

quick search:

Address

Permit #

License #



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Permit Project



File #: 23-000945 ...
 0 HWY 20 26 CALDWELL ID 83605
 Escalon Park Mixed Use Planned Unit Development

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

EDIT:
File

Edit Permit: CPM23-000004



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

Permit #: **CPM23-000004**
 Permit Type: Comp Plan Map Change
 Sub Type: Comm Plan Map Change
 Work Description: Escalon Park Mixed Use Planned Unit Development

Applicant:	NV5 - Bonnie Layton	Application Date:	04/04/2023
Status:	Online Application Received	Approval Date:	
Total Amount:	\$ 0.00	Issue Date:	
Amount Paid:	\$ 0.00	Expiration Date:	
Balance Due:	\$ 0.00	Close Date:	
Valuation:	0.00	Last Inspection:	
Non-Billable:	<input type="checkbox"/>		

- REPORTS:
- Custom
- Detail
- Summary

OFFICE USE ONLY

P&Z Hearing Date Scheduled:

P&Z Decision:

CC Hearing Date Scheduled:

CC Decision:

SUBJECT PROPERTY INFORMATION

Current Comp Plan Map Designation: R-2

Proposed Comp Plan Map Designation: HC

APPLICANT INFORMATION

Applicant Name: Bonnie Layton

Phone: 208-724-2624

Email: bonnie.layton@nv5.com

Owner Name: Viper Investments, LLC

Phone: 208-724-2624

Address: 690 S. Industry Way, Sui

City: Meridian
 State: Idaho
 Zip: 83642
 Email: bonnie.layton@nv5.com
 Cell:

Agent Information: (e.g., architect, engineer, developer, representative)

Name:
 Address:
 City: Meridian
 State:
 Zip:
 Email:
 Cell:

SUBMITTAL REQUIREMENTS

Copy of completed Master Land Use Application:

Master Application.pdf  

Copy of Completed Checklist:

Master Application.pdf  

Narrative

:

PUD Application Letter to Staff.pdf  

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

Warranty Deeds.pdf  

Signed Property Owner Acknowledgement (if applicable):

Escalon - Property Owner Acknowledgement.pdf  

Photographs of existing site conditions:

Site Photos.pdf  

Site Plan (PDF):

Escalon Park Preliminary Plat Landscape Plan Rendering 3-27-23.pdf  

Escalon Park Preliminary Plat

Landscape Plan

Rendering 3-27-

23.pdf

Landscape Plan (if development is being proposed concurrently with this application):

Escalon Park Preliminary Plat Landscape Plan 3-27-23.pdf  

Colored Building Elevations elevations of any new proposed buildings. Building elevations must submitted for all four sides of the building and include callouts for colors, materials, building heights, windows, doors, architectural features, and landscaping:

Copy of Neighborhood Meeting Mailing List (not required for final plats):

R34297010B0  

R3430901200 -

300 ft Listing

(002).pdf

Copy of Neighborhood Meeting Letter Sent (not required for final plats):

Escalon Park Neighborhood Meeting Letter.pdf  

Escalon Park Neighborhood Meeting Letter.pdf

Copy of Neighborhood Meeting Sign in Sheet (not required for final plats):

Neighborhood Meeting

Certification.pdf

Vicinity Map, to scale, labeling the location of the property and adjacent streets:

Select File

Vicinity Map.pdf

AUTHORIZATION

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



Print applicant name:

Bonnie Layton

Applicant Signature:

signature.png

Date:

04/04/2023

Permit Fees

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

Payments

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

A-1



quick search:

Address

Permit #

License #



- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

Permit Project



File #: 23-000947 ...
 R3430901200 & R34297010B0 Caldwell ID 83605
 Escalon Park Mixed Use Planned Unit Development

No image found for this file, click here to upload an image.

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

EDIT:
File

Edit Permit: PUD23-000001



ADD:

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

Permit #: PUD23-000001
 Permit Type: Planned Unit Development
 Sub Type: Planned Unit Development
 Work Description: Escalon Park Mixed Use Planned Unit Development

Applicant: NV5 - Bonnie Layton
 Status: Online Application Received
 Application Date: 04/04/2023
 Total Amount: \$ 0.00
 Amount Paid: \$ 0.00
 Balance Due: \$ 0.00
 Valuation: 0.00
 Non-Billable:
 Approval Date:
 Issue Date:
 Expiration Date:
 Close Date:
 Last Inspection:

REPORTS:

- Custom
- Detail
- Summary

Original Prelim Plat Approved Subdivision Name:
 Approved Subdivision Name (Revised):
 Subdivision Revised Name Change Approval Date:
 HE Hearing Date Scheduled:
 HE Decision:
 P&Z Hearing Date Scheduled:
 P&Z Decision:
 CC Hearing Date Scheduled:
 CC Decision:

SUBJECT PROPERTY INFORMATION

Prior Use of the Property: Agricultural
 Proposed Use of the Property: Mixed use commercial a

APPLICANT INFORMATION

Applicant Name: Bonnie Layton
 Address: 690 S. Industry Way, Sui
 City:
 State: ID
 Zip: 83642

A-1

Phone: 208-275-8742
 Email: bonnie.layton@nv5.com
 Owner Name (if different than applicant): Viper Investments, LLC
 Address: 1977 E Overland Road
 City: Meridian
 State: Idaho
 Zip: 83642
 Email:
 Cell:

Agent Information: (e.g., architect, engineer, developer, representative)

Agent Name: Shawn Brownlee
 Address: 9839 W. Cable Car Street
 City: Boise
 State: Idaho
 Zip: 83709
 Email: shawn@trilogyidaho.com
 Cell: 208-895-8858

PLANNED UNIT DEVELOPMENT INFORMATION

Total Acreage: 118.57
 Current Zoning Designation: R1
 Phased Project: Yes

What phase # is this application for (i.e. Ph. 1, Ph. 2): All phases

List all proposed uses: Commercial and residential

% Usable Open Space: 27.16
 % Qualified Open Space: 15.5





TOTAL NUMBER OF LOTS

of residential lots: 432
 # of commercial lots: 9
 # of industrial lots: 0
 # of Common Lots: 60

TOTAL NUMBER OF DWELLING UNITS

Single Family (attached or detached): 240
 Duplex Units: 0
 Triplex Units: 0
 Four, Five, or Six Family Units: 0
 Multi-Family Units (7 or >): 192
 Proposed Density: 5.37

SUBMITTAL REQUIREMENTS

Completed & signed Master Land Use Application: Master Application.pdf  
 Recorded Warranty Deed for the subject property or evidence of property interest to subject property: Warranty Deeds.pdf  

A-1

- Signed Property Owner Acknowledgement (if applicable):

Escalon - Property Owner Acknowledgement.pdf
- Copy of Neighborhood Meeting Mailing List (not required for final plats):

R34297010B0

R3430901200 - 300 ft Listing (002).pdf
- Copy of Neighborhood Meeting Letter Sent (not required for final plats):

Escalon Park Neighborhood Meeting Letter.pdf
- Copy of Neighborhood meeting Sign in Sheet (not required for final plats):

Neighborhood Meeting Certification.pdf
- Narrative:

PUD Application Letter to Staff.pdf
- Detailed Site Plan (to scale) with all structures shown and labeled, property lines, setbacks, easements, special features, parking, lighting, trash storage areas, exterior mechanical equipment and screening, fencing, fire department access roadway clearly delineated, outdoor areas, common areas, utility services, sidewalks, etc.:
- Site Photos, colored and labeled, of the site and surrounding area showing building context.:

Site Photos.pdf
- Preliminary Plat Drawings (if applicable), scaled at 1' = 100', containing all contents as specified in 11-02-02(1) of Caldwell City Code:

Escalon Park Prelim Plat 20230328-FULL SET.pdf
- Phasing Plan (if phasing the project, a phasing plan is required):

Escalon Park Prelim Plat-PHASE MAP 20230404.pdf
- Traffic Impact Study (if applicable):

Escalon Park Sub TIS 01192023.pdf
- Detailed Landscape Plan, to scale, indicating the type, size and location of all existing and proposed plant materials and other ground covers, the size of plants at planting and maturity, existing vegetation labeled to remain or to be removed with landscaping on adjacent properties by areas to be considered, method of irrigation, cross-sections through areas of special features, berms, retaining walls, etc., and footprints of all structures:
- Building Elevations (colored) showing front, sides, and rear of building. Include scale, legend, materials, colors, screening materials, lighting, entryways, and awnings. (not required for final plats): Architecture.pdf
- Floor Plans of each building type, drawn to scale with sizes and types of interior spaces indicated. Show the use and dimensions of each room.: Architecture.pdf

A-1

All of the above items will be submitted in high resolution paper format AND electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned

AUTHORIZATION

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



Print applicant name:

Applicant Signature: 

Date:

 Permit Fees  

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

 Payments  

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

- Home
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- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

Permit Project



File #: 23-000948 ...
 R34297010B0 & R3430901200 Caldwell ID 83605
 Escalon Park Mixed Use Planned Unit Development

No image found for this file. [click here to upload an image.](#)

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

EDIT:
File

Edit Permit: SUB23-000012



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

Permit #: SUB23-000012
 Permit Type: Subdivision Plats
 Sub Type: Preliminary
 Work Description: Escalon Park Mixed Use Planned Unit Development

Applicant: NV5 - Bonnie Layton
 Status: Online Application Received
 Total Amount: \$ 0.00
 Amount Paid: \$ 0.00
 Balance Due: \$ 0.00
 Valuation: 0.00
 Non-Billable:

Application Date: 04/04/2023
 Approval Date:
 Issue Date:
 Expiration Date:
 Close Date:
 Last Inspection:

Original Prelim
 Plat Approved
 Subdivision Name:
 Subdivision
 Revised Name
 Change Approval
 Date:

Revised
 Subdivision Name:

OFFICE USE ONLY

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

CONTACT INFORMATION

Applicant Name:	Bonnie Layton	Address:	690 S. Industry Way, Suite 10
City:	Meridian	State:	Idaho
Zip:	83642	Email:	bonnie.layton@nv5.com

AI
1/4

Phone: 42624

Agent Name: - Shawn Brownlee

City:

Zip: 83709

Phone:

Property Own different than applicant): - Viper Investments, LLC (Corey

Address:

State:

Email: shawn@trilogyidaho.com

PROPERTY INFORMATION

Is this part of a concurrent application?: Yes

Prior use of the property: Agricultural

Permit #:

Proposed use of the property: Commercial and residential mixed use planned unit development. Only a portion of

TOTAL NUMBER OF LOTS

Residential: 250

Industrial: 0

Commercial: 9

Common: 60

TOTAL NUMBER OF DWELLING UNITS

Single Family (attached or detached): 240

Triplex Units: 0

Multi-Family Units (7 or >): 192

Duplex Units: 0

Four, Five, or Six Family Units: 0

Phased Project:

Total Acreage: 118.57

Max. Lot Size (excluding common lots): 13593

% Usable Open Space: 27.16

List all types of usable open space: parks w/ sport courts, tot lot, pathw:

What phase # is this application for (i.e. Ph. 1, Ph. 2): All phases

Min. Lot Size (excluding common lots): 3487

Avg. Lot Size (excluding common lots): 3518; 3642; 8686

% Qualified Open Space: 15.5

SUBMITTAL DOCUMENTS

Completed & signed Master Land Use Application: [Select File](#) Master Application.pdf

Copy of Neighborhood Meeting Letter Sent: Escalon Park Neighborhood Meeting

Copy of Neighborhood Meeting Sign in: R34297010B0

Meeting Mailing List (not required for final plats): R3430901200 - 300 ft Listing (002).pdf

Copy of Neighborhood Meeting Certification.pdf

AI 2/4

(not required for final plats):

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

Vicinity map drawn to scale, clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.: Select File

Metes and bounds legal description: Escalon Park Sub Pre-Plat Desc.pdf

Preliminary Plat Drawings (if applicable), scaled at 1' = 100', containing all contents as specified in 11-02-02(1) of Caldwell City Code: Escalon Park Prelim Plat 20230328-FULL SET.pdf

Detailed Landscape Plan to scale, indicating type, size and location of all existing and proposed plant materials and other ground covers, the size of plants at planting and maturity, existing vegetation labeled to remain or to be removed, method of irrigation, cross-sections through Select File

Sheet (not required for final plats):

Property Owner Acknowledgement: Owner Escalon - Property Acknowledgement.pdf

Site Plan (show existing and proposed streets, buildings, utilities, parking, easements, canals, ditches, etc): Escalon Park Preliminary Plat Landscape Plan Rendering 3-27-23.pdf

Narrative: Select File PUD Application Letter to Staff.pdf

Building Elevations (colored) showing front, sides, and rear of building. Include scale, legend, materials, colors, screening materials, lighting, entryways, and awnings. (not required for final plats): Architecture.pdf

areas of special features, berms, retaining walls, etc., and footprints of all structures:

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

Traffic Impact

Study: Escalon Park Sub TIS 01192023.pdf  

Copy of Order of

Decision's Regarding this Project:

Copy of any

Applicable Record of Surveys:

By checking this

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




Applicant Name: Bonnie Layton

Date: 04/04/2023

Applicant Signature: signature.png 

 Permit Fees  

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

 Payments  

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

quick search:

Address

Permit #

License #



- Home
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- Reports
- Support Center
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Permit Project



File #: 23-000946 ...
 0 HWY 20 26 CALDWELL ID 83605
 Escalon Park Mixed Use Planned Unit Development

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

EDIT:
File

Edit Permit: ZON23-000004



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

Permit #: ZON23-000004
 Permit Type: Rezone
 Sub Type: More than 20 acres
 Work Description: Escalon Park Mixed Use Planned Unit Development

Applicant: NV5 - Bonnie Layton
 Status: Online Application Received
 Total Amount: \$ 0.00
 Amount Paid: \$ 0.00
 Balance Due: \$ 0.00
 Valuation: 0.00

Application Date: 04/04/2023
 Approval Date:
 Issue Date:
 Expiration Date:
 Close Date:
 Last Inspection:

- REPORTS:
- Custom
- Detail
- Summary

Non-Billable:

OFFICE USE ONLY

HE Hearing Date
 Scheduled:
 HE Decision:

HE Legal Ad
 Publish Date:
 P&Z Hearing Date

P&Z Legal Ad
 Publish Date:

Scheduled:
 P&Z Decision:

CC Hearing Date
 Scheduled:
 CC Decision:

CC Legal Ad
 Publish Date:

Bill and Ordinance
 Approval Date:

PROPERTY INFORMATION

Is this part of a concurrent application?: Yes
 Prior use of the property: Agricultural

Permit #:
 Proposed use of the property: Commercial and residential

Current Zoning: I

Desired Zoning: HC

CONTACT INFORMATION

Applicant Name: Bonnie Layton
City: Meridian
Zip: 83642
Phone:

Address: 690 S. Industry Way, Suite 10
State: Idaho
Email: bonnie.layton@nv5.com

Address: 1977 E Overland Road
State: Idaho
Phone:

Property Owner (if different than applicant): VIPER INVESTMENTS LLC
City: Meridian
Email: bonnie.layton@nv5.com
Agent Name: NV5 - Bonnie Layton

SUBMITTAL DOCUMENTS

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

Metes and bounds H-C Rezone Desc.pdf
legal description:

Copy of Escalon Park Neighborhood Meeting Letter Sent (not required for final plats):

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

Vicinity Map to scale labeling the location of the property and adjacent streets:

Copy of any Applicable Record of Surveys:

Property Owner Escalon - Property
Acknowledgement: Owner Acknowledgement.pdf

Copy of Neighborhood Meeting Mailing List (not required for final plats):

Copy of Neighborhood Meeting Certification.pdf meeting Sign in Sheet (not required for final plats):

Narrative PUD Application Letter to Staff.pdf

Copy of Order of Decision's Regarding this Project:

AUTHORIZATION

By checking this box, I certify that all information provided is true to the best of

Applicant Name: Bonnie Layton




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

Applicant Signature: signature.png 

Date: 04/04/2023

 Permit Fees  

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

 Payments  

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

A-1



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

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

STAFF USE ONLY: SUB23-000012
 File number(s): CPM23-000004
ZON23-000004, PUD23-000001
 Project name: Escalon Park
 Date filed: _____ Date complete: _____
 Related files: _____

Subject Property Information

Address: _____ Parcel Number(s): R34297010B0 & R3430901200

Subdivision: _____ Block: _____ Lot: _____ Acreage: 118.57 Zoning: R-1

Prior Use of the Property: Agricultural

Proposed Use of the Property: Mixed use planned unit development including commercial and a variety residential units

Applicant Information:

Applicant Name: Bonnie Layton - NV5 Phone: 208-275-8742

Address: 690 S. Industry Way, Suite 10 City: Meridian State: Idaho Zip: 83642

Email: bonnie.layton@nv5.com Cell: _____

Owner Name: Viper Investments, LLC Phone: _____

Address: 1977 E. Overland Road City: Meridian State: Idaho Zip: 83642

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) Shawn Brownlee - Trilogy Development, Inc.

Address: 9839 W. Cable Car Street City: Boise State: Idaho Zip: 83709

Email: shawn@trilogyidaho.com Cell: _____

Authorization

Print applicant name: Bonnie Layton - NV5

Applicant Signature: Bonnie L. Layton Date: 4/4/23

A-1



CITY OF
Caldwell, Idaho

Planning & Zoning

ANNEXATION

Project Name: Escalon Park - Mixed Use Planned Unit Development	File #:
Applicant/Agent: Bonnie Layton - NV5 / Shawn Brownlee - Trilogy Development, Inc.	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
x	Completed & signed Hearing Review Master Application	
x	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	
x	Recorded warranty deed for the subject property	
x	Signed Property Owner Acknowledgement (if applicable)	
x	Vicinity map, showing the location of the subject property	
x	Site Plan The following are suggested items that may be shown on the site plan:	
x	• Property boundaries of the site	
x	• Existing buildings on the site	
x	• Parking stalls and drive aisles	
x	• Sidewalks or pathways (proposed and existing)	
x	• Fencing (proposed and existing)	
x	Metes and bounds legal description for the site to be annexed in WORD format	
x	Landscape Plan (if applicable)	
x	Neighborhood Meeting sign-in sheet	
N/A	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.	
	Fee	

STAFF USE ONLY:
Date Application Received: _____
Received by: _____
Proposed Hearing Date: _____
Hearing Body: _____

A-1



CITY OF
Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

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

STAFF USE ONLY:

File number(s): _____

Project name: _____

Date filed: _____ Date complete: _____

Related files: _____

Subject Property Information

Address: _____ Parcel Number(s): R34297010B0 & R3430901200

Subdivision: _____ Block: _____ Lot: _____ Acreage: 118.57 Zoning: R-1

Prior Use of the Property: Agricultural

Proposed Use of the Property: Mixed use planned unit development including commercial and a variety residential units

Applicant Information:

Applicant Name: Bonnie Layton - NV5 Phone: 208-275-8742

Address: 690 S. Industry Way, Suite 10 City: Meridian State: Idaho Zip: 83642

Email: bonnie.layton@nv5.com Cell: _____

Owner Name: Viper Investments, LLC Phone: _____

Address: 1977 E. Overland Road City: Meridian State: Idaho Zip: 83642

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) Shawn Brownlee - Trilogy Development, Inc.

Address: 9839 W. Cable Car Street City: Boise State: Idaho Zip: 83709

Email: shawn@trilogyidaho.com Cell: _____

Authorization

Print applicant name: Bonnie Layton - NV5

Applicant Signature: Bonnie L. Layton Date: 4/4/23

A-1



CITY OF
Caldwell, Idaho

Planning & Zoning

ANNEXATION

Project Name: Escalon Park - Mixed Use Planned Unit Development	File #:
Applicant/Agent: Bonnie Layton - NV5 / Shawn Brownlee - Trilogy Development, Inc.	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
x	Completed & signed Hearing Review Master Application	
x	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	
x	Recorded warranty deed for the subject property	
x	Signed Property Owner Acknowledgement (if applicable)	
x	Vicinity map, showing the location of the subject property	
x	Site Plan The following are suggested items that may be shown on the site plan:	
x	• Property boundaries of the site	
x	• Existing buildings on the site	
x	• Parking stalls and drive aisles	
x	• Sidewalks or pathways (proposed and existing)	
x	• Fencing (proposed and existing)	
x	Metes and bounds legal description for the site to be annexed in WORD format	
x	Landscape Plan (if applicable)	
x	Neighborhood Meeting sign-in sheet	
N/A	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.	
	Fee	

STAFF USE ONLY:

Date Application Received: _____

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____

A-1

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

	Planning & Zoning		Engineering		Fire Department		Totals
Comprehensive Plan Amendment							
Map amendment	10260		\$				\$
Text Amendment	10270	1	\$	3,482.50			\$ 3,482.50
Annexation							
Less than 2 acres	10240		\$	12550	\$	22025	\$
More than 2 acres	10240		\$	12550	\$	22025	\$
More than 20 acres	10240		\$	12550	\$	22025	\$
DeAnnexatin	10240		\$				\$
Subdivision Plats							
Preliminary Plat	10180		\$	12511	\$	22025	\$
Short plat	10180		\$	12512	\$	22025	\$
PUD w Subdivision	10210	1	\$	12,420.00	12513	1	\$ 10,864.13
PUD w/o Subdivision	10210		\$	12513	\$	22025	\$
Final Plat	10180		\$	12512	\$	22025	\$
Manufactured Home Park Prelim	10190		\$	12520	\$	22025	\$
Manufactured Home Park Final	10190		\$	12520	\$	22025	\$
Plat Amendment (Administrative)	10280		\$				\$
Plat Amendment (Public Hearing)	10280		\$				\$
Time Extension (Administrative)	10280		\$				\$
Time Extension (Public Hearing)	10280		\$				\$
Zone Change							
Less than 2 acres	10220		\$			22025	\$
More than 2 acres	10220	1	\$	3,080.00		22025	1 \$ 214.50
Special Use Permit							
Less than 2 acres	10200		\$	12530	\$	22025	\$
More than 2 acres	10200		\$	12530	\$	22025	\$
More than 20 acres	10200		\$	12530	\$	22025	\$
Additional Fees							
Appeals/ Amendments to Conditions	10290		\$				\$
Business Permits (No change in use)	11040		\$				\$
Business Permits (Change in use)	11040		\$				\$
Business Permits Renewal	11040		\$				\$
Certified Mailing	10340		\$				\$
Code Enforcement Admin. Fee	64240		\$				\$
Design Review - New Construction (Hearing Level)	10330		\$				\$
Design Review - Rennovations/Add.'s (Staff)	10330		\$				\$
Design Review - Building Maint. (Staff)	10330		\$				\$
Development Agreements	10335	1	\$	950.00			\$ 950.00
Development Agreement Modification	10335		\$				\$
City Clerk FBI Background Check/Finger Print (\$33.25)	11031		\$				\$
Historic Preservation (Staff level)	11042		\$				\$
Historic Preservation (Hearing level)	11042		\$				\$
Lot Line Adjustments	10280		\$				\$
Lot Split	10280		\$				\$
Minor Land Use App. (Home Occupation, Temp. Use, Mobile Food Unit)	10216		\$			22025	\$
Minor Land Use App. Renewal (Home Occupation, Temp. Use, Mobile Food Unit)	10216		\$			22025	\$
Minor Land Use App. (Admin. Deter. Dir. Appr.)	10216		\$				\$
Ordinance Text Amendment	10230		\$				\$
Outdoor Dining Permit	11040		\$				\$
Variance (Hearing Level)	10250		\$				\$
Letter Verification							
Certificate of Zoning Compliance Letter	10360		\$				\$
Legal Non-Conforming Use Letter	10360		\$				\$
Zoning Verification Letter	10360		\$				\$
Documents - Copies							
Audio Tape Duplication	10360		\$				\$
Bike & Pedestrian Master Plan	10360		\$				\$
Comprehensive Plan	10360		\$				\$
Parks & Recreation Master Plan	10360		\$				\$
Subdivision Ordinances	10360		\$				\$
Treasure Valley Tree Selection Guide	10360		\$				\$
Xerox copies	1401		\$				\$
Zoning Ordinance	10360		\$				\$
			\$	19,932.50	\$	10,864.13	\$ 1,237.35
CPM23-000004, PUD23-000001, SUB23-000013 ZON23-000004 ESCALON PARK R3430901200							\$ 32,033.98
						GRAND TOTAL	\$ 32,033.98

Paid in office 4/12/23 ck#14134

A-1

April 4, 2023

Mr. Alex Jones
Caldwell Planning & Zoning Dept.
621 Cleveland Blvd
Caldwell, ID 83605

sent via email

RE: Escalon Park Planned Unit Development, Future Land Use Map Amendment, Rezone
and Preliminary Plat Applications

Dear Mr. Jones,

On behalf of Trilogy Development, Inc., please accept our applications for a Comprehensive Plan Future Land Use Map Amendment, Planned Unit Development, partial Rezone and Preliminary Plat for Escalon Park located on the south side of Highway 20/26 between Middleton Road and Midland Boulevard. As discussed at our roundtable meeting held on November 3, 2022, Escalon Park is mixed use Planned Unit Development encompassing a mix of single-family residential lots, multi-family units and commercial parcels, along with a variety of open spaces and amenities.

SITE HISTORY

The subject property has been annexed into the City of Caldwell for several years with a zoning classification of R-1 Low Density Residential. Since that time the property has remained in agricultural crop production. In 2020 an application was made for a residential planned unit development. This application ultimately did not gain approval from the city council and the applicant was directed to work with staff and come back with a plan that provided a mix of uses for the site, not solely a mix of housing types.

COMPREHENSIVE PLAN, FUTURE LAND USE MAP & ZONING

The City of Caldwell's 2040 Comprehensive Plan and Future Land Use Map shows this property as Medium and Low Density Residential surrounded by the Highway Corridor designation adjacent to Highway 20/26.¹ For this reason, we are seeking a Comprehensive Plan Future Land Use Map Amendment to Highway Corridor for the top portion of our site (north of the Madden Spur Drain easement and east of Santa Ana Avenue) to make the zoning more harmonious with the surrounding Highway Corridor designations. This is consistent with the Comprehensive Plan whereby the Highway Corridor section states, "*This category includes land that is suitable for a blend of highway oriented commercial uses, business parks, limited light industrial uses, educational, office and high density residential uses.*"²; and is further supported by the Comprehensive Plan under the "Guidance on Non-Residential Zoning Exhibit #17" charts found on page 49. For those reasons, along with feedback from staff, this Future Land Use Map amendment is filed in conjunction with our request to rezone this area to Highway Corridor. This supports the city's long-term goals of a commercial corridor along Highway 20/26 and

¹ See City of Caldwell Future Land Use Map dated March 30, 2022

² See City of Caldwell 2040 Comprehensive Plan, Chapter 5 – Land Use, page 42.

will increase the current and future compatibility with our neighbors to the east and west, both of which are currently operating commercial enterprises on their properties.

As for the remainder of the site, as previously mentioned, the Future Land Use Map shows Low and Medium Density Residential, and these designations are intended for R-1 and R-2 zoning respectively. Per the Comprehensive Plan, Low Density Residential allows for, *“A planned-unit development with mixed uses, such as duplexes, townhouses and compatible non-residential uses, may be permitted at a residential density of not more than six (6) units per gross acre.”*³ Additionally, Medium Density Residential states, *“The residential density range shall not exceed four (4) dwelling units per gross acre for a single-family residential subdivision and shall not exceed twelve (12) units per gross acre for a mixed use (planned unit development) site.”*⁴

Escalon Park is proposing a total of 432 dwelling units with an overall density of 5.37 dwelling units per acre. This is well within the maximum dwelling units per acre ranges outlined in the Comprehensive Plan and is significantly less than what could be proposed with a Planned Unit Development application.

PARTIAL REZONE FROM R-1 TO H-C

Through conversations and our work with staff, Escalon Park has been planned as a mixed-use Planned Unit Development. As part of this plan, we are proposing to rezone approximately 39.039 acres of our site to H-C Highway Corridor for reasons previously stated regarding the Comprehensive Plan map amendment. We have designated this portion of our site as commercial due to its adjacency to Highway 20/26 and Santa Ana Avenue and believe it will be an attractive location for commercial and retail development. This area is also surrounded on 3 sides by land designated on the Future Land Use Map as Highway Corridor and therefore the rezoning of this portion of our site will be more suitable (and in line) with its current and future surroundings; this is also in compliance with the Recommended Zoning chart on page 49 of the 2040 Comprehensive Plan.

PUD ORDINANCE

Per the City of Caldwell’s Planned Unit Development Ordinance, the intent of a planned unit development “involves a parcel of land which is planned and developed as a unit under single ownership or control, containing one or more uses, buildings, and common open space or recreational facilities...”⁵ The PUD Ordinance goes on to further state that the purpose of the PUD is to “encourage the unified and planned development of a site.” and that the “planned unit development process is intended to provide flexibility, latitude and relief from the provisions of the zoning ordinance...”⁶

³ See City of Caldwell 2040 Comprehensive Plan, Chapter 5 – Land Use, page 44.

⁴ See City of Caldwell 2040 Comprehensive Plan, Chapter 5 – Land Use, page 45.

⁵ 10-03-07(1) Intent: A planned unit development involves a parcel of land which is planned and developed as a unit under single ownership or control, containing one or more uses, buildings, and common open space or recreational facilities. The planned unit development process is not intended to skirt development rules nor results in a detrimental impact on the surrounding community through its implementation. The administrative procedures for a planned unit development shall be the same as applied to special use permits.

⁶ 10-03-07(2) Purpose: It shall be the purpose of this section to encourage the unified and planned development of a site held in individual or corporate ownership at the time of development by the use of a planned unit development process. Such developments may be permitted without customary division into individual lots, or without specific conformance with the zoning district regulations as applicable to individual lots or traditional subdivisions subject to the regulations as provided in this chapter; 2A. The planned unit development process is intended to provide flexibility, latitude and relief from the provisions of the zoning ordinance ...”

A-2

Additionally, to qualify for a Planned Unit Development application the proposed development must be consistent with two (2) or more instances as described in code section 10-03-07(2)A.⁷ As described in our Planned Unit Development application forms (attached), the Escalon Park project design and site conditions qualifies this project for a PUD:

1. **Offers a maximum choice of living environments by allowing a variety of housing and building types:** Escalon Park provides for a variety of housing types including traditional single family detached lots, alley loaded and street loaded patio home lots along with three story walk-up style apartments. This mix of product type offers a range of housing options for the residents of Escalon Park to choose from.
2. **The development promotes mixed use projects which are functionally integrated within the development and provides services to the primary use.** Escalon Park has been designed to provide just over 39.039 acres of Highway Corridor zoned (HC) area adjacent to Highway 20/26. There are a total of 9 parcels in this zone to allow for flexibility in the development of commercial and retail spaces that will provide non-residential services and amenities for the residents of Escalon Park and other residents in the area.
3. **Provides a layout which preserves and properly utilizes natural topography and geologic features, trees, scenic vistas or other vegetation:** Mason Creek runs along the western boundary of the site as well as in part of the most southern portion of the property. Additionally, the Madden Spur Drain Easement runs east/west through the top third of the site and our project has been designed in such a way that provides a healthy buffer area between the commercial and residential uses. Both irrigation easements serve as a natural amenity to the project and will include pathways adjacent to these open spaces. The vegetation and topography of the easement will remain in accordance with Pioneer Irrigation District standards.
4. **Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes.**
The geometry of the parcel is quite unique. This very irregular boundary has with no fewer than 17 line segments, is somewhat shaped like the letter Y and is broken up by the irrigation easements that run through the site. The future expansion/development of Santa Anna Avenue and Skyway Drive further impact the development of the site by splitting it into 4 separate quadrants.

PROJECT DESIGN

Escalon Park is a thoughtfully planned mixed-use development project that is designed in accordance with the City of Caldwell's Comprehensive Plan and Zoning Code. Primary access into the project will be from the newly constructed Santa Ana Avenue that runs north-south through our site. There are a total of 9 commercial lots north of the Madden Spur Drain easement, eight of which are almost one acre in size (each) and one larger

⁷ A. The planned unit development process is intended to provide flexibility, latitude and relief from the provisions of the zoning ordinance only if the proposed development is consistent with two (2) or more of the following instances:

1. The development offers a maximum choice of living environments by allowing a variety of housing and building types.
2. The development promotes mixed use projects which are functionally integrated within the development and provides services to the primary use.
3. The development provides a layout which preserves and properly utilizes natural topography and geologic features, trees, scenic vistas or other vegetation.
4. Where a land parcel is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes.

A-2

parcel that is nearly 15 acres in size. The variety of lot sizes allows in flexibility for users and provides the possibility for a big box retailer or grocery store to locate here.

Moreover, running east-west along the southern boundary of these commercial parcels (.25 miles south of Highway 20/26), Toomes Street will connect from Santa Ana Avenue to the planned Valencia Village project to our west. Once complete, Toomes Street will be a critical link between Middleton Road and Santa Ana Avenue, providing a local road connection for the surrounding properties, and thus reducing the need for local traffic to venture out onto Highway 20/26. Additionally, the Madden Spur Drain runs parallel along the southern edge of Toomes Street creating additional separation and a natural buffer between the commercial and residential portions of our project.

BULK ZONING STANDARDS

OPEN SPACES & AMENITIES

In accordance with the Planned Unit Development Ordinance⁸ and City of Caldwell's Landscaping Ordinance⁹ Escalon Park has been designed to provide for a robust and highly amenitized site plan. For both PUD residential developments and multi-family developments, ten percent (10%) percent open space is required. Escalon Park includes 12.46 acres or 15.5% of qualified open space. Additionally, due to the irrigation easements running through the site, there is a total of 25.69 acres (21.67%) common area open space dispersed throughout the site.

The PUD Ordinance requires a variety of amenities which we have located throughout the site. In addition to the 8' wide pathway along Mason Creek, there are a number of micro pathways that connect to larger open spaces. The community also has a variety of playground and tot lot areas, sport courts, and pool and clubhouse. All common open spaces are intended to have the required access easements.

PARKING

Each single-family residence will have, at minimum, a two-car garage with a driveway. For lots with 40' or less of frontage we have provided an additional 3 parking lots to provide for 30 guest parking spaces (well above the 13 guest spaces required by code. Finally, to support the eight apartment buildings a total of 395 regular parking spaces and 16 ADA accessible spaces are provided for a total of 2.06 spaces per unit.

PUBLIC SERVICES

Sewer:

Sewer (21") will extend east from Mason Creek Landing Subdivision, under the Mason Creek to serve the development site. A combination of 10" and 8" sewer lines will extend throughout the development site to collect sewage from the subdivision building lots. Caldwell's Sewer Master plan shows sewer basins 111 & 363 (see attached) draining north to a future sewer trunk in Hwy 20/26. This would be ideal, but depends on construction of the trunk prior to tie-in. Sewer profiles included in the preliminary

⁸ See 10-03-07:Planned Unit Developments (4)A.3.

⁹ See 10-07-05:Common Open Space Standards(2)A.

A-2

plat show all sewage flowing south. When plans are finalized for the sewer trunk in Hwy 20/26, sewer service to these basins should be reevaluated as it may avoid fill required to cover the sewer in the northern reaches of the development. Sewer clearance above the culvert crossing of the Madden Spur Drain will be critical in design. Import fill will be needed in some areas north of the drain to cover the sewer lines. Preliminary profiles show approx. 2' of cover in the shallow areas.

Water:

A 12" water line will be extended down Skyway from Mason Creek Landing Subdivision. Sized per City through the subdivision – City controls hydraulic water model for potable water. A 12" water main will be constructed in Santa Anna; interior lines will most likely be 8" in diameter, pending results of water modeling.

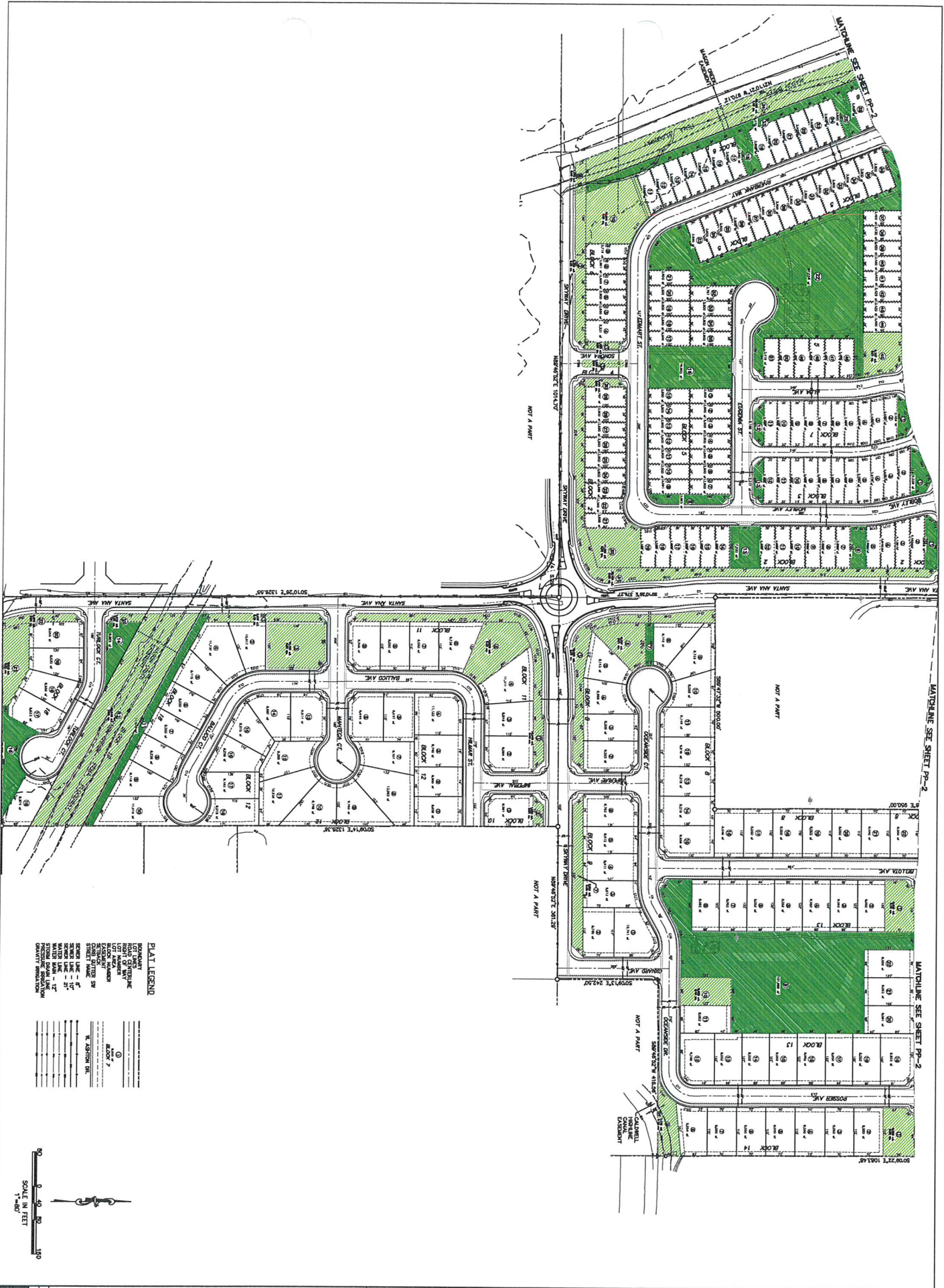
On behalf of Trilogy Development and the entire design team we appreciate your time and effort in reviewing our application and I am happy to answer any questions you might have. I can best be reached at 208-724-2624. Thank you for your time and I look forward to hearing from you.

Kind regards,

Bonnie Layton

Bonnie Layton

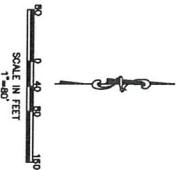
A-2



PLAT LEGEND

- MONUMENT
- BOUNDARY
- EXISTING CONDUIT
- EXISTING UTILITY
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING DRIVE
- EXISTING STREET
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING FENCE
- EXISTING SIGN
- EXISTING LIGHT
- EXISTING TREE
- EXISTING PLANT
- EXISTING LANDSCAPE
- EXISTING GRAVEL
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING BRICK
- EXISTING STONE
- EXISTING MASONRY
- EXISTING METAL
- EXISTING WOOD
- EXISTING OTHER
- EXISTING UNKNOWN
- EXISTING UNIDENTIFIED
- EXISTING UNRECORDED
- EXISTING UNLAWFUL
- EXISTING UNLAWFUL EASEMENT
- EXISTING UNLAWFUL ENCROACHMENT
- EXISTING UNLAWFUL CONDUIT
- EXISTING UNLAWFUL UTILITY
- EXISTING UNLAWFUL EASEMENT
- EXISTING UNLAWFUL RIGHT-OF-WAY
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- EXISTING UNLAWFUL CURB
- EXISTING UNLAWFUL FENCE
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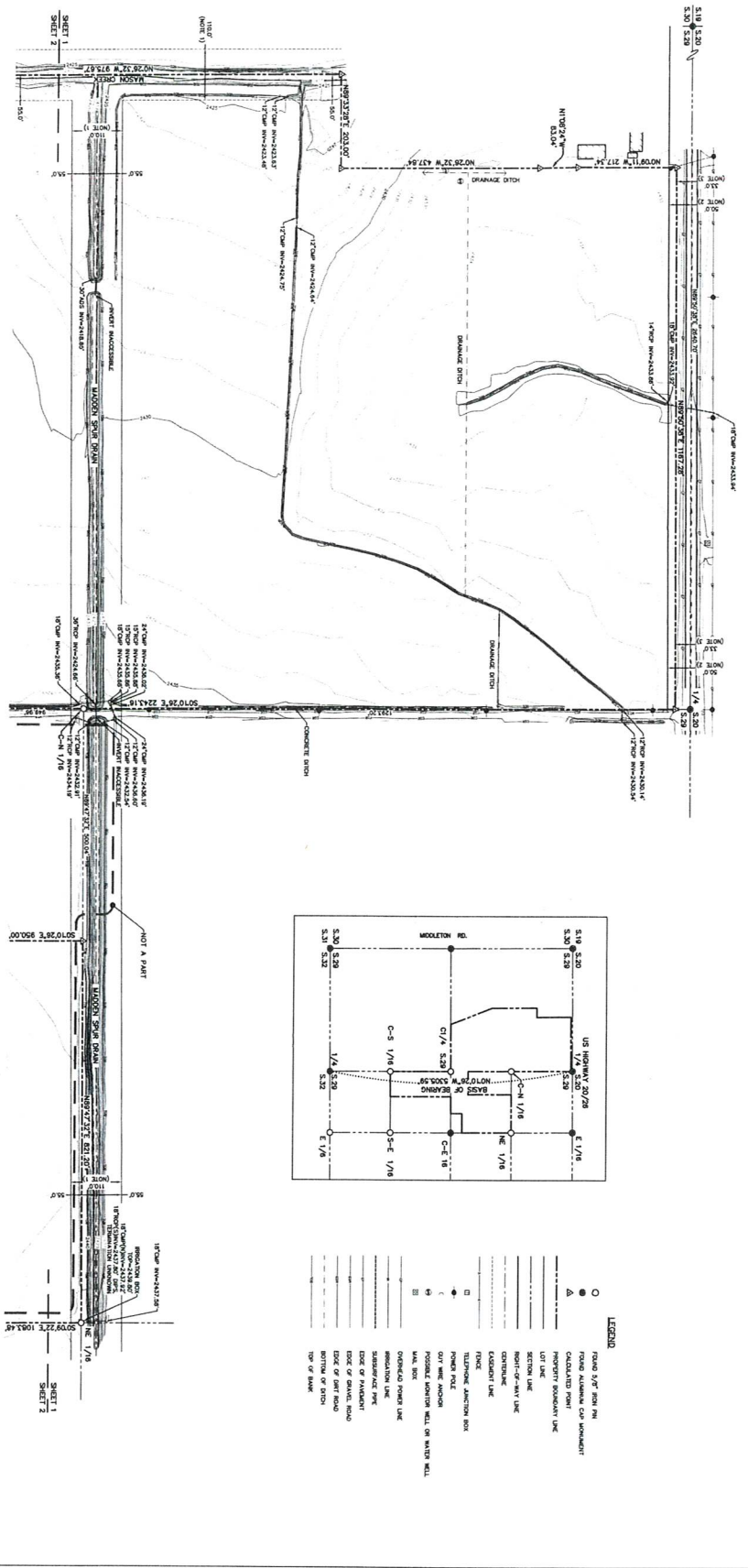
PRELIMINARY PLAT
ESCALON PARK SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 11/11/11	PROJECT: ESCALON PARK SUBDIVISION	REVISION: 11/11/11
DRAWN BY: [Name]	CHECKED BY: [Name]	APPROVED BY: [Name]
DATE: 11/11/11	PROJECT: ESCALON PARK SUBDIVISION	REVISION: 11/11/11
DRAWN BY: [Name]	CHECKED BY: [Name]	APPROVED BY: [Name]

Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 11000 E. 11th St. Suite 200
 Aurora, CO 80015
 www.baileyengineering.com

PP-3

A.3

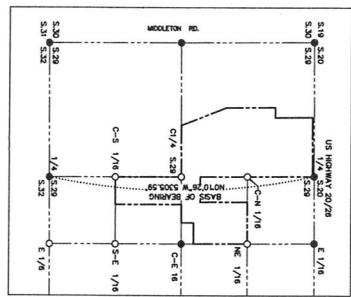


UTILITY WARNING
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND SHOULD BE CONSIDERED AS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

- NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
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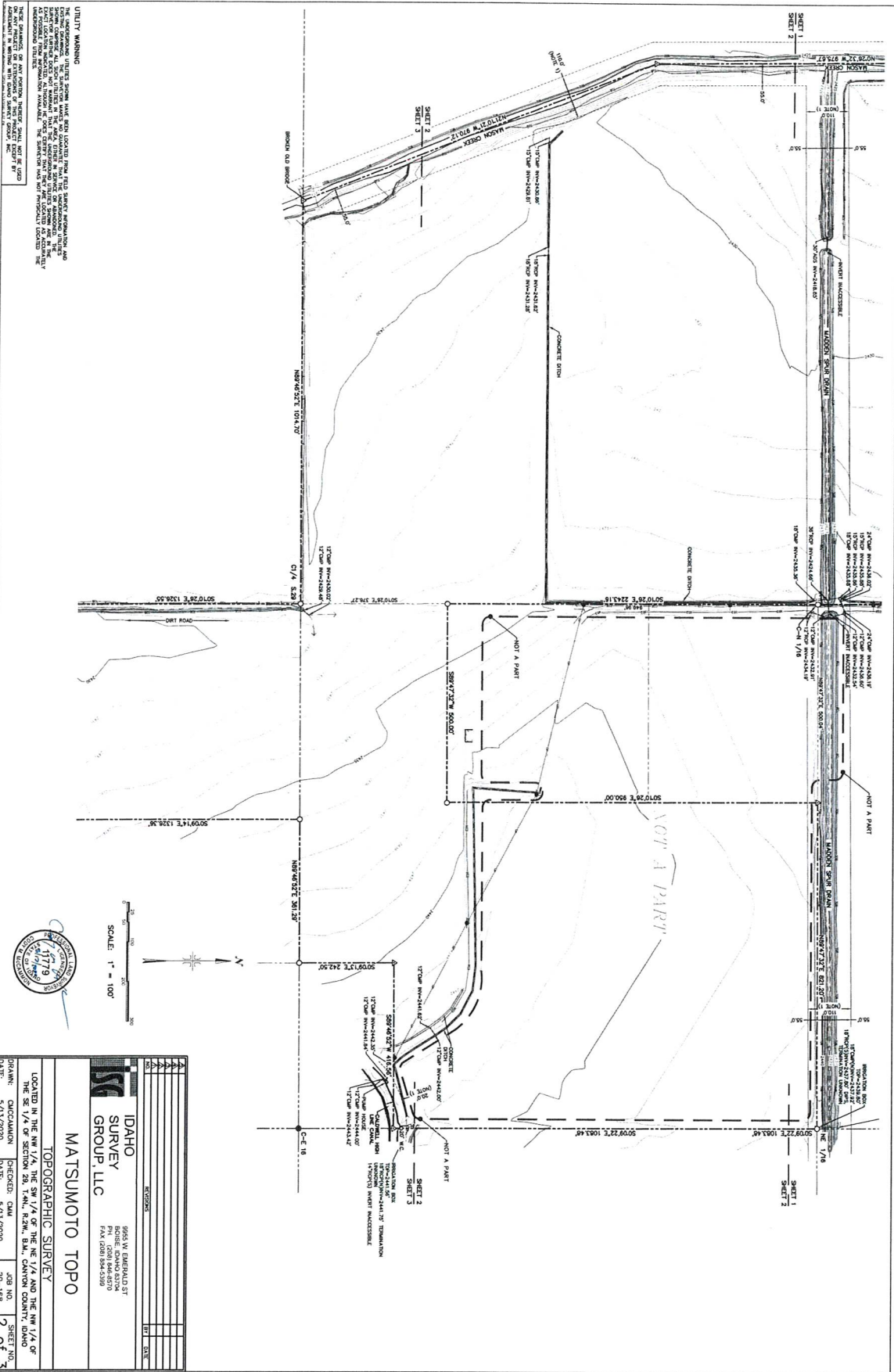


IDAHO SURVEY GROUP, LLC	
3655 W. EMERALD ST. BOISE, IDAHO 83726 PHONE: (208) 333-8888 FAX: (208) 333-8899	
MATSUMOTO TOPO	
TOPOGRAPHIC SURVEY	
LOCATED IN THE NE 1/4 OF SECTION 36, T4N, R12E, S11W, SHERMAN COUNTY, IDAHO.	
THE SE 1/4 OF SECTION 36, T4N, R12E, S11W, SHERMAN COUNTY, IDAHO.	
DATE: 5/14/2020	SHEET NO: 1 OF 3



- LEGEND**
- FOUND 3/4\"/>

A-3



UTILITY WARNING
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SERVICE INFORMATION AND ARE NOT GUARANTEED. THE LOCATION OF UTILITIES IS NOT GUARANTEED. THE LOCATION OF UTILITIES IS NOT GUARANTEED. THE LOCATION OF UTILITIES IS NOT GUARANTEED. THE LOCATION OF UTILITIES IS NOT GUARANTEED.

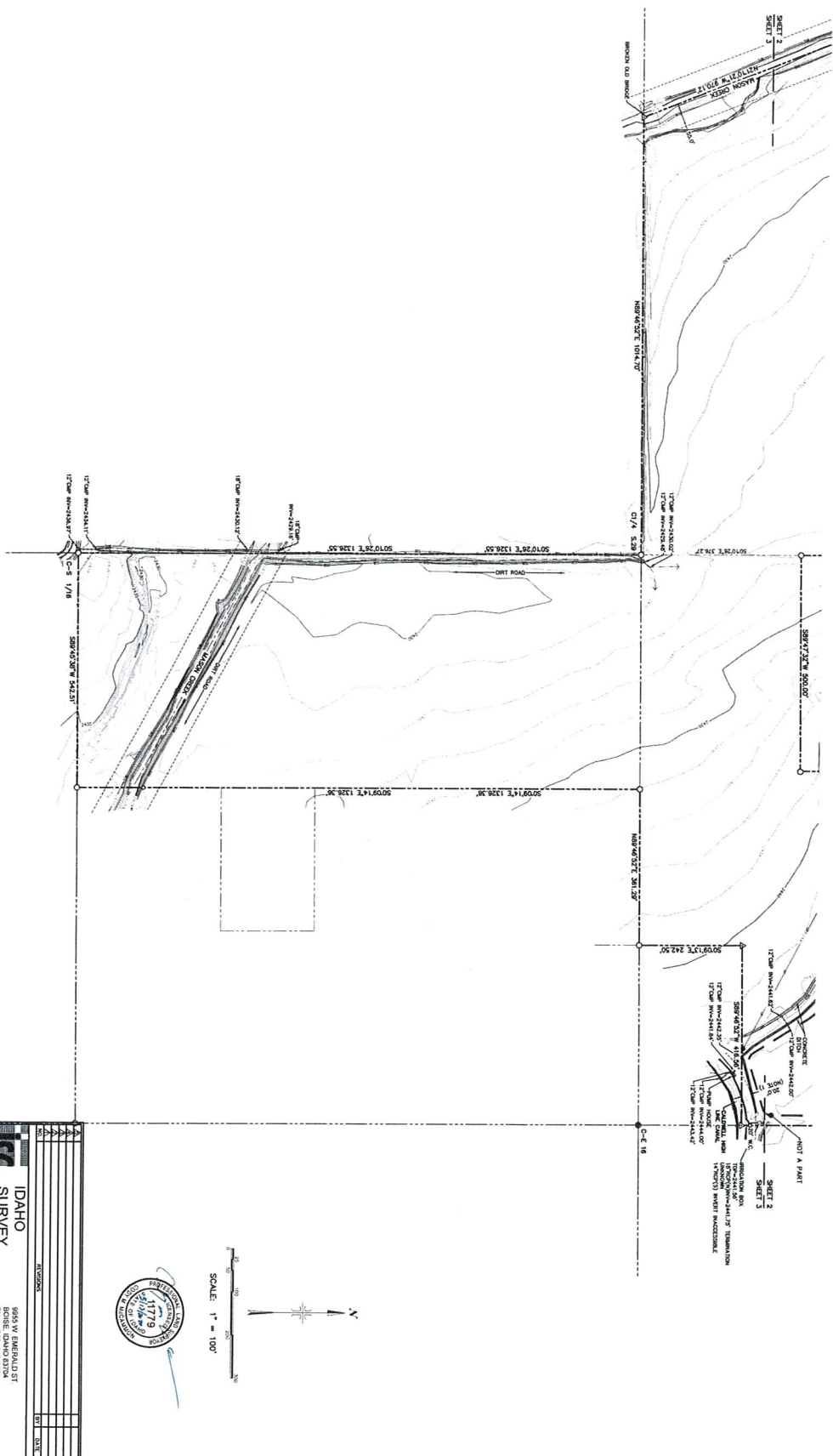


DATE	PROJECT	SHEET
5/13/2020	ESCALON PARK SUBDIVISION	2 OF 3
TOPOGRAPHIC SURVEY		
IDAHO SURVEY GROUP, LLC		
MATSUMOTO TOPO		
9665 W. EMERALD ST BOISE, IDAHO 83725 PHONE: (208) 333-4339 FAX: (208) 333-4339		
LOCATED IN THE NW 1/4 OF SECTION 28, T4N, R23W, B1E, BLK 1, CANNON COUNTY, IDAHO	CHECKED: CAJ	DRAWN: MTL
DATE: 5/13/2020	DATE: 5/13/2020	DATE: 5/13/2020
SCALE: 1" = 100'	SCALE: 1" = 100'	SCALE: 1" = 100'

PP-5	EXISTING TOPOLOGY	REVISED	THE SAME DESCRIPTION		Bailey Engineering, Inc. CIVIL ENGINEERING PLANNING CADD 1122 S. 11th St. #14-210 BOISE, ID 83725
		L. 05-01-2021 CITY ORDINANCE - LOTS ARE OPEN SINCE BY PLUMB			

A-3

UTILITY WARNING
 THESE DRAWINGS HAVE BEEN CONDUCTED FROM THE SURFACE AND DO NOT TAKE INTO ACCOUNT ANY SUBSURFACE UTILITIES. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THERE ARE NO KNOWN UTILITIES IN THE AREA. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE AREA AND HAS NOT DETECTED ANY UTILITIES. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UTILITIES THAT MAY BE PRESENT IN THE AREA. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UTILITIES THAT MAY BE PRESENT IN THE AREA. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UTILITIES THAT MAY BE PRESENT IN THE AREA.



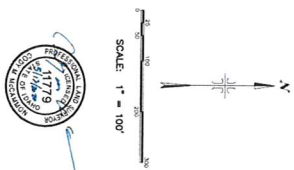
IDAHO SURVEY GROUP, LLC
 MATSUMOTO TOPO

9695 W. EMMERALD ST.
 BOISE, IDAHO 83725
 PHONE: (208) 333-8888
 FAX: (208) 333-8889

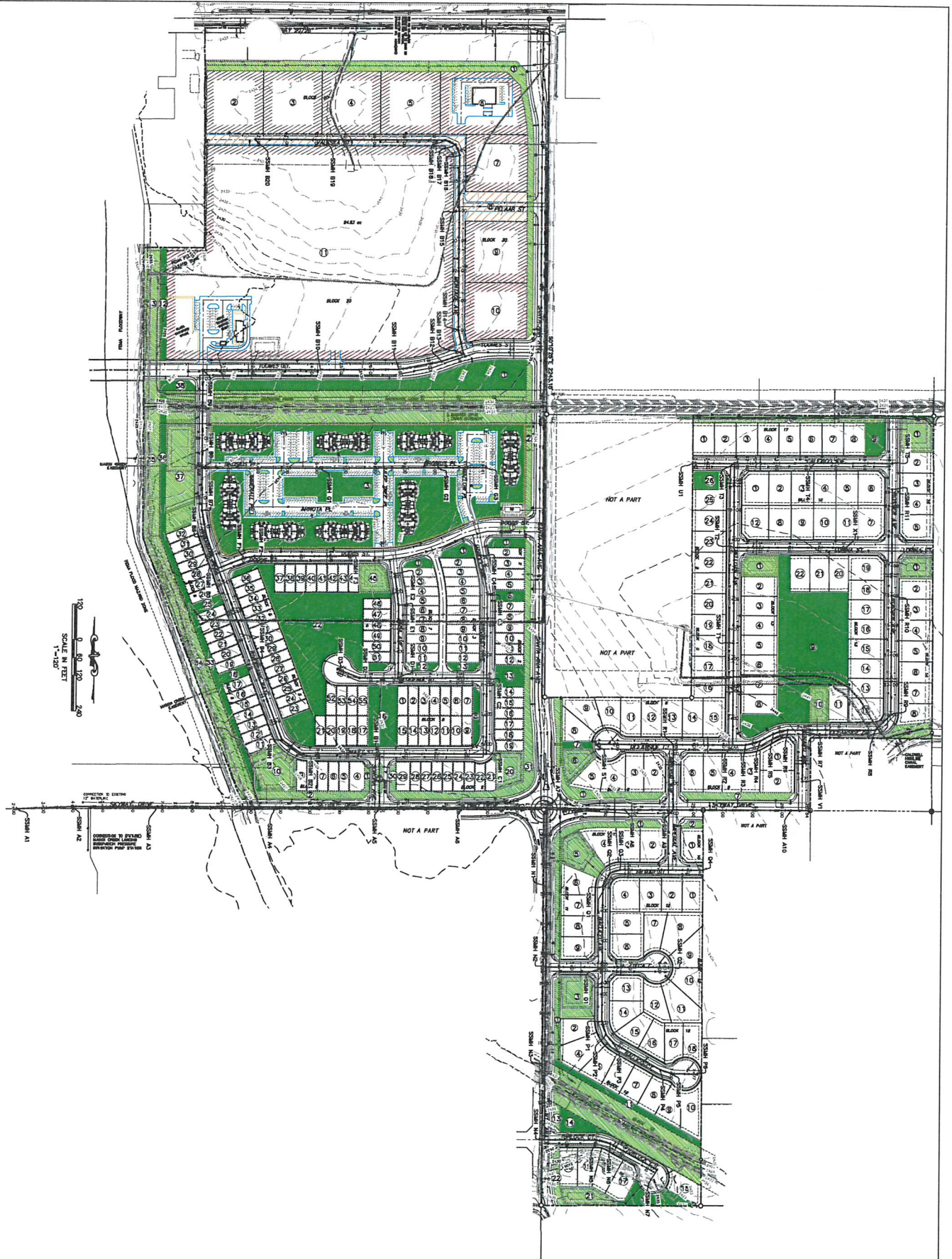
TOPOGRAPHIC SURVEY

LOCATED IN THE NW 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 28, T.4N., R.27W., B.M., CANYON COUNTY, IDAHO

DATE:	5/13/2020	CHECKED:	CMH	JOB NO.:	20-168	SHEET NO.:	3 OF 3
DATE:	5/13/2020	CHECKED:	CMH	JOB NO.:	20-168	SHEET NO.:	3 OF 3



A-3



SCALE IN FEET
1" = 120'

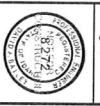
CONFORM TO PRELIMINARY ENGINEERING PLAN FOR ESCALON PARK SUBDIVISION BY HRS&S

PP-9

PRELIMINARY ENGINEERING
ESCALON PARK SUBDIVISION
TRILOGY DEVELOPMENT, INC.

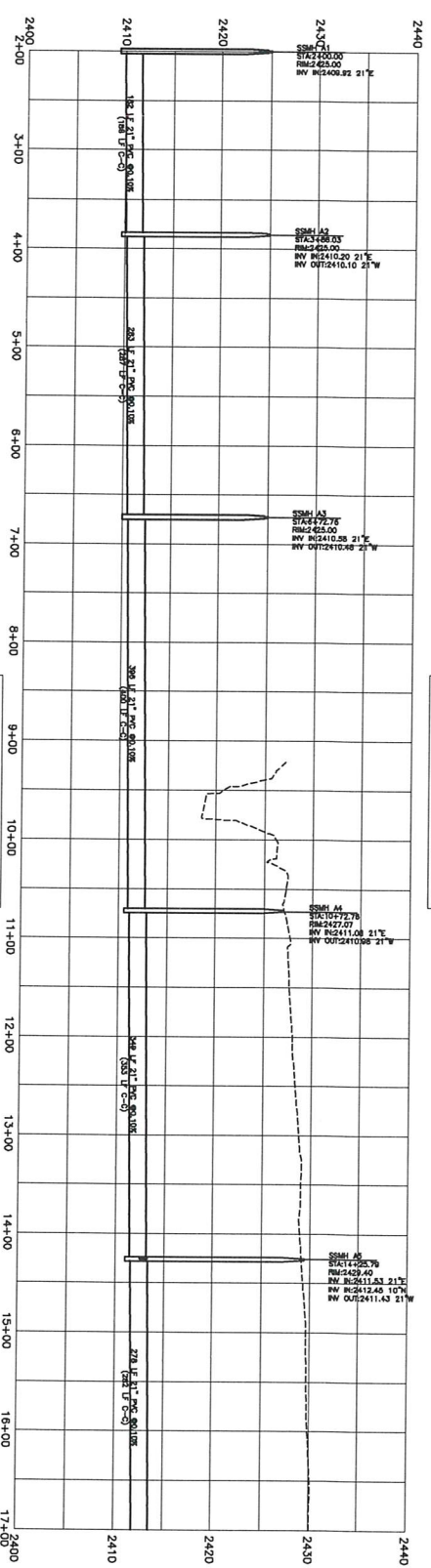
REVISED
BY: DATE: DESCRIPTION:
1. 3/22/2011-14 LAYOUT FROM
2. 3/22/2011-30 LAYOUT CHANGES

DATE: 3/27/11
SCALE: AS SHOWN
DRAWN BY: JAC

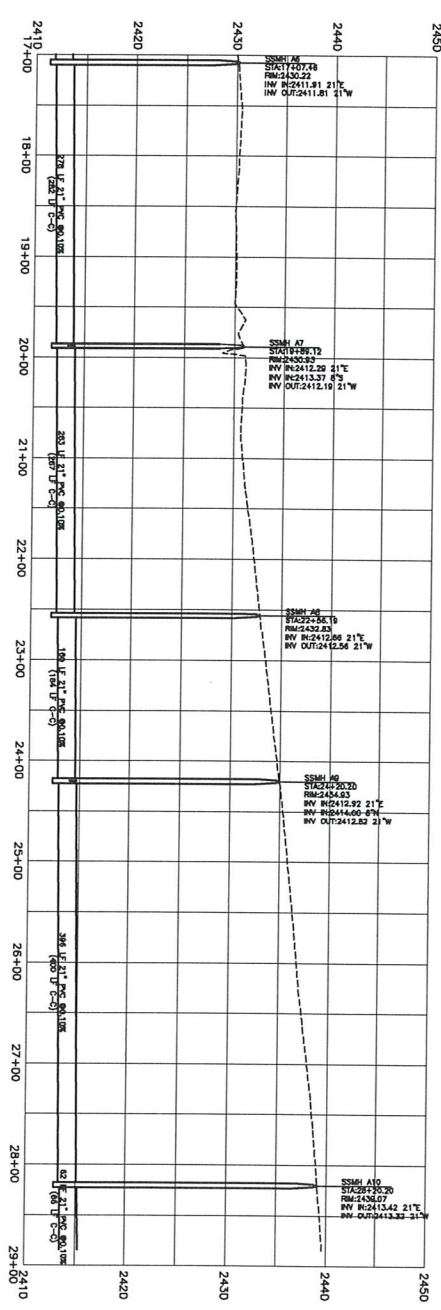


BAILEY ENGINEERING, INC.
CIVIL ENGINEERING | PLANNING | CADD
101 W. HICKORY LANE
9557 W. 87TH S.
ST. LOUIS, MO 63126
TEL: 314.993.0215
WWW.BAILEYENGINEERING.COM

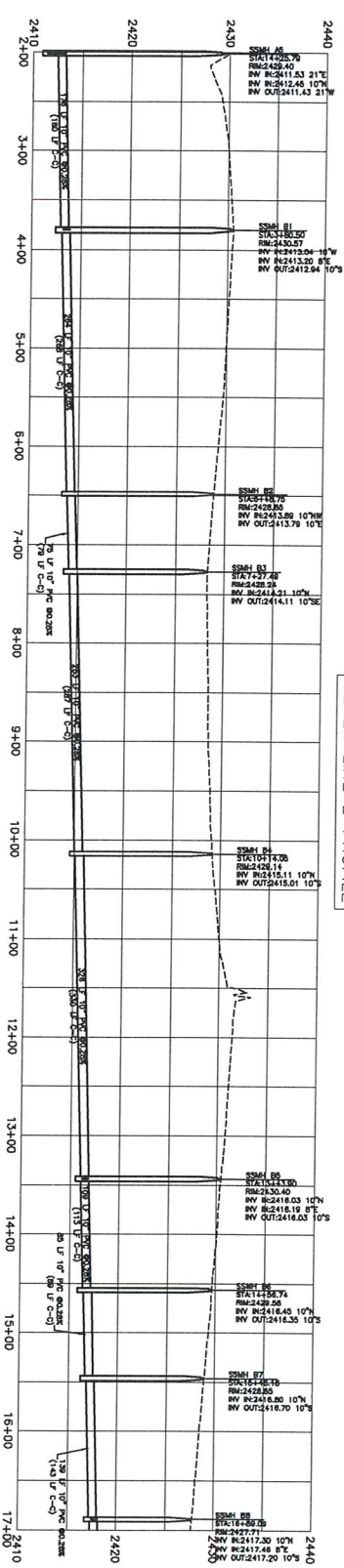
A3



SEWER LINE A PROFILE



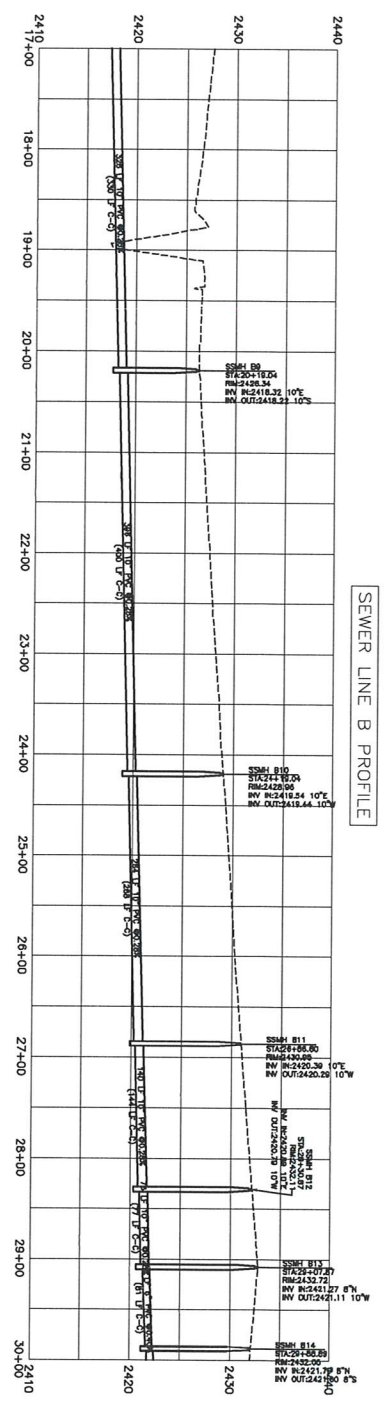
SEWER LINE B PROFILE



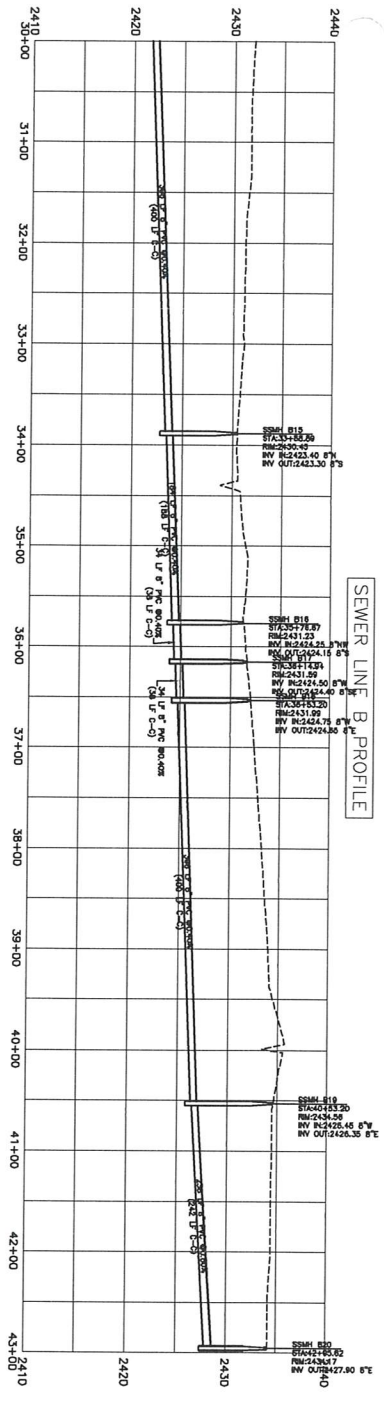
SCALE: HORIZONTAL 1" = 40' VERTICAL 1" = 5' 0"

<p>Bailey Engineering, Inc. CIVIL ENGINEERING PLANNING CADD 100 N. WOODS LANE SUITE 101 MILWAUKEE, WI 53224</p>	<p>DATE: _____</p> <p>PROJECT: _____</p> <p>SCALE: _____</p>	<p>REVISION</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION															
	NO.	DATE	DESCRIPTION																	
<p>SEWER PROFILES</p> <p>ESCALON PARK SUBDIVISION</p> <p>TRILOGY DEVELOPMENT, INC.</p>		<p>PROJECT NO. _____</p> <p>DATE: _____</p> <p>SCALE: _____</p>																		
<p>PP-10</p>		<p>DATE: _____</p> <p>PROJECT: _____</p> <p>SCALE: _____</p>																		

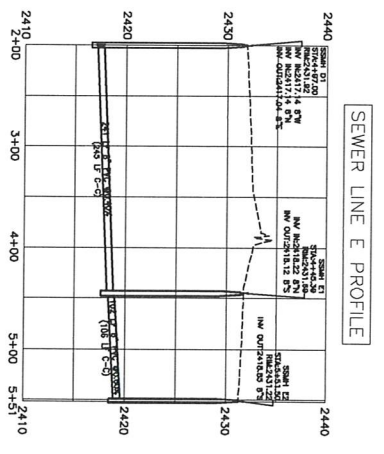
A-3



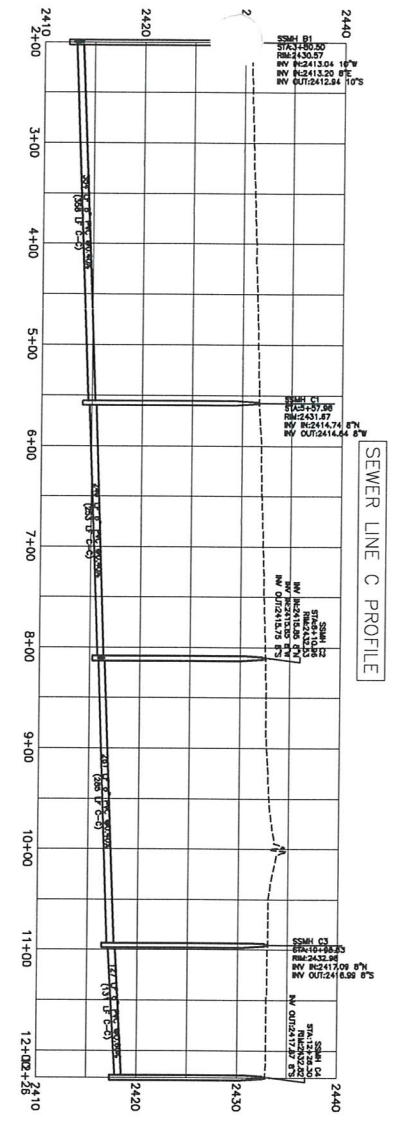
SEWER LINE B PROFILE



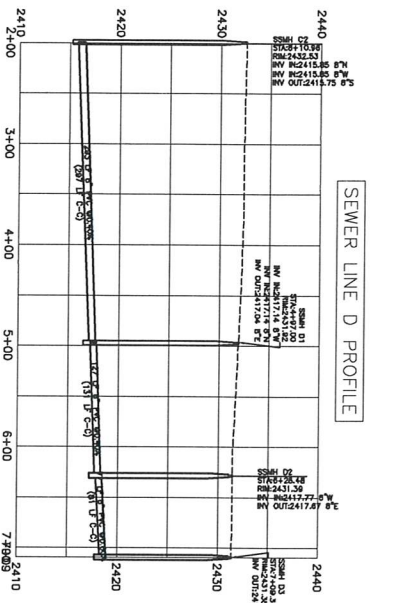
SEWER LINE B PROFILE



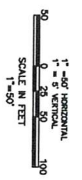
SEWER LINE E PROFILE




SEWER LINE C PROFILE

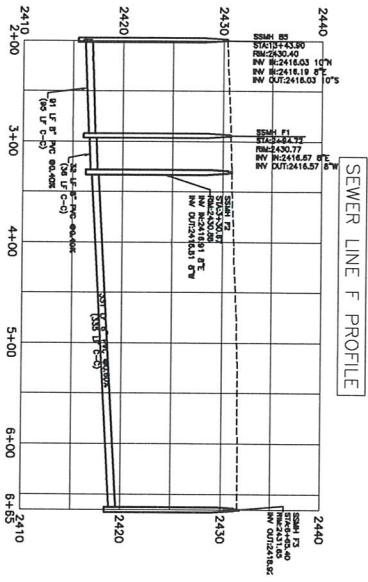


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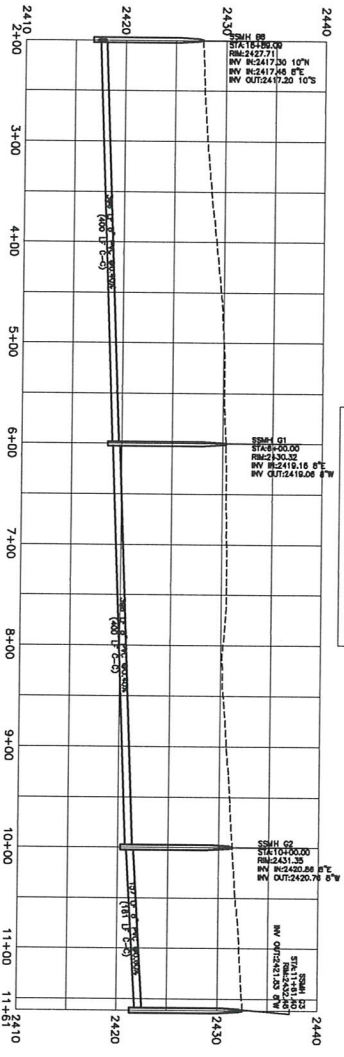


 <p>Bailey Engineering, Inc. CIVIL ENGINEERING PLANNING CADD</p>	<p>DATE: _____</p> <p>PROJECT: _____</p> <p>SHEET: _____</p>	<p>REVISION</p> <p>NO. DATE DESCRIPTION</p>
	<p>SEWER PROFILES</p> <p>ESCALON PARK SUBDIVISION</p> <p>TRILOGY DEVELOPMENT, INC.</p>	
	<p>PROJECT NO. _____</p> <p>DATE: _____</p> <p>SCALE: _____</p>	
	<p>PP-10</p>	

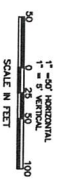
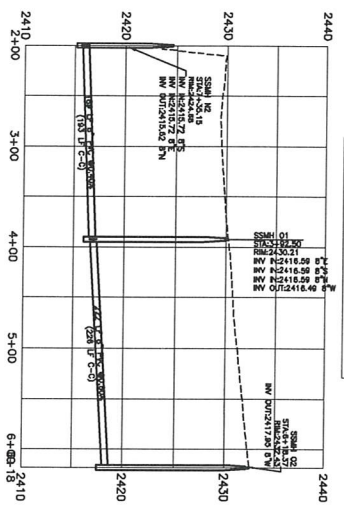
A-3



SEWER LINE F PROFILE

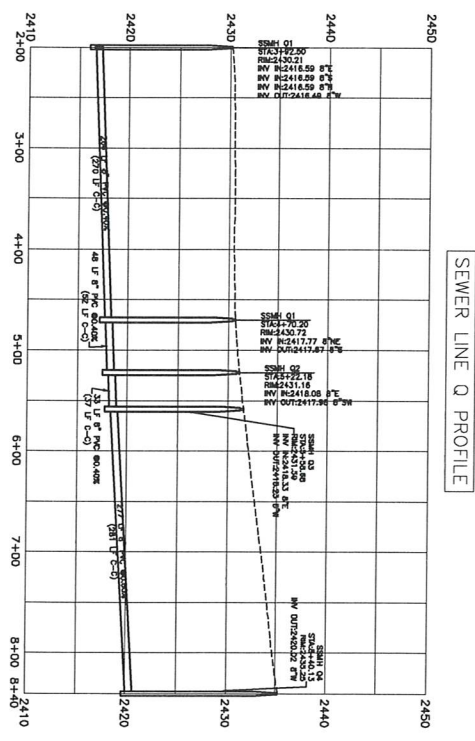
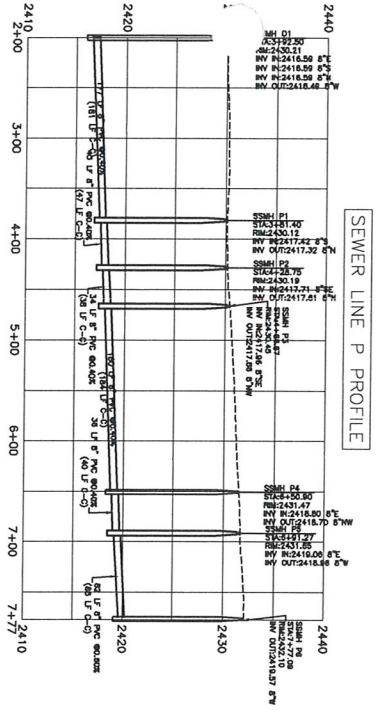
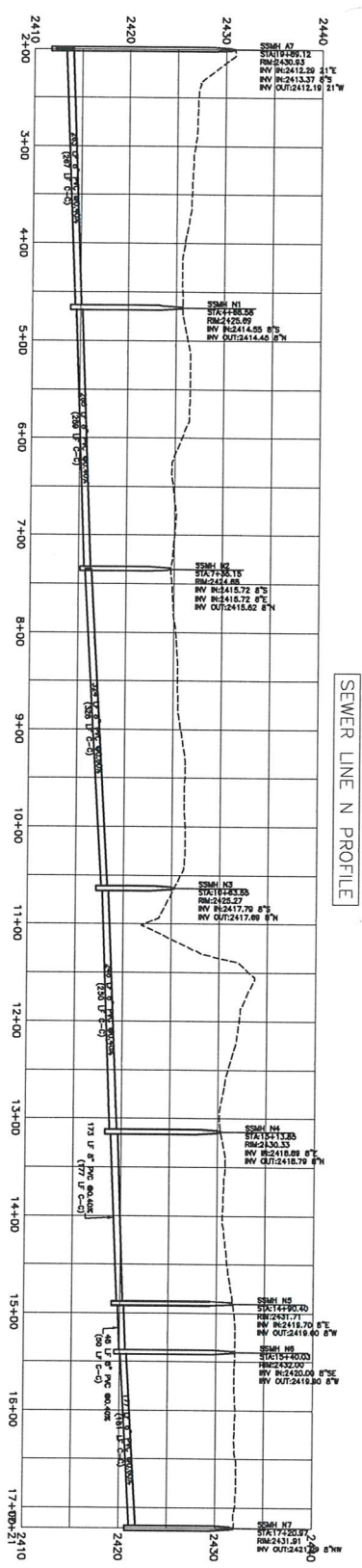
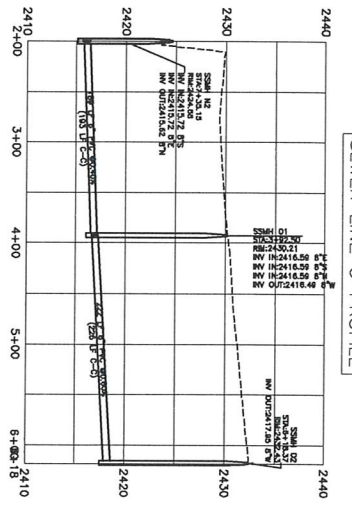


SEWER LINE G PROFILE




PP-12 SHEET	SEWER PROFILES ESCALON PARK SUBDIVISION TRILOGY DEVELOPMENT, INC.		REVISION NO. DATE DESCRIPTION	DRAWN BY CHECKED BY DATE		Bailey Engineering, Inc. CIVIL ENGINEERING PLANNING CADD 1025 N. WINDSOR LANE SUITE 100 WILSON, N.C. 27157 TEL: 703-542-0121 WWW: WWW.BAILEYENGINEERING.COM
	DATE: 11/11/11 PROJECT: ESCALON PARK SUBDIVISION			PROJECT NO.: 11-0001		

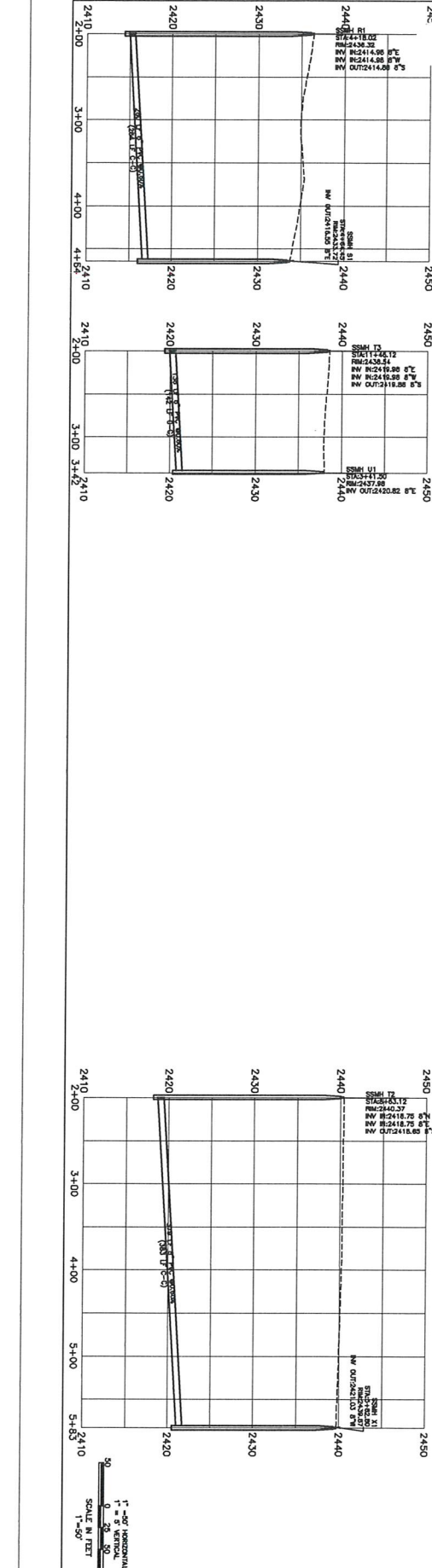
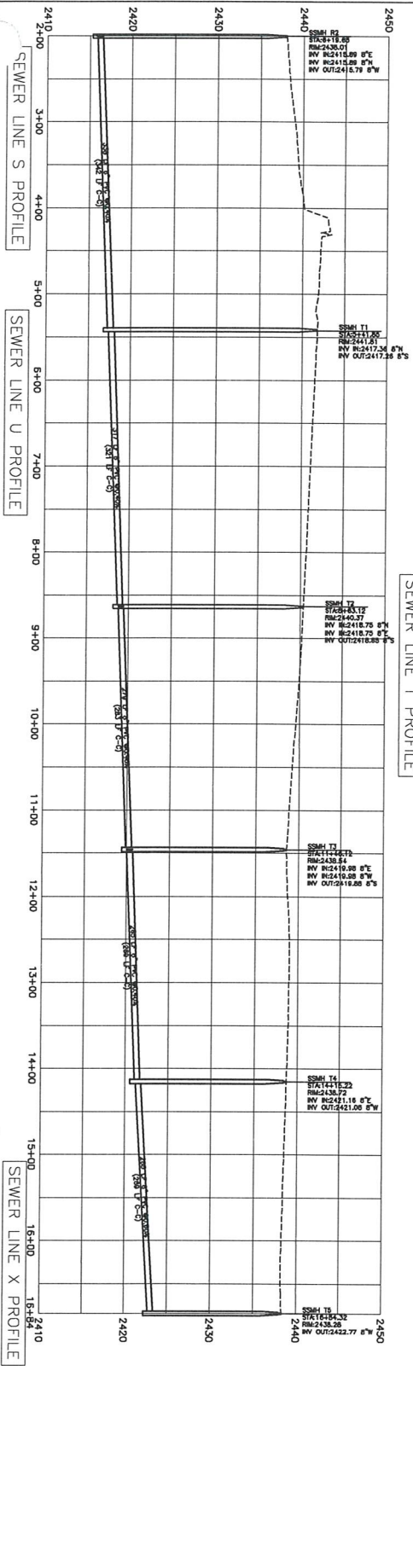
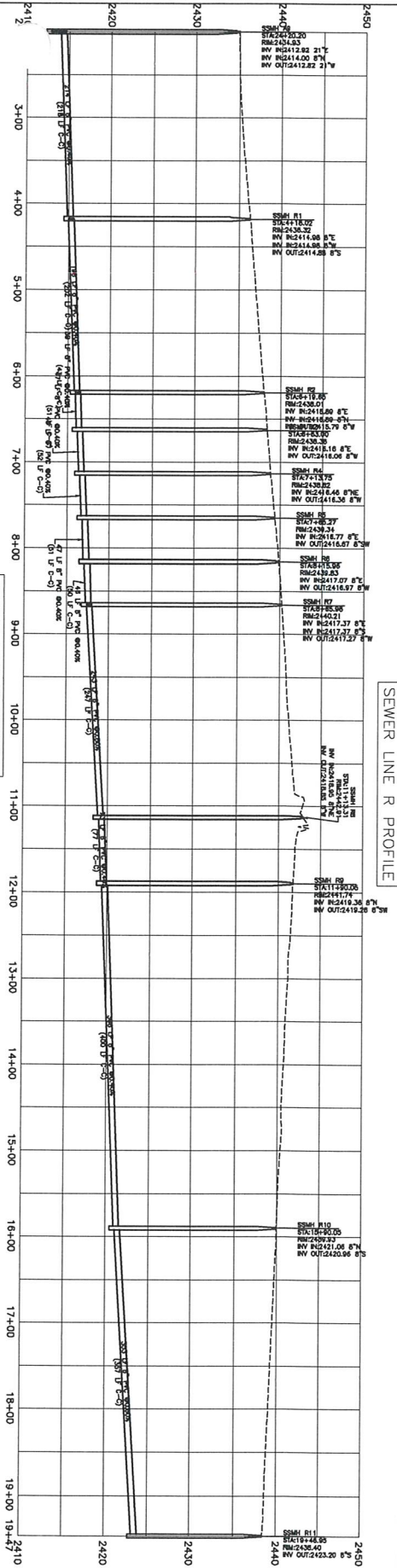
A-3



SCALE: HORIZONTAL 1" = 40'
 VERTICAL 1" = 20'
 SCALE: VERTICAL 1" = 20'

 Bailey Engineering, Inc. CIVIL ENGINEERING PLANNING CAD 1015 W. 10th Street Fort Worth, TX 76104 www.baileyeng.com	DIRECTOR OF ENGINEERING PROJECT NO. 17-001 SHEET NO. 13	REVISION NO. DATE DESCRIPTION
	DATE: 08/11/17 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN PROJECT: ESCALON PARK SUBDIVISION SHEET: PP-13	SEWER PROFILES ESCALON PARK SUBDIVISION TRILOGY DEVELOPMENT, INC.

A-3



SEWER PROFILES

ESCALON PARK SUBDIVISION

TRILOGY DEVELOPMENT, INC.

REVISION NO. DATE DESCRIPTION

Bailey Engineering, Inc.

Civil Engineering | Planning | CADD

10000 W. 10th Street, Suite 100, Overland Park, KS 66211

www.baileyengineering.com

DATE: 08/11/2011

PROJECT: ESCALON PARK SUBDIVISION

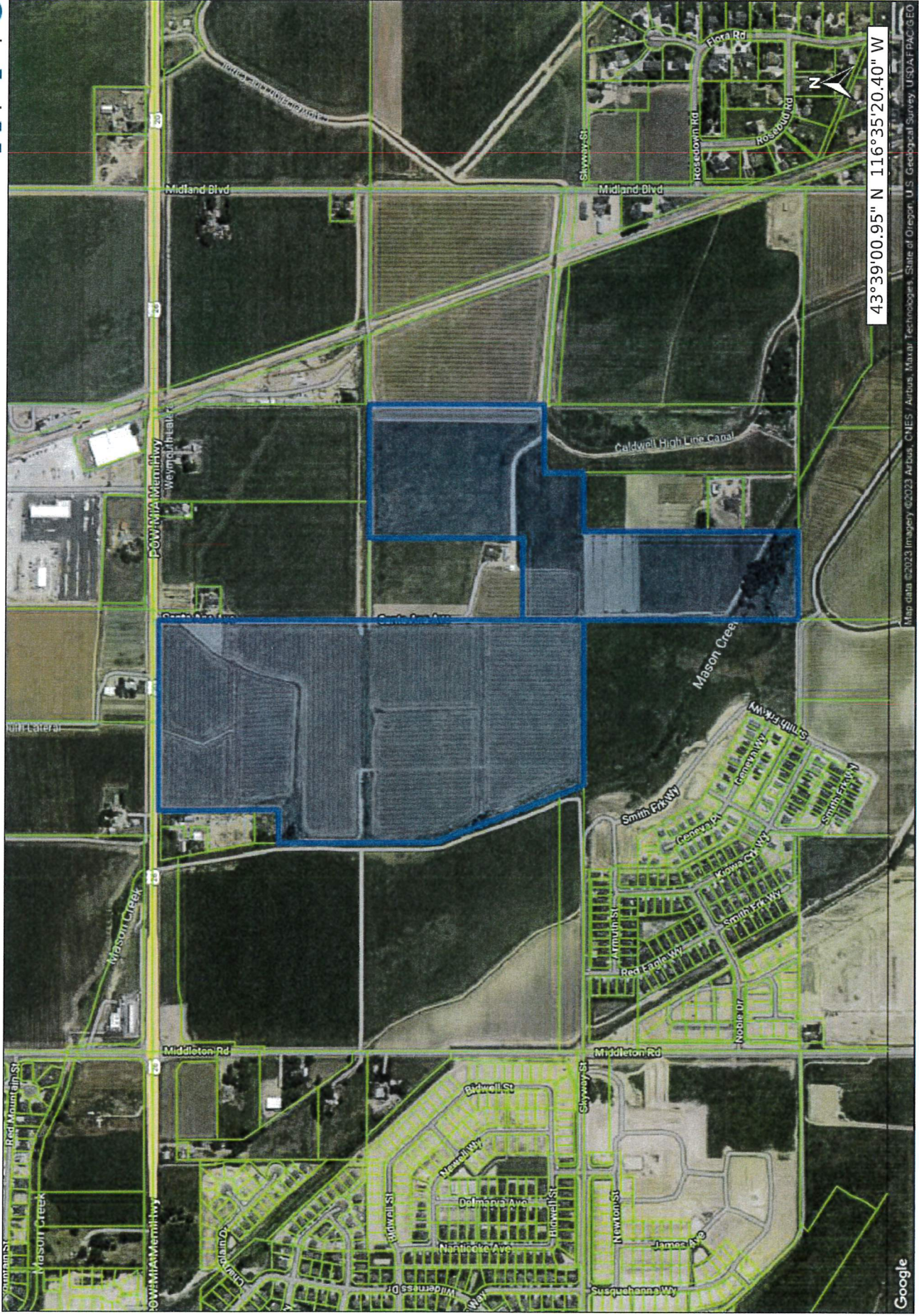
SHEET: PP-10

SCALE: HORIZONTAL 1"=50', VERTICAL 1"=20'

AB

Escalon Park

Parcel Nos. R34297010B0 & R3430901200





CANYON COUNTY 300 FL LISTING - R34297010B & R34309011
 January 12, 2023

Account	Address	City	State	Zip Code	Owner One	Owner Two	In Care Of
R34297010A	12609 W GAMBRELL ST	STAR	ID	83669	ARONIAS BY SOZO GARDEN LLC		
R34299011	10502 LINDEN RD	NAMPA	ID	83687	BOW DANIEL	BOW SHIRLEY A	
R34299012	10546 LINDEN ST	NAMPA	ID	83687	BOW STEPHEN	BOW ROSA O	
R34309	10741 HWY 20 26	CALDWELL	ID	83605	CROSIAR JOHN ALVIN	GEIER ALICE	GERALD GEIER
R34309012A	10741 HWY 20 26	CALDWELL	ID	83605	CROSIAR JOHN ALVIN	GEIER ALICE	GERALD GEIER
R34294	12405 S ABBOTT DOWNING WAY	NAMPA	ID	83686	DINA CONSULTING AND DESIGN LLC		
R34133	1977 E OVERLAND RD	MERIDIAN	ID	83642	ENDURANCE HOLDINGS LLC		
R34308010	1977 E OVERLAND RD	MERIDIAN	ID	83642	ENDURANCE HOLDINGS LLC		
R34134	1977 E OVERLAND RD	MERIDIAN	ID	83642	ENDURANCE HOLDINGS LLC		
R34308	1977 E OVERLAND RD	MERIDIAN	ID	83642	ENDURANCE HOLDINGS LLC		
R34309010	10741 HWY 20-26	CALDWELL	ID	83605	GEIER GERALD	GEIER ALICE	
R34129	2610 W NEWBURY CT	EAGLE	ID	83616	GREINER PROPERTIES LLC		
R34293	25585 BIRDIE DR	CALDWELL	ID	83607	KIDNEY MICHAEL I	KIDNEY CALVIN E	
R34297	10499 HWY 20 26	CALDWELL	ID	83605	MATSUMOTO RICHARD TRUST	MATSUMOTO RICHARD TRUSTEE	
R34298	5001 FIFESHIRE PL	BOISE	ID	83713	MIDLAND FARM LLC		
R34295010	5001 FIFESHIRE PL	BOISE	ID	83713	MIDLAND FARM LLC		
R34297010	13905 W WAINWRIGHT DR	BOISE	ID	83713	MOUNTAIN WEST IRA INC FBO KIMBERLY P SEEWALD IRA	BANK OF IDAHO TRUSTEE FOR ACCT 00781E	
R34297010A1	10360 PARKIN PATCH LN	CALDWELL	ID	83605	PARKIN TRAVIS	PARKIN KARA	
R34307010	709 S ALLEN ST NO 104	MERIDIAN	ID	83642	PROVIDENCE HOLDINGS LLC		
R34130	482 W 800 N	OREM	UT	84057	SUNROC CORPORATION		
R34132	482 W 800 N	OREM	UT	84057	SUNROC CORPORATION		
R34297010B	1977 E OVERLAND RD	MERIDIAN	ID	83642	VIPER INVESTMENTS LLC		
R34309012	1977 E OVERLAND RD	MERIDIAN	ID	83642	VIPER INVESTMENTS LLC		
R34292	PO BOX 1513	NAMPA	ID	83653	WE THREE LLC		
R34290	PO BOX 1513	NAMPA	ID	83653	WE THREE LLC		

PROPERTY LISTING DISCLAIMER

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.



January 12, 2023

Subject: Escalon Park Subdivision, Caldwell, ID

Dear Neighbor:

You are invited to attend a neighborhood meeting to discuss plans for a proposed mixed use Planned Unit Development including a partial rezone and preliminary plat. The project is located on the south side of Hwy 20/26 between Middleton Road and Midland Boulevard in Caldwell, ID (Parcel Numbers R3430901200 & R34297010B0). The property contains two parcels and is approximately 118.57 acres in size. The project is proposing a mix of lot sizes and housing types along with a commercial area on the south side of Hwy 20/26. A draft site plan will be available for discussion at the meeting.

The meeting will be held on Wednesday, January 25, 2023, at 6:00pm in the Community Room at the Caldwell Public Library located at 1010 Dearborn Street, Caldwell, ID 83605.

If you are unable to attend the meeting, have any questions about the meeting, or questions about the proposed project, please do not hesitate to call me at 208-342-5400 or e-mail me at bonnie.layton@nv5.com

Sincerely,

Bonnie L. Layton

Bonnie Layton
Senior Planner

A-5



Escalon Park
Parcel Nos. R34297010B0 & R3430901200

NV5



Jan 10, 2023 - landproDATA.com
Scale: 1 inch approx 800 feet

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

A-5

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

Start Time of Neighborhood Meeting: 6pm

End Time of Neighborhood Meeting: 6:40pm

Escalon Park

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.	<u>GERALD GIER</u>	<u>10741 Hwy 20/26 Caldwell</u>
2.	<u>HANS ELLIS</u>	<u>10497 Hwy, 20/26 Caldwell</u>
3.	<u>Rickard Mottram</u>	
4.	<u>Travis Parkin</u>	<u>10360 Parkin Patel</u>
5.		
6.		
7.		
8.		
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12.		
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18.		
19.		

A-5

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

Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project: Mixed use PUD

Date of Round Table meeting: November 3, 2022

Notice sent to neighbors on: January 12, 2023

Date & time of the neighborhood meeting: January 25, 2023 @ 6pm

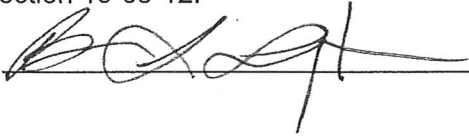
Location of the neighborhood meeting: Caldwell Public Library

Developer/Applicant:

Name: Bonnie Layton - NVS

Address, City, State, Zip: 690 S. Industry Way, Ste. 10, 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 1/25/23

A-5



PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

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

2020-029042
RECORDED
06/01/2020 01:02 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 PBRIDGES \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 703784 SRM/

WARRANTY DEED

For Value Received IFI Partners, II, an Idaho General Partnership hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

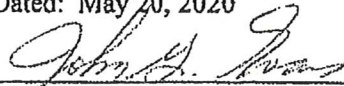
Viper Investments, LLC, an Idaho liability company hereinafter referred to as Grantee, whose current address is 1977 E. Overland Road Meridian, ID 83642

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

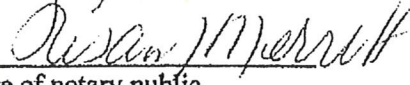
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises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

Dated: May 20, 2020


John G. Evans, Managing Partner
IFI Partners, II

State of Idaho, County of Ada

This record was acknowledged before me on 6-1-2020 by John G Evans, as Managing Partner of IFI Partners II.


Signature of notary public
Commission Expires:

SUSAN J. MERRITT
COMMISSION #2170
NOTARY PUBLIC
STATE OF IDAHO

Residing at Caldwell, ID
My Commission Expires: 05-05-2023

AG



Pioneer Title Co.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

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

File No. 703784 SRM/

WARRANTY DEED

For Value Received IFI Partners, II, an Idaho General Partnership hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

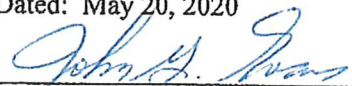
Viper Investments, LLC, an Idaho liability company hereinafter referred to as Grantee, whose current address is 1977 E. Overland Road Meridian, ID 83642

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

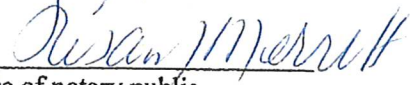
Dated: May 20, 2020



John G. Evans, Managing Partner
IFI Partners, II

State of Idaho, County of Ada

This record was acknowledged before me on 6-1-2020 by John G Evans, as Managing Partner of IFI Partners II.



Signature of notary public
Commission Expires:



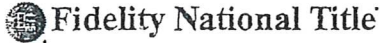
Residing at Caldwell, ID
My Commission Expires: 05-05-2023

A-6

EXHIBIT A

A parcel of land in the Northwest Quarter of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being described as follows:

COMMENCING at the North Quarter corner of said Section 29, said corner being located North 89° 49' 28" East, 2,640.66 feet from the Northwest corner of said Section 29; thence
South 89° 49' 28" West, 1,265.24 feet along the Northerly line of said Section 29; thence
South 00° 10' 32" East, 33.00 feet to the Southerly right-of-way line of Highway 20/26; thence
North 89°49'28" East, 97.95 feet along said right-of-way to the REAL POINT OF BEGINNING; thence
continuing
North 89° 49' 28" East, 1,167.28 feet along said right-of-way line to Easterly boundary of the Northwest Quarter of said Section 29; thence
South 00° 11' 47" East, 2,619.42 feet along said Easterly boundary to the Southeast corner of said Section 29; thence
South 89° 45' 47" West, 1,014.70 feet along the Southerly line of the Northwest Quarter of said Section 29 to the centerline of the Mason Creek Drain; thence
North 21° 11' 42" West, 970.12 feet along said drain centerline to an angle point in same; thence
North 00° 27' 53" West, 975.73 feet along said drain centerline; thence
North 89° 32' 07" East, 203.00 feet; thence
North 00° 27' 53" West, 437.84 feet; thence
North 01° 09' 45" West, 83.04 feet thence
North 00° 10' 32" West, 217.34 feet to the REAL POINT OF BEGINNING.



Escrow No.: 34602015447-BB

2020-036075
RECORDED
07/01/2020 04:04 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 PBRIDGES \$15.00
TYPE: DEED
FIDELITY NATIONAL TITLE - BOISE
ELECTRONICALLY RECORDED

WARRANTY DEED

FOR VALUE RECEIVED

Matsumoto Brothers Inc., an Idaho Corporation

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Viper Investments LLC, an Idaho Limited Liability Company

GRANTEE(S), whose current address is: 1977 E Overland Rd, Meridian, ID 83642

the following described real property in Canyon County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 1st day of July, 2020.

Matsumoto Brothers Inc.

BY: Tom Matsumoto
Tom Matsumoto
President

BY: Richard Matsumoto
Richard Matsumoto
Secretary

A-6



Escrow No.: 34602015447-BB

WARRANTY DEED

Electronically Recorded
Stamped First Page Now
Incorporated As Part of
The Original Document

FOR VALUE RECEIVED

Matsumoto Brothers Inc., an Idaho Corporation

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Viper Investments LLC, an Idaho Limited Liability Company

GRANTEE(S), whose current address is: **1977 E Overland Rd, Meridian, ID 83642**

the following described real property in Canyon County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 1st day of July, 2020.

Matsumoto Brothers Inc.

BY: Tom Matsumoto
Tom Matsumoto
President

BY: Richard Matsumoto
Richard Matsumoto
Secretary

AB

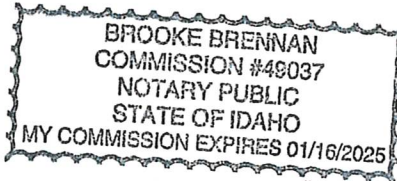
WARRANTY DEED

(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 1st day of July, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Tom Matsumoto, known or identified to me to be the President of the corporation that executed the instrument or the persons who executed on behalf of Matsumoto Brothers Inc., an Idaho Corporation and acknowledged to me that he/she executed the same as such President.

Signature: [Signature]
Name: _____
Residing at: _____
My Commission Expires: _____

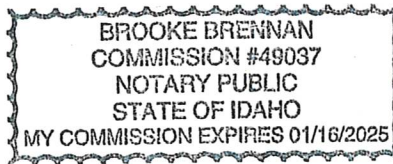


(SEAL)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 1st day of July, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Matsumoto, known or identified to me to be the Secretary of the corporation that executed the instrument or the persons who executed on behalf of Matsumoto Brothers Inc., an Idaho Corporation and acknowledged to me that he/she executed the same as such Secretary.

Signature: [Signature]
Name: _____
Residing at: _____
My Commission Expires: _____



(SEAL)

A-6

EXHIBIT "A"
Legal Description

The Southwest quarter of the Northeast quarter, and the Northwest quarter of the Southeast quarter of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

EXCEPT the right-of-way for the Caldwell High Line Canal.

ALSO EXCEPT a parcel of land lying in a portion of the Southwest quarter of the Northeast quarter of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 29; thence
Along the Southerly line of said Section 29,
South 89°44'23" West, 2,639.77 feet to a 5/8 inch iron pin marking the South quarter corner of said Section 29;
thence
Along the Westerly line of the Southwest quarter of the Southeast quarter
North 00°10'26" West, 1,326.55 feet to a 5/8 inch iron pin marking the Center-South 1/16 corner of said Section 29;
thence
Along the Westerly line of the Northwest quarter of the Southeast quarter
North 00°10'26" West, 1,326.55 feet to a 5/8 inch iron pin marking the center of said Section 29; thence
Along the Westerly line of the Southwest quarter of the Northeast quarter,
North 00°10'26" West, 376.20 feet to a 5/8 inch iron pin, the POINT OF BEGINNING; thence continuing along said
Westerly line
North 00°10'26" West, 950.00 feet to a 5/8 inch iron pin marking the Center-North 1/16 corner of said Section 29;
thence
Along the Northerly line of the Southwest quarter of the Northeast quarter,
North 89°47'32" East, 500.00 feet to a 5/8 inch iron pin; thence
Leaving said Northerly line and along a line parallel with said Westerly line of the Southwest quarter of the
Northeast quarter,
South 00°10'26" East, 950.00 feet to a 5/8 inch iron pin; thence
Along a line parallel with the Northerly line of said Southwest quarter of the Northeast quarter
South 89°47'32" West, 500.00 feet to the POINT OF BEGINNING.

ALSO EXCEPT a parcel of Land located in a portion of the Southwest quarter of the Northeast quarter, and a portion of the Northwest quarter of the Southeast quarter of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being described as follows:

Basis of Bearing being the East line of said Northwest quarter of the Southeast quarter derived from found monuments and taken as South 00°13'06" East.

BEGINNING at a 5/8 inch rebar marking the Southeast corner of said Northwest quarter of the Southeast quarter;
thence
Along the South line of said Northwest quarter of the Southeast quarter
South 89°41'45" West, a distance of 416.56 feet to a point; thence leaving said South line
North 00°13'06" West, a distance of 1,568.64 feet to a point; thence
North 89°43'00" East, a distance of 416.55 feet to a point on the East line of said Southwest quarter of the
Northeast quarter; thence
Along said East line
South 00°13'14" East, a distance of 242.42 feet to a 5/8 inch rebar marking the Northeast corner of said Northwest
quarter of the Southeast quarter; thence
Along the East line of said Northwest quarter of the Southeast quarter
South 00°13'06" East, a distance of 1326.07 feet the POINT OF BEGINNING.

A-b

EXHIBIT "A"
Legal Description

ALSO EXCEPT a parcel of Land situated in the Northwest quarter of the Southeast quarter of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

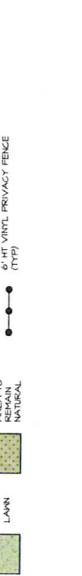
Commencing at the Southeast corner of said Section 29; thence
Along the South line of said Section
South 89°44'23" West, 1,319.88 feet to the East 1/16 corner common to Section 32 and said Section 29; thence
Leaving said South line along the East line of the Southwest quarter of the Southeast quarter of said Section 29
North 00°09'14" West, 1,326.08 feet to the Southeast 1/16 corner of said Section 29; thence
Along the South line of the Northwest quarter of the Southeast quarter of Section 29
South 89°45'38" West, 416.56 feet to the POINT OF BEGINNING; thence
Continuing along said South line
South 89°45'38" West, 361.29 feet; thence
North 00°09'14" West, 1,326.36 feet to the North line of the Northwest quarter the Southeast quarter of said
Section 29; thence along said North line
North 89°46'52" East, 361.29 feet; thence
Leaving said North line
South 00°09'14" East, 1,326.22 feet to the POINT OF BEGINNING.

A-6

PLANT PALETTE

SYM	CORNON NAME	BOTANICAL NAME	SIZE
	EVERGREEN TREES		
	BLACK HILLS SPRUCE	PICEA MURICA	6-8' HT B&B
	FUR ALDER	ALBERTA ALBERTA	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	VANDERBILTS PINE	PINE FLEXILIS	6-8' HT B&B
	SHADE TREES (CLASS III)		
	BLOODGOOD LARCH	LARIX LARicina	2' CAL B&B
	SHAM OAK	QUERCUS BICOLOR	2' CAL B&B
	SHADE TREES (CLASS II)		
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA	2' CAL B&B
	CRIMSON SPIRE OAK	QUERCUS ROBER & G. ALBA	2' CAL B&B
	SKYLINE POINCIANA	LAGERHEDIA SPECIOSA	2' CAL B&B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2' CAL B&B
	ORNAMENTAL TREES (CLASS II)		
	CANDICE RED CHOKECHERRY	PRUNUS VIRGINIANA	6-8' HT MULTI-STEM
	ROYAL RAINDROPS CRABAPPLE	MALUS X 'JF-300'	6-8' HT MULTI-STEM
	HORTENSIA MAPLE	ACER X 'JF-300'	6-8' HT MULTI-STEM
	HIMALAY SPRUCE	PRUNUS SPRINGSONY	2' CAL B&B
	SUBSORBENTAL GROUNDSPERENNIALS		
	BLACK-EYED SUSAN	RUPELLA FULGIDA	1 GAL
	BLUE MIST HYDRANGEA	HYDRANGEA FLORE ARBITOR	1 GAL
	BLUE OAK	HELICOTRICHON SCOPULORUBENS	1 GAL
	PURPLE CONEFLOWER	ROGNACIA FLORENTINA	1 GAL
	DAISY GOLD NIBEBANK	PHYSOCARPUS AMURICENSIS	2 GAL
	STELLA DE ORO DAYLILY	HEPERCALIS STELLA DE ORO	1 GAL
	GOLD-LOOK SPAC	PHYSOCARPUS AMURICENSIS	1 GAL
	HACKER RED PENSTEMON	PHYSOCARPUS AMURICENSIS	1 GAL
	MAVER HAND DOGWOOD	CORNUS ALBA	1 GAL
	LITTLE DEVIL NIBEBANK	PHYSOCARPUS AMURICENSIS	1 GAL
	WORST TONER YUCCA	YUCCA FILAMENTOSA	1 GAL
	BRACKEL GRAY RED YUCCA	PHYSOCARPUS AMURICENSIS	1 GAL
	TIGER EYE SUCCAC	PHYSOCARPUS AMURICENSIS	1 GAL

LANDSCAPE CALCULATIONS	LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
	SANTA ANNA AVE. (WEST)	20'	1200' ±	95 TREES	15 TREES
	SANTA ANNA AVE. (EAST)	20'	1300' ±	107 TREES	174 SHRUBS
	SKYWAY DRIVE (NORTH)	20'	540' ±	45 TREES	55 TREES
	SKYWAY DRIVE (SOUTH)	20'	540' ±	45 TREES	55 TREES
	APARTMENT AREAS			13 TREES	21 TREES
	COMMON AREAS			64 SHRUBS	569 TREES
	APARTMENT PARKING			142 TREES	622 TREES
				644 SHRUBS	644 SHRUBS



LANDSCAPE CALCULATIONS

DEVELOPMENT DATA	TOTAL AREA	1057 ACRES
EMULABLE LOTS	1057 ACRES	250
RESIDENTIAL LOTS	250	1,100 UNITS
COMMERCIAL LOTS	4	
COMMON LOTS	31	
TOTAL COMMON AREA	29.64 ACRES (2.67%)	
SITE USABLE OPEN SPACE	12.63 ACRES (10.5%)	
EXISTING ZONING	R1	
PROPOSED ZONING	COMMERCIAL 4 R1 WITH PD	

PLANNER/CONTACT: NWS
 BONNIE LAYTON, SITE ID
 690 S. W. LARLEY, COR. ST. 101
 MERIDIAN, IDAHO 83642
 (208) 275-8742

ENGINEER: BAILEY ENGINEERING, INC.
 1119 E. STATE ST. STE. 210
 MERIDIAN, IDAHO 83642
 (208) 892-8859

OWNER: VBER INVESTMENT, LLC
 9839 W. LARLEY, COR. ST. 101
 MERIDIAN, IDAHO 83642
 (208) 892-8859

SCALE: 1" = 200'

MARCH 27, 2023



ESCALON PARK SUBDIVISION

PRELIMINARY PLAT LANDSCAPE PLAN

CALDWELL, IDAHO

DATE: MARCH 27, 2023

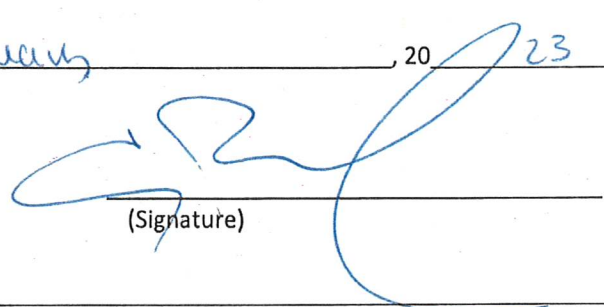
A-8

Property Owner Acknowledgement

I, Corey Barton (Viper Investments, LLC), the record owner for real property addressed as Parcel Nos. R3430901200; R34297010B0, am aware of, in agreement with, and give my permission to Trilogy Development / NV5, 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 25th day of January, 2023

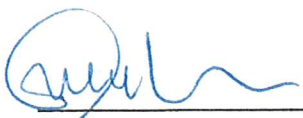


(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Tanya Lampman, a Notary Public, do hereby certify that on this 25th day of January, 2023, personally appeared before me Corey Barton known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.



NOTARY PUBLIC FOR IDAHO
Residing at Middleton, id
My Commission Expires 7/16/2028

TANYA A. LAMPMAN
Notary Public - State of Idaho
Commission Number 30051
My Commission Expires 07-16-2028

Description for
H-C Zone
Escalon Park Subdivision
March 8, 2023

A parcel of land located the Northwest 1/4 of Section 29, Township 4 North, Range 2 West, Boise Meridian, City of Caldwell, Canyon County, Idaho more particularly described as follows:

BEGINNING at the 1/4 corner common to said Sections 20 and 29, T.4N., R.2W., B.M., from which the Section corner common to Sections 19, 20, 29 and 30, T.4N., R.2W., B.M., bears South 89°50'38" West, 2,640.70 feet;

thence on the north-south centerline of said Section 29, South 00°10'26" East, 1,354.57 feet;

thence leaving said centerline, South 89°32'33" West, 1,364.16 feet to the centerline of the Mason Creek Drain;

thence on said centerline, North 00°26'32" West, 589.45 feet;

thence leaving said centerline, North 89°33'28" East, 203.00 feet;

thence North 00°26'32" West, 437.93 feet;

thence North 01°08'24" West, 83.04 feet;

thence North 00°09'11" West, 250.34 feet to the north boundary line of said Section 29;

thence on said north boundary line, North 89°50'38" East, 1,167.27 feet to the **POINT OF BEGINNING**.

Containing 39.039 acres, more or less.

End of Description.



A-10

Basis of Bearings

S89°50'38"W 2640.70'

N89°50'38"E 1167.27'

US Hwy 20/26

Point of Beginning

S00°10'26"E 1354.57'

±39.039 Acres

N00°26'32"W 589.45'

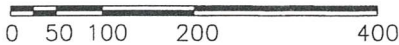
☉ Mason Creek Drain

Madden Spur Drain

S89°32'33"W 1364.16'



Scale: 1"=200'



F:\Escalon Park (Vaisumax) 20--68\cws\Zone Tx.DWG 3/8/2023 6:33:13 PM

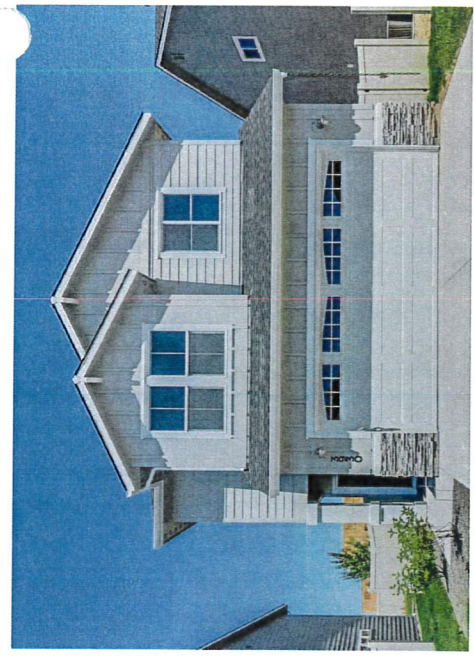
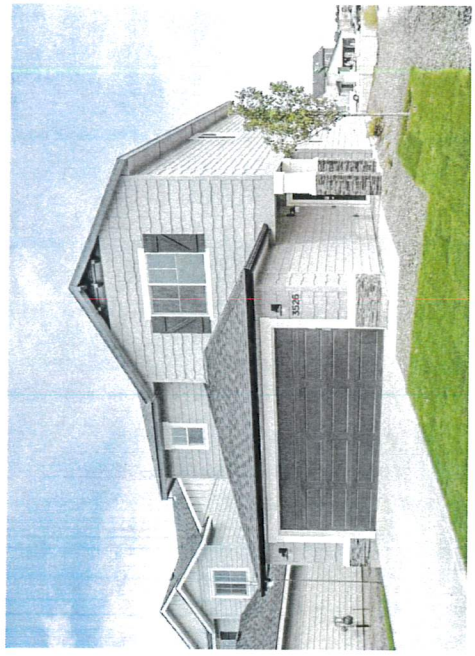
ISG IDAHO SURVEY GROUP, P.C.
 1450 E. WATERTOWER ST.
 SUITE 130
 MERIDIAN, IDAHO 83642
 (208) 846-8570

Exhibit Drawing for
H-C Zone
 Escalon Park Subdivision
 Located in the NW 1/4 of Section 29, T.4N., R.2W., B.M.,
 City of Caldwell, Canyon County, Idaho

JOB NO. 20-168
SHEET NO. 1
DWG. DATE 3/8/2023

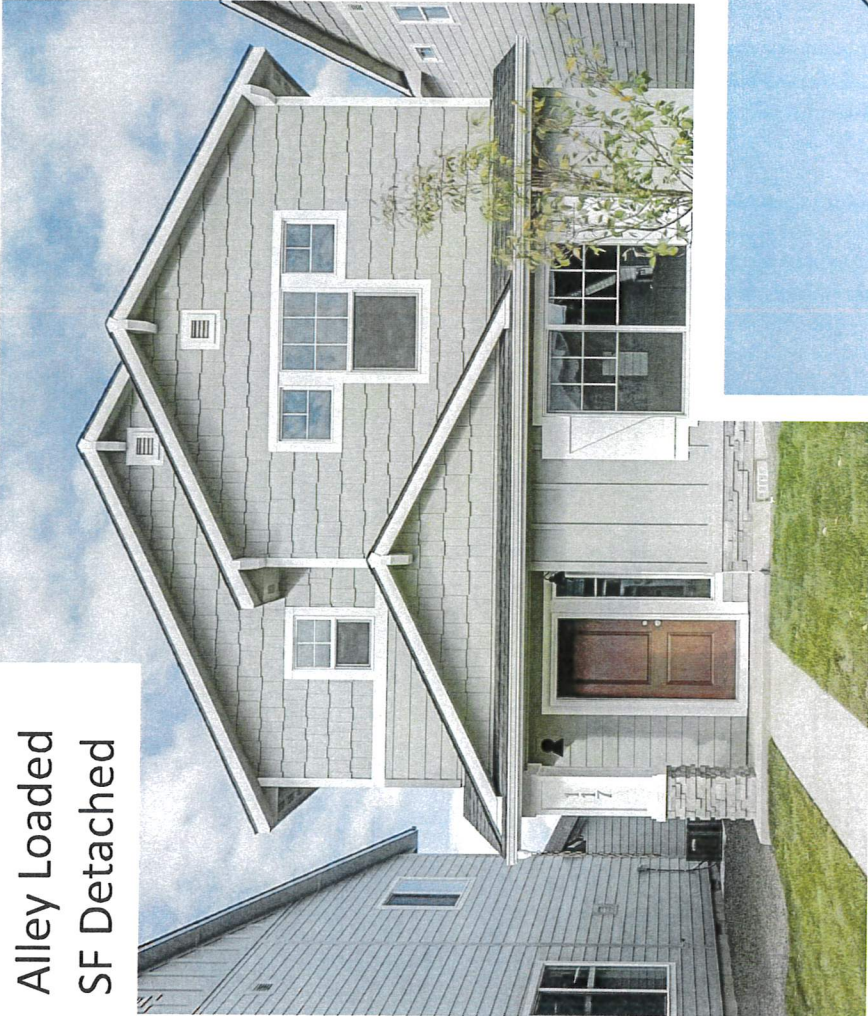
A-10

36' Wide SF Detached

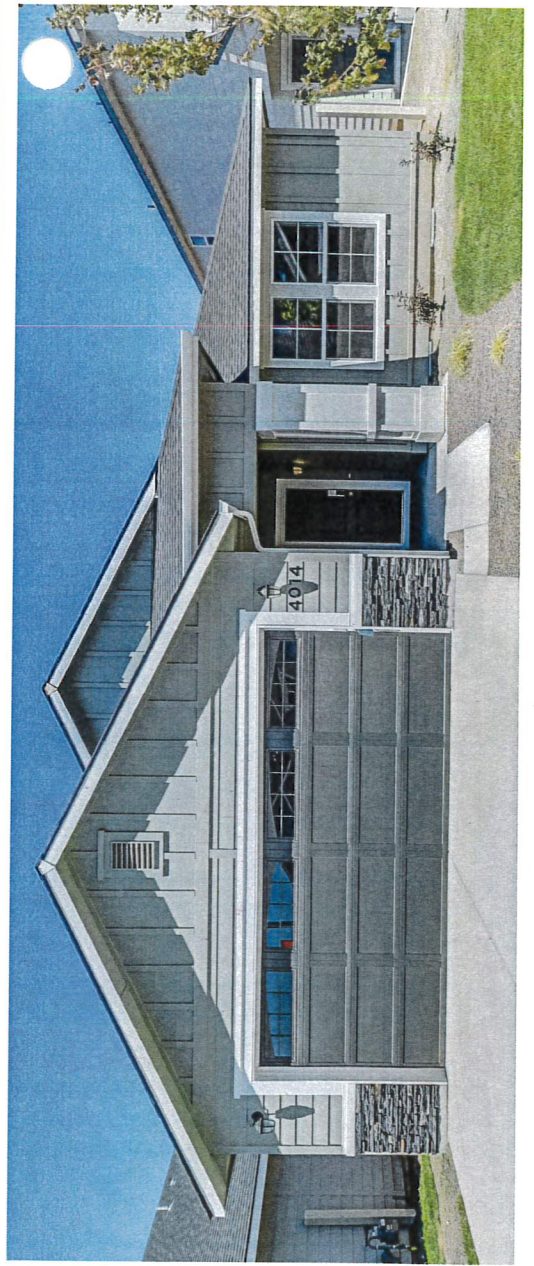
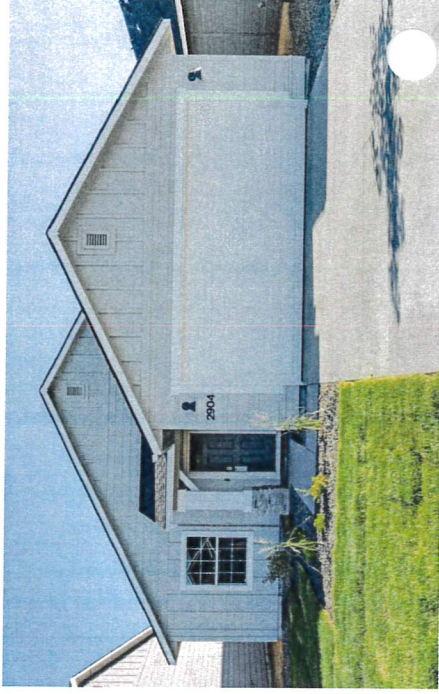


A-11

Alley Loaded
SF Detached

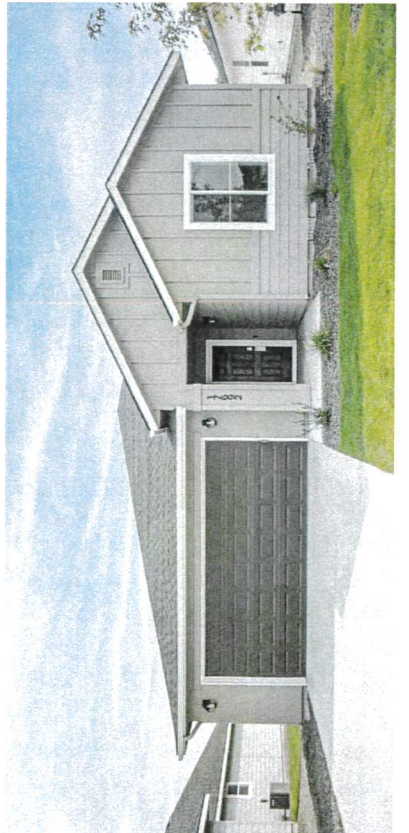
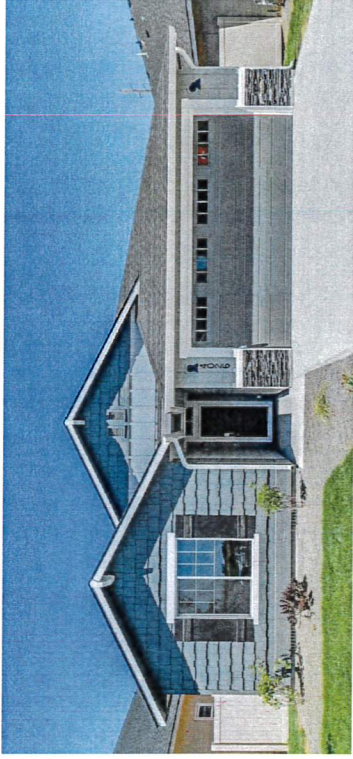


Standard SF Lots

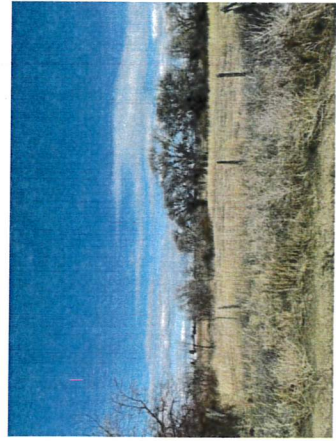
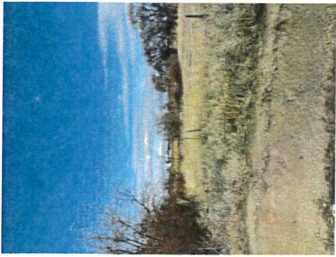


A-11

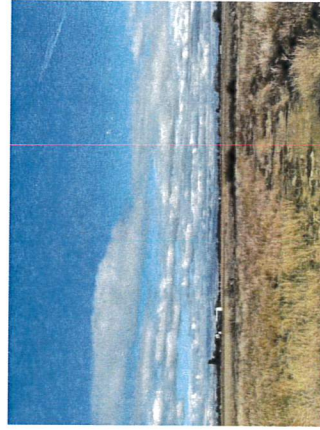
Standard SF Lots



Escalon Park
Parcel Nos. R34297010B0 & R3430901200



1



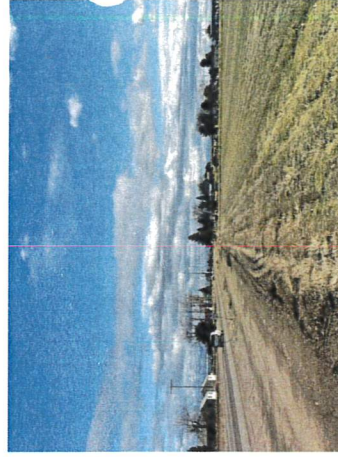
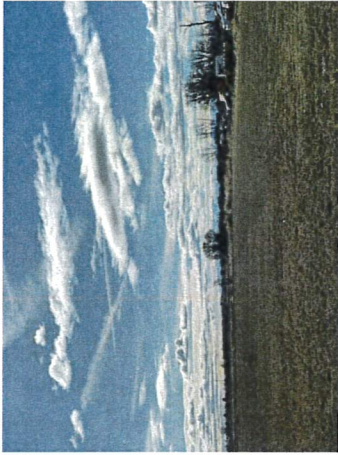
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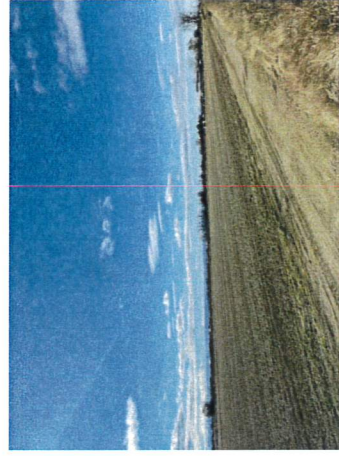
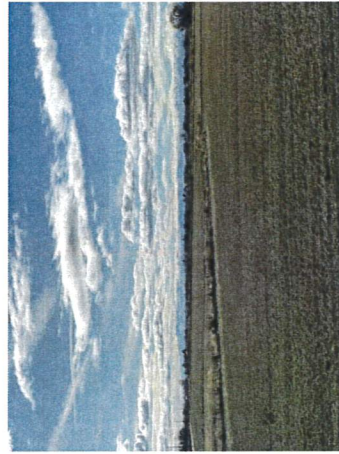
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Escalon Park
Parcel Nos. R34297010B0 & R3430901200



4



5

A-12