

MEMO

Date: January 12, 2022

To: Robb MacDonald, Engineering Department
T.J. Frans, Engineering Department
Alan Perry, Fire Marshal
Chris Bryant, Building Department
Dave Wright, Police Department
Dave Marston, Mapping Department
Angie Hopf, Mapping Department
Anna Turner, Mapping Department
Caldwell School District
Mason Creek Ditch Co.
Compass Idaho
Caldwell Transportation
Canyon Highway District #4
Idaho Transportation Department
Idaho Power
Intermountain Gas
USPS Caldwell

From: Emma Hill, Associate Planner
Caldwell P & Z Department

RE: Case Number ANN21-000018-SUB21-000048 Huntington Ridge West Subdivision

Please review the attached application and information and provide us with your written input. We request that you e-mail any comments as soon as possible but no later than **Friday, February 4, 2022.**

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

Case Number ANN21-000018-SUB21-000048: A request by Hayden Homes to annex 29.51 acres with an R1 (Low Density Residential), designated Low Density Residential in the Comprehensive Plan. Concurrently requesting a preliminary plat on 30.43 acres, Huntington Ridge West Subdivision, consisting of 99 total lots, including 86 buildable and 13 common lots. The subdivision is proposed to be constructed in two phases. The subject property is located at 2909 Lincoln Road, parcel numbers R3480401000, R3480300000, R3479201000, R3479801100, Caldwell, Idaho.

This case is scheduled to be presented before the **Caldwell Hearing Examiner on Tuesday, February 15, 2022 at 7:00 pm.**

We will assume that you have no objections, concerns or comments if you do not reply to this request within the requested timeframe. If you have any questions, you may contact me at 208-455-4594.



CITY OF *Caldwell, Idaho*

Planning &
Zoning
Hearing
Review
Application

Type of Review Requested

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

STAFF USE ONLY:	
File Number(s):	<u>Ann21-000018</u>
	<u>Sub21-000048</u>
Project Name:	<u>Huntington Ridge West</u>
Date Filed:	<u>11/22/21</u> Date Complete: _____
Related Files:	_____

Subject Property Information

Address: 0 LINCOLN RDCALDWELL, ID 83605 Parcel Number(s): R3480400000

Subdivison: Block: Lot: R3479201000 Acreage: 0.63 Zoning: _____

Prior Use of the Property: cropland farming, ag use

Proposed Use of the Property: single family detached low-density residential

Applicant Information

Applicant Name: Alec Egurrola Phone: 208-442-6300

Address: 916 S Robert St City: Boise State: ID Zip: 83705

Email: aegurrola@to-engineers.com Cell: 208-442-6300

Owner Name: BICANDI R MITCHELL Phone: _____

BICANDI ROBERTA S

Address: 23955 WAGNER RD City: CALDWELL State: ID Zip: 83607

CALDWELL, ID 83607

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) T-O Engineers

Address: 332 N. Broadmore Way City: Nampa State: ID Zip: 83676

Email: aegurrola@to-engineers.com Cell: 208-477-7486

Authorization

Print Applicant Name: Alec Egurrola

Applicant Signature: _____ Date: 11/22/2021

AI



CITY OF Caldwell, Idaho

Planning &
Zoning
Hearing
Review
Application

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STAFF USE ONLY:
File Number(s): <u>Sub 21-000048</u>
<u>Ann 21-000018</u>
Project Name: <u>Huntington Ridge West</u>
Date Filed: <u>11/22/21</u> Date Complete: _____
Related Files: _____

Subject Property Information

Address: 0 LINCOLN RDCALDWELL, ID 83605 Parcel Number(s): R3480400000

Subdivison: ___ Block: ___ Lot: ___ Acreage: 0.63 Zoning: ___

Prior Use of the Property: cropland farming, single family home

Proposed Use of the Property: single-family detached residential

Applicant Information

Applicant Name: Alec Egurrola Phone: 208-442-6300

Address: 916 S Robert St City: Boise State: ID Zip: 83705

Email: aegurrola@to-engineers.com Cell: 208-442-6300

Owner Name: BICANDI R MITCHELL Phone: _____

BICANDI ROBERTA S

Address: 23955 WAGNER RD City: CALDWELL State: ID Zip: 83607

CALDWELL, ID 83607

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) T-O Engineers

Address: 332 N. Broadmore Way City: Nampa State: ID Zip: 83676

Email: aegurrola@to-engineers.com Cell: 208-477-7486

Authorization

Print Applicant Name: Alec Egurrola

Applicant Signature: _____ Date: 11/22/2021

AI



November 22, 2021

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

RE: Huntington Ridge West Subdivision – Annexation & Preliminary Plat

Dear City of Caldwell Planning & Zoning Staff, Planning & Zoning Commission, and City Council,

This letter is to accommodate and describe the intent of Huntington Ridge West annexation and preliminary plat. Along with this letter, applications & materials have been submitted for the project. We are requesting annexation into City of Caldwell with R-1 zoning and approval of a preliminary plat.

Project Overview

- Project Size: ±30.43 Acres
- Location: North of Lincoln Rd & between Georgia Ave and Mosaics Public School
- Total Number of Lots: 99
 - 86 Buildable, 13 Common
- Average lot size: 8,796 s.f.
- Minimum lot size: 8,000 s.f.
- Density: 2.83 DUA
- Open Space: 10.8% or 3.30 acres
- Phases: 2
- Parcel(s): R3480401000, R3480300000, R3480400000, R3479201000, R3479801100

Current Zoning

- On site: City R-1 (0.93 acres), County Ag (29.50 acres)
- East: County Ag, proposed Huntington Ridge East (City R-1, PUD)
- North: County Ag parcels
- West: City R-1 parcels
- South: City R-1 parcels; County Ag parcel – proposed Liberty Springs Sub (City R-1)

Caldwell 2040 Comprehensive Plan

- On site & surrounding land use designated as Low Density Residential
- Proposed R-1 zoning compliments intent of Comprehensive Plan
 - Max 3 DUA allowed; development below threshold at 2.83 DUA

Proposed Zoning

- R-1; Low Density Residential



Land Use

The project is within the City's Area of Impact and is contiguous with previously annexed property. Proposed zoning of R-1 is complementary to existing and proposed land uses in this area. This area of Caldwell is transitioning from agricultural land use to low density, single-family residential. It is indicative and supported by the Caldwell 2040 Comprehensive Plan. R-1 zoning is conducive to the transitional nature of the land use, as it there are existing agricultural grounds adjacent and in proximity to the development.

Utilities

Water: Individual services provided by the City of Caldwell. Water to be connected from existing 12" water main in Lincoln Rd.

Sewer: Individual services provided by the City of Caldwell. Sewer to be connected from existing sewer main to the northwest of site at Polk St and to be extended 'to and through' the project site. See Sheet C2.1 for Master Sewer Plan.

Irrigation: Individual pressure irrigation services are provided at the front of each lot and connected to an irrigation pump located in Lot 11C, Block 1.

Stormwater

Internal site stormwater will be collected by each individual lot and routed to stormwater retention ponds located on either side of the A Drain.

Roadways & Access

Internal roadways on site are to be dedicated to the public and designed per City of Caldwell standards at 53-foot ROW with 5-foot attached sidewalk on either side. An access approach, Goodman Ave, will be provided at Lincoln Rd in alignment to the proposed approach access for Liberty Springs Subdivision, directly south of Huntington Ridge West. A 20-foot landscape buffer is proposed along Goodman Ave as it travels from Lincoln Rd to Stallworth Street. The half right-of-way width along Lincoln Rd, a local collector, will be designated at 35 feet with a 5-foot detached sidewalk. An additional 20-foot landscape buffer is given along Lincoln Rd. Lot 5C, Block 1 will be a shared driveway to serve Lots 4,6, & 7, Block 1. Lot 52C, Block 1 is also a shared driveway to serve Lots 53 & 55, Block 1. Emergency access will be provided in Lot 32 C, Block 1 to provide for emergency service access to the development from Polk St.

Traffic

Expected traffic impacts are to be minimal as Huntington Ridge West falls below the City of Caldwell threshold for a traffic impact study. However, Huntington Ridge East will be submitted with a comprehensive traffic impact study, including the West project.

Easements

An existing 33-foot irrigation easement along the A Drain shall remain on site as it travels from south to north, through the center of the development. Two 20-foot sewer easements, located in Lots 10C & 60C, Block 1 are proposed for the extension and connection of the gravity sewer system. A variable slope



easement at the back of Lots 23 – 32, Block 1 will also encompass an irrigation easement for a concrete drain ditch and private irrigation pipe. The concrete drain ditch is to collect drainage as the slope descends from the western property line and to the east. A 20-foot slope easement is proposed at the back of Lots 17 – 27, Block 2 for the protection & maintenance of the sloped areas.

Landscaping

Per the submitted Landscape Plan, 5-foot pathways & micro pathways will provide for pedestrian connectivity throughout the site and to the greater Caldwell 2040 Bicycle and Pedestrian Master Plan. Open space will be retained around the A Drain, with pathways and landscaping on either side of the drain. A playground will be provided in Lot 16C, Block 1 with additional landscaping. Along the northern boundary of the site, a 6-foot-tall berm with a 6-foot-tall vinyl fence and accompanying landscaping will function as a visual buffer between the development and the adjacent properties. The amount of qualified open space provided is 10.8%, which is well above the required minimum of 6%.

Fencing

Perimeter 6-foot vinyl fencing will be provided for the development. 5-foot steel/iron view fencing will be provided for back of lots facing the A Drain, north of Stallworth Street.

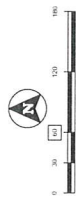
Conclusion

Thank you for your consideration for this project. We believe this will be a great, collaborative project for the City of Caldwell, the developer, and the design team. We have worked comprehensively on this project to create a distinguishable, well-planned product and kindly ask for approval. If you have any questions and/or comments pertaining to Huntington Ridge West, please contact me with the information below.

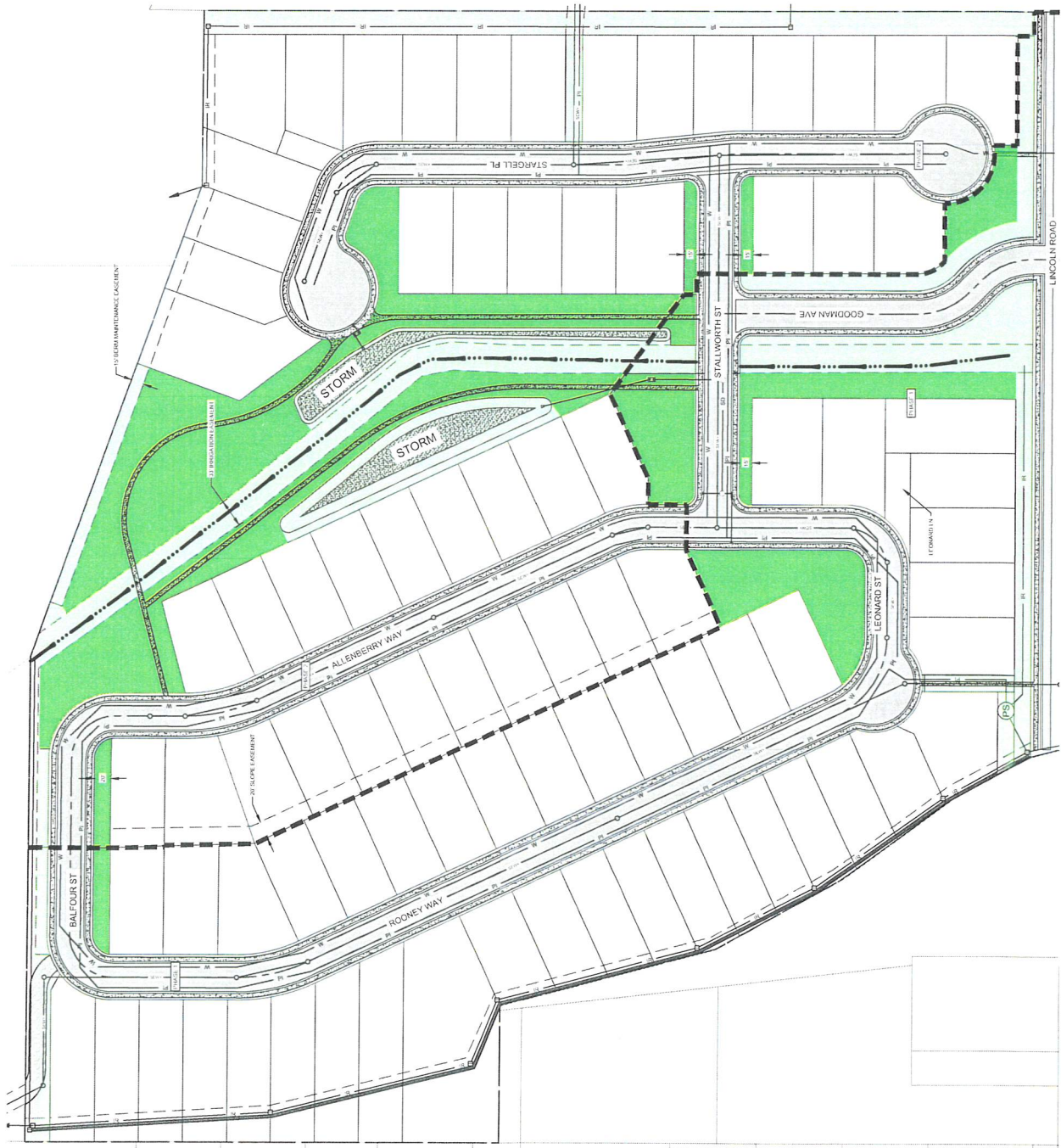
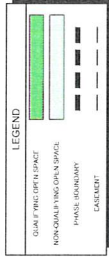
Sincerely,

T-O Engineers

Alec Egurrola
Land Use Planner
aegurrola@to-engineers.com
(208) 442 - 6300



PARCEL NUMBER	ACREAGE	PERCENTAGE OF TOTAL AREA
TOTAL ACREAGE	3043	
BUILDABLE LOT FOOTAGE	1787	58.7%
ROAD ACREAGE	670	22.0%
TOTAL OPEN SPACE	586	19.3%
TOTAL USABLE OPEN SPACE	470	15.4%
TOTAL OPEN SPACE	338	11.1%



Huntington Ridge West

Vicinity Map

Legend



1000 ft

Google Earth



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: 8:00 PM

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. Art + Teresa Solis	2509 Lincoln St.
2. Kimberly Kaiser	2604 Polk St.
3. Harold + Claude Viola	2610 Polk Street
4. Marjyn C. Davis	3409 Lincoln St
5. Thomas + Ruby Ferguson	802 Downcrest
6. Robin + Mike Watson	2513 Lincoln St.
7. Freda Wanta	1104 Winella
8. Bobbi Riccardi	2724 Polk St.
9. Stephanie Vasquez	2501 Lincoln St
10. Brad Goff	3410 Lincoln Rd
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	

Dan.kelly06@gmail.com
208 454-7952
208 943-9880

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: Autumn Ridge West (R-1) & Autumn Ridge East (R-1 PUD) annexation, rezone, PUD (East only), and, pre plat

Date of Round Table meeting: 08/18/2021

Notice sent to neighbors on: 08/26/2021

Date & time of the neighborhood meeting: 09/07/2021 @ 6:00 PM

Location of the neighborhood meeting: Mosaics Public School parking lot; 3121 Lincoln Rd., Caldwell, ID

Developer/Applicant:

Name: _____

Address, City, State, Zip: _____

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 _____

Project No: 210007
Date: November 22, 2021
Page 1 of 1

**CITY OF CALDWELL
ANNEXATION DESCRIPTION**

A parcel of land, located in the SE1/4 of the SW1/4 of Section 14, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

BEGINNING at a 5/8 inch rebar marking the South 1/4 Corner of said Section 14, from which a brass cap monument marking the West 1/16 Corner between Sections 14 and 23 bears N.89°43'13"W., a distance of 1324.24 feet; thence along the south boundary of said SE1/4 of the SW1/4,

- 1) N.89°43'13"W., 662.11 feet; thence,
- 2) N.51°16'39"W., 481.79 feet; thence,
- 3) N.51°16'43"W., 50.48 feet; thence,
- 4) N.00°12'04"E., 329.98 feet; thence,
- 5) N.89°39'32"W., 245.60 feet to a 5/8 inch rebar on the west boundary of said SE1/4 of the SW1/4; thence along said west boundary,
- 6) N.00°12'38"E., 558.02 feet to a 1/2 inch rebar; thence,
- 7) S.89°31'54"E., 565.97 feet; thence,
- 8) S.70°04'30"E., 586.51 feet; thence,
- 9) S.89°32'29"E., 204.37 feet to the east boundary of said SE1/4 of the SW1/4, from which point a brass cap monument marking the Center South 1/16 Corner of said section 14 bears N.00°06'37"E, a distance of 299.96 feet; thence,
- 10) S.00°06'37"W., 1019.51 feet to the **POINT OF BEGINNING**.

CONTAINING: 29.51 acres, more or less.

SUBJECT TO: Record Documents

*This description is prepared for annexation purposes and should not be relied upon for any other purpose. This description does not reflect a Record of Survey or establish or alter any boundary.

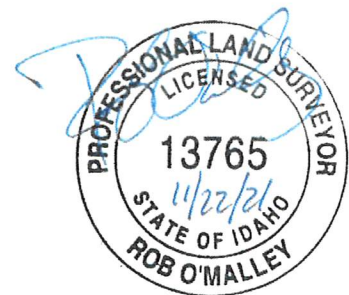
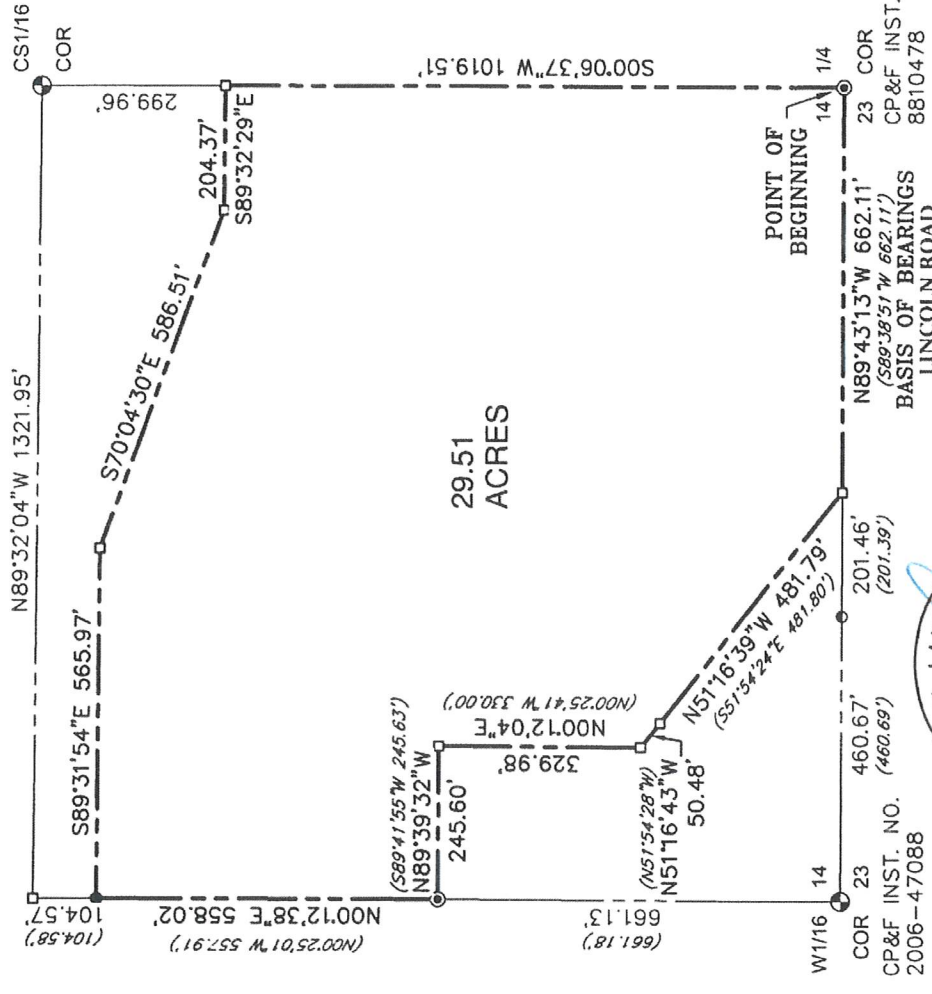


EXHIBIT SKETCH - CITY OF CALDWELL ANNEXATION PARCEL

LOCATED IN A PORTION OF THE SE1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST
BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO
2021



NOTES

1. ALL BEARINGS SHOWN ARE IDAHO STATE PLANE WEST ZONE (1103) GRID BEARINGS. ALL DISTANCES ARE GROUND DISTANCES IN US SURVEY FEET.
2. RECORD DIMENSIONS REFERENCE RECORD OF SURVEY INSTRUMENT No. 2018-023964, OFFICIAL RECORDS OF CANYON COUNTY IDAHO.

LEGEND

---	ANNEXATION BOUNDARY
---	SECTION LINE
---	PARCEL LINE
(S51°54'24"E 481.80')	RECORD DIMENSION
⊙	FOUND ALUMINUM CAP MON.
⊙	FOUND 5/8" REBAR
●	FOUND 1/2" REBAR
⊙	FOUND PK NAIL & WASHER
□	CALCULATED POINT



T-O ENGINEERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM
E-FILE: 210007-V-XB-Annexation Boundary DATE: 11/16/2021 JOB: 210007

AG

RMB
JLS

PERSONAL REPRESENTATIVES' WARRANTY DEED

Mitchell
THIS DEED, made by Philip C. Paynter and Neil S. Paynter, as Co-Personal Representatives of the Estates of CHARLES S. PAYNTER, JR. and NORMA A. PAYNTER, deceased, Grantors, to Richard M. Bicandi and Roberta S. Bicandi, husband and wife, Grantees, whose address is 2724 Polk Street, Caldwell, ID 83606; and

WHEREAS, Grantors are the qualified co-personal representatives of said Estates, filed as Case No. CV 17 10815 in Canyon County, Idaho;

THEREFORE, for valuable consideration received, Grantors, assign, transfer, and convey to Grantees all interest to the following described real property in Canyon County, Idaho:

A portion of the SE1/4 of the SW1/4 of Section 14, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

Beginning at the Southeast corner of said SE1/4 of the SW1/4; running thence West along the South line of said Section 14, a distance of 430 feet; thence in a Northerly direction 760 feet to a point which is 412 feet due West of the East line of said SE1/4 of the SW1/4 of said Section 14; thence Northwesterly to a point on the North line of said SE1/4 of the SW1/4 of said Section 14, which is 835 feet West of the Northeast corner thereof; thence East 835 feet to said Northeast corner; thence South 1320 feet more or less along the East line of said SE1/4 of the SW1/4 of said Section 14 to the POINT OF BEGINNING.


EXCEPT THEREFROM the following described tract:

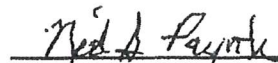
Beginning at the Northeast corner of the SE1/4 of the SW1/4 of Section 14, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho; thence running South along the Half Section line, 300 feet; running thence at right angles West a distance of 300 feet; thence at right angles running North 300 feet to a point in the North line of said SE1/4 of the SW1/4; thence East along said North line 300 feet to the POINT OF BEGINNING.

To have and to hold the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that Grantors are the owners in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantees; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments(if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

EXECUTED this 9th day of July, 2018.

2018-030607
RECORDED
07/13/2018 01:02 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 SDUPUIS \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

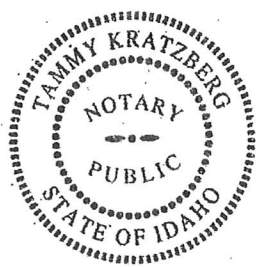

Philip C. Paynter, Co-Personal Representative


Neil S. Paynter, Co-Personal Representative

STATE OF IDAHO)
)
 ss.
COUNTY OF CANYON)

On this 9th day of July, 2018, before me, the undersigned, a notary public in and for said state, personally appeared, Neil S. Paynter, known or identified to me to be the person whose name is subscribed to the within instrument, as a Co-Personal Representative of the Estates of CHARLES S. PAYNTER, JR. and NORMA A. PAYNTER, deceased, and acknowledged to me that he executed the same as such Co-Personal Representative.

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



Tammy Kratzberg
NOTARY PUBLIC
Residing at: Caldwell, ID
My Commission Expires: 2/3/2022

STATE OF IDAHO)
)
 ss.
COUNTY OF CANYON)

On this 9th day of July, 2018, before me, the undersigned, a notary public in and for said state, personally appeared, Philip C. Paynter, known or identified to me to be the person whose name is subscribed to the within instrument, as a Co-Personal Representative of the Estates of CHARLES S. PAYNTER, JR. and NORMA A. PAYNTER, deceased, and acknowledged to me that he executed the same as such Co-Personal Representative.

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



Tammy Kratzberg
NOTARY PUBLIC
Residing at: Caldwell, ID
My Commission Expires: 2/3/2022



610 S. Kimball Avenue
Caldwell, ID 83605

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

2018-027152
RECORDED
06/22/2018 10:25 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 HCRETAL \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 655655 TK/DM

WARRANTY DEED

For Value Received The Tina Iest Family, L.L.L.P., an Idaho limited liability partnership, formerly known as The Tina Iest Family Limited Partnership, an Idaho limited partnership hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

RMB *RS* R. Mitchell Bicandi and Roberta S. Bicandi, husband and wife hereinafter referred to as Grantee, whose current address is 23955 Wagner Road Caldwell, ID 83607 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: June 21, 2018

The Tina Iest Family L.L.L.P.

By: *Tina Bell*
Tina Bell, General Partner
State of Idaho, County of Canyon

This record was acknowledged before me on 6/22/18 by Tina Bell, as general partner of The Tina Iest Family Limited Partnership.

Katee Dodge
Signature of notary public
Commission Expires: _____

~~KATEE DODGE
COMMISSION EXPIRES: 07/25/2023
RESIDING: BOISE, IDAHO~~

KATEE DODGE
NOTARY PUBLIC
STATE OF IDAHO

KATEE DODGE
COMMISSION EXPIRES: 07/25/2023
RESIDING: BOISE, IDAHO

EXHIBIT A

Parcel 1:

That part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 4 North, Range 3 West of the Boise Meridian, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 14; thence North 0°37'20" West, along the West boundary of said Southeast Quarter of the Southwest Quarter, a distance of 661.59 feet, (formerly North 0°29'00" West, a distance of 662.05 feet), to the Northwest corner of said Southeast Quarter of the Southwest Quarter; thence North 89°39'17" East, along the North boundary of said Southeast Quarter of the Southwest Quarter, a distance of 487.11 feet; thence South 37°36'48" East, a distance of 704.17 feet; thence South 2°26'52" West, a distance of 99.87 feet; thence South 89°33'47" West, along the South boundary of the North half of the Southeast Quarter of the Southwest Quarter, of said Section 14, a distance of 905.45 feet to a point on the West boundary of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter and the POINT OF BEGINNING.

EXCEPTING THEREFROM:

BEGINNING at the Northwest corner of said Southeast Quarter of the Southwest Quarter; thence North 89°41'24" East, formerly North 89°39'17" East, along the North boundary of said Southeast Quarter of the Southwest Quarter, a distance of 487.05 feet, formerly 487.11 feet; thence South 37°34'41" East, (formerly South 37°36'48" East), a distance of 131.41 feet; thence South 89°41'24" West along a line parallel with and 104.58 feet Southerly of said North boundary of said Southeast Quarter of the Southwest Quarter, a distance of 566.12 feet to a point on the West boundary of said Southeast Quarter of the Southwest Quarter; thence North 0°35'13" West, (formerly North 0°37'20" West) (formerly North 0°29'00" West) along said West boundary, a distance of 104.58 feet (formerly 104.55 feet) to the POINT OF BEGINNING.

Parcel 2:

That part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 4 North, Range 3 West of the Boise Meridian, in Canyon County, Idaho, described as follows:

BEGINNING at a point on the South boundary line of the Southeast Quarter of the Southwest Quarter of Section 14, which is 430 feet West of the Southeast corner of said Southeast Quarter of the Southwest Quarter; thence Northerly 660 feet to a point which is 905.63 feet East of the West boundary line of said Southeast Quarter of the Southwest Quarter; said point being the Southeast corner of the George E. Mason land; thence West and parallel with the South boundary line of said Southeast Quarter of the Southwest Quarter a distance of 660 feet; thence South and parallel with the West boundary line of said Southeast Quarter of the Southwest Quarter a distance of 660 feet to a point in the South boundary line of said Southeast Quarter of the Southwest Quarter; thence East along said South boundary line 660 feet to the POINT OF BEGINNING.

ALSO

COMMENCING at the Southeast corner of the Southwest Quarter of Section 14, Township 4 North, Range 3 West of the Boise Meridian, and running thence West along the section line 1090 feet to the REAL POINT OF BEGINNING; thence West along the South boundary line of said Section 14 a distance of 15 feet; thence North on a line parallel with the East boundary line of the Southwest Quarter of said Section a distance of 175 feet; thence East on a line parallel with the said South boundary line 15 feet; thence South on a line parallel with the East boundary line of the Southwest Quarter of said Section 14 a distance of 175 feet to the TRUE POINT OF BEGINNING.

ALSO

COMMENCING at the Southeast corner of the Southwest Quarter of Section 14, Township 4 North, Range 3 West of the Boise Meridian and running thence West along the section line 1090 feet; thence North on a line parallel with

the East line of said Southwest Quarter a distance of 175 feet to the REAL POINT OF BEGINNING; thence West 25 feet; thence in a Northerly direction in a straight line to a point which is 660 feet North of the South line of said Section 14 and is 1175 feet West of the East line of the Southwest Quarter of said Section 14; thence East 85 feet; thence South 485 feet to the REAL POINT OF BEGINNING.

EXCEPTING THEREFROM:

A part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 4 North, Range 3 West of the Boise Meridian, more particularly described to wit:

COMMENCING at the South Quarter corner of Section 14, Township 4 North, Range 3 West of the Boise Meridian; thence South 89°29' West 863.50 feet, along the South line of the said Section 14, to a point on the Westerly Bank of a canal the INITIAL POINT of this description; thence meandering along said Westerly Bank of a canal North 14°59' West 36.57 feet; thence
North 28°17' West 99.51 feet; thence
North 36°25' West 168.39 feet; thence
North 29°12' West 167.22 feet; thence
North 15°13' West 262.01 feet, to a point which is 660 feet North of the said South line; thence leaving said Westerly Bank South 89°29' West 4.99 feet, parallel to the South line; thence
South 6°55'30" East 488.05 feet; thence
North 89°29' East 10 feet parallel to the said South line; thence
South 0°31' East 175 feet, to a point on the said South line; thence
North 89°29' East 241.50 feet, along the said South line to the INITIAL POINT of this description.

AS

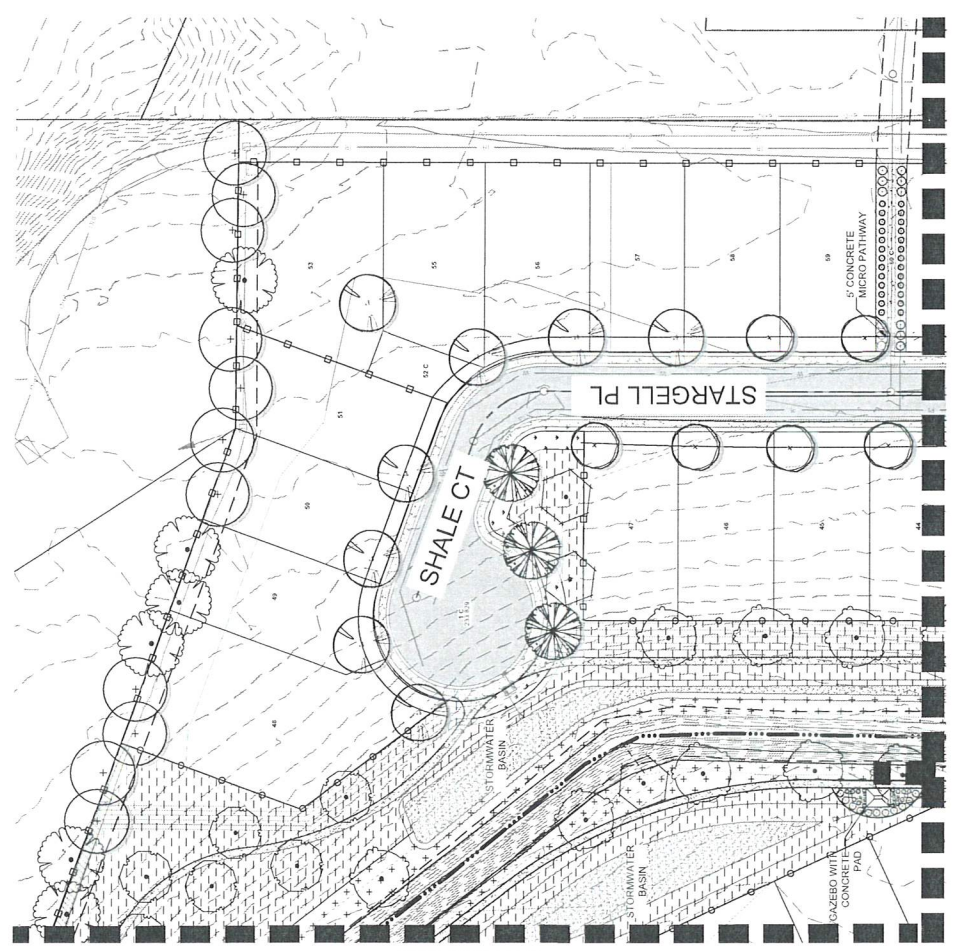


NO.	REVISIONS	DATE
1	ISSUE FOR PERMIT	11/15/2020
2	REVISED	11/15/2020
3	REVISED	11/15/2020
4	REVISED	11/15/2020
5	REVISED	11/15/2020
6	REVISED	11/15/2020
7	REVISED	11/15/2020

T.O. ENGINEERS
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 WWW.TOENGINEERS.COM
 BOB • KIM • JAMES • JENNIFER

PRELIMINARY PLANTING PLANS FOR:
HUNTINGTON RIDGE WEST
 PLANTING PLAN

ATTENTION TO:
 PROJECT: HUNTINGTON RIDGE WEST
 SHEET: L4.03
 DATE: November 15, 2020



SEE SHEET L4.01

SEE SHEET L4.04

PLANTING PLAN

PLANT SCHEDULE	SYMBOL	BOTANICAL NAME	COMMON NAME
1		Aster divaricatus 'Columbianus' TM	Downy Aster
2		Aster divaricatus 'O'Brienii' GM	Downy Aster
3		Aster divaricatus 'Super Magic'	Downy Aster
4		Aster divaricatus 'Super Magic'	Downy Aster
5		Aster divaricatus 'Super Magic'	Downy Aster
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Property Owner Acknowledgement

I, Roberta S. Bicandi, the record owner for real property addressed as 2909 Lincoln Rd Caldwell, ID, am aware of, in agreement with, and give my permission to Hayden Homes, to submit the accompanying application(s) pertaining the that property.

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

Dated this 5TH day of November, 2021

Roberta S. Bicandi
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Eryn Wilson, a Notary Public, do hereby certify that on this 5 day of November, 2021, personally appeared before me Roberta Bicandi, 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.

Eryn Wilson
NOTARY PUBLIC FOR IDAHO
Residing at Caldwell, ID
My Commission Expires 02/03/2023

