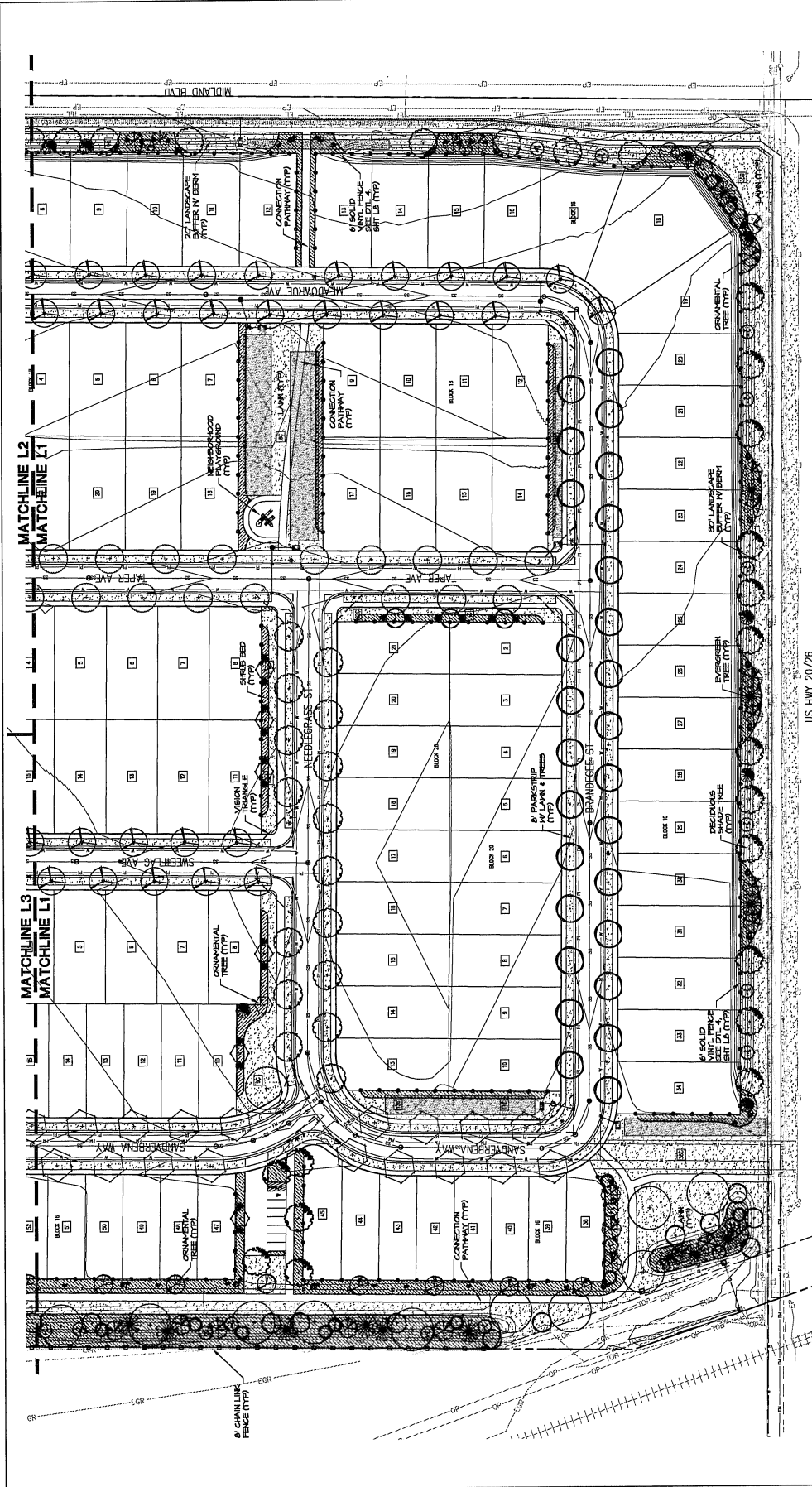


Issue Description Date  
2/25/24

**JENSEN BELTS ASSOCIATES**  
Site Planning  
Landscape Architecture  
130  
Baltimore, MD 21201  
Ph. 410-343-7175  
www.jensenbelts.com

**EAGLE ROCK SUBDIVISION  
CALDWELL, MD  
PRELIMINARY PLAT LANDSCAPE PLAN**

Job Number: 21162  
Drawn: JUN KCS  
Checked: AS SHOWN  
Scale: AS SHOWN  
Sheet Title: **LANDSCAPE PLAN**  
Sheet Number: **L1**  
2 of 9 Sheets



**JENSEN BELTS ASSOCIATES**  
130  
Baltimore, MD 21201  
Ph. 410-343-7175  
www.jensenbelts.com

SCALE 1" = 50'

NORTH

**NOTES**

- REFER TO SHEET L0 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, AND LANDSCAPE DETAILS.

**PLANT PALETTE**

SYM	COMMON NAME	DESCRIPTION
(Symbol)	FLAME AMAR MAPLE	LANE 500
(Symbol)	CANADA RED CEDAR/SPRUCE	6" VINTL FENCE ADJACENT TO PROPERTY LINES (TYP) SEE DTL 4, 5, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

A8





Issue Description	Date
ISSUE	3-29-22



**JENSEN BELTS ASSOCIATES**  
 Site Planning  
 Landscape Architecture  
 1000 Tyler Lane, Ste 100  
 Ft. Collins, CO 80526  
 P: (970) 243-2175  
 www.jensenbelts.com

**EAGLE ROCK SUBDIVISION  
 CALDWELL, ID  
 PRELIMINARY PLAT LANDSCAPE PLAN**

Job Number	2162
Drawn	Checked
JUN	CC
Scale	AS SHOWN
Sheet Title	LANDSCAPE PLAN
Sheet Number	L3
4 of 9 Sheets	

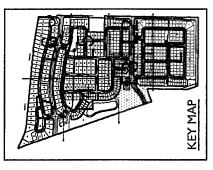
**PLANT PALETTE**  
 (REFERENCE SHIT L3)

- SYM COMMON NAME**
- EVERGREEN TREES
    - HOOP'S BLUE SPRUCE
    - NOVITA'S BLUE SPRUCE
    - NORWAY SPRUCE
    - VAN DERKOPPE'S FINE
  - SHADE TREES (CLASS III)
    - WATSON'S RED OAK
  - SHADE TREES (CLASS II)
    - ACACIA
    - AGALICE ELM
    - GRANTLIER PEAR
    - UTILE BALSAMIC
    - TULIP TREE
  - ORNAMENTAL TREES (CLASS I)
    - FLAME MAPLE
    - CANADA RED CEDAR
    - ROYAL HANNOVER CRABAPPLE
    - SPRING SMOKE DOGWOOD
  - SCREEN/ORNAMENTAL SHRUBS/PERENNIALS
    - BLUE SPANNA GRASS
    - BLUE OAT GRASS
    - BLUE RAY JUNIER
    - RED FLOWER CARPET ROSE
    - STELLA OX DRUM MAJALY
    - FINE LINE BACKBURN
    - ROSE OF SHARON
    - ROSE OF SHARON
    - KANSAS FORESTER NEED GRASS
    - HICCOTE BLUE ENGLISH LAVENDER
    - SUMMERWAVE NINEBARK

- LAWN 50%
- 6" VINYL FENCE ADJACENT TO COMMON AREAS & PROPERTY LINE (TYP). SEE DET. 4, SHIT L3.
- 6" BLACK IRON FENCE AT BACK OF LOTS ADJACENT TO COMMON AREAS (TYP). SEE DET. 5, SHIT L3.
- 6" CHAIN LINK FENCE ADJACENT TO RAILROAD OR WEST PROPERTY LINE (TYP).

**NOTES**

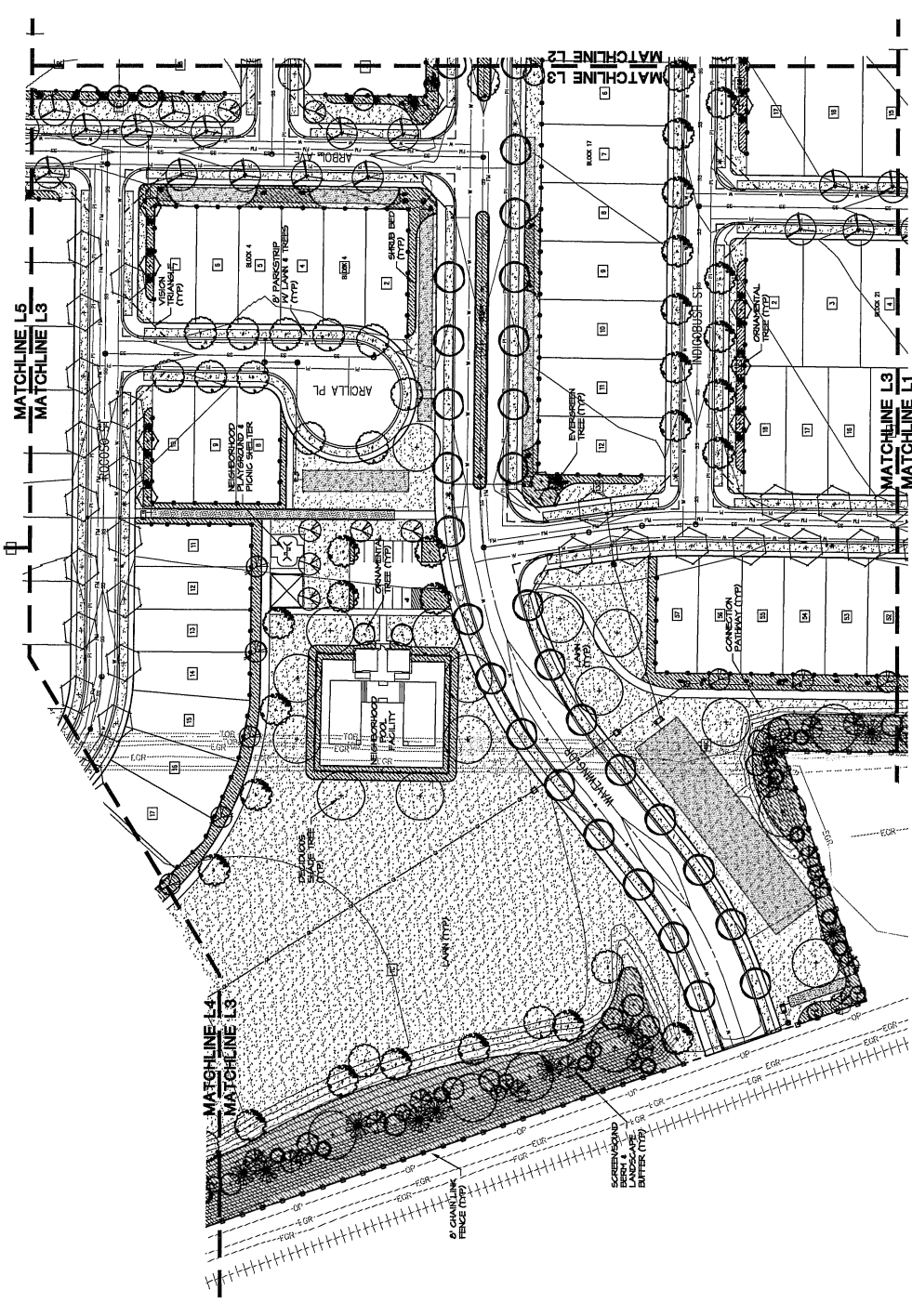
1. REFER TO SHEET L3 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, AND LANDSCAPE DETAILS.



**JENSEN BELTS ASSOCIATES**  
 Site Planning / Landscape Architecture  
 1000 Tyler Lane, Ste 100  
 Ft. Collins, CO 80526  
 P: (970) 243-2175  
 www.jensenbelts.com

SCALE 1" = 30'

NORTH



*Handwritten signature or initials.*





Issue Description Date  
 2-23-22

**JENSEN BELT ASSOCIATES**  
 Site Planning  
 Landscape Architecture  
 1508 Trail Loop, Ste. 130  
 Raleigh, NC 27605  
 P: (919) 460-7115  
 www.jensenbelt.com

**EAGLE ROCK SUBDIVISION**  
**PRELIMINARY PLAT LANDSCAPE PLAN**  
**GALDWELL, ID**

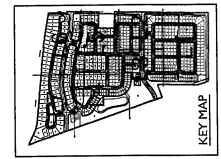
Job Number: 21182  
 Drawn: JUN  
 Checked: KCS  
 Scale: AS SHOWN  
 Sheet Title: **LANDSCAPE PLAN**  
 Sheet Number: **L5**  
 of 9 Sheets

**PLANT PALETTE**  
 REFERENCE SHIT LD)

- SYMBOL COMMON NAME**
- EVERGREEN TREES
    - MOOP'S BLUE SPRUCE
    - NOBLESSE LAUREL
    - NORWAY SPRUCE
    - VANDERHULP'S PINE
  - SHADE TREES (CLASS III)
    - BLACKGODD LONDON PLANETREE
    - NORTHERN RED OAK
  - SHADE STREET TREES (CLASS III)
    - COCKSON SPIRE OAK
    - CHANTICLEER PEAK
    - LITTLELEAF LINDBERGH
    - TULIP TREE
  - ORNAMENTAL TREES (CLASS II)
    - FLAKE AME MAPLE
    - RED FLOUNDER CARBET ROSE
    - CRIZAN GRASSER HANTHORN
    - SPRING SHOW COAGABALE
  - PERENNIALS
    - BLACK EYED SUSAN
    - BLUE GRASSIA GRASS
    - BLUE OAT GRASS
    - BLUE FESCUE
    - PURPLE CORN COWER
    - RED FLOUNDER CARBET ROSE
    - STELLA DE GRAD DANTILLY
    - GRASS LON SANGAL
    - HAZEL AND PRITCHARD
    - KARL FORTNER REED GRASS
    - HAIRY BLUE GRASS
    - HAIRY ENGLISH LANTHER
    - SAMMERINE NINEBAR
  - LANDSCAPE
    - 6" VINYL FENCE ADJACENT TO COMMON AREAS & PROPERTY LINES (TYP). SEE DET. 4, SHIT LA.
    - 5" BLACK IRON FENCE AT BACK OF LOTS ADJACENT TO RAILROAD LINE (TYP). SEE DET. 5, SHIT LA.
    - 8" CHAIN LINK FENCE ADJACENT TO RAILROAD LINE (TYP).

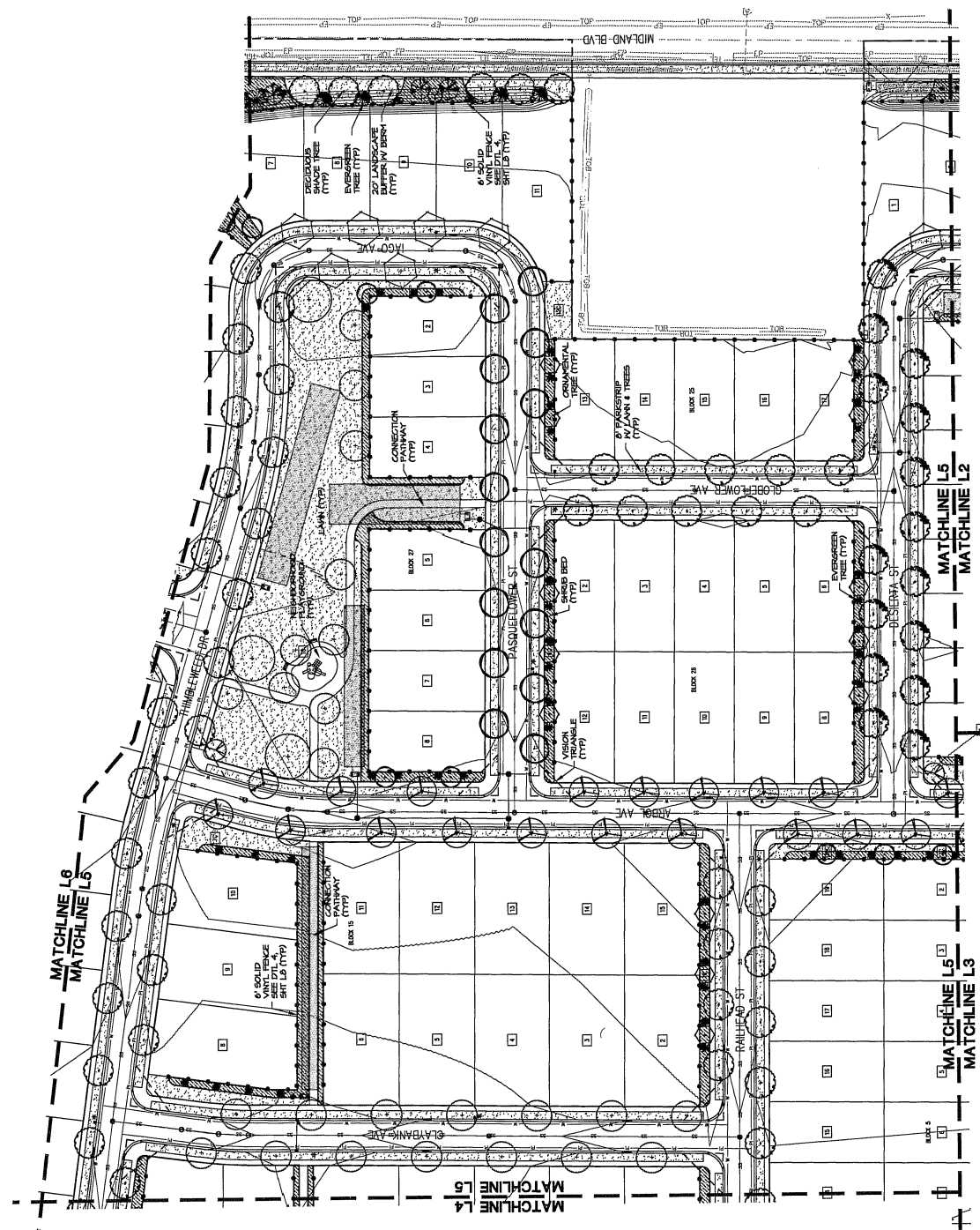
**NOTES**

- REFER TO SHEET LD FOR PLANT PALETTE, DIMENSIONS, AND LANDSCAPE CALCULATIONS, AND LANDSCAPE DETAILS.



**JENSEN BELT ASSOCIATES**  
 10000 North Carolina  
 1508 Trail Loop, Ste. 130  
 Raleigh, NC 27605  
 P: (919) 460-7115  
 www.jensenbelt.com

NORTH  
 SCALE 1" = 50'



AS









# Property Owner Acknowledgement

I, Yamamoto Properties LLC, the record owner for real property addressed as 0 Hwy 20 26; Parcel Nos.: R3412200000, R3412301000 and R3412700000, am aware of, in agreement with, and give my permission to Toll Bros, Inc., or its affiliates, to submit the accompanying application(s) pertaining to 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 13 day of January, 20 22 vg

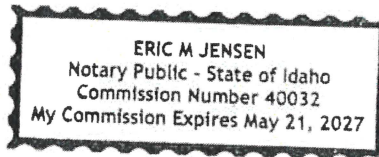
Victor Yamamoto  
(Signature) manager

## CERTIFICATE OF VERIFICATION

STATE OF IDAHO )  
 ) ss.  
County of Canyon )

I, ERIC M. JENSEN a Notary Public, do hereby certify that on this 13 day of January, 2022 personally appeared before me Victor Yamamoto, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

[Signature]  
NOTARY PUBLIC FOR IDAHO  
Residing at Meridian ID  
My Commission Expires 5/21/2027



# Property Owner Acknowledgement

I, Yamamoto Kay and Frances Living Trust, the record owner for real property addressed as 0 Midland Blvd., Parcel Nos.: R3412100000 and R3412500000, am aware of, in agreement with, and give my permission to Toll Bros, Inc., or its affiliates, 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 13 day of January, 2022 by

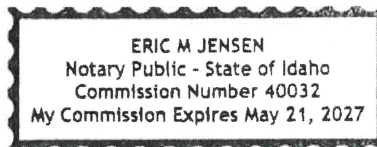
Victor Yamamoto  
(Signature)  
POA for Trust

## CERTIFICATE OF VERIFICATION

STATE OF IDAHO )  
 ) ss.  
County of Canyon )

I, ERIC M. JENSEN, a Notary Public, do hereby certify that on this 13 day of January, 2022, personally appeared before me Victor Yamamoto, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

Eric M. Jensen  
NOTARY PUBLIC FOR IDAHO  
Residing at Meridian, ID  
My Commission Expires 5/21/2027





# Property Owner Acknowledgement

I, DWT Investments LLC, the record owner for real property addressed as 0 Midland Blvd., Parcel Nos: R3412501000, R3412101000 and R3412600000, am aware of, in agreement with, and give my permission to Toll Bros, Inc., or its affiliates, to submit the accompanying application(s) pertaining to 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 24<sup>th</sup> day of January, 2022

DWT Investments LLC  
By: Brighton Corporation It's Manager

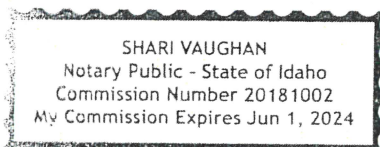
[Signature]  
(Signature) Robert L. Phillips, President

## CERTIFICATE OF VERIFICATION

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

I, Shari Vaughan, a Notary Public, do hereby certify that on this 24<sup>th</sup> day of January, 2022, personally appeared before me Robert L. Phillips, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

Shari Vaughan  
NOTARY PUBLIC FOR IDAHO  
Residing at Eagle, ID  
My Commission Expires 6-1-2024





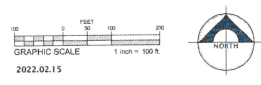
MIDLAND BOULEVARD

CHINDEN ROAD (HIGHWAY 20/26)

**PATHWAYS LEGEND:**

- HOA PATHWAY: 6,800 LF.
- COMMUNITY SIDEWALKS: 43,300 LF.

A10



**SITE PLAN**  
for the  
**EAGLE ROCK SUBDIVISION**  
CALDWELL, IDAHO

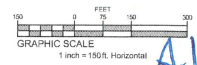
**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER  
**ESE CONSULTANTS**  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE CONSULTANTS, INC.  
1000 S. BRIDGEMAN AVENUE, SUITE 200  
COLUMBIANA, OHIO 43082  
(614) 885-1100



OPEN SPACE CALCULATIONS		
PARKS AND PATHWAYS	QUALIFIED OPEN SPACE AREA	
	SF	AC
1	25,804	0.62
2	24,639	0.57
3	1,898	0.04
4	2,447	0.06
5	9,618	0.22
6	15,879	0.36
7	2,063	0.05
8	1,843	0.04
9	1,880	0.04
10	3,594	0.08
11	16,624	0.38
12	1,843	0.04
13	1,842	0.04
14	82,857	1.44
15	12,781	0.29
16	2,889	0.07
17	4,300	0.11
18	36,856	0.89
19	4,963	0.11
20	501,226	11.51
21	7,049	0.16
22	2,406	0.06
23	2,558	0.06
24	3,408	0.08
25	2,557	0.06
26	2,728	0.06
27	2,556	0.06
28	1,178	0.03
29	8,058	0.14
30	7,807	0.18
31	2,946	0.07

32	3,506	0.08
33	2,692	0.06
34	6,419	0.15
35	1,852	0.04
36	3,390	0.08
37	1,865	0.04
38	3,558	0.08
40	3,558	0.08
41	137,809	3.16
42	6,120	0.14
43	6,727	0.15
44	4,038	0.09
45	3,547	0.08
46	21,800	0.50
47	3,499	0.08
48	2,401	0.06
49	1,802	0.04
<b>COMMON OPEN SPACE</b>	<b>993,508</b>	<b>22.81</b>
<b>DRAINAGE AREA REDUCTION</b>	<b>107,593</b>	<b>2.47</b>
<b>TOTAL COMMON OPEN SPACE</b>	<b>885,915</b>	<b>20.34</b>
<b>GROSS LAND AREA</b>		<b>124.64</b>
<b>PERCENT COMMON OPEN SPACE</b>		<b>16.32%</b>
<b>LANDSCAPE STRIP</b>	<b>323,943</b>	<b>7.44</b>
<b>LANDSCAPE BUTTER</b>	<b>178,475</b>	<b>4.10</b>
<b>TOTAL OPEN SPACE</b>	<b>1,508,103</b>	<b>34.34</b>
<b>PERCENT TOTAL OPEN SPACE</b>		<b>27.55%</b>





# Exhibit A – Proposed Plat with Phasing Plan



A12



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

PUD DETAILS FORM

Project Name: Eagle Rock Subdivision	File #:
Applicant/Agent: Toll Southwest - Adam Capell	

**Planned Unit Development (PUD) Information**

Total Acreage: 124.6 Zoning: R-1 Phased Project:  Yes  No If yes, # of phases: 7

List all proposed uses: Residential and Commercial

If residential is proposed: Total # of dwelling units: 351 Proposed Density: 2.82 units/acre  
gross density

List all types of proposed housing units: Eagle Rock will offer a variety of housing and building types to provide a range of home sizes, lot sizes, and floor plans. Lot sizes will range from approximately 4,000 SF to over 30,000 SF, with homes ranging in size from 1,200 SF to nearly 3,000 SF.

**PUD Required Details**

PUD must be consistent with one or more of the following. Mark all that apply and provide a detailed explanation.

Offers a maximum choice of living environments by allowing a variety of housing and building types  
Eagle Rock will provide a variety of housing and building types. The result is a community that will provide housing options and attract diverse residents. Eagle Rock will include a mix of single-family housing products on a wide range of lot sizes (4,000 SF to 30,000 SF). The Project will include traditional single-family style homes as well as compact single-family homes on smaller lots.

Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use  
Eagle Rock promotes functionally integrated mixed uses. The Project is predominately residential, but well located commercial will offer community residents and residents of future neighboring projects with convenient, local and walkable commercial opportunities. The commercial lot in this case has frontage on Joplin to support the future use but is also accessible from the Project's pathways and is adjacent to the central community gathering area.

Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation

Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes  
Eagle Rock is designed to address site constraints created by historic industrial uses on the neighboring property to the west. The land to the west is in unincorporated Canyon County and is zoned as Light Industrial. Sunroc Corporation owns this property and operates a concrete pre-cast and aggregate storage facility. Use of the Eagle Rock Property for single family residential (allowed as a matter of right under the current zoning) is constrained and limited by the Sunroc facility because a straight subdivision with homes abutting Sunroc is not viable. Accordingly, clustering homes away from Sunroc through the PUD process and creating extensive open space buffers with attractive and functional berming is the best solution in this case to utilize the City's existing residentially zoned property  
 Encourages infill development that contributes a compatible design to the existing neighborhood

A13

PUD's shall incorporate imaginative or unique concepts, innovations and designs. List in detail those elements:

Eagle Rock meets three of the City's PUD instances as further described in the project narrative. The project's design is unique because it proposed a well-integrated mixed use community design while accounting for the development constraints in the area and providing a mix of housing types. The design also provides for significant community open space and recreational amenities while still delivering needed housing.

- All lots developed for residential purposes shall have frontage on a public roadway. Check here indicating this project meets this requirement.

All PUD's shall have the following features:

- Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute)
- Eight-foot wide paved major pathway with a 5-foot wide landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway
- Usable open space of at least 10% of the gross area
- Varying bermed street landscape buffers of a 2:1 to 3:1 ratio
- 4 or more of the following amenities shall be provided: baseball/softball field; basketball court; boat dock/river access; buildings to LEED standards; community center; daycare center; detached sidewalks; energy-star certified housing; enhanced paving and design features; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; residential buildings constructed with fire sprinkler systems; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council

1. Community pool and pool house
2. Large covered picnic area
3. (3) Parks with playground equipment
4. Large grassy park area with two acre pond and walking paths

List all proposed deviations from height, lot line setback, and lot dimension schedule as listed in current City Code

Front Yard setback - 20 ft; Rear yard setback - 15 ft; Interior yard setback - 5 ft; Street yard setback - 15 ft;  
Interior Minimum lot size - 4,000sf; Corner minimum lot size - 4, 000; Minimum lot frontage- 40ft

Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject property must meet the following criteria:

- Parcel under 20 acres
- Parcel located within a largely developed area (minimum 50% of land within 300 feet of subject property developed)
- Municipal services are readily available



# REQUIREMENTS FOR A PLANNED UNIT DEVELOPMENT (PUD)

1. **Section 10-03-07(2) - MUST** be consistent with one or more of the following (please mark all that apply and provide a DETAILED explanation):

X Offers a maximum choice of living environments by allowing a variety of housing and building types

Eagle Rock will provide a variety of housing and building types. The result is a community that will provide housing options and attract diverse residents. Eagle Rock will include a mix of single-family housing products on a wide range of lot sizes (4,000 SF to 30,000 SF). The Project will include traditional single-family style homes as well as compact single-family homes on smaller lots.

X Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use

Eagle Rock promotes functionally integrated mixed uses. The Project is predominately residential, but well located commercial will offer community residents and residents of future neighboring projects with convenient, local and walkable commercial opportunities. The commercial lot in this case has frontage on Joplin to support the future use but is also accessible from the Project's pathways and is adjacent to the central community gathering area.

\_\_\_ Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation

X Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes  
Eagle Rock is designed to address site constraints created by historic industrial uses on the neighboring property to the west. The land to the west is in unincorporated Canyon County and is zoned as Light Industrial. Sunroc Corporation owns this property and operates a concrete pre-cast and aggregate storage facility. Use of the Eagle Rock Property for single-family residential (allowed as a matter of right under the current zoning) is constrained and limited by the Sunroc facility because a straight subdivision with homes abutting Sunroc is not viable. Accordingly, clustering homes away from Sunroc through the PUD process and creating extensive open space buffers with attractive and functional berming is the best solution in this case to utilize the City's existing residentially zoned property.

\_\_\_ Encourages infill development that contributes a compatible design to the existing neighborhood (Note: The subject property MUST be less than 20 acres, MUST have 50% of the land within 300 feet developed and MUST have municipal services already available to be considered infill.)

2. **Section 10-03-07(3)B** – The primary use of the planned unit development shall be a permitted use in the underlying zoning classification.

What is the zoning classification of the subject property? R-1

What is the primary use of the planned unit development? Residential

3. **Section 10-03-07(3)C** – No more than 30% of the total area of the planned unit development shall be devoted to a use or uses not permitted or specially permitted in the underlying zoning classification except that industrial uses not permitted outright in the M-1 Light Industrial zone are hereby prohibited in any residential district.

What is the total area of the planned unit development? 124.6 Acres

What percentage of the total area of the planned unit development is made up of uses not permitted or specially permitted in the underlying zoning classification? ~1%

What are those uses? Commercial

4. **Section 10-03-07(3)E** – What are the imaginative or unique concepts, innovations and designs that have been incorporated into the project presented? \_\_\_\_\_

Eagle Rock meets three of the City's PUD instances as further described in the project narrative. The project's design is unique because it proposed a well-integrated mixed use community design while accounting for the development constraints in the area and providing a mix of housing types. The design also provides for significant community open space and recreational amenities while still delivering needed housing.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. **Section 10-03-07(3)F** – The number of dwelling units allowed in a planned unit development shall be calculated by multiplying the gross area and the dwelling units permitted in the underlying zoning classification. The planned unit development shall be consistent with the density guidelines provided in the comprehensive plan.

Gross area: 124.6

# of Dwelling Units (single-family, duplexes, apartments, etc. Does not include assisted living facilities or similar): 351

Density for this zone in a planned unit development, as per the Comprehensive Plan: 3.0 units / acre

Dwelling units per gross acre for this project: 2.82 units / acre

6. **Section 10-03-07(3)G** – A variety of housing types or residential uses may be included in a planned unit development including attached units (duplexes, townhouses), detached units (patio homes), single-family dwellings and multiple-family units (triplexes, fourplexes, sixplexes, etc.) regardless of the zoning classification, provided that the overall density of the land use classification is maintained.

Please list all types of housing in the planned unit development and the total number of buildings and units for each. (Example: 4 duplexes for a total of 8 units and 8 triplexes for a total of 24 units and 34 apartment buildings with 20 units in each building for a total of 680 units. Grand Total: 712)

Eagle rock will include 65 compact single-family homes and 286 traditional single-family homes for a total of 351 homes.

7. **Section 10-03-07(3)H** – Commercial buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points.

If applicable, please describe the grouping of commercial buildings along with their common parking areas and common ingress and egress points. If not applicable, please write "N/A".

8. **Section 10-03-07(3)L** – Off-street parking for a single-family or two-family residential planned unit development shall be as follows:

- A) Two spaces per unit on the subject parcel or clustered in parking pads in close proximity to any dwelling units they serve.

Please describe how the two spaces per unit is being accommodated? (Please note that both driveways and garages can count as spaces.)

Each residential unit within Eagle Rock will have a minimum two (2) car garage plus off-street driveway parking. In Addition, one off-street space is provided for each lot with less than 45ft of frontage. Eagle Rock will have 65 lots with less than 45-feet of frontage requiring 17 off-street spaces that will be provided in two separate areas adjacent to the compact lots.

- B) Lots 45 feet in width and smaller shall provide one additional space per every four residential units in a common parking lot located in close proximity to the residential structures in which it serves.

Does the planned unit development have any single- or two-family lots that are 45 feet in width or less? Yes  No

If "yes", how many? 65

Where are the additional parking spaces and how many additional parking spaces are being provided? 17 additional spaces are located in two separate areas adjacent to the compact lots

- C) Off-street parking for the multi-family residential portion of the planned unit development shall be



provided as follows:

1 1/2 spaces per unit on each subject parcel or clustered in parking pads in proximity to any dwelling units they serve.

One space per every eight units shall be dedicated for off-street visitor parking.

Off-street parking shall NOT allow vehicles to back out onto a public street.

Number of Multi-family Units (triplex and above): \_\_\_\_\_

Number and Location of Off-street parking spaces: \_\_\_\_\_

\_\_\_\_\_

Number and Location of Off-street visitor parking spaces: \_\_\_\_\_

\_\_\_\_\_

D) Off-street parking for Commercial uses shall be provided as required in Section 10-02-05.

Commercial Use: \_\_\_\_\_

# of Off-street Parking Spaces Required: \_\_\_\_\_

# of Off-street Parking Spaces Provided and Location: \_\_\_\_\_

9. **Section 10-03-07(3)M** – All lots developed for residential purposes shall have frontage on a public roadway. Please check here indicating that this project meets this requirement. This project meets this requirement

10. **Section 10-03-07(3)O** – Unless the site qualifies as an infill development, the overall site shall consist of a minimum gross area of five acres. Please state minimum gross acreage: 124.6 acres

11. **Section 10-03-07(3)P** - A phasing plan shall be submitted with the planned unit development application. A phasing plan is included

**Please attach a phasing plan to this document.**

12. **Section 10-03-07(4)** – All planned unit developments shall have the following features:

A) Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute).

Please indicate approximate locations of the micro pathways, including lot and block numbers if applicable: Throughout as shown in the pathway plan.

\_\_\_\_\_

B) Eight-foot wide paved major pathway with a 5-foot wide landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway:

Through the main amenity area on the western side of the development.

\_\_\_\_\_

C) Usable open space of at least 10% of the gross area.

Gross area: 22.69 acres

Usable open space (list lots and blocks if applicable or approximate locations): \_\_\_\_\_

See open space plan.

D) Varying bermed street landscape buffers of a 2:1 to 3:1 ratio. **Please very clearly identify on the landscaping plan those portions of the street landscape buffers that are 2:1 and those portions that are 3:1 – perhaps with shading or hatching or some other symbol. If this is not very clear to the planning and zoning plan reviewer, the landscape plan will be returned for revision.**

E) Three or more of the following amenities shall be provided: baseball/softball field; basketball court; boat dock/river access; buildings to LEED standards; community center; daycare center; detached sidewalks; energy-star certified housing; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council.

1. Swimming pool

2. Large covered picnic area

3. (3) pocket parks with playground equipment

4. Large grassy area with two acre pond and walking paths

13. **Section 10-03-07(5)** – Subdivisions and developments created through the planned unit development process shall provide a narrative and architectural renderings that explain what amenities will be incorporated inside the development to compensate for deviations to the city’s development standards and how its construction will satisfy the community’s need for a wide range of housing and commercial businesses. **Please attach said narrative and architectural renderings to this document.**

14. **Section 10-03-07(6)** – The developer may deviate from the height, lot line setback and lot dimension schedule found in Section 10-02-03 with the consent of the planning and zoning commission and city council. Modifications to other zoning and subdivision standards will be determined on a case-by-case basis. **Deviations shall be listed in full as a part of the planned unit development application.**

**Deviations:** Front Yard setback - 20 ft;

Rear yard setback - 15 ft;

Interior yard setback - 5 ft;

Street yard setback - 15 ft;

Interior Minimum lot size - 4,000sf;

Corner minimum lot size - 4, 000;

Minimum lot frontage- 40ft

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

15. **Section 10-03-07(7)** – Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject parcel must meet the following three criteria:
- A) Parcel under 20 acres.
  - B) Parcel located within largely developed area (at least 50% of the land within 300 feet of the exterior boundaries of the subject parcel)
  - C) Municipal services are already available.

**If you wish to proceed as an INFILL planned unit development, please attach a separate sheet of paper describing how the subject property meets each of the three criteria listed above. Additionally, please show how the proposed building design(s) is compatible with the existing neighborhood and adjoining properties by taking into account building type, height, bulk, and site location.**



**Kristen McNeill**

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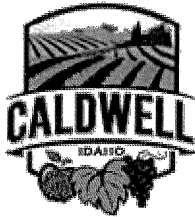
**Subject:** Subdivision Name Approval Request

**From:** Angie Hopf <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>  
**Sent:** Wednesday, January 5, 2022 1:57 PM  
**To:** Kyle Prewett <[kprewett@tollbrothers.com](mailto:kprewett@tollbrothers.com)>  
**Subject:** RE: Subdivision Name Approval Request

Eagle Rock will work.

***Angie Hopf***

GIS Analyst, City of Caldwell  
Phone 208.455.4685  
Fax 208.455.3012  
Email [ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)



**From:** Kyle Prewett <[kprewett@tollbrothers.com](mailto:kprewett@tollbrothers.com)>  
**Sent:** Wednesday, January 5, 2022 12:26 PM  
**To:** Angie Hopf <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>  
**Cc:** Dave Marston <[dmarston@cityofcaldwell.org](mailto:dmarston@cityofcaldwell.org)>  
**Subject:** RE: Subdivision Name Approval Request

Angie,

Would Eagle Rock be an available name for the subdivision?

**Kyle Prewett**

Assistant Land Entitlement Manager  
Toll Brothers  
3103 W. Sheryl Dr, Suite 100, Meridian, ID  
83642  
Office: (208) 576-3625 | Cell: (831) 801-9724

**From:** Angie Hopf <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>  
**Sent:** Tuesday, December 21, 2021 1:20 PM  
**To:** Kyle Prewett <[kprewett@tollbrothers.com](mailto:kprewett@tollbrothers.com)>  
**Cc:** Dave Marston <[dmarston@cityofcaldwell.org](mailto:dmarston@cityofcaldwell.org)>  
**Subject:** FW: Subdivision Name Approval Request



**10<sup>TH</sup> YEAR ON FORTUNE WORLD'S MOST ADMIRABLE COMPANIES LIST**

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**EXTERNAL EMAIL : Use caution with links and attachments**

A14

Windflower is a duplicate, therefore that name would not be allowed for the subdivision.

Clarkia is also a duplicate.

**From:** Dave Marston <[dmarston@cityofcaldwell.org](mailto:dmarston@cityofcaldwell.org)>  
**Sent:** Monday, December 20, 2021 11:16 AM  
**To:** Angie Hopf <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>  
**Subject:** FW: Subdivision Name Approval Request

**From:** Kyle Prewett <[kprewett@tollbrothers.com](mailto:kprewett@tollbrothers.com)>  
**Sent:** Friday, December 17, 2021 5:07 PM  
**To:** Dave Marston <[dmarston@cityofcaldwell.org](mailto:dmarston@cityofcaldwell.org)>  
**Cc:** Martin Taylor <[mtaylor1@tollbrothers.com](mailto:mtaylor1@tollbrothers.com)>; Adam Capell <[acapell@tollbrothers.com](mailto:acapell@tollbrothers.com)>  
**Subject:** Subdivision Name Approval Request

Hello,

I would like to reserve and receive written approval for a new subdivision name. The subject parcels are: R3412700000; R3412600000; R3412301000; R3412200000; R3412100000; R3412500000; R3412501000; and R3412101000. Attached is a vicinity map and site plan for your reference, please note that the street names present on the plan have not been finalized and are currently working through that process currently. The preferred name we would like to request for this subdivision is Windflower.

Please let me know if you have any questions or require anything further from me.

Thank you,

**Kyle Prewett**

Assistant Land Entitlement Manager  
Toll Brothers  
3103 W. Sheryl Dr, Suite 100, Meridian, ID  
83642  
Office: (208) 576-3625 | Cell: (831) 801-9724



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A14







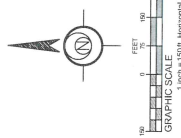
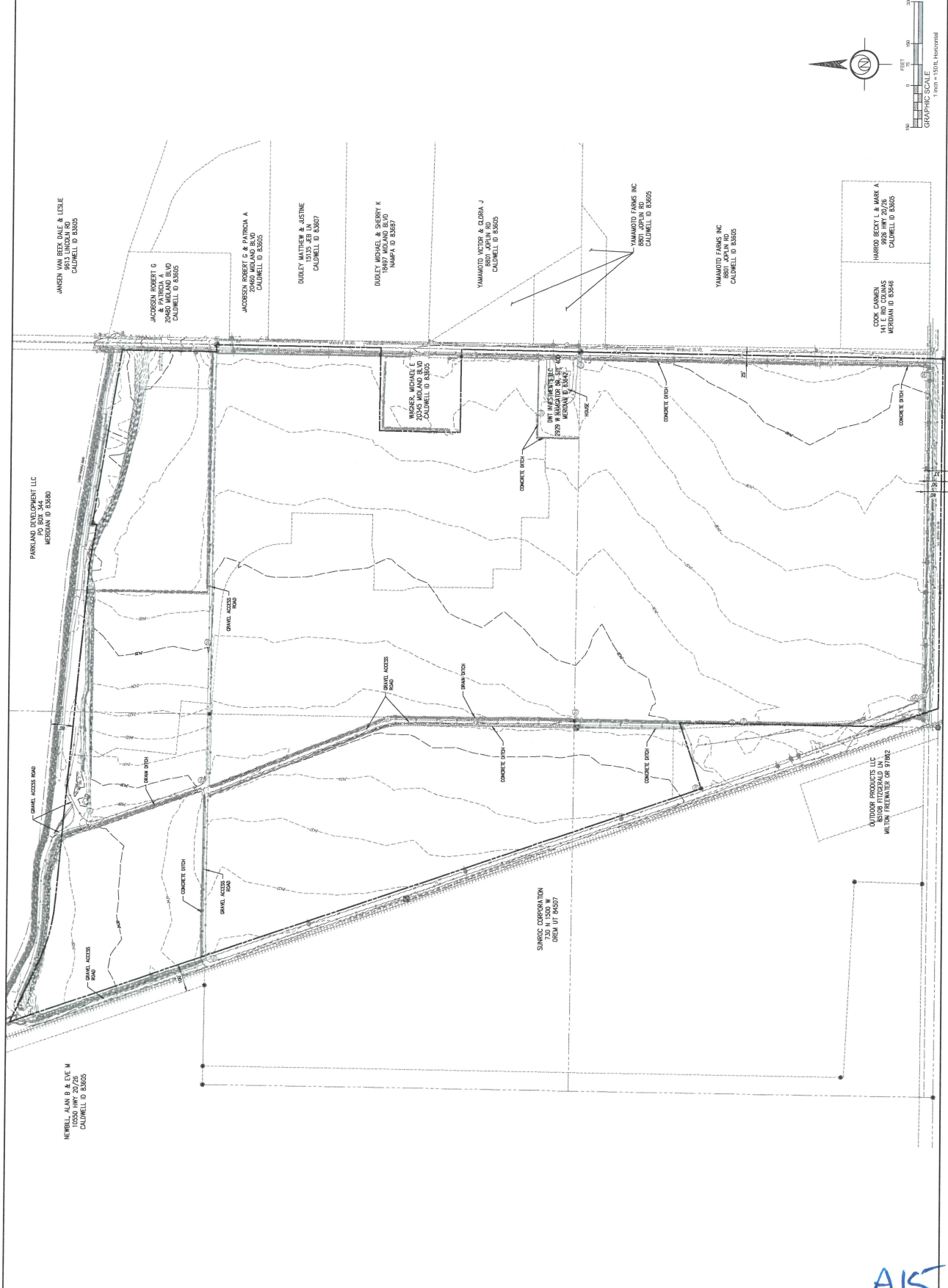


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 ESE CONSULTANTS, INC.  
 3103 ...  
 71, 208-424-0020

NO.	DATE	DESCRIPTION
1	08/27/2022	REVISED PER PLAN
2	08/27/2022	REVISED PER PLAN
3	08/27/2022	REVISED PER PLAN

**NATURAL FEATURES MAP**  
**PRELIMINARY PLAT FOR**  
**EAGLE ROCK SUBDIVISION**  
 CITY OF CALDWELL, INDIANA

PROJECT: 1" = 150'  
 DATE: 08/27/2022  
 DRAWN BY: JEB  
 CHECKED BY: JEB  
 FILE NAME: PP-2.1  
 SHEET: 3 of 11



*Handwritten:* AIS  
 2-1-22




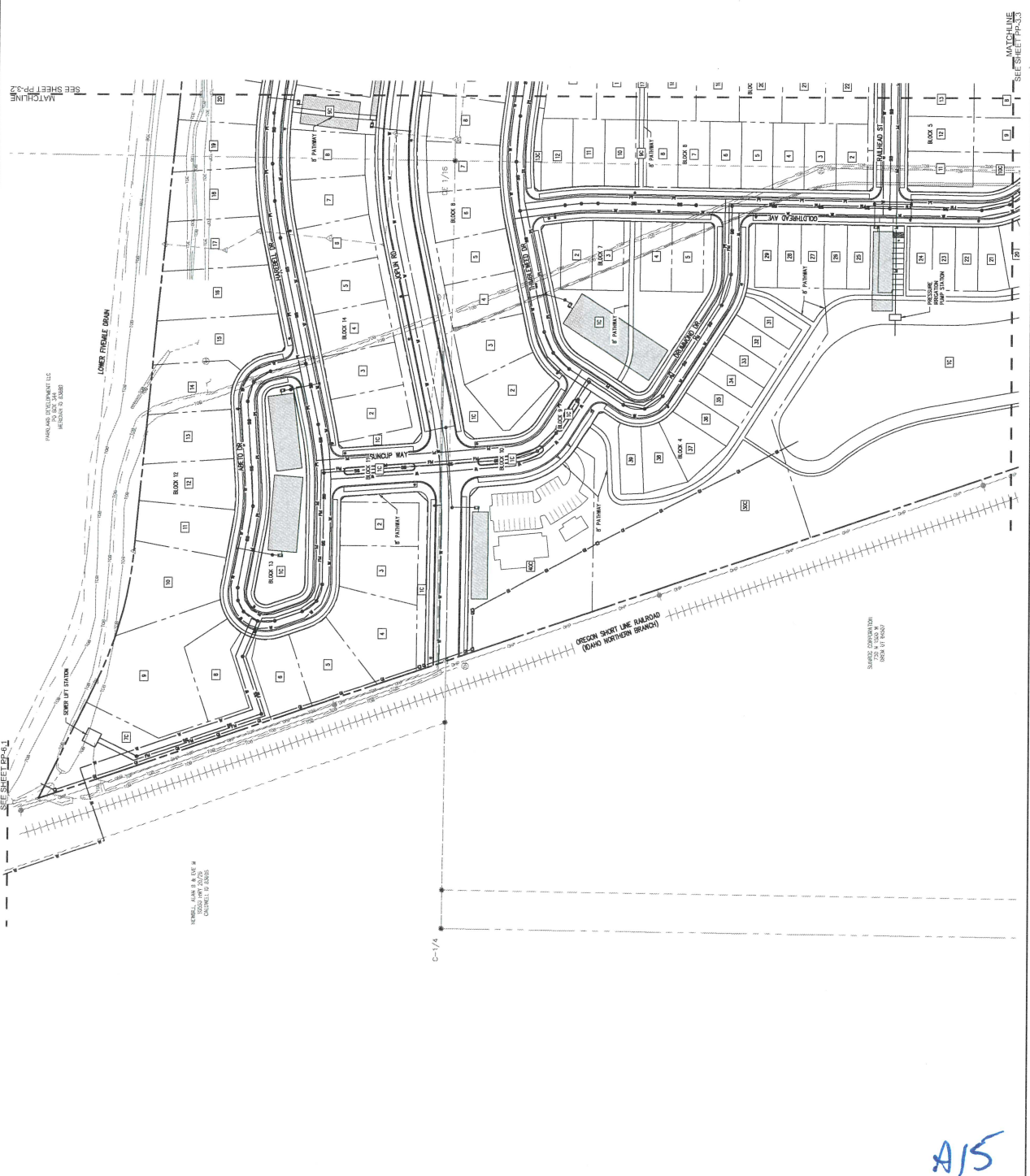
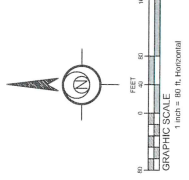
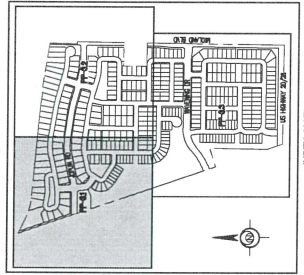








	<b>ESE CONSULTANTS</b> ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL 3103 W. 11th Drive • Suite 100 • Portland, OR 97224 TEL: 503-424-0020	PRELIMINARY ENGINEERING PLAN PRELIMINARY PLAN FOR EAGLE ROCK SUBD. 'N' CITY OF GADSWELL, CANYONCO	SHEET: <b>PP-4.1</b> OF: <b>7</b> OF: <b>11</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>06/25/2022</td> <td>ISSUE FOR PERMITS</td> </tr> <tr> <td>2</td> <td>07/17/2022</td> <td>REVISIONS</td> </tr> <tr> <td>3</td> <td>08/22/2022</td> <td>FINAL PLAN</td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	1	06/25/2022	ISSUE FOR PERMITS	2	07/17/2022	REVISIONS	3	08/22/2022	FINAL PLAN
REV.	DATE	DESCRIPTION														
1	06/25/2022	ISSUE FOR PERMITS														
2	07/17/2022	REVISIONS														
3	08/22/2022	FINAL PLAN														



MODEL, PLAN & ELEV. OF  
 2020 IMP. PLAN  
 COUNCIL OF BODIES

SOURCE: CORPORATION  
 2020 IMP. PLAN  
 COUNCIL OF BODIES

SEE SHEET PP-3.1  
 MATCHLINE

SEE SHEET PP-3.2  
 MATCHLINE

LOWER TRIPLE DRAIN  
 PARKHEAD DEVELOPMENT LLC  
 2020 IMP. PLAN

OREGON SHORT LINE RAILROAD  
 (DAVID NORTON BRANCH)

A15

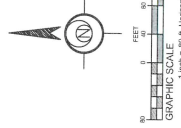
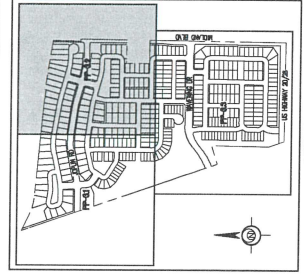
22-1-L



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 3103 W. ...  
 71.208-424-0020

REV.	DATE	DESCRIPTION
1	02/20/2022	ISSUE FOR PERMITS
2	07/17/2022	REVISIONS TO PERMITS
3	02/20/2022	REVISIONS TO PERMITS
4	02/20/2022	REVISIONS TO PERMITS
5	02/20/2022	REVISIONS TO PERMITS

**PRELIMINARY ENGINEERING PLAN**  
**EAGLE ROCK SUBDIVISION**  
 CITY OF CALDWELL, CANYONCOUNTY, IDAHO  
 SHEET 8 OF 11  
 GRAPHIC SCALE: 1" = 100'



SEE SHEET PP-3  
 MATCHLINE

A15

22-1-7



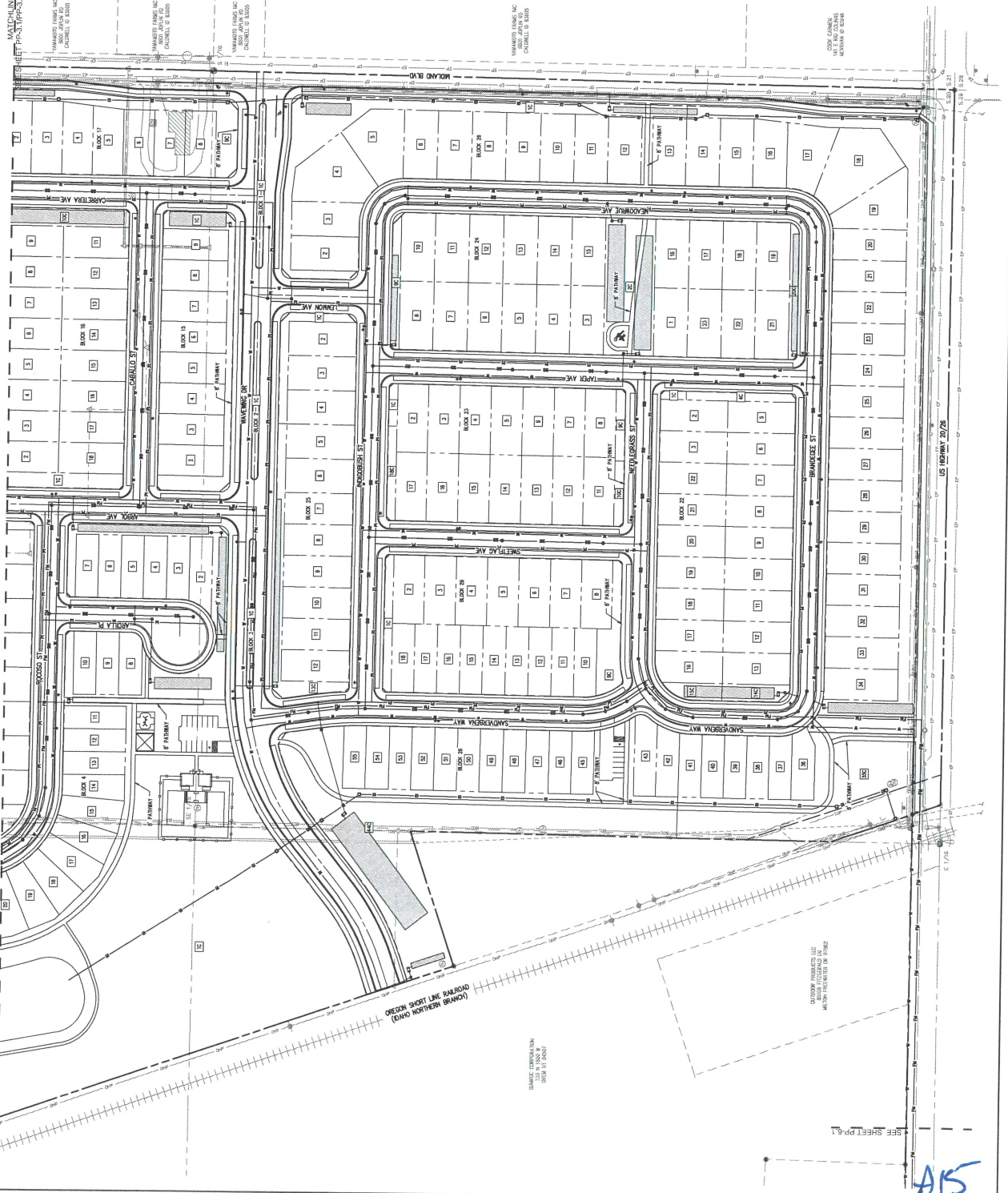
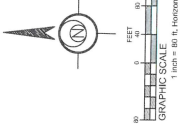
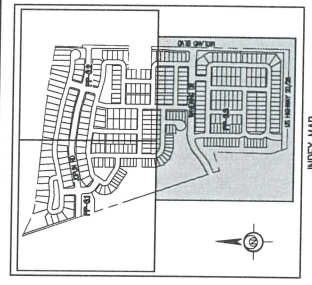


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 ESE Consultants, Inc.  
 3103 NE Oregon Street, Suite 100 • Portland, OR 97232  
 Phone: 503-251-1111 • Fax: 503-251-1112  
 Website: www.esec.com

NO.	DATE	DESCRIPTION
1	07/22/2022	ISSUE FOR PERMITS
2	08/17/2022	REVISIONS
3	08/26/2022	REVISIONS
4	09/01/2022	REVISIONS
5	09/01/2022	REVISIONS
6	09/01/2022	REVISIONS
7	09/01/2022	REVISIONS
8	09/01/2022	REVISIONS
9	09/01/2022	REVISIONS
10	09/01/2022	REVISIONS
11	09/01/2022	REVISIONS
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25	09/01/2022	REVISIONS
26	09/01/2022	REVISIONS
27	09/01/2022	REVISIONS
28	09/01/2022	REVISIONS
29	09/01/2022	REVISIONS
30	09/01/2022	REVISIONS

**PRELIMINARY**  
 ENGINEERING PLAN  
**PRELIMINARY PLAT FOR**  
**EAGLE ROCK SUBDIVISION**  
 CITY OF CALDWELL, OREGON

PROJECT NO. 22-1-2  
 SHEET 9 OF 11  
 DATE: 09/01/2022  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]



**AKS**  
**22-1-2**

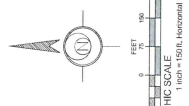


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 3103 W. 11th • Suite 100 • Fishers, IN 46032  
 7.208-424-0020  
 ESE Consultants, Inc.  
 12449

NO.	DESCRIPTION	DATE
1	PRELIMINARY GRADING AND DRAINAGE PLAN	07/20/2022
2	REVISIONS	07/20/2022
3	REVISIONS	07/20/2022
4	REVISIONS	07/20/2022
5	REVISIONS	07/20/2022

**PRELIMINARY GRADING AND DRAINAGE PLAN**  
 EAGLE ROCK SUBDIVISION  
 CITY OF CALDWELL, INDIANA

DATE: 07/20/2022  
 DRAWN BY: JMM/MLA  
 CHECKED BY: JMM/MLA  
 JOB NO.: 2022-001  
 SHEET NO.: 10 OF 11  
**PP-5.1**  
 PROJECT: EAGLE ROCK SUBDIVISION



ANDREW VAN BEER, DANE & LEESE  
 CALDWELL, IN 46015

JAMESON ROBERT G.  
 2080 W. 11th S.W.  
 CALDWELL, IN 46015

JACQUES HERBERT C. & RANDA A.  
 2080 W. 11th S.W.  
 CALDWELL, IN 46015

DORSEY MATTHEW A. JARDINE  
 1525 E. 11th S.W.  
 CALDWELL, IN 46015

DORSEY MICHAEL & SHERRY K.  
 1525 E. 11th S.W.  
 CALDWELL, IN 46015

HARRISON WESLEY A. & DEBRA J.  
 1525 E. 11th S.W.  
 CALDWELL, IN 46015

MANAGED FORMS INC.  
 800 W. 11th S.W.  
 CALDWELL, IN 46015

YAMAMOTO JAMES INC.  
 800 W. 11th S.W.  
 CALDWELL, IN 46015

COOK CAROL  
 1525 E. 11th S.W.  
 CALDWELL, IN 46015

HARRIS REBECCA L. & MARK A.  
 1525 E. 11th S.W.  
 CALDWELL, IN 46015

PARK LANE DEVELOPMENT LLC  
 PO BOX 244  
 MEMPHIS, TN 38101

REBECCA PLAIN B. & STEVE M.  
 1525 E. 11th S.W.  
 CALDWELL, IN 46015

CLAYTON PRODUCTIONS LLC  
 1525 E. 11th S.W.  
 CALDWELL, IN 46015

SURFACE ELEVATION:  
 OPEN LOT ELEVATION

CATCH BASIN:  
 15.00'

*Handwritten:* A15  
 ee-1-7





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 ESE Consultants, Inc.  
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 71.208.424.0020

REV	DATE	DESCRIPTION
1	02/22/2023	PROJECT SUBMITTAL
2	04/12/2023	REVISIONS
3	06/26/2023	REVISIONS

**OVERALL SEWER AND WATER PLAN**  
**PRELIMINARY PLAT FOR**  
**EAGLE ROCK SUBDIVISION**  
 CITY OF CALDWELL, INDIANA

SCALE: 1"=40'  
 SHEET NO: 11 OF 11  
 PROJECT: PP-6.1  
 DATE: 06/26/2023  
 DRAWN BY: JAB  
 CHECKED BY: JAB  
 PROJECT NO: 2023-0308-PP



*Handwritten:* A15  
 7-1-23