

MEMO

Date: May 5, 2020

To: Robb MacDonald, Engineering Department
Andy Cater, Fire Marshal
Chris Bryant, Building Department
Dave Wright, Police Department
N. Shalene French, Caldwell School District
Mark Zirchsky, Pioneer Irrigation District
Amber Jaquier-Page, Pioneer Irrigation District
Carl Miller, Compass Idaho
Tim Richard, Canyon Highway District #4
Chris Hopper, Canyon Highway District #4
Sarah Arjona, Idaho Transportation Department
Stephen Hunt, Valley Regional Transit
Easement Specialist, Idaho Power
Mishelle Singleton, Intermountain Gas

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

RE: Case Number **ZON-20-04/CMP-20-03/SUB-20P-04 Mason Creek Grove Rezone and Sub**

Attached please find a land use application that you are invited to review. This case is scheduled to be presented before the **Caldwell Planning & Zoning Commission on Tuesday, June 9, 2020 at 7:00 pm.**

Case Number: CMP-20-03 & ZON-20-04 & SUB-20P-04: A request by Providence Properties, LLC for a comprehensive plan amendment, rezone and approval of a preliminary plat for Mason Creek Grove Subdivision, a proposed mixed-use development, on 35.47 acres located on the northeast corner of Middleton and Linden Roads, Caldwell, Idaho. The subject property, parcel R34304, is currently zoned 'R-1' (Low Density Residential). The City of Caldwell 2040 Comprehensive Plan designates the property as Low Density Residential (25.9 acres more or less) with the approximate 4.57 acre corner lying northeast of the Noble Drain designated as Medium Density Residential. The applicant is requesting that the southwest corner, approximately 5 acres, be designated Commercial and rezoned to 'C-2' (Community Commercial) with the balance of the property to be designated Medium Density Residential and rezoned from 'R-1' to 'R2' (Medium Density Residential). Concurrently the applicant is requesting approval of a preliminary plat to include 114 single family lots with an average residential lot size of 6544 sq. feet and four (4) commercial lots.

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, May 22, 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): ZON-20-04
SUB-20P-04/CMP-20-03
 Project name: Mason Creek Grove
 Date filed: 4/27/20 Date complete: _____
 Related files: _____

Subject Property Information

Address: NE CORNER OF LINDEN RD + MIDDLETON RD. Parcel Number(s): R3430400000

Subdivision: — Block: — Lot: — Acreage: 35.44 Zoning: R-1 to R-2 & C-2

Prior Use of the Property: AGRICULTURE

Proposed Use of the Property: R-2 AND C-2 SUBDIVISION

Applicant Information:

Applicant Name: PROVIDENCE PROPERTIES, LLC Phone: (214) 564-2812

Address: 701 S. ALLEN ST #104 City: MERIDIAN State: ID Zip: 83642

Email: PCONNOR@HUBBLEHOMES.COM Cell: (214) 564-2812

Owner Name: EARNEST LAND, LLC Phone: _____

Address: 3125 LASTER LN City: CALDWELL State: ID Zip: 83607

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) PATRICK CONNOR

Address: 701 S. ALLEN ST #104 City: MERIDIAN State: ID Zip: 83642

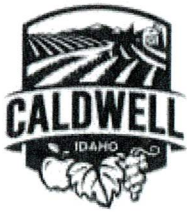
Email: PCONNOR@HUBBLEHOMES.COM Cell: (214) 564-2812

Authorization

Print applicant name: PATRICK CONNOR

Applicant Signature: [Signature] Date: 4/22/2020

AI



CITY OF
Caldwell, Idaho

Planning & Zoning

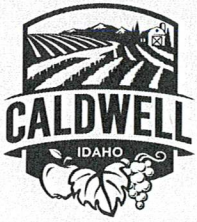
REZONE

| | |
|---|-------------------|
| Project Name: MASON CREEK GROVE | File #: 201-20-04 |
| Applicant/Agent: PROVIDENCE PROPERTIES / PATRICK CONNOR | |

| Applicant (v) | Please provide the following REQUIRED documentation: | Staff (v) |
|---------------|---|-----------|
| ✓ | Completed & signed Hearing Review Master Application | |
| ✓ | Narrative fully describing the proposed use/request | |
| ✓ | Recorded warranty deed for the subject property | |
| ✓ | Signed Property Owner Acknowledgement (if applicable) | |
| ✓ | Vicinity map, showing the location of the subject property | |
| ✓ | Site Plan | |
| | The following are suggested items that may be shown on the site plan: | |
| ✓ | • Property boundaries of the site | |
| ✓ | • Existing buildings on the site | |
| ✓ | • Parking stalls and drive aisles | |
| ✓ | • Sidewalks or pathways (proposed and existing) | |
| ✓ | • Fencing (proposed and existing) | |
| ✓ | Metes and bounds legal description for the site to be rezoned in WORD format | |
| ✓ | Landscape Plan (if applicable) | |
| ✓ | Neighborhood Meeting sign-in sheet | |
| ✓ | 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: 4/27/20 |
| Received by: UC |
| Proposed Hearing Date: _____ |
| Hearing Body: _____ |

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CITY OF
Caldwell, Idaho

Planning & Zoning

COMP PLAN MAP CHANGE

| | |
|--|--------------------------|
| Project Name: <u>Mason Creek Grove</u> | File #: <u>CMP-20-03</u> |
| Applicant/Agent: | |

| Applicant (v) | Please provide the following REQUIRED documentation: | Staff (v) |
|---------------|---|-----------|
| | Completed and signed Hearing Review Application | ✓ |
| | Narrative fully describing the proposed map change, including the following: <ul style="list-style-type: none"> ➤ Total # of acres being re-classified and the new map classification ➤ How the proposed change will complement with the surrounding area | ✓ |
| | Warranty deed for the subject property | ✓ |
| | Signed Property Owner Acknowledgement (if applicable) | ✓ |
| | Vicinity map, showing the location of the subject property | ✓ |
| | Metes and bounds legal description for the site | ✓ |
| | 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 | ✓ |
| | Please indicate # of property owners within 300 feet: _____ | ✓ |
| | Fee | ✓ |

STAFF USE ONLY:

Date Application Received: 4/27/20

Received by: UC

Proposed Hearing Date: _____

Hearing Body: _____



CITY OF
Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

| | |
|---|---------|
| Project Name: MASON CREEK GROVE | File #: |
| Applicant/Agent: PROVIDENCE PROPERTIES, LLC / PATRICK CONNOR | |

| Applicant (v) | Please provide the following REQUIRED documentation: | Staff (v) |
|-------------------|--|-----------|
| 1 ✓ | Completed & signed Hearing Review Master Application | |
| 2 ✓ | Narrative fully describing the proposed use/request | |
| 3 ✓ | Approved Subdivision name (please provide written verification from Mapping Department) | |
| 4 ✓ | Recorded warranty deed for the subject property | |
| 5 ✓ | Preliminary Plat (full size, 2 copies, folded) | |
| 6 ✓ | Landscape Plan | |
| 7 ✓ | Vicinity map | |
| IN PROCESS | Traffic Study (if applicable) | |
| 8 ✓ | Neighborhood Meeting sign-in sheet | |
| | All of the above items shall be submitted in full size (2 copies) 8 1/2 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 | |
| 9 ✓ | Fee | |

| | | | |
|---|----------------------|--|-----------------------------|
| Total # Lots | | | |
| Residential: <u>114</u> | Commercial: <u>4</u> | Industrial: <u>0</u> | Common: <u>14</u> |
| Phased Project: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | If "yes", Phase #: <u>3 (Approx)</u> | Total Acreage: <u>35.44</u> |
| Min. Lot Size (excluding common lots): <u>6,027</u> | | Max. Lot Size (excluding common lots): <u>10,005</u> | |
| Avg. Lot Size (excluding common lots): <u>6,544</u> | | % Useable Open Space: <u>4.17%</u> | |
| List all types of useable open space: <u>pocket parks, RECREATIONAL PATHWAYS</u> | | | |

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

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

| Sales | Planning & Zoning | | Engineering | | Fire Department | | Totals |
|---|-------------------|-------------|-------------|-----------|-----------------|--------------------|--------------------|
| | Qty | | Qty | | Qty | | |
| Comprehensive Plan | 10360 | \$ | | | | | \$ |
| Ordinances | 10360 | \$ | | | | | \$ |
| Master Park Plan/Master Trails & Pathway Plan | 10360 | \$ | | | | | \$ |
| Xerox copies | 1401 | \$ | | | | | \$ |
| Audio Tape Duplication | 10360 | \$ | | | | | \$ |
| Special Use Permit | | | | | | | |
| Less than 2 acres | 10200 | \$ | 12530 | \$ | 22025 | \$ | \$ |
| 2 to 20 acres | 10200 | \$ | 12530 | 1 \$ | 22025 | 1 \$ | \$ |
| More than 20 acres | 10200 | \$ | 12530 | \$ | 22025 | \$ | \$ |
| PUD | | | | | | | |
| With subdivision | 10210 | \$ | 12530 | \$ | 22025 | \$ | \$ |
| Without subdivision | 10210 | \$ | 12540 | \$ | 22025 | \$ | \$ |
| Zone Change | | | | | | | |
| Less than 2 acres | 10220 | \$ | | | 22025 | \$ | \$ |
| 2 to 20 acres | 10220 | \$ | | | 22025 | \$ | \$ |
| More than 20 acres | 10220 | \$ 1,245.00 | | | 22025 | \$ 190.00 | \$ 1,435.00 |
| Annexation | | | | | | | |
| Less than 2 acres | 10240 | \$ | 12550 | \$ | 22025 | \$ | \$ |
| 2 to 20 acres | 10240 | \$ | 12550 | \$ | 22025 | \$ | \$ |
| More than 20 acres | 10240 | \$ | 12550 | \$ | 22025 | \$ | \$ |
| Comprehensive Plan Map | 10300 | \$ | | | | | \$ |
| Less than 2 acres | 10260 | \$ | | | | | \$ |
| 2 to 20 acres | 10260 | \$ | | | | | \$ |
| More than 20 acres | 10260 | \$ 388.00 | | | | | \$ 388.00 |
| Comprehensive Plan Text Amendment | 10270 | \$ | | | | | \$ |
| Subdivision Plats (non PUD) | | | | | | | |
| Preliminary | 10180 | \$ 2,624.00 | 12511 | \$ 745.48 | 22025 | \$ 381.60 | \$ 3,751.08 |
| Final | 10180 | \$ | 12512 | \$ | 22025 | \$ | \$ |
| Short plat | 10180 | \$ | 12513 | \$ | 22025 | \$ | \$ |
| Additional Fees | | | | | | | |
| Administrative Time Extension | 10280 | \$ | | | | | \$ |
| Appeals/Amendments to Conditions | 10290 | \$ | | | | | \$ |
| Business Permit (Change in Use) | 11040 | \$ | | | | | \$ |
| Business Permit (No Change in Use) | 11040 | \$ | | | | | \$ |
| Certified Mailing | 10340 | \$ | | | | | \$ |
| Code Enforcement Admin. Fee | 64240 | \$ | | | | | \$ |
| De-Annexation | | \$ | | | | | \$ |
| Design Review - New Construction | 10330 | \$ | | | | | \$ |
| Design Review - Renovations/Additions | | \$ | | | | | \$ |
| Design Review - Building Maintenance | | \$ | | | | | \$ |
| Development Agreements | 10335 | \$ 321.00 | | | | | \$ 321.00 |
| Hearing Examiner | 10350 | \$ | | | | | \$ |
| Legal Notice | 10310 | 2 \$ 58.00 | | | | | \$ 116.00 |
| Lot Line Adjustments | 10280 | \$ | | | | | \$ |
| Lot Split | 10280 | \$ | | | | | \$ |
| Manufactured Home Park | 10190 | \$ | 12520 | \$ | 22025 | \$ | \$ |
| Minor Land Use Application | 10216 | \$ | | | 22020 | \$ | \$ |
| Minor Land Use Application Renewal | 10216 | \$ | | | | | \$ |
| Ordinance Text Amendments | 10230 | \$ | | | | | \$ |
| P&Z Commission | 10350 | \$ 258.00 | | | | | \$ 258.00 |
| Plat Amendments | 10280 | \$ | | | | | \$ |
| Regular Mailing | 10340 | \$ 53.40 | | | | | \$ 53.40 |
| Subdivision Time Extension | 10180 | \$ | | | | | \$ |
| Variance | 10250 | \$ | | | | | \$ |
| TOTAL: | | \$ 4,947.40 | | \$ 745.48 | | \$ 571.60 | \$ |
| | | | | | | | |
| | | | | | | GRAND TOTAL | \$ 6,322.48 |
| Mason Creek Grove - Rezone & Prelim Plat R3430400000, 132 lots | | | | | | | |

pd 4/23/00
ch # 2494

AI



PROVIDENCE PROPERTIES LLC

April 23, 2020

Mr. Jerome Mapp
City of Caldwell
Planning and Zoning Department
621 Cleveland Blvd
Caldwell, ID 83605

**RE: Mason Creek Grove Subdivision – Caldwell, ID
Re-Zone and Preliminary Plat Narrative**

Dear Mr. Mapp,

On behalf of Providence Properties, LLC, I am pleased to submit the attached applications and required supplements for re-zoning and preliminary plat applications for the Mason Creek Grove Subdivision.

Site Information:

The subject property of 35.47 acres located at the northeast corner of Linden Road and Middleton Road is within Caldwell City Limits and currently zoned R-1, low density residential. The property is bounded to the north and east by the platted Mason Creek Landing subdivision and to the south and west by agricultural and residential uses. The property immediately adjacent to the north and west of the property is zoned R-2, medium density residential. The property on the west side of Middleton Rd is zoned R-1 and C-1. The property to the south of Linden is outside of Caldwell City Limits.

The site is generally flat and drains to the northeast, signified by the Noble Drain that diagonally divides the NW corner of the property. The site is engineered and designed to fit into the platted Mason Creek Landing subdivision surrounding the property to the north and east. The SW corner acre parcel outside of the property boundary is owned by the Canyon County Highway District No. 4 and will be used as drainage property for the planned round-about at the intersection.



A2

According to the Caldwell January 2020 Comprehensive Plan, most of the property is Low-Density Residential with about a quarter called for Medium-Density Residential (further discussed below). The property surrounding 3 of 4 sides of the property is called for Medium-Density Residential.

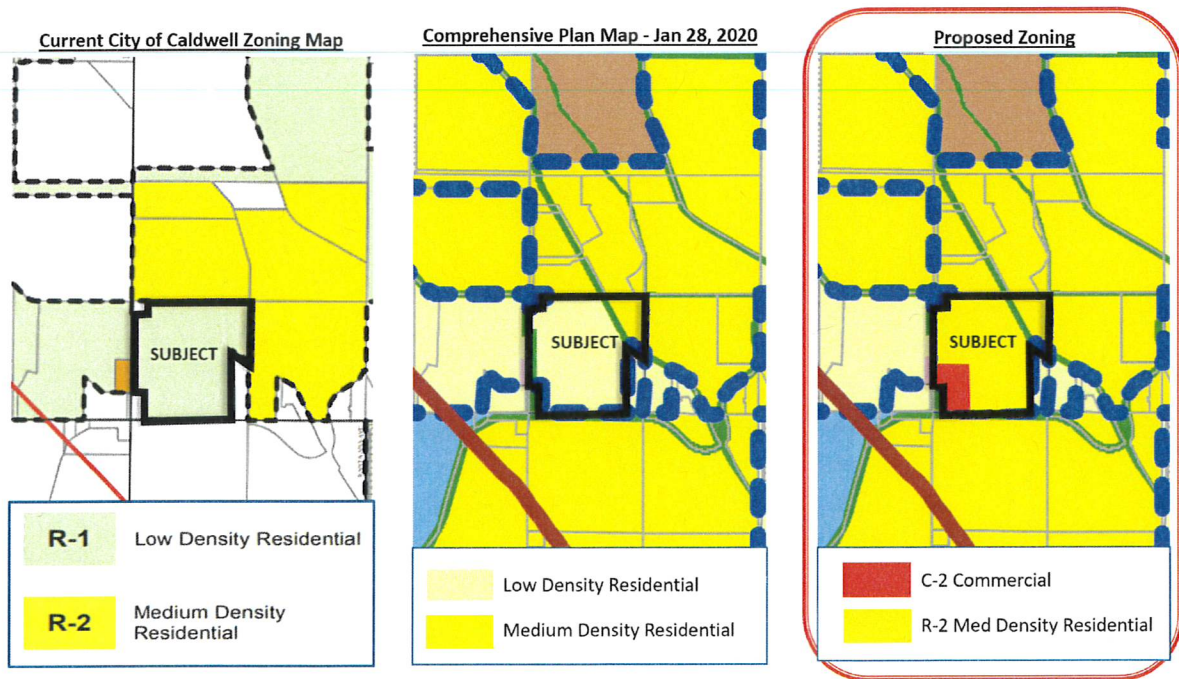
In conversations with City Staff to provide community-use commercial property for this growing region and an effort to provide uniformity of residential land use based on surrounding properties, we propose a majority (approx. 30 acres) of the property to be re-zoned R-2 Medium-Density Residential. In addition, we are requesting about 5 acres of C-2 Community-Commercial property at the corner of Linden Rd and Middleton Rd. Further detail is discussed below.

Re-Zoning

As mentioned, the current zoning designation is R-1 (Low-Density Residential). We are proposing to re-zone the property to R-2 (Medium-Density Residential) and C-2 (Community Commercial) so it will be in line with the same density as neighboring properties (particularly the larger Mason Creek Landing, zoned R-2) and provide a commercial land use for the intersection of Linden Rd. and Middleton Rd.

The R-2 district will be comprised of approximately 30 acres, with 114 single family lots included in the preliminary plat. The C-2 district will be comprised of approximately 5 acres and geared for community commercial use (dentist office, bank, community retail, restaurant, etc).

Below is an exhibit that shows the zoning designations per the current zoning ordinance, the Future Land Use Map and the proposed zoning for the subject parcel. As made apparent by the diagrams, the change of the subject property to R-2 (medium-density residential) would make the parcel consistent within the same parcel and with adjacent neighboring parcels. The zoning to C-2 on the corner of Middleton and Linden will allow for a community use for this intersection of two major roads.



A2

Current Zoning Designation

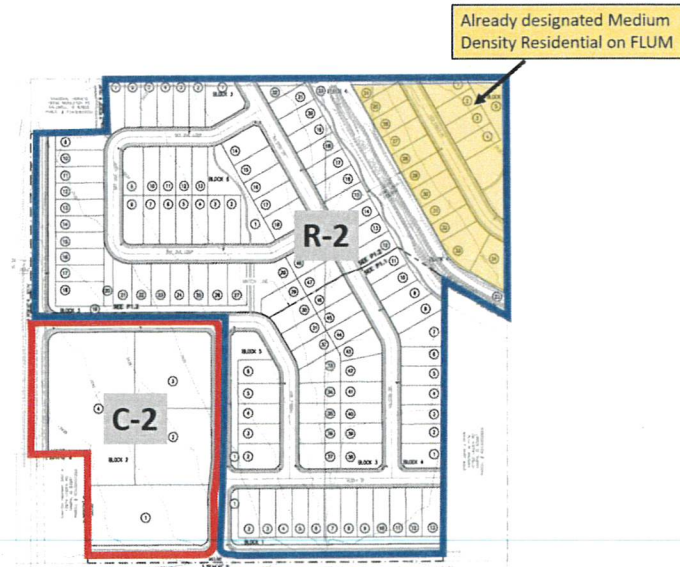
The current zoning designation of the subject property is R-1 (low density residential). Currently the property is bordered to the east and north by the approved Mason Creek Subdivision, zoned R-2 (medium density residential). Across Middleton Rd to the west the property is zoned R-1 with a portion zoned commercial along Middleton Rd. The property to the south is outside of Caldwell city limits.

Comprehensive Plan

The comprehensive plan’s Future Land Use Map, shows a majority of the property as maintaining the low-density residential, but the north east corner designated as medium-density residential. Nearly all of the property surrounding the parcel was designated as Medium Density Residential.

Proposed Re-Zoning

It is our stance that the appropriate zoning of this parcel is R-2 medium-density residential with the SW corner of commercial in order to better match and complement to the surrounding designations. This property is designed to be integrated into the Mason Creek Landing subdivision so our intent is to provide consistency between the two plats. Given the northeast corner is already designated medium-density residential on the FLUM, the remaining residential property should be of the same zoning.



In conversations with City staff, the proposed community commercial use would be appropriate for this location in the community at the corner of Middleton Rd and Linden Rd. In order to accommodate for future commercial needs of the growing population, this commercial use can focus on the needs of the families in the area. The plan includes 4 pad sites of greater than 1 acre in size each.

Preliminary Plat

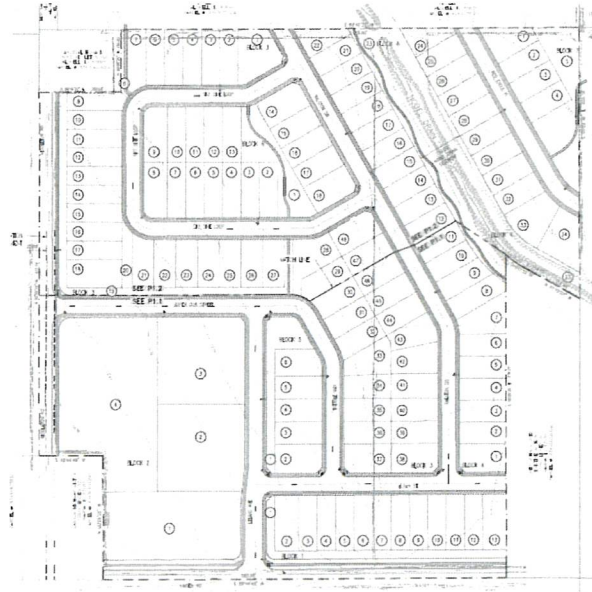
As mentioned, the subject request includes a preliminary plat for 35.47 acres comprising the Mason Creek Grove subdivision. We are proposing 114 buildable single-family lots, 4 commercial lots and 14 common lots.

Residential

Within the single-family residential areas, lot sizes range between 6,027 square feet and 10,938 square feet, in alignment with the R-2 zoning district requested (6,000 square foot minimum). The average lot size for a single-family lot is 6,544 square feet. About half of the lots are 45' wide and the other half are

55' wide. These lot sizes are similar in size and depth to that of the Mason Creek subdivision to the north and west of the property. The plan will reflect the assigned R-2 front, side and rear setbacks per city code.

We intend on offering the same housing product that we are offering in Adams Ridge, which is being very well received by buyers and families looking to establish a home in the community. We will offer out 30' wide and 40' wide product series. All of our homes are Energy Star Certified and HERS rated.



Commercial

The approximately 5 acres of proposed C-2 (Community Commercial) is divided into four lots, three about 1 acre in size and one about 2 acres. Conversations with city staff led to the inclusion of community commercial property in this preliminary plat. The commercial property is located at the southwest corner, allowing access to Middleton Rd and Linden Rd at the appropriate offsets from the planned round-about intersection.

The intended user of the commercial property would be an in-patient health clinic, dentist office, small medical office, professional office space, daycare facility, retail shop, restaurant or a community bank. Given the lack of commercial land in the area and the expected rapid growth of north Caldwell, we believe that providing community commercial opportunities will provide necessary and convenient services for Caldwell residents.

Access and Connectivity

The subject parcel has access to Middleton Rd, a principal arterial roadway and Linden Rd, a minor arterial roadway. Given the planned round-about at the intersection of Linden Rd and Middleton Rd, the access to the commercial parcels will be offset from the center point of the intersection at 527 feet along Linden Rd and 660 along Middleton Rd. Both of these access points exceed the minimum distance from the intersection. The access into Mason Creek Grove from Linden will be a full access while the Middleton Rd. access will be right-in / right-out.

Utilities including water, sewer and pressurized irrigation will all connect to and through the Mason Creek Landing subdivision to the north.

Pedestrian Connectivity

Within the community, there will be four sidewalk connection points to the neighboring property of Mason Creek Landing, two stub roads aligned to the north and two stubs to the east. In addition, there are also two pedestrian access points to Mason Creek Landing aligned with planned pedestrian pathways.

Landscaping, Open Space and Amenities

The total amount of open space is 1.48 acres or 4.17%. In accordance with City Code, landscape buffers are included along Linden Rd and Middleton Rd. In addition, there are small pocket parks and landscape pedestrian pathways within the community. These pathways through the blocks will allow for pedestrian access throughout the neighborhood outside of the typical sidewalks along the roadways. Along the Noble Drain that cuts through the NE portion of the property, there will be a pedestrian pathway that will run



along the west side of the canal. This pathway will be fully landscaped and connect to the path located in Mason Creek Landing to the north. Mason Creek Grove will be integrated into the HOA of Mason Creek and have access to all playgrounds and parks with the adjacent community.

The image below shows the pedestrian pathways, access points to adjacent parcels and the planned greenspace in the community. Included in this application is an exhibit of the landscape plan for the overall community.

Conclusion

We believe the proposed rezoning and preliminary plat will appropriately fit into the neighboring area. The re-zone application will correctly zone the residential similar to that of the adjacent subdivision and provide a necessary commercial use for future residents. The preliminary plat will assimilate with the existing Mason Creek Landing preliminary plat through the street and pedestrian pathway network as well as providing a more complete and comprehensive community plan.

We appreciate the time you and other staff have spent with us in order to submit this application. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,
Providence Properties, LLC

Patrick Connor
Director of Planning and Design

A2

Exhibit 1: Mason Creek Grove and Mason Creek Landing Preliminary Plats



Exhibit 2: Mason Creek Grove Landscape Plan Rendering



Patrick Connor

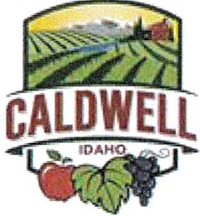
From: Dave Marston <dmarston@cityofcaldwell.org>
Sent: Monday, April 6, 2020 2:21 PM
To: Patrick Connor
Cc: T.J. Frans; Angie Hopf
Subject: RE: Subdivision name request

Patrick,

Let's go with Mason Creek Grove.
Thank you.

Dave Marston

City of Caldwell
(208) 455-4676



From: Patrick Connor <pconnor@hubblehomes.com>
Sent: Monday, April 6, 2020 2:19 PM
To: Dave Marston <dmarston@cityofcaldwell.org>
Cc: T.J. Frans <tjfrans@cityofcaldwell.org>; Angie Hopf <ahopf@cityofcaldwell.org>
Subject: RE: Subdivision name request

Let's try: "Mason Creek Grove"
If that doesn't work, "Mason Creek Terrace".

Thanks



Patrick Connor

Director of Planning and Design

e pconnor@hubblehomes.com
o (208) 433-8800
p (214) 564-2812

From: Dave Marston <dmarston@cityofcaldwell.org>
Sent: Monday, April 6, 2020 2:16 PM
To: Patrick Connor <pconnor@hubblehomes.com>
Cc: T.J. Frans <tjfrans@cityofcaldwell.org>; Angie Hopf <ahopf@cityofcaldwell.org>
Subject: RE: Subdivision name request

Patrick,

Since this proposed portion does not actually cross Mason Creek, we'd prefer something different than "Crossing".
Thanks.

Dave Marston

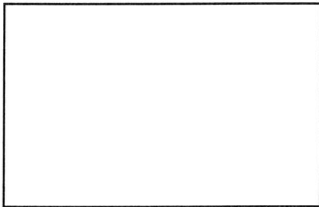
City of Caldwell
(208) 455-4676



From: Patrick Connor <pconnor@hubblehomes.com>
Sent: Monday, April 6, 2020 1:59 PM
To: Dave Marston <dmarston@cityofcaldwell.org>
Cc: T.J. Frans <tjfrans@cityofcaldwell.org>; Angie Hopf <ahopf@cityofcaldwell.org>
Subject: RE: Subdivision name request

How about: "Mason Creek Crossing". Please let me know.

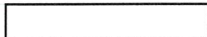
Thanks,
Patrick



Patrick Connor

Director of Planning and Design

e pconnor@hubblehomes.com
o (208) 433-8800
p (214) 564-2812



From: Dave Marston <dmarston@cityofcaldwell.org>
Sent: Monday, April 6, 2020 1:46 PM
To: Patrick Connor <pconnor@hubblehomes.com>
Cc: T.J. Frans <tjfrans@cityofcaldwell.org>; Angie Hopf <ahopf@cityofcaldwell.org>
Subject: RE: Subdivision name request

Patrick,

In accordance with City Code and in an effort to minimize location confusion for emergency services, the property in question would need a more unique name than "Mason Creek South". S. Mason Creek Rd., along with other instances of "Mason Creek" are listed below.

Existing subdivisions:
MASON CREEK ESTATES
MASON CREEK LANDING
MASON CREEK MEADOWS
MASON CREEK PLAZA

Existing street names:

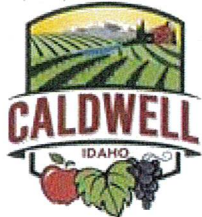
Mason Creek Trl
Mason Creek Rd
S Mason Creek Rd

Thank you.

ATTN: Due to COVID-19, all City buildings are currently closed to the public.
We are still open for business. We are here to serve you via email, phone, or electronic submittal.

Dave Marston

City of Caldwell
(208) 455-4676



From: Patrick Connor <pconnor@hubblehomes.com>
Sent: Monday, April 6, 2020 10:27 AM
To: Dave Marston <dmarston@cityofcaldwell.org>
Subject: Subdivision name request

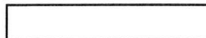
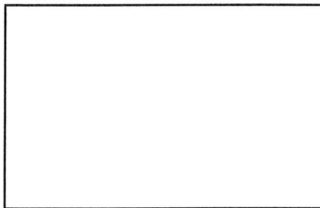
Caldwell Mapping Department,

I hope you all are well during this uncertain time.

I am writing to request the approval of a preliminary plat subdivision name. The name I am requesting is "Mason Creek South". It is located directly SW of our Mason Creek Landing subdivision.

I appreciate your response.

Patrick



Patrick Connor

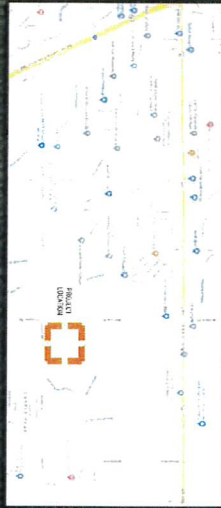
Director of Planning and Design

e pconnor@hubblehomes.com

o (208) 433-8800

p (214) 564-2812

Mason Creek Grove



| | |
|--------------------------------|-----------------------|
| TOTAL ACRES | 35.97 AC |
| TOTAL LOTS | 128 |
| COMMERCIAL LOTS | 8 |
| COMMON DRIVEWAY LOTS | 8 |
| COMMERCIAL LOTS | 4 |
| SINGLE FAMILY LOTS | 114 |
| PERCENTAGE OF OPEN SPACE | 11.4% |
| PROPOSED ZONING | R-30A-P |
| PERCENTAGE OF OPEN SPACE | 44.62% SR OR 1.48 AC |
| COMMERCIAL LOT SPACE | 233,609 SF OR 5.41 AC |
| PERCENTAGE OF COMMERCIAL SPACE | 15.25% |

DEVELOPER
 PROVIDENCE PROPERTIES
 MITCH ASHANTI
 1000 W. 10TH ST
 MERRILL, IDAHO 83842
 208-433-8800

ENGINEER
 CK-ENGINEERING
 CHAD KINKELA
 700 W. 10TH ST
 MERIDIAN, IDAHO 83842
 208-463-1822

LANDSCAPE ARCHITECT
 SOUTH BECK & BAIRD

SURVEYOR
 IDAHO SURVEY GROUP
 9855 W. EMERALD ST
 ROSE, ID 83704
 208-966-8070

PRELIMINARY PLAT SHOWING MASON CREEK GROVE SUBDIVISION

A PARCEL OF LAND BEING LOCATED IN THE
SW 1/4 OF THE SW 1/4 OF SECTION 29, T4N., R2W., B.M.,
CANYON COUNTY, IDAHO 2020

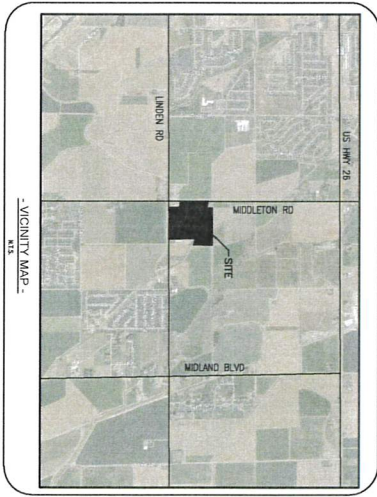


APPLICANT/DEVELOPER
PROBONCO PROPERTIES
701 S. ALLEN ST.
MIDLAND, IDAHO 83642

SURVEYOR
DANIEL QUINN GROUP
9950 W. LINDAUL ST.
BOISE, IDAHO 83726

ENGINEER
CK ENGINEERING
1300 E. STATE ST.
EMMETT, IDAHO 83601
208-342-1585

SCALE 1" = 100'



- NOTES**
1. ALL LOTS ARE TO BE CONVEYED TO THE APPLICANT BY DEED.
 2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOISE AND THE COUNTY OF CANYON.
 3. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOISE AND THE COUNTY OF CANYON.
 4. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOISE AND THE COUNTY OF CANYON.
 5. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOISE AND THE COUNTY OF CANYON.
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 7. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOISE AND THE COUNTY OF CANYON.
 8. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOISE AND THE COUNTY OF CANYON.
 9. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOISE AND THE COUNTY OF CANYON.
 10. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOISE AND THE COUNTY OF CANYON.
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 12. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOISE AND THE COUNTY OF CANYON.
 13. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOISE AND THE COUNTY OF CANYON.
 14. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOISE AND THE COUNTY OF CANYON.
 15. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOISE AND THE COUNTY OF CANYON.

| PRELIMINARY DEVELOPMENT FEATURES | |
|----------------------------------|----------|
| TOTAL ACRES | 33.47 AC |
| NET ACRES | 33.47 AC |
| NUMBER OF LOTS | 30 |
| NUMBER OF BLOCKS | 4 |
| NUMBER OF STREETS | 3 |
| NUMBER OF EASEMENTS | 1 |
| NUMBER OF UTILITY LINES | 1 |
| NUMBER OF PUBLIC UTILITY LINES | 1 |
| NUMBER OF PRIVATE UTILITY LINES | 1 |
| NUMBER OF PUBLIC UTILITY LINES | 1 |
| NUMBER OF PRIVATE UTILITY LINES | 1 |
| NUMBER OF PUBLIC UTILITY LINES | 1 |
| NUMBER OF PRIVATE UTILITY LINES | 1 |

CK ENGINEERING
1300 E. STATE ST. SUITE 101
EMMETT, IDAHO 83601
PHONE: 208-342-1585

DRAWN BY: _____
CHECKED BY: **CK**
DATE: 04/29/20
FILE: MASON-CREEK-GROVE-3-4-2020
DIR: J:\WORKING\2020\04\29\CK\3-4-2020

LOT DIMENSION
PLAN VIEW

PRELIMINARY PLAT FOR
MASON CREEK GROVE SUBDIVISION

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

A3



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

SHEET
P1.1

CK ENGINEERING
 1300 E. 55th St. Suite 102
 Eagle, MI 48816
 Phone: 268-630-1992

DRAWN BY: CK
 CHECKED BY: CK
 DATE: 04/02/20
 FILE: MASON-CREEK-P-PLAT 3-4-2019G
 DIR: D:\WORKING\DRAWING\PROJECTS\CK\9412-P-PLAT

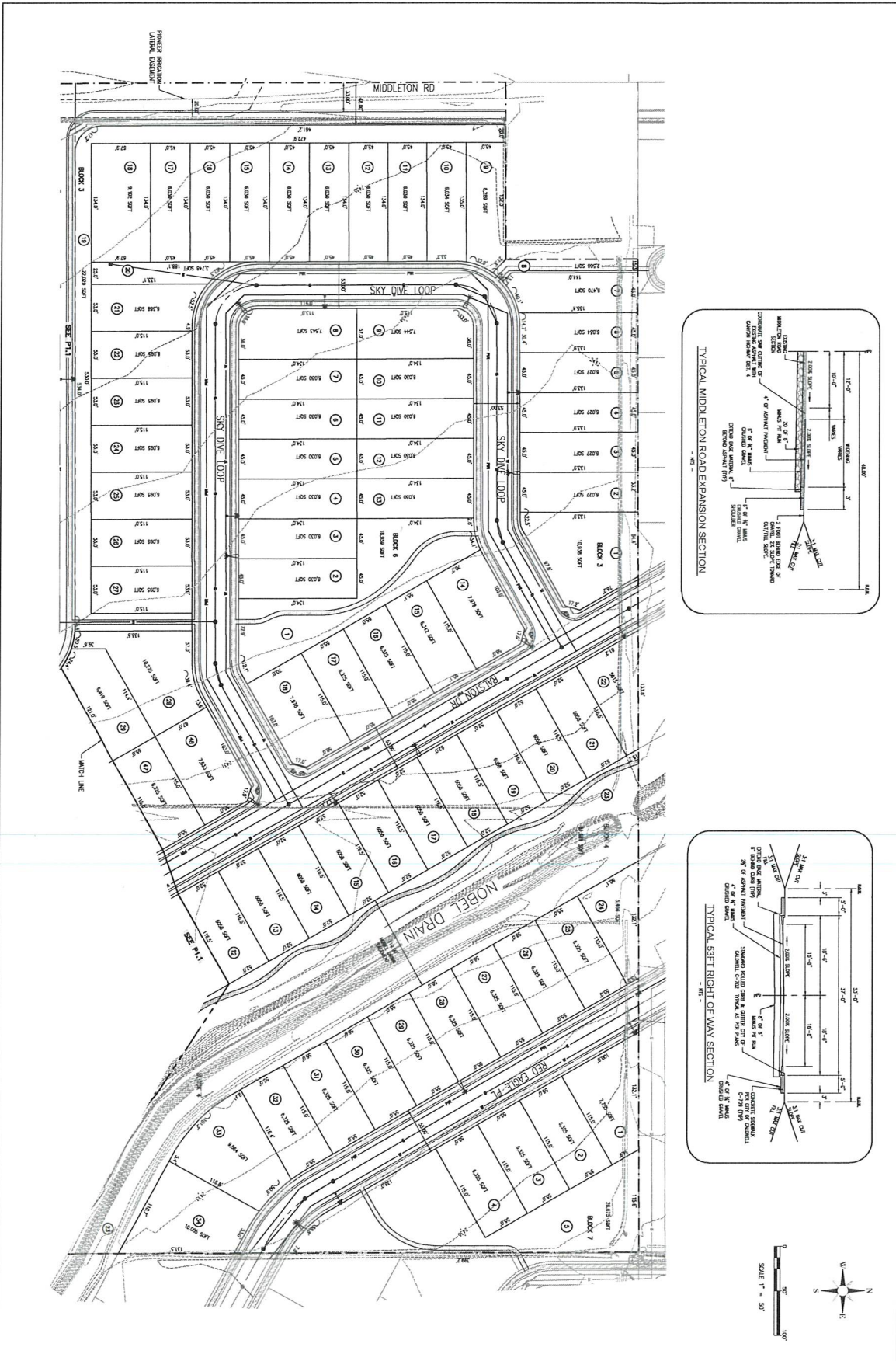
LOT DIMENSION
 PLAN VIEW

PRELIMINARY PLAT FOR
 MASON CREEK GROVE SUBDIVISION

REVISIONS:

| | |
|--|--|
| | |
| | |
| | |
| | |

A3



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

CK ENGINEERING
 1300 E 35th St. Suite 102
 Eagle, ID 83616
 PHONE: 208-639-1992

DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 04/03/20
 FILE: 10140-0-PLAT 3-4-2019C
 DIR: [Signature]

LOT DIMENSION
 PLAN VIEW

PRELIMINARY PLAT FOR
 MASON CREEK GROVE SUBDIVISION

REVISIONS:

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

SHEET
 P1.2



A3



Mason Creek Grove
Middleton Rd & Linden Rd.
Acreage: 35.44

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: _____

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>Sandra + Wayne Ickes</u> | <u>10629 Linden Rd. Nampa</u> ⁸³⁶⁸⁷ |
| 2. _____ | _____ |
| 3. _____ | _____ |
| 4. _____ | _____ |
| 5. _____ | _____ |
| 6. _____ | _____ |
| 7. _____ | _____ |
| 8. _____ | _____ |
| 9. _____ | _____ |
| 10. _____ | _____ |
| 11. _____ | _____ |
| 12. _____ | _____ |
| 13. _____ | _____ |
| 14. _____ | _____ |
| 15. _____ | _____ |
| 16. _____ | _____ |
| 17. _____ | _____ |
| 18. _____ | _____ |
| 19. _____ | _____ |

- 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: RE-ZONE AND PRELIMINARY PLAT

Date of Round Table meeting: 12/5/2019

Notice sent to neighbors on: 2/28/2020

Date & time of the neighborhood meeting: 3/11/2020, 6:00 PM


Location of the neighborhood meeting: SKYWAY ELEMENTARY School CAFETERIA

Developer/Applicant:

Name: PROVIDENCE PROPERTIES, LLC

Address, City, State, Zip: 701 S. ALLEN ST, #104, 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 3/8/20

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

Re-record to correct legal description 5/4/16

2014-007803
RECORDED
03/04/2014 02:54 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 MBROWN \$19.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

2014-004646
RECORDED
02/06/2014 11:08 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 MBROWN \$16.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

PERSONAL REPRESENTATIVE'S DEED

JL THIS DEED is made and executed by JANET J. ISAACSON, as personal representative of THE ESTATE OF VIRGIL LEE ISAACSON, deceased, hereinafter referred to as the "Grantor," to EARNEST LAND, LLC, hereinafter referred to as the "Grantee," whose address is 3125 Laster Lane, Nampa, Idaho 83651.

WHEREAS, Janet Isaacson is the qualified personal representative of the Grantor Estate, filed as Probate Case Number CV-2013-2730C in Third Judicial District of Idaho, in and for the County of Canyon;

THEREFORE, in accordance with the provisions of Uniform Probate Code as set forth in Title 15 of the Idaho Code, Grantor Estate hereby grants, sells, transfers, warrants and conveys to Grantee all of the Grantor Estate's interest in the following described real property in Canyon County, Idaho:

The Southwest Quarter of the Southwest Quarter in Section 29, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

Beginning at the Northwest corner of said Southwest Quarter of the Southwest Quarter, thence South 150 feet; thence East and parallel to the North line of said Southwest Quarter of the Southwest Quarter 200 feet; thence North 150 feet to the North line of said Southwest Quarter of the Southwest Quarter; thence West 200 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM:

Beginning at the Southeast corner of the Southwest Quarter of the Southwest Quarter; thence West 180 feet; thence North and parallel to the East line of said Southwest Quarter of the Southwest Quarter, 780 feet to the center line of Noble Drain Ditch; thence Southeast following the center line of Noble Drain Ditch to the East line of said Southwest Quarter of the Southwest Quarter; thence South 676 feet to the Point of Beginning.

Ab

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

544605

PERSONAL REPRESENTATIVE'S DEED

JL

THIS DEED is made and executed by JANET J. ISAACSON, as personal representative of THE ESTATE OF VIRGIL LEE ISAACSON, deceased, hereinafter referred to as the "Grantor," to EARNEST LAND, LLC, hereinafter referred to as the "Grantee," whose address is 3125 Laster Lane, Nampa, Idaho 83651.

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The Southwest Quarter of the Southwest Quarter in Section 29, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

Beginning at the Northwest corner of said Southwest Quarter of the Southwest Quarter, thence South 150 feet; thence East and parallel to the North line of said Southwest Quarter of the Southwest Quarter 200 feet; thence North 150 feet to the North line of said Southwest Quarter of the Southwest Quarter; thence West 200 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM:

Beginning at the Southeast corner of the Southwest Quarter of the Southwest Quarter; thence West 180 feet; thence North and parallel to the East line of said Southwest Quarter of the Southwest Quarter, 780 feet to the center line of Noble Drain Ditch; thence Southeast following the center line of Noble Drain Ditch to the East line of said Southwest Quarter of the Southwest Quarter; thence South 676 feet to the Point of Beginning.

Ab

ALSO EXCEPTING THEREFROM:

Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter, thence North 300 feet; thence East and parallel to the South line of said Southwest Quarter of the Southwest Quarter, 156 feet; thence South 300 feet to the South line of said Southwest Quarter of the Southwest Quarter; thence West 156 feet to the Point of Beginning.

~~ALSO EXCEPTING THEREFROM:~~

~~Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter, thence North 300 feet; thence East and parallel to the South line of said Southwest Quarter of the Southwest Quarter; thence West 156 feet to the Point of Beginning.~~

TOGETHER with all Water Rights located thereon or appurtenant thereto, including but not limited to all rights to use ground or surface water on the property whether evidenced by any permit, license, transfer, order, exchange, claim, decree or otherwise, or pursuant to any lease or other agreement, wells and other improvements, well rights, and all mineral rights.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the real property herein described.

The Grantor covenants to the Grantee that it is the owner in fee simple of said premises; that the above described real property is are free from all encumbrances and that Grantor will warrant and defend the same from all lawful claims SUBJECT TO:

- Those of record; and
- taxes and assessments for the year 2014 and all subsequent years, and
- rights and claims in and to those portions of said described real property lying within the right of ways of ditches, canals, laterals, and roads, including, but not limited to, Middleton Road, Linden Street, Noble Drain Ditch and Pioneer Irrigation 300 Lateral; and
- Any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies,
- All zoning laws and ordinances, and
- Any state of facts an accurate survey or inspection of the real property would show.

Dated this 14th day of January, 2014.

THE ESTATE OF VIRGIL LEE ISAACSON, DECEASED

Representative
Janet J. Isaacson
Janet J. Isaacson, *Personal Representative*



CITY OF
Caldwell, Idaho

Planning & Zoning

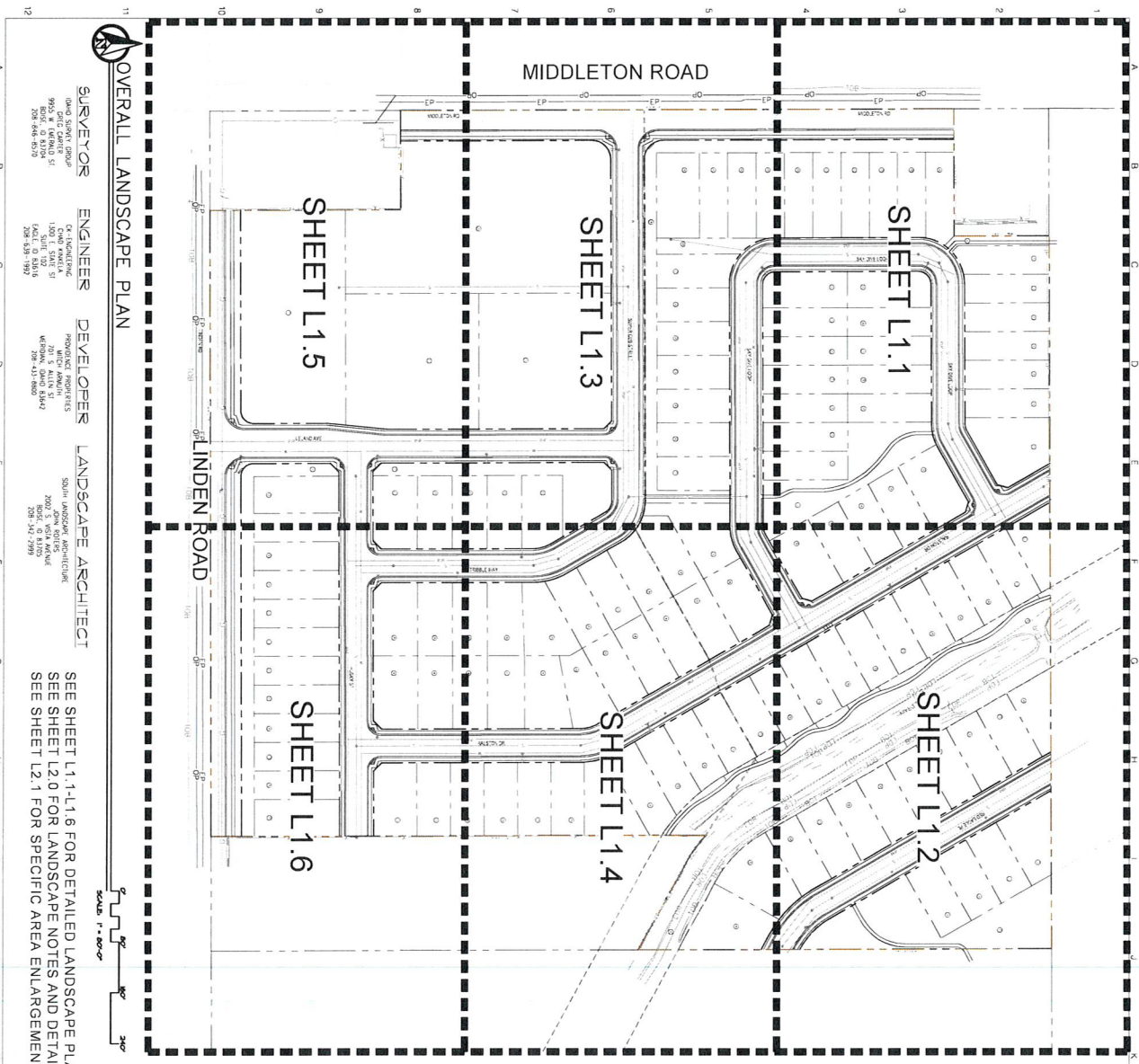
LANDSCAPE PLAN

| | |
|---|---------|
| Project Name: MASON CREEK GROVE | File #: |
| Project Address: 0 LINDEN RD, CALDWELL, ID 83607 | |

| Applicant (v) | Description | Staff (v) |
|---|--|-----------|
| ✓ | Detailed plan at a scale no smaller than 1" to 50' submitted in 8 ½ x 11 paper format AND in electronic format (PDF) | |
| <u>Landscape Plan must include a table with the following information:</u> | | |
| ✓ | Names of all streets upon which the property has frontage, including amount of linear feet of frontage | |
| ✓ | # of trees provided in each street landscape buffer | |
| ✓ | # of shrubs provided in each street landscape buffer | |
| ✓ | Width of each street landscape buffer | |
| ✓ | Total # of parking spaces provided (regular, ADA, and bicycle) | |
| ✓ | Types of vegetation and/or rock ground cover | |
| ✓ | 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. SHEET L2.0 NOTES | |

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.

| |
|--|
| <p><u>STAFF USE ONLY:</u></p> <p>Date Application Received: _____</p> <p>Received by: _____</p> <p>Date Approved: _____</p> <p>Approved by: _____</p> |
|--|



SUPERVISOR
 DINO SURVEY GROUP
 9900 S. 1000 E.
 BOISE, ID 83705
 208-348-9339

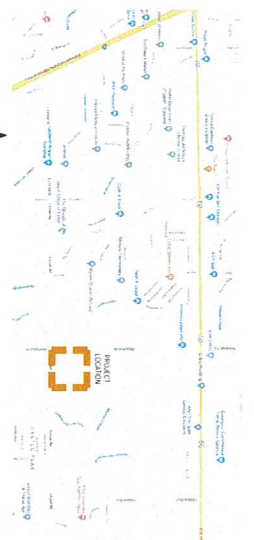
ENGINEER
 C-1 ENGINEERING
 1001 S. 1000 E.
 BOISE, ID 83705
 208-348-1993

DEVELOPER
 PRODUCED PROPERTIES
 700 W. ANAHEIM
 MERIDA, IDAHO 83447
 208-471-8800

LANDSCAPE ARCHITECT
 SOUTH LANDSCAPE ARCHITECTURE
 2302 S. 1000 E.
 BOISE, ID 83705
 208-347-7993

SEE SHEET L1.1-1.6 FOR DETAILED LANDSCAPE PLAN,
 SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS.
 SEE SHEET L2.1 FOR SPECIFIC AREA ENLARGEMENTS.

MASON CREEK GROVE SUBDIVISION
 A PARCEL OF LAND ON LINDEN RD.
 LOCATED IN THE SW 1/4 OF THE SW 1/4 OF
 SECTION 29, T. 4 N., R. 2 W., BOISE
 MERIDIAN, CANYON COUNTY IDAHO



DEVELOPMENT FEATURES

| | |
|--------------------------------|----------------------|
| TOTAL ACRES | 25.81 AC |
| COMMERCE/OPEN SPACE LOTS | 0 |
| COMMERCIAL LOTS | 4 |
| RESIDENTIAL LOTS | 6,544 SF |
| RESIDENTIAL LOT SIZE | 3,271 SQ FT |
| OPEN SPACE | 64,487 SF OR 1.48 AC |
| PERCENTAGE OF OPEN SPACE | 25.00% |
| PERCENTAGE OF COMMERCIAL SPACE | 0.00% |

LANDSCAPING INFORMATION

LANDSCAPE BUFFERS:

MIDDLETON ROAD - 3'-0" BUFFER
 TOTAL OF 424 LINEAL FEET
 (14 TREES REQUIRED)
 (20 SHRUBS REQUIRED)
 (120 SHRUBS REQUIRED)
 (168 SHRUBS REQUIRED)
 TOTAL OF 348 LINEAL FEET

LINDEN ROAD - 3'-0" BUFFER
 TOTAL OF 593 LINEAL FEET
 (19 TREES REQUIRED)
 (28 SHRUBS REQUIRED)
 (168 SHRUBS REQUIRED)
 (168 SHRUBS REQUIRED)
 TOTAL OF 593 LINEAL FEET

DUNE CREST STREET - 3'-0" BUFFER (ONE-SIDE)
 TOTAL OF 225 LINEAL FEET
 (7 TREES REQUIRED)
 (10 SHRUBS REQUIRED)
 (63 SHRUBS REQUIRED)
 (63 SHRUBS REQUIRED)
 TOTAL OF 225 LINEAL FEET

LINDEN ROAD COMMERCIAL ZONE - 5'-0" BUFFER
 TOTAL OF 334 LINEAL FEET
 (10 TREES REQUIRED)
 (10 TREES REQUIRED)
 (10 TREES REQUIRED)
 (148 SHRUBS REQUIRED)
 (148 SHRUBS REQUIRED)
 TOTAL OF 334 LINEAL FEET

LELAND AVENUE - 3'-0" BUFFER (ONE-SIDE)
 TOTAL OF 434 LINEAL FEET
 (13 TREES REQUIRED)
 (19 SHRUBS REQUIRED)
 (126 SHRUBS REQUIRED)
 (126 SHRUBS REQUIRED)
 TOTAL OF 434 LINEAL FEET

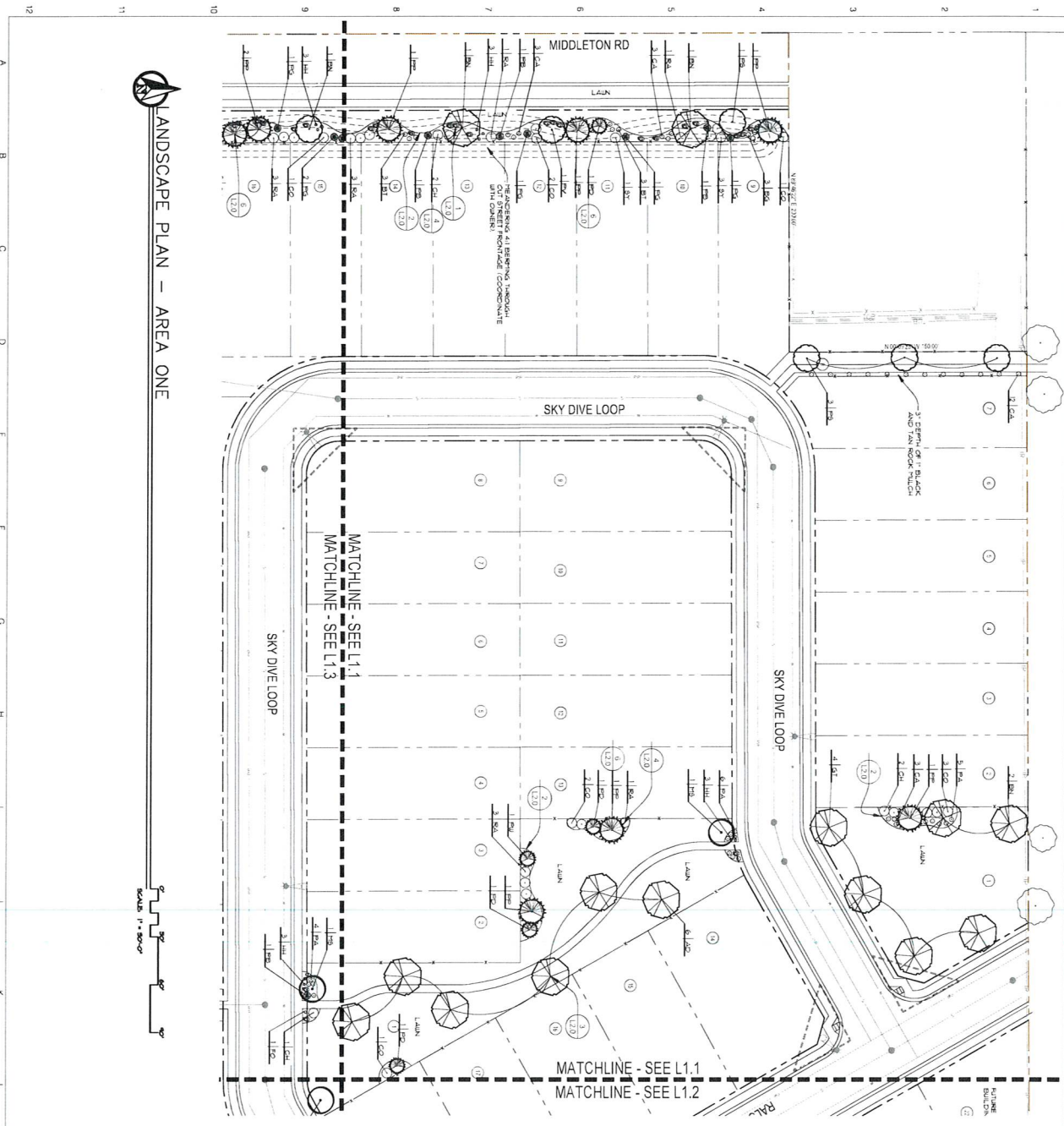
TRADOR PATIWAY - 3'-0" BUFFER (ONE-SIDE)
 TOTAL OF 100 LINEAL FEET
 (3 TREES REQUIRED)
 (4 SHRUBS REQUIRED)
 (26 SHRUBS REQUIRED)
 (26 SHRUBS REQUIRED)
 TOTAL OF 100 LINEAL FEET

REVISIONS:
 1. REVISION FOR CORRECTION OF EXISTING TREES, N/A

NOTES:
 1. ALL TREES AND SHRUBS TO BE PLANTED WITH CITY CODE WATER EFFICIENCY (DWC) CHARACTERISTICS (LANDSCAPING DRAINAGE)

| | | |
|--|---|--|
| <p>LANDSCAPE PLANS Mason Creek Grove Subdivision Linden Rd. Caldwell, Idaho 83607</p> | <p>DATE: 4/18/20</p> | |
| | <p>SCALE: 1" = 60'-0"</p> | |
| <p>PROJECT NUMBER 20-0093</p> | <p>DATE 4/18/20</p> | <p>SCALE 1" = 60'-0"</p> |
| <p>DESIGNED BY JDR</p> | <p>CHECKED BY JDR</p> | <p>DATE 4/18/20</p> |
| <p>PROJECT NUMBER 20-0093</p> | <p>DATE 4/18/20</p> | <p>SCALE 1" = 60'-0"</p> |
| <p>PROJECT NUMBER 20-0093</p> | <p>DATE 4/18/20</p> | <p>SCALE 1" = 60'-0"</p> |

A9



LANDSCAPE PLAN - AREA ONE

LANDSCAPE LEGEND

- PHOTONOID 6" HGT. VENT. FINISH W/ LATTICE (SEE DETAIL)
- PHOTONOID 5" HGT. UNDOUCH IRON FINISH (SEE DETAIL)
- SHOVEL CUT EDGE (SEE DETAIL)
- BERRY CONTROL SHOULDER 3/16 SLOPE MAX
- PROPERTY LINE (VERIFY)
- QUANTITY
- PLANT IDENTIFICATION KEY
- NO. TYPE TYPE PLANT RESUME
- NO. TYPE TYPE PLANT RESUME
- TOP/NO. AS SPECIFIED
- SEE ALSO SEE DETAIL
- DIAMETER TYPICAL
- BASEL T BOLL DERS 3"-4"

PLANT SCHEDULE

(NOTE: ALL TREES TO BE GRADE TO TOTAL TREES TYPICAL)

| KEY | BOTANICAL NAME | PLANTING SIZE | PLANTING SIZE | PLANTING SIZE |
|-----|----------------|---------------|-------------------|---------------|
| AD | ADONIS | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| AP | ADONIS | 7' DBH | 20' HGT. 20' WIDE | CLASS II |
| BN | BANANA | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| FA | FERN | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| FR | FERN | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| GT | GRASS | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| HA | HAWAIIAN | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| PD | PINE | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| PL | PLANT | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| PR | PRUNING | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| RV | ROSE | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| RU | RUBUS | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| SH | SHRUB | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| SP | SPRING | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| ST | STRAW | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| TA | TAN | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| TR | TREE | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| UN | UNUSUAL | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| VA | VANILLA | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| VI | VIBURNUM | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| VO | VIOLET | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| WY | WYRTHEM | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| YU | YUCCA | 7' DBH | 30' HGT. 20' WIDE | CLASS II |
| ZO | ZOISE | 7' DBH | 30' HGT. 20' WIDE | CLASS II |

GROUND COVER/GRASS/PERENNIALS

| KEY | BOTANICAL NAME | PLANTING SIZE | PLANTING SIZE | PLANTING SIZE |
|-----|-------------------------|---------------|-------------------|---------------|
| 01 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |
| 02 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |
| 03 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |
| 04 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |
| 05 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |
| 06 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |
| 07 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |
| 08 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |
| 09 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |
| 10 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |
| 11 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |
| 12 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |
| 13 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |
| 14 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |
| 15 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |
| 16 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |
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| 99 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |
| 100 | Green Dam Bougainvillea | 2' x 3' | 3' HGT. x 3' WIDE | |

LANDSCAPE PLANS
Mason Creek Grove Subdivision
 Linden Rd. Caldwell, Idaho 83807

SOUTH BECK & BAIRD
 South Landscape Architecture P.C.
 2302 S. V. St. Apt. 50
 Boise, ID 83735
 208.333.2727
 www.southbeck.com

DATE: 4/19/20

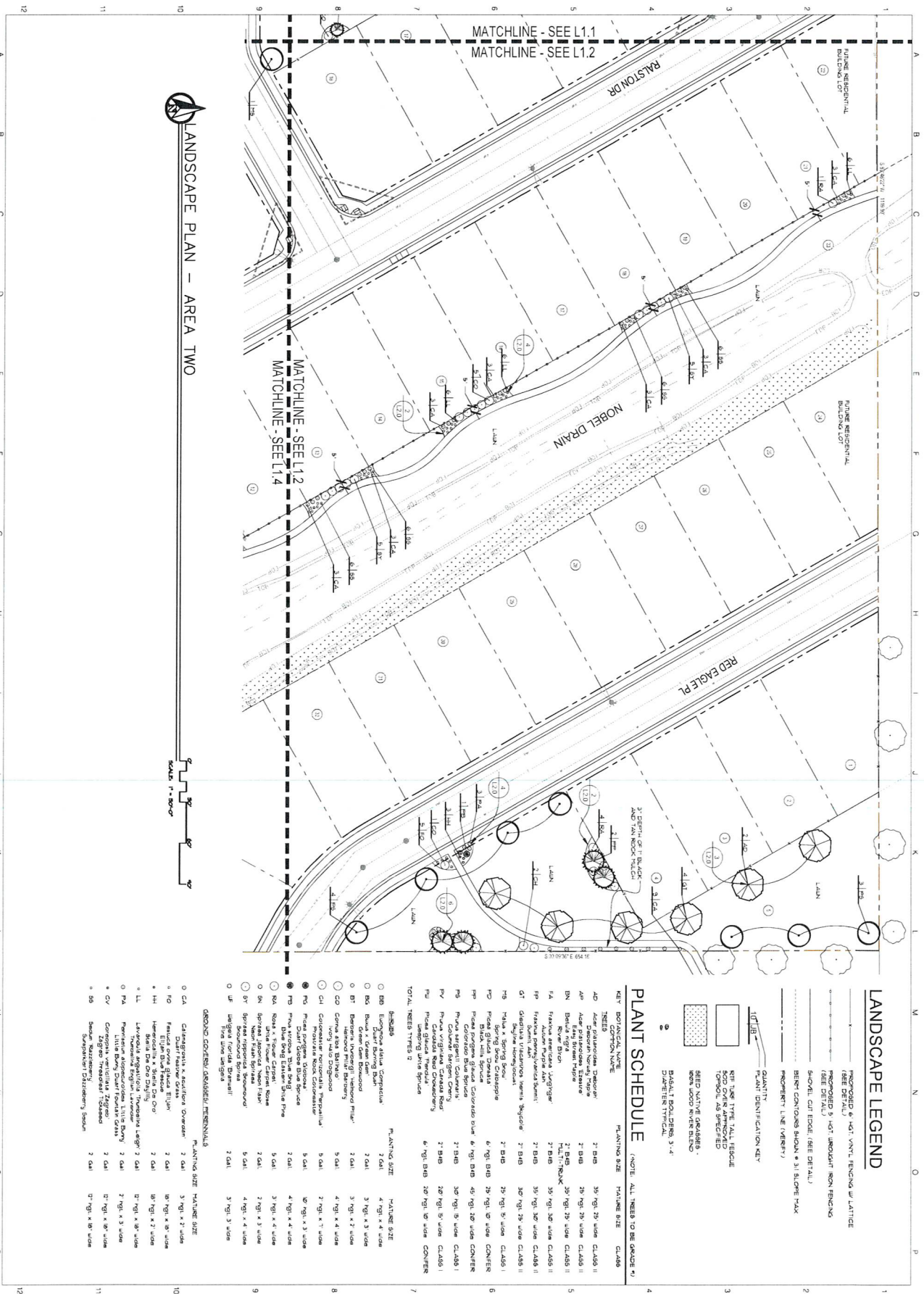
SCALE: 1" = 30'-0"

PROJECT NUMBER: 20-0073

SHEET: L1.1

Pre-Plant Plans

AG



LANDSCAPE LEGEND

- PROPOSED 6" x 6" VINYL FENCING w/ LATTICE (SEE DETAIL)
- PROPOSED 5' x 4" ALUMINUM FENCING (SEE DETAIL)
- 5'-0" VUL. CURT FENCE (SEE DETAIL)
- BRIEF CONTING SHOWN * 3" SLICE MAX
- PROPOSED 1" LINE (VEGET?)

PLANT SCHEDULE

(NOTE: ALL TREES TO BE QUOTE *)

| REF. | BOTANICAL NAME | PLANTING SIZE | PLANTING SIZE | PLANTING SIZE |
|-------------|----------------|---------------|-------------------|---------------|
| CONTIN NAME | | | | |
| 1 | IRIS | 2" B&B | 30" Hgt. 20" wide | CLASS II |
| 2 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 3 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 4 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 5 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 6 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 7 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 8 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 9 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 10 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 11 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 12 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |

LANDSCAPE PLAN - AREA TWO

Scale: 1" = 30'-0"

PLANT SCHEDULE

| REF. | BOTANICAL NAME | PLANTING SIZE | PLANTING SIZE | PLANTING SIZE |
|-------------|----------------|---------------|-------------------|---------------|
| CONTIN NAME | | | | |
| 1 | IRIS | 2" B&B | 30" Hgt. 20" wide | CLASS II |
| 2 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 3 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 4 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 5 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 6 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 7 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 8 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 9 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 10 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 11 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 12 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |

LANDSCAPE LEGEND

- PROPOSED 6" x 6" VINYL FENCING w/ LATTICE (SEE DETAIL)
- PROPOSED 5' x 4" ALUMINUM FENCING (SEE DETAIL)
- 5'-0" VUL. CURT FENCE (SEE DETAIL)
- BRIEF CONTING SHOWN * 3" SLICE MAX
- PROPOSED 1" LINE (VEGET?)

PLANT SCHEDULE

(NOTE: ALL TREES TO BE QUOTE *)

| REF. | BOTANICAL NAME | PLANTING SIZE | PLANTING SIZE | PLANTING SIZE |
|-------------|----------------|---------------|-------------------|---------------|
| CONTIN NAME | | | | |
| 1 | IRIS | 2" B&B | 30" Hgt. 20" wide | CLASS II |
| 2 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 3 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 4 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 5 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 6 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 7 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 8 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 9 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 10 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 11 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 12 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |

LANDSCAPE LEGEND

- PROPOSED 6" x 6" VINYL FENCING w/ LATTICE (SEE DETAIL)
- PROPOSED 5' x 4" ALUMINUM FENCING (SEE DETAIL)
- 5'-0" VUL. CURT FENCE (SEE DETAIL)
- BRIEF CONTING SHOWN * 3" SLICE MAX
- PROPOSED 1" LINE (VEGET?)

PLANT SCHEDULE

(NOTE: ALL TREES TO BE QUOTE *)

| REF. | BOTANICAL NAME | PLANTING SIZE | PLANTING SIZE | PLANTING SIZE |
|-------------|----------------|---------------|-------------------|---------------|
| CONTIN NAME | | | | |
| 1 | IRIS | 2" B&B | 30" Hgt. 20" wide | CLASS II |
| 2 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 3 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 4 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 5 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 6 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 7 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 8 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 9 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 10 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 11 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 12 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |

LANDSCAPE LEGEND

- PROPOSED 6" x 6" VINYL FENCING w/ LATTICE (SEE DETAIL)
- PROPOSED 5' x 4" ALUMINUM FENCING (SEE DETAIL)
- 5'-0" VUL. CURT FENCE (SEE DETAIL)
- BRIEF CONTING SHOWN * 3" SLICE MAX
- PROPOSED 1" LINE (VEGET?)

PLANT SCHEDULE

(NOTE: ALL TREES TO BE QUOTE *)

| REF. | BOTANICAL NAME | PLANTING SIZE | PLANTING SIZE | PLANTING SIZE |
|-------------|----------------|---------------|-------------------|---------------|
| CONTIN NAME | | | | |
| 1 | IRIS | 2" B&B | 30" Hgt. 20" wide | CLASS II |
| 2 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 3 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
| 4 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |
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| 12 | Asier | 2" B&B | 20" Hgt. 20" wide | CLASS II |

LANDSCAPE PLANS

Mason Creek Grove Subdivision

Linden Rd. Caldwell, Idaho 83607

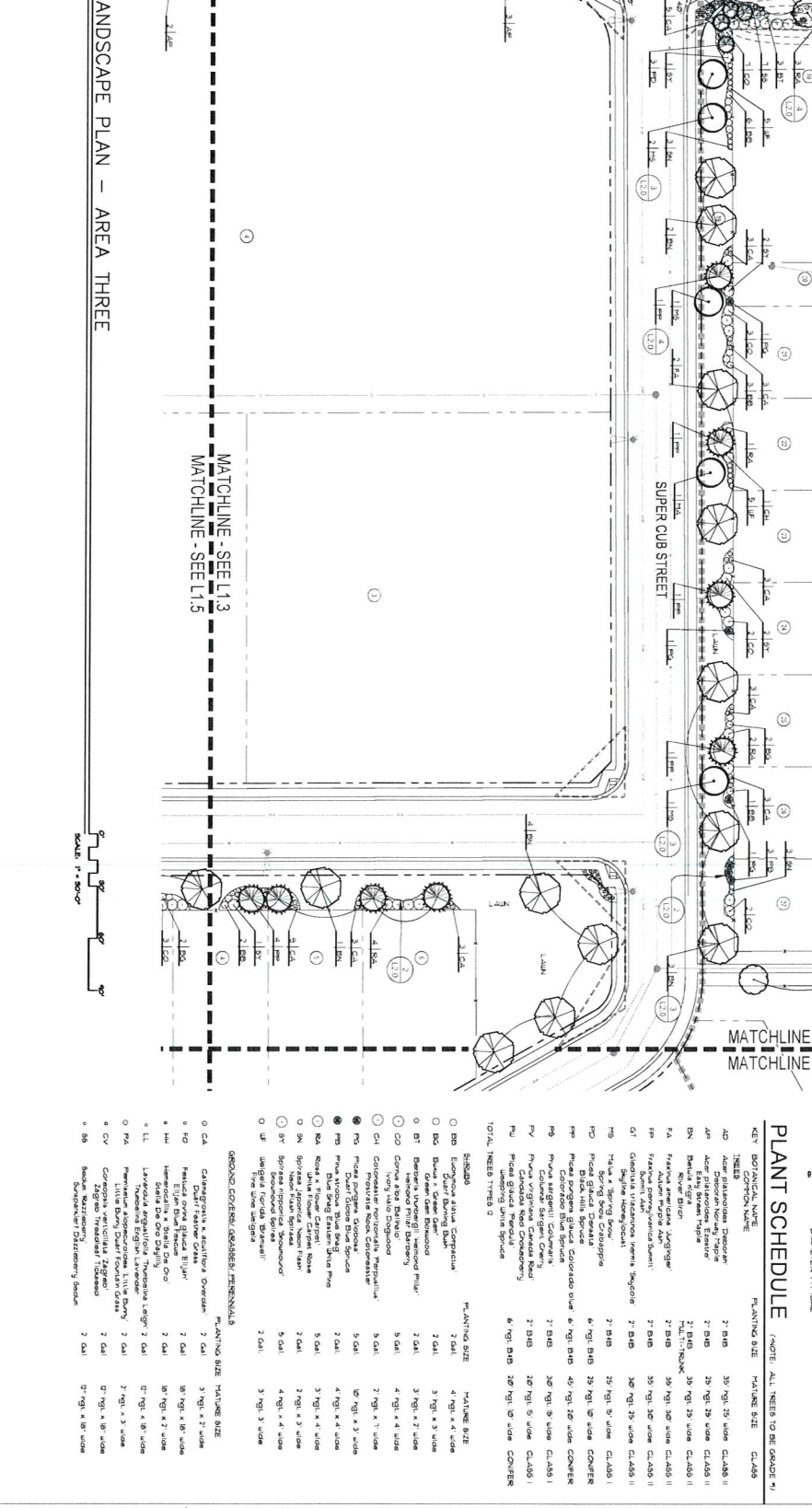
SOUTH BECK & BAIRD
South Landscape Architecture P.C.
One South Beck & Baird Landscape Architecture P.C.

2202 S. V. St. Ave.
Boise, ID 83703
208.333.5555
www.southbeckandbaird.com

DATE: 4/13/20
SHEET: L1.2

A9

LANDSCAPE PLAN - AREA THREE



LANDSCAPE LEGEND

PROPAGATED 6'-10" VINTY FENCING w/ LATTICE (SEE DETAIL)
 PROPAGATED 3'-4" LOGRAMP FENCING (SEE DETAIL)
 BRICK CONDUIT SHOWN @ 3" R/OFF SETBACK
 PROPERTY LINE (V.E.S.F.V.)
 PLANT IDENTIFICATION KEY

PLANT SCHEDULE

(NOTE: ALL NEEDS TO BE GRADED TO FINISH)

| KEY BOTANICAL NAME | PLANTING SIZE | PLANTING TYPE | PLANTING QUANTITY |
|---------------------------|---------------|----------------------------|-------------------|
| AD Acer glaberrimum | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| AP Acer palmatum | 2" DBH | 25' Hgt. 25' Wide CLASS II | 2 |
| BN Black Norway Spruce | 1" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| FA Fraxinus americana | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| FR Fraxinus pennsylvanica | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| GT Gleditsia triacanthos | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| HA Hamamelis virginica | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| HO Hemlock | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| MO Malus | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| PR Prunella | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| RA Rosa | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| RU Rubus | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| SA Salix | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| SP Spirea | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| TR Thuja | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| VA Vaccinium | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| YU Yucca | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |

LANDSCAPE PLAN - AREA THREE

PLANT SCHEDULE

(NOTE: ALL NEEDS TO BE GRADED TO FINISH)

| KEY BOTANICAL NAME | PLANTING SIZE | PLANTING TYPE | PLANTING QUANTITY |
|---------------------------|---------------|----------------------------|-------------------|
| AD Acer glaberrimum | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| AP Acer palmatum | 2" DBH | 25' Hgt. 25' Wide CLASS II | 2 |
| BN Black Norway Spruce | 1" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| FA Fraxinus americana | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| FR Fraxinus pennsylvanica | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| GT Gleditsia triacanthos | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| HA Hamamelis virginica | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| HO Hemlock | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| MO Malus | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| PR Prunella | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| RA Rosa | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| RU Rubus | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| SA Salix | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| SP Spirea | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| TR Thuja | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| VA Vaccinium | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| YU Yucca | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |

LANDSCAPE PLAN - AREA THREE

LANDSCAPE PLAN - AREA THREE

PLANT SCHEDULE

(NOTE: ALL NEEDS TO BE GRADED TO FINISH)

| KEY BOTANICAL NAME | PLANTING SIZE | PLANTING TYPE | PLANTING QUANTITY |
|---------------------------|---------------|----------------------------|-------------------|
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| GT Gleditsia triacanthos | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| HA Hamamelis virginica | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| HO Hemlock | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
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| PR Prunella | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
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| SA Salix | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| SP Spirea | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| TR Thuja | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| VA Vaccinium | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |
| YU Yucca | 2" DBH | 35' Hgt. 25' Wide CLASS II | 2 |

LANDSCAPE PLAN - AREA THREE

MIDDLETON RD

LANE

LANE

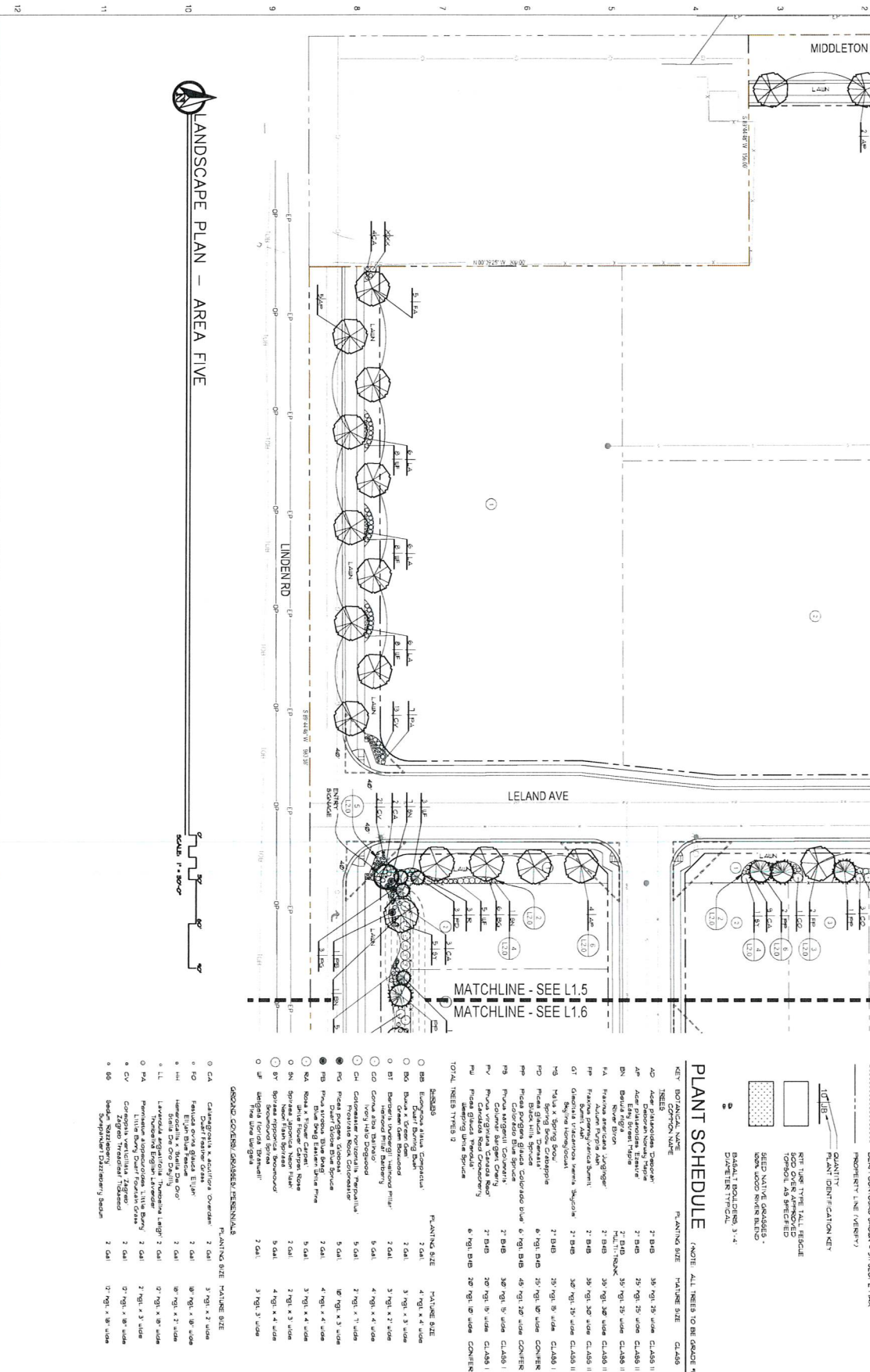
MATCHLINE - SEE L1.3
MATCHLINE - SEE L1.5

LELAND AVE

MATCHLINE - SEE L1.5
MATCHLINE - SEE L1.6

LANSCAPE PLAN - AREA FIVE

SCALE: 1" = 30'-0"



LANDSCAPE LEGEND

PROPOSED 6' HGT VANT FENCING W/ LATTICE (SEE DETAIL)
PROPOSED 5' HGT WOODHAT IRON FENCING (SEE DETAIL)
5'-0" VENT. SHOWN = 3' SLOPE MAX
PROPERTY LINE (VEHICLE)

PLANT IDENTIFICATION KEY

1 1/2" HGT
6' HGT

8" FT. TALL TYPE TALL BEESDE
5'0" OVER ARMORED
OPENHOL. AS SPECIFIED
SEE NATIVE GRASSES
BLACK LOCUST (WATER BARK)
L. 1/2" HGT
DETAILS IN SHEETS 1 & 2

PLANT SCHEDULE

(NOTE: ALL TREES TO BE GRADE +/-)

| KEY | BOTANICAL NAME | PLANTING SIZE | FEATURE SIZE | CLASS |
|-----|----------------------|---------------|-------------------|---------|
| 1 | Aster patens/idea | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 2 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 3 | Aster patens/idea | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 4 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 5 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 6 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 7 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 8 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 9 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 10 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 11 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 12 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 13 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 14 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 15 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 16 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 17 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 18 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 19 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 20 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 21 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 22 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 23 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 24 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 25 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 26 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 27 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 28 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 29 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 30 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 31 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 32 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 33 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 34 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 35 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 36 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 37 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 38 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 39 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 40 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 41 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 42 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 43 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 44 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 45 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 46 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 47 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 48 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 49 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 50 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 51 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 52 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 53 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 54 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 55 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 56 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 57 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 58 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 59 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 60 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 61 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 62 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 63 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 64 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 65 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 66 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 67 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 68 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 69 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 70 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 71 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 72 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 73 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 74 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 75 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 76 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 77 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 78 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 79 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |
| 80 | Desmodium illinoense | 2" B4D | 36" Hgt. 20" wide | CLASS 5 |

LANDSCAPE PLANS
Mason Creek Grove Subdivision
Linden Rd. Caldwell, Idaho 83607

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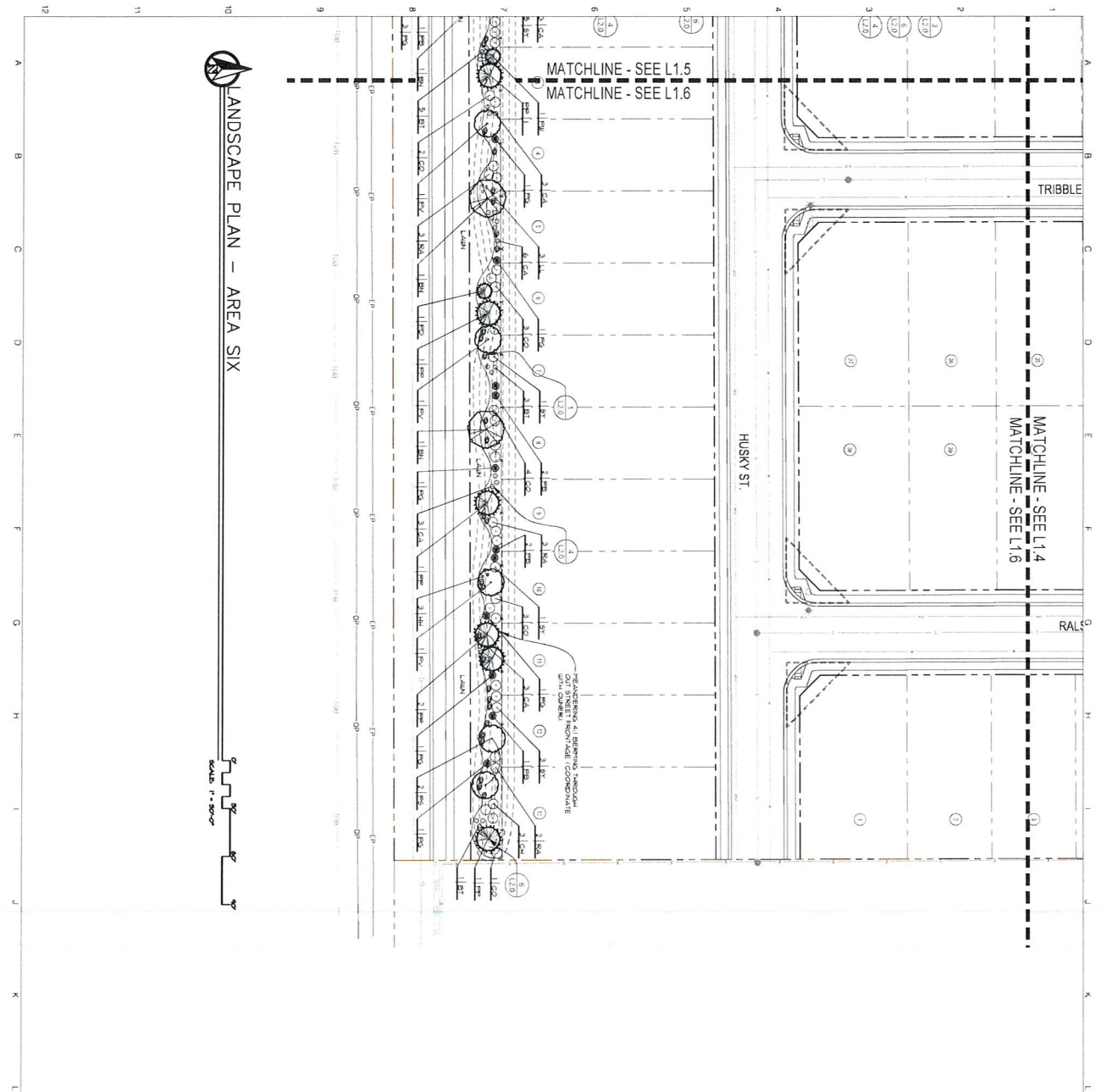
DRAWN BY: JDR
CHECKED BY: JDR
PROJECT NUMBER: ZP-0929
SHEET: L1.5

South Beck & Baird Landscape Architecture P.C.

4/13/20

9/11

A9



LANDSCAPE LEGEND

- PROPOSED 6'-HGT. VINT. FINCHES w/ LATTICE (SEE DETAIL)
- PROPOSED 5'-HGT. UNDOGM. IRON FENCING (SEE DETAIL)
- SHOVEL CUT EDGE (SEE DETAIL)
- BERM (CONTAINS SHOUL * 3) SLOPE MAX
- PROPERTY LINE (VEREY)
- PLANT IDENTIFICATION KEY
- 1/4" = 1'-0" (SEE PLAN FOR 3'-4" DIAMETER TRUNCATED CONCRETE)
- 8" FT. TUBE TYPE TALL FENCE (SEE DETAIL)
- 8" 600 OVER APPROVED TUBULAR, AS SPECIFIED
- SEED NATIVE GRASSES - SOFTWOOD EVEREN BLEND

PLANT SCHEDULE

(NOTE: ALL TREES TO BE GRADED *)

| KEY | BOTANICAL NAME | PLANTING SIZE | MATCHLINE SIZE |
|------------------------|----------------------------|---------------|----------------------------|
| AD | Aster palmifolius Dwarf | 7' B16 | 35' HGT, 25' WIDE CLASS II |
| AP | Asplenium nidus | 7' B16 | 20' HGT, 20' WIDE CLASS II |
| BR | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CA | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CH | Chamaenerion angustifolium | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CI | Conium maculatum | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CO | Cornus rugosa | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CR | Crataegus monogyna | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CS | Ceanothus americanus | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CT | Ceanothus velutinus | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CU | Conium maculatum | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| DA | Daphne genkwa | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| DE | Delphinium consolida | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| DI | Dianthus barbatus | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| DO | Delphinium consolida | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| DR | Dracopis angustifolius | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| DU | Delphinium consolida | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| EA | Erica tetralix | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| EB | Erica tetralix | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| EC | Erica tetralix | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| ED | Erica tetralix | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| EE | Erica tetralix | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| EF | Erica tetralix | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| EG | Erica tetralix | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| EH | Erica tetralix | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| EI | Erica tetralix | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| EJ | Erica tetralix | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| AK | Aquilegia vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| AL | Aquilegia vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| AM | Aquilegia vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| AN | Aquilegia vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| AO | Aquilegia vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| AP | Aquilegia vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| AQ | Aquilegia vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| AR | Aquilegia vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| AS | Aquilegia vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| AT | Aquilegia vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| AV | Aquilegia vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| AW | Aquilegia vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| AX | Aquilegia vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| AY | Aquilegia vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| AZ | Aquilegia vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BA | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BB | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BC | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BD | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BE | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BF | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BG | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BH | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BI | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BJ | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BK | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BL | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BM | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BN | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BO | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BP | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BQ | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BR | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BS | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BT | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BU | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BV | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BW | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BX | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BY | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| BZ | Berberis thunbergii | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CA | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CB | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CC | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CD | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CE | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CF | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CG | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CH | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CI | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CJ | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CK | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CL | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CM | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CN | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CO | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CP | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CQ | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CR | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CS | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CT | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CU | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CV | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CW | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CX | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CY | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| CZ | Calluna vulgaris | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| DA | Daphne genkwa | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| DB | Daphne genkwa | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| DC | Daphne genkwa | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| DD | Daphne genkwa | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| DE | Daphne genkwa | 7' B16 | 25' HGT, 20' WIDE CLASS II |
| DETAILED DESCRIPTIONS: | | | |

PLANTING SCHEDULE

SOILS:

- CLASS I
- CLASS II
- CLASS III
- CLASS IV
- CLASS V
- CLASS VI
- CLASS VII
- CLASS VIII
- CLASS IX
- CLASS X
- CLASS XI
- CLASS XII
- CLASS XIII
- CLASS XIV
- CLASS XV
- CLASS XVI
- CLASS XVII
- CLASS XVIII
- CLASS XIX
- CLASS XX

GRASS SEEDS:

- CLASS I
- CLASS II
- CLASS III
- CLASS IV
- CLASS V
- CLASS VI
- CLASS VII
- CLASS VIII
- CLASS IX
- CLASS X
- CLASS XI
- CLASS XII
- CLASS XIII
- CLASS XIV
- CLASS XV
- CLASS XVI
- CLASS XVII
- CLASS XVIII
- CLASS XIX
- CLASS XX

SHRUBS:

- CLASS I
- CLASS II
- CLASS III
- CLASS IV
- CLASS V
- CLASS VI
- CLASS VII
- CLASS VIII
- CLASS IX
- CLASS X
- CLASS XI
- CLASS XII
- CLASS XIII
- CLASS XIV
- CLASS XV
- CLASS XVI
- CLASS XVII
- CLASS XVIII
- CLASS XIX
- CLASS XX

TREES:

- CLASS I
- CLASS II
- CLASS III
- CLASS IV
- CLASS V
- CLASS VI
- CLASS VII
- CLASS VIII
- CLASS IX
- CLASS X
- CLASS XI
- CLASS XII
- CLASS XIII
- CLASS XIV
- CLASS XV
- CLASS XVI
- CLASS XVII
- CLASS XVIII
- CLASS XIX
- CLASS XX

PLAN

L1.6

LANDSCAPE PLANS
Mason Creek Grove Subdivision
Linden Rd. Caldwell, Idaho 83807

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Boise, ID 83725
505.234.1040
southbeck.com

DATE: 4/13/2023

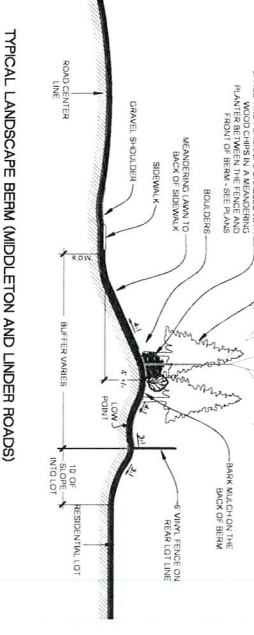
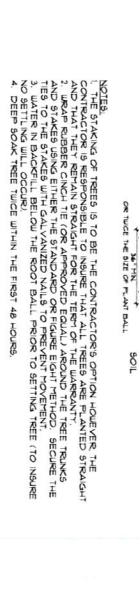
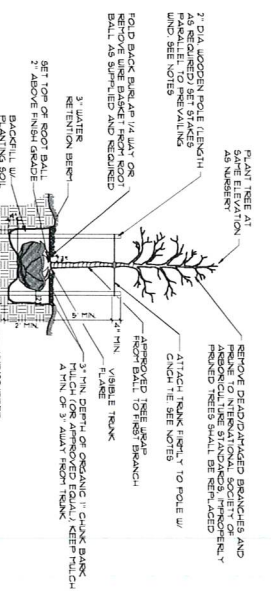
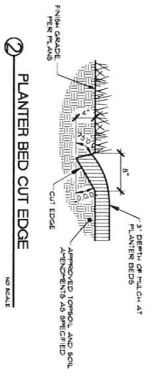
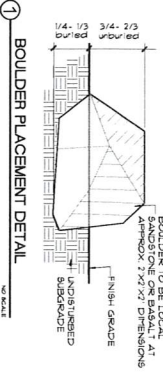
A9

LANDSCAPE NOTES

1. All plant material shall conform to the American Horticultural Standards for type and size. Plants will be rejected if not in a sound and healthy condition. All plants shall be delivered in 100% shade and root balls shall be 3' in diameter and 3' in height. All plants shall be delivered in 100% shade and root balls shall be 3' in diameter and 3' in height.
2. All plants shall be delivered in 100% shade and root balls shall be 3' in diameter and 3' in height.
3. All plants shall be delivered in 100% shade and root balls shall be 3' in diameter and 3' in height.
4. All plants shall be delivered in 100% shade and root balls shall be 3' in diameter and 3' in height.
5. All plants shall be delivered in 100% shade and root balls shall be 3' in diameter and 3' in height.
6. All plants shall be delivered in 100% shade and root balls shall be 3' in diameter and 3' in height.
7. All plants shall be delivered in 100% shade and root balls shall be 3' in diameter and 3' in height.
8. All plants shall be delivered in 100% shade and root balls shall be 3' in diameter and 3' in height.
9. All plants shall be delivered in 100% shade and root balls shall be 3' in diameter and 3' in height.
10. All plants shall be delivered in 100% shade and root balls shall be 3' in diameter and 3' in height.
11. All plants shall be delivered in 100% shade and root balls shall be 3' in diameter and 3' in height.
12. All plants shall be delivered in 100% shade and root balls shall be 3' in diameter and 3' in height.

IRRIGATION NOTES:

1. REFER TO THE DESIGN AND IRRIGATION SPECIFICATIONS AND DETAILS SHEETS.
2. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED TO PROVIDE UNIFORM WATER DISTRIBUTION TO ALL PLANT MATERIAL.
3. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED TO PROVIDE UNIFORM WATER DISTRIBUTION TO ALL PLANT MATERIAL.
4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED TO PROVIDE UNIFORM WATER DISTRIBUTION TO ALL PLANT MATERIAL.
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11. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED TO PROVIDE UNIFORM WATER DISTRIBUTION TO ALL PLANT MATERIAL.
12. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED TO PROVIDE UNIFORM WATER DISTRIBUTION TO ALL PLANT MATERIAL.



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LANDSCAPE DETAILS
Mason Creek Grove Subdivision
Linden Rd. Caldwell, Idaho 83807

DATE: 4/13/20
DRAWN BY: JDR
CHECKED BY: JDR
PROJECT NUMBER: 20-0293
SHEET: L2.0

LANDSCAPE DETAILS
Mason Creek Grove Subdivision
Linden Rd. Caldwell, Idaho 83807

DATE: 4/13/20
DRAWN BY: JDR
CHECKED BY: JDR
PROJECT NUMBER: 20-0293
SHEET: L2.0

LANDSCAPE DETAILS
Mason Creek Grove Subdivision
Linden Rd. Caldwell, Idaho 83807

DATE: 4/13/20
DRAWN BY: JDR
CHECKED BY: JDR
PROJECT NUMBER: 20-0293
SHEET: L2.0

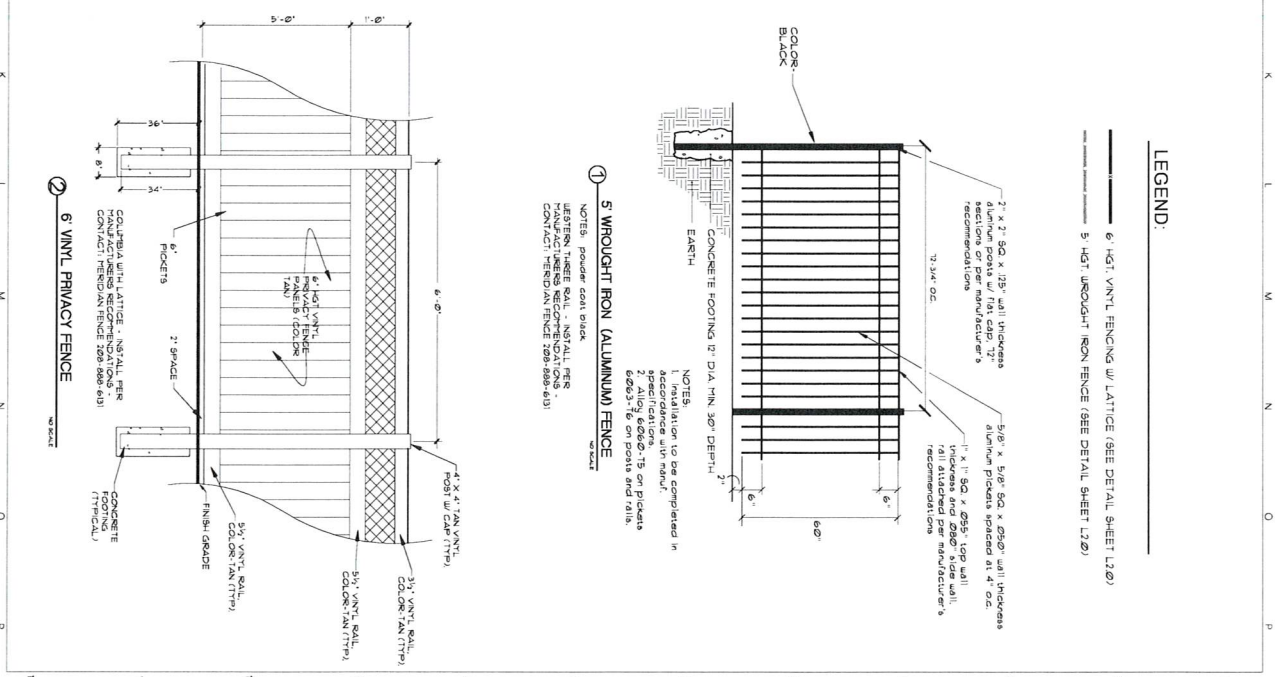
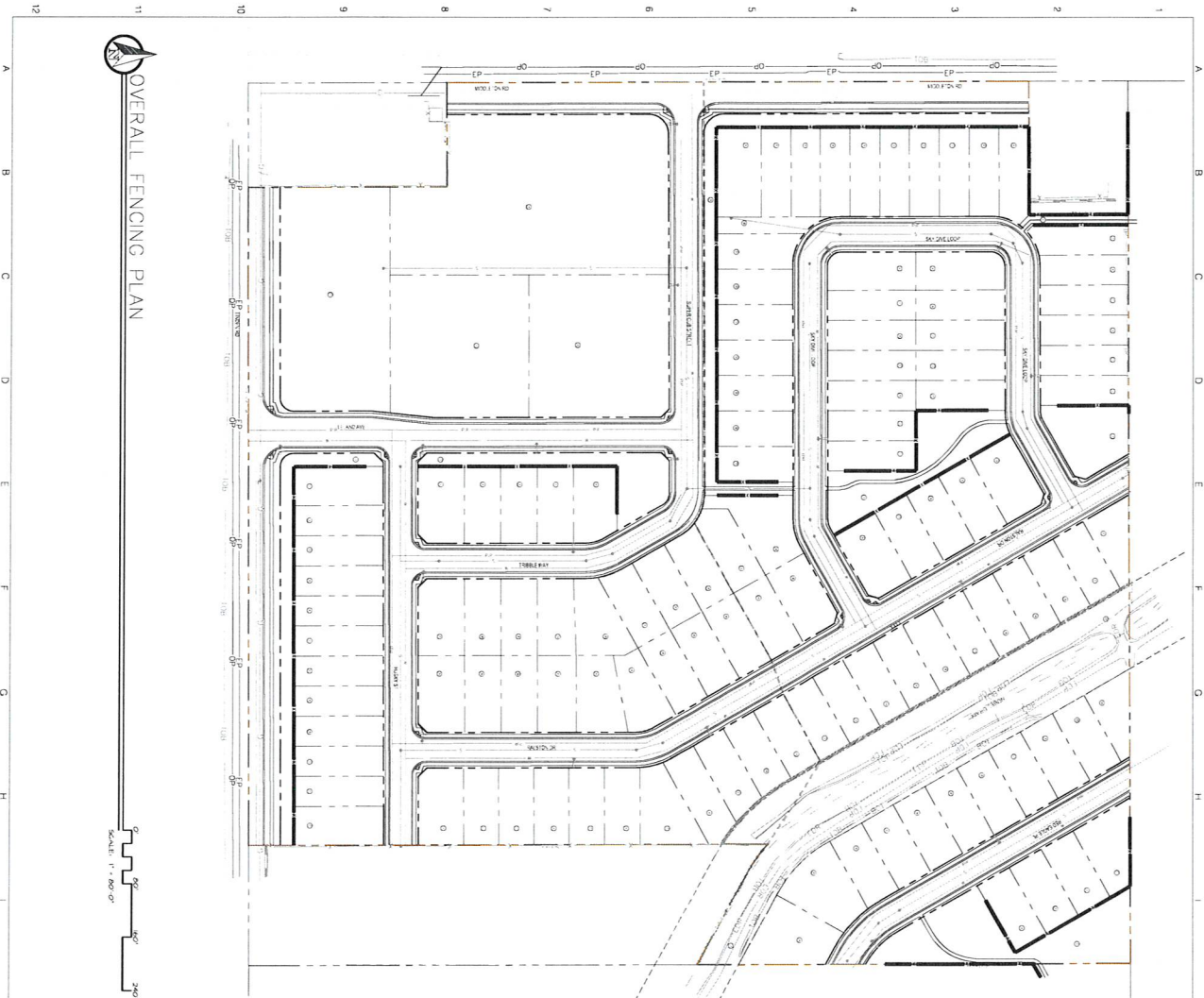
LANDSCAPE DETAILS
Mason Creek Grove Subdivision
Linden Rd. Caldwell, Idaho 83807

DATE: 4/13/20
DRAWN BY: JDR
CHECKED BY: JDR
PROJECT NUMBER: 20-0293
SHEET: L2.0

LANDSCAPE DETAILS
Mason Creek Grove Subdivision
Linden Rd. Caldwell, Idaho 83807

DATE: 4/13/20
DRAWN BY: JDR
CHECKED BY: JDR
PROJECT NUMBER: 20-0293
SHEET: L2.0

A9



LEGEND:

- 6" HGT. VINYL FENCING W/ LATTICE (SEE DETAIL SHEET L20)
- 5" HGT. WROUGHT IRON FENCE (SEE DETAIL SHEET L20)

1 5 WROUGHT IRON (ALUMINUM) FENCE

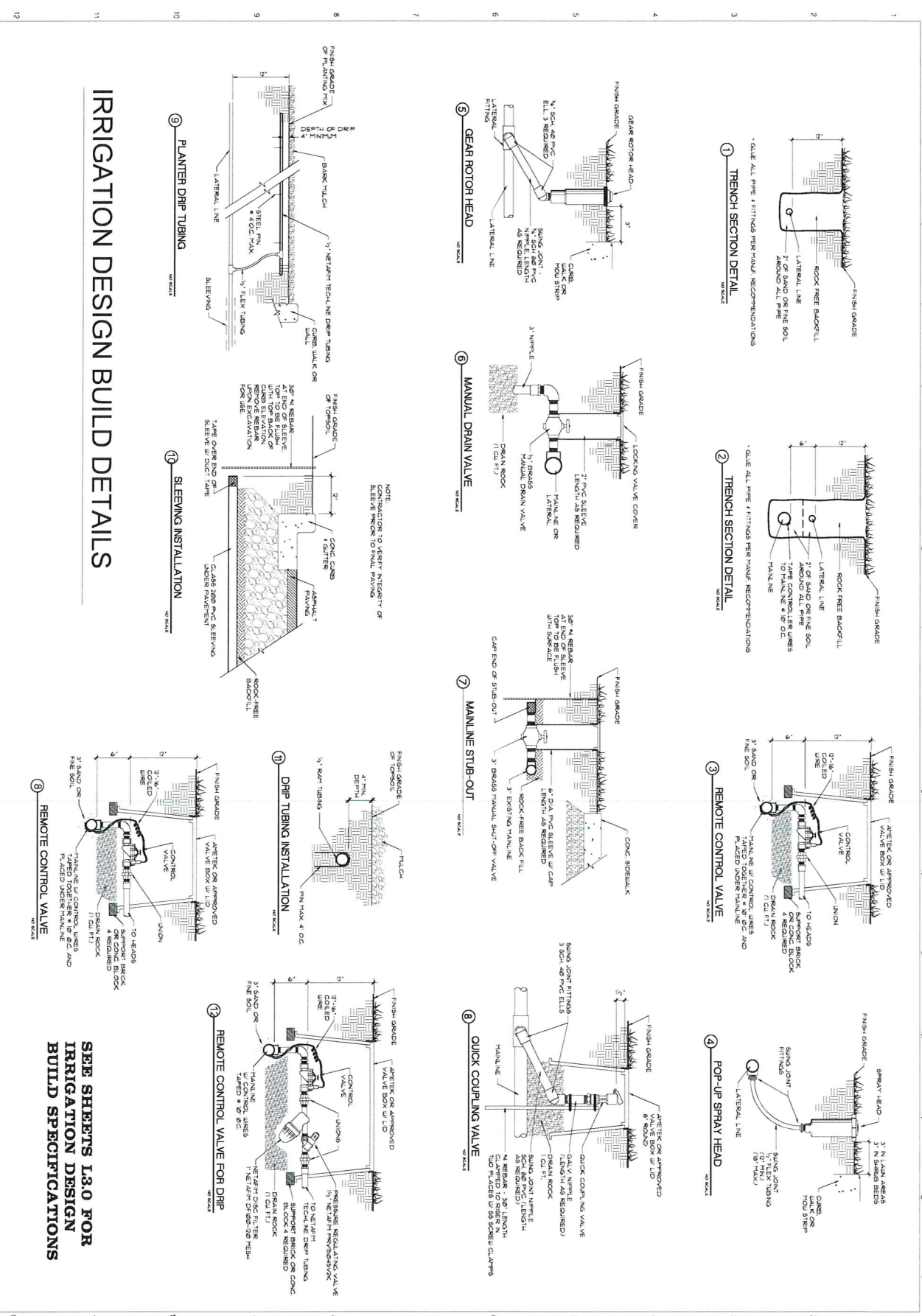
NOTES:
 1. Installation to be completed in accordance with manufacturer's recommendations.
 2. Pickets to be spaced at 4" o.c.
 3. Posts to be on posts and rails.

2 6 VINYL PRIVACY FENCE

NOTES:
 1. Installation to be completed in accordance with manufacturer's recommendations.
 2. Pickets to be spaced at 4" o.c.
 3. Posts to be on posts and rails.

| | | | | | | | |
|----------------------|-------------------|--|---------------------------|---|--|-----------------|--|
| SHEET L2.1 | DRAWN BY JDR | LANDSCAPE FENCING PLAN Mason Creek Grove Subdivision Linden Rd. Caldwell, Idaho 83607 | REVISIONS | Copyright © 2013 South Beck & Baird South Landscape Architects P.C. One South Beck & Baird Landscape Architecture P.C. | 2013 V.L.S. Act Reg. No. 138370 333 S. 12th St., Suite 100 Boise, ID 83725 Phone: 208.333.2222 Fax: 208.333.2223 www.southbeck.com | DATE 4/13/20 | SEAL SOUTH BECK & BAIRD LANDSCAPE ARCHITECTS P.C. 4/13/20 |
| | CHECKED BY JDR | | PRODUCT NUMBER 407-029 | SOUTH BECK & BAIRD LANDSCAPE ARCHITECTS P.C. | 4/13/20 | | |

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IRRIGATION DESIGN BUILD DETAILS

SEE SHEETS L3.0 FOR IRRIGATION DESIGN BUILD SPECIFICATIONS

| | | |
|--|--|---|
| STAMP DATE: 4/13/20 SCALE: AS SHOWN | SOUTH BECK & BAIRD South Landscape Architecture P.C. One South Beck & Baird Landscape Architecture P.C. 2002 W 5th Ave Boise, ID 83702 Phone: (208) 335-5555 www.southbeck.com | DRAWN BY: CHECKED BY: PROJECT NUMBER: 26-0225 SHEET: L3.1 |
|--|--|---|

IRRIGATION DETAILS
Mason Creek Grove Subdivision
 Linden Rd. Caldwell, Idaho 83807

AA

Property Owner Acknowledgement

I, Farnest Land LLC, the record owner for real property addressed as R343040000 (O LINDEN RD), am aware of, in agreement with, and give my permission to PROVIDENCE PROPERTIES, LLC, 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 21 day of April, 2020

Leland Ernst
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

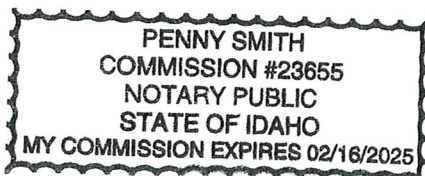
April 1, Penny Smith, a Notary Public, do hereby certify that on this 21 day of April, 2020, personally appeared before me Leland Ernst, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

Penny Smith

NOTARY PUBLIC FOR IDAHO

Residing at Meridian

My Commission Expires 2-16-2025



All