

MEMO

Date: January 30, 2020

To: Robb MacDonald, Engineering Department
Andy Cater, Fire Marshal
Chris Bryant, Building Department
Dave Wright, Police Department
Pat Charlton, Vallivue School District
Mark Zirchsky, Pioneer Irrigation District
Amber Jaquier-Page, Pioneer Irrigation District
Carl Miller, Compass Idaho
Rick Vertrees, Caldwell Transportation
Brent Carpenter, Brown Bus Company
Tim Richard, Canyon Highway District #4
Chris Hopper, Canyon Highway District #4
Sarah Arjona, Idaho Transportation Department
Stephen Hunt, Valley Regional Transit
Jennifer Almeida, Canyon County Development Services
Bob Parsons, Southwest District Health
David Loper, Southwest District Health
Easement Specialist, Idaho Power
Mishelle Singleton, Intermountain Gas
Easement Specialist, Idaho Power

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

RE: **Case Number ANN-20-01 & SUB-20P-01 Guches Annexation and Preliminary Plat**

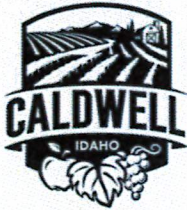
Attached is a land use application that you are invited to review. This case is scheduled to be presented before the **Caldwell Hearing Examiner on Tuesday, March 10, 2020 at 7:00 pm.**

Case Number: ANN-20-01 & SUB-20P-01: A request by ACME, LLC on behalf of Jim Guches to annex two parcels, R32739010 and R32741010, containing 35.30 acres with a zone designation of R-2 (Medium Density Residential) allowing for minimum lot size of 6000 square feet and minimum lot frontage of 45 feet. Also requested is a preliminary plat with phased development, Guches Subdivision, containing 134 residential lots and 14 common lots. The subject property is located on the east side of S. Florida approximately 1965 feet north of the intersection of Florida and SH 55 in Caldwell, Idaho.

Please review the attached application and information and provide us with your written comment. We request that you e-mail any comments as soon as possible but no later than **Friday, February 21, 2020.**

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

We will assume that you have no objections, concerns or comments if you do not reply to this request within the requested timeframe. If you have any questions, you may contact me at 208-455-4662.



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

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

STAFF USE ONLY:
 File number(s): Ann-20-01
Sub-20P-01
 Project name: Guches Annex + Sub
 Date filed: 1/8/2020 Date complete: _____
 Related files: _____

Subject Property Information

Address: O.S. Florida Parcel Number(s): R3273901000; R3274101000
 Subdivision: _____ Block: _____ Lot: _____ Acreage: 35.30 Zoning: AG + R2
 Prior Use of the Property: Agricultural
 Proposed Use of the Property: Single-Family Residential Guches Sub

Applicant Information:

Applicant Name: ACME, LLC Phone: 208-631-5613
 Address: P.O. Box 6985 City: Boise State: ID Zip: 83707
 Email: acmedevel@gmail.com Cell: 208-631-5613

Owner Name: Jim Guches Phone: 208-631-5613
 Address: 15239 Florida Ave City: Nampa State: ID Zip: 83607
 Email: _____ Cell: 208-631-5613

Agent Name: (e.g., architect, engineer, developer, representative) Josh Beach
 Address: P. O. Box 6985 City: Boise State: ID Zip: 83707
 Email: Acmedevel@gmail.com Cell: 208-631-5613

Authorization

Print applicant name: _____
 Applicant Signature: _____ Date: 01/08/2020

AI



CITY OF
Caldwell, Idaho

Planning & Zoning

ANNEXATION

Project Name: <u>Goodwin Subdivision</u>	File #:
Applicant/Agent: <u>ACME, LLC / Josh Beech</u>	

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	✓
X	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.	
X	Fee	✓

STAFF USE ONLY:	
Date Application Received:	<u>1/8/20</u>
Received by:	<u>[Signature]</u>
Proposed Hearing Date:	<u>3/10/2020</u>
Hearing Body:	<u>HE</u>

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CITY OF
Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: <u>Guches Subdivision</u>	File #:
Applicant/Agent: <u>ACME, LLC / Josh Beach</u>	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
X	Completed & signed Hearing Review Master Application	✓
X	Narrative fully describing the proposed use/request	✓
X	Recorded warranty deed for the subject property	✓
X	Preliminary Plat	✓
X	Landscape Plan	✓
X	Vicinity map	✓
In process	Traffic Study (if applicable) <u>End of January</u>	
X	Neighborhood Meeting sign-in sheet	✓
X	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	✓
X	Fee	✓

Total # Lots

Residential: 134 Commercial: _____ Industrial: _____ Common: 14

Phased Project: Yes No If "yes", Phase #: _____ Total Acreage: 35.30

Min. Lot Size (excluding common lots): 6,000 S.F. Max. Lot Size (excluding common lots): 19,380 S.F.

Avg. Lot Size (excluding common lots): 7,180 S.F. % Useable Open Space: 11.1%

List all types of useable open space: Vegetated open space, to include open grassy areas and linear open space.

STAFF USE ONLY:

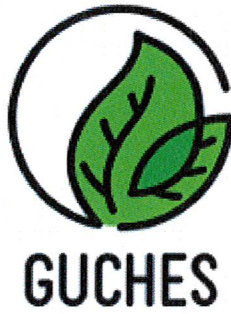
Date Application Received: 1/8/20

Received by: cu

Proposed Hearing Date: 3/10/2020

Hearing Body: HE

AI



Narrative

Attached for your review and favorable consideration are the applications for the Guches Residential neighborhood located north of Karcher Road on the east side of Florida Avenue. We respectfully request approval of our Annexation and Preliminary Plat applications.

For design and planning purposes, our design team used the Caldwell City Roundtable Meeting, Comprehensive Plan, and Zoning Code as the basis for the design of the Guches Neighborhood. We have thoughtfully designed 134 detached single-family residential dwellings on approximately 35.30 acres. Located east of S. Florida Avenue and north of Karcher Road, the Guches neighborhood will add to the mix of Caldwell’s available housing opportunities. Offsite amenities include a short walk across Florida Avenue to Central Canyon Elementary School. The school property contains 5 baseball fields, a play structure and a pedestrian walkway. It is a short drive to multiple retail opportunities, schools, and restaurants on Karcher Road. This includes restaurants and retail opportunities near the Karcher Mall within 3.5 miles. This Project will provide much needed housing near retail services and public opportunities.

SUMMARY OF APPLICATIONS

- Annexation
- Preliminary/Final Plat

ZONING INFORMATION

- Current Zone – AG
- Proposed Zone – R-2

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Exhibit C –Preliminary Plat

The Guches neighborhood will consist of 134 detached single-family homes. The subject property is adjacent to Central Canyon Elementary School. The school property contains 5 baseball fields, a play structure and a pedestrian walkway. It is a short drive to multiple retail opportunities, schools, and restaurants on Karcher Road. This includes restaurants and retail opportunities near the Karcher Mall within 3.5 miles. This Project will provide much needed housing near retail services and public opportunities.

DENSITY: The Medium-Density Residential Comprehensive plan designation allows for up to 4 units per acre. The Guches neighborhood proposes a density that conforms to the Caldwell Comprehensive plan. The density proposed for the development is **3.8 DU/Acre**.

PRODUCT / LOT SIZES: We evaluated the area, market conditions, schools, services and nearby recreation to establish the housing product and associated site plan. Consistent with the existing community and the Comprehensive Plan, we have designed a site plan that consists of detached single-family homes that range in size from approximately 1,500 square feet to approximately 3,000 square feet. Lots range in sizes from 6,000 square feet, to 19,380 square feet, with an average of 7,180 square feet.

The housing renderings included in Exhibit D are representative of what is anticipated to be constructed in the Guches neighborhood.

Exhibit D –Open Space

As the developer we have a large amount invested in this property as we have researched and followed the city ordinance to plan the most productive open space for this area and this development. The proposed open space also meets the requirement of Caldwell City Development Code Chapter 10-07-05, Subsection 1.

Landscape Open Space requirements are based off the gross development area and are calculated using the average lot size within the development. With a gross development area of 35.30 Acres, and an average lot size of 7,180 square feet, we are required to provide 2.82 acres or 8% open space. We are providing approximately 3.93 acres or 11.1% landscaped open space for the development. The open space will be accessible to all residents of the subdivision.

Exhibit E –Residential Design



TRADITIONAL



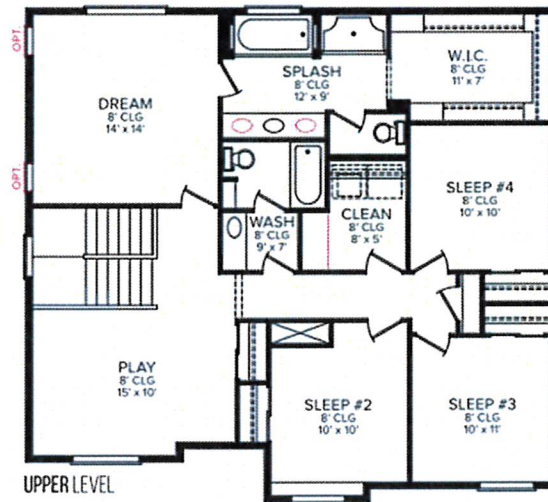
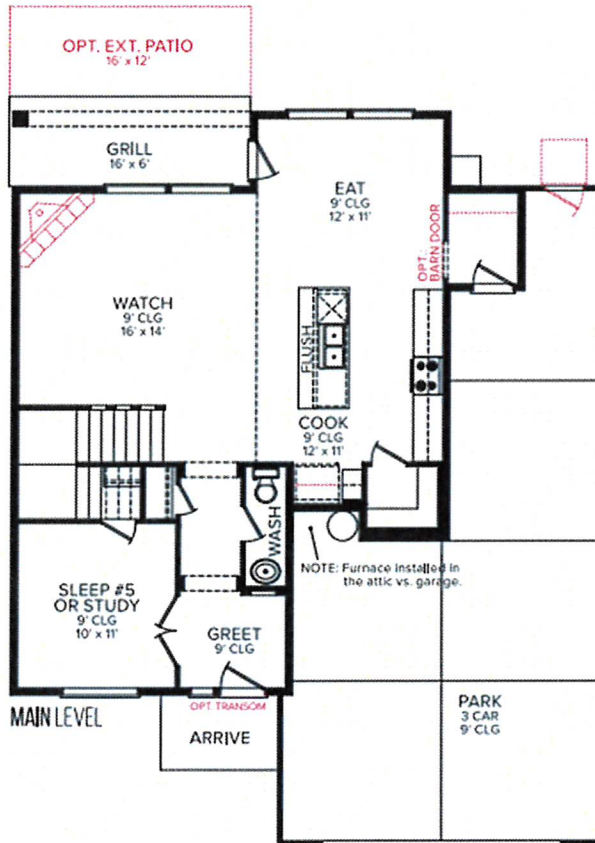
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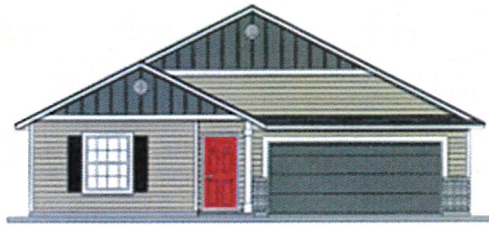


COTTAGE



BUNGALOW





TRADITIONAL



CRAFTSMAN



COTTAGE



BUNGALOW

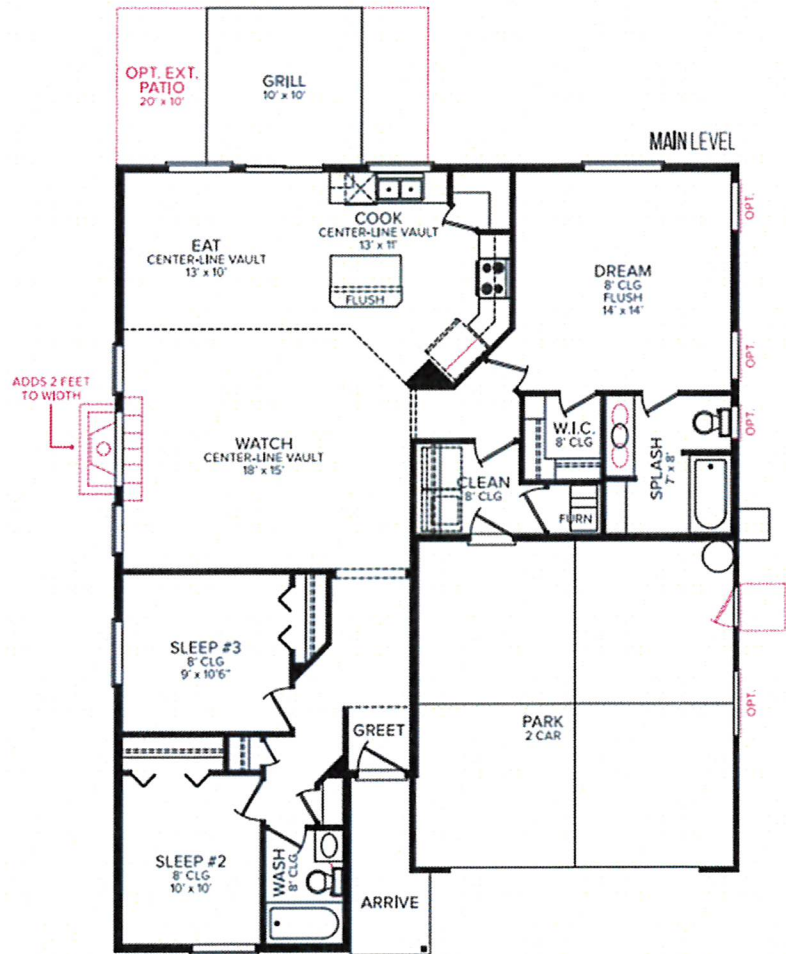


Exhibit F – Comprehensive Plan Goals

COMPREHENSIVE PLAN GOALS

The Comprehensive Plan's Future Land Use Map designates the parcel as "Medium-Density Residential", which allows for up to 4 dwelling units per acre with predominantly single-family homes. The Guches Neighborhood meets or exceeds all the City of Caldwell Comprehensive Plan Requirements for the R-2 Zone.

The following goals and policies of the City of Caldwell Comprehensive Plan are achieved with the approval of Guches:

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

Policy 4-1: Encourage development as a natural outward progression of the City's corporate boundaries and within areas that can be immediately annexed and provided with public services.

Caldwell has existing utilities in Florida Avenue that were extended with Central Canyon Elementary School and Sawgrass Village Subdivision on the west side of Florida Ave. With existing utilities in Florida Avenue, our proposed Guches neighborhood is a natural outward progression of the City's corporate boundary.

PRE-APPLICATION MEETING & NEIGHBORHOOD MEETING

We have had several Round Table Meetings on the project. The first was held on January 25, 2018, a second was held on March 18, 2019 and a third was held on September 17, 2019.

The neighborhood meeting was held on December 18, 2019 at 6:00pm at 15239 S. Florida Avenue Nampa, ID 83607

Exhibit G –Site Photos



Property from Florida Avenue looking southeast



Property from Florida Avenue looking northeast

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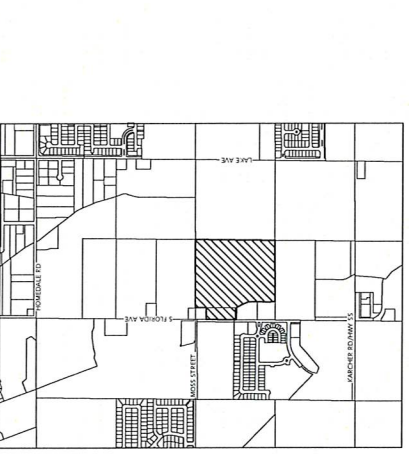


SW
 800 W. RICHMOND STREET
 BOISE, ID 83706
 (208) 946-3874
 cgraham@swengineering.com

DESIGNED:	C. GRAMM
DRAWN:	C. GRAMM
CHECKED:	C. GRAMM
APPROVED:	C. GRAMM

PREPARED FOR:
 SOUTHPOINT LLC
 PO BOX 6385
 BOISE, ID 83707

S. FLORIDA AVENUE, CALDWELL, ID
 PRELIMINARY PLAT
 GUCHES SUBDIVISION
 CIVIL PRODUCT NO. 11000
 DRAWING DATE: 01/09/2020
PP1.0



DEVELOPER
 SOUTHPOINT LLC
 PO BOX 6385
 BOISE, ID 83707

CIVIL ENGINEER
 C. GRAMM, PE
 CIVIL SITE WORKS LLC
 1611 W. GARDEN BLVD #200
 BOISE, ID 83707
 (208) 846-3074

SURVEYOR
 GUY HOFFER, PLS
 SAUNDERS AND SAUNDERS LLC
 1611 W. GARDEN BLVD #200
 BOISE, ID 83707
 (208) 348-0104

LOT NUMBER	AREA (AC)
SINGLE FAMILY RESIDENTIAL	134
LANDSCAPE COMMON LOT	14
PUBLIC RIGHT-OF-WAY	N/A
TOTAL	148

SITE DATA
 CANYON COUNTY TAX PARCELS #027001000 & #027410100
 SITE AREA = 430,30 ACRES
 CURRENT LAND USE ZONE COUNTY AS (ABSOLUTE) R-2
 PROPOSED LAND USE ZONE CITY OF CALDWELL R-2

RE-ZONE SETBACKS
 FRONT YARD SETBACK 20 FEET
 STREET SIDE YARD SETBACK 15 FEET
 SIDE YARD SETBACK 6 FEET
 REAR YARD SETBACK 15 FEET

AREAS/Calculations
 MINIMUM LOT SIZE 6,000 SF
 MAXIMUM LOT SIZE 7,160 SF
 AVERAGE LOT SIZE 3,000 SQ/AC
 RESIDENTIAL DENSITY (GROSS) 3.03 AC (11.14)

- NOTES**
1. EASEMENT ACCESS TO S. FLORIDA AVENUE AND MOSS STREET IS PROHIBITED.
 2. PROPOSED EASEMENTS FOR PUBLIC UTILITIES, SEWERAGE, AND DRAINAGE IS RESERVED ALONG THE PROPOSED RIGHT-OF-WAY BOUNDARY AND REAR LOT LINES.
 3. THE FOLLOWING USE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE DOMESTIC SUBDIVISION HOMEOWNERS ASSOCIATION:
 - BLOCK 1, LOT 11
 - BLOCK 2, LOT 11
 - BLOCK 3, LOT 11
 - BLOCK 4, LOT 11
 - BLOCK 5, LOT 11
 - BLOCK 6, LOT 11
 - BLOCK 7, LOT 11
 - BLOCK 8, LOT 11
 - BLOCK 9, LOT 11
 - BLOCK 10, LOT 11
 - BLOCK 11, LOT 11
 - BLOCK 12, LOT 11
 - BLOCK 13, LOT 11
 - BLOCK 14, LOT 11
 - BLOCK 15, LOT 11
 - BLOCK 16, LOT 11
 - BLOCK 17, LOT 11
 - BLOCK 18, LOT 11
 - BLOCK 19, LOT 11
 - BLOCK 20, LOT 11
 - BLOCK 21, LOT 11
 - BLOCK 22, LOT 11
 - BLOCK 23, LOT 11
 - BLOCK 24, LOT 11
 - BLOCK 25, LOT 11
 - BLOCK 26, LOT 11
 - BLOCK 27, LOT 11
 - BLOCK 28, LOT 11

LEGEND

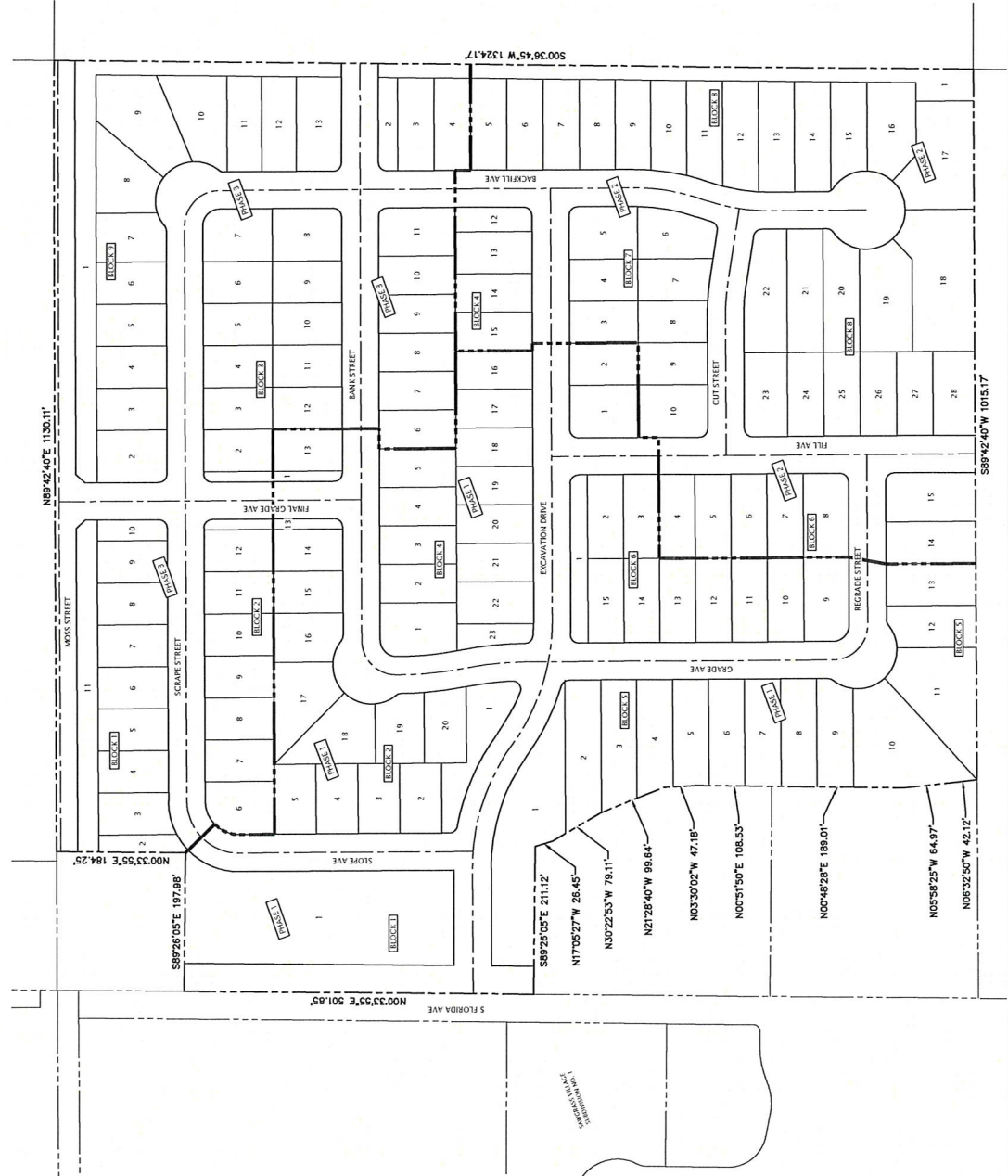
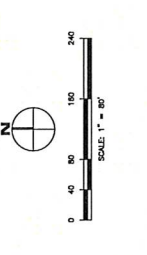
- Subdivision Boundary
- Public Right-of-Way
- Proposed Right-of-Way
- Proposed Easement
- Proposed Easement Line
- Proposed Phase Boundary
- Lot Number
- Calculated Point

SHEET INDEX

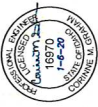
- PP1.0 PRELIMINARY PLAT
- PP1.1 LOT DIMENSIONS NORTH
- PP1.2 LOT DIMENSIONS SOUTH
- PP2.0 CONCEPTUAL ENGINEERING PLAN

PREPAREE'S NOTICE
 TO THE BEST OF THE PREPAREE'S KNOWLEDGE, THIS PRELIMINARY PLAT MEETS ALL REQUIREMENTS OF CALDWELL CITY CODE.

PRELIMINARY PLAT FOR GUCHES SUBDIVISION
 LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 11
 TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M.
 CANYON COUNTY, IDAHO
 2020



A3



CSW WORKS LLC
 804 W. RICHMOND STREET
 ROSEL, FL 33090
 (202) 946-3874
 csw@cswworksllc.com

REV NO.	DESCRIPTION	DATE

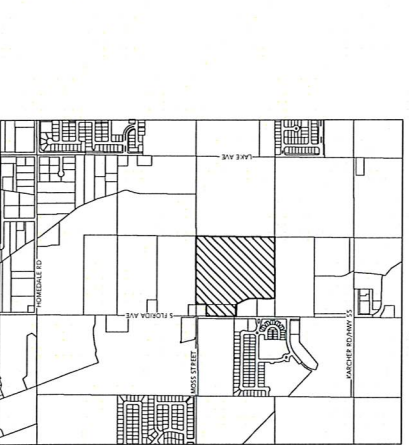
FILE NAME: 1009-C-PRC-PLATING

DESIGNED: C. DRUMM
 DRAWN: C. DRUMM
 CHECKED: C. DRUMM
 APPROVED: C. DRUMM

PREPARED FOR:
 SOUTHPPOINT LLC
 PO BOX 6385
 ROSEL, ID 83707

GUCHES SUBDIVISION
 S. FLORIDA AVENUE, CALDWELL, ID
 PRELIMINARY PLAT

CSW PROJECT NO.: 18049
 DRAWING DATE: 01/14/2020
PPT.0



DEVELOPER:
 SOUTHPPOINT LLC
 PO BOX 6385
 ROSEL, ID 83707

CIVIL ENGINEER:
 C. DRUMM, P.E.
 804 W. RICHMOND STREET
 ROSEL, ID 83707
 (202) 946-3874

SURVEYOR:
 C. DRUMM, P.S.
 SOUTHPPOINT LLC
 PO BOX 6385
 ROSEL, ID 83707
 (202) 946-3874

LOT SUMMARY

NUMBER	AREA (AC)
SINGLE FAMILY RESIDENTIAL	134
LANDSCAPE COMMON LOTS	14
PUBLIC RIGHT-OF-WAY	N/A
TOTAL	148

SITE DATA
 GARDNER COUNTY TAX PARCELS: #R27301000 & #R27401000
 SITE AREA = 283.39 ACRES
 CURRENT LAND USE: COUNTY OF (AGRICULTURE)
 PROPOSED LAND USE: ZONE CITY OF CALDWELL R-2

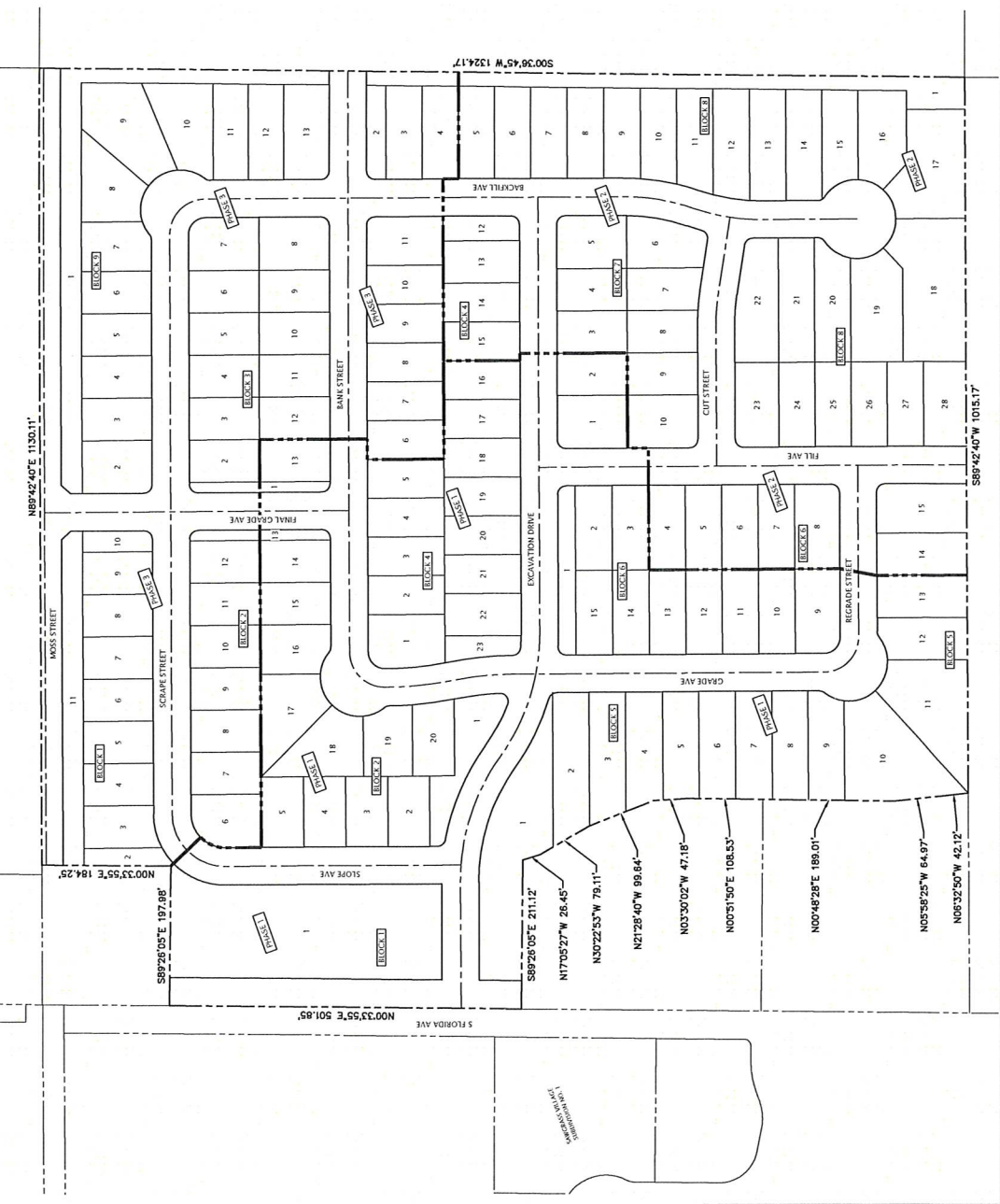
REAR YARD SETBACK: 20 FEET
 STREET SIDE YARD SETBACK: 15 FEET
 SIDE YARD SETBACK: 6 FEET
 FRONT YARD SETBACK: 15 FEET
 MINIMUM LOT SIZE: 6,000 SF
 AVERAGE LOT SIZE: 7,190 SF
 RESIDENTIAL DENSITY (GROSS): 3.80 DU/AC
 LANDSCAPE OPEN SPACE: 3.83 AC (11.1%)

- NOTES
1. STREET LOT ACCESS TO S. FLORIDA AVENUE AND MOSS STREET IS PROHIBITED.
 2. PROPOSED EASEMENTS FOR PUBLIC UTILITIES, PROTECTION, AND MAINTENANCE IS RESERVED. ALL UTILITIES SHALL BE ADJUSTED TO THE SUBDIVISION BOUNDARY AND REAR LOT LINES. THE (10) FEET WIDE EASEMENT SHALL BE ADJUSTED TO THE PUBLIC RIGHT-OF-WAY BOUNDARY. THE (10) FEET WIDE EASEMENT SHALL BE ADJUSTED TO THE PUBLIC RIGHT-OF-WAY BOUNDARY. THE (10) FEET WIDE EASEMENT SHALL BE ADJUSTED TO THE PUBLIC RIGHT-OF-WAY BOUNDARY.
 3. THE FOLLOWING ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE GUCHES SUBDIVISION HOMEOWNERS ASSOCIATION:
 BLOCK 1, 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.



SHEET INDEX
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 PPT.1 LOT DIMENSIONS NORTH
 PPT.2 LOT DIMENSIONS SOUTH
 PPT.3 CONCEPTUAL ENGINEERING PLAN

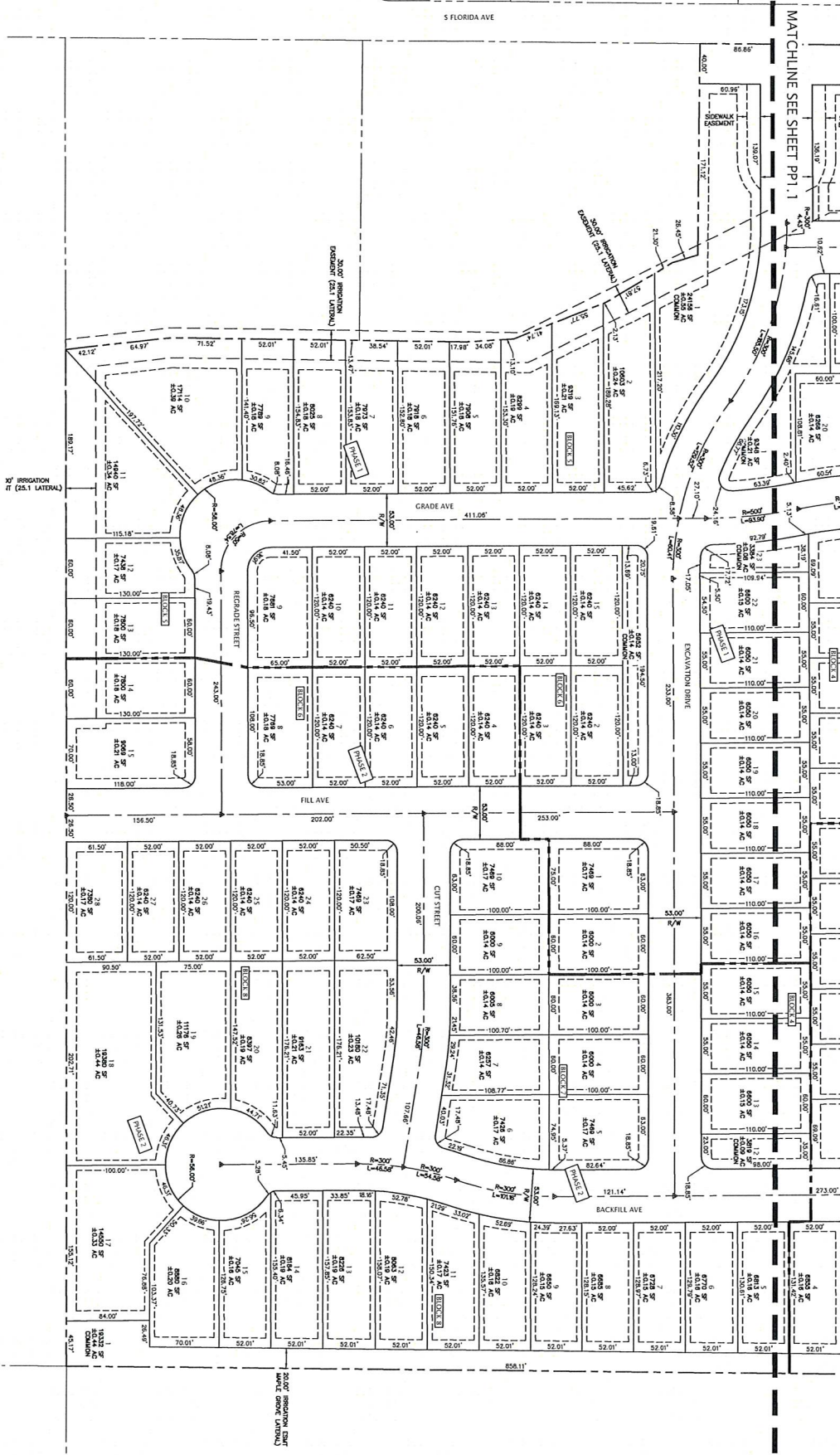
PREPARED BY THE ENGINEER'S KNOWLEDGE THE PRELIMINARY PLAT MEETS ALL REQUIREMENTS OF CALDWELL CITY CODE.



PRELIMINARY PLAT FOR
GUCHES SUBDIVISION
 LOCATED IN THE NW 1/4 OF THESE 1/4 OF SECTION 11
 TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M.
 CANYON COUNTY, IDAHO
 2020

SCALE 1" = 80'

A3



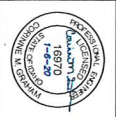
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GUCHES SUBDIVISION
S. FLORIDA AVENUE, CALDWELL, ID
LOT DIMENSIONS SOUTH

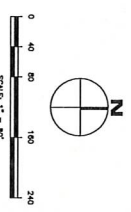
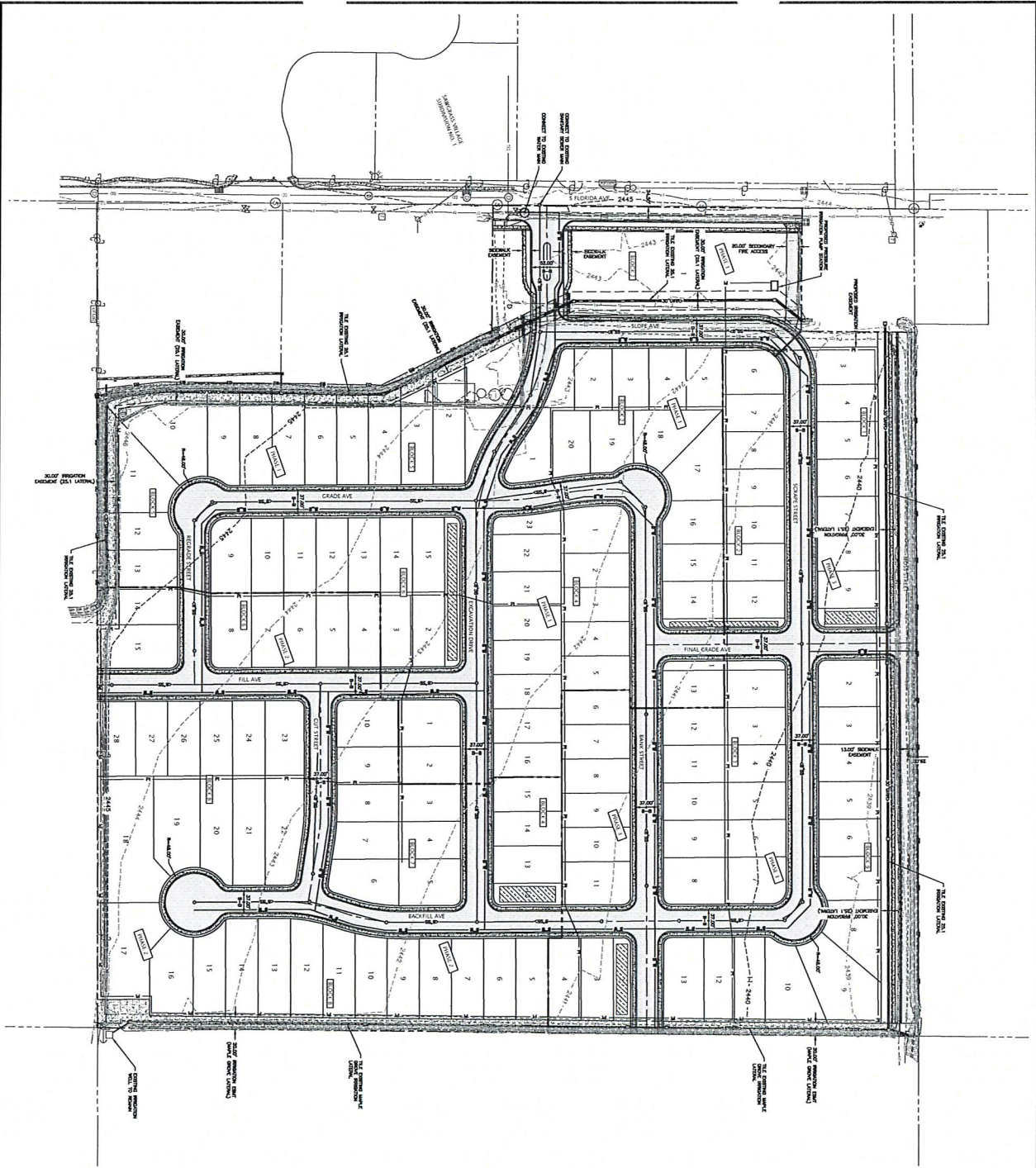
PREPARED FOR:
SPOONER & ASSOCIATES
BOISE, ID 83702

REV. NO.	DESCRIPTION	DATE
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98	27.93	52.00
99	27.93	52.00
100	27.93	52.00

CIVIL SITE WORKS
604 W. RICHMOND STREET
BOISE, ID 83706
cgraham@csengineering.com
(208) 946-3874



A3



LEGEND

- SUBDIVISION BOUNDARY
- PUBLIC RIGHT-OF-WAY
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED PRESSURE IRRIGATION MAIN
- PROPOSED STORM DRAIN FACILITY
- PROPOSED SIGNAL INTERSECTION ACCESS
- EXISTING SIGNAL CENTERLINE (S)
- EXISTING SIGNAL CENTERLINE (T)

PRELIMINARY PLAT DATA

1-10-02-03-28: STREET LIGHT SPACING SHALL BE 100 FEET. ALL STREET LIGHTS SHALL BE 15 FEET HIGH. THE SUBDIVISION APPROACHES OF EXHIBITION SHALL BE TO S. FLORIDA AVENUE FROM SACKFILL AVENUE TO CROSS STREET AND SOUTH PROCEED AS FULL ACCESS.

1-10-02-03-27: THE SUBDIVISION APPROACHES OF EXHIBITION SHALL BE TO S. FLORIDA AVENUE FROM SACKFILL AVENUE TO CROSS STREET AND SOUTH PROCEED AS FULL ACCESS.

1-10-02-03-26: STREET LIGHTING: THIS SUBDIVISION WILL BE SERVED BY STREET LIGHTS. THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-25: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-24: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-23: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-22: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-21: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-20: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-19: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-18: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-17: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-16: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-15: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-14: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-13: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-12: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-11: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-10: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-09: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-08: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-07: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-06: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-05: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-04: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-03: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-02: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

1-10-02-03-01: THE CITY OF CALDWELL WILL BE THE MAINTENANCE AGENCY FOR THE STREET LIGHTS.

<p>PP2.0</p>	<p>GUCHES SUBDIVISION S. FLORIDA AVENUE, CALDWELL, ID CONCEPTUAL ENGINEERING PLAN</p>	<p>REV. NO. DESCRIPTION DATE</p> <p>1 C. CALDWELL 08/17/2019</p> <p>2 C. CALDWELL 08/17/2019</p> <p>3 C. CALDWELL 08/17/2019</p>	<p>Civil Site Works</p> <p>804 W. RICHMOND STREET BOISE, ID 83706</p> <p>cgsham@cswengineering.com (208) 946-3874</p>
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A3

EXHIBIT A-2

GRAPHIC DEPICTION OF THE PROPERTY



S. Florida Road
Caldwell, ID

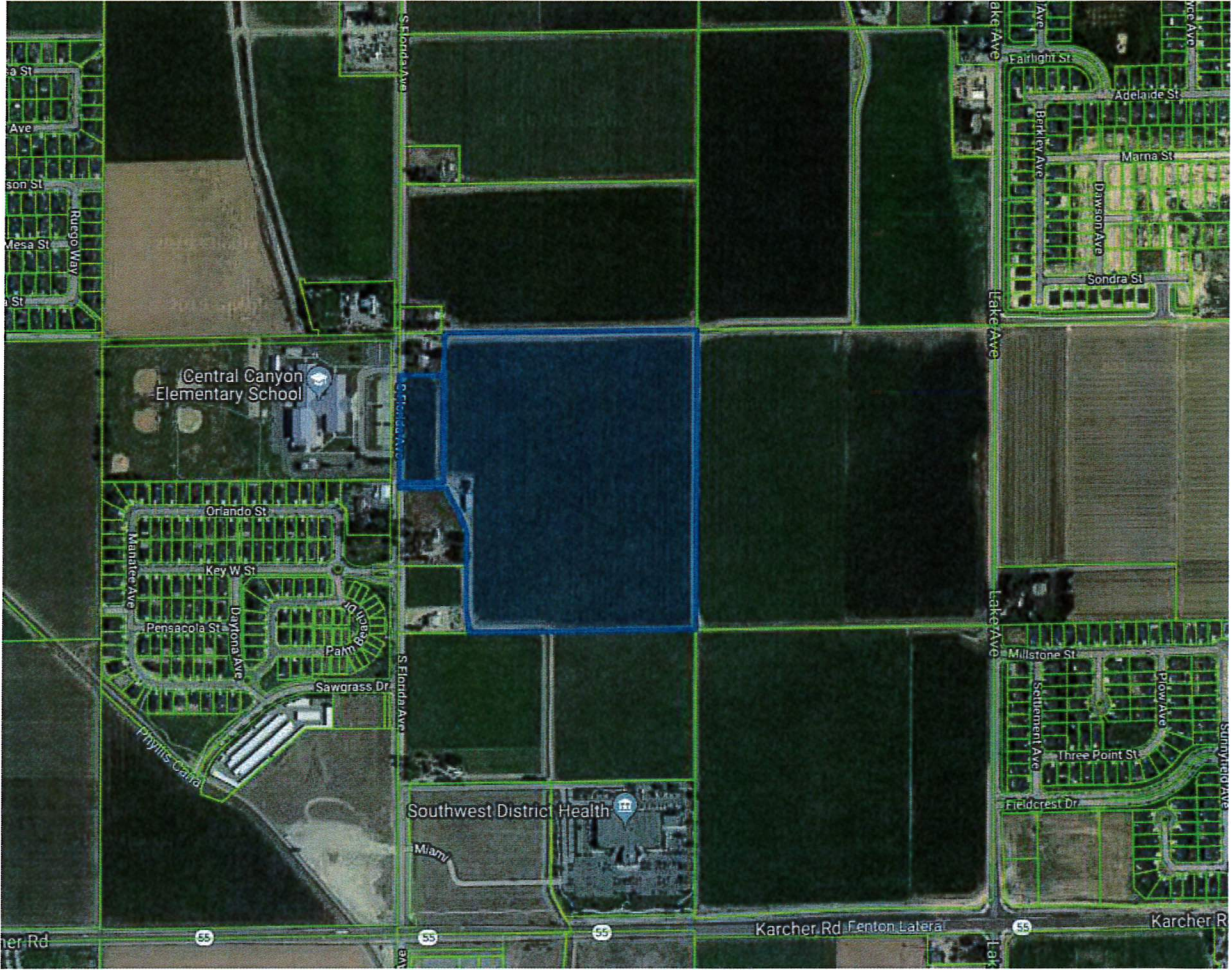


Jun 28, 2019 - landproDATA.com
Scale: 1 inch approx 250 feet

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

A4

Exhibit A –Vicinity Map

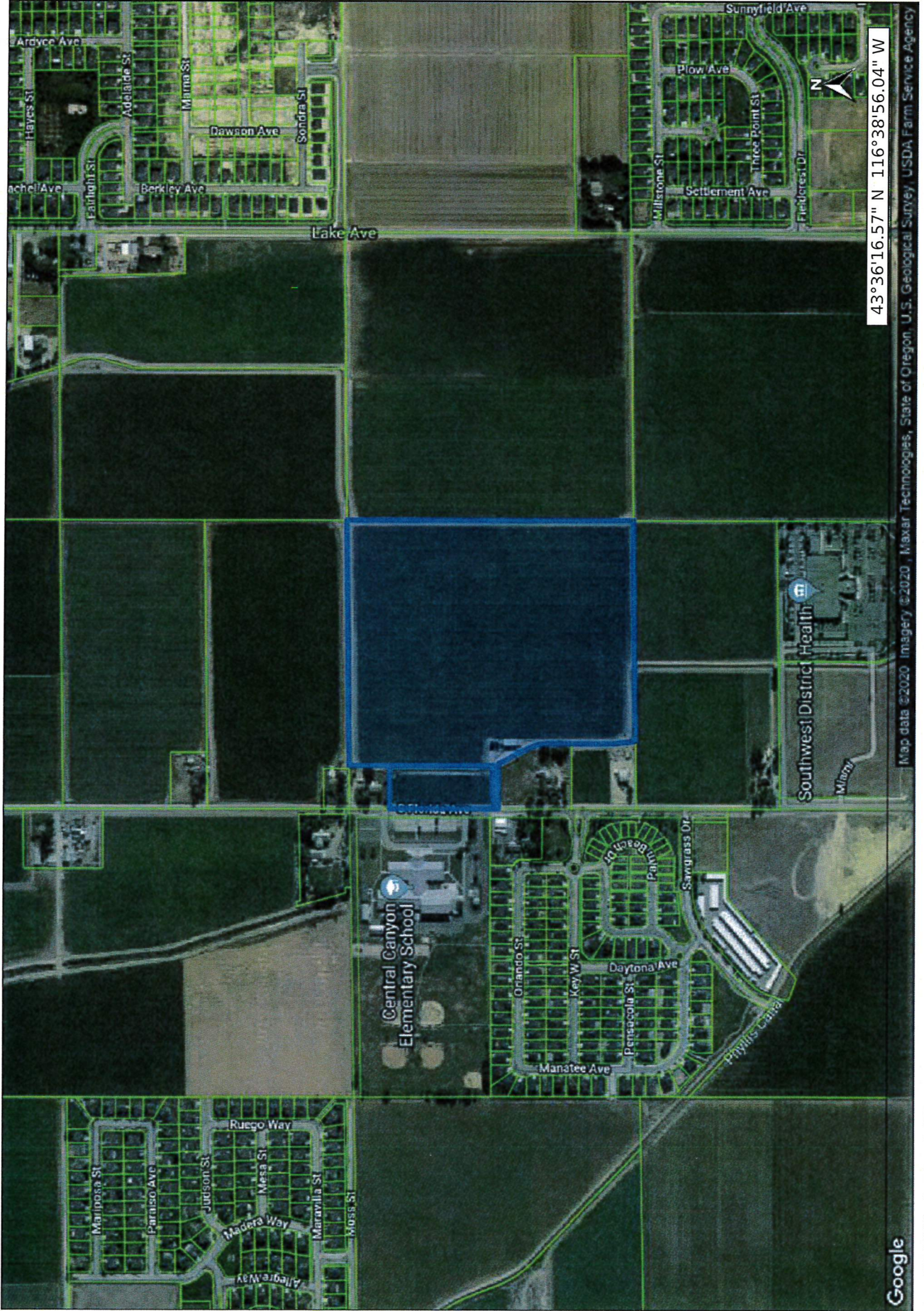


- North: Agricultural Land, Zoned R1(City of Caldwell)
- East: Agricultural Land, Zoned AG (Canyon County)
- South: Agricultural Land, Zoned AG (Canyon County)
- West: Single-family residences, zoned R1 and R3(City of Caldwell);
- West: Central Canyon Elementary School, zoned R1 (City of Caldwell)

A4

Guches Subdivision

Vicinity Map



44

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

Start Time of Neighborhood Meeting: 6:00 pm

End Time of Neighborhood Meeting: 6:45 pm

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

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

1. Tim Durbin 16428 S. Florida Ave Caldwell Ida 83607
2. Linda Durbin " " " "
3. (Don vai) did not sign in
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
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: 134 lots on 35.31 acres of land in the R-3

Date of Round Table meeting: _____

Notice sent to neighbors on: December 6th 2019

Date & time of the neighborhood meeting: December 18th at 6pm

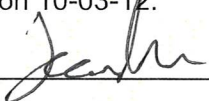
Location of the neighborhood meeting: 15739 S. Florida Ave.

Developer/Applicant:

Name: Josh Beuch

Address, City, State, Zip: P.O. Box 6985 Boise, ID 83707

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

DEVELOPER/APPLICANT SIGNATURE  DATE 12-19-19

A5

Owner	Address	City
PINTLER CHARLES AND CAROL	6510 RIM RD	NAMPA ID 83686
MAI GREGORY SCOTT	15049 LAKE AVE	NAMPA ID 83651
BEOUGHNER CLYDE	14197 CORONA DR	CALDWELL ID 83607
YANO JOHN R	16525 S FLORIDA AVE	CALDWELL ID 83607
HADLOCK JED S	16506 S FLORIDA AVE	CALDWELL ID 83607
GUCHES JIM D	15239 S FLORIDA AVE	CALDWELL ID 83607
DURBIN TIMOTHY RAY	16478 S FLORIDA AVE	CALDWELL ID 83607
VALLIVUE SCHOOL DIST NO 13	5207 S MONTANA AVE	CALDWELL ID 83607-1583
GUCHES JIM D	15239 S FLORIDA AVE	CALDWELL ID 83607
KELLY LANORA F	16316 S FLORIDA AVE	CALDWELL ID 83607
MACK ROD	1028 W VICTORY RD	MERIDIAN ID 83642
TAKAGI TARUMI A SEPARATE F	5760 BIANCA AVE	ENCINO CA 91316
AYARD EVARISTO	16557 BERKLEY AVE	CALDWELL ID 83607
FERRIS DAN	16350 KEY LARGO AVE	CALDWELL ID 83607
SAWGRASS VILLAGE HOA INC	PO BOX 1177	NAMPA ID 83653
PINTLER CHARLES AND CAROL	6510 RIM RD	NAMPA ID 83686
MAI DONALD R	13540 PAOLETTI	CALDWELL ID 83605

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Parcel A:

A portion of the Northwest Quarter of the Southeast Quarter of Section 11, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Northeast corner of said Northwest Quarter of the Southeast Quarter; thence South 0° 01' 32" West along the East boundary of said Northwest Quarter of the Southeast Quarter a distance of 1,324.16 feet to the Southeast corner of said Northwest Quarter of the Southeast Quarter; thence

South 89° 07' 26" West along the South boundary of said Northwest Quarter of the Southeast Quarter a distance of 1,015.17 feet to a point on the centerline projection of a Pioneer Irrigation District Lateral as it now exists; thence traversing said centerline as follows:

North 7° 08' 04" West a distance of 42.12 feet;

North 6° 33' 39" West a distance of 64.97 feet;

North 0° 13' 14" East a distance of 189.01 feet;

North 0° 16' 36" East a distance of 108.53 feet;

North 4° 05' 16" West a distance of 47.18 feet;

North 22° 03' 54" West a distance of 99.64 feet;

North 30° 58' 07" West a distance of 79.11 feet;

North 17° 40' 41" West a distance of 26.45 feet; thence leaving said

centerline and bearing

South 89° 58' 41" West a distance of 211.12 feet to a point on the West boundary of said Northwest Quarter of the Southeast Quarter; thence

North 0° 01' 19" West along said West boundary a distance of 23.15 feet; thence leaving said West boundary and bearing

North 89° 07' 26" East parallel with the North boundary of said Northwest Quarter of the Southeast Quarter a distance of 198.00 feet thence

North 0° 01' 19" West parallel with the West boundary of said Northwest Quarter of the Southeast Quarter a distance of 660.00 feet to a point on the North boundary of said Northwest Quarter of the Southeast Quarter; thence

North 89° 07' 26" East along said North boundary a distance of 1,130.11 feet to the POINT OF BEGINNING.

BY CAI TOL 2

Parcel B:

A parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter (Center Quarter corner) of Section 11, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 01' 19" East a distance of 181.30 feet along the West line of said Northwest Quarter to the REAL POINT OF BEGINNING of this description; thence

North 89° 58' 41" East a distance of 197.98 feet to a point; thence South 0° 01' 19" East a distance of 475.76 feet to a point; thence

South 89° 07' 34" West a distance of 198.00 feet to a point of the West line of said Northwest Quarter; thence

North 0° 01' 19" West a distance of 478.70 feet to the REAL POINT OF BEGINNING.

At

A

102

PC41266

INSTRUMENT NO. 2001505341

WARRANTY DEED

FOR VALUE RECEIVED John Robert Brucks, a single man

the Grantor, does hereby grant, bargain, sell and convey unto Jim D. Guches, an unmarried person

the Grantee, whose address is 15239 Florida Ave., Caldwell, ID 83607

the following described premises, to-wit:

See attached Exhibit "A", which by this reference is made a part hereof and is comprised of one (1) page.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that he is the owner in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2001 and subsequent years, covenants, conditions, restrictions and easements of record; and that he will warrant and defend the same from all lawful claims whatsoever.

DATED: November 30, 2001

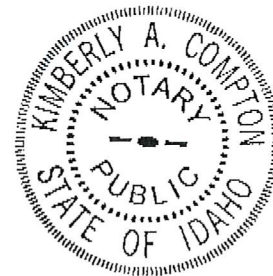
John Robert Brucks
John Robert Brucks

STATE OF IDAHO

COUNTY OF CANYON

On this 30th day of November in the year 2001, before me, a Notary Public, personally appeared John Robert Brucks known or identified to me to be the person whose name is subscribed to the within Instrument, and acknowledged to me that he executed the same.

[Signature]
Notary Public
Residing at Wilder
My commission expires 1-27-05



**PIONEER TITLE COMPANY
OF CANYON COUNTY**

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

610 SOUTH KIMBALL
CALDWELL, ID 83605

Ab

PC 41266

Exhibit "A"

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North 89° 07' 26" East along said North boundary a distance of 1,130.11 feet to the POINT OF BEGINNING.

ny
G NOEL MALES
CANYON CNT RECORDER
REQUEST PIONEER - CALDWELL
TYPE *Boise* FEE *6.00*
DEC 3 PM 4 49

RECORDED

200150534

A6

INSTRUMENT NO. 200030227

J.D. 2

PN 60113

WARRANTY DEED

FOR VALUE RECEIVED JOHN ROBERT BRUCKS, an unmarried man

the Grantor, does hereby grant, bargain, sell and convey unto JIM D. GUCHES, a single man

the Grantee, whose address is , , 15239 Florida Caldwell Id, 83607

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that he the owner in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2000 and subsequent years, covenants, conditions, restrictions and easements of record; and that he will warrant and defend the same from all lawful claims whatsoever.

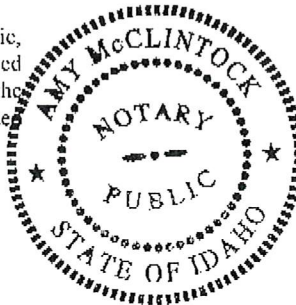
DATED: August 28, 2000

John Robert Brucks

JOHN ROBERT BRUCKS

STATE OF IDAHO
COUNTY OF CANYON

On this 28 day of AUGUST, 2000, before me, a notary public, personally appeared JOHN ROBERT BRUCKS, known or identified to me to be the person(s) who(se) name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.



Amy McClintock

Notary Public
Residing at NAMPA
My commission expires: 4/21/06

**PIONEER TITLE COMPANY
OF CANYON COUNTY**

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

423 SOUTH KIMBALL
CALDWELL, ID 83605

AKO

Exhibit "A"

A parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

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South 89° 07'34" West a distance of 198.00 feet to a point of the West line of said Northwest Quarter; thence

North 0° 01'19" West a distance of 478.70 feet to the REAL POINT OF BEGINNING.

200030227

RECORDED

NOV 29 AM 11 00

G NOEL HALES

CANYON COUNTY RECORDER

BY *[Signature]*

[Signature]

WEST KIONEER-NAMPA
TYPE *[Signature]* FEE 16.00

First American Title
Schedule A

A true copy of the foregoing agreement, signed by the Seller and containing the full and complete legal description of the premises, is hereby received on this _____ day of _____, 20____

[Signature] BUYER

AL6

Property Owner Acknowledgement

I, Jim Guchas, 15239 S. Florida ave
(Name) (Address)

Caldwell, ID 83607
(City) (State)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner, or authorized designee of the record owner of property located at

(Address)

and I grant my permission to:

ACME LLC, PO Box 6985
(Name) (Address)

Boise, ID
(City) (State)

to submit the accompanying application(s) pertaining to that property.

2. 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.
3. 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 18th day of December, 20 19

[Signature]
(Signature)



CITY OF
Caldwell, Idaho

Planning & Zoning

LANDSCAPE PLAN

Project Name: <i>Givches Subdivision</i>	File #: <i>Ann-20-01</i>
Project Address: <i>Florida Ave</i>	<i>SUB20P-01</i>

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

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

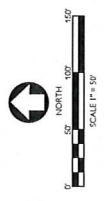
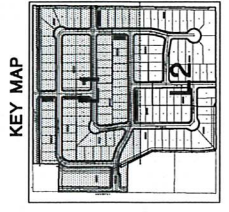
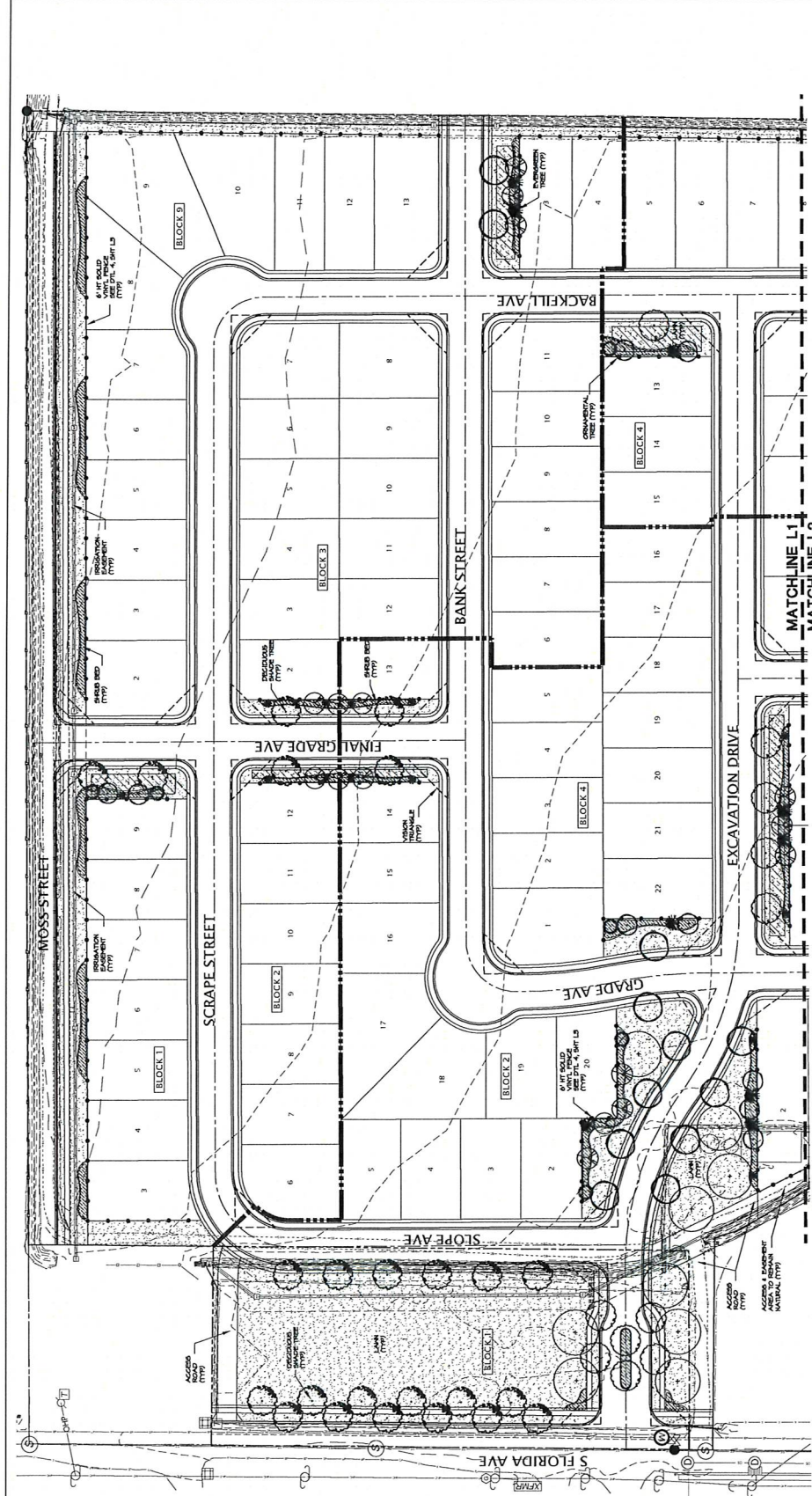
STAFF USE ONLY:	
Date Application Received:	<u>1/8/20</u>
Received by:	<u>ATC</u>
Date Approved:	_____
Approved by:	_____

Issue Description	Date
SCALE	1/2"=20'

JENSEN BELT ASSOCIATES, INC.
 Site Planner
 Landscape Architecture
 1509 Tenth Lane, Ste. 130
 Boise, Idaho 83709
 Ph: (208) 342-0125
 www.jensenbelt.com

PRELIMINARY PLAT LANDSCAPE PLAN
GUCHES SUBDIVISION
CALDWELL, IDAHO

Job Number	1988
Drawn	Checked
JUN	KCS
Scale	AS SHOWN
Sheet Title	LANDSCAPE PLAN
Sheet Number	L1
	1 of 3 Sheets



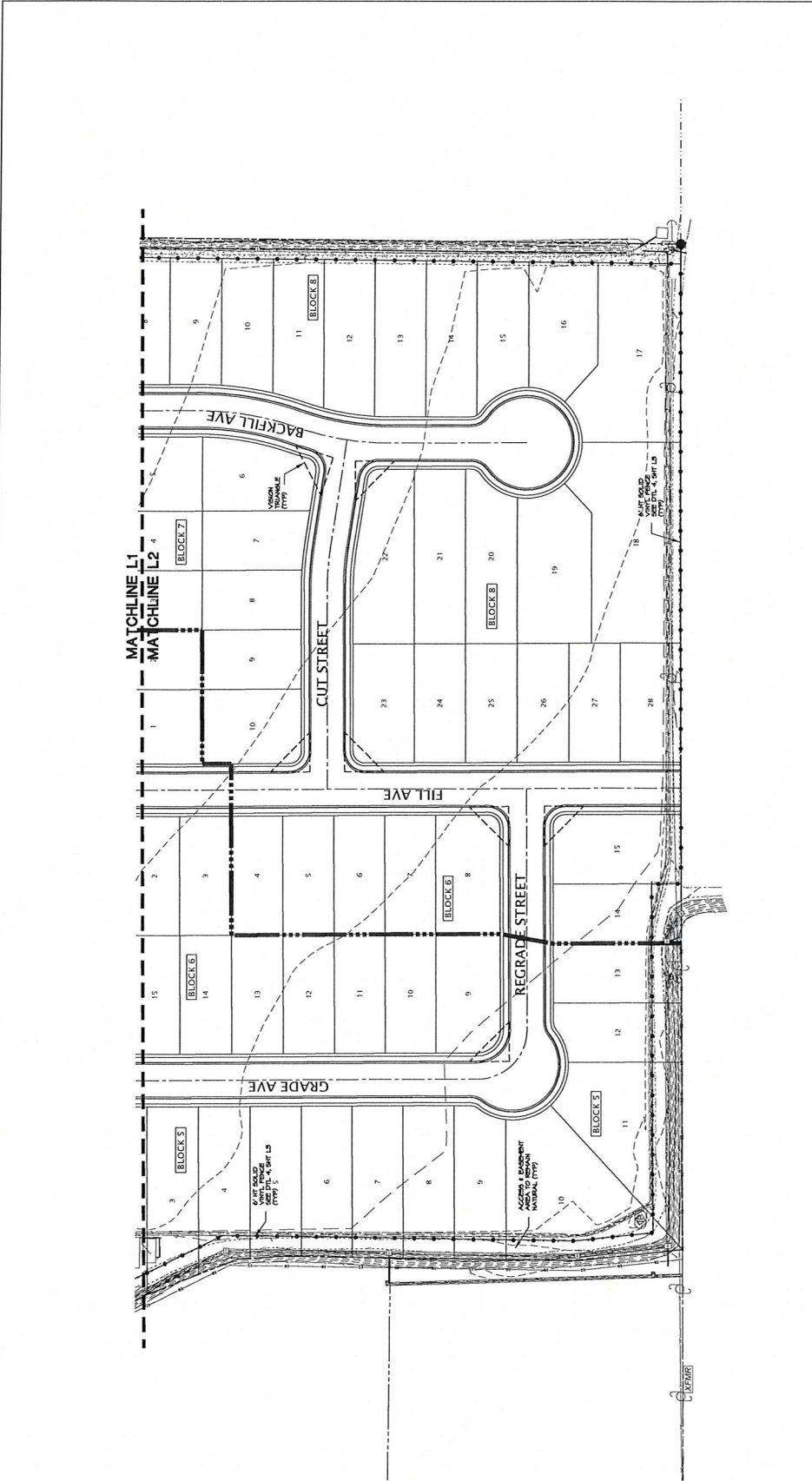
NOTES

- REFER TO SHEET L2 FOR BLOCK 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.
- PLANT PALETTE FROM SCALDIA LANDSCAPE NOTES
- SEE DTL. 4, THIS SHEET.
- DETAILS, AND LANDSCAPE CALCULATIONS.

SYM	COMMON NAME	SYM
	ORNAMENTAL TREES (CLASS I)	
	SHADE TREES (CLASS II)	
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	LAWN	
	6" VINYL FENCE ALONG PERIMETER PROPERTY AND SIDE YARDS (TPP) SEE DTL. 4, THIS SHEET.	

SYM	COMMON NAME	SYM
	BLACK HILLS SPRUCE	
	CASCADE HIMALAYAN CEDAR	
	EMERALD GREEN FIR	
	JAPANESE MAPLE	
	WEeping WHITE SPRUCE	
	BLOODGOOD LONDON PLANETREE	
	SHARP OAK	
	AUTUMN PURPLE ASH	
	GANTIGLER PEAR	
	LITTLELEAF LINDEN	
	TULIP TREE	

SYM	COMMON NAME	SYM
	BLUE RUG JUNIPER	
	DARTS GOLD NINEBARK	
	EMERALD GOLD SOLID BLONDBARK	
	ROYAL RANDAZZO CRABAPPLE	
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	BLUE RUG JUNIPER	
	DARTS GOLD NINEBARK	
	EMERALD GOLD SOLID BLONDBARK	
	ROYAL RANDAZZO CRABAPPLE	
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	BLUE RUG JUNIPER	
	DARTS GOLD NINEBARK	
	EMERALD GOLD SOLID BLONDBARK	
	ROYAL RANDAZZO CRABAPPLE	
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
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	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	BLUE RUG JUNIPER	
	DARTS GOLD NINEBARK	
	EMERALD GOLD SOLID BLONDBARK	
	ROYAL RANDAZZO CRABAPPLE	
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	BLUE RUG JUNIPER	
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	EMERALD GOLD SOLID BLONDBARK	
	ROYAL RANDAZZO CRABAPPLE	
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
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	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	BLUE RUG JUNIPER	
	DARTS GOLD NINEBARK	
	EMERALD GOLD SOLID BLONDBARK	
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	EMERALD GOLD SOLID BLONDBARK	
	ROYAL RANDAZZO CRABAPPLE	
	SHRUBS/ORNAMENT	



NOTES

1. REFERENCE SHEET L3 FOR DEVELOPMENT DATA & DETAILS AND LANDSCAPE CALCULATIONS.

PLANT PALETTE

SYM	COMMON NAME	SYM	COMMON NAME
	EVERGREEN TREES (CLASS I) BLACK HILLS SPRUCE KARL TACIS BIRALAYAN CEDAR OAK LEAF JUNCYPER NORFOLK ISLAND SPRUCE		ORNAMENTAL TREES (CLASS II) MILK WAX SELECT DOGWOOD MARILEE CRABAPPLE KARL TACIS BIRALAYAN CEDAR ROYAL RANDOLPHS CRABAPPLE
	SHADE TREES (CLASS III) BLOODGOOD LONDON PLANETREE SWAMP OAK		SHRUBS/ORNAMENTAL GRASSES/PERENNIALS BLUE GUM JUNIPER DARTS GOLD NINEBARK SUNSHINE SPYR TULLESA SUMMER HYDRANGEA GRO-LON BRAG NORFOLK ISLAND SPRUCE LITTLE DRIVIL NINEBARK MARESTAD LAVENDER OTTO LUKKEN LAUREL SLOWGROWING NINEBARK
	LAWN		FENCES 4" WALK FENCE ALONG LINES, LANDSCAPE BUFFERS PERIMETER PROPERTY SEE DETAIL A, THIS SHEET.

Issue	Date
ISSUE	12-20



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PRELIMINARY PLAT LANDSCAPE PLAN
GUCHES SUBDIVISION
CALDWELL, IDAHO

Job Number: 1988	
Drawn: JUN	Checked: KCS
Scale: AS SHOWN	
Sheet Title: LANDSCAPE DETAILS	

Sheet Number: L3	3 of 3 Sheets
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PLANT PALETTE

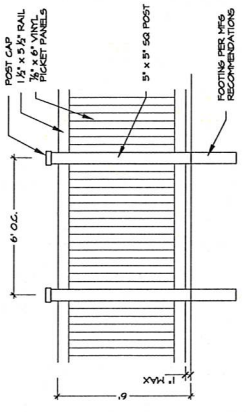
SYTH	COMMON NAME	BOTANICAL NAME	SIZE
EMERGENT TREES	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6-8' HT B1B
	KARL TUSSING HAWAIIAN CEDAR	CALLITRICHES QUINQUELOBA	6-8' HT B1B
	WESTERN RED CEDAR	JUNIPERUS SCAEDOLORUM BAILEY	6-8' HT B1B
	VANDERHOF PINE	PINUS VANDERHOFI	6-8' HT B1B
	KEEPEE WHITE SPRUCE	PICEA GLAUCA PENNOLA	6-8' HT B1B
SHADE TREES (CLASS III)	BLOODWOOD LONDON PLANETREE	PLATANUS X ACERIFOLIA BLOODWOOD	2' CAL B1B
	SWAMP OAK	QUERCUS ENCOLOR	2' CAL B1B
SHADE TREES (CLASS II)	AUTUMN PINKLE ASH	FRAXINUS AMERICANA JANSINGER	2' CAL B1B
	GRANTLEAF PEAR	PIRUS CALLERIANA SLENS FORM	2' CAL B1B
	SMOOTH DOGWOOD	QUERCUS TRACANTOSUS HPCOLE	2' CAL B1B
	LITTLELEAF JUNE	LINDEROENSON TULIPIFERA	2' CAL B1B
	TULIP TREE	LINDEROENSON TULIPIFERA	2' CAL B1B
ORIENTAL TREES (CLASS I)	MIST MAY SELECT DOGWOOD	ACEI CINNAMA 'MAY'	8 1/2" HT 1/2" DIA
	MAHARIE CRABAPPLE	MALUS HABILIER	2' CAL B1B
	ROYAL BENDROPS CRABAPPLE	MALUS ROYAL BENDROPS	2' CAL B1B
	MAHARIE CRABAPPLE	MALUS HABILIER	2' CAL B1B
	MAHARIE CRABAPPLE	MALUS HABILIER	2' CAL B1B
SUBSCUMBENTAL GRASSES/PERENNIALS	BLUE BIRD JUNIER	JUNIERUS HORIZONTALIS MILTON	2 GAL
	DARTS GOLD ANEBARK	PHITACARPUS OLIIFOLIUS DARTS GOLD	5 GAL
	ESKALOS YF GOLD BLOTTMAS	BLOTTMAS FORNITELI ESKALOS YF GOLD	5 GAL
	YELLOE BLOTTMAS	BLOTTMAS FORNITELI ESKALOS YF GOLD	5 GAL
	680-LW SHAG	680-LW SHAG	5 GAL
	WYRT HALO DOGWOOD	CORNUS ALBA BULLHEAD	5 GAL
	WYRT HALO DOGWOOD	CORNUS ALBA BULLHEAD	5 GAL
	WYRT HALO DOGWOOD	CORNUS ALBA BULLHEAD	5 GAL
	WYRT HALO DOGWOOD	CORNUS ALBA BULLHEAD	5 GAL
	WYRT HALO DOGWOOD	CORNUS ALBA BULLHEAD	5 GAL
	WYRT HALO DOGWOOD	CORNUS ALBA BULLHEAD	5 GAL
	WYRT HALO DOGWOOD	CORNUS ALBA BULLHEAD	5 GAL
	WYRT HALO DOGWOOD	CORNUS ALBA BULLHEAD	5 GAL
	WYRT HALO DOGWOOD	CORNUS ALBA BULLHEAD	5 GAL
	WYRT HALO DOGWOOD	CORNUS ALBA BULLHEAD	5 GAL



- 6" VINYL FENCE ALONG PERIMETER OF LOT
- 6" VINYL FENCE ALONG PERIMETER OF LOT
- AND SIDE YARDS (TYP.)
- SEE DET A, THIS SHEET.

NOTES

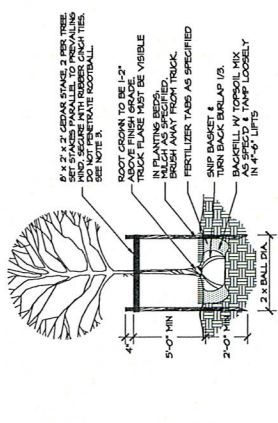
- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL LANDSCAPE ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE MAINTAINED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE STRUCTURES, OR UNDER ANY OTHER STRUCTURE. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL LANDSCAPE ORDINANCE. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL LANDSCAPE ORDINANCE. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL LANDSCAPE ORDINANCE.
- NO TREES SHALL BE PLANTED WITHIN THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONSPICUOUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY SHALL BE PLANTED WITHIN VISION TRIANGLE OR 20' FROM TREES WITHIN THE VISION TRIANGLE. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL LANDSCAPE ORDINANCE. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL LANDSCAPE ORDINANCE.
- TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
- TREES ARE TO BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONAL AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED TO ACCOMMODATE SITE CONDITIONS AND MATERIALS. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL LANDSCAPE ORDINANCE. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL LANDSCAPE ORDINANCE.



- NOTES:**
- FENCE TO STEP DOWN TO 9' HEIGHT 30' FROM BOX.
 - STYLE MAY VARY; COLOR TO BE CHOSEN BY DEVELOPER.

4 VINYL PRIVACY FENCE

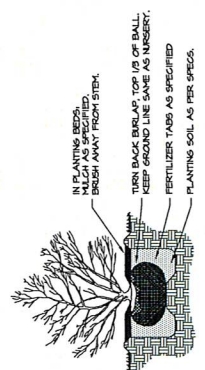
NOT TO SCALE



- NOTES:**
- REMOVE ALL TWIG, ROT OR BRINDINGS FROM ALL TRUNKS.
 - REMOVE ALL TWIG, ROT OR BRINDINGS FROM ALL TRUNKS.
 - PLANTING OF TREES TO BE THE CONTRACTOR'S OPTION. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN. ALL STAKING SHALL BE REMOVED AT THE END OF THE FIRST YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE FIRST YEAR.
 - TREES PLANTED IN TREE AREAS. REMOVE TRIP 2" DIA. FROM TREE TRUNK.

1 TREE PLANTING/STAKING

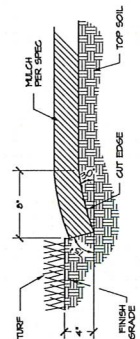
NOT TO SCALE



NOTE: 6" HOLE THREE TIMES THE SIZE OF ROOTBALL.

2 SHRUB PLANTING

NOT TO SCALE

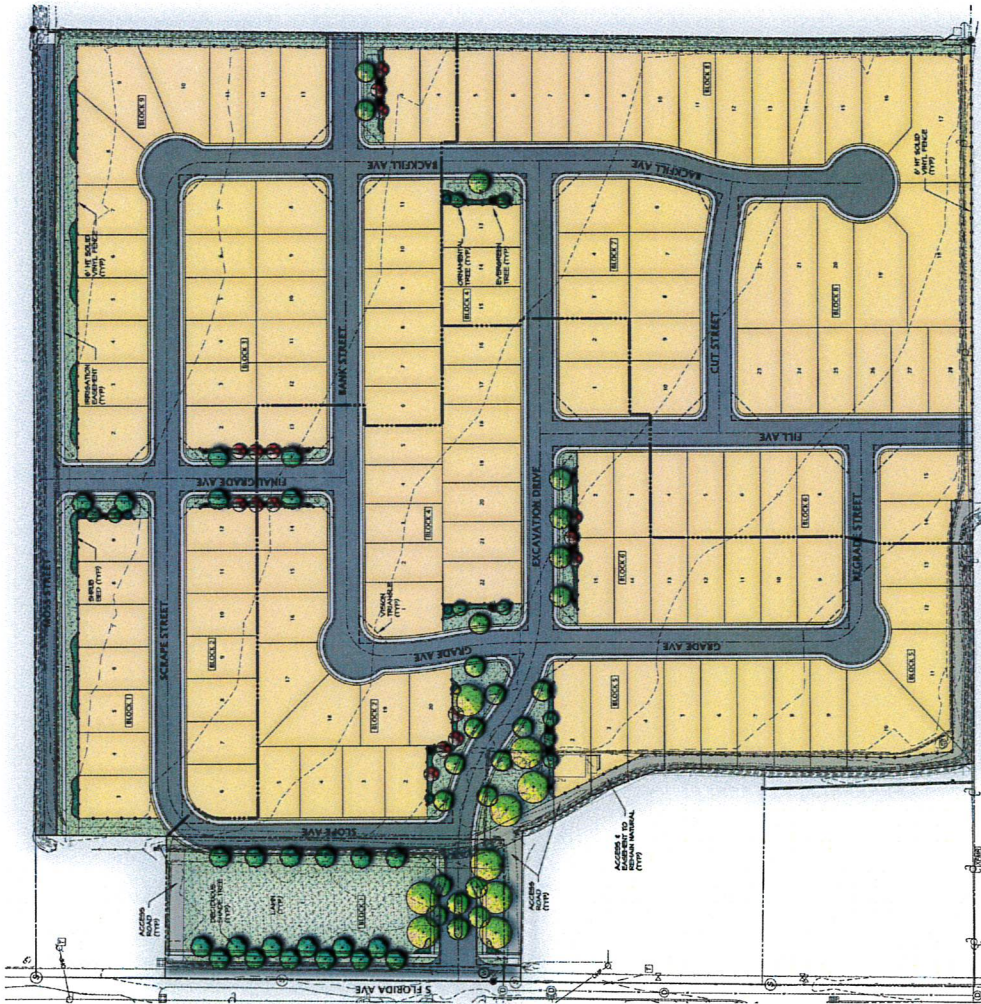


3 PLANTER CUT BED EDGE

NOT TO SCALE

DEVELOPMENT DATA

TOTAL AREA	39,300 ACRES
COMMON OPEN SPACE	2,15 ACRES
RESIDENTIAL LOTS	195
COMMON AREA LOTS	112
TOTAL LOTS	141



PLANT PALETTE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	
	EVERGREEN TREES	PIGEA GLAUCO TREMBATA KARL RUGOS HIMALAYAN CEDAR PIRUS BIRCHERIANA VANDERHOUT PIRANID PIGEA GLAUCO VANDERHOUTI PIGEA GLAUCO VANDERHOUTI	6'-0" HT B1B 6'-0" HT B1B 6'-0" HT B1B 6'-0" HT B1B 6'-0" HT B1B 6'-0" HT B1B	
		SHADE TREES (CLASS III)	BLOODWOOD LONDON PLANETREE SWAMP OAK	2' CAL B1D 2' CAL B1D
		SHADE TREES (CLASS II)	NUTM PINE CAPITAL PEAR HERRING BERRY LITTLELEAF LINDEN HUP TREE	2' CAL B1B 2' CAL B1B 2' CAL B1B 2' CAL B1B 2' CAL B1B
		ORNAMENTAL TREES (CLASS II)	ACEB PINNACLE CORNS MOON HAUIS MARBLE HAUIS MARBLE HAUIS MARBLE	6'-0" HT MULTI-STEM 2' CAL B1B 2' CAL B1B 2' CAL B1B 2' CAL B1B
		ORNAMENTAL TREES (CLASS I)	HAUIS MARBLE CORNS MOON HAUIS MARBLE ROYAL SANDWICH'S GRASSMOPPLE	2' CAL B1B 2' CAL B1B 2' CAL B1B 2' CAL B1B
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	BLUE RUS JUNIPER DARTS GOLD INEBARK BEREALD N GOLD BLOOMING YELLOW FLAMES JACQNT ROSE GRASSY SPINAC IVORY WILD DOGWOOD LITTLE OVAL INEBARK MINIBAD LAVENDER OTTO LUTHER LAUREL SLOMOND RUSO PINE	2' 8" CAL 5' 6" CAL 5' 6" CAL 5' 6" CAL 5' 6" CAL 5' 6" CAL 5' 6" CAL 5' 6" CAL 5' 6" CAL 5' 6" CAL 5' 6" CAL 5' 6" CAL 5' 6" CAL 5' 6" CAL 5' 6" CAL	
		LAWN	6" WHITE BIRCH ALONG LINES, LANDSCAPE BUFFERS AND SIDEYARDS (TYP)	

- ### NOTES
- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL LANDSCAPE ORDINANCE REQUIREMENTS.
 - ALL PLANTING AREAS TO BE MAINTAINED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
 - SEEDS SHALL NOT BE PLANTED IN AREAS WITH EXISTING UNDERGROUND IRRIGATION OR EXISTING UNDERGROUND UTILITY LINES. ALL PLANTING AREAS SHALL BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND MAINTENANCE OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SEEDS PLANTED OVER OR ADJACENT TO SEWERAGE BEDS TO HAVE A ROOT BALL AT LEAST 18" IN DIAMETER. LAWN SOED TO BE PLACED OVER DRAINAGE SPALLE SAND PAVEMENT.
 - NO TREES SHALL BE PLANTED IN AREAS WITH EXISTING UNDERGROUND UTILITY LINES. ALL PLANTING SHALL BE LOCATED WITHIN TRIMMABLE OR WORK AS TREES SHALL BE MAINTAINED AT ALL TIMES. TREES SHALL BE PLANTED WITHIN 3' OF EXISTING UNDERGROUND UTILITY LINES.
 - TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
 - TREES ARE NOT TO BE PLANTED IN AREAS WITH EXISTING UNDERGROUND UTILITY LINES.
 - PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO THE CITY OF CALDWELL LANDSCAPE ORDINANCE REQUIREMENTS. TREES AND SHRUBS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE. AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON NETS TO BE COMPLETELY REMOVED FROM TREES.

DEVELOPMENT DATA

TOTAL AREA	35.30 ACRES
COMMON OPEN SPACE	2.15 ACRES
RESIDENTIAL LOTS	195
COMMON AREA LOTS	142
TOTAL LOTS	147

SCALE 1" = 40'

NORTH

JANUARY 2, 2020

JENSENBELTS ASSOCIATES

1000 West Lake, Ste. 100, Boise, ID 83726
PH: 208-333-7777 FAX: 208-333-7778

GUCHES SUBDIVISION

CALDWELL, ID

PRELIMINARY PLAT LANDSCAPE PLAN

A9