

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

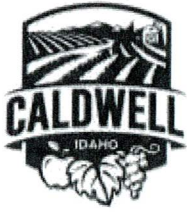
Email: PCONNOR@HUBBLEHOMES.COM Cell: (214) 564-2812

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	

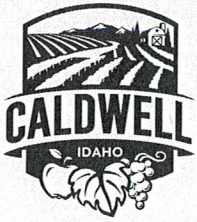
STAFF USE ONLY:

Date Application Received: 4/27/20

Received by: UC

Proposed Hearing Date: _____

Hearing Body: _____



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: <u>MASON CREEK GROVE</u>	File #:
Applicant/Agent: <u>PROVIDENCE PROPERTIES, LLC / PATRICK CONNOR</u>	

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	
<u>IN PROCESS</u>	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.

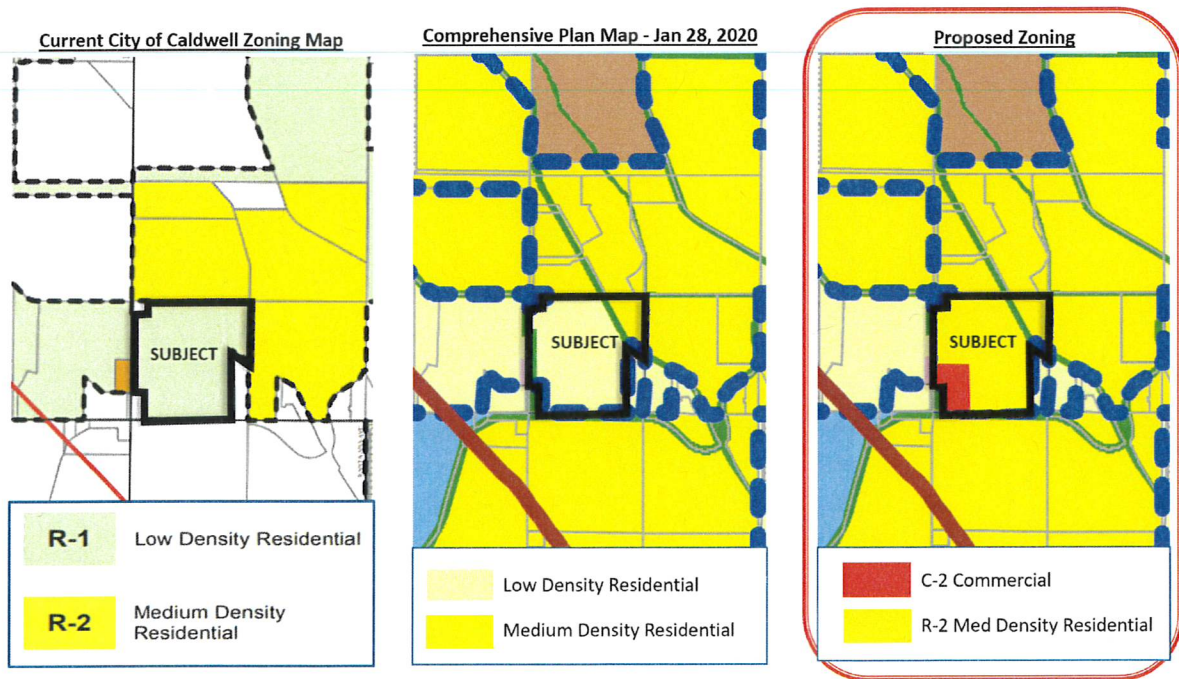
In conversations with City Staff to provide community-use commercial property for this growing region and an effort to provide uniformity of residential land use based on surrounding properties, we propose a majority (approx. 30 acres) of the property to be re-zoned R-2 Medium-Density Residential. In 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

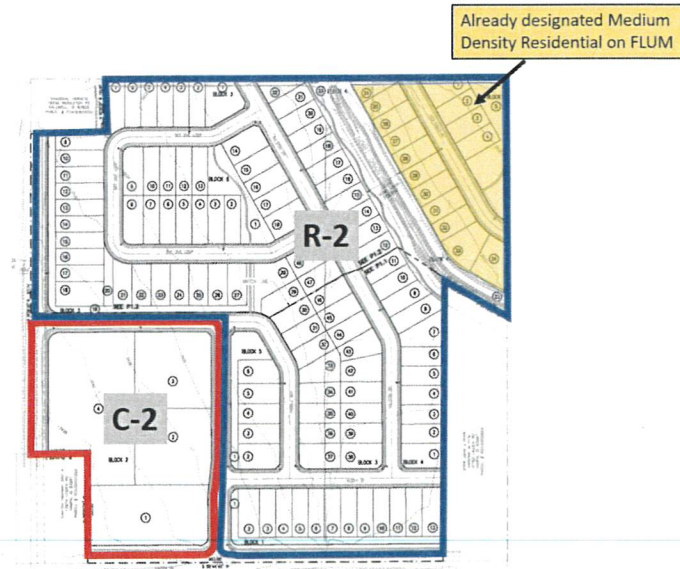
The current zoning designation of the subject property is R-1 (low density residential. Currently the property is bordered to the east and north by the approved Mason Creek Subdivision, zoned R-2 (medium density residential). Across Middleton Rd to the west the property is zoned R-1 with a portion zoned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

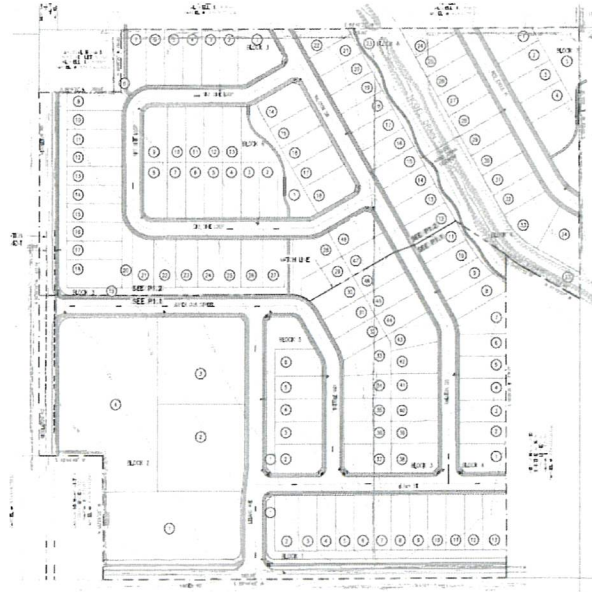
As mentioned, the subject request includes a preliminary plat for 35.47 acres comprising the Mason Creek Grove subdivision. We are proposing 114 buildable single-family lots, 4 commercial lots and 14 common lots.

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

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



Exhibit 2: Mason Creek Grove Landscape Plan Rendering



Patrick Connor

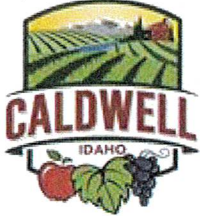
From: Dave Marston <dmarston@cityofcaldwell.org>
Sent: Monday, April 6, 2020 2:21 PM
To: Patrick Connor
Cc: T.J. Frans; Angie Hopf
Subject: RE: Subdivision name request

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

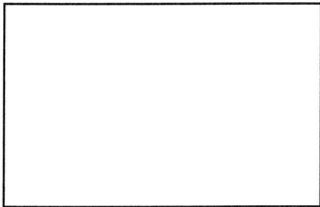
City of Caldwell
(208) 455-4676



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.

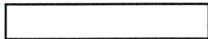
Thanks,
Patrick



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:

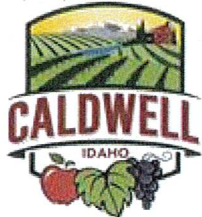
Mason Creek Trl
Mason Creek Rd
S Mason Creek Rd

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

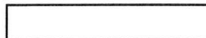
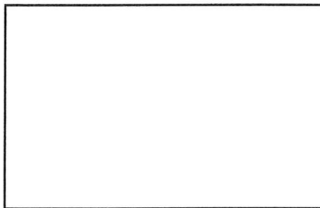
Caldwell Mapping Department,

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

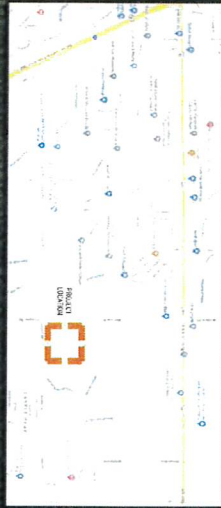
Director of Planning and Design

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
MINIMUM SINGLE LOT SIZE	114 SQ FT
DENSITY	3.21 UNITS/ACRE
PROPOSED ZONING	R-30A-P
PERCENTAGE OF OPEN SPACE	44.02% SR OR 1.48 AC
PERCENTAGE OF LOT SPACE	43.35% SR OR 1.48 AC
PERCENTAGE OF COMMERCIAL SPACE	23.50% SR OR 0.84 AC

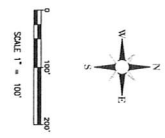
DEVELOPER
 PROVIDENCE PROPERTIES
 MITCH ASBARTH
 1000 W. 10TH ST
 MERRIDEN, IDAHO 83842
 208-433-8800

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

LANDSCAPE ARCHITECT
 SOUTH BECK & BAIRD

SURVEYOR
 IDAHO SURVEY GROUP
 9655 W. EMERALD ST
 ROSE, ID 83704
 208-966-8070

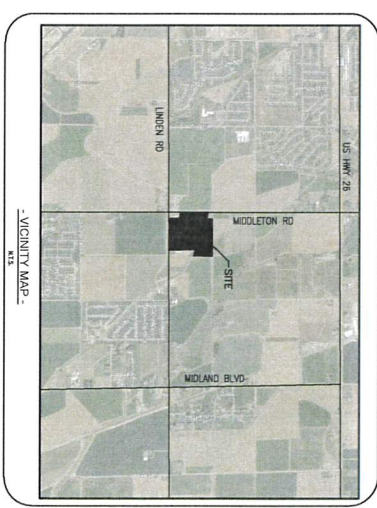
PRELIMINARY PLAT SHOWING
MASON CREEK GROVE SUBDIVISION
 A PARCEL OF LAND BEING LOCATED IN THE
 SW 1/4 OF THE SW 1/4 OF SECTION 29, T4N., R2W., B.M.,
 CANYON COUNTY, IDAHO 2020



APPLICANT/DEVELOPER
 PROSOUND PROPERTIES
 701 S. ALLEN ST.
 MURKIN, IDAHO 83404

SURVEYOR
 DAVID QUINN GROUP
 9950 W. LANDAU ST.
 BOISE, IDAHO 83725

ENGINEER
 CK ENGINEERING
 1300 E. STATE ST.
 EMERSON, IDAHO 83601
 (208) 342-1585



- NOTES**
1. THE SITE LOTS ARE SHOWN WITH DIMENSIONS AND ARE TO BE CONSIDERED AS SHOWN UNLESS OTHERWISE NOTED.
 2. THE LOT DIMENSIONS ARE BASED ON THE SURVEY AND ARE TO BE CONSIDERED AS SHOWN UNLESS OTHERWISE NOTED.
 3. THE SURVEY WAS MADE BY THE SURVEYOR AND IS TO BE CONSIDERED AS SHOWN UNLESS OTHERWISE NOTED.
 4. THE SURVEY WAS MADE BY THE SURVEYOR AND IS TO BE CONSIDERED AS SHOWN UNLESS OTHERWISE NOTED.
 5. THE SURVEY WAS MADE BY THE SURVEYOR AND IS TO BE CONSIDERED AS SHOWN UNLESS OTHERWISE NOTED.
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 13. THE SURVEY WAS MADE BY THE SURVEYOR AND IS TO BE CONSIDERED AS SHOWN UNLESS OTHERWISE NOTED.
 14. THE SURVEY WAS MADE BY THE SURVEYOR AND IS TO BE CONSIDERED AS SHOWN UNLESS OTHERWISE NOTED.
 15. THE SURVEY WAS MADE BY THE SURVEYOR AND IS TO BE CONSIDERED AS SHOWN UNLESS OTHERWISE NOTED.

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	3.24 AC
TOTAL LOTS	30
TOTAL SQUARE FEET	140,000
APPROXIMATE LOT AREA	4,667
APPROXIMATE LOT DIMENSIONS	120' x 40'
APPROXIMATE LOT AREA	4,800
APPROXIMATE LOT DIMENSIONS	120' x 40'
APPROXIMATE LOT AREA	4,800
APPROXIMATE LOT DIMENSIONS	120' x 40'
APPROXIMATE LOT AREA	4,800
APPROXIMATE LOT DIMENSIONS	120' x 40'
APPROXIMATE LOT AREA	4,800
APPROXIMATE LOT DIMENSIONS	120' x 40'

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

<p>CK ENGINEERING 1300 E. STATE ST. SUITE 101 EMERSON, IDAHO 83601 PHONE: 208-342-1585</p>	<p>LOT DIMENSION PLAN VIEW</p>	<p>PRELIMINARY PLAT FOR MASON CREEK GROVE SUBDIVISION</p>	<p>REVISIONS:</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>								
<p>DRAWN BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>DATE: 04/29/20</p> <p>FILE: 1500-P-PLAT 3-4-2020</p> <p>DIR: [Signature]</p>	<p>SHEET P1.0</p>	<p>DATE: 4/29/20</p>									

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

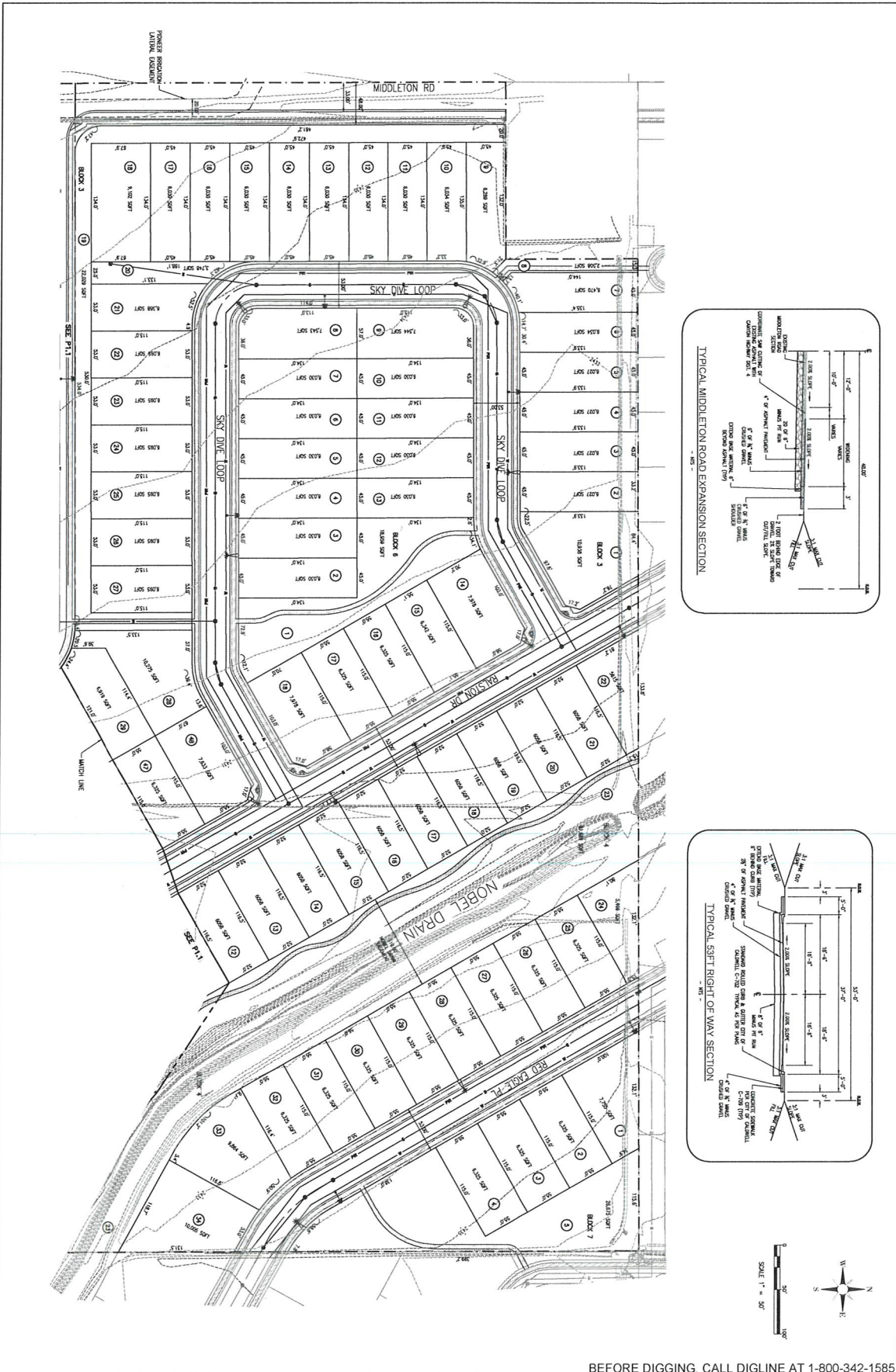
DRAWN BY: CK
 CHECKED BY: CK
 DATE: 04/02/20
 FILE: MASON-CREEK-P-PLAT 3-4-2019G
 DIR: D:\WORKING\DRAWING\PROJECTS\CK\9412-P-PLAT

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: 04/23/20
 FILE: 10140-0-PLAT 3-4-2019C
 DIR: 2\10140-0\10140-0-PLAT 3-4-2019C

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. Sandra + Wayne Ickes	10629 Linden Rd. Nampa 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

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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*

PERSONAL REPRESENTATIVE'S DEED - 2



CITY OF
Caldwell, Idaho

Planning & Zoning

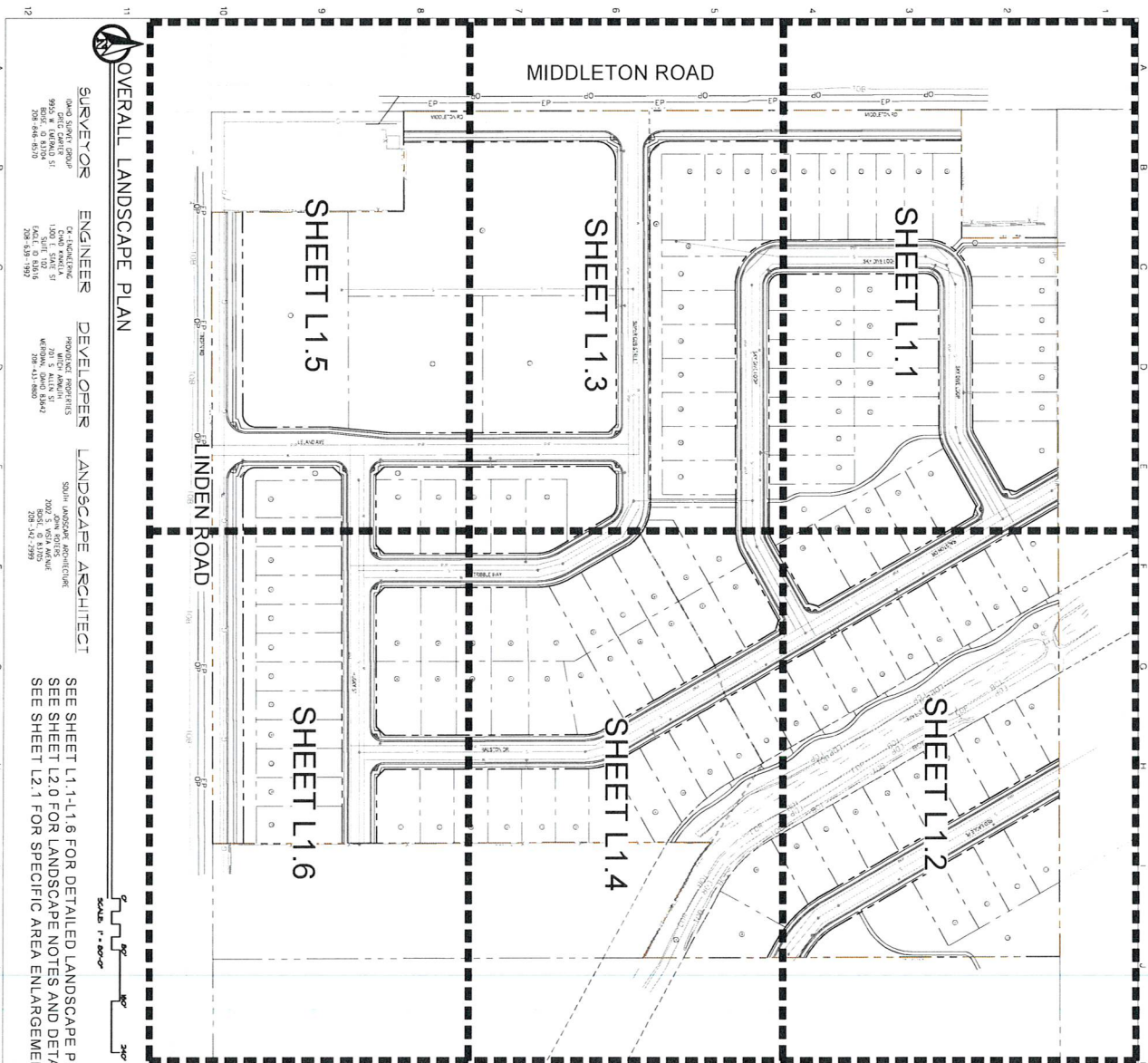
LANDSCAPE PLAN

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>
--



OVERALL LANDSCAPE PLAN

SURVEYOR
 CIVIL ENGINEERING
 9900 S. WINDY CREEK
 BOISE, ID 83725
 208-345-0239

ENGINEER
 CIVIL ENGINEERING
 1001 W. 10TH ST
 BOISE, ID 83702
 208-539-1993

DEVELOPER
 PRODUCE PROPERTIES
 700 W. ANAHEIM
 MERIDA, IDAHO 83402
 208-471-8800

LANDSCAPE ARCHITECT
 SOUTH BECK & BAIRD
 2302 S. VINE AVE
 BOISE, ID 83705
 208-342-6929

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.

DEVELOPMENT FEATURES

TOTAL ACRES	26.81 AC
COMMERCIAL OPEN SPACE LOTS	0
COMMERCIAL LOTS	4
RESIDENTIAL LOTS	6,544 SF
RESIDENTIAL LOT SIZE	3,271 SQ FT
OPEN SPACE	64,467 SF OR 1.48 AC
PERCENTAGE OF OPEN SPACE	239,893 SF OR 5.41 AC
PERCENTAGE OF COMMERCIAL SPACE	0%

LANDSCAPING INFORMATION

LANDSCAPE BUFFERS:

MIDDLETON ROAD - 3'-0" BUFFER
 TOTAL OF 424 LINEAL FEET
 14 TREES REQUIRED
 14 TREES PROVIDED
 14 TREES REQUIRED
 14 TREES PROVIDED

LINDEN ROAD - 3'-0" BUFFER
 TOTAL OF 393 LINEAL FEET
 13 TREES REQUIRED
 13 TREES PROVIDED
 13 TREES REQUIRED
 13 TREES PROVIDED

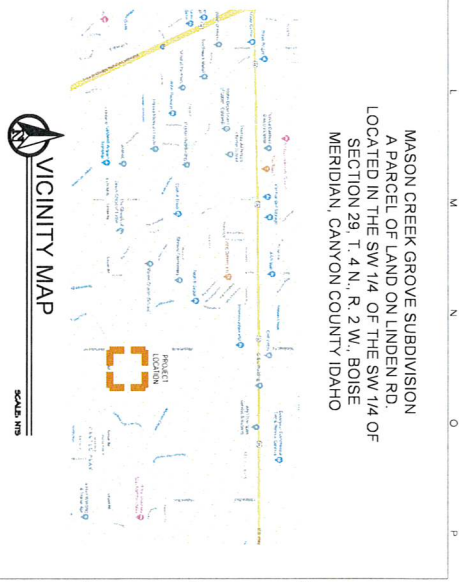
DRIVE CIRCULAR DRIVEWAY - 3'-0" BUFFER (TWO)
 10 TREES REQUIRED
 10 TREES PROVIDED
 10 TREES REQUIRED
 10 TREES PROVIDED

LELAND AVENUE - 3'-0" BUFFER (TWO)
 TOTAL OF 434 LINEAL FEET
 13 TREES REQUIRED
 13 TREES PROVIDED
 13 TREES REQUIRED
 13 TREES PROVIDED

MIDDLETON ROAD COMMERCIAL ZONE - 5'-0" BUFFER
 TOTAL OF 333 LINEAL FEET
 10 TREES REQUIRED
 10 TREES PROVIDED
 10 TREES REQUIRED
 10 TREES PROVIDED

LANDSCAPE NOTES:

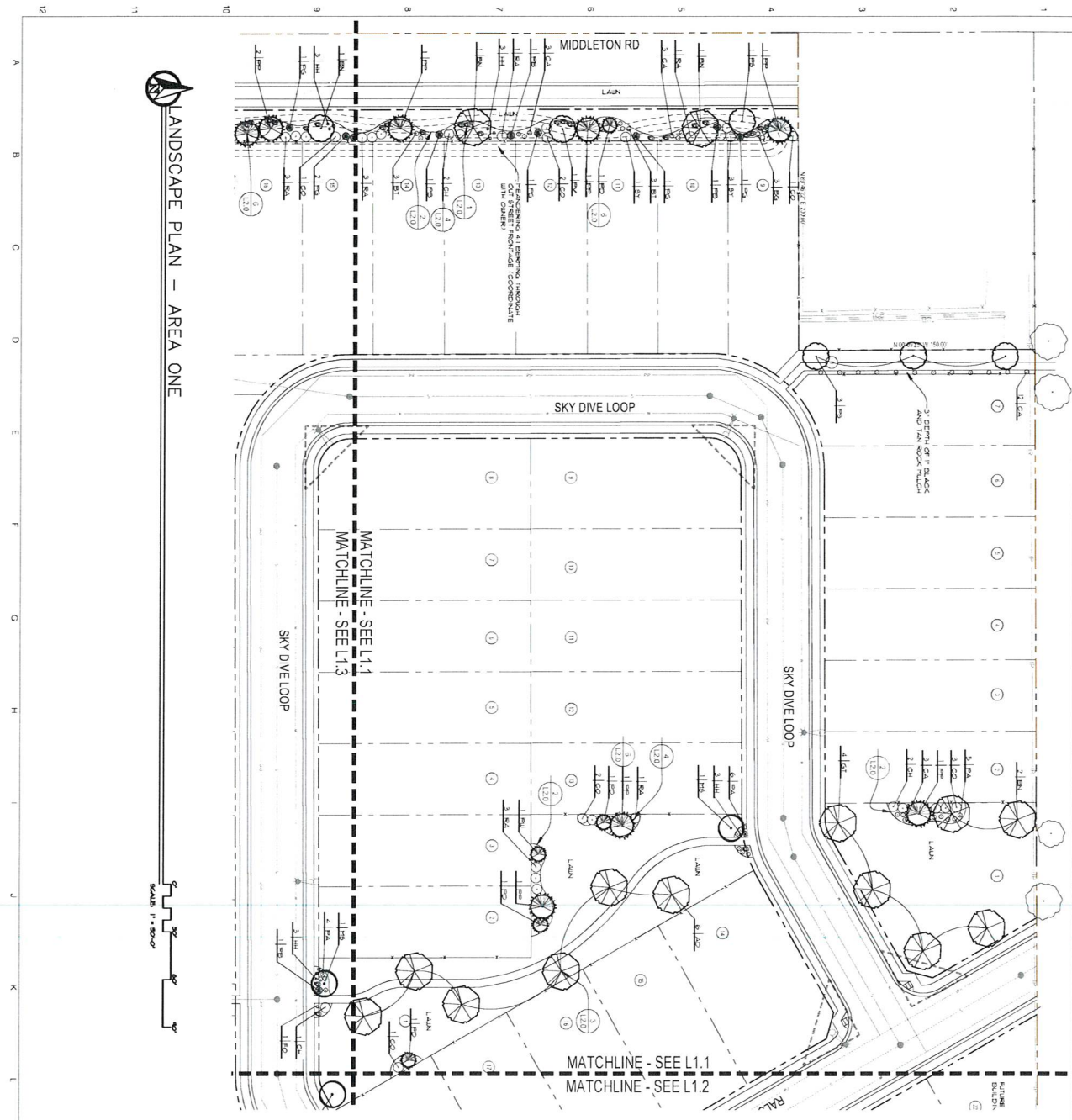
- 1. REVISION: SEE SEPARATE OF EXISTING TREES, N/A
- 2. ALL TREES TO BE PLANTED WITH CITY CODE CHAPTER 101.01 (CITY OF BOISE)
- 3. ALL TREES TO BE PLANTED WITH CITY CODE CHAPTER 101.01 (CITY OF BOISE)
- 4. ALL TREES TO BE PLANTED WITH CITY CODE CHAPTER 101.01 (CITY OF BOISE)
- 5. ALL TREES TO BE PLANTED WITH CITY CODE CHAPTER 101.01 (CITY OF BOISE)
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- 11. ALL TREES TO BE PLANTED WITH CITY CODE CHAPTER 101.01 (CITY OF BOISE)
- 12. ALL TREES TO BE PLANTED WITH CITY CODE CHAPTER 101.01 (CITY OF BOISE)



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

LANDSCAPE PLANS Mason Creek Grove Subdivision Linden Rd. Caldwell, Idaho 83607	SHEET: L1.0 PROJECT NUMBER: 20-0093 DATE: 4/18/20	SOUTH BECK & BAIRD South Landscape Architecture P.C. The South Beck & Baird Landscape Architecture P.C. 2302 S. VINE AVE BOISE, ID 83705 208-342-6929 www.southbeckandbaird.com	STATE SEAL CIVIL ENGINEER BOISE, IDAHO 1998
	SOUTH BECK & BAIRD South Landscape Architecture P.C. The South Beck & Baird Landscape Architecture P.C. 2302 S. VINE AVE BOISE, ID 83705 208-342-6929 www.southbeckandbaird.com	SOUTH BECK & BAIRD South Landscape Architecture P.C. The South Beck & Baird Landscape Architecture P.C. 2302 S. VINE AVE BOISE, ID 83705 208-342-6929 www.southbeckandbaird.com	SOUTH BECK & BAIRD South Landscape Architecture P.C. The South Beck & Baird Landscape Architecture P.C. 2302 S. VINE AVE BOISE, ID 83705 208-342-6929 www.southbeckandbaird.com

A9



LANDSCAPE PLAN - AREA ONE

LANDSCAPE LEGEND

- PHOTONOID 6" HGT VENTIL FINING W/ LATTICE (SEE DETAIL)
- PHOTONOID 5" HGT UNODDICH IRON FINING (SEE DETAIL)
- SHOVEL CUT EDGE (SEE DETAIL)
- BERRY CONTROL SHOULDER 3/16 SLOPE MAX
- PROPERTY LINE (VERIFY)
- PLANT IDENTIFICATION KEY
- 1" = 1' (SEE DETAIL)
- NO. TYPE TYPE, MATERIAL, RESUME
- TOP/NO. AS SHOWN ON SHEET
- FIELD NAME OR COMMENTS
- SEE ALSO SHEET NO.
- BASEL T BOLL DERS 3"-4"
- DIMENSION TYPICAL

PLANT SCHEDULE

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

KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	PLANTING SIZE	PLANTING SIZE
AD	Asplenium Platyneuron	Asplenium Platyneuron	7" DBH	30" HGT 20" WIDE	CLASS II
AP	Asplenium Platyneuron	Asplenium Platyneuron	7" DBH	20" HGT 20" WIDE	CLASS II
BN	Betula nigra	Betula nigra	7" DBH	30" HGT 20" WIDE	CLASS II
FA	Fernoxylon platyneuron	Fernoxylon platyneuron	7" DBH	30" HGT 20" WIDE	CLASS II
FR	Fernoxylon platyneuron	Fernoxylon platyneuron	7" DBH	30" HGT 20" WIDE	CLASS II
GT	Gleditsia triacanthos	Gleditsia triacanthos	7" DBH	30" HGT 20" WIDE	CLASS II
H2	Hibiscus	Hibiscus	7" DBH	30" HGT 20" WIDE	CLASS II
PD	Prunella domestica	Prunella domestica	6" HGT 20" WIDE	30" HGT 20" WIDE	CONCRETE
PI	Prunella domestica	Prunella domestica	6" HGT 20" WIDE	30" HGT 20" WIDE	CONCRETE
PP	Prunella domestica	Prunella domestica	7" DBH	30" HGT 20" WIDE	CLASS II
PV	Prunella domestica	Prunella domestica	7" DBH	30" HGT 20" WIDE	CLASS II
PU	Prunella domestica	Prunella domestica	6" HGT 20" WIDE	30" HGT 20" WIDE	CONCRETE

GROUND COVER/GRASS/PERENNIALS

KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	PLANTING SIZE	PLANTING SIZE
01	Eleocharis acicularis	Eleocharis acicularis	2" GAL	4" HGT x 4" WIDE	
02	Bambusa nana	Bambusa nana	2" GAL	3" HGT x 3" WIDE	
03	Green Dam	Green Dam	2" GAL	3" HGT x 3" WIDE	
04	Handed Hill	Handed Hill	2" GAL	3" HGT x 3" WIDE	
05	Cornus alba	Cornus alba	5" GAL	4" HGT x 4" WIDE	
06	Cornus alba	Cornus alba	5" GAL	2" HGT x 1" WIDE	
07	Prostrata Rock	Prostrata Rock	5" GAL	4" HGT x 3" WIDE	
08	Prostrata Rock	Prostrata Rock	5" GAL	4" HGT x 3" WIDE	
09	Prostrata Rock	Prostrata Rock	5" GAL	4" HGT x 3" WIDE	
10	Prostrata Rock	Prostrata Rock	5" GAL	4" HGT x 3" WIDE	
11	Prostrata Rock	Prostrata Rock	5" GAL	4" HGT x 3" WIDE	
12	Prostrata Rock	Prostrata Rock	5" GAL	4" HGT x 3" WIDE	
13	Prostrata Rock	Prostrata Rock	5" GAL	4" HGT x 3" WIDE	
14	Prostrata Rock	Prostrata Rock	5" GAL	4" HGT x 3" WIDE	
15	Prostrata Rock	Prostrata Rock	5" GAL	4" HGT x 3" WIDE	
16	Prostrata Rock	Prostrata Rock	5" GAL	4" HGT x 3" WIDE	
17	Prostrata Rock	Prostrata Rock	5" GAL	4" HGT x 3" WIDE	
18	Prostrata Rock	Prostrata Rock	5" GAL	4" HGT x 3" WIDE	
19	Prostrata Rock	Prostrata Rock	5" GAL	4" HGT x 3" WIDE	
20	Prostrata Rock	Prostrata Rock	5" GAL	4" HGT x 3" WIDE	

PLANTING SIZE

KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	PLANTING SIZE	PLANTING SIZE
01	Calamagrostis	Calamagrostis	2" GAL	3" HGT x 3" WIDE	
02	Festuca ovina	Festuca ovina	2" GAL	3" HGT x 3" WIDE	
03	Setaria viridis	Setaria viridis	2" GAL	3" HGT x 3" WIDE	
04	Setaria viridis	Setaria viridis	2" GAL	3" HGT x 3" WIDE	
05	Setaria viridis	Setaria viridis	2" GAL	3" HGT x 3" WIDE	
06	Setaria viridis	Setaria viridis	2" GAL	3" HGT x 3" WIDE	
07	Setaria viridis	Setaria viridis	2" GAL	3" HGT x 3" WIDE	
08	Setaria viridis	Setaria viridis	2" GAL	3" HGT x 3" WIDE	
09	Setaria viridis	Setaria viridis	2" GAL	3" HGT x 3" WIDE	
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11	Setaria viridis	Setaria viridis	2" GAL	3" HGT x 3" WIDE	
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14	Setaria viridis	Setaria viridis	2" GAL	3" HGT x 3" WIDE	
15	Setaria viridis	Setaria viridis	2" GAL	3" HGT x 3" WIDE	
16	Setaria viridis	Setaria viridis	2" GAL	3" HGT x 3" WIDE	
17	Setaria viridis	Setaria viridis	2" GAL	3" HGT x 3" WIDE	
18	Setaria viridis	Setaria viridis	2" GAL	3" HGT x 3" WIDE	
19	Setaria viridis	Setaria viridis	2" GAL	3" HGT x 3" WIDE	
20	Setaria viridis	Setaria viridis	2" GAL	3" HGT x 3" WIDE	

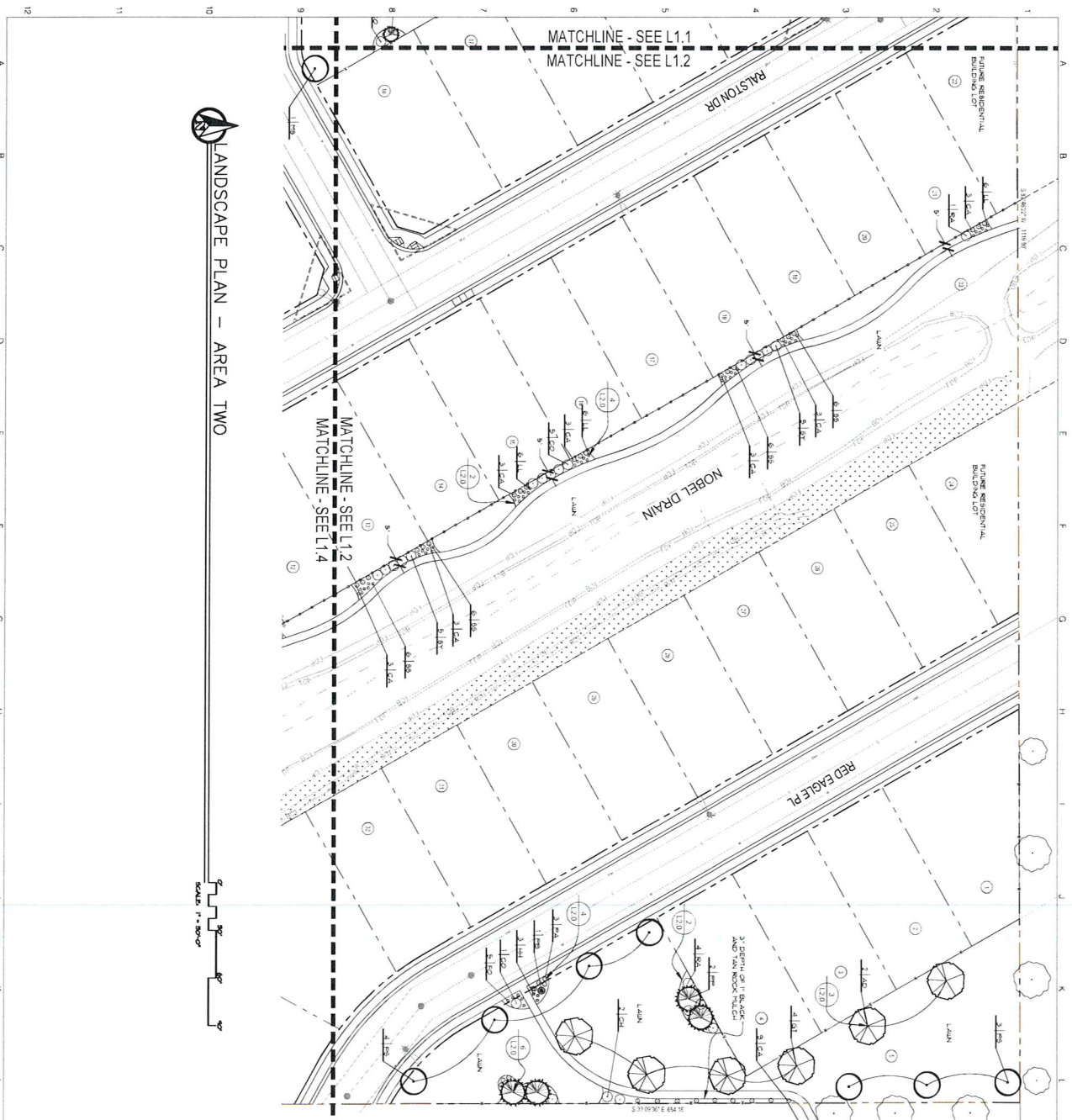
LANDSCAPE PLANS
Mason Creek Grove Subdivision
 Linden Rd. Caldwell, Idaho 83807

DATE: 4/15/20
 SCALE: 1" = 30'-0"

SOUTH BECK & BAIRD
 South Beck & Baird Landscape Architecture P.C.
 2302 S. V.S. Ave.
 Ste. 10 83702
 208.333.2727
 www.sbbco.com

PROJECT NUMBER: 20-0073
 SHEET: L1.1

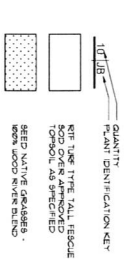
AG



LANDSCAPE PLAN - AREA TWO

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 SHOWS 3" x 3" SLOPE MARK
- PROPOSED 1" LINE (VEGET.)
- QUANTITY
- PLANT IDENTIFICATION KEY
- NET TYPE TYPICAL FENCE
- NET TYPE TYPICAL FENCE
- TOPSOIL, AS SPEC'ED
- REED NATIVE PLANTINGS
- REED NATIVE PLANTINGS
- DIAPHRYLL BOLDUCER, 3'-4'
- DIAPHRYLL TYPICAL



PLANT SCHEDULE (NOTE: ALL TREES TO BE QUOTE *)

REF.	BOTANICAL NAME	PLANTING SIZE	PLANTING SIZE	PLANTING SIZE
1	DB	Boronia alata, Compacta	2 GAL	4' HGT. x 4' WIDE
2	BO	Bona x Green form	2 GAL	3' HGT. x 3' WIDE
3	BT	Green Gem Bougainvillea	1 GAL	3' HGT. x 2' WIDE
4	CD	Centra Blue Butterfly	5 GAL	4' HGT. x 4' WIDE
5	CH	Compacta horizontalis 'Tropicalia'	5 GAL	2' HGT. x 7' WIDE
6	FO	Prostrate Rock Cocksucker	5 GAL	4' HGT. x 3' WIDE
7	FR	Prostrate Rock Cocksucker	2 GAL	4' HGT. x 4' WIDE
8	KA	Koala x 'Silver Carpet' Silver Pine	5 GAL	3' HGT. x 4' WIDE
9	SA	Shade Flower Carpet Rose	5 GAL	3' HGT. x 4' WIDE
10	SP	Spring Star Hibiscus	5 GAL	2' HGT. x 3' WIDE
11	ST	Spring Star Hibiscus	5 GAL	4' HGT. x 4' WIDE
12	UF	Upland Florida Dwarf	2 GAL	3' HGT. x 3' WIDE

GROUND COVERS, SHRUBS & PERENNIALS

PLANTING SIZE	PLANTING SIZE	PLANTING SIZE
2 GAL	2 GAL	2 GAL
3 GAL	3 GAL	3 GAL
4 GAL	4 GAL	4 GAL
5 GAL	5 GAL	5 GAL
6 GAL	6 GAL	6 GAL
7 GAL	7 GAL	7 GAL
8 GAL	8 GAL	8 GAL
9 GAL	9 GAL	9 GAL
10 GAL	10 GAL	10 GAL
11 GAL	11 GAL	11 GAL
12 GAL	12 GAL	12 GAL

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

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South Beck & Baird
South Landscape Architecture P.C.
One South Beck & Baird Landscape Architecture P.C.

2202 S Vista Ave.
Boise, ID 83703
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www.southbeckandbaird.com

DATE: 4/13/20

DR: JDR

CHECKED BY: JDR

PROJECT NUMBER: 20-0093

SHEET: L1.2

A9



LANDSCAPE LEGEND

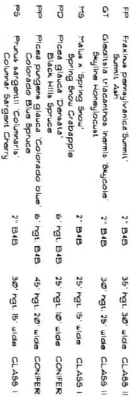
- PROPOSED 4' HGT. 100% FENCING W/ LATTICE (SEE DETAIL)
- PROPOSED 5' HGT. UNBOUGHT IRON FENCING (SEE DETAIL)
- SHOW CUT EDGE (SEE DETAIL)
- RELIANT CONTOUR SHOWN @ 3' SLOPE MAX
- PROPERTY LINE (VERIFY)
- QUANTITY
- PLANT IDENTIFICATION KEY
- RTY TOP TO TREE TALL, RESUME
- TOP TO 10' TALL, RESUME
- TOTAL, AS SPECIFIED
- SEE DETAIL FOR QUANTITIES
- SEE DETAIL FOR NOTES
- SEDIMENT BOLLERS 3'-4'
- DIAPHRYLL TYPICAL

PLANT SCHEDULE

(NOTE: ALL TREES TO BE SPACED *)

KEY	BOTANICAL NAME	PLANTING SIZE	PLANTING SIZE	PLANTING SIZE	CLASS
BB	Euonymus alata Compactus	2 GAL	3' HGT. X 4' WIDE	4' HGT. X 4' WIDE	CLASS II
BO	Bushes x Green Bush	2 GAL	3' HGT. X 3' WIDE	3' HGT. X 3' WIDE	CLASS II
BT	Green Bush	2 GAL	3' HGT. X 2' WIDE	3' HGT. X 2' WIDE	CLASS II
CO	Cornus alba Variegata	5 GAL	4' HGT. X 4' WIDE	4' HGT. X 4' WIDE	CLASS II
CH	Conocarpus horizontalis 'Purpurea'	5 GAL	2' HGT. X 7' WIDE	2' HGT. X 7' WIDE	CLASS II
CI	Cornus rugosa	5 GAL	2' HGT. X 7' WIDE	2' HGT. X 7' WIDE	CLASS II
CP	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
CR	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
CS	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
CT	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
CU	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
CV	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
CW	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
CX	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
CY	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
CZ	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DA	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DB	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DC	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DD	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DE	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DF	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DG	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DH	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DI	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DJ	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DK	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DL	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DM	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DN	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DO	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DP	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DQ	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DR	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DS	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DT	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DU	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DV	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DW	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DX	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DY	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II
DZ	Prostrata Kocak Convolvulus	5 GAL	2' HGT. X 3' WIDE	2' HGT. X 3' WIDE	CLASS II

LANDSCAPE PLAN - AREA FOUR



LANDSCAPE LEGEND

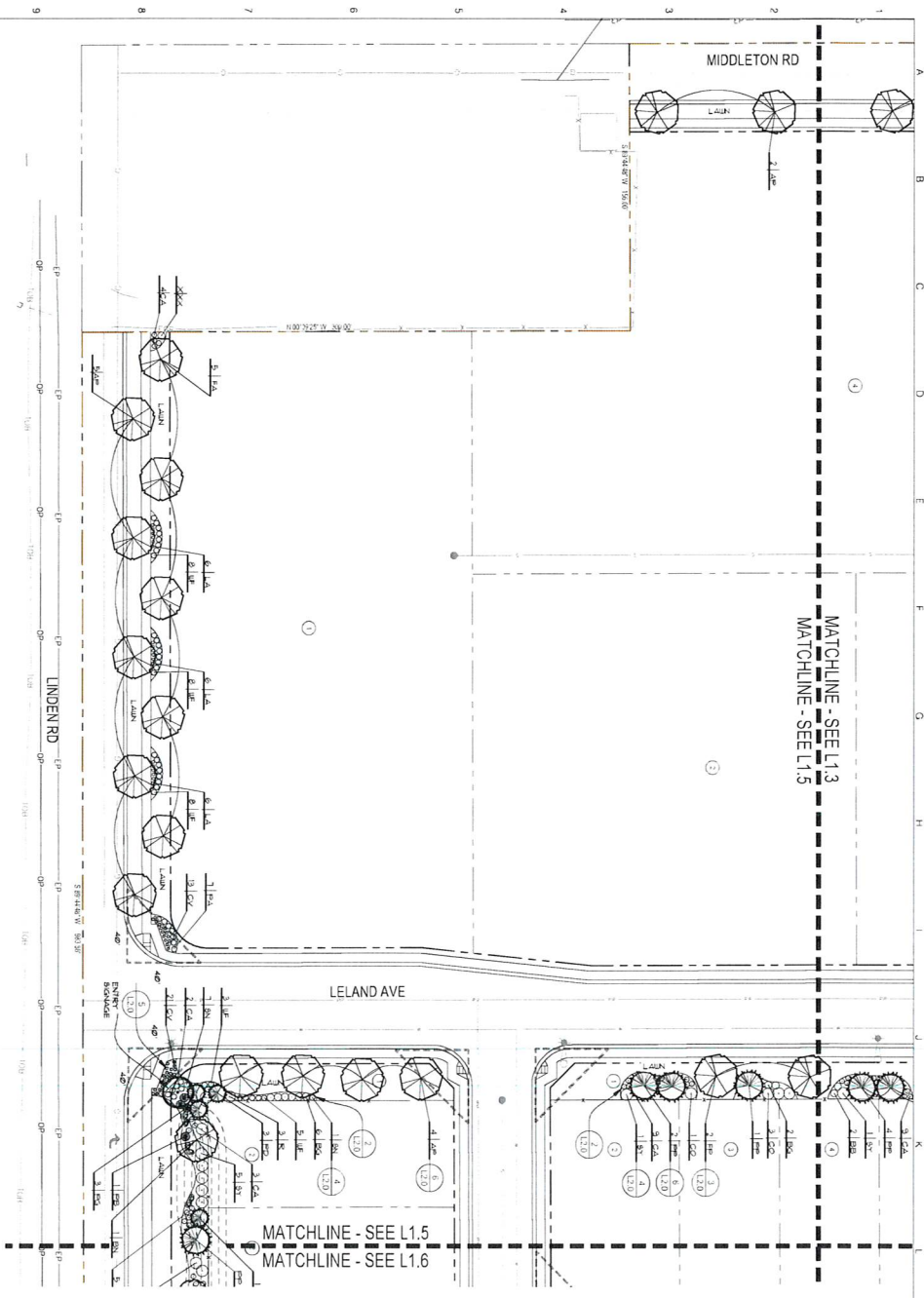
LANDSCAPE PLANS Mason Creek Grove Subdivision Linden Rd. Caldwell, Idaho 83807	DRAWN BY: PROJECT NUMBER: SHEET: L.1.4	SOUTH BECK & BAIRD South Landscape Architecture P.C. 2002 S Vista Ave. Boise, ID 83705 Phone: (208) 333-8200 www.southbeck.com	SCALE: 1" = 50'-0" DATE: 4/13/20
	PROJECT NUMBER: SHEET:	SOUTH BECK & BAIRD South Landscape Architecture P.C. 2002 S Vista Ave. Boise, ID 83705 Phone: (208) 333-8200 www.southbeck.com	SCALE: 1" = 50'-0" DATE: 4/13/20
	PROJECT NUMBER: SHEET:	SOUTH BECK & BAIRD South Landscape Architecture P.C. 2002 S Vista Ave. Boise, ID 83705 Phone: (208) 333-8200 www.southbeck.com	SCALE: 1" = 50'-0" DATE: 4/13/20

A9



LANDSCAPE PLAN - AREA FIVE

SCALE 1" = 30'-0"



LANDSCAPE LEGEND

- Proposed 6' x 1' Vant' Fencing w/ Lattice (See Detail)
Proposed 5' x 1' JACOBI' IRON FENCING (SEE DETAIL)
5'-0" V-L CUT EDGE (SEE DETAIL)
BERT' CONTOUR SHOW' x 3' SLOPE MAX
PROPERTY LINE (VEGET.)
PLANT IDENTIFICATION KEY
1:1 1/8"
RTE. TREE TYPE TALL SPECIE
50'0' OVER ARMORED
OPTICAL AS SPECIFIED
SEED NATIVE GRASSES -
LOW LODG RIVER BERM
MATCH LINE SEE L1.3
MATCHLINE - SEE L1.5
MATCHLINE - SEE L1.6

PLANT SCHEDULE

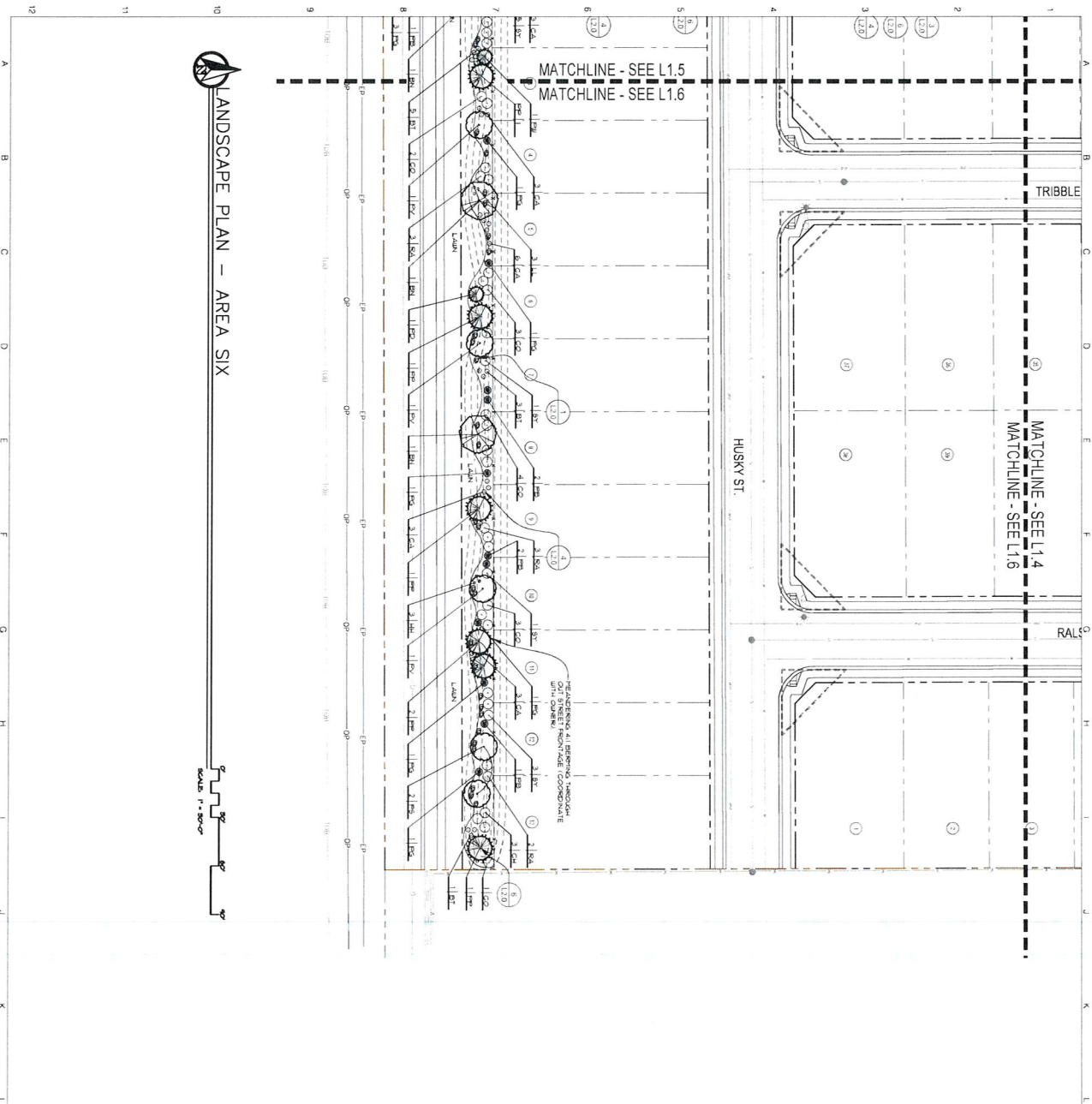
Table with columns: BOTANICAL NAME, PLANTING SIZE, FEATURE SIZE, CLASS. Includes entries for Acer palmatum, Eucalyptus, etc.

GROUND COVERS, SHRUBS, PERENNIALS

Table listing ground covers, shrubs, and perennials with planting and feature sizes.

Project information block including: LANDSCAPE PLANS Mason Creek Grove Subdivision, Linden Rd. Caldwell, Idaho 83807, SOUTH BECK & BAIRD logo, and contact details for the architecture firm.

A9



LANDSCAPE PLAN - AREA SIX

LANDSCAPE LEGEND

- PROPOSED 6'-HGT VINYL FENCING W/ LATTICE (SEE DETAIL)
- PROPOSED 5'-HGT UNDOUGH IRON FENCING (SEE DETAIL)
- SHOVEL CUT EDGE (SEE DETAIL)
- BELT CONTAINS SHOWN * 3" SLOPE MAX
- PROPERTY LINE (VERIFY)
- PLANT IDENTIFICATION KEY
- 1/4" = 1'-0" SCALE
- 80% TREE TYPE TALL SPECIES
- 50% OVER ARMORVED
- TOTAL, AS SPECIFIED
- SEED NATIVE GRASSES
- SOFTWOOD EVERGREEN BLEND
- PLANTING SCHEDULE 3'-4'
- PLANTING SCHEDULE 3'-4'

PLANT SCHEDULE

(NOTE: ALL TREES TO BE GRADED *)

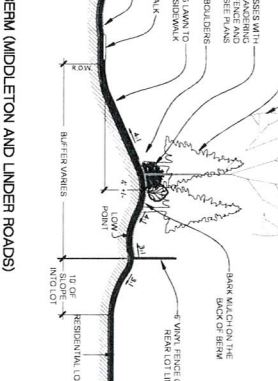
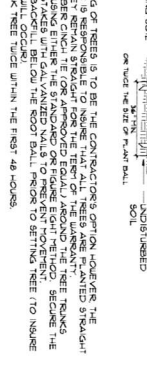
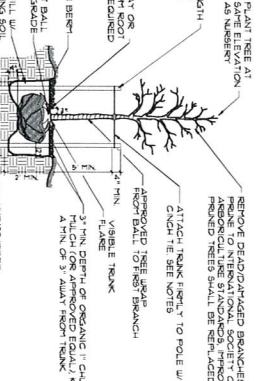
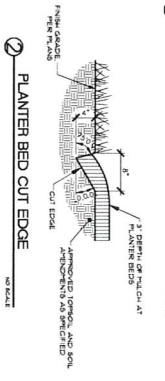
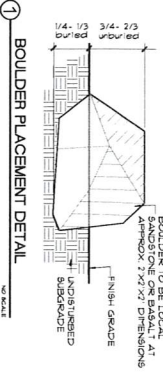
KEY	BOTANICAL NAME	PLANTING SIZE	MATCHLINE SIZE
AD	Alder palmationum Deciduous	7' B&B	35' HGT, 25' WIDEN CL.455 II
AP	Aspen Norway Spruce	7' B&B	25' HGT, 25' WIDEN CL.455 II
AR	Arbutus Menziesii	7' B&B	35' HGT, 25' WIDEN CL.455 II
BR	Bur Oak	7' B&B	35' HGT, 25' WIDEN CL.455 II
BU	Bur Oak	7' B&B	35' HGT, 25' WIDEN CL.455 II
CA	Calluna heptaphylla	7' B&B	35' HGT, 25' WIDEN CL.455 II
CH	Chamaecyparis nootwanensis	7' B&B	35' HGT, 25' WIDEN CL.455 II
CI	Coniolum rotundifolium	7' B&B	35' HGT, 25' WIDEN CL.455 II
CO	Comptonia rotundifolium	7' B&B	35' HGT, 25' WIDEN CL.455 II
CR	Crataegus mollis	7' B&B	35' HGT, 25' WIDEN CL.455 II
CU	Cornus rugosa	7' B&B	35' HGT, 25' WIDEN CL.455 II
DA	Daphne genkwa	7' B&B	35' HGT, 25' WIDEN CL.455 II
DB	Dobermann Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DC	David's Yellow Birch	7' B&B	35' HGT, 25' WIDEN CL.455 II
DD	Douglas Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DE	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DF	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DG	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DH	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DI	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DJ	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DK	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DL	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DM	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DN	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DO	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DP	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DQ	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DR	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DS	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DT	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DU	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DV	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DW	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DX	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DY	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
DZ	Dwarf Spruce	7' B&B	35' HGT, 25' WIDEN CL.455 II
EA	Eastern White Pine	7' B&B	35' HGT, 25' WIDEN CL.455 II
EB	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EC	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
ED	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EE	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EF	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EG	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EH	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EI	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EJ	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EK	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EL	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EM	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EN	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EO	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EP	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EQ	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
ER	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
ES	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
ET	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EU	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EV	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EW	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EX	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EY	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
EZ	European Larch	7' B&B	35' HGT, 25' WIDEN CL.455 II
FA	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FB	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FC	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FD	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FE	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FF	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FG	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FH	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FI	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FJ	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FK	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FL	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FM	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FN	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FO	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FP	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FQ	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FR	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FS	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FT	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FU	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FV	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FW	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FX	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FY	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
FZ	Fernoxylon sibiricum	7' B&B	35' HGT, 25' WIDEN CL.455 II
GA	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GB	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GC	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GD	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GE	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GF	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GG	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GH	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GI	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GJ	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GK	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GL	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GM	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GN	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GO	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GP	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GQ	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GR	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GS	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GT	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GU	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GV	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GW	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GX	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GY	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
GZ	Gambel's Quercus	7' B&B	35' HGT, 25' WIDEN CL.455 II
HA	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HB	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HC	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HD	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HE	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HF	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HG	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HH	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HI	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HJ	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HK	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HL	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HM	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HN	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HO	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HP	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HQ	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HR	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HS	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HT	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HU	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HV	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HW	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HX	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HY	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
HZ	Hawthorne	7' B&B	35' HGT, 25' WIDEN CL.455 II
IA	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IB	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IC	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
ID	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IE	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IF	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IG	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IH	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
II	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IJ	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IK	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IL	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IM	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IN	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IO	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IP	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IQ	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IR	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IS	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IT	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IU	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IV	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IW	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IX	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IY	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
IZ	Incense Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JA	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JB	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JC	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JD	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JE	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JF	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JG	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JH	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JI	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JJ	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JK	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JL	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JM	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JN	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JO	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JP	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JQ	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JR	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JS	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JT	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JU	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JV	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JW	Japanese Cedar	7' B&B	35' HGT, 25' WIDEN CL.455 II
JX	Japanese Cedar		

LANDSCAPE NOTES

1. All plant material shall conform to the American Horticultural Standards for type and size. Plants will be inspected if not in a sound and healthy condition. All plants shall be delivered with 100% root ball and burlap. All plants shall be delivered with 100% root ball and burlap.
2. All plants shall be delivered with 100% root ball and burlap. All plants shall be delivered with 100% root ball and burlap.
3. All plants shall be delivered with 100% root ball and burlap. All plants shall be delivered with 100% root ball and burlap.
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9. All plants shall be delivered with 100% root ball and burlap. All plants shall be delivered with 100% root ball and burlap.
10. All plants shall be delivered with 100% root ball and burlap. All plants shall be delivered with 100% root ball and burlap.
11. All plants shall be delivered with 100% root ball and burlap. All plants shall be delivered with 100% root ball and burlap.
12. All plants shall be delivered with 100% root ball and burlap. All plants shall be delivered with 100% root ball and burlap.

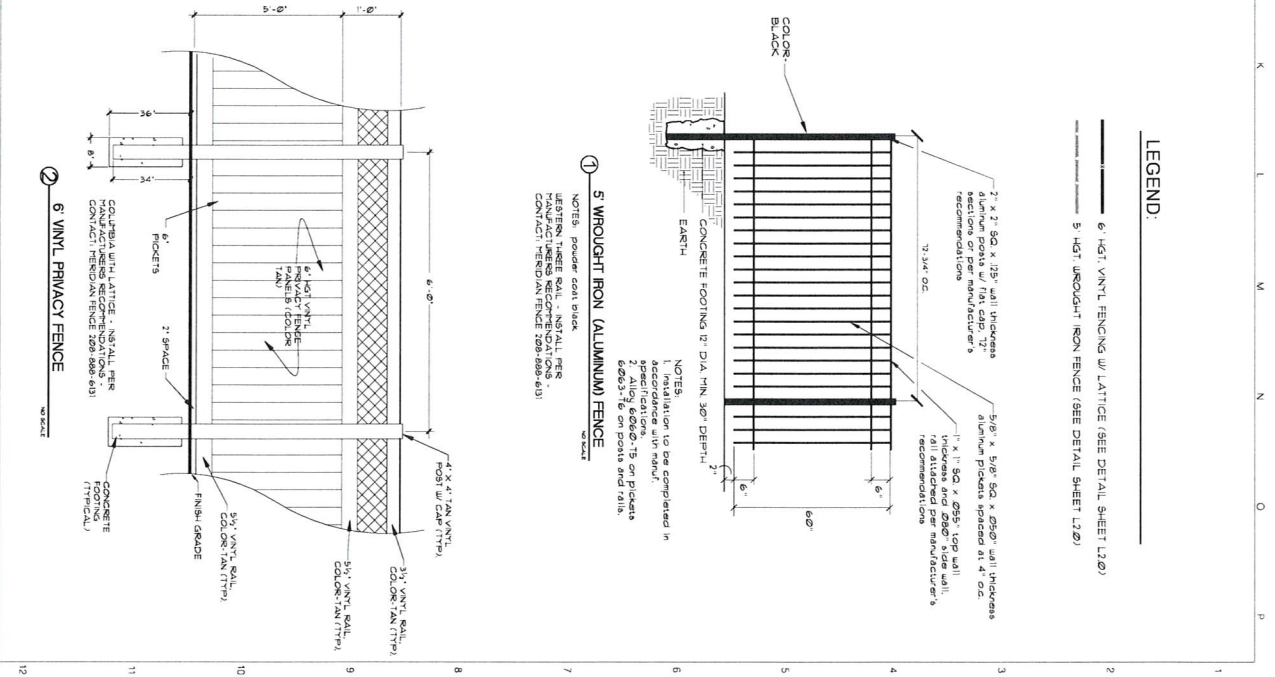
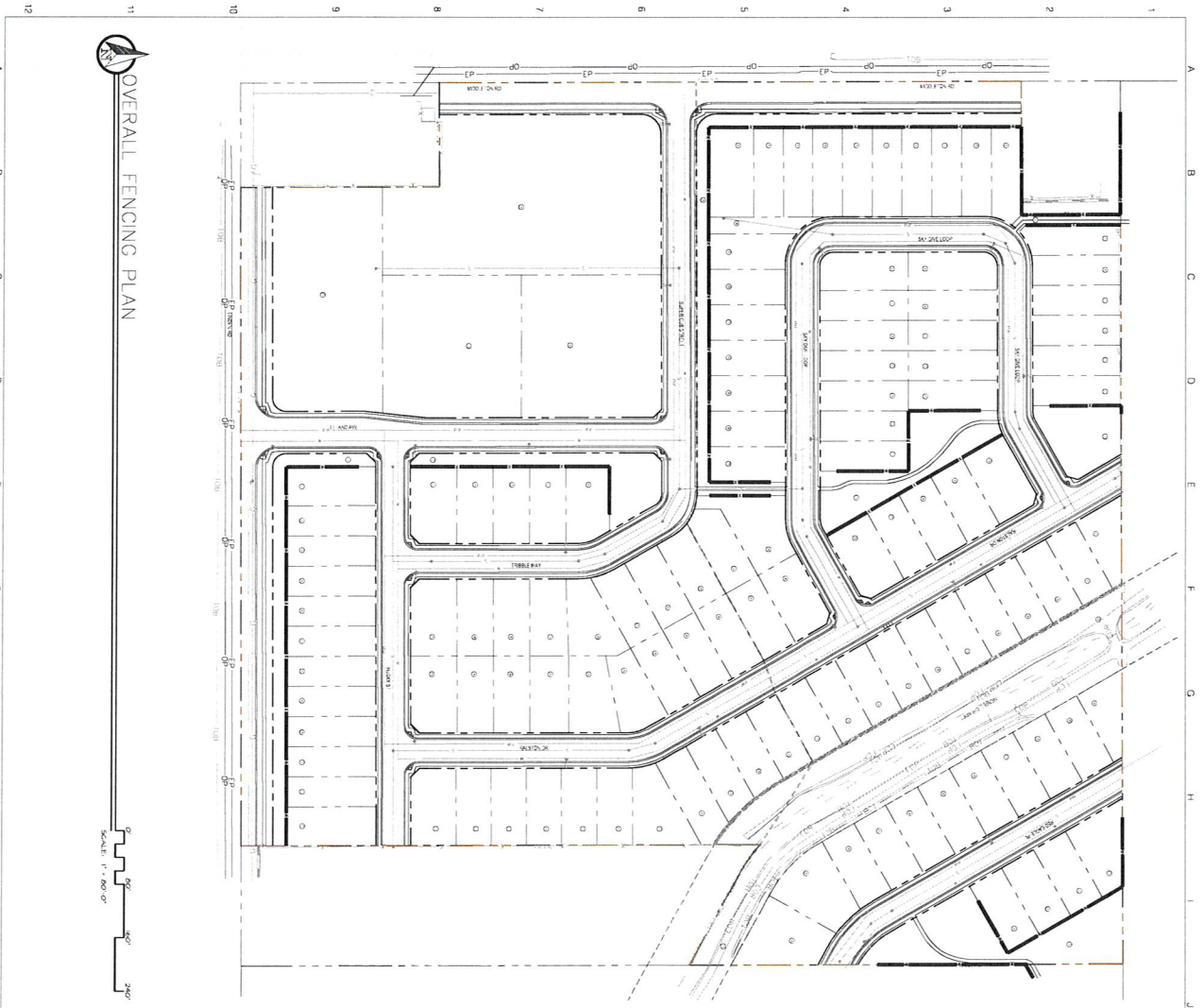
IRRIGATION NOTES:

1. REFER TO THE DESIGN AND IRRIGATION SPECIFICATIONS AND DETAILS SHEETS.
2. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION DESIGN AND IRRIGATION SPECIFICATIONS AND DETAILS SHEETS.
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12. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION DESIGN AND IRRIGATION SPECIFICATIONS AND DETAILS SHEETS.



TYPICAL LANDSCAPE BERM (MIDDLETON AND UNDER ROADS)

TYPICAL LANDSCAPE BERM (MIDDLETON AND UNDER ROADS)



SHEET L2.1	DRAWN BY JDR	LANDSCAPE FENCING PLAN Mason Creek Grove Subdivision Linden Rd. Caldwell, Idaho 83607	DATE 4/13/20	SOUTH BECK & BAIRD South Landscape Architects P.C. 2002 S Vista Ave Boise, ID 83702 208.342.2323 www.sbbac.com	STAMP SOUTH BECK & BAIRD LANDSCAPE ARCHITECTS P.C. 4/13/20
	CHECKED BY JDR		REVISIONS		

A9

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

[Signature]
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

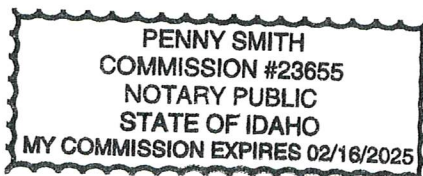
April 1, Penny Smith, a Notary Public, do hereby certify that on this 21 day of April, 2020, personally appeared before me Leland Ernest, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing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

[Signature]

NOTARY PUBLIC FOR IDAHO

Residing at Meridian

My Commission Expires 2-16-2025



All