

# **MEMO**

**Date:** July 8, 2021

**To:** Robb MacDonald, Engineering Department  
T.J. Frans, Engineering Department  
Alan Perry, Fire Marshal  
Chris Bryant, Building Department  
Dave Wright, Police Department  
Dave Marston, Mapping Department  
Angie Hopf, Mapping Department  
Vallivue School District  
Wilder Irrigation District  
Compass Idaho  
Caldwell Transportation  
Brown Bus Company  
Canyon Highway District #4  
Valley Regional Transit  
Idaho Power  
Intermountain Gas  
Bureau of Reclamation, Snake River Area Office  
Idaho Fish and Game  
USPS Caldwell

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

**RE:** Case Number PUD21-000003/SUB21-000011 - Passero Ridge

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, July 30, 2021.**

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

**Case Number PUD21-000003/SUB21-000011:** A request by Toll Southwest LLC for a Planned Unit Development, **Passero Ridge Subdivision**, on 104 acres in an "R1" (Low Density Residential) zone. The proposed development includes 327 residential lots with a minimum lot size of 4397 square feet and an average lot size of 8043 square feet. The gross density of the project is 3.14 dwelling units per acre (DU/acre) with a net density of 5.42 DU/acre. The developer is proposing 11.7% qualifying useable open space and many amenities within the plan. The subject property, parcel R32856, is located approximately 915 feet north of the intersection of 10<sup>th</sup> Ave. and Orchard Ave. intersection adjacent to Mallard Park, Caldwell, ID.

This case is scheduled to be presented before the **Caldwell Planning & Zoning Commission on Tuesday, August 10, 2021 at 7:00 pm.**

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

# Toll Brothers®

## LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

April 29, 2021

City of Caldwell  
Planning and Zoning Department  
621 E Cleveland Blvd  
Caldwell, Idaho 83605

**RE: Preliminary Plat and Planned Unit Development  
Passero Ridge Subdivision**

Dear Planning Staff,

Attached for your review are applications for a Preliminary Plat and Planned Unit Development for Passero Ridge Subdivision. The property is generally located east of 10<sup>th</sup> Ave and adjacent to Mallard Park, this property is approximately 104.10 acres in size.

Based on City of Caldwell's zoning standards, and public agency input received, we have thoughtfully designed a community that includes 327 single-family residential lots for your consideration.

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# Passero Ridge Subdivision

Occupying a serene stretch of Canyon County just north of Lake Lowell's rustic shoreline, Passero Ridge will be surrounded by scenic views of Lake Lowell and the Owyhee Mountain vistas. Lake Lowell's open waters and adjacent wetlands serve as a peaceful sanctuary providing great opportunity to enjoy the outdoors. With its abundant natural beauty, easy convenience and proximity to outdoor recreation, Passero Ridge will make an ideal destination for those seeking their new Idaho dream home.

Passero Ridge Subdivision will have first-class amenities including a pool, pool-house, tree lined walking paths and useable open space that is thoughtfully designed throughout the community. Minutes from the heart of Caldwell, Mallard Park, swift access to schools, shopping and entertainment, make this location a perfect spot to appeal to families, retirees and everyone in between who are ready to build their memories in their new home at Passero Ridge.

## Subject Site History and Site Characteristics

The site is currently annexed into the City of Caldwell with a Residential R-1 low-density zoning designation. Characteristics of the site include street frontage on 10<sup>th</sup> Avenue, Orchard Avenue and Montana Avenue. Passero Ridge borders the City of Caldwell's Mallard Park from the south and west sides and to the north of the site there is an un-reclaimed gravel pit.

The site varies in elevation throughout the property. Starting in the western portion of the property the site elevation starts at 2588 and then gently slopes to 2560. At the mid-point of the property the elevation changes from 2566 to 2584. In the southern portion of the property the grade of elevation increases from 2550 to 2576. Historically this site has been farmed.

The following approved subdivisions are directly adjacent or near our subject site:

- Dublin Lakeside Estates, 1993, west of subject site with 42 lots.
- Overlake East Subdivision 1999, west of subject site with 21 lots.
- El Rancho Heights Phases 1 & 2, 1990, west of the subject site with 104 lots.
- Cirrus Point by the Lake Subdivision, approved Pre-plat (SUB 122P-05), 162 acres with 373 residential lots is directly west of subject site.

## Preliminary Plat

Passero Ridge Subdivision is a residential community that will consist of 327 residential lots and 40 common lots. The breakdown of lots is as follows:

Overall Project Data	
Single Family Residential Lots	327
Common Lots	40
Single-Family Residential Area	60.38
Common Lot Area	14.85

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# Passero Ridge Subdivision

Gross Density	3.14 DU/Acre
Net Density	5.42 DU/Acre
Minimum Residential Lot Size	4,397 s.f.
Average Residential Lot Size	8,043 s.f.

Table 1: Overall Project Data

Sewer for the site has been reviewed and coordinated with the City of Caldwell's Public Works Department. Our site is proposing to gravity sewer to a new lift station within our development, and then into a new sewer line in Orchard Ave. The sewer will then be gravity feed into an existing manhole located in Indiana Road north of Orchard Ave. Water is existing in Orchard Ave and is adjacent to our site. All storm drainage run-off will be collected on site within common lots via underground seepage beds.

Pressurized irrigation will be provided from a new well source. This pressurized irrigation system will be serviced via a pump station located in the southwest corner of our site. Main lines will be constructed to Mallard Park, allowing the City of Caldwell to connect to our system for better water pressure to service Mallard Park. This system, after construction, will be owned and maintained by the City of Caldwell.

Passero Ridge Subdivision is proposing ingress/egress locations off Montana and 10<sup>th</sup> Avenues via a collector road. The site will also have ingress/egress from Orchard Ave. All internal residential streets will have 60' right of way with a 33' section of pavement. In addition to our residential roads, our application is proposing increased right-of-way of 86' and 84' to accommodate beautifully landscaped medians at our entry locations. Sidewalks within this development will be detached. The site will be providing (1) additional stub road to the east for future development connectivity.

Toll Brothers understands and respects the importance of dark-sky lighting for this area. Passero Ridge Subdivision will provide dark sky outdoor lighting throughout the site to minimize glare and light pollution onto neighboring properties and throughout the immediate area.

Phasing of the site is currently proposed as six (6) phases, please see Exhibit E for more details. While it is Toll Brothers intent to follow the phasing plan, future market conditions and lot absorption rates will dictate how the project is ultimately phased and constructed.

## Open Space

Passero Ridge Subdivision will have approximately 12.19 acres of open space making our qualified percentage of open space at 11.7%. Abundant landscape and useable open space can be seen throughout our site, as illustrated in Exhibit B.

# Passero Ridge Subdivision

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Starting at the main entrance, all Passero Ridge's local roadways will meet the City of Caldwell's standards, including detached sidewalks and generously landscaped buffers to provide treelined roadways. At the heart of the development will be a central amenity open space. This space will be the development's focal point and gathering place for residents.

Along with the spacious central amenity area, Passero Ridge will have several pocket parks located throughout the community for the residents to have access to great active, useable open space, please see Exhibit C for all park locations.

Pedestrian walking paths will fan out across Passero Ridge, providing interconnectivity and easy access to all the open space amenities within the development. These pathways will be 5' and 8' in width and will be owned and maintained by the HOA. This community is also proposing a public pathway that will run throughout our project. The public pathway will be constructed as a 10' asphalt walking path, that will start at the northeast corner of Montana Ave, come through our collector road Cirrus Drive, and then connect to an internal pathway through our development that adjoins to Mallard Park. This public pathway has been coordinated with staff to provide the perfect location for the City of Caldwell's residents to access.

## **Passero Ridge Subdivision Amenities**

Passero Ridge Subdivision's 11.7% qualified usable open space will provide a wide variety of active amenities for everyone in the community to utilize. This will include playgrounds, pocket parks, sitting-picnic areas, pool, pool-house, pickleball courts and active open space for the residents to gather and utilize.

Passero Ridge will have (5) five parks for the community to enjoy, please see Exhibit C for our park exhibit for exact locations:

1. Our main amenity area will be 2.14 acres in size. This will include our community pool, pool-house, pickle-ball courts and covered picnic area. This area will also include parking and one of the approved locations for our cluster mailboxes serving the community.
2. Southern pocket park will be 2 acres in size. This will include a playground, swing set, and a covered picnic acre.
3. The northwest pocket park is .46 acres, and will have a play structure, picnic tables and landscape open space.
4. The southwest pocket park will be landscaped with play boulders for children to play on. This will also include a bench for a sitting area. This park 0.62 acres in size.

# Passero Ridge Subdivision

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5. Our northern pocket park by our Arbor Collection is 0.30, acres and will include a walking path, picnic tables and sitting areas to enjoy the beautiful views of Lake Lowell.

As a commitment to residents and the City of Caldwell, Toll Brothers will construct the main central amenity features during the first phase of development. We believe this guarantees a great community from the very start.

## **Building Styles**

Passero Ridge Subdivision will offer three housing styles: The Arbor, Garden and Woodland Collections. Each collection will have numerous floorplans and elevation styles to choose from. Please refer to Exhibit's G, H and I for elevation examples. These collections help ensure that Passero Ridge has many housing options available and are harmonious in appearance.

The Arbor Collection is the newest housing addition for Toll Brothers, Idaho. This product will be approximately 1,800 square feet. This compact design will provide designer-curated fit and finish packages that will be move in ready homes.

The Garden Collection will range from 1,200 to 2,400 square feet and will offer function and charm throughout the design and finishes. The Woodland Collection floor plans will range from 1,580 to 2,890 square feet. This collection specializes in open floor plans, extra exterior accents, and quality craftsmanship throughout.

## **Planned Unit Development**

The City of Caldwell's Planned Unit Development (PUD) process encourages projects that provide a maximum choice of living environments by allowing a variety of housing and building types with ample open space and amenities to warrant reductions required in City code. With Passero Ridge's thoughtfully planned open space, housing diversity, and amenities we are requesting the following allowances within the PUD process:

### **Density**

The PUD allows up to a six (6) dwelling units per acre within the R-1 zone. Our community will be proposing an overall density of 3.14 dwelling units per acre.

### **Deviations from Lot Size and Setbacks**

Within Passero Ridge, we propose the following setback reductions:

Rear – 15'

Interior Side yards – 5'

Within our community, we proposed the following reduction in lot size requirements through the PUD process:

Minimum lot Size – 4,000 s.f.

Minimum Lot Frontage – 40’

### Common Parking Lot

Within City of Caldwell’s PUD standards, lots that are 45’ in width and smaller shall provide one additional space per every four (4) residential units. We are requesting a waiver from this requirement within our 56 lots from our Arbor Collection. These homes will have 40’ of street frontage, each home will have a two-car garage, driveway pad to accommodate parking for two cars, as well as on street parking available on both sides of the street, please see Exhibit F for all the parking availability. This provides a total of:

112	Garage Parking Spots
112	Driveway Parking Spots
68	Street Parking Spots
292	Total Spots

Table 1: Parking Table for Arbor Collection

### Common Drive

Through our community design we will be proposing one common drive that will provide frontage for three (3) residential lots. This common driveway is proposed to be an efficient solution to a challenging corner for our site design. This driveway will be a common lot that will be encumbered by ingress/egress easement and will be owned and maintained by the HOA.

### Neighborhood Meeting

A meeting with the surrounding neighbors was held on March 18<sup>th</sup> at the City of Caldwell’s Mallard Park.

Meeting	Date	Number in Attendance
1.	March 18th	13

Table 2: Neighborhood Meeting Information

During the meeting neighbors expressed concern with traffic, impact to wildlife and density. We appreciated meeting with future neighbors and discussing the project. Toll Brothers holds the highest commitment to our developments from the initial planning to the last house being built. And that commitment includes listening and being good neighbors to the existing residents. A good working dialogue will be maintained with all neighbors throughout the development process.

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# Passero Ridge Subdivision

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## Summary

Toll Brothers has an unwavering commitment to the quality of product and design that goes into their communities and homes. Passero Ridge Subdivision will epitomize this vision and commitment that Toll Brothers has in making a community special. What will make Passero Ridge Subdivision special, are all the thoughtful details that went into this design and those covered in this narrative and application. Ample open space, interconnecting trails and walking paths, usable active amenities, and thoughtfully landscaped street corridors throughout the development will make Passero Ridge a special community. All these details add up to a high quality of life and creates livability opportunities for current and future residents of the City of Caldwell.

Overall, we are extremely proud of our proposed community and look forward to working with staff on our applications. If you have any questions, please don't hesitate to contact me at [sdurtschi@tollbrothers.com](mailto:sdurtschi@tollbrothers.com) or at 208-250-6161.

Thanks for your time, consideration and assistance with our applications.

Sincerely,

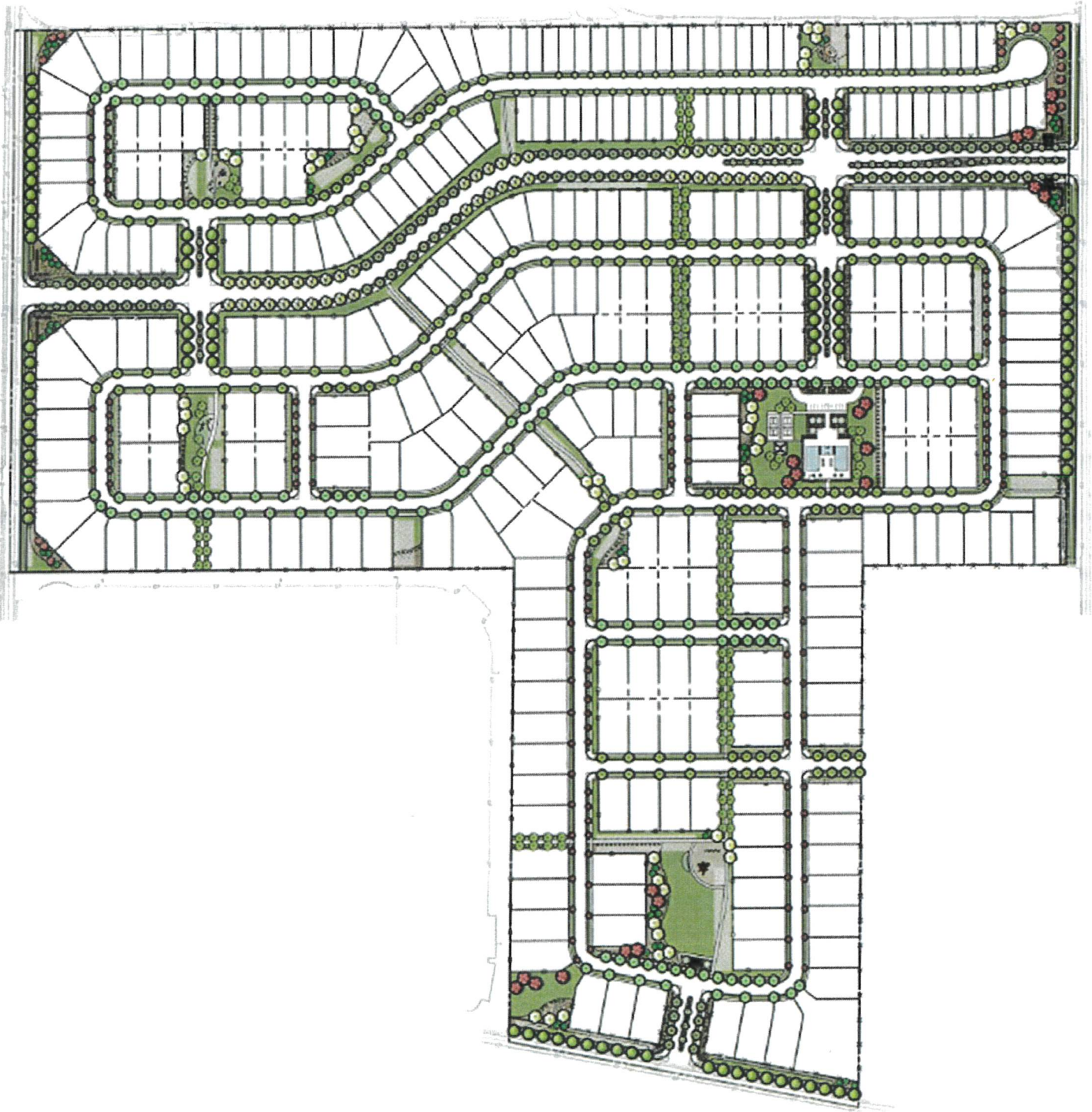


Sabrina Durtschi  
Land Development Entitlement Manager



# Passero Ridge Subdivision

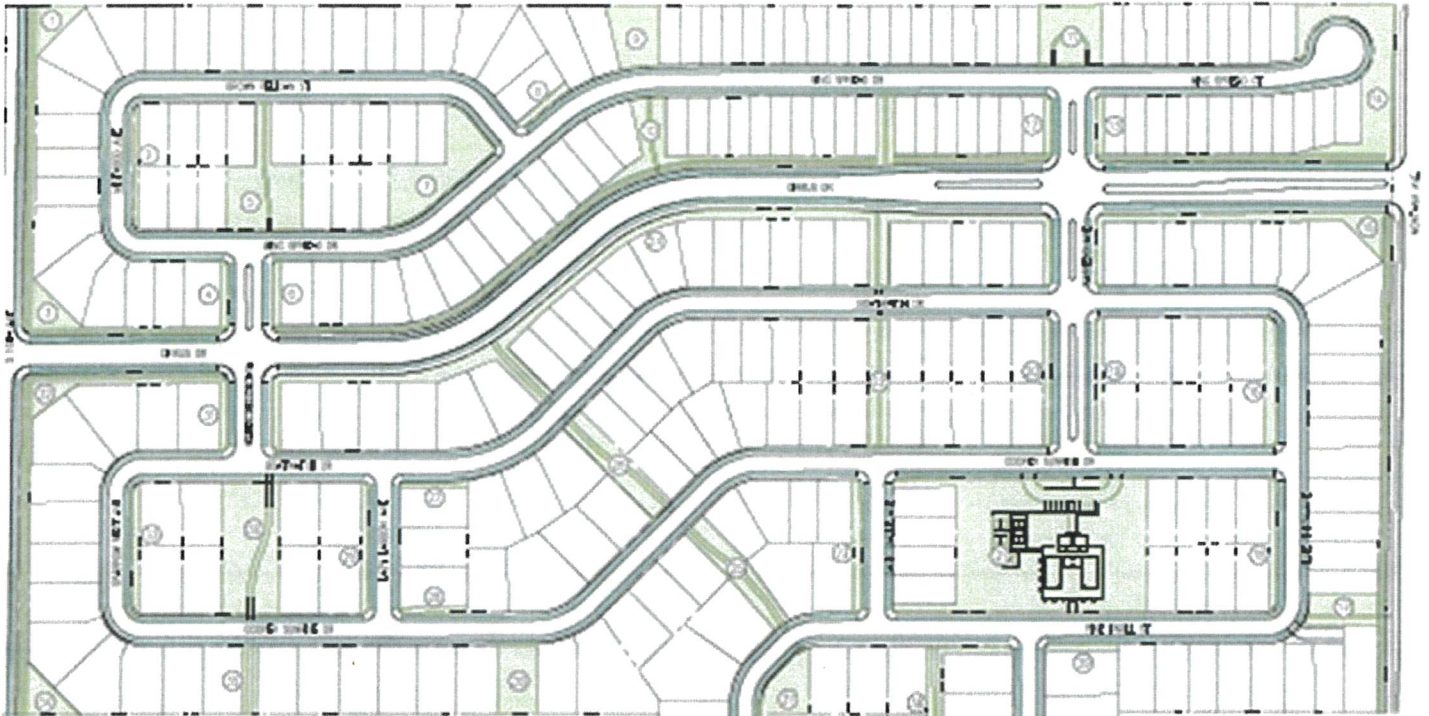
## Exhibit A – Site Plan



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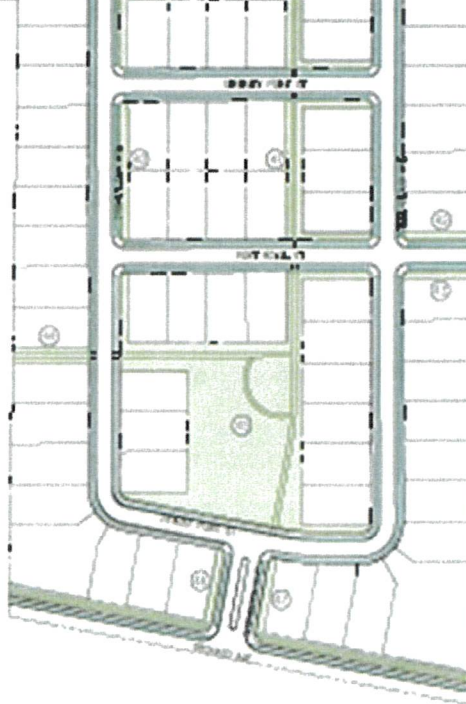
# Passero Ridge Subdivision

## Exhibit B – Open Space



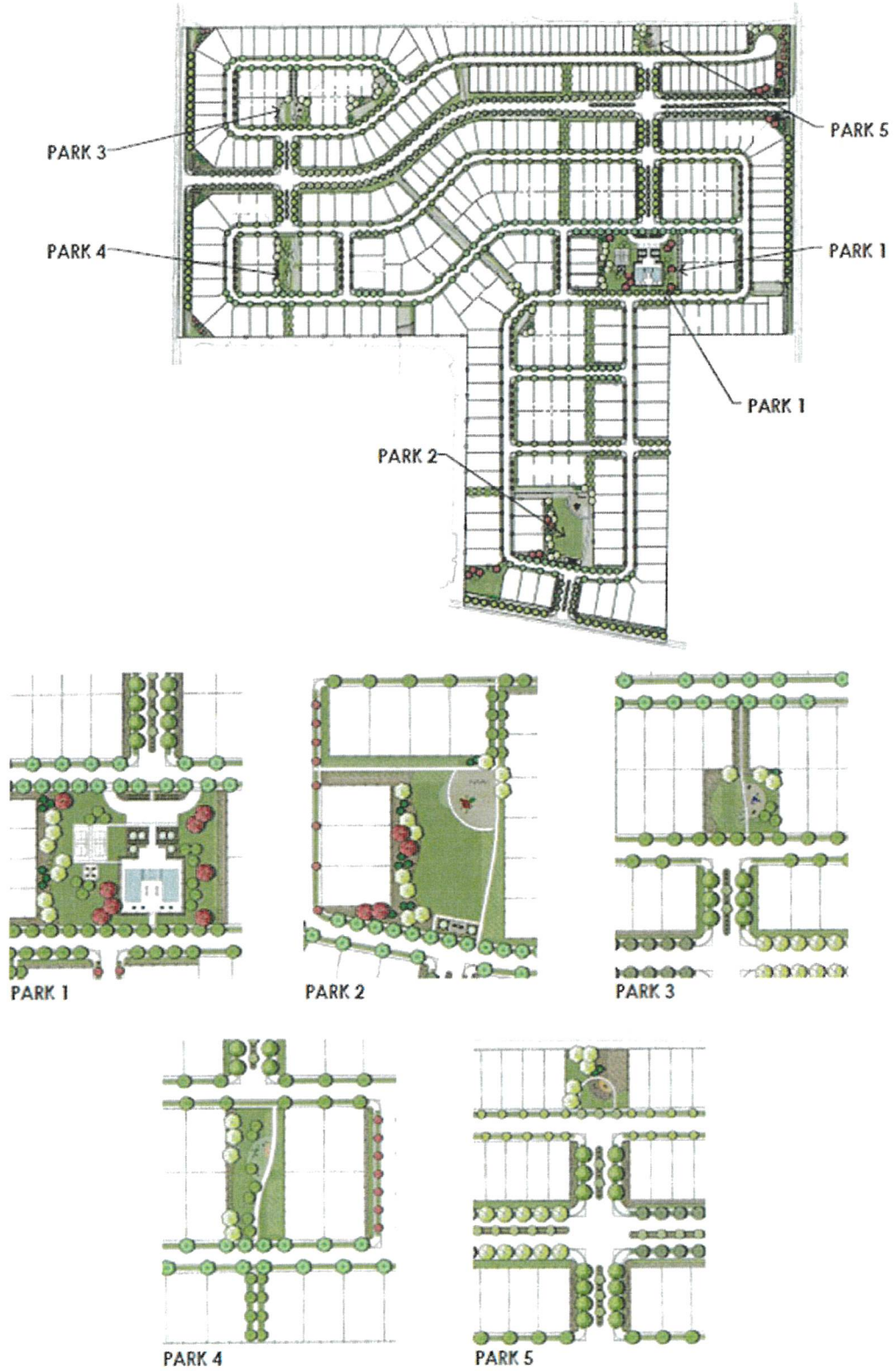
OPEN SPACE CALCULATIONS		
PARKS AND PATHWAYS	QUALIFIED OPEN SPACE AREA	
	SF	ACRES
1	4,108	0.09
2	2,196	0.05
3	4,059	0.09
4	1,791	0.04
5	20,250	0.46
6	1,791	0.04
7	18,827	0.43
8	1,838	0.04
9	9,772	0.22
10	16,733	0.38
11	13,200	0.30
12	1,641	0.04
13	1,641	0.04
14	22,473	0.52
15	12,867	0.30
16	5,905	0.14
17	7,772	0.18
18	3,656	0.08
19	3,582	0.08
20	3,582	0.08
21	93,582	2.15
22	9,360	0.21
23	3,728	0.09
24	39,622	0.91
25	10,845	0.25
26	11,245	0.26
27	1,323	0.03
28	1,291	0.03
29	3,657	0.08
30	26,950	0.62

OPEN SPACE CALCULATIONS		
PARKS AND PATHWAYS	QUALIFIED OPEN SPACE AREA	
	SF	ACRES
31	1,866	0.04
32	4,517	0.10
33	3,505	0.08
34	5,009	0.11
35	3,884	0.09
36	9,752	0.22
37	10,009	0.23
38	11,592	0.27
39	2,091	0.05
40	3,882	0.09
41	11,682	0.27
42	1,998	0.05
43	1,982	0.05
44	4,261	0.10
45	91,322	2.10
46	2,016	0.05
47	2,016	0.05
<b>COMMON OPEN SPACE</b>	<b>530,470</b>	<b>12.18</b>
<b>GROSS LAND AREA</b>		<b>104.10</b>
<b>PERCENT COMMON OPEN SPACE</b>		<b>11.70%</b>
<b>LANDSCAPE STRIP</b>	<b>227,831</b>	<b>5.23</b>
<b>LANDSCAPE (BUFFER)</b>	<b>95,915</b>	<b>2.20</b>
<b>TOTAL OPEN SPACE</b>	<b>854,216</b>	<b>19.61</b>
<b>PERCENT TOTAL OPEN SPACE</b>		<b>18.84%</b>



# Passero Ridge Subdivision

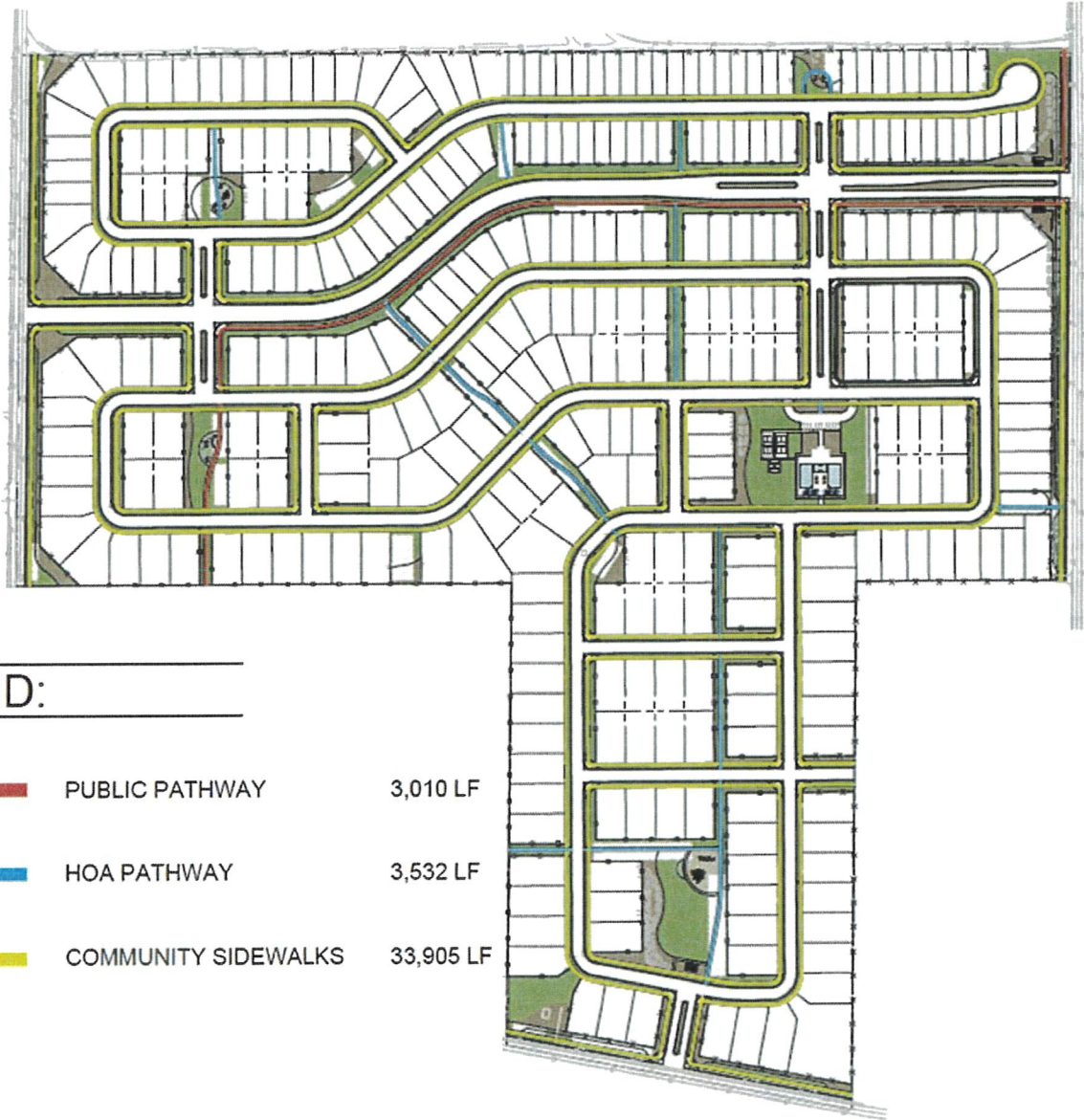
## Exhibit C – Pocket Park Exhibit






A2

# Passero Ridge Subdivision

## Exhibit D – Pathway and Interconnectivity Map



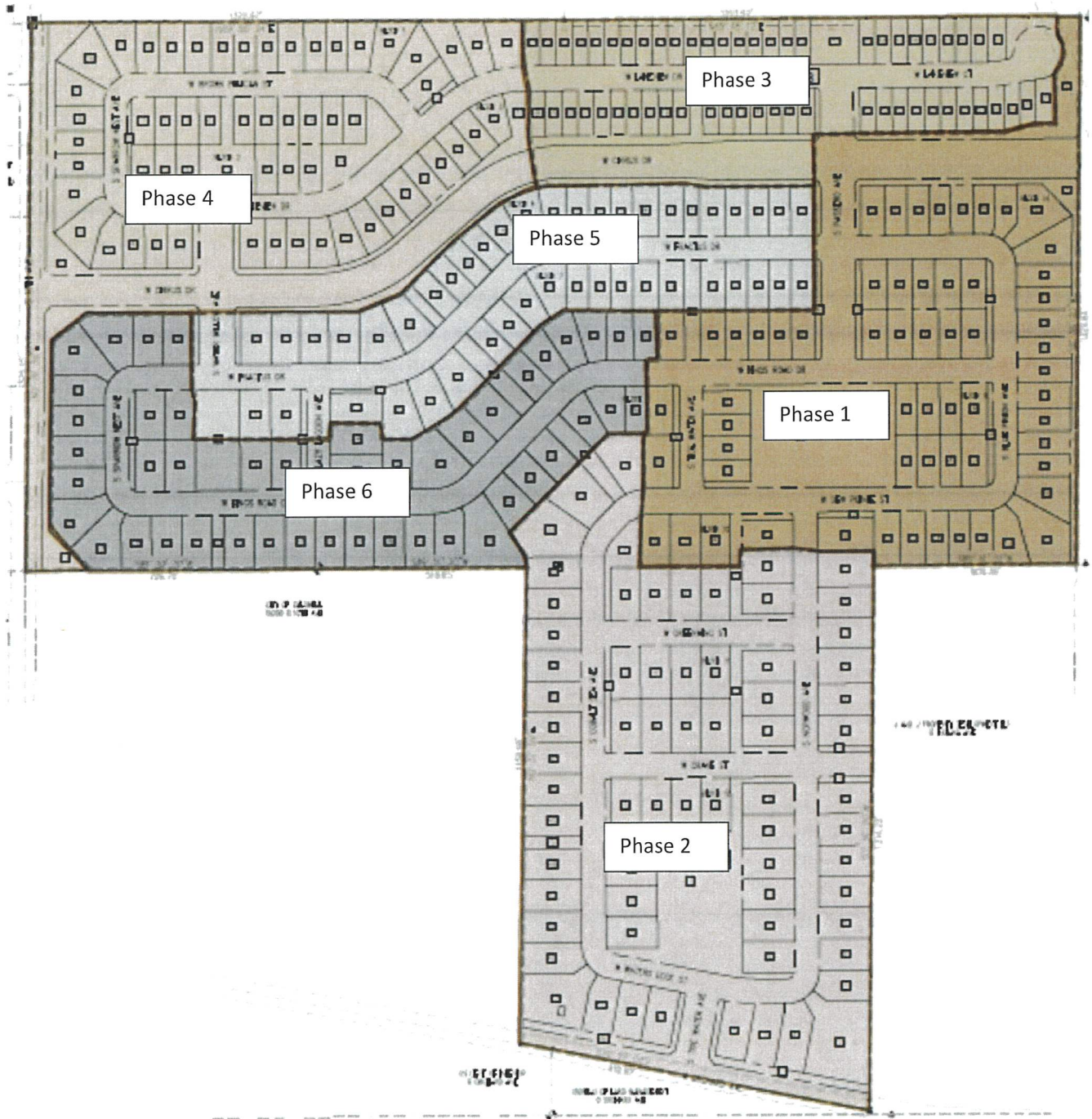
### LEGEND:

	PUBLIC PATHWAY	3,010 LF
	HOA PATHWAY	3,532 LF
	COMMUNITY SIDEWALKS	33,905 LF

A2

# Passero Ridge Subdivision

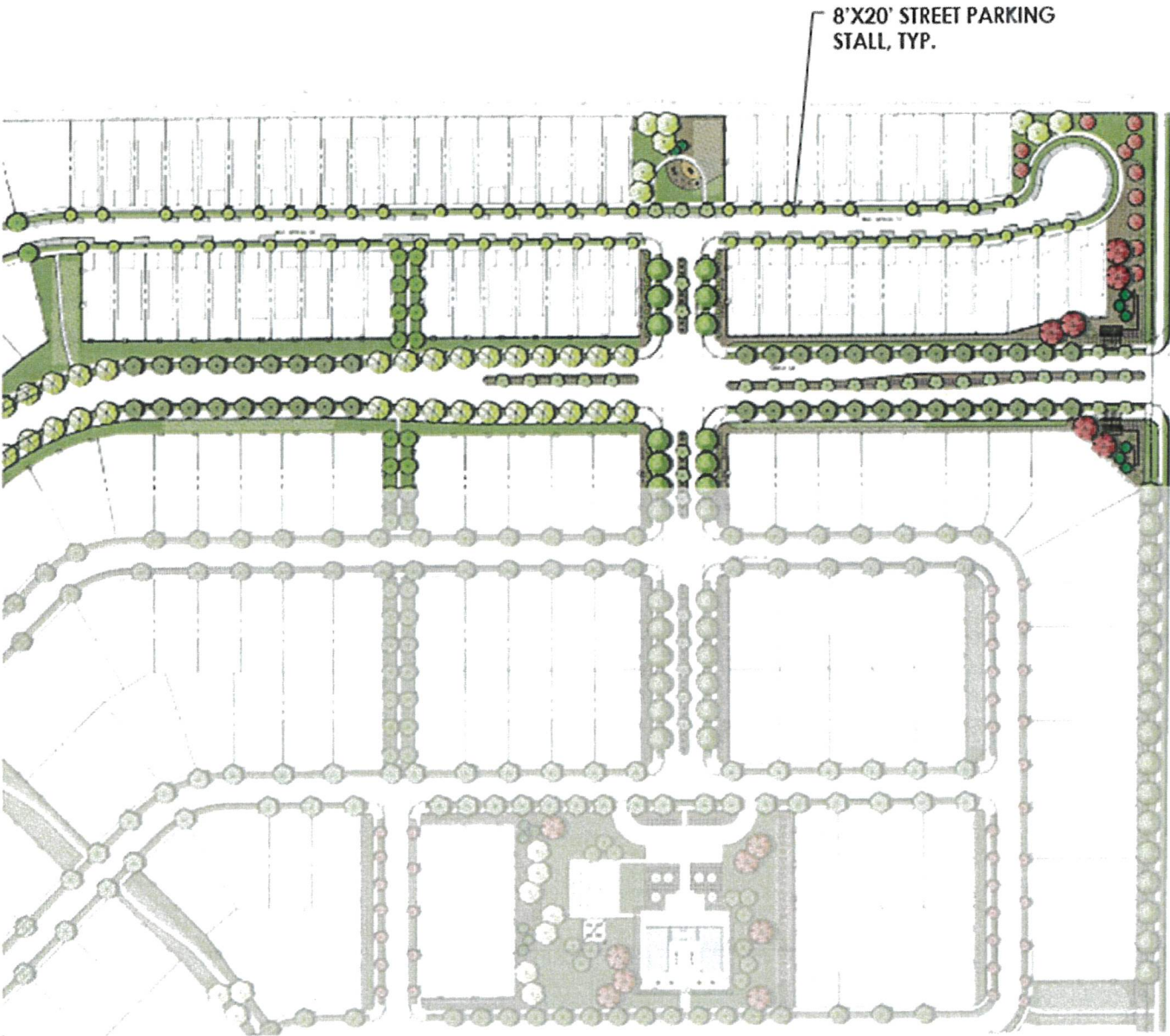
## Exhibit E – Phasing Plan



A2

# Passero Ridge Subdivision

## Exhibit F – Parking Plan for Arbor Collection



<b>ARBOR COLLECTION (40'X110'):</b>	<b>56 LOTS</b>
<b>GARAGE PARKING:</b>	<b>112 SPACES</b>
<b>DRIVEWAY PARKING:</b>	<b>112 SPACES</b>
<b>STREET PARKING:</b>	<b>68 SPACES</b>

A2

# Passero Ridge Subdivision

## Exhibit G – Elevation of Arbor Collection



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Exhibit H - Elevations of Garden Collection



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Exhibit I- Elevations of Woodland Collection



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Exhibit J – Amenities

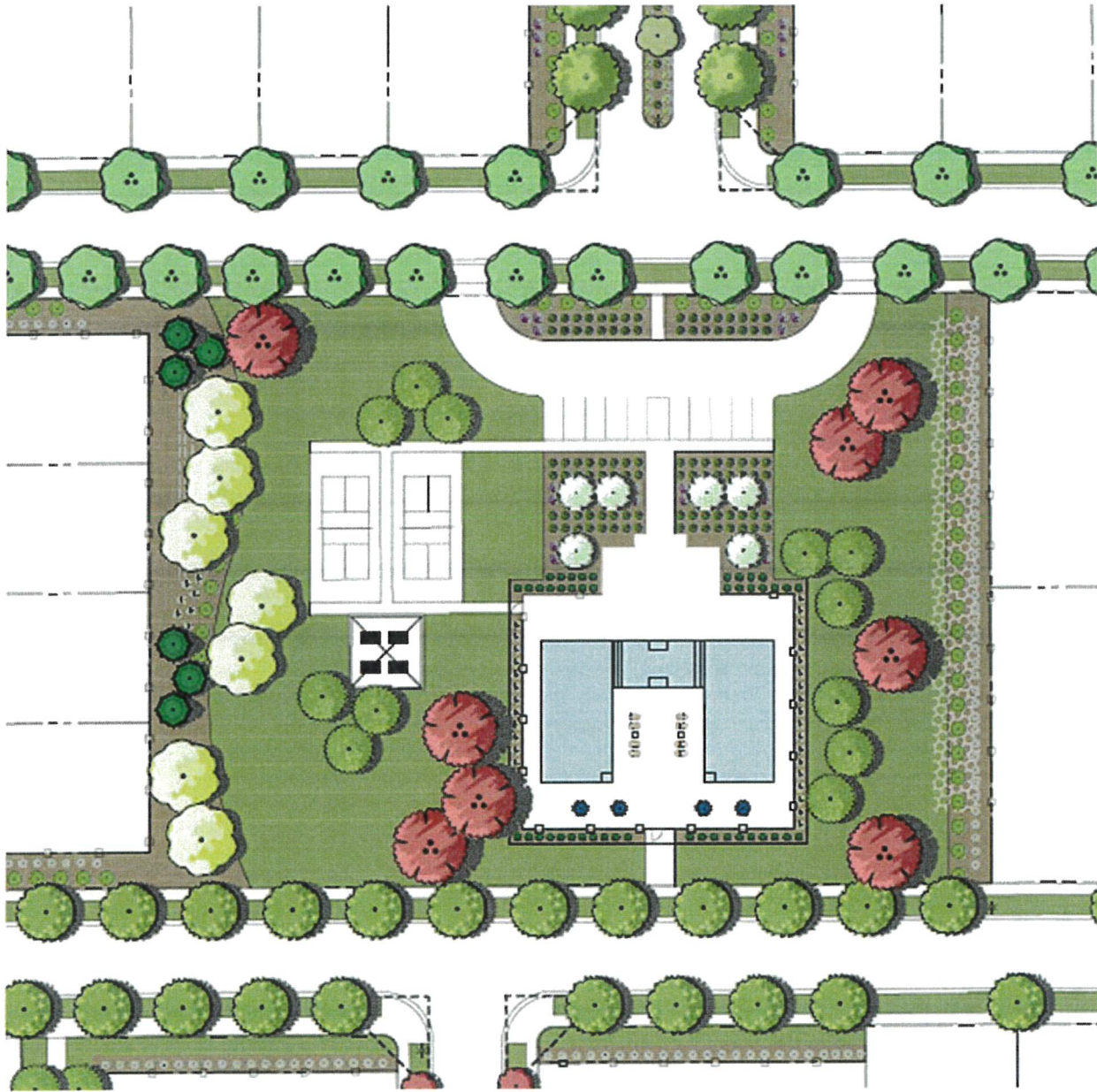


Figure 1: Main Amenity Park with pool, pool-house, picnic shelter and pickleball courts

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Figure 2: Southern Pocket Park with play structure, swings and covered picnic shelter

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Figure 3: Northwest Pocket Park with play structure and landscape active open space

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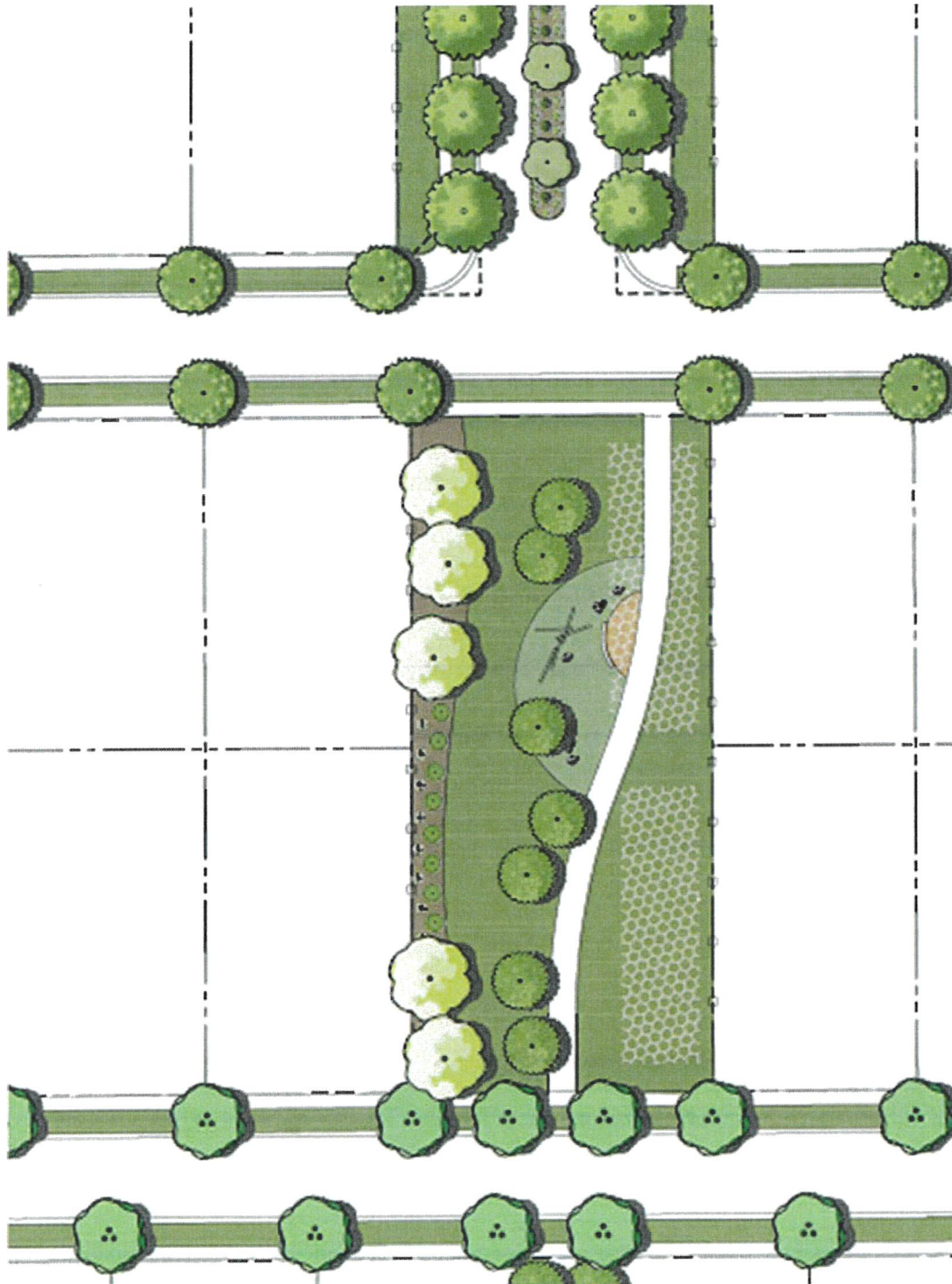


Figure 4: Southwest Pocket Park, with play boulders, seating structure, landscape active open space and walking paths.

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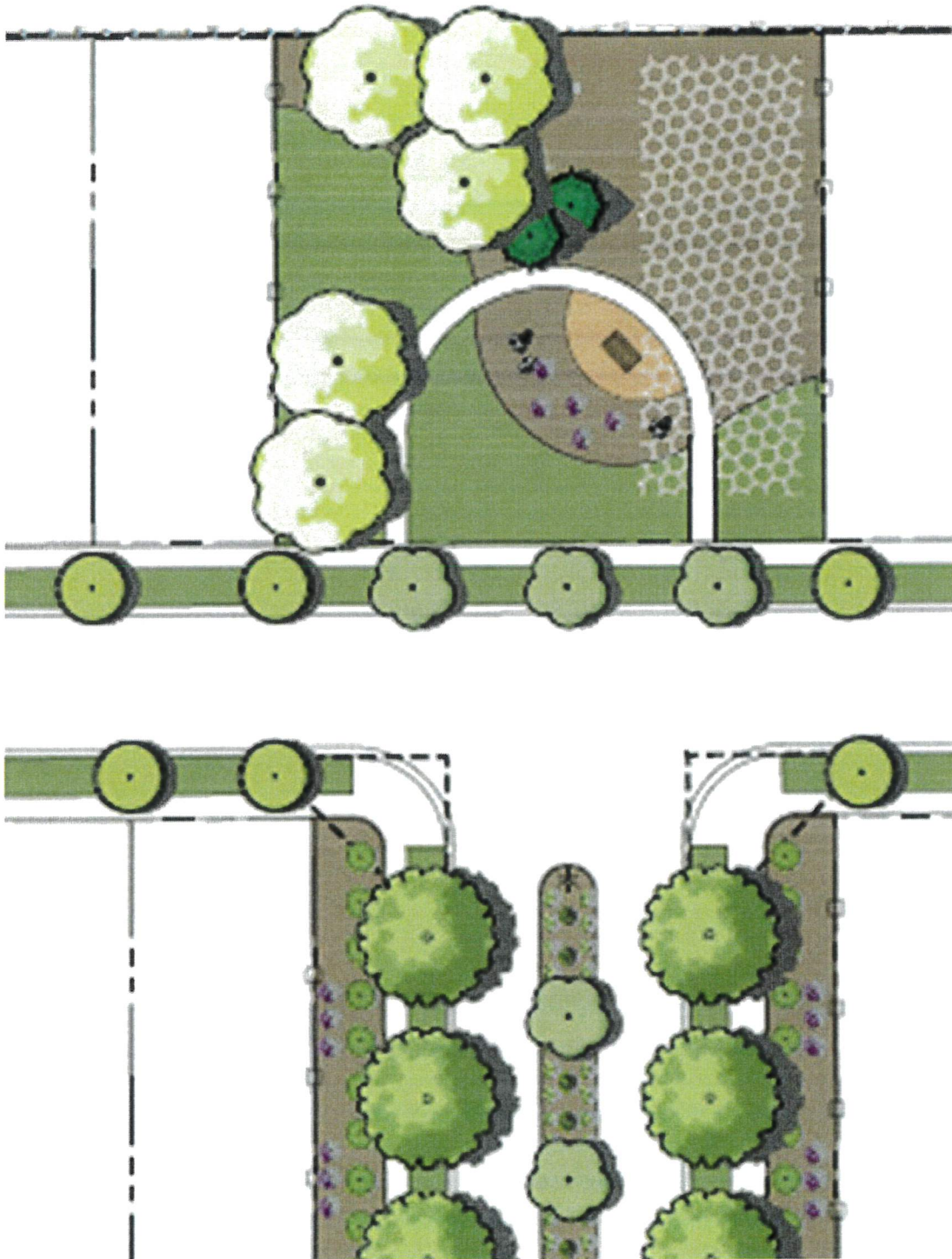


Figure 5: Northern Pocket Park in the Arbor Collection with picnic and sitting area.

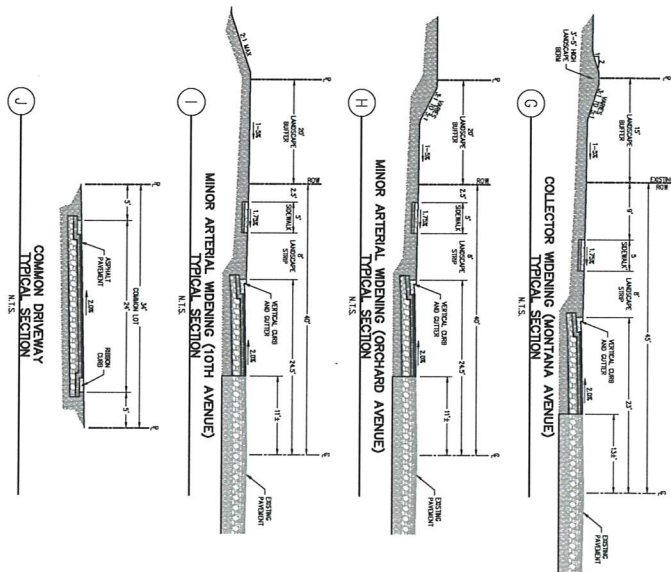
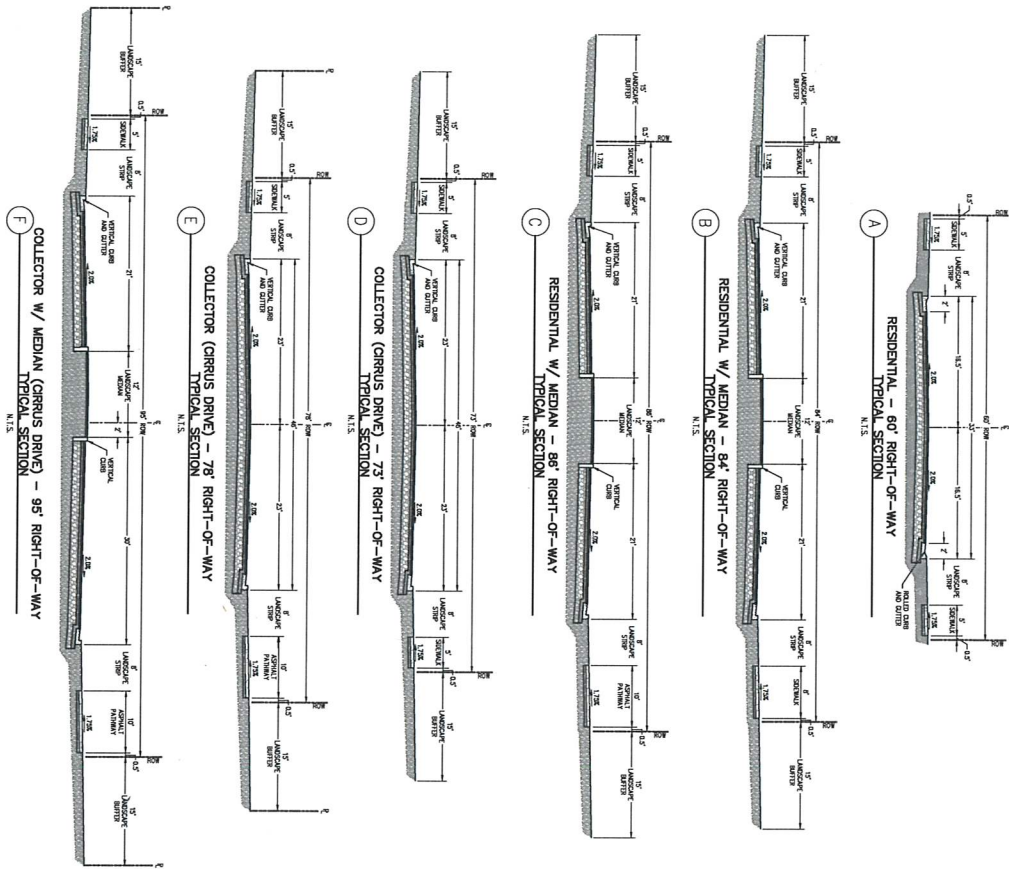
A2











NOTES AND SECTIONS	
PRELIMINARY PLAT FOR PASSERO RIDGE SUBDIVISION CITY OF CALDWELL, CANYON COUNTY, IDAHO	
DATE: 05/27/2021	SCALE: AS SHOWN
DRAWN BY: J. HOFF	CHECKED BY: J. HOFF
APP. NO.: PP-12	FILE NUMBER: 7851-5-COVER-PP
REV. 2 of 11	

REV.	DATE	DESCRIPTION	BY	CHK
1	05/27/2021	CITY COMMENTS	J. HOFF	J. HOFF
2	05/27/2021	ADJCT SUBMITAL	J. HOFF	J. HOFF

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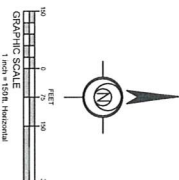
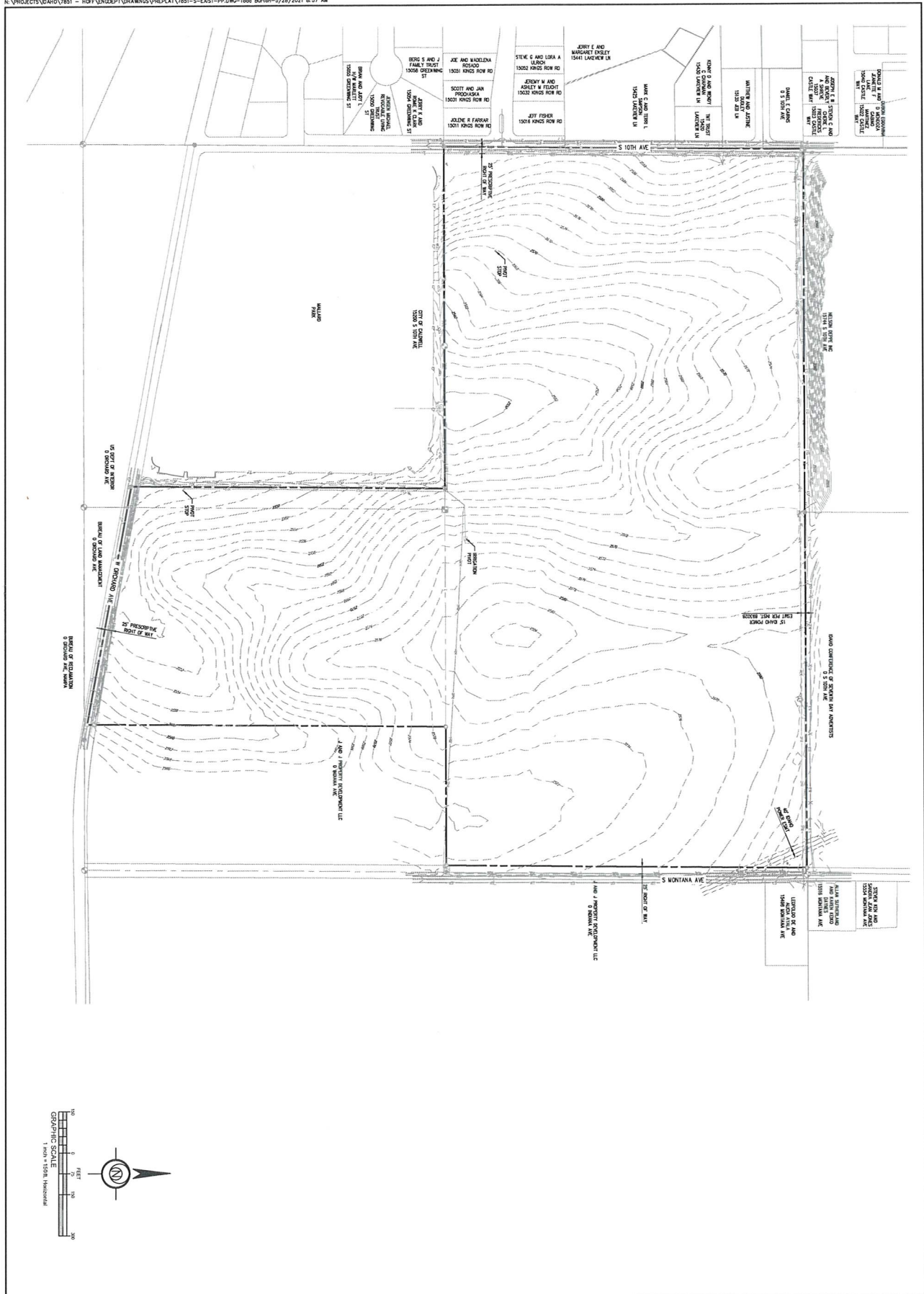
ESE Consultants, Inc.  
3703 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
T: 208-424-0020

NOT APPROVED FOR CONSTRUCTION

PROFESSIONAL ENGINEER  
12449  
STATE OF IDAHO  
KEITH E. BOSSWORTH

KEY PLAN SHEET

A3  
revised



**NATURAL FEATURES MAP**

**PRELIMINARY PLAT FOR PASSERO RIDGE SUBDIVISION**  
CITY OF CALDWELL, CANYON COUNTY, IDAHO

DATE	DESCRIPTION	BY
05/27/2021	CITY COMMENTS	JMB/TMB
05/27/2021	AGENCY SUBMITAL	JMB/TMB

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ESE Consultants, Inc.  
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
T: 208-424-0020

GET APPROVED FOR CONSTRUCTION

PROFESSIONAL ENGINEER  
12440  
STATE OF IDAHO  
MAYM E. BODENSON

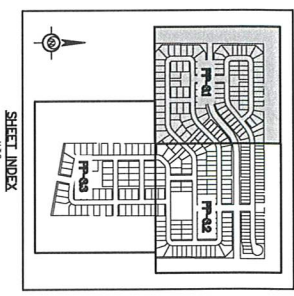
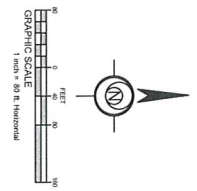
AGENCY REVIEW

*A3  
revised*



SEE SHEET PP-3.3

SEE SHEET PP-3.2



<p>PRELIMINARY PLAT</p> <p>PRELIMINARY PLAT FOR PASSERO RIDGE SUBDIVISION CITY OF CALDWELL, CANYON COUNTY, IDAHO</p>	
<p>DATE: 05/27/2021</p> <p>BY: [Signature]</p> <p>SCALE: AS SHOWN</p>	<p>DESCRIPTION: PRELIMINARY PLAT</p>

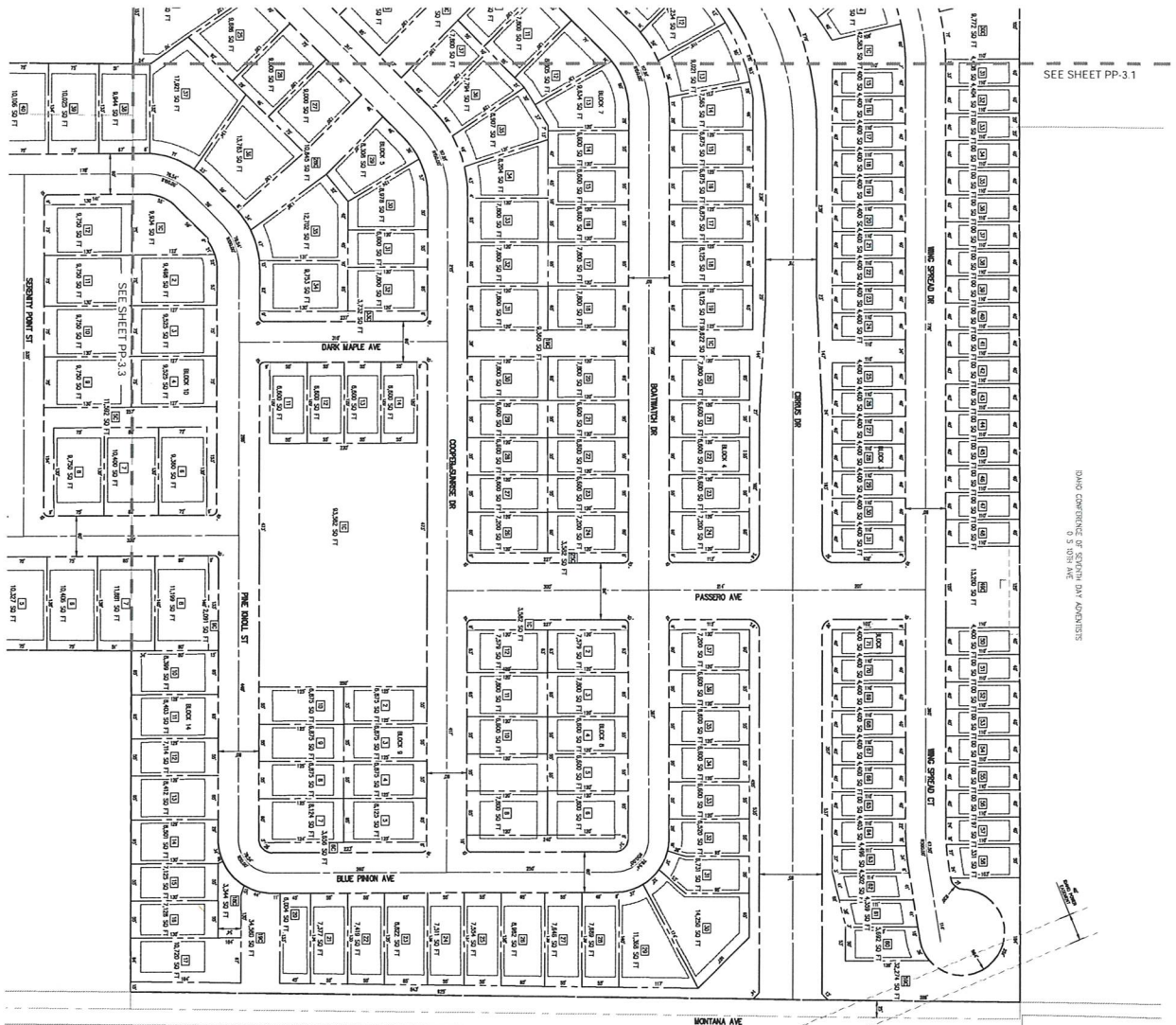
REV	DATE	DESCRIPTION
1	05/27/2021	CITY COMMENTS
2	05/27/2021	ADJUST SUBMITTAL

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ESE Consultants, Inc.  
 3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
 T: 208-424-0020



*A3 Revised*



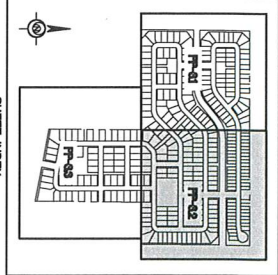
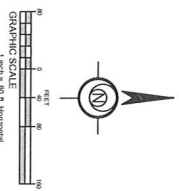
SEE SHEET PP-3.1

DAVID CONVERSE ET ALIUMS DAN ANDROSCHIS  
5101 W. AVE

DAVID CONVERSE ET ALIUMS DAN ANDROSCHIS  
5101 W. AVE

DAVID CONVERSE ET ALIUMS DAN ANDROSCHIS  
5101 W. AVE

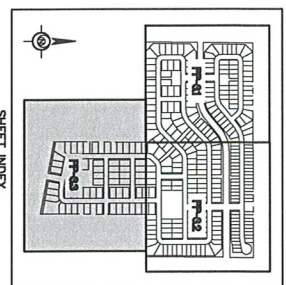
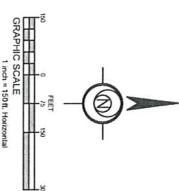
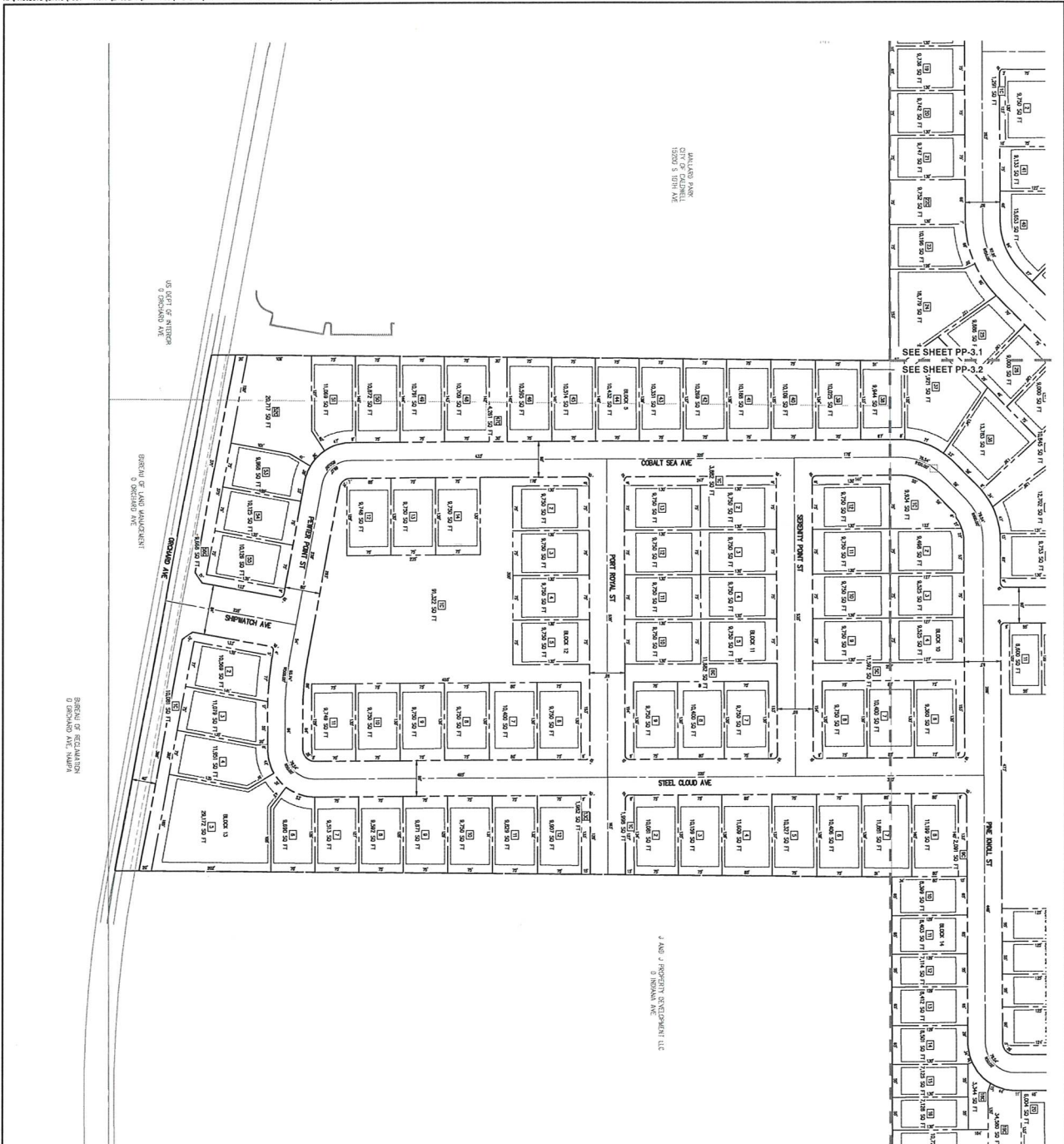
J AND J PROPERTY DEVELOPMENT, LLC  
0 INDIAN AVE



<p><b>PRELIMINARY PLAT</b></p> <p><b>PRELIMINARY PLAT FOR PASSERO RIDGE SUBDIVISION</b></p> <p>CITY OF CALDWELL, CANYON COUNTY, IDAHO</p>										
<p>DATE: 05/27/2021</p> <p>SCALE: 1" = 80'</p> <p>BY: J. AND J. PROPERTY DEVELOPMENT, LLC</p> <p>PROJECT: PP-3.2</p> <p>SHEET: 5 OF 11</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>05/27/2021</td> <td>CITY COMMENTS</td> </tr> <tr> <td>2</td> <td>06/22/2021</td> <td>AGENCY SUBMITTAL</td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	1	05/27/2021	CITY COMMENTS	2	06/22/2021	AGENCY SUBMITTAL
REV.	DATE	DESCRIPTION								
1	05/27/2021	CITY COMMENTS								
2	06/22/2021	AGENCY SUBMITTAL								

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<p>PROFESSIONAL ENGINEER</p> <p>12449</p> <p>STATE OF IDAHO</p> <p>KATHY E. BOYD</p>	<p>NOT APPROVED FOR CONSTRUCTION</p>

*A3 revised*



DATE	SCALE
05/27/2021	AS SHOWN
DESIGNED BY	DATE
05/27/2021	05/27/2021
CHECKED BY	DATE
05/27/2021	05/27/2021
PROJECT NO.	PROJECT NAME
PP-3.3	PRELIMINARY PLAT FOR PASSERO RIDGE SUBDIVISION
SHEET	OF
6	11

**PRELIMINARY PLAT**  
**PRELIMINARY PLAT FOR PASSERO RIDGE SUBDIVISION**  
 CITY OF CALDWELL, CANYON COUNTY, IDAHO

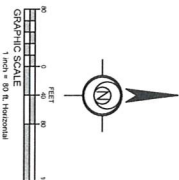
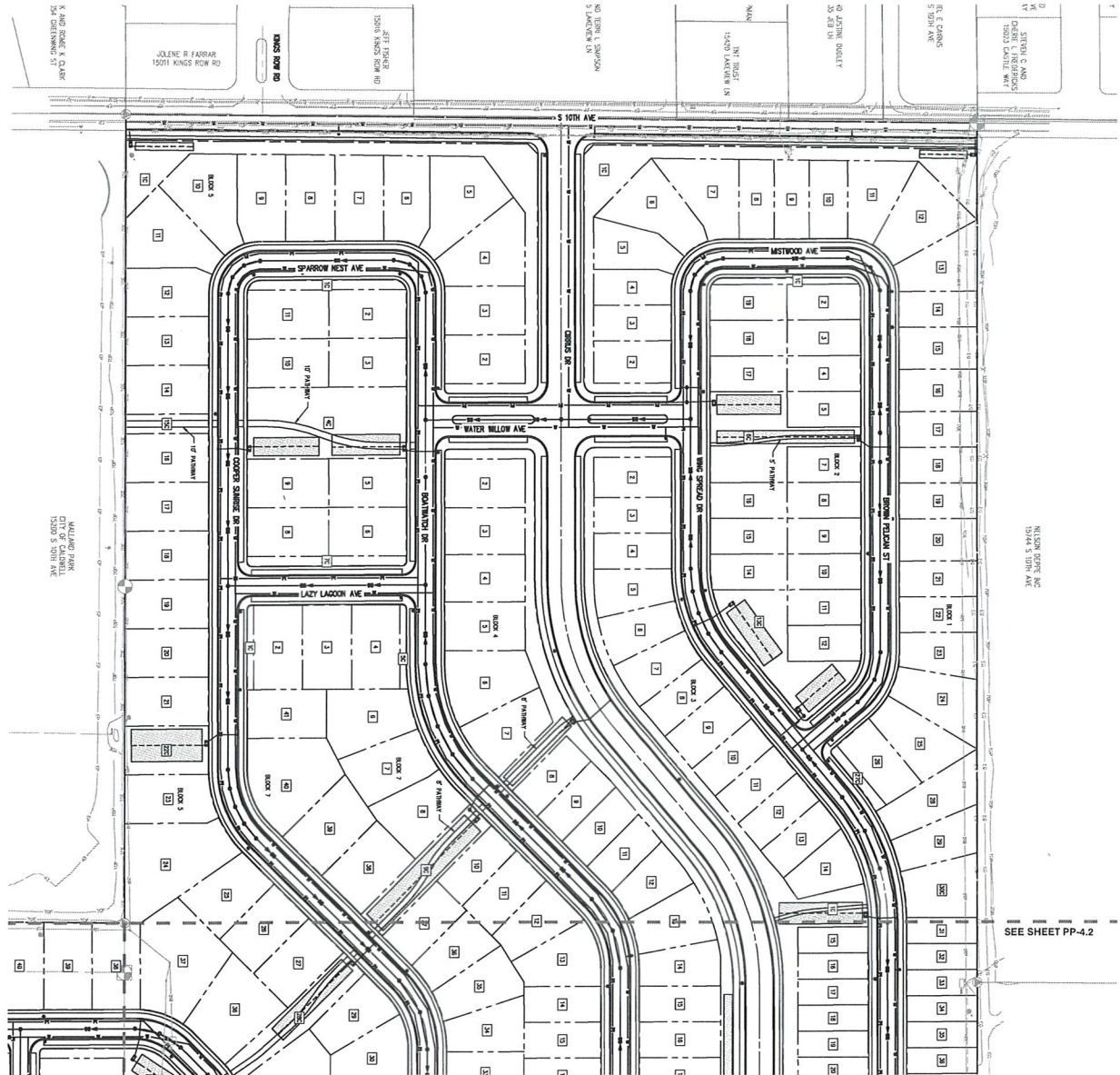
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1	05/27/2021	CITY COMMENTS	
2	05/27/2021	REVISIONS	

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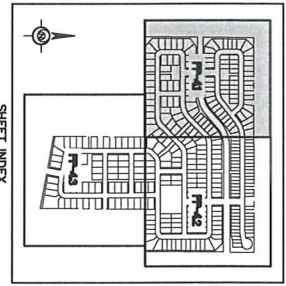


*AS REVISION*



SEE SHEET PP-4-3

SEE SHEET PP-4-2



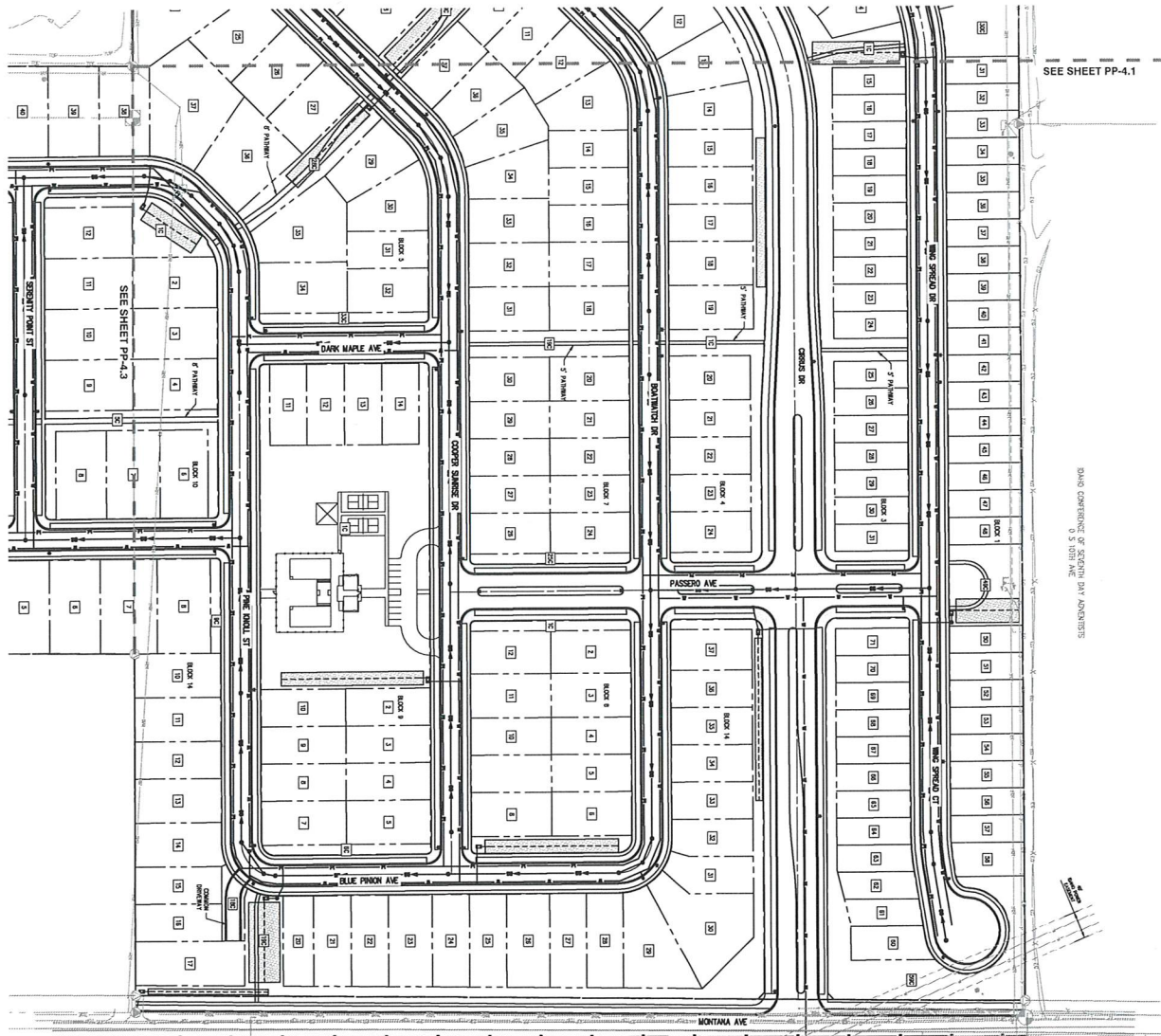
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REV	2	DATE	05/27/2021
REV	3	DATE	05/27/2021
REV	4	DATE	05/27/2021
REV	5	DATE	05/27/2021
REV	6	DATE	05/27/2021
REV	7	DATE	05/27/2021

DATE	05/27/2021	DESCRIPTION	PRELIMINARY ENGINEERING PLAN
REV	1	DATE	05/27/2021
REV	2	DATE	05/27/2021
REV	3	DATE	05/27/2021
REV	4	DATE	05/27/2021
REV	5	DATE	05/27/2021
REV	6	DATE	05/27/2021
REV	7	DATE	05/27/2021

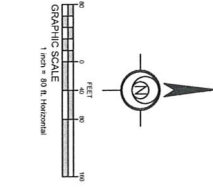
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 ESE Consultants, Inc.  
 3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
 T: 208-424-0020



*A3  
 Revised*



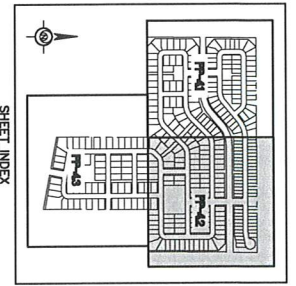
SEE SHEET PP-4.1



J AND J PROPERTY DEVELOPMENT LLC  
8 BURNING WOOD

LEOPOLDO RE AND ALEIA AYALA  
1508 BURNING WOOD

JILLAN SPURHAN AND ALAN  
NEMYS  
1508 BURNING WOOD



**PRELIMINARY ENGINEERING PLAN**

**PRELIMINARY PLAT FOR PASSERO RIDGE SUBDIVISION**  
CITY OF CALDWELL, CANYON COUNTY, IDAHO

DATE: 05/27/2021  
BY: [Signature]

REV	DATE	DESCRIPTION	DRAWN
1	04/27/2021	AGENCY SUBMITTAL	
2	05/27/2021	CITY COMMENTS	

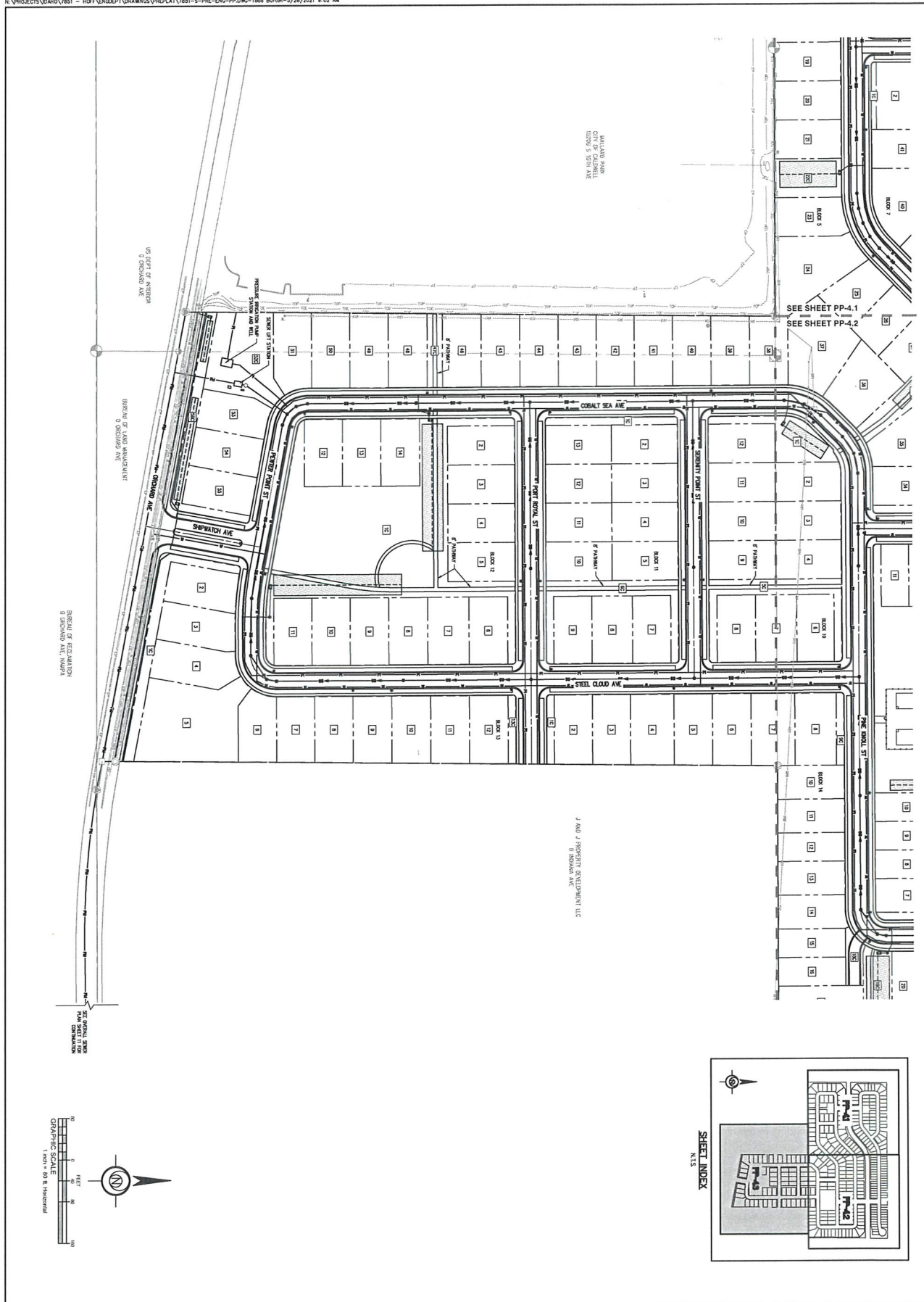
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3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
T: 208-424-0020

PROFESSIONAL ENGINEER  
12440  
STATE OF IDAHO  
JAMES E. BOBYCH

*A3 revised*





DATE	05/27/2021	BY	TB
SCALE	1" = 40'	CHECKED	MS
PROJECT	PP-4.3	DATE	05/27/2021
NO.	9	OF	11

**PRELIMINARY ENGINEERING PLAN**

**PRELIMINARY PLAT FOR PASSERO RIDGE SUBDIVISION**  
CITY OF CALDWELL, CANYON COUNTY, IDAHO

REV.	DATE	DESCRIPTION	BY	CHK
1	05/27/2021	CITY COMMENTS	TB	TB
2	05/27/2021	AGENCY SUBMITTAL	TB	TB

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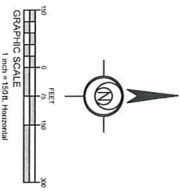
ESE Consultants, Inc.  
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83542  
T: 208-424-0020

NOT APPROVED FOR CONSTRUCTION

PROFESSIONAL ENGINEER  
LICENSED  
12449  
STATE OF IDAHO  
MAY 11, 2020

AGENCY REVIEW

*A3 Revised*



DATE: 05/27/2021	SCALE: 1/8" = 1'-0"
DESIGNED BY: T.B.	CHECKED BY: T.B.
DRAWN BY: T.B.	DATE: 05/27/2021
PROJECT: PP-5.1	
<b>PRELIMINARY GRADING AND DRAINAGE PLAN</b> <b>PRELIMINARY PLAT FOR PASSERO RIDGE SUBDIVISION</b> CITY OF CALDWELL, CANYON COUNTY, IDAHO	

REV#	DATE	DESCRIPTION	BY	CHK
1	05/27/2021	CITY COMMENTS	T.B.	T.B.
2	05/27/2021	AGENCY SUBMITAL	T.B.	T.B.

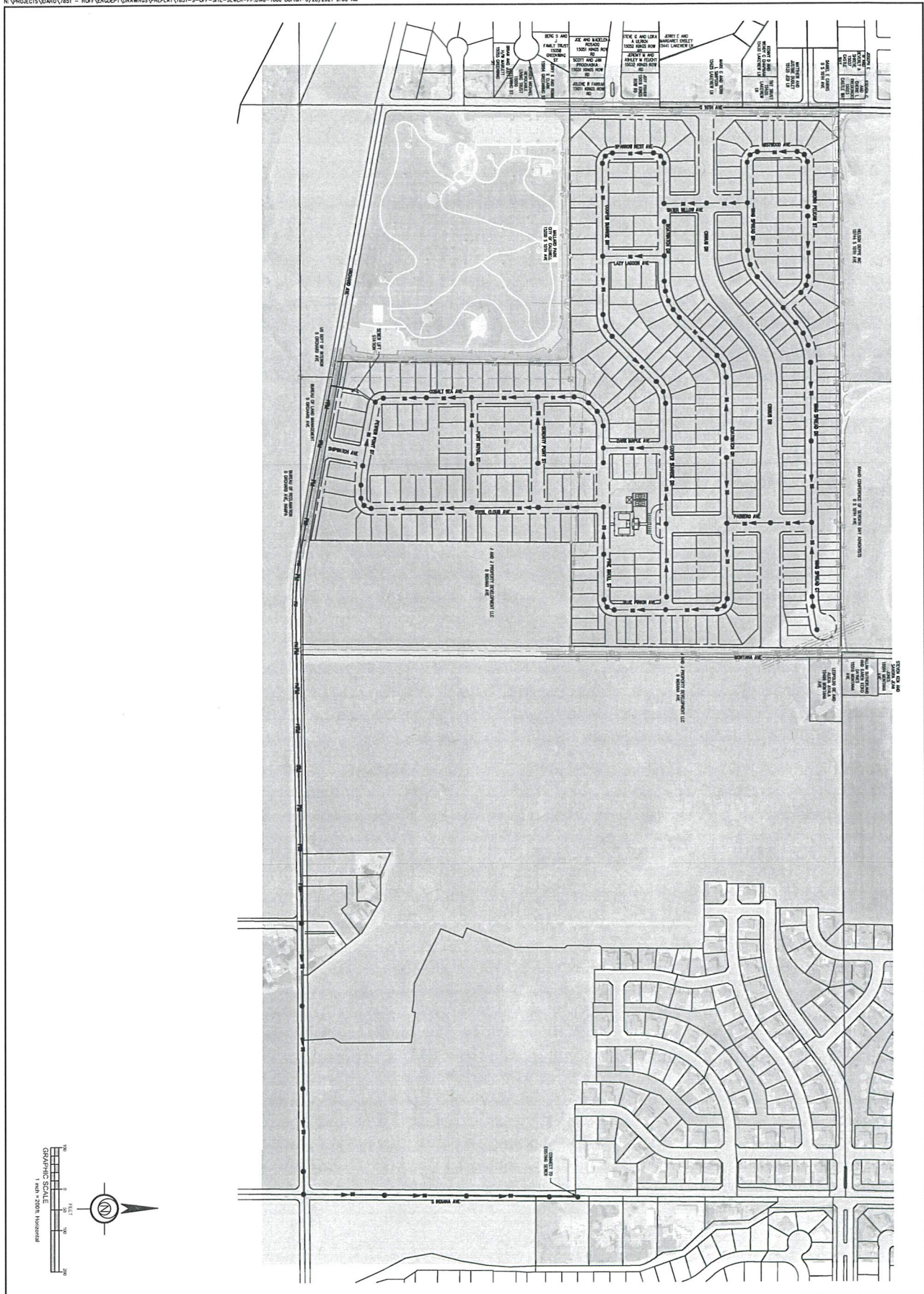
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AGENCY REVIEW

A3 Revised



**OVERALL SEWER PLAN**

**PRELIMINARY PLAT FOR PASSERO RIDGE SUBDIVISION**  
CITY OF CALDWELL, CANYON COUNTY, IDAHO

DATE	05/27/2021	DESCRIPTION	PP-6.1
REV	1	05/27/2021	AGENCY SUBMITTAL
REV	2	05/27/2021	CITY COMMENTS

REV	DATE	DESCRIPTION	BY	CHK

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ESE Consultants, Inc.  
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
T: 208-424-0020

BY APPROVED FOR CONSTRUCTION

PROFESSIONAL ENGINEER  
LICENSED  
12440  
STATE OF IDAHO  
MAY 11 2021  
MAY 11 2021  
E. BOYDSON

AGENCY REVIEW

*A3  
revised*

VICINITY MAP  
PASSERO RIDGE SUBDIVISION

May 27, 2021 - Caldwell, Idaho

124

KARCHER RD/HWY 55

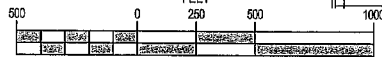
S 10TH AVE

PROJECT  
LOCATION

S MONTANA AVE

ORCHARD AVE

LAKE LOWELL



GRAPHIC SCALE

1 inch = 500 ft. Horizontal

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71.200-424-0020

**Toll Brothers**

AMERICA'S LUXURY HOME BUILDER®

**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 p.m

End Time of Neighborhood Meeting: 7:10 p.m

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. KRISTA BALLARD	15094 GREENWING CALDWELL
2. ALLAN DAYNES	15516 S MONTANA AVE
3. Steve & Sandy Jones	15554 S. Montana Ave,
4. Lee & Kathy Baker	15470 JEB LN
5. Steven & Cherie Fredrickos	15023 Castle Way
6. Jane Bong	15058 Greenwing St
7. Scott Prochaska	15031 Kings Rd.
8. Jeff Burdell	15125 Golden Eagle
9. Vic Krusch	15115 GOLDEN EAGLE CALDWELL
10. JOLENE FARRAR	15011 KING'S ROW RD CALDWELL
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____

175