



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 PUD

STAFF USE ONLY:

File number(s): ANN22-000025
PUD22-000010, SUB22-000042
 Project name: Traverse Creek
 Date filed: 11/27/22 Date complete: _____
 Related files: _____

Subject Property Information

Address: 0 Lincoln Road Parcel Number(s): R3411400000; R3523600000
 Subdivision: _____ Block: _____ Lot: _____ Acreage: _____ Zoning: _____
 Prior Use of the Property: Agricultural
 Proposed Use of the Property: Residential Subdivision

Applicant Information:

Applicant Name: Trilogy Development, Inc. Phone: 208-895-8858
 Address: 9839 W. Cable Car St. City: Boise State: ID Zip: 83709
 Email: Shawn@trilogyidaho.com ^{Suite 101} Cell: _____

Owner Name: Endurance Holdings, LLC Phone: _____
 Address: 1977 E. Overland Rd. City: Meridian State: ID Zip: 83642
 Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) NV5 - Bonnie Layton
 Address: 690 S. Industry Way #10 City: Meridian State: ID Zip: 83642
 Email: bonnie.layton@nv5.com Cell: 208-724-2624

Authorization

Print applicant name: Bonnie Layton
 Applicant Signature: [Signature] Date: 11/23/22

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quick search:

Address

Permit #

License #



- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

Permit Project



File #: 22-004537 ...
 0 LINCOLN RD CALDWELL ID 83605
 Traverse Creek Subdivision

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History

EDIT:
File

Edit Permit: ANN22-000025



- ADD:
- Activity
- Address
- Alert
- Contact
- Document
- Email
- Inspection
- Letter
- Note
- Payment
- Permit
- Route

Permit #: ANN22-000025
 Permit Type: Annexation
 Sub Type: Annexation
 Work Description: Traverse Creek Subdivision

Applicant: NV5 - Bonnie Layton
 Status: Online Application Received
 Total Amount: \$ 0.00
 Amount Paid: \$ 0.00
 Balance Due: \$ 0.00
 Valuation: 0.00
 Non-Billable:

Application Date: 11/27/2022
 Approval Date:
 Issue Date:
 Expiration Date:
 Close Date:
 Last Inspection:

- REPORTS:
- Custom
- Detail
- Summary

OFFICE USE ONLY

P&Z Hearing Date Scheduled:
 P&Z Decision:
 CC Legal Ad Publish Date:
 CC Meeting Date:
 Bill and Ordinance #:
 Development Agreement Approved:
 P&Z Legal Ad Publish Date:
 CC Hearing Date Scheduled:
 CC Decision:
 CC Meeting Decision:
 Bill and Ordinance Approval Date:

PROPERTY INFORMATION

Is this part of a concurrent application: No
 Prior use of the property: Agricultural
 Proposed use of the property: Residential subdivision
 # of Acres: More than 2 acres

CONTACT INFORMATION

Property Owner: ENDURANCE HO Agent: NV5 - Bonnie Layton

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1/2

SUBMITTAL DOC 3

Will you be submitting plans for review:

Yes

Projectdox Permit #:

ANN22-000025

Site Plan:

TRAVERSE CREEK SUB
FULL SET 20221108

Stamped.pdf

Metes and bounds legal description: Traverse
Creek Sub
Desc.pdf

Vicinity map:

Traverse Creek Vicinity

Map.pdf

Neighborhood meeting sign in sheet: Neighborhood
Meeting.pdf

Project narrative:

Application

Letter &

Project

Narrative.pdf

Property Owner Owner
Acknowledgement: Affidavits.pdf

Landscape plan:

Traverse

Creek

Preliminary

Plat

Landscape

Plan 11-11-

22.pdf

Recorded warranty deed: Warranty
Deeds.pdf

Copy of the Order of Decision:

Copy of the Record of Survey:

B. Compaction tests shall be completed in accordance with ISPWC and submitted to the City.

Permit Fees

Quantity	Fee	Description	Amount	Total
			Plan Check Fees:	0.00
			Other Fees:	0.00
			Total Fees:	0.00

Payments

Date	Type	Reference	Note	Receipt #	Received From	Amount
						Amount Paid:
						0.00
						Balance Due:
						0.00



quick search:

Address

Permit #

License #



- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

Permit Project



File #: 22-004535 ...
 0 LINCOLN RD CALDWELL ID 83605
 Traverse Creek Subdivision

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History

EDIT: File

Edit Permit: PUD22-000010



- ADD:
 - Activity
 - Address
 - Alert
 - Contact
 - Document
 - Email
 - Inspection
 - Letter
 - Note
 - Payment
 - Permit
 - Route

Permit #: PUD22-000010
 Permit Type: Planned Unit Development
 Sub Type: Planned Unit Development
 Work Description: Traverse Creek Subdivision

Applicant: NV5 - Bonnie Layton
 Status: Online Application Received
 Application Date: 11/27/2022
 Total Amount: \$ 0.00
 Approval Date:
 Amount Paid: \$ 0.00
 Issue Date:
 Balance Due: \$ 0.00
 Expiration Date:
 Valuation: 0.00
 Close Date:
 Non-Billable:
 Last Inspection:

- REPORTS:
 - Custom
 - Detail
 - Summary

Approved Subdivision Name:
 Approved Subdivision Name (Revised):
 HE Hearing Date Scheduled:
 HE Legal Ad Publish Date:
 HE Decision:
 P&Z Hearing Date Scheduled:
 P&Z Legal Ad Publish Date:
 P&Z Decision:
 CC Hearing Date Scheduled:
 CC Legal Ad Publish Date:
 CC Decision:

Subject Property Information

Prior Use of the Property: Agricultural
 Proposed Use of the Property: Residential subdivision

Applicant Information

Owner Name: Endurance Holdings, LLC
 Phone:
 Address:

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City:
 State:
 Zip:
 Email:
 Cell:
 Agent Information: (e.g., architect, engineer, developer, representative)
 Agent Name: NV5 - Bonnie Layton
 Address: 690 S. Industry Way, Sui
 City: Meridian
 State: ID
 Zip: 83642
 Email: bonnie.layton@nv5.com
 Cell: 208-724-2624

Planned Unit Development (PUD) Information

Total Acreage: 84.5
 Zoning: R-1 PUD
 Phased Project: Yes
 If yes, # of phases: 6
 List all proposed uses: residential
 If residential is proposed: Total # of dwelling units: 279
 Proposed Density: 3.30
 List all types of proposed housing units: single family and townhouse lots

PUD Required Details

PUD must be consistent with one or more of the following. Mark all that apply and provide a detailed explanation

Offers a maximum choice of living environments by allowing a variety of housing and building types: Plan provides for a variety of housing types including

Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use: Project provides a mix of housing types

Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation.: Plan is designed to preserve Mason Creek which runs

Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes.: The property is dissected by Mason Creek which runs

Encourages infill development that contributes a compatible design to the existing neighborhood: Properties immediately to the east and south have

PUD'S shall incorporate imaginative or unique concepts, innovations and designs. list in detail those elements.: Traverse Creek incorporates a variety of housing types in

All lots developed for residential purposes shall have frontage on a public roadway. Check here indicating this project meets this requirement.:

All PUD's shall have the following features
 Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots,

A-1

recreational facilities, pathways and school bus pick up locations (sidewalks may substitute):

Eight-foot wide paved major pathway with a 5-foot wide landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway:

Usable open space of at least 10% of the gross area: Varying bermed street landscape buffers of a 2:1 to 3:1 ratio:

4 or more of the following amenities shall be provided: baseball/softball field; basketball court; boat dock/river access; buildings to LEED standards; community center; daycare center; detached sidewalks; energy-star certified housing; enhanced paving and design features; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; residential buildings constructed with fire sprinkler systems; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council:

- 1.: parks
2.: pathways
3.: sport court
4.: tot lot
Townhome lots will have 0' setback at common wall

List all proposed deviations from height, lot line setback, and lot dimension schedule as listed in current City Code:

Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject property must meet the following criteria

Parcel under 20 acres

Parcel located within a largely developed area (minimum 50% of land within 300 feet of subject property developed)

Municipal services are readily available

REQUIREMENTS FOR A PLANNED UNIT DEVELOPMENT (PUD)

Will you be submitting plans for review: Yes
Projectdox Permit #: PUD22-000010

1. Section 10-03-07(2) - MUST be consistent with one or more of the following (please mark all that apply and provide a DETAILED explanation):

Offers a maximum choice of living environments by allowing a variety of housing and building types:

Explain: Single family detached homes, patio homes, alley

Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use:

Explain: Various product types are located throughout the

Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation:

Explain:

Plan is designed to preserve Mason Creek which runs

Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes:



Explain:

The property is dissected by Mason Creek which runs

Encourages infill development that contributes a compatible design to the existing neighborhood (Note: The subject property MUST be less than 20 acres, MUST have 50% of the land within 300 feet developed and MUST have municipal services already available to be considered infill.):



2. Section 10-03-07(3)B - The primary use of the planned unit development shall be a permitted use in the underlying zoning classification.

What is the zoning classification of the subject property?: R-1 PUD

What is the primary use of the planned unit development?: Residential

3. Section 10-03-07(3)C - No more than 30% of the total area of the planned unit development shall be devoted to a use or uses not permitted or specially permitted in the underlying zoning classification except that industrial uses not permitted outright in the M-1 Light Industrial zone are hereby prohibited in any residential district.

What is the total area of the planned unit development?: 84.5 acres

What percentage of the total area of the planned unit development is made up of uses not permitted or specially permitted in the underlying zoning classification?: 100%

What are those uses?: 0

4. Section 10-03-07(3)E - What are the imaginative or unique concepts, innovations and designs that have been incorporated into the project presented?: Traverse Creek incorporates a variety of housing types in

5. Section 10-03-07(3)F - The number of dwelling units allowed in a planned unit development shall be calculated by multiplying the gross area and the dwelling units permitted in the underlying zoning classification. The planned unit development shall be consistent with the density guidelines provided in the comprehensive plan.

Gross area: 84.5 acres

of Dwelling Units (single-family, duplexes, apartments, etc. Does not include assisted living facilities or similar):: 279

Density for this zone in a planned unit development, as per the Comprehensive Plan: 6 dwelling units per gross acre

Dwelling units per gross acre for this project: 3.3

6. Section 10-03-07(3)G - A variety of housing types or residential uses may be included in a planned unit development including attached units (duplexes, townhouses), detached units (patio homes), singlefamily dwellings and multiple-family units (triplexes, fourplexes, sixplexes, etc.) regardless of the zoning classification, provided that the overall density of the land use classification is maintained.

Please list all types of housing in the planned unit development and the total number of buildings and units for each. (Example: 4 duplexes for a total of 8 units and 8 triplexes for a total of 24 units and 34 apartment buildings with 20 units in each building for a total of 680 units. Grand Total: 712): Traditional single family lots - 148, Patio home lots - 117

7. Section 10-03-07() Commercial buildings and establishments shall be planned in groups having common parking areas and common ingress and egress points.

If applicable, please describe the grouping of commercial buildings along with their common parking areas and common ingress and egress points. If not applicable, please write N/A:

8. Section 10-03-07(3)L - Off-street parking for a single-family or two-family residential planned unit development shall be as follows

A) Two spaces per unit on the subject parcel or clustered in parking pads in close proximity to any dwelling units they serve.

Please describe how the two spaces per unit is being accommodated? (Please note that both driveways and garages can count as spaces.): Each residence will have two garage parking spaces per

B) Lots 45 feet in width and smaller shall provide one additional space per every four residential units in a common parking lot located in close proximity to the residential structures in which it serves

Does the planned unit development have any single- or two-family lots that are 45 feet in width or less?: Yes

If yes, how many?: 135

Where are the additional parking spaces and how many additional parking spaces are being provided?: 56

C) Off-street parking for the multi-family residential portion of the planned unit development shall be provided as follows

1 1/2 spaces per unit on each subject parcel or clustered in parking pads in proximity to any dwelling units they serve.

One space per every eight units shall be dedicated for off-street visitor parking.

Off-street parking shall NOT allow vehicles to back out

onto a public street. Number of Multi-family Units

(triplex and above):

Number and Location of Off-street parking spaces:

Number and Location of Off-street visitor parking

spaces:

D) Off-street parking for Commercial uses shall be provided as required in Section 10-02-05

Commercial Use:

of Off-street Parking Spaces Required:

of Off-street Parking Spaces Provided and Location:

9. Section 10-03-07(3)M - All lots developed for residential purposes shall have frontage on a public roadway. Please check here indicating that this project meets this requirement.: Project meets this require

residential purposes shall have frontage on a public

roadway. Please check here indicating that this project

meets this requirement.:

10. Section 10-03-07(3)O - Unless the site qualifies as an infill development, the overall site shall consist of a minimum gross area of five acres. Please state minimum gross acreage: 84.5 acres

an infill development, the overall site shall consist of a

minimum gross area of five acres. Please state

minimum gross acreage:

11. Section 10-03-07(3)P - A phasing plan shall be submitted with the planned unit development application.: Please see attached.

submitted with the planned unit development

application.:

Please attach a phasing plan to this document.:

Select File

Traverse Creek PPlat-PHASE MAP.pdf



12. Section 10-03-07(4) - All planned unit developments shall have the following features

A) Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute)

Please indicate approximate locations of the micro pathways, including lot and block numbers if applicable: Micro pathways are located throughout the community in the

applicable:

B) Eight-foot wide paved major pathway with a 5-foot

wide landscape buffer. The other side that meanders through the property. Please indicate the lot and block numbers of the major pathway:

Major pathways are located adjacent to Mason Creek Block 4

C) Usable open space of at least 10% of the gross area.

Gross area: 84.5 acres
Usable open space (list lots and blocks if applicable or approximate locations): 9.71 acres (11.49%) please

D) Varying bermed street landscape buffers of a 2:1 to 3:1 ratio. Please very clearly identify on the landscaping plan those portions of the street landscape buffers that are 2:1 and those portions that are 3:1 - perhaps with shading or hatching or some other symbol. If this is not very clear to the planning and zoning plan reviewer, the landscape plan will be returned for revision.

E) Three or more of the following amenities shall be provided: baseball/softball field; basketball court; boat dock/river access; buildings to LEED standards; community center; daycare center; detached sidewalks; energy-star certified housing; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council.

- 1.: parks
- 2.: pathways
- 3.: sport court
- 4.: tot lot

13. Section 10-03-07(5) - Subdivisions and developments created through the planned unit development process shall provide a narrative and architectural renderings that explain what amenities will be incorporated inside the development to compensate for deviations to the city's development standards and how its construction will satisfy the community's need for a wide range of housing and commercial businesses. Please attach said narrative and architectural renderings to this document.

Upload Document:
Architecture.pdf  

14. Section 10-03-07(6) - The developer may deviate from the height, lot line setback and lot dimension schedule found in Section 10-02-03 with the consent of the planning and zoning commission and city council. Modifications to other zoning and subdivision standards will be determined on a case-by-case basis. Deviations shall be listed in full as a part of the planned unit development application.:



Deviations:



15. Section 10-03-07(7) - Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject parcel must meet the following three criteria

- Parcel under 20 acres.
- Parcel located within largely developed area (at least 50% of the land within 300 feet of the exterior boundaries of the subject parcel)
- Municipal services are already available.

If you wish to proceed as an INFILL planned unit development, please attach a separate sheet of paper describing how the subject property meets each of the three criteria listed above. Additionally, please show how the proposed building design(s) is compatible with the existing neighborhood and adjoining properties by taking into account building type, height, bulk, and site location.

Submittal Requirements

Completed & signed Hearing Review Master Application:
Master Application Form.pdf  

Narrative fully describing the proposed use/request:
Application Letter & Project Narrative.pdf  

Recorded warranty deed for the subject property:

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Detailed Site Plan:

Warranty Deeds.pdf  

Preliminary Plat (if applicable):

Traverse Creek Pre Plat Landscape Plan Rendering 11-11-22.pdf  

Signed Property Owner Acknowledgement (if applicable):

TRAVERSE CREEK SUB FULL SET 20221108 Stamped.pdf  

Vicinity map, showing the location of the subject property:

Owner Affidavits.pdf  

Traffic Study (if applicable):

Traverse Creek Vicinity Map.pdf  

Landscape (if applicable):

Traverse Creek TIS_Draft_11182022.pdf  

Neighborhood Meeting Sign-In Sheet:

Traverse Creek Preliminary Plat Landscape Plan 11-11-22.pdf  

Neighborhood Meeting.pdf  



All of the above items shall be submitted in 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

Authorization

Print applicant name: Bonnie Layton
Applicant Signature: signature.png 
Date: 11/23/2022

 Permit Fees  

Quantity	Fee	Description	Amount	Total
		Plan Check Fees:		0.00
		Other Fees:		0.00
		Total Fees:		0.00

 Payments  

Date	Type	Reference	Note	Receipt #	Received From	Amount
					Amount Paid:	0.00
					Balance Due:	0.00



quick search:

Address

Permit #

License #



- Home
- My Activities
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- Reports
- Support Center
- Administration
- Logoff

Permit Project



File #: 22-004536 ...
 0 LINCOLN RD CALDWELL ID 83605
 Traverse Creek Subdivision

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History

EDIT:
File

Edit Permit: SUB22-000042



- ADD:
- Activity
- Address
- Alert
- Contact
- Document
- Email
- Inspection
- Letter
- Note
- Payment
- Permit
- Route

Permit #: SUB22-000042
 Permit Type: Subdivision Plats
 Sub Type: Preliminary
 Work Description: Traverse Creek Subdivision

Applicant: NV5 - Bonnie Layton
 Status: Online Application Received
 Total Amount: \$ 0.00
 Amount Paid: \$ 0.00
 Balance Due: \$ 0.00
 Valuation: 0.00
 Non-Billable:

Application Date: 11/27/2022
 Approval Date:
 Issue Date:
 Expiration Date:
 Close Date:
 Last Inspection:

- REPORTS:
- Custom
- Detail
- Summary

OFFICE USE ONLY

Approved Subdivision Name: Traverse Creek
 Approve Subdivision Name (Revised):
 HE Hearing Date Scheduled:
 HE Decision:
 P&Z Legal Ad Publish Date:
 CC Hearing Date Scheduled:
 CC Decision:

PROPERTY INFORMATION

Is this part of a concurrent application: No
 Prior use of the property: Agricultural
 Proposed use of the property: Residential Subdivision

CONTACT INFORMATION

Property Owner: ENDURANCE HO Agent: NV5 - Bonnie Layto

SUBMITTAL DOCUMENTS

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1/3

Will you be submitting for review: Yes No Projectdox Pe.

Site Plan: Traverse Creek Pre Plat
 Landscape Plan Rendering
 11-11-22.pdf

Preliminary Plat: TRVERSE CREEK SUB FULL
 SET 20221108 Stamped.pdf

Metes and bounds legal description: Traverse Creek Sub Desc.pdf

Vicinity map: Traverse Creek Vicinity Map.pdf

Neighborhood meeting sign in sheet: Neighborhood Meeting.pdf

Project narrative: Application Letter & Project Narrative.pdf

Property Owner Acknowledgement: Owner Affidavits.pdf

Landscape plan: Traverse Creek Preliminary Landscape Plan 11-11-22.pdf

Recorded warranty deed: Warranty Deeds.pdf

Copy of the Order of Decision:

Copy of the Record of Survey:

Please check with the Engineering Department to see if a Traffic Impact Study is required.

Traffic Impact Study: Traverse Creek TIS_Draft_11182022.pdf

TOTAL NUMBER OF LOTS

Residential:	279	Commercial:	
Industrial:		Common:	54
Phased Project:	<input checked="" type="checkbox"/>	If Phased, Phase #:	6
Total Acreage:	84.49	Min. Lot Size (excluding common lots):	3389
Max. Lot Size (excluding common lots):	10712	Avg. Lot Size (excluding common lots):	3805; 8516; 3764
% Usable Open Space:	11.49	List all types of usable open space:	parks with sport courts,

Permit Fees

Quantity	Fee	Description	Amount	Total
		Plan Check Fees:		0.00
		Other Fees:		0.00
		Total Fees:		0.00

Payments

Date	Type	Reference	Note	Receipt #	Received From	Amount
					Amount Paid:	0.00

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

	Planning & Zoning		Engineering			Fire Department			Totals
Comprehensive Plan Amendment									
Map amendment	10260	\$							\$
Text Amendment	10270	\$							\$
Annexation									
Less than 2 acres	10240	\$		12550	\$		22025	\$	\$
More than 2 acres	10240	\$		12550	\$		22025	\$	\$
More than 20 acres	10240	1	\$ 3,080.50	12550	1	\$ 1,049.00	22025	1	\$ 214.50
DeAnnexatin	10240	\$							\$
Subdivision Plats									
Preliminary Plat	10180	\$		12511	\$		22025	\$	\$
Short plat	10180	\$		12512	\$		22025	\$	\$
PUD w Subdivision	10210	1	\$ 7,980.00	12513	1	\$ 6,322.01	22025	1	\$ 723.15
PUD w/o Subdivision	10210	\$		12513	\$		22025	\$	\$
Final Plat	10180	\$		12512	\$		22025	\$	\$
Manufactured Home Park Prelim	10190	\$		12520	\$		22025	\$	\$
Manufactured Home Park Final	10190	\$		12520	\$		22025	\$	\$
Plat Amendment (Administrative)	10280	\$							\$
Plat Amendment (Public Hearing)	10280	\$							\$
Time Extension (Administrative)	10280	\$							\$
Time Extension (Public Hearing)	10280	\$							\$
Zone Change									
Less than 2 acres	10220	\$					22025	\$	\$
More than 2 acres	10220	\$					22025	\$	\$
Special Use Permit									
Less than 2 acres	10200	\$		12530	\$		22025	\$	\$
More than 2 acres	10200	\$		12530	\$		22025	\$	\$
More than 20 acres	10200	\$		12530	\$		22025	\$	\$
Additional Fees									
Appeals/ Amendments to Conditions	10290	\$							\$
Business Permits (No change in use)	11040	\$							\$
Business Permits (Change in use)	11040	\$							\$
Business Permits Renewal	11040	\$							\$
Certified Mailing	10340	\$							\$
Code Enforcement Admin. Fee	64240	\$							\$
Design Review - New Construction (Hearing Level)	10330	\$							\$
Design Review - Rennovations/Add.'s (Staff)	10330	\$							\$
Design Review - Building Maint. (Staff)	10330	\$							\$
Development Agreements	10335	1	\$ 950.00						\$
Development Agreement Modification	10335	\$							\$
City Clerk FBI Background Check/Finger Print (\$33.25)	11031	\$							\$
Historic Preservation (Staff level)	11042	\$							\$
Historic Preservation (Hearing level)	11042	\$							\$
Lot Line Adjustments	10280	\$							\$
Lot Split	10280	\$							\$
Minor Land Use App. (Home Occupation, Temp. Use, Mobile Food Unit)	10216	\$					22025	\$	\$
Minor Land Use App. Renewal (Home Occupation, Temp. Use, Mobile Food Unit)	10216	\$					22025	\$	\$
Minor Land Use App. (Admin. Deter. Dir. Appr.)	10216	\$							\$
Ordinance Text Amendment	10230	\$							\$
Outdoor Dining Permit	11040	\$							\$
Variance (Hearing Level)	10250	\$							\$
Letter Verification									
Certificate of Zoning Compliance Letter	10360	\$							\$
Legal Non-Conforming Use Letter	10360	\$							\$
Zoning Verification Letter	10360	\$							\$
Documents - Copies									
Audio Tape Duplication	10360	\$							\$
Bike & Pedestrian Master Plan	10360	\$							\$
Comprehensive Plan	10360	\$							\$
Parks & Recreation Master Plan	10360	\$							\$
Subdivision Ordinances	10360	\$							\$
Treasure Valley Tree Selection Guide	10360	\$							\$
Xerox copies	1401	\$							\$
Zoning Ordinance	10360	\$							\$
			\$ 12,010.50		\$ 7,371.01		\$ 937.65		\$ 20,319.16
ANN22-00005 Traverse Creek									
PUD22-000010, SUB22-000042									
							GRAND TOTAL		\$ 20,319.16

Paid in Office Check # 13727
Challenger Development

A-1

November 23, 2022

Mr. Alex Jones
Planning & Zoning Department
City of Caldwell
621 Cleveland Blvd
Caldwell, ID 83605

via email

**RE: Traverse Creek Subdivision – Parcel Nos. R3411400000; R3523600000
Application for Annexation, Planned Unit Development & Preliminary Plat**

Dear Mr. Jones,

On behalf of our client, Trilogy Development, Inc., please accept the attached applications for Annexation with a Planned Unit Development and Preliminary Plat of the subject property, approximately 84.5 acres located between Lincoln Road and Marble Front Road (west of Wells Road) with a requested zoning designation of R-1 PUD in the City of Caldwell. Our request is to annex the property as a Planned Unit Development with a Preliminary Plat. This request is supported by the 2040 City of Caldwell Comprehensive Plan and Zoning Ordinance. The project proposes to develop 279 residential building lots ranging in size from approximately 3,389 square feet to 10,712 square feet, with a mix of housing types and lot sizes.

Traverse Creek Subdivision will be a single family attached and detached residential subdivision with a density of 3.30 dwelling units per acre. In addition to providing 279 building lots the project contemplates 9.71 acres (11.49%) of qualified open space and total common area of 28.04 acres (33.19%). The project will provide a variety of community amenities including parks with grassy play areas, a tot lot, picnic tables and benches, along with landscape buffers, a sport court, and pathways. The parks and open space areas are dispersed throughout the site and are connected by pathways and sidewalks to provide ample usable areas for residents to recreate. In total there are 54 common lots that will be developed, irrigated and landscaped in accordance with City of Caldwell standards. Traditional residential architectural styles will be used for the homes in this community as illustrated in the submitted architectural exhibits. Building heights and setbacks will be in accordance with Caldwell City Code with the exception of the townhome lots whereby the interior side setback will be 0' for the attached homes.

The property is adjacent to parcels already annexed and/or developed in the City of Caldwell. The location of the property and its development as a residential subdivision is quite literally in the right place at the right time. Just 0.75 miles to the south is the newly enhanced Hwy 20/26. Additionally, Traverse Creek is approximately just a 1.5 mile drive to the North Ranch business park and will provide much needed housing for current and future employees in the area. The development of the site is planned to appeal to a variety of homebuyers looking to call the City of Caldwell home. Due to the unique features of the site, there presents an opportunity to develop various residential home types and lot sizes to suit the needs of residents of all age ranges and life stages. This variety in homes combined with various community amenities and proximity to jobs will make Traverse Creek a highly sought-after community.

Overall, Traverse Creek Subdivision will complement the surrounding approved and proposed residential developments while delivering much needed housing in the City of Caldwell. We have worked to develop a plan that provides a variety of housing options and is consistent with the City's comprehensive plan and zoning code while contributing to public infrastructure improvements that will benefit all residents in the area.

We have appreciated your time and staff's assistance and guidance on this project and are pleased to submit these applications for your review and consideration.

If you have any questions, please do not hesitate to contact me at 208-724-2624.

Kind regards,



Bonnie Layton
Sr. Planner

enclosures

NOTES

1. THE PROJECT LOTS AND BLOCKS SHALL BE DIVIDED INTO SECTIONS AS SHOWN ON THIS PLAN. THE SECTIONS SHALL BE CONSIDERED AS SEPARATE LOTS FOR THE PURPOSES OF RECORDING AND CONVEYANCE.
2. THE PROJECT LOTS AND BLOCKS SHALL BE CONSIDERED AS SEPARATE LOTS FOR THE PURPOSES OF RECORDING AND CONVEYANCE.
3. THE PROJECT LOTS AND BLOCKS SHALL BE CONSIDERED AS SEPARATE LOTS FOR THE PURPOSES OF RECORDING AND CONVEYANCE.
4. THE PROJECT LOTS AND BLOCKS SHALL BE CONSIDERED AS SEPARATE LOTS FOR THE PURPOSES OF RECORDING AND CONVEYANCE.
5. THE PROJECT LOTS AND BLOCKS SHALL BE CONSIDERED AS SEPARATE LOTS FOR THE PURPOSES OF RECORDING AND CONVEYANCE.
6. THE PROJECT LOTS AND BLOCKS SHALL BE CONSIDERED AS SEPARATE LOTS FOR THE PURPOSES OF RECORDING AND CONVEYANCE.
7. THE PROJECT LOTS AND BLOCKS SHALL BE CONSIDERED AS SEPARATE LOTS FOR THE PURPOSES OF RECORDING AND CONVEYANCE.
8. THE PROJECT LOTS AND BLOCKS SHALL BE CONSIDERED AS SEPARATE LOTS FOR THE PURPOSES OF RECORDING AND CONVEYANCE.
9. THE PROJECT LOTS AND BLOCKS SHALL BE CONSIDERED AS SEPARATE LOTS FOR THE PURPOSES OF RECORDING AND CONVEYANCE.
10. THE PROJECT LOTS AND BLOCKS SHALL BE CONSIDERED AS SEPARATE LOTS FOR THE PURPOSES OF RECORDING AND CONVEYANCE.
11. THE PROJECT LOTS AND BLOCKS SHALL BE CONSIDERED AS SEPARATE LOTS FOR THE PURPOSES OF RECORDING AND CONVEYANCE.
12. THE PROJECT LOTS AND BLOCKS SHALL BE CONSIDERED AS SEPARATE LOTS FOR THE PURPOSES OF RECORDING AND CONVEYANCE.

PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	COVER SHEET, VICINITY MAP,
PP-2	NOTES
PP-3	PRELIMINARY PLAT WEST LAYOUT
PP-4	PRELIMINARY PLAT EAST LAYOUT
PP-5	ENGINEERING CURVE TABLES
PP-6	ENGINEERING CURVE & STREET SECTIONS
PP-7	PRELIMINARY SEWER PROFILES
PP-8	PRELIMINARY SEWER PROFILES
PP-9	PRELIMINARY SEWER PROFILES
PP-10	PRELIMINARY SEWER PROFILES
PP-11	ADJACENT PROPERTIES
PP-12	SURVEY EXISTING TOPOGRAPHY

OWNERS

TRAVERSE CREEK SUBDIVISION
 TRIOLOGY DEVELOPMENT, INC.
 1000 S. 1000 W. SUITE 100
 OGDEN, UT 84403
 PROJECT NO. 202118
 SHEET NO. 1 OF 12

DEVELOPMENT FEATURES

ACREAGE
 TOTAL ACRES: 124.48
 NET ACRES: 124.48
 TOTAL LOT AREA: 5,412,000 SQ. FT.
 TOTAL ROADWAY AREA: 1,142,000 SQ. FT.
 TOTAL UTILITY AREA: 1,142,000 SQ. FT.
 TOTAL OPEN SPACE: 1,142,000 SQ. FT.

ADJACENT PROPERTIES

TO THE NORTH: [BLANK]
 TO THE SOUTH: [BLANK]
 TO THE EAST: [BLANK]
 TO THE WEST: [BLANK]

ADJACENT PROPERTIES

TO THE NORTH: [BLANK]
 TO THE SOUTH: [BLANK]
 TO THE EAST: [BLANK]
 TO THE WEST: [BLANK]

ADJACENT PROPERTIES

TO THE NORTH: [BLANK]
 TO THE SOUTH: [BLANK]
 TO THE EAST: [BLANK]
 TO THE WEST: [BLANK]

ADJACENT PROPERTIES

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ADJACENT PROPERTIES

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 TO THE EAST: [BLANK]
 TO THE WEST: [BLANK]



INDEX SHEET
 TRAVERSE CREEK SUBDIVISION
 TRIOLOGY DEVELOPMENT, INC.

REVISED NO. DATE DESCRIPTION

PP-1

PRELIMINARY PLAT FOR TRAVERSE CREEK SUBDIVISION
 LOCATED IN THE NE 1/4 OF SECTION 24, T.4N., R.2E., S.20E., COUNTY OF GARFIELD, STATE OF UTAH

PROJECT SITE

VICINITY MAP

PLAT LEGEND

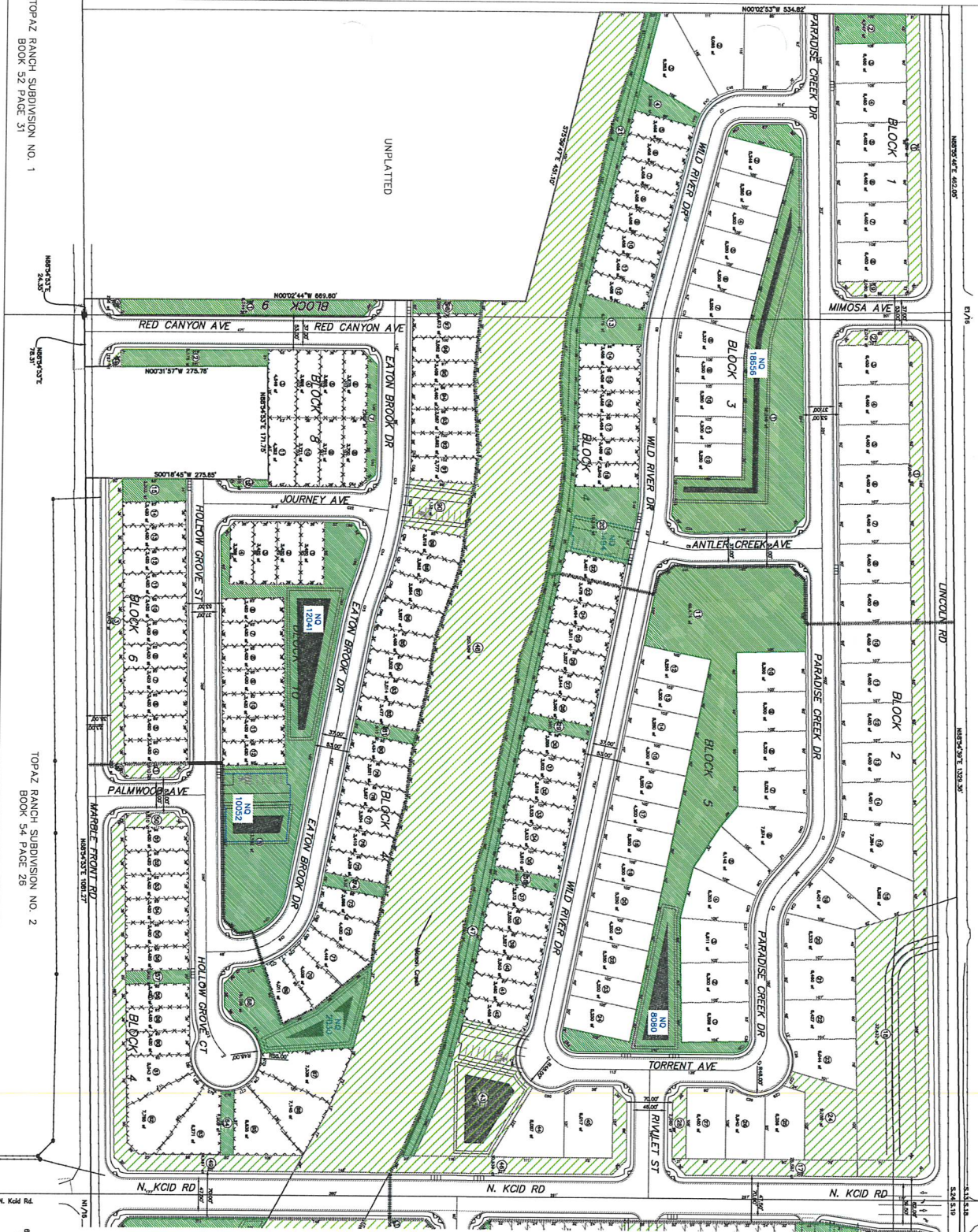
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DATE

PROJECT

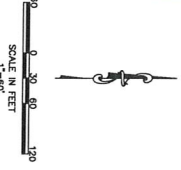
PP-1

A-3



UNPLATTED

SEE SHEET PP-1



PLAT LEGEND

- BOUNDARY
- ROAD CENTERLINE
- LOT NUMBER
- BLOCK NUMBER
- STREET CENTERLINE
- STREET NAME
- WATER LINE
- UTILITY LINE
- PLANTING
- PAVED DRIVE



PRELIMINARY PLAT FOR
TRAVERSE CREEK SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 24, T.4N., R.3W.,
AND THE SOUTHWEST CORNER OF SECTION 25, T.4N., R.3W.,
AND THE SOUTHWEST CORNER OF SECTION 26, T.4N., R.3W.,
CANTON COUNTY, MISSOURI
2022

PP-2
DATE: 11/15/22
DRAWN BY: [blank]
CHECKED BY: [blank]
APPROVED BY: [blank]

**PRELIMINARY PLAT WEST
TRAVERSE CREEK SUBDIVISION
TRILOGY DEVELOPMENT, INC.**

REVISED	NO. DATE DESCRIPTION



BB Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1115 SOUTH ST. #210
COLUMBIA, MISSOURI 65202
www.baileyeng.com

A-3

Parcel Table	Lot	Area	Perimeter	Type
1. THE OPEN 20257	BLOCK 1 Lot 1	9090	8179	BUTTER
	BLOCK 1 Lot 2	9090	8179	BUTTER
	BLOCK 1 Lot 3	9090	8179	BUTTER
	BLOCK 1 Lot 4	9090	8179	BUTTER
	BLOCK 1 Lot 5	9090	8179	BUTTER
	BLOCK 1 Lot 6	9090	8179	BUTTER
	BLOCK 1 Lot 7	9090	8179	BUTTER
	BLOCK 1 Lot 8	9090	8179	BUTTER
	BLOCK 1 Lot 9	9090	8179	BUTTER
	BLOCK 1 Lot 10	9090	8179	BUTTER
	BLOCK 1 Lot 11	9090	8179	BUTTER

Parcel Table	Lot	Area	Perimeter	Type
2. THE OPEN 20257	BLOCK 2 Lot 1	9090	8179	BUTTER
	BLOCK 2 Lot 2	9090	8179	BUTTER
	BLOCK 2 Lot 3	9090	8179	BUTTER
	BLOCK 2 Lot 4	9090	8179	BUTTER
	BLOCK 2 Lot 5	9090	8179	BUTTER
	BLOCK 2 Lot 6	9090	8179	BUTTER
	BLOCK 2 Lot 7	9090	8179	BUTTER
	BLOCK 2 Lot 8	9090	8179	BUTTER
	BLOCK 2 Lot 9	9090	8179	BUTTER
	BLOCK 2 Lot 10	9090	8179	BUTTER

Parcel Table	Lot	Area	Perimeter	Type
3. THE OPEN 20257	BLOCK 3 Lot 1	9090	8179	BUTTER
	BLOCK 3 Lot 2	9090	8179	BUTTER
	BLOCK 3 Lot 3	9090	8179	BUTTER
	BLOCK 3 Lot 4	9090	8179	BUTTER
	BLOCK 3 Lot 5	9090	8179	BUTTER
	BLOCK 3 Lot 6	9090	8179	BUTTER
	BLOCK 3 Lot 7	9090	8179	BUTTER
	BLOCK 3 Lot 8	9090	8179	BUTTER
	BLOCK 3 Lot 9	9090	8179	BUTTER
	BLOCK 3 Lot 10	9090	8179	BUTTER

Parcel Table	Lot	Area	Perimeter	Type
4. THE OPEN 20257	BLOCK 4 Lot 1	9090	8179	BUTTER
	BLOCK 4 Lot 2	9090	8179	BUTTER
	BLOCK 4 Lot 3	9090	8179	BUTTER
	BLOCK 4 Lot 4	9090	8179	BUTTER
	BLOCK 4 Lot 5	9090	8179	BUTTER
	BLOCK 4 Lot 6	9090	8179	BUTTER
	BLOCK 4 Lot 7	9090	8179	BUTTER
	BLOCK 4 Lot 8	9090	8179	BUTTER
	BLOCK 4 Lot 9	9090	8179	BUTTER
	BLOCK 4 Lot 10	9090	8179	BUTTER

Parcel Table	Lot	Area	Perimeter	Type
5. THE OPEN 20257	BLOCK 5 Lot 1	9090	8179	BUTTER
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	BLOCK 5 Lot 3	9090	8179	BUTTER
	BLOCK 5 Lot 4	9090	8179	BUTTER
	BLOCK 5 Lot 5	9090	8179	BUTTER
	BLOCK 5 Lot 6	9090	8179	BUTTER
	BLOCK 5 Lot 7	9090	8179	BUTTER
	BLOCK 5 Lot 8	9090	8179	BUTTER
	BLOCK 5 Lot 9	9090	8179	BUTTER
	BLOCK 5 Lot 10	9090	8179	BUTTER

Parcel Table	Lot	Area	Perimeter	Type
6. THE OPEN 20257	BLOCK 6 Lot 1	9090	8179	BUTTER
	BLOCK 6 Lot 2	9090	8179	BUTTER
	BLOCK 6 Lot 3	9090	8179	BUTTER
	BLOCK 6 Lot 4	9090	8179	BUTTER
	BLOCK 6 Lot 5	9090	8179	BUTTER
	BLOCK 6 Lot 6	9090	8179	BUTTER
	BLOCK 6 Lot 7	9090	8179	BUTTER
	BLOCK 6 Lot 8	9090	8179	BUTTER
	BLOCK 6 Lot 9	9090	8179	BUTTER
	BLOCK 6 Lot 10	9090	8179	BUTTER

Parcel Table	Lot	Area	Perimeter	Type
7. THE OPEN 20257	BLOCK 7 Lot 1	9090	8179	BUTTER
	BLOCK 7 Lot 2	9090	8179	BUTTER
	BLOCK 7 Lot 3	9090	8179	BUTTER
	BLOCK 7 Lot 4	9090	8179	BUTTER
	BLOCK 7 Lot 5	9090	8179	BUTTER
	BLOCK 7 Lot 6	9090	8179	BUTTER
	BLOCK 7 Lot 7	9090	8179	BUTTER
	BLOCK 7 Lot 8	9090	8179	BUTTER
	BLOCK 7 Lot 9	9090	8179	BUTTER
	BLOCK 7 Lot 10	9090	8179	BUTTER

Parcel Table	Lot	Area	Perimeter	Type
8. THE OPEN 20257	BLOCK 8 Lot 1	9090	8179	BUTTER
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	BLOCK 8 Lot 3	9090	8179	BUTTER
	BLOCK 8 Lot 4	9090	8179	BUTTER
	BLOCK 8 Lot 5	9090	8179	BUTTER
	BLOCK 8 Lot 6	9090	8179	BUTTER
	BLOCK 8 Lot 7	9090	8179	BUTTER
	BLOCK 8 Lot 8	9090	8179	BUTTER
	BLOCK 8 Lot 9	9090	8179	BUTTER
	BLOCK 8 Lot 10	9090	8179	BUTTER

**PRELIMINARY TABLES FOR
TRAVERSE CREEK SUBDIVISION
AND THE "P" OF SECTION 24, T.4N., R.5W.,
SOUTH 1/2 OF SECTION 25, T.4N., R.5W.,
CUMBERLAND CANYON, IDAHO
2022**

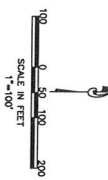
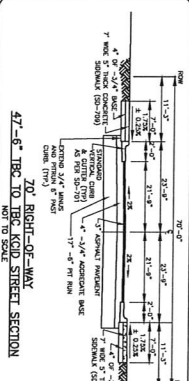
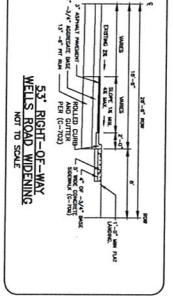
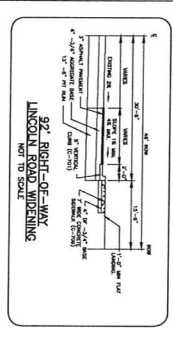
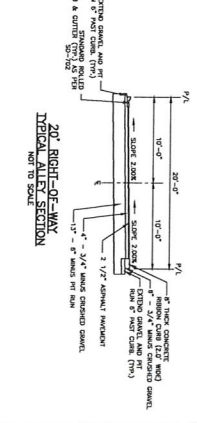
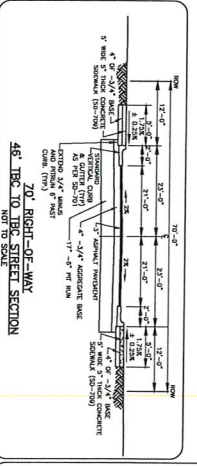
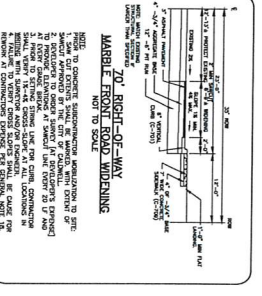
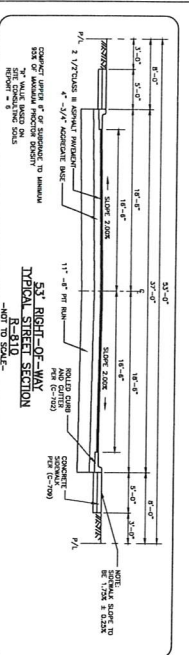
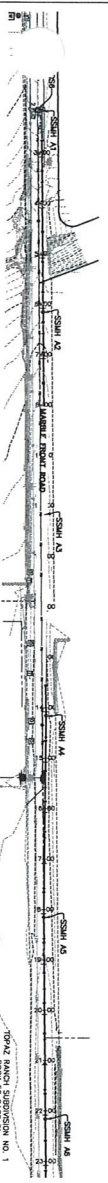
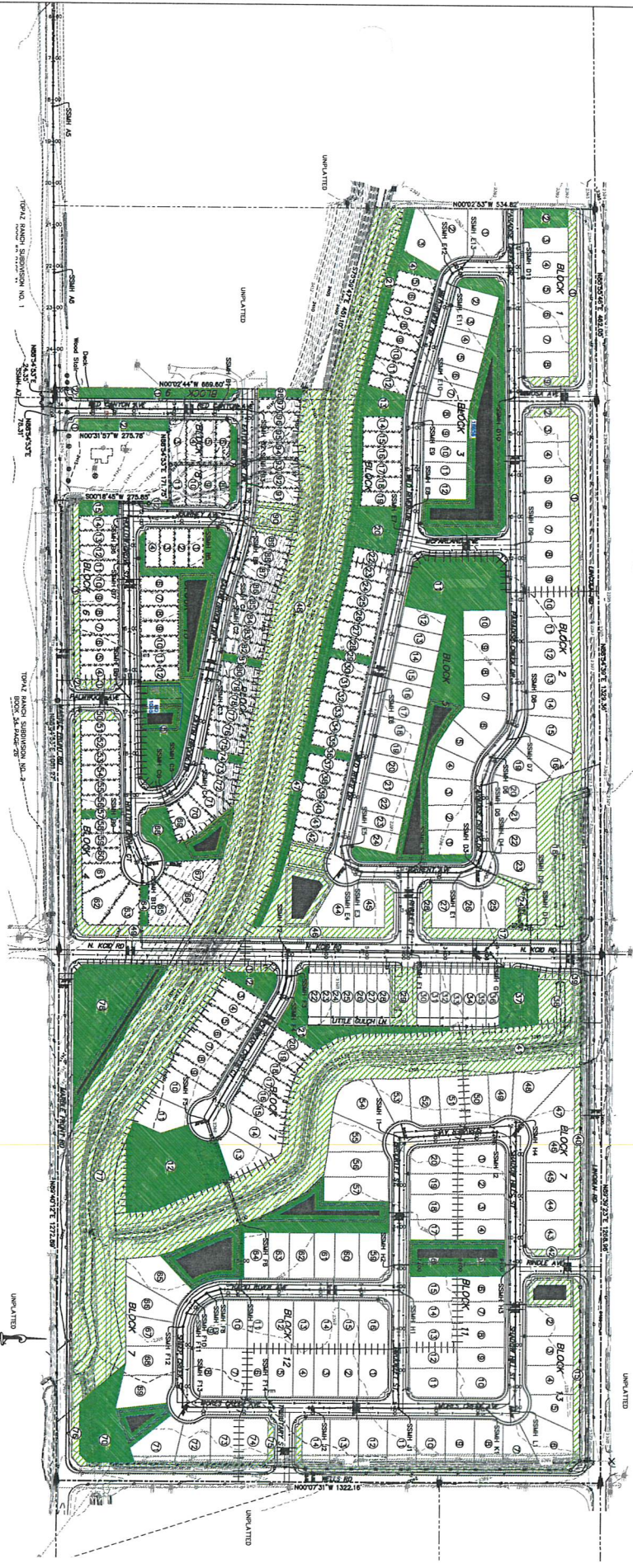
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NO. DATE DESCRIPTION

**PP-4 PRELIMINARY TABLES
TRAVERSE CREEK SUBDIVISION
TRILIOY DEVELOPMENT, INC.**



A-3

PRELIMINARY ENGINEERING FOR
 TRAVERSE CREEK SUBDIVISION
 LOCATED IN THE NE 1/4 OF SECTION 24, T.4N., R.3W.,
 AND THE SW 1/4 OF SECTION 25, T.4N., R.3W.,
 CADWELL, CANTON COUNTY, MISSOURI
 2022



PRELIMINARY ENGINEERING
 TRAVERSE CREEK SUBDIVISION
 TRILOGY DEVELOPMENT, INC.

REVISED	NO.	DATE	DESCRIPTION

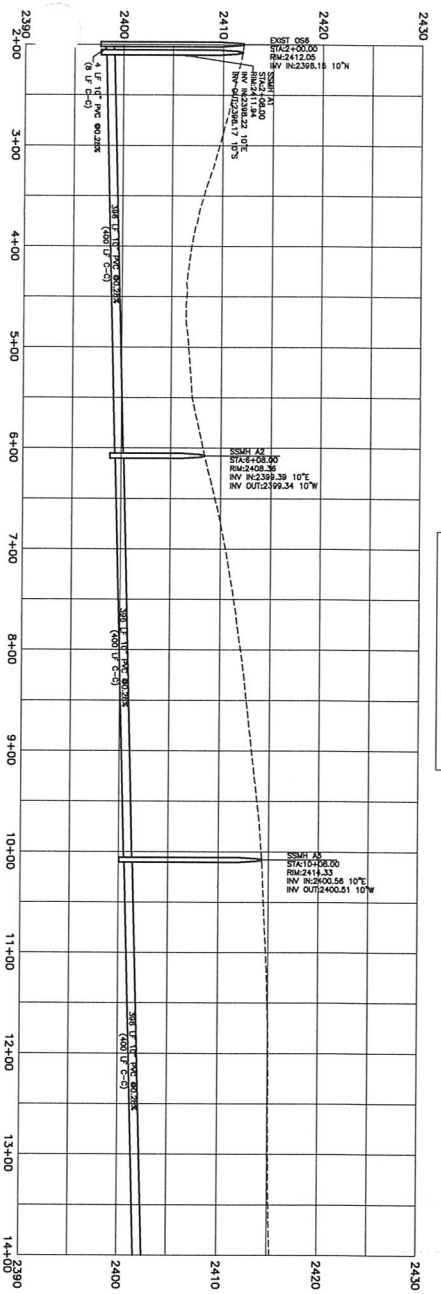


B Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 214 S. BROADWAY LANE
 BOSS, MO 64404

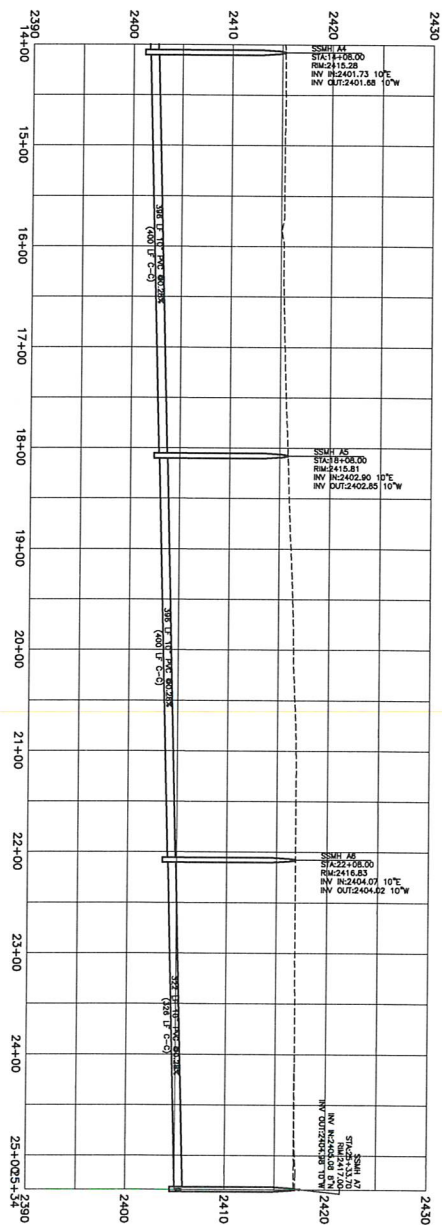
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pp-5

A-3

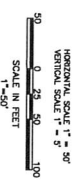
SEWER LINE A PROFILE



SEWER LINE A PROFILE



PRELIMINARY ENGINEERING FOR
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 LOCATED IN THE NE 1/4 OF SECTION 24, T.4N., R.3W.
 AND T8E., CANYON COUNTY, IDAHO
 8022

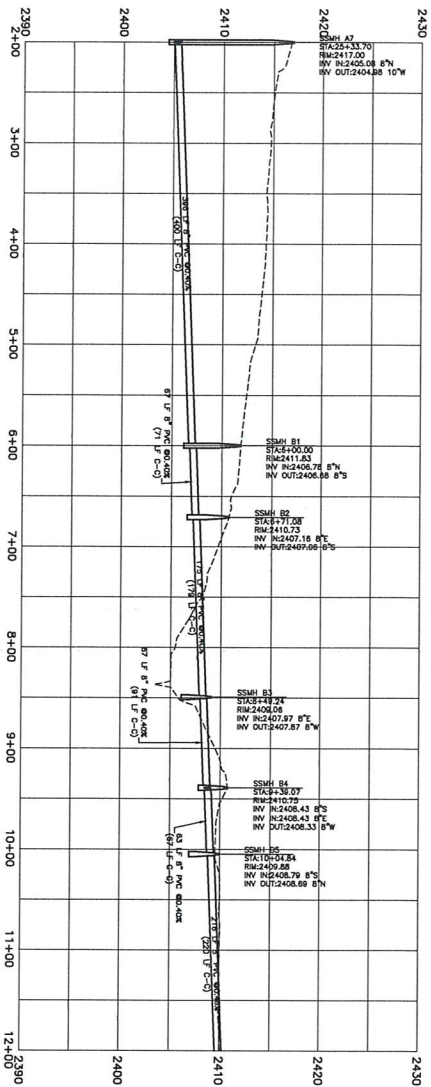


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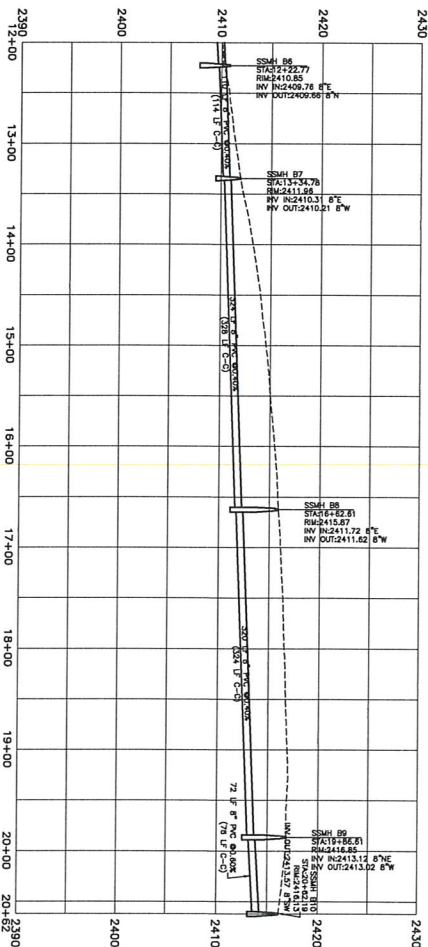
A-3

PRELIMINARY ENGINEERING FOR
 TRAVERSE CREEK SUBDIVISION
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 AND THE NW 1/4 OF SECTION 19, T4N, R24E, S34E,
 CADDWELL, CANYON COUNTY, IDAHO
 2502

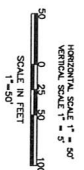
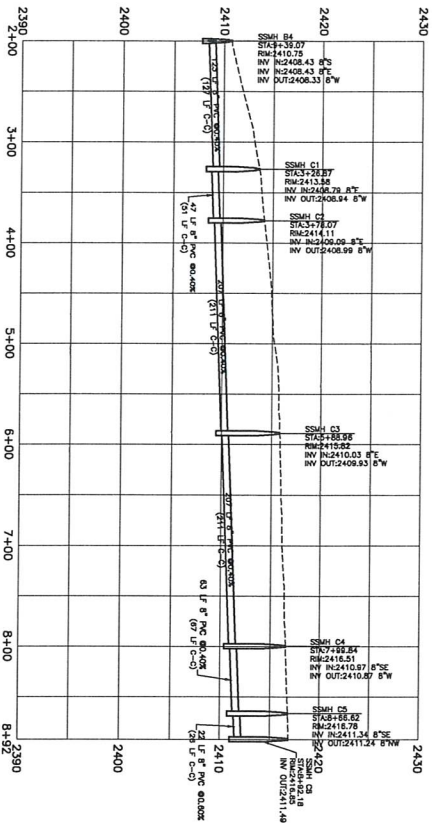
Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 215 W. 15th Street, Boise, ID 83725
 (208) 333-2000
 www.baileyeng.com



SEWER LINE B PROFILE



SEWER LINE C PROFILE



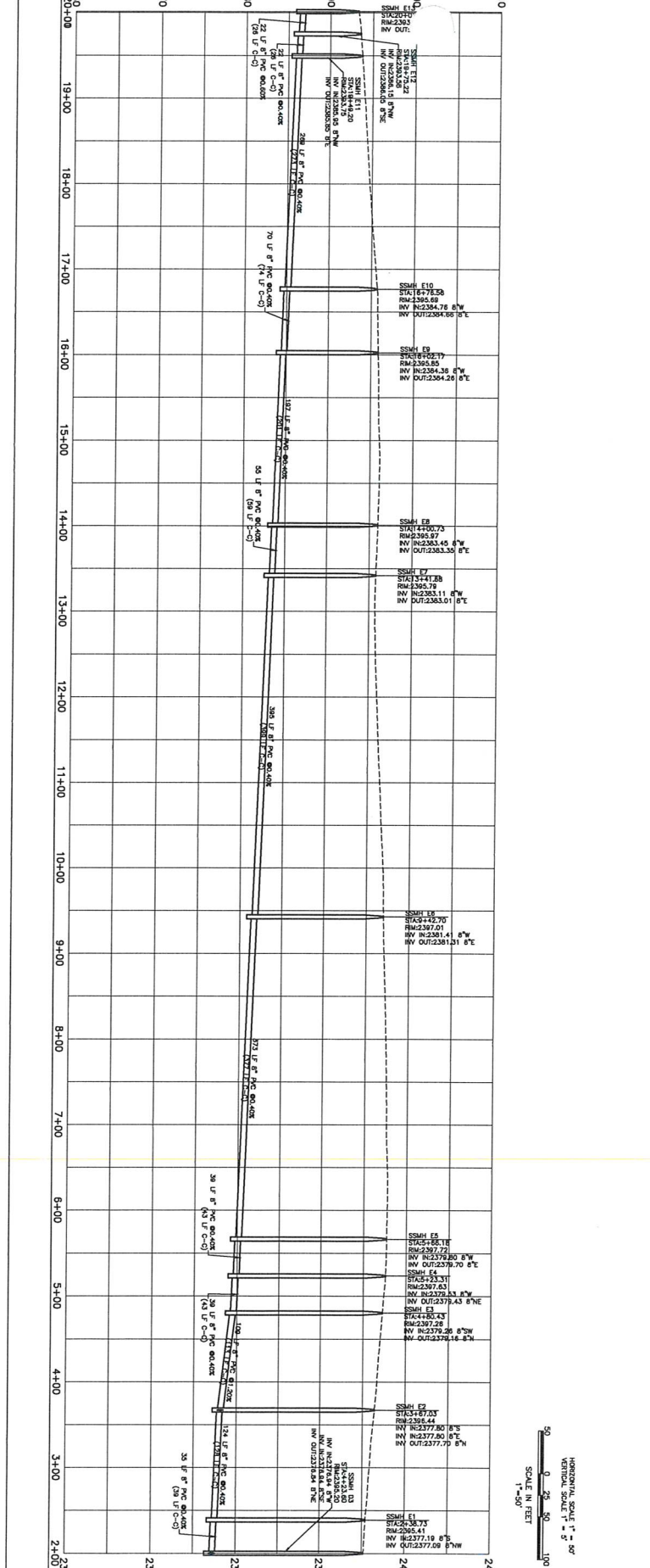
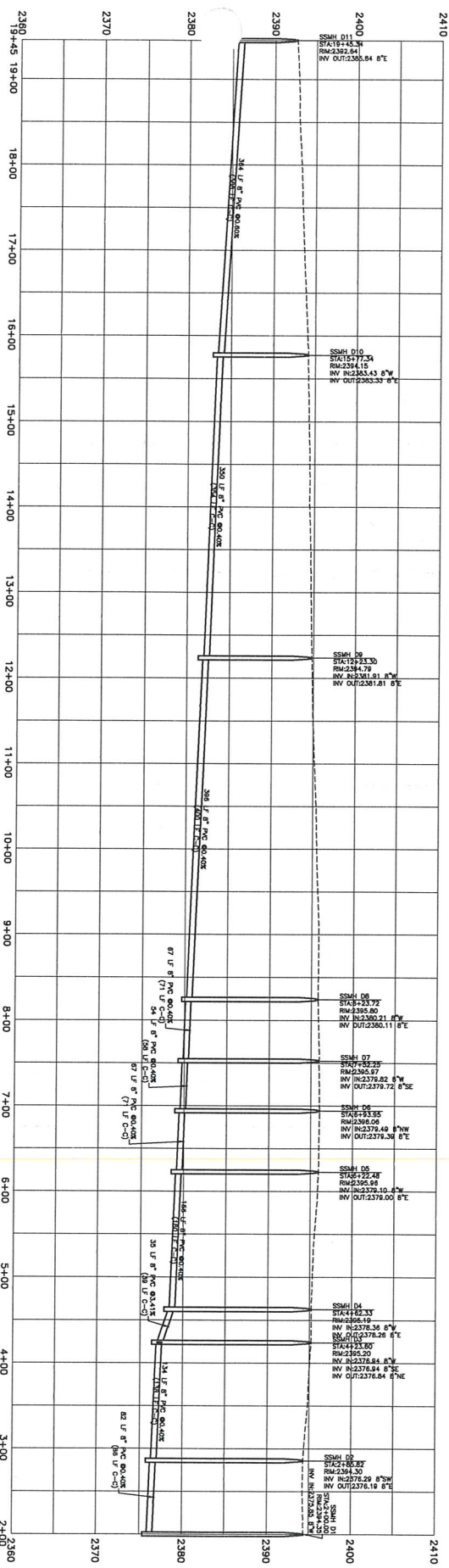
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DATE	DESCRIPTION	REVISED	NO. DATE DESCRIPTION

PRELIMINARY ENGINEERING PROFILES
 TRAVERSE CREEK SUBDIVISION
 TRILOGY DEVELOPMENT, INC.

A-3

SEWER LINE D PROFILE



PRELIMINARY ENGINEERING FOR
 TRAVERSE CREEK SUBDIVISION
 LOCATED IN THE NE 1/4 OF SECTION 24, T.24N., R.10E.,
 AND THE NE 1/4 OF SECTION 10, T.24N., R.10E.,
 CALHOUN, CANYON COUNTY, IDAHO
 2002

B Bailey Engineering, Inc.
 Civil Engineering/Planning/CADD
 2100 10th Street
 Boise, ID 83724
 www.baileyengineering.com



HORIZONTAL SCALE 1" = 50'
 VERTICAL SCALE 1" = 5'
 SCALE IN FEET
 1" = 50'

REVISED	NO.	DATE	DESCRIPTION

PRELIMINARY ENGINEERING PROFILES
 TRAVERSE CREEK SUBDIVISION
 TRILOGY DEVELOPMENT, INC.

DATE: 10/20/02
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 CHECKED BY: JTB
 PROJECT NO: 0202
PP-8

A-3

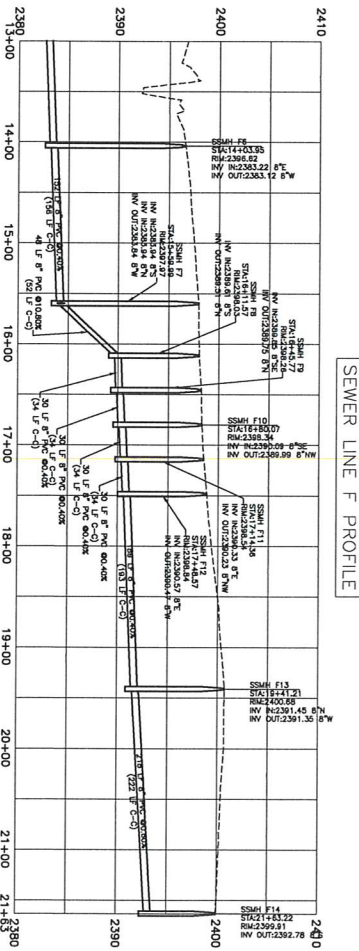
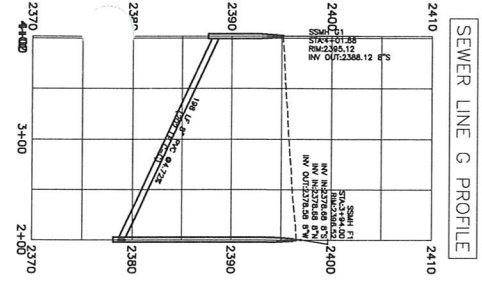
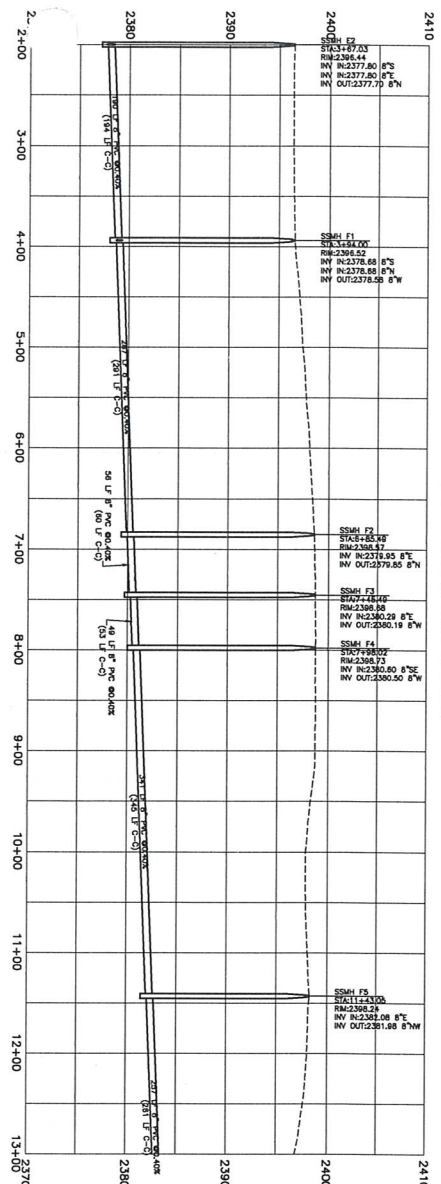
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**PRELIMINARY ENGINEERING FOR
TRAVERSE CREEK SUBDIVISION**

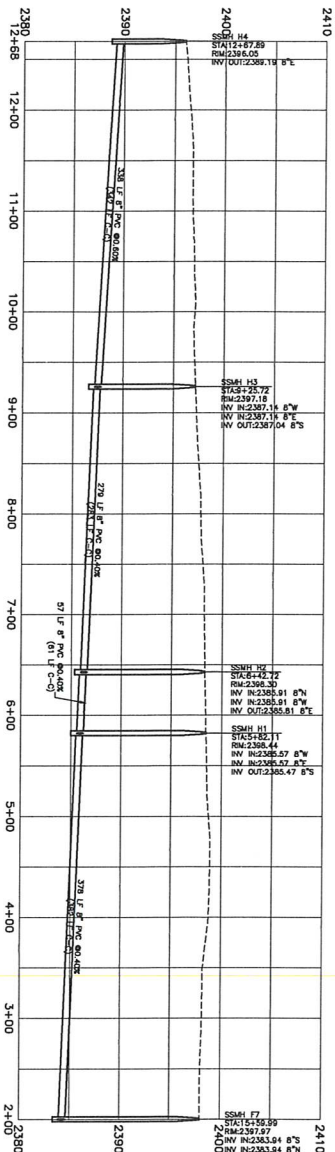
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1" = 10' ELEVATION
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DAVIDSON COUNTY, TENNESSEE

Rayley Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 4328 N. BRIDGECREEK LANE TEL: 603-581-0571
 BUREAU: # 83714 www.rayleyeng.com



SEWER LINE H PROFILE



HORIZONTAL SCALE 1" = 30'
VERTICAL SCALE 1" = 3'
SCALE IN FEET
1" = 50'

PRELIMINARY ENGINEERING PROFILES
TRAVERSE CREEK SUBDIVISION
TRILOGY DEVELOPMENT, INC.



PRELIMINARY ENGINEERING FOR
 TRAVERSE CREEK SUBDIVISION
 LOCATED IN THE NE 1/4 OF SECTION 24, T4N, R28W, E2SW,
 AND THE NW 1/4 OF SECTION 19, T4N, R28W, E2SW,
 CALDWELL, CANYON COUNTY, IDAHO
 ZONE

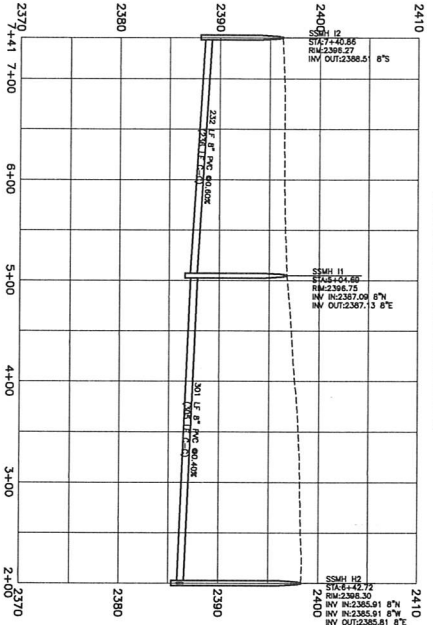
BB Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 4120 N. BROOKSIDE LANE
 BOISE, ID 83714



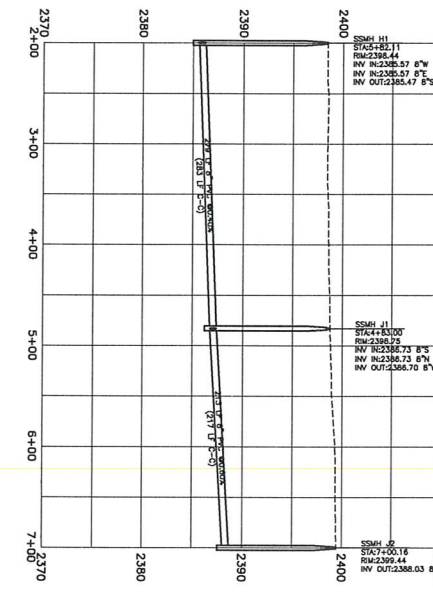
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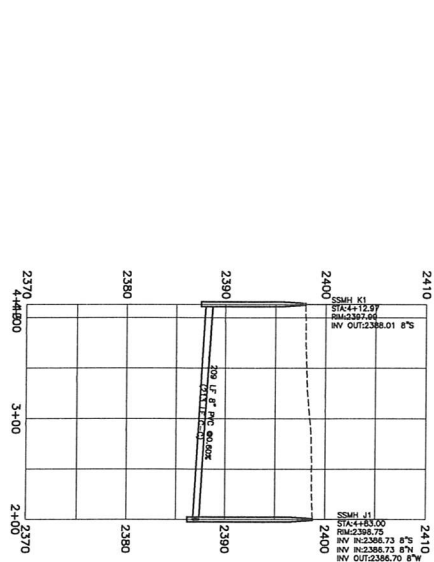
PRELIMINARY ENGINEERING PROFILES
 TRAVERSE CREEK SUBDIVISION
 TRILOGY DEVELOPMENT, INC.



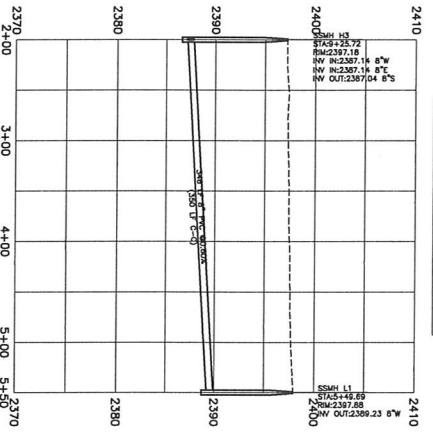
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SEWER LINE J PROFILE

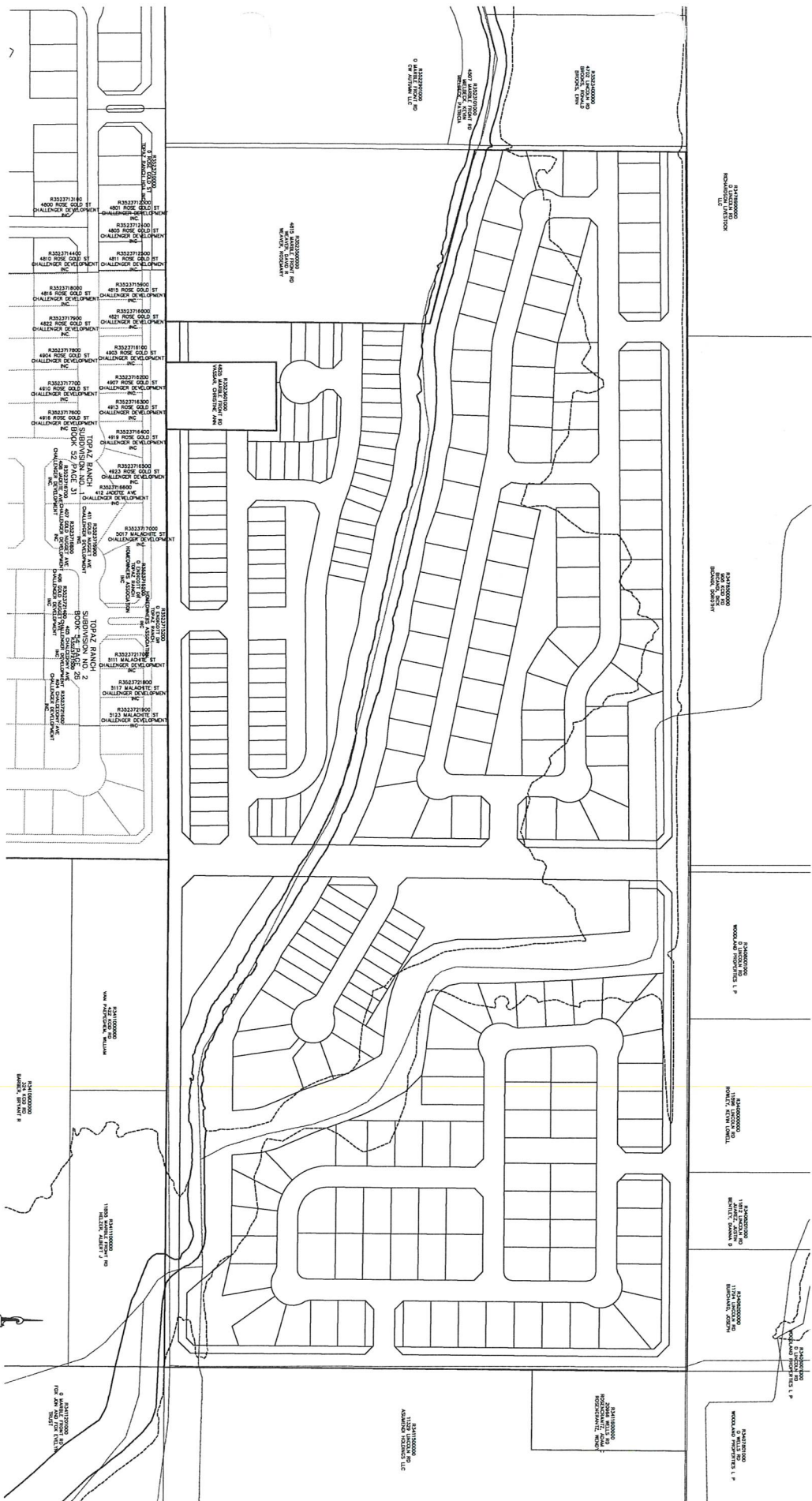


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SEWER LINE L PROFILE

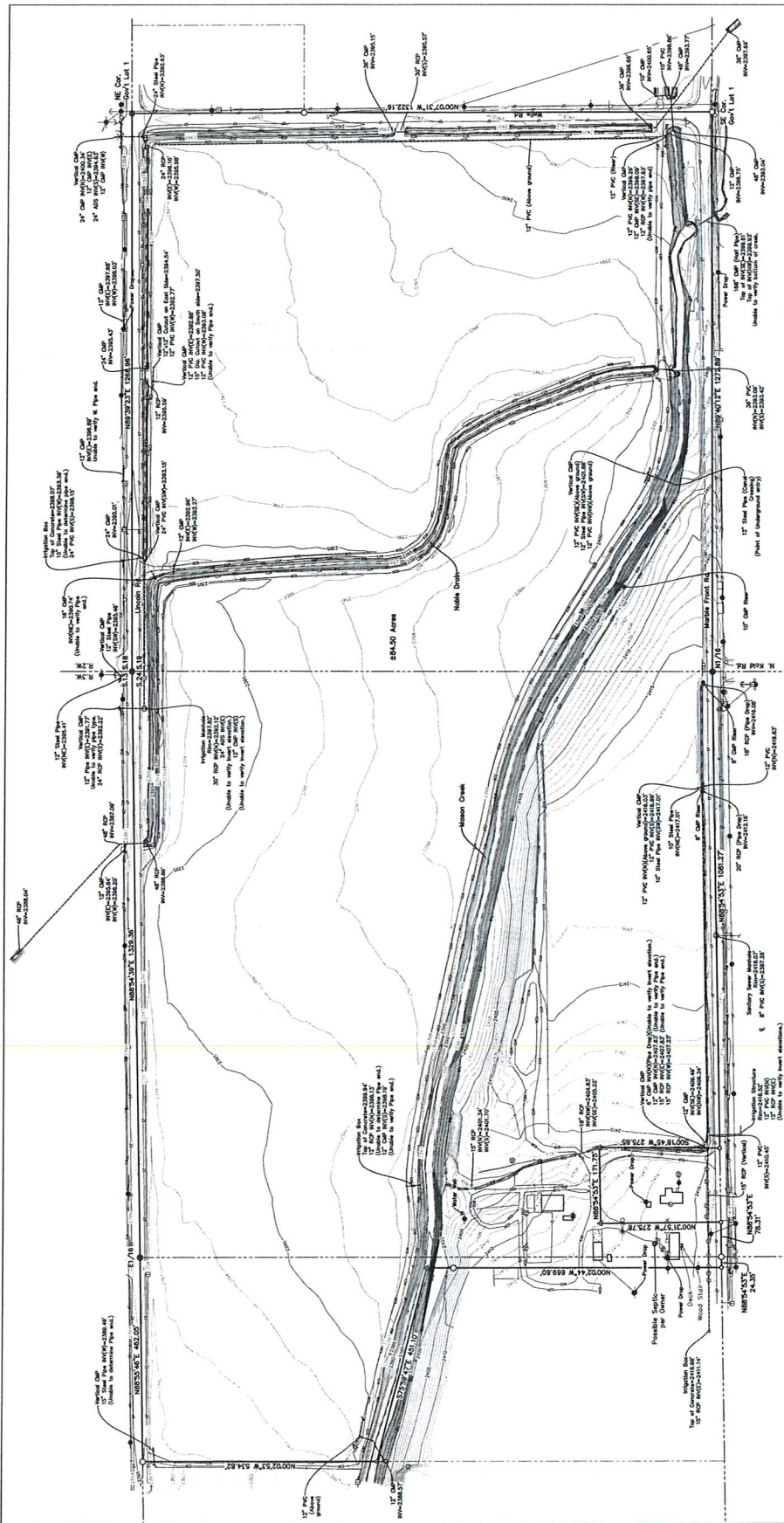




ADJACENT PROPERTIES FOR
 TRAVERSE CREEK SUBDIVISION
 24.1 E. 1/4, S. 34. N. 35. W. 1/4
 AND THE N. 1/4 OF SECTION 10 OF AS. 24. E. 1/4, S. 35. N. 35. W. 1/4
 CALDWELL, CANYON COUNTY, IDAHO
 2022

 SCALE IN FEET 1" = 100'	ADJACENT PROPERTIES TRAVERSE CREEK SUBDIVISION TRILOX DEVELOPMENT, INC.	REVISED NO. DATE DESCRIPTION		Bailey Engineering, Inc. CIVIL ENGINEERING/PLANNING/CADD 1115 SOUTH ST. 101 IDAHO, ID 83401 www.baileyeng.com
		DATE: 08/11/2022 DRAWN BY: [Name] CHECKED BY: [Name]		

A-3



IDAHO SURVEY GROUP, LLC
 8655 W. EMBALD ST.
 BOISE, IDAHO 83704
 208.846.8970
 FAX: 208.846.8971
 WWW.IDASURVEY.COM

4823 Marble Front Rd.
 Topographic Survey
 Government Lot 1 of Section 19, T.4N., R.2W., and a portion of
 the North 1/2 of the Northeast Quarter of Section 24, T.4N.,
 R.3W., B.M., Canyon County, Idaho.

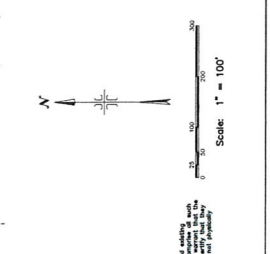
Drawn: MJP Date: 5/23/2022
 Checked: CMM Date: 5/23/2022
 Job No.: 22-119
 Sheet No.: 1 of 1

Legend

○	Found 1/2" Iron Pin	—	Communication Line
○	Found 5/8" Iron Pin	—	Domestic Water Line
○	Found Aluminum Cap Monument	—	Sewer Line
○	Found Brass Cap Monument	—	Sanitary Sewer Line
○	Found "C" Impediment	—	Top of Bank
○	Found "D" Impediment	—	Bottom of Bank
○	Found "E" Impediment	—	Bottom of Gully
○	Found "F" Impediment	—	Subsurface Pipe
○	Found "G" Impediment	—	Drain
○	Found "H" Impediment	—	Edge of Culvert
○	Found "I" Impediment	—	Edge of Culvert
○	Found "J" Impediment	—	Edge of Culvert
○	Found "K" Impediment	—	Edge of Culvert
○	Found "L" Impediment	—	Edge of Culvert
○	Found "M" Impediment	—	Edge of Culvert
○	Found "N" Impediment	—	Edge of Culvert
○	Found "O" Impediment	—	Edge of Culvert
○	Found "P" Impediment	—	Edge of Culvert
○	Found "Q" Impediment	—	Edge of Culvert
○	Found "R" Impediment	—	Edge of Culvert
○	Found "S" Impediment	—	Edge of Culvert
○	Found "T" Impediment	—	Edge of Culvert
○	Found "U" Impediment	—	Edge of Culvert
○	Found "V" Impediment	—	Edge of Culvert
○	Found "W" Impediment	—	Edge of Culvert
○	Found "X" Impediment	—	Edge of Culvert
○	Found "Y" Impediment	—	Edge of Culvert
○	Found "Z" Impediment	—	Edge of Culvert

○	Found 1/2" Iron Pin	—	Property Boundary Line
○	Found 5/8" Iron Pin	—	Right-of-Way Line
○	Found Aluminum Cap Monument	—	Lot Line
○	Found Brass Cap Monument	—	Section Line
○	Found "C" Impediment	—	Easement Line
○	Found "D" Impediment	—	Front Line
○	Found "E" Impediment	—	Edge of Road
○	Found "F" Impediment	—	Edge of Road
○	Found "G" Impediment	—	Edge of Road
○	Found "H" Impediment	—	Edge of Road
○	Found "I" Impediment	—	Edge of Road
○	Found "J" Impediment	—	Edge of Road
○	Found "K" Impediment	—	Edge of Road
○	Found "L" Impediment	—	Edge of Road
○	Found "M" Impediment	—	Edge of Road
○	Found "N" Impediment	—	Edge of Road
○	Found "O" Impediment	—	Edge of Road
○	Found "P" Impediment	—	Edge of Road
○	Found "Q" Impediment	—	Edge of Road
○	Found "R" Impediment	—	Edge of Road
○	Found "S" Impediment	—	Edge of Road
○	Found "T" Impediment	—	Edge of Road
○	Found "U" Impediment	—	Edge of Road
○	Found "V" Impediment	—	Edge of Road
○	Found "W" Impediment	—	Edge of Road
○	Found "X" Impediment	—	Edge of Road
○	Found "Y" Impediment	—	Edge of Road
○	Found "Z" Impediment	—	Edge of Road

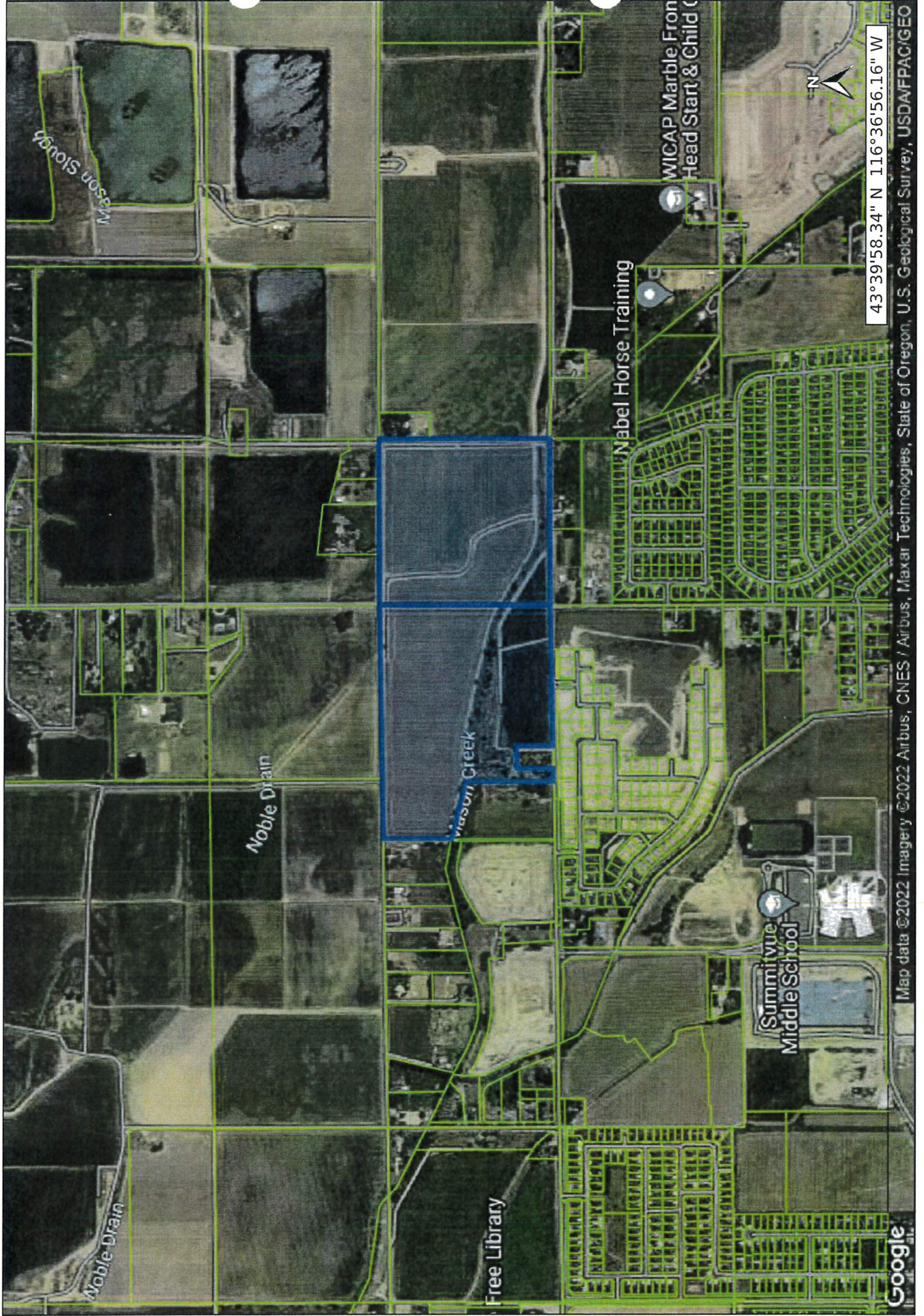
○	Found 1/2" Iron Pin	—	Telephone Junction Box
○	Found 5/8" Iron Pin	—	Power Meter
○	Found Aluminum Cap Monument	—	Fire Hydrant
○	Found Brass Cap Monument	—	Water Tap
○	Found "C" Impediment	—	Water Utility Box
○	Found "D" Impediment	—	Impediment
○	Found "E" Impediment	—	Impediment
○	Found "F" Impediment	—	Impediment
○	Found "G" Impediment	—	Impediment
○	Found "H" Impediment	—	Impediment
○	Found "I" Impediment	—	Impediment
○	Found "J" Impediment	—	Impediment
○	Found "K" Impediment	—	Impediment
○	Found "L" Impediment	—	Impediment
○	Found "M" Impediment	—	Impediment
○	Found "N" Impediment	—	Impediment
○	Found "O" Impediment	—	Impediment
○	Found "P" Impediment	—	Impediment
○	Found "Q" Impediment	—	Impediment
○	Found "R" Impediment	—	Impediment
○	Found "S" Impediment	—	Impediment
○	Found "T" Impediment	—	Impediment
○	Found "U" Impediment	—	Impediment
○	Found "V" Impediment	—	Impediment
○	Found "W" Impediment	—	Impediment
○	Found "X" Impediment	—	Impediment
○	Found "Y" Impediment	—	Impediment
○	Found "Z" Impediment	—	Impediment



Utility Warning
 These drawings, or any portion thereof, shall not be used for any purpose other than that intended by the engineer. The user assumes all liability for any and all consequences of any use of these drawings, or any portion thereof, for any purpose other than that intended by the engineer. The engineer shall not be responsible for any and all consequences of any use of these drawings, or any portion thereof, for any purpose other than that intended by the engineer.

1779
 J. HARRIS
 REGISTERED PROFESSIONAL SURVEYOR
 IDAHO

Traverse Creek Vicinity Map



Map data ©2022 Imagery ©2022 Airbus, CNES / Airbus, Maxar Technologies, State of Oregon, U.S. Geological Survey, USDA/FPA/GEO

A-4

October 20, 2022

Subject: Traverse Creek Subdivision, Caldwell, ID

Dear Neighbor:

You are invited to attend a neighborhood meeting to discuss plans to develop a residential community on the property located at 4823 Marble Front Road and 0 Lincoln Road, Caldwell, ID. Our proposed project includes applications for an Annexation, Planned Unit Development, Preliminary Plat and potential Development Agreement for approximately 84.5 acres located in the City of Caldwell's Area of Impact. The project is proposing a mix of lot sizes and housing types along with the extension of Kcid Road north from Marble Front Road to Lincoln Road. A draft site plan will be available for discussion at the meeting.

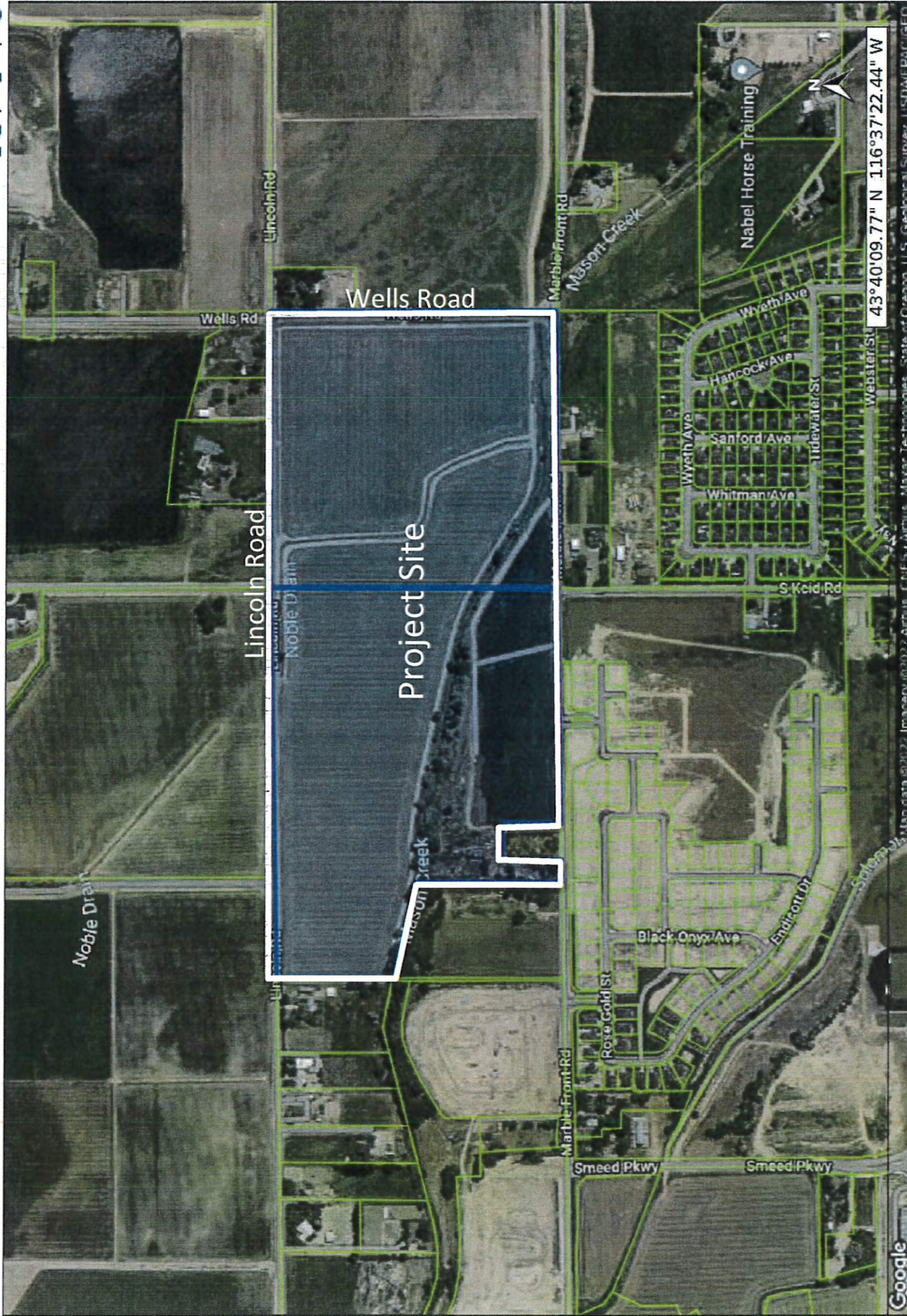
The meeting will be held on Wednesday, November 2, 2022, at 6:00pm in the Community Room at the Caldwell Public Library located at 1010 Dearborn Street, Caldwell, ID 83605.

If you are unable to attend the meeting, have any questions about the meeting, or questions about the proposed project, please do not hesitate to call me at 208-342-5400 or e-mail me at bonnie.layton@nv5.com

Sincerely,

Bonnie L. Layton

Bonnie Layton
Senior Planner



Oct 20, 2022 - landproDATA.com
Scale: 1 inch approx 600 feet

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

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R34789	RICHARDSON LIVESTOCK LLC	1905 MASON RD	CALDWELL	ID	83605
R34101326	11806 LONGFELLOW STREET TRUST	PO BOX 9016	BOISE	ID	83707
R35237211	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34101315	ELEDEZMA JANET PINA	11942 LONGFELLOW ST	CALDWELL	ID	83605
R35237145	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35236	VASSAR SCOTT AND JOAN TRUST	4823 MARBLE FRONT RD	CALDWELL	ID	83605
R35237206	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237146	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237101	ROSVALL SCOTT	4701 ROSE GOLD ST	CALDWELL	ID	83605
R34101321	JAMISON RICHARD T	11870 LONGFELLOW ST	CALDWELL	ID	83605
R34101330	PACHECO GUILLERMO	20628 CALHOUN AVE	CALDWELL	ID	83605
R34101316	KELLY STEVEN JOE	11930 LONGFELLOW ST	CALDWELL	ID	83605
R35237208	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237177	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237179	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34082010	JUAREZ JUSTIN	11812 LINCOLN RD	CALDWELL	ID	83607
R35237216	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35234	BROOKS RONALD	4702 LINCOLN RD	CALDWELL	ID	83605
R35237016	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237217	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34101314	CHADWELL JOSHUA	11954 LONGFELLOW ST	CALDWELL	ID	83605
R35237130	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35232011	DE LUNA RAUL A	4416 LINCOLN RD	CALDWELL	ID	83605
R35235	WEAVER DAVID R	4815 MARBLE FRONT RD	CALDWELL	ID	83605
R34078010	WOODLAND PROPERTIES L P	444 W KARCHER RD	NAMPA	ID	83687
R35236010	VASSAR CHRISTINE ANN	4825 MARBLE FRONT RD	CALDWELL	ID	83605
R35237147	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34101329	WHELCHER DAVID S	11774 LONGFELLOW ST	CALDWELL	ID	83605-8126
R34080	ROWLEY KEVIN LOWELL	11896 LINCOLN RD	CALDWELL	ID	83605
R35237173	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34115	ASUMENDI HOLDING LLC	5925 W FRANKLIN	MERIDIAN	ID	83642
R35237214	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237125	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34101320	LARA ELVIRA	11882 LONGFELLOW ST	CALDWELL	ID	83605
R35237122	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237186	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34101325	SMITH KEVIN JAMES	11820 LONGFELLOW ST	CALDWELL	ID	83605
R35237100	TOPAZ RANCH HOA INC	3140 W BELLTOWER DR	MERIDIAN	ID	83646
R35237215	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34112010	FOX JON AND FOX EVELYN TRUST	11665 MARBLE FRONT RD	CALDWELL	ID	83605
R35237207	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642

R34101312	HUNTLEY DAVID A	20643 WYETH AVE	CALDWELL	ID	83605
R35237134	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34101323	WALKER ANTHONY P	11844 LONGFELLOW ST	CALDWELL	ID	83605
R35237121	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237180	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34101328	BANNISTER LINDA A	11786 LONGFELLOW ST	CALDWELL	ID	83605
R35237218	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34101296	VIRGINIA PARK SUB HOMEOWNERS ASPO BOX 1090		MERIDIAN	ID	83680
R34101319	SILVA ALEJANDRO	11894 LONGFELLOW ST	CALDWELL	ID	83605
R35237187	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34101317	WHITTINGTON TINA RENAE	11916 LONGFELLOW ST	CALDWELL	ID	83607
R35237132	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34080010	WOODLAND PROPERTIES L P	444 W KARCHER RD	NAMPA	ID	83687
R35237152	TOPAZ RANCH HOMEOWNERS ASSOCI 896 W BACALL ST		MERIDIAN	ID	83646
R34116	ROSENCRANTZ ADAM C	20966 WELLS RD	CALDWELL	ID	83605
R35237124	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237170	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34101313	LUSK JAMES B	11966 LONGFELLOW ST	CALDWELL	ID	83605
R35237159	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34111	HELZER ALBERT J	11855 MARBLE FRONT RD	CALDWELL	ID	83605
R34109	BARBER BRYANT R	324 KCID RD	CALDWELL	ID	83605
R35237212	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237165	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237178	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34112	FOX JON AND FOX EVELYN TRUST	11665 MARBLE FRONT RD	CALDWELL	ID	83605
R35237167	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237210	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237169	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237161	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237123	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237171	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34110	VAN PAEPEGHEM WILLIAM H	422 N KCID RD	CALDWELL	ID	83642
R34785	BICANDI DICK	1905 MASON ST	CALDWELL	ID	83605
R35237162	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	CALDWELL	ID	83605
R34101324	TOVAR TRINIDAD	11832 LONGFELLOW ST	MERIDIAN	ID	83642
R35237133	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	CALDWELL	ID	83605
R35237209	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237172	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237164	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237176	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35231010	MIELBECK KEVIN	2248 N GREENVILLE AVE	KUNA	ID	83642
R35237175	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83634
			MERIDIAN	ID	83642

R35237174	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237163	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34082	BURCHARD JOSEPH	11794 LINCOLN RD	CALDWELL	ID	83605
R35237166	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237213	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35229010	CW AUTUMN LLC	8655 S PRIEST DR	TEMPE	AZ	85284
R34101322	BRATKOV VLADIMIR	11856 LONGFELLOW ST	CALDWELL	ID	83605
R35233	TOWNSEND DALE E	4604 LINCOLN RD	CALDWELL	ID	83605-8028
R35237168	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237144	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34101327	RANDALL DEE ANN	11798 LONGFELLOW ST	CALDWELL	ID	83605
R35237131	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237219	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237160	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34114	ENDURANCE HOLDINGS LLC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R35237129	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34101318	DUVALL ROBERT	11904 LONGFELLOW ST	CALDWELL	ID	83605

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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: 6pm - 11/2/22

End Time of Neighborhood Meeting: 7pm - 11/2/22 Traverse Creek

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

- | PRINTED NAME | ADDRESS, CITY, STATE, ZIP |
|---------------------------------|---|
| 1. <u>Clay Brown</u> | <u>20616 Antrim Dr. Greenleaf 83626</u> |
| 2. <u>KEVIN MIEUBLEK</u> | <u>4507 MARBLE FRONT CALDWELL 83605</u> |
| 3. <u>Adam Rosenmont</u> | <u>20966 WellSpel Caldwell</u> |
| 4. <u>Dawn Rosemary Steaver</u> | <u>4815 Marble Front Road Caldwell</u> |
| 5. <u>KATHIE TOWNSEND</u> | <u>4604 LINCOLN Caldwell</u> |
| 6. <u>Dianna Bentley</u> | <u>11812 Lincoln Rd Caldwell 83605</u> |
| 7. <u>+ Justin Juarez</u> | |
| 8. | |
| 9. | |
| 10. | |
| 11. | |
| 12. | |
| 13. | |
| 14. | |
| 15. | |
| 16. | |
| 17. | |
| 18. | |
| 19. | |
| 20. | |

A-5

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: Residential Subdivision of approx. 84.5 acres

Date of Round Table meeting: August 11, 2022

Notice sent to neighbors on: October 20, 2022

Date & time of the neighborhood meeting: 11/2/22 @ 6pm


Location of the neighborhood meeting: 1010 Dearborn Street, Caldwell, ID 83605

Developer/Applicant:

Name: Bonnie Layton

Address, City, State, Zip: 690 S. Industry Way, Ste 10, 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 11/3/22

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



AFTER RECORDING MAIL TO:

Endurance Holdings LLC
1977 E. Overland Road
Meridian, ID 83642

2022-028929
RECORDED
06/03/2022 02:43 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 PBRIDGES \$15.00
TYPE: DEED
FIRST AMERICAN TITLE AND ESCROW
ELECTRONICALLY RECORDED

WARRANTY DEED

File No.: 4106-3887555 (TD)

Date: **June 01, 2022**

For Value Received, **Scott Edwin Vassar and Joan Elaine Vassar as Co-Trustees of The Scott & Joan Vassar Trust under Trust Agreement Dated October 3, 2017 and their substitutes and successors as Trustee thereunder**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Endurance Holdings LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **1977 E. Overland Road, Meridian, ID 83642**, the following described premises, situated in **Canyon County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

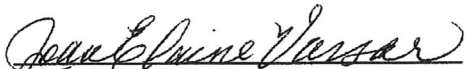
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (LOT 1), SECTION 19, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO.

APN: **34114000 0**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Scott and Joan Vassar Trust under Trust
Agreement Dated October 3, 2017

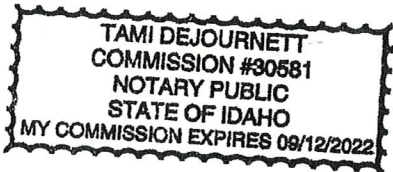

Scott Edwin Vassar, Co-Trustee


Joan Elaine Vassar, Co-Trustee

STATE OF Idaho)
) ss.
COUNTY OF Ada)

This record was acknowledged before me on June 2nd, 2022 by Scott Edwin Vassar and Joan Elaine Vassar as Co-Trustees of The Scott & Joan Vassar Trust under Trust Agreement Dated October 3, 2017 and their substitutes and successors as Trustee thereunder.


Signature of Notary Public
My Commission Expires: 9-12-2022



A-6

AFTER RECORDING RETURN:
SCOTT & JOAN VASSAR
4823 MARBLE FRONT ROAD
CALDWELL, IDAHO 83605

QUITCLAIM DEED

GRANTOR:

SCOTT EDWIN VASSAR aka Scott E. Vassar, as Successor Trustee of THE EDWIN VASSAR TRUST utu March 7, 2012.

GRANTEE:

SCOTT EDWIN VASSAR AND JOAN ELAINE VASSAR AS CO-TRUSTEES OF THE SCOTT & JOAN VASSAR TRUST UNDER TRUST AGREEMENT DATED OCTOBER 3, 2017 AND THEIR SUBSTITUTES AND SUCCESSORS AS TRUSTEE THEREUNDER

GRANTEE ADDRESS:

4823 MARBLE FRONT ROAD, CALDWELL, IDAHO 83605

DESCRIPTION OF REAL PROPERTY CONVEYED BY THIS DEED:

Situated in the County of CANYON, State of IDAHO

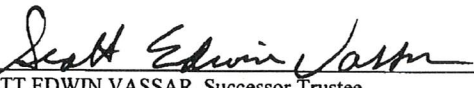
The real estate more particularly described upon Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Subject to any encumbrances thereon

FOR VALUE RECEIVED, the above name Grantor does hereby convey, release, remise, and forever QUITCLAIM unto the above named Grantee, the real property above described together with the appurtenances.

This deed is given for estate planning purposes to vest title to the property in a living trust established by Grantor, There is no value consideration in cash or property.

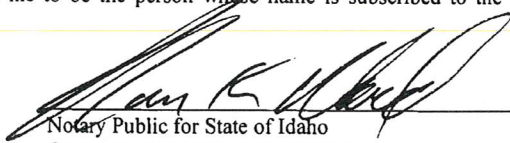
Dated: OCTOBER 31, 2017


SCOTT EDWIN VASSAR, Successor Trustee

STATE OF IDAHO)
) ss
COUNTY OF CANYON)

On this date of OCTOBER 31, 2017, before me, a Notary Public in and for said State, personally appeared SCOTT EDWIN VASSAR Successor Trustee, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.




Notary Public for State of Idaho
Comm. Expires: December 7, 2021

2017-048560
RECORDED
11/07/2017 09:21 AM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 LBERG \$15.00
DEED
SCOTT & JOAN VASSAR

A-6

EXHIBIT "A"

That portion of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) and also lying within a portion of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 24, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of said Northeast Quarter of the Northeast Quarter (NE1/4NE1/4), Thence, along said south boundary line, South 88°54'53" West, 24.35 feet; to the **POINT OF BEGINNING**;

Thence, departing from south boundary line, along the west boundary line of said NE1/4 NE1/4, North 00°02'50" West, 669.60 feet, to the center line of Mason Creek,

Thence, along said center line, North 75°58'25" West, 451.12 feet to a point which parallel with and 28 rods west of said west boundary line;

Thence, along parallel with said west boundary line, north 00°02'50" West, 534.82 feet to the north boundary line of said NW1/4 NE1/4;

Thence, along said north boundary line, North 88°55'28" East, 462.00 feet, which is also a distance of 28 rods, to the northeast corner of said NW1/4 NE1/4;

Thence, along the north boundary line of said NE1/4 NE1/4, North 88°55'28" East, 1329.48 feet to the northeast corner of said Section 28;

Thence, along the east boundary line of said Section 28, South 00°02'57" West, 1321.77 feet to the southeast corner of said NE1/4 NE1/4,

Thence, along the south boundary line of said NE1/4 NE1/4, South 88°54'53" West, 1081.28 feet;

Thence, departing said south boundary line, North 00°18'45" East, 275.83 feet;

Thence, South 88°54'53" West, 171.75 feet;

Thence, South 00°31'57" East, 275.78 feet, to said south boundary line;

Thence, along said south line, South 88°54'53" West, 78.31 feet to the southwest corner of said NE1/4 NE1/4;

Thence, along the south boundary line of said NW1/4 NE1/4, South 88°54'53" West, 24.35 feet to the **POINT OF BEGINNING**, containing 45.931 acres, more or less, and is subject to all easements and reservations.

NOTES

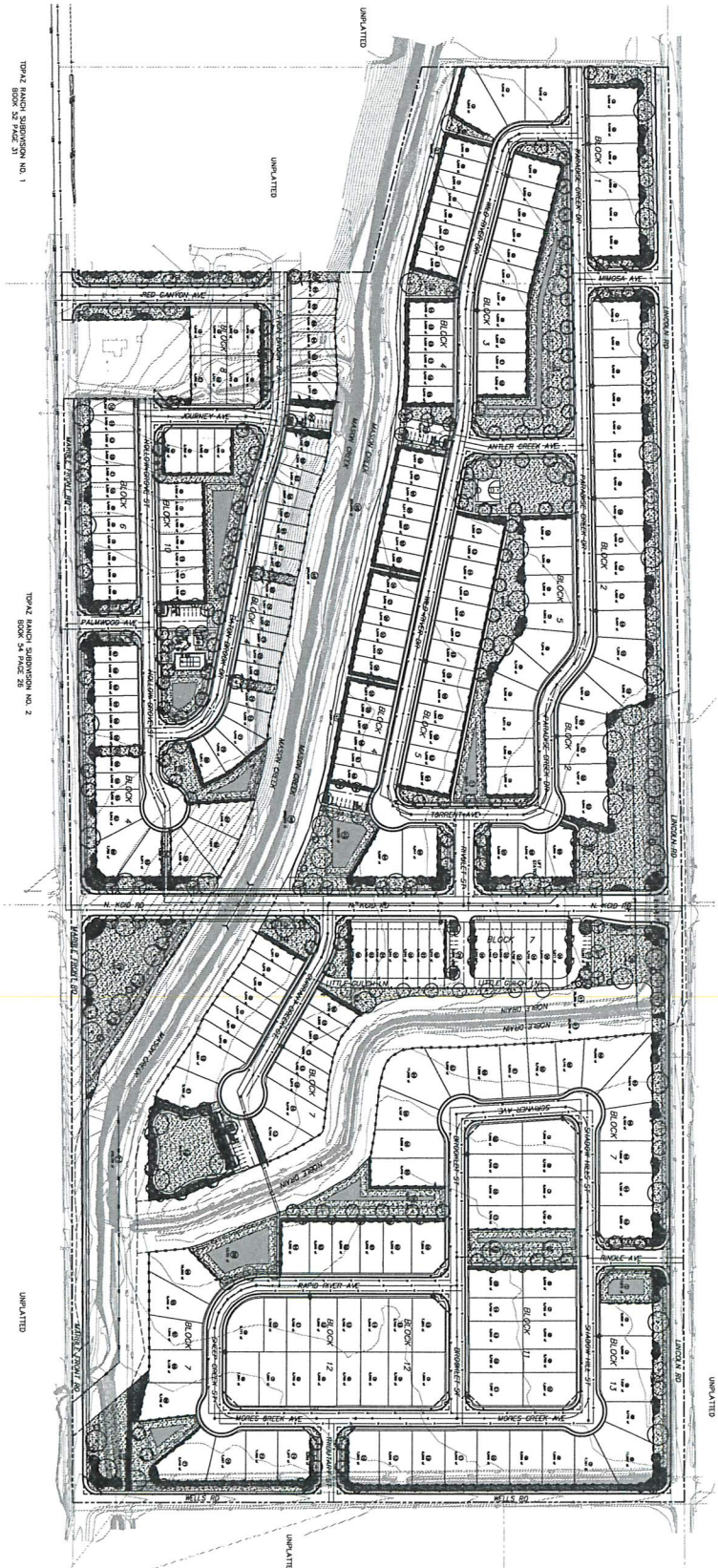
1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE PLANTED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH THE EXCEPTED ZONE OF ALL STORM DRAIN PIPE STRUCTURES OR FACILITIES IN PARKINGS, SERVICE AREAS, OR PROTECTED FROM INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL PLANTING AREAS SHALL BE PLANTED WITH A MINIMUM OF ONE (1) GALLON PER HOUR (GPH) PER HOUR (HOUR) AND SHALL BE PLANTED WITH A MINIMUM OF ONE (1) GALLON PER HOUR (GPH) PER HOUR (HOUR) AND SHALL BE PLANTED WITH A MINIMUM OF ONE (1) GALLON PER HOUR (GPH) PER HOUR (HOUR).
3. TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UTILITY LINES OR INTERSECTION STOP SIGNS.
4. TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UTILITY LINES OR INTERSECTION STOP SIGNS.
5. TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UTILITY LINES OR INTERSECTION STOP SIGNS.
6. TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UTILITY LINES OR INTERSECTION STOP SIGNS.
7. TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UTILITY LINES OR INTERSECTION STOP SIGNS.
8. TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UTILITY LINES OR INTERSECTION STOP SIGNS.
9. TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UTILITY LINES OR INTERSECTION STOP SIGNS.

DEVELOPMENT DATA

TOTAL AREA: 64.44 ACRES
 BUILDABLE LOTS: 278
 TOTAL LOTS: 383
 TOTAL UNPLANNED OPEN SPACE: 4711 AC (73.44%)
 PROPOSED ZONING: R4 RSD
 TOTAL UNPLANNED OPEN SPACE: 4711 AC (73.44%)
 PROPOSED ZONING: R4 RSD

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	SYM	COMMON NAME	BOTANICAL NAME	SIZE
(Symbol)	HONEY BUE SPRUCE	PICEA RADIX 'NORON'	6-8' HT. B18	(Symbol)	BLACK EYED SUSAN	RUPESCOLA FLGIDA	1 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	2 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	3 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	4 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	5 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	6 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	7 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	8 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	9 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	10 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	11 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	12 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	13 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	14 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	15 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	16 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	17 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	18 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	19 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	20 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	21 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	22 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	23 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	24 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	25 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	26 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	27 GAL
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(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	29 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	30 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	31 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	32 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	33 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	34 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	35 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	36 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	37 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	38 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	39 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	40 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	41 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	42 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	43 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	44 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	45 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	46 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	47 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	48 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	49 GAL
(Symbol)	WAX SPRAWLE	FRAXINUS AMERICANA	6-8' HT. B18	(Symbol)	BLUE HILL SPINNA	RUPESCOLA FLGIDA	50 GAL



LANDSCAPE CALCULATIONS

LOCATION	BARRIER WIDTH	LENGTH	REQUIRED	PROVIDED
LINCOLN RD.	20'	2,160' / 25'	78 TREES	98 TREES
MILLS RD.	10'	1,800' / 25'	32 TREES	42 TREES
HANDEL FROUNT RD.	20'	1,440' / 25'	41 TREES	204 TREES
KCIR RD. (WEST)	10'	864' / 25'	25 TREES	30 TREES
KCIR RD. (EAST)	20'	3,600' / 25'	10 TREES	50 TREES
COMMON AREAS				420 TREES
TOTAL NUMBER OF BARRIER TREES			181 TREES	264 TREES
TOTAL NUMBER OF COMMON AREA TREES				420 TREES
TOTAL NUMBER OF TREES				684 TREES

TRAVERSE CREEK SUBDIVISION

PRELIMINARY PLAT LANDSCAPE PLAN

CALDWELL, ID

CIVIL ENGINEER
 DAVID A. BAILEY, P.E.
 BAILEY ENGINEERING, INC.
 1119 E. STATE ST., STE 210
 COLDWATER, ID 83813
 208-338-0013

PLANNER
 TRILCOT DEVELOPMENT, INC.
 SCOTT AND JOAN WASSER TRUST
 9839 W. OGLE CREEK ST., STE 101
 BOISE, ID 83709

OWNERS
 TRILCOT DEVELOPMENT, INC.
 SCOTT AND JOAN WASSER TRUST
 4823 WAREHOWN RD.
 CALDWELL, ID 83642

DEVELOPER
 TRILCOT DEVELOPMENT, INC.
 9839 W. OGLE CREEK ST., STE 101
 BOISE, ID 83709



JENSEN BELTS
 1977 E. OREGON RD.
 MERIDIAN, ID 83642
 NOVEMBER 11, 2022
 SCALE: 1" = 120'

PLANT PALETTE

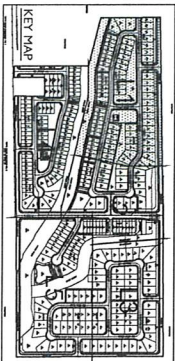
SYM	COMMON NAME	SYM	DESCRIPTION
	EVERGREEN TREE (CLASS III)		6" VINYL FENCE ADJACENT TO COMMON AREAS & PROPERTY LINES (TYP) SEE DET. 4, SHEET 1A.
	HOOP BLUE SPRUCE		3" BLACK IRON FENCE AT BACK OF LOTS ADJACENT TO COMMON AREAS & PROPERTY LINES (TYP) SEE DET. 3, SHEET 1A.
	NORWAY SPRUCE		
	HEMLOCK		
	FIR		
	JUNIPER		
	YEW		
	HOLLY		
	BOXWOOD		
	LIGUSTRUM		
	EUONYMUS		
	SPirea		
	VIBURNUM		
	DOGWOOD		
	MAGNOLIA		
	CAMELLIA		
	AZALEA		
	GARDENIA		
	HIBISCUS		
	BEGONIA		
	FUCHSIA		
	GERANIUM		
	PETUNIA		
	IMPATIENS		
	DIANTHUS		
	PHLOX		
	LARKSPUR		
	DELPHINIUM		
	FOXGLOVE		
	BELLFLOWER		
	POPPY		
	RANUNCULUS		
	ANEMONE		
	TULIP		
	DAFFODIL		
	IRIS		
	HOSTA		
	BEGONIA		
	FUCHSIA		
	GERANIUM		
	IMPATIENS		
	DIANTHUS		
	PHLOX		
	LARKSPUR		
	DELPHINIUM		
	FOXGLOVE		
	BELLFLOWER		
	POPPY		
	RANUNCULUS		
	ANEMONE		
	TULIP		
	DAFFODIL		
	IRIS		
	HOSTA		

NOTES

1. REFER TO SHEET 1A FOR PLANT PALETTE AND LANDSCAPE DETAILS.

SYM	COMMON NAME
	ORNAMENTAL TREE (CLASS II)
	FLAVORING SHRUB
	GROUND COVER
	MULCH
	SAND
	GRAVEL
	STONE
	BRICK
	CONCRETE
	ASPHALT
	PAVING STONE
	RETENTION WALL
	DRAINAGE PIPE
	EROSION CONTROL
	SLOPE
	BOUNDARY
	EASEMENT
	UTILITY
	SURVEY POINT
	SPOT ELEVATION
	CONTOUR LINE
	SECTION LINE
	MATCHLINE
	NORTH ARROW
	SCALE

SYM	DESCRIPTION
	6" VINYL FENCE ADJACENT TO COMMON AREAS & PROPERTY LINES (TYP) SEE DET. 4, SHEET 1A.
	3" BLACK IRON FENCE AT BACK OF LOTS ADJACENT TO COMMON AREAS & PROPERTY LINES (TYP) SEE DET. 3, SHEET 1A.



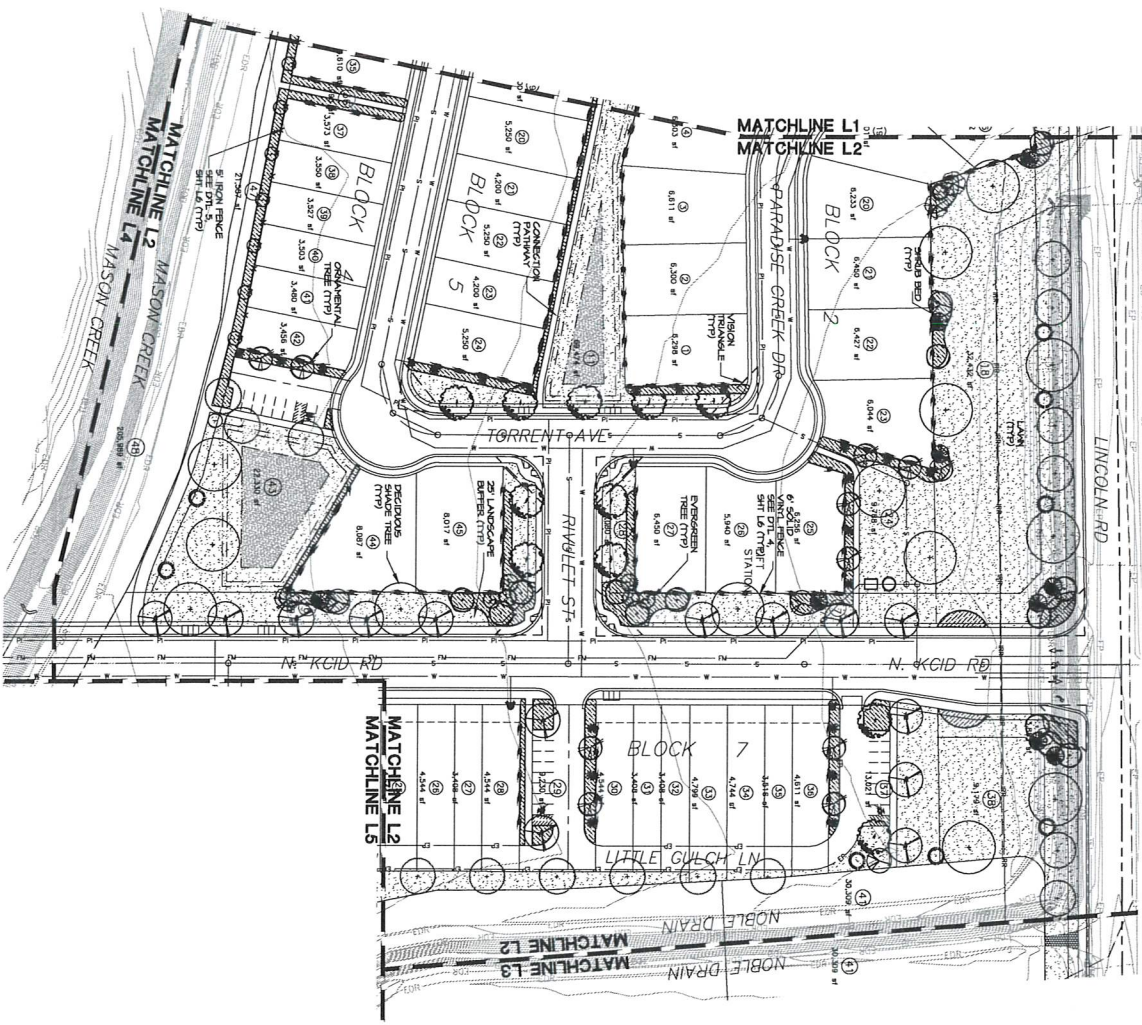
JENSEN BELT'S
 ASSOCIATES
 2000 TRAVERSE CREEK ROAD, SUITE 100
 FORT COLLINS, CO 80504
 PHONE: 970.226.1111
 FAX: 970.226.1112
 WWW.JENSENBELTS.COM

PRELIMINARY PLAT LANDSCAPE PLAN
 TRAVERSE CREEK SUBDIVISION
 TRIOLOGY DEVELOPMENT, INC.

REVISED	NO.	DATE	DESCRIPTION

BB Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CAD
 1000 S. 10TH STREET, SUITE 100
 FORT COLLINS, CO 80504
 WWW.BAILEYENGINEERING.COM

A-8



PLANT PALETTE

- REFERENCE SHEET L6)
- SYM COMMON NAME
- ENTRANCE TREES
- HOOP'S BLUE SPRUCE
- NOBLY CANADIAN
- VANDERBILT'S FINE

- SHADE TREES (L6, L5, L3)
- BLACKTOPPED LONDON PALMETTO
- NOBLY RED OAK
- SHADE STREET TREES (L4, L6, L3)
- ACCADELE ELM
- CANADIAN SPICE OAK
- 50' TALL HONEYLOCUST
- TULIP TREE LINEN

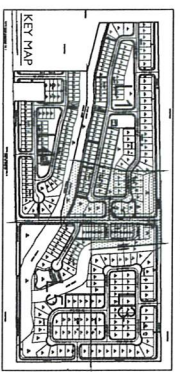
- ORNAMENTAL TREES (L6, L5, L3)
- CANADA RED GINKGO
- CANADIAN SPICE OAK
- SPRING SWAN CORYMPHE
- SHRUBS/ORNAMENTAL SHRUBS/PERENNIALS

- BLACK BIRD BURNING
- BLUE HOLE SPINES
- BLUE OAK GRASS
- PORTULACA
- DAINTY COCK ROSE
- DAINTY COCK UNIBANK
- PHILLIA DE ORO DAN LILLY
- GRASS/LOW PLANT
- MOIST HATED BIRCHWOOD
- MAINTENANCE

- LAWN
- 6" VINYL FENCE ADJACENT TO COMMON AREAS & PRESIDENTIAL LOTS (TYP)
- SEE DET. 4, SHEET L6.
- 5' BLACK IRON FENCE TO HAZON CREEK & NOBLE DRAIN (TYP)
- SEE DET. 5, SHEET L6.

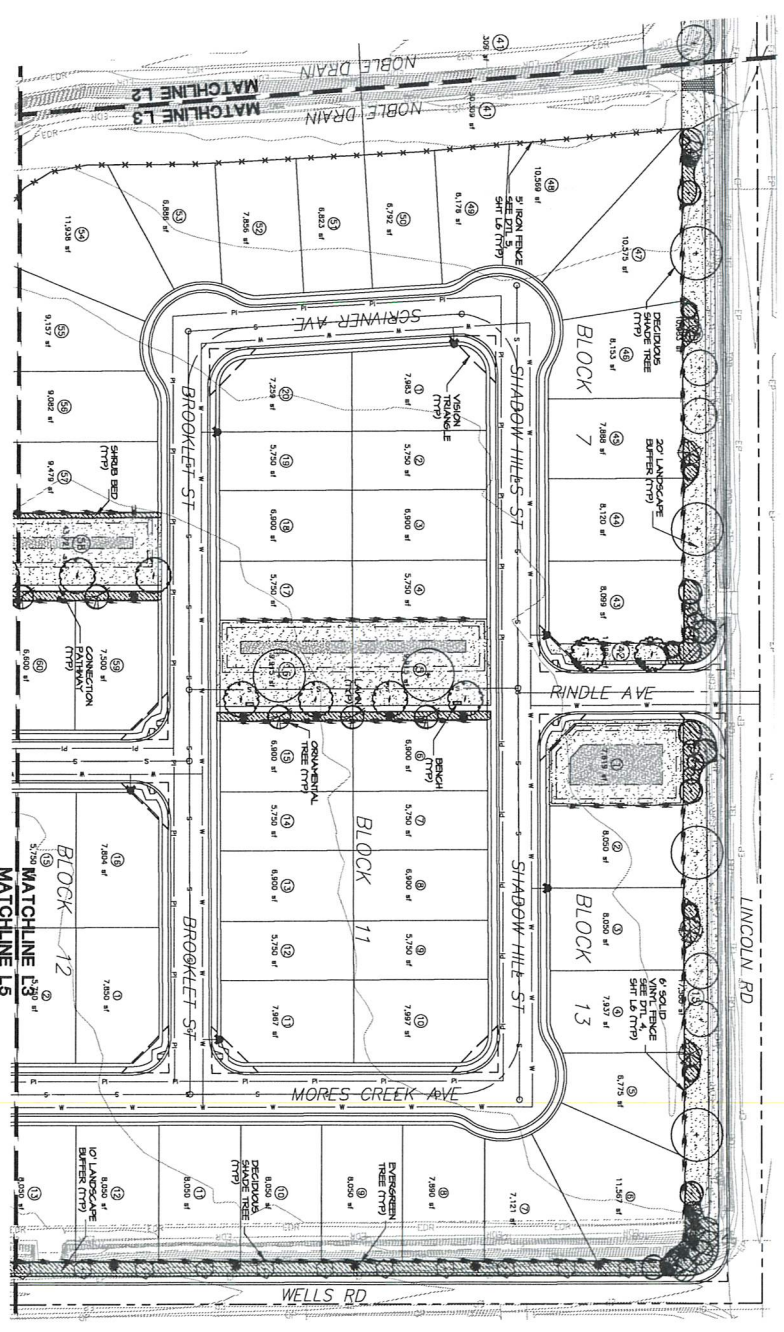
NOTES

1. REFER TO SHEET L6 FOR PLANT PALETTE AND LANDSCAPE DETAILS.



Palley Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 1454 S. MICHIGAN ST., SUITE 200
 DENVER, CO 80214
 www.palleyengineering.com



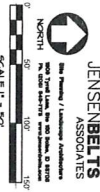
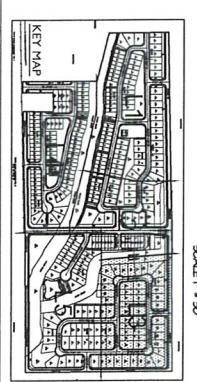


PLANT PALETTE

SYM	COMMON NAME	SYM	COMMON NAME	SYM	DESCRIPTION
1	COMMON TREE	1	COMMON TREE	1	DESCRIPTION
2	HOOPS BLUE SPRUCE	2	FLAME ASH VARIETY	2	LANE
3	HOKONUM ALDER	3	CANADA RED CHICKENFERT	3	6" VINYL FENCE ADJUSTMENT
4	VANDERVOETS FINE	4	ROYAL VANDERVOETS CANADIAN	4	TO COMMON AREAS & PATIO/DECK LINES (TYP)
5	SHADE TREES (CLASS III)	5	SPRING SUMM GRAMMADILE	5	SEE DET. 4, SHEET 1.6.
6	SHADE TREES (CLASS III)	6	SHADE TREES (CLASS III)	6	SEE DET. 4, SHEET 1.6.
7	ACQUADRE ELM	7	BLACK TED SPRAIN	7	5" BLACK IRON FENCE
8	CAMPION SPINE OAK	8	BLUE HOLE SPRAIN	8	AT BACK OF LOTS ADJACENT
9	SCRIBLER FORESTCOAST	9	BLUE HOLE SPRAIN	9	TO BACK OF LOTS ADJACENT
10	LITTLE LEAF LINDEN	10	BLUE HOLE SPRAIN	10	TO BACK OF LOTS ADJACENT
11	TULIP TREE	11	BLUE HOLE SPRAIN	11	TO BACK OF LOTS ADJACENT
12	ACQUADRE ELM	12	BLUE HOLE SPRAIN	12	TO BACK OF LOTS ADJACENT
13	CAMPION SPINE OAK	13	BLUE HOLE SPRAIN	13	TO BACK OF LOTS ADJACENT
14	SCRIBLER FORESTCOAST	14	BLUE HOLE SPRAIN	14	TO BACK OF LOTS ADJACENT
15	LITTLE LEAF LINDEN	15	BLUE HOLE SPRAIN	15	TO BACK OF LOTS ADJACENT
16	TULIP TREE	16	BLUE HOLE SPRAIN	16	TO BACK OF LOTS ADJACENT
17	ACQUADRE ELM	17	BLUE HOLE SPRAIN	17	TO BACK OF LOTS ADJACENT
18	CAMPION SPINE OAK	18	BLUE HOLE SPRAIN	18	TO BACK OF LOTS ADJACENT
19	SCRIBLER FORESTCOAST	19	BLUE HOLE SPRAIN	19	TO BACK OF LOTS ADJACENT
20	LITTLE LEAF LINDEN	20	BLUE HOLE SPRAIN	20	TO BACK OF LOTS ADJACENT
21	TULIP TREE	21	BLUE HOLE SPRAIN	21	TO BACK OF LOTS ADJACENT
22	ACQUADRE ELM	22	BLUE HOLE SPRAIN	22	TO BACK OF LOTS ADJACENT
23	CAMPION SPINE OAK	23	BLUE HOLE SPRAIN	23	TO BACK OF LOTS ADJACENT
24	SCRIBLER FORESTCOAST	24	BLUE HOLE SPRAIN	24	TO BACK OF LOTS ADJACENT
25	LITTLE LEAF LINDEN	25	BLUE HOLE SPRAIN	25	TO BACK OF LOTS ADJACENT
26	TULIP TREE	26	BLUE HOLE SPRAIN	26	TO BACK OF LOTS ADJACENT
27	ACQUADRE ELM	27	BLUE HOLE SPRAIN	27	TO BACK OF LOTS ADJACENT
28	CAMPION SPINE OAK	28	BLUE HOLE SPRAIN	28	TO BACK OF LOTS ADJACENT
29	SCRIBLER FORESTCOAST	29	BLUE HOLE SPRAIN	29	TO BACK OF LOTS ADJACENT
30	LITTLE LEAF LINDEN	30	BLUE HOLE SPRAIN	30	TO BACK OF LOTS ADJACENT
31	TULIP TREE	31	BLUE HOLE SPRAIN	31	TO BACK OF LOTS ADJACENT
32	ACQUADRE ELM	32	BLUE HOLE SPRAIN	32	TO BACK OF LOTS ADJACENT
33	CAMPION SPINE OAK	33	BLUE HOLE SPRAIN	33	TO BACK OF LOTS ADJACENT
34	SCRIBLER FORESTCOAST	34	BLUE HOLE SPRAIN	34	TO BACK OF LOTS ADJACENT
35	LITTLE LEAF LINDEN	35	BLUE HOLE SPRAIN	35	TO BACK OF LOTS ADJACENT
36	TULIP TREE	36	BLUE HOLE SPRAIN	36	TO BACK OF LOTS ADJACENT
37	ACQUADRE ELM	37	BLUE HOLE SPRAIN	37	TO BACK OF LOTS ADJACENT
38	CAMPION SPINE OAK	38	BLUE HOLE SPRAIN	38	TO BACK OF LOTS ADJACENT
39	SCRIBLER FORESTCOAST	39	BLUE HOLE SPRAIN	39	TO BACK OF LOTS ADJACENT
40	LITTLE LEAF LINDEN	40	BLUE HOLE SPRAIN	40	TO BACK OF LOTS ADJACENT
41	TULIP TREE	41	BLUE HOLE SPRAIN	41	TO BACK OF LOTS ADJACENT
42	ACQUADRE ELM	42	BLUE HOLE SPRAIN	42	TO BACK OF LOTS ADJACENT
43	CAMPION SPINE OAK	43	BLUE HOLE SPRAIN	43	TO BACK OF LOTS ADJACENT
44	SCRIBLER FORESTCOAST	44	BLUE HOLE SPRAIN	44	TO BACK OF LOTS ADJACENT
45	LITTLE LEAF LINDEN	45	BLUE HOLE SPRAIN	45	TO BACK OF LOTS ADJACENT
46	TULIP TREE	46	BLUE HOLE SPRAIN	46	TO BACK OF LOTS ADJACENT
47	ACQUADRE ELM	47	BLUE HOLE SPRAIN	47	TO BACK OF LOTS ADJACENT
48	CAMPION SPINE OAK	48	BLUE HOLE SPRAIN	48	TO BACK OF LOTS ADJACENT
49	SCRIBLER FORESTCOAST	49	BLUE HOLE SPRAIN	49	TO BACK OF LOTS ADJACENT
50	LITTLE LEAF LINDEN	50	BLUE HOLE SPRAIN	50	TO BACK OF LOTS ADJACENT

NOTES

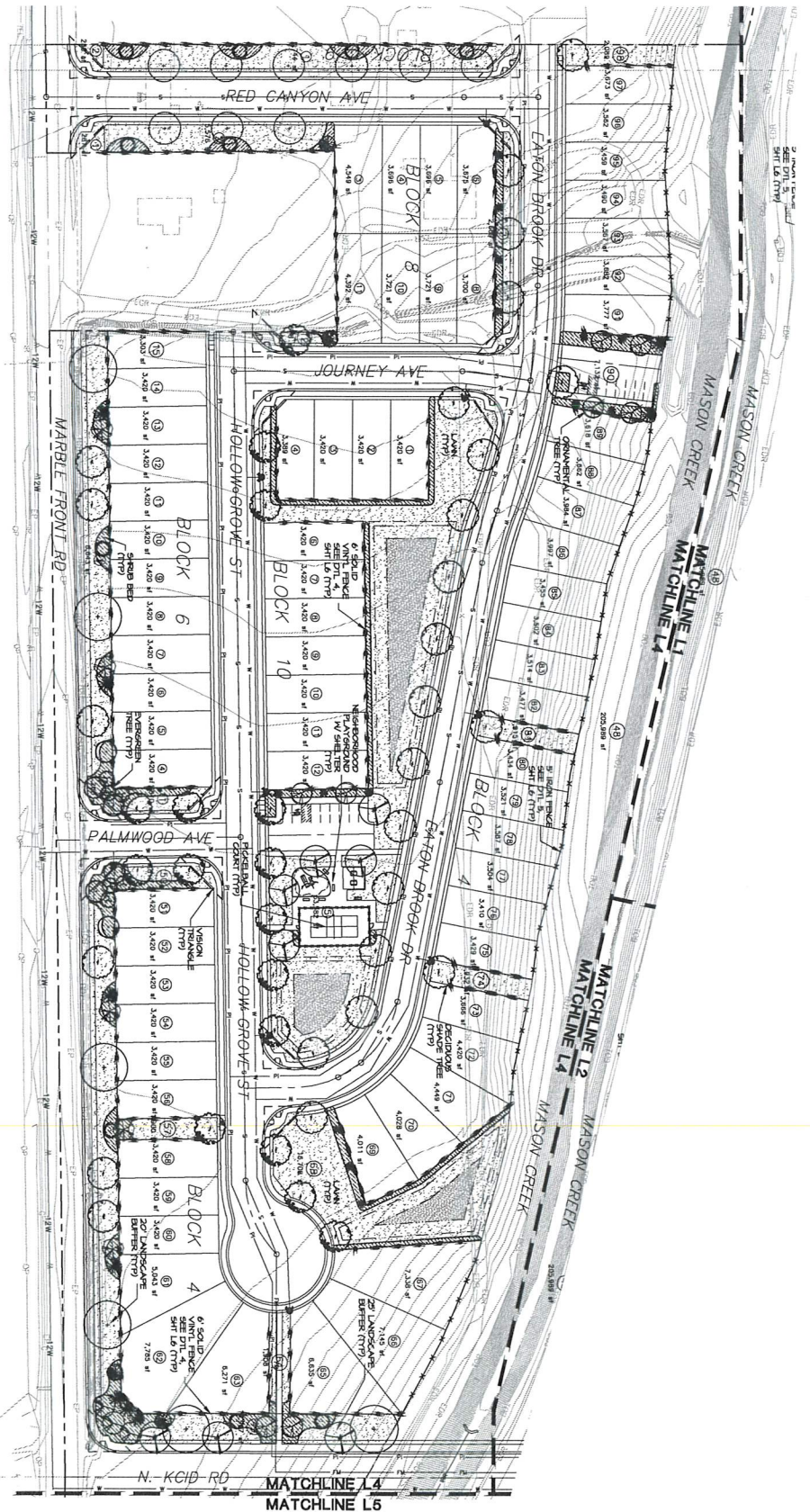
1. REFER TO SHEET 1.6 FOR PLANT PALETTE AND LANDSCAPE CALCULATIONS.



REVISED	NO.	DATE	DESCRIPTION

Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 1148 W. STATE ST. STE. 100
 MADISON, WI 53703
 www.baileyeng.com

A-8

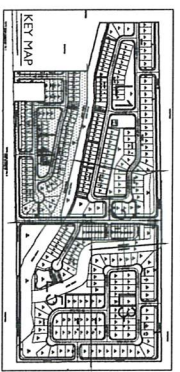


PLANT PALETTE

SYM	COMMON NAME	SYM	COMMON NAME	SYM	DESCRIPTION
	EVERGREEN TREES		ORNAMENTAL TREES (CLASS II)		LAWN
	HOPS BLUE SPRUCE		FLAME HAIR MAPLE		VINYL FENCE ADJUSTMENT TO COMMON ASBESTOS FACED DRAIN (SEE DTL 4, SHEET 1A)
	HOONIGAN JUNIPER		CANADA RED CHOKEBERRY		IRON FENCE ADJUSTMENT TO MASON CREEK & MOBILE DRAIN (TPP) SEE DTL 5, SHEET 1A
	VANDENBROEK'S PINE		ROYAL LANCASTER CAMELLIA		
	SPACE TREES (CLASS III)		SPRING SNOW CAMELLIA		
	BLACKWOOD LONDON PLANE TREE		SHREVEPORT/ORNAMENTAL GRASSES/PERENNIALS		
	SHREVEPORT TREES (CLASS III)		BLACK EYED SUSAN		
	ACACIA TREE		BLUE HOLLY SPRUCE		
	CANYON SPRUCE OAK		BLUE BAY AMBER		
	SCRIBBLE NORWAY SPRUCE		PURPLE COMET LOWER ROSE		
	LITTLE TREE		DARLET'S GOLD NINEBARK		
			RED LION SPIREA		
			GEO-LON SPIREA		
			FIRE-LION SPIREA		
			GEO-LON SPIREA		
			MOST HALO DOGWOOD		
			MAGNOLIA GRANDIFOLIA		
			MAGNOLIA SPECIOSA		
			MAGNOLIA SPICATA		
			MAGNOLIA XIPHIOIDES		
			MAGNOLIA XIPHIOIDES		
			MAGNOLIA XIPHIOIDES		

NOTES

1. REFER TO SHEET 1A FOR PLANT PALETTE AND LANDSCAPE DETAILS.



JENSEN BELTS ASSOCIATES
 2000 West 10th Street, Suite 100
 Denver, CO 80202
 TEL: 303.733.1000
 FAX: 303.733.1001
 www.jensenbelts.com

SCALE 1" = 50'

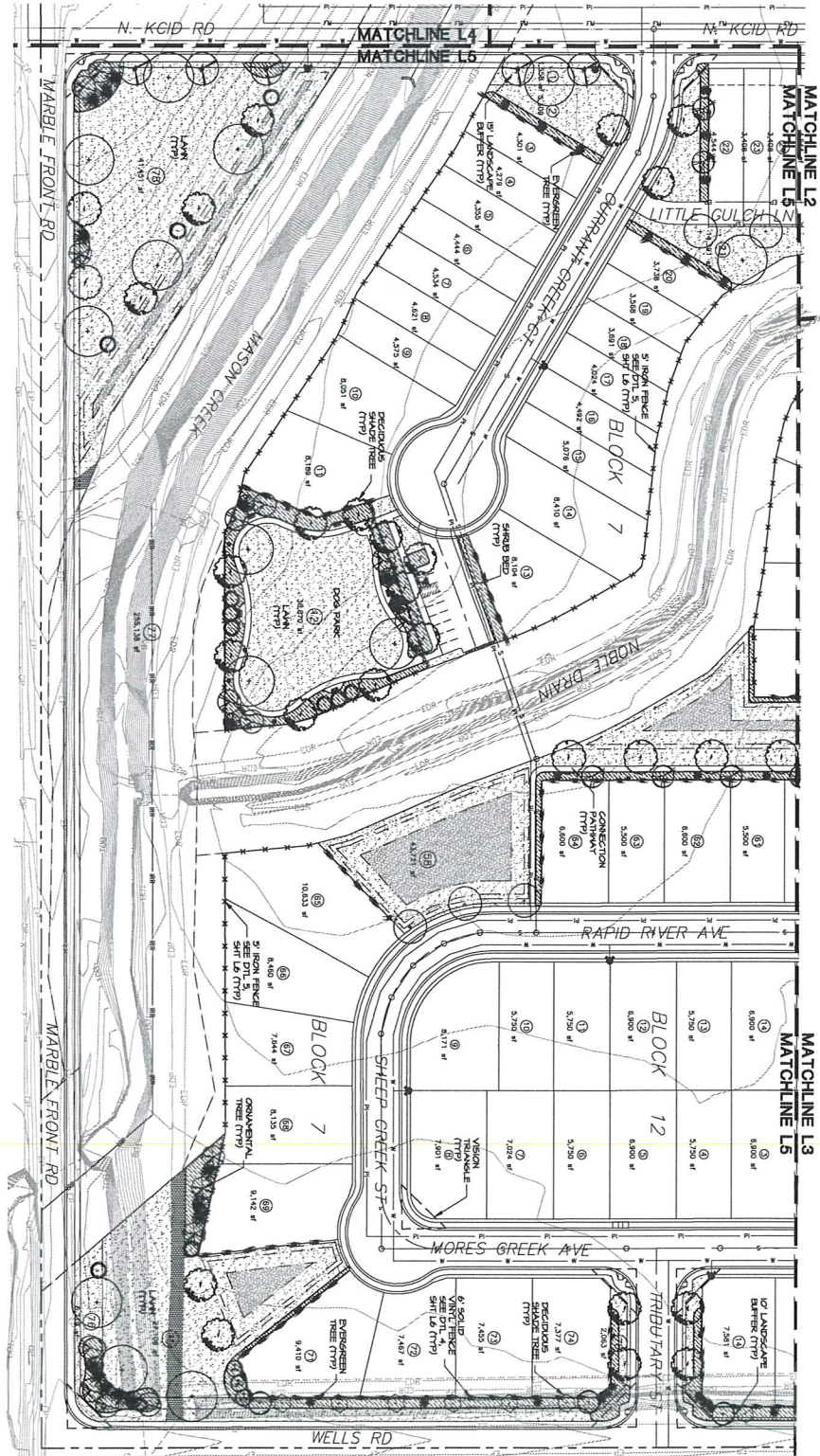
NORTH

PRELIMINARY PLAT LANDSCAPE PLAN
 TRAVERSE CREEK SUBDIVISION
 TRILOGY DEVELOPMENT, INC.

REVISED	NO.	DATE	DESCRIPTION

Boley Engineering, Inc.
 CIVIL ENGINEERING (P) CADD
 1144 SOUTH WYOMING STREET
 DENVER, CO 80202
 TEL: 303.733.1000
 FAX: 303.733.1001
 www.BoleyEngineering.com

8-A



PLANT PALETTE

SYM	COMMON NAME	SYM	COMMON NAME	SYM	DESCRIPTION
○	COMMON TREE	○	FLAME TREE	○	LANE
○	HOOPS BLUE SPRUCE	○	CANADA RED CEDAR	○	5" VINYL FENCE ADJACENT TO COMMON AREAS & PRESERVE (SEE DTL 3, 4, 5) SEE DTL 3, SHEET 1A
○	NOBOLIA LAMBERT	○	ROYAL HOLLANDS CLEMATIS	○	6" IRON FENCE ADJACENT TO MASON CREEK & NOBLE DRAIN (SEE DTL 3, SHEET 1A)
○	NOBOLIA LAMBERT	○	SPRING SMOX CORYMPHE	○	5" IRON FENCE ADJACENT TO SHEEP CREEK ST & MILES GREEK AVE (SEE DTL 4, 5)
○	SHADE TREES (CLASS III)	○	SHRUBS/COMMON TREES (CLASS II)	○	○
○	BLACKWOOD LONDON PLANETREE	○	BLACK EYED SPAN	○	○
○	NORTHERN RED OAK	○	BLUE HOG SPRUCE	○	○
○	ACQUADALE BLM	○	BLUE BAY SPRUCE	○	○
○	CANTON SPIRE OAK	○	FRAGRILE CORNELLOR	○	○
○	SCULINE FOREST OAK	○	DWARFS GOLD NINEBARK	○	○
○	LITTLE LEAF LINDEN	○	PIEHLA BEL OGD DON'TILLI	○	○
○	LITTLE LEAF LINDEN	○	GRAND LOW SAKAK	○	○
○	LITTLE LEAF LINDEN	○	WORLD LEAF BUSHWOOD	○	○
○	LITTLE LEAF LINDEN	○	MAGAL FERTIGER RED GRASS	○	○
○	LITTLE LEAF LINDEN	○	MADEN GRASS	○	○
○	LITTLE LEAF LINDEN	○	SHRUBS/COMMON TREES (CLASS II)	○	○

NOTES

1. REFER TO SHEET 1A FOR PLANT PALETTE AND LANDSCAPE CALCULATIONS.



JENSENBELTS ASSOCIATES
 400 West 10th Street, Suite 200
 Minneapolis, MN 55401
 PH: 612.339.8800
 WWW.JENSENBELTS.COM

SCALE 1" = 50'

REVISIONS:

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN
TRAVERSE CREEK SUBDIVISION
TRIOLOGY DEVELOPMENT, INC.

Bailey Engineering, Inc.
 CIVIL ENGINEERING/PLANNING/CADD
 1800 SOUTH 10TH AVENUE
 MINNEAPOLIS, MN 55455
 WWW.BAILEYENGINEERING.COM

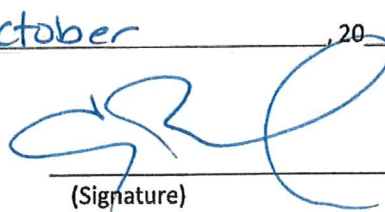
A-8

Property Owner Acknowledgement

I, Endurance Holdings (Corey Barton) the record owner for real property addressed as 50 Lincoln Rd., am aware of, in agreement with, and give my permission to Bonnie Langton with NKS, to submit the accompanying application(s) pertaining the that property.

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


Dated this 27th day of October, 2022


(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon Ada)

I, Adair Koltjes, a Notary Public, do hereby certify that on this 27th day of October, 2022, personally appeared before me Corey Barton, 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.


NOTARY PUBLIC FOR IDAHO
Residing at Nampa, ID
My Commission Expires 6-05-28

ADAIR KOLTES
Notary Public - State of Idaho
Commission Number 30052
My Commission Expires 06-05-2028

Property Owner Acknowledgement

I, Jean E. Vassar, the record owner for real property addressed as 4823 Marble Front Rd, am aware of, in agreement with, and give my permission to Bonnie Langton with NVS, to submit the accompanying application(s) pertaining to 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 11-1-22 day of November, 2022

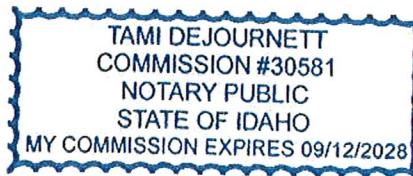
Jean E. Vassar
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
County of Ada) ss.
 Canyon)

I, Tami DeJournett Notary Public, do hereby certify that on this 1 day of November, 2022, personally appeared before me Jean E. Vassar, 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.

Tami DeJournett
NOTARY PUBLIC FOR IDAHO
Residing at Mendon, ID
My Commission Expires 9-12-2028



Property Owner Acknowledgement

I, Scott Cassar, the record owner for real property addressed as 4823 Marble Front Rd, am aware of, in agreement with, and give my permission to Bonnie Langton with NKS, to submit the accompanying application(s) pertaining to 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 1 day of November, 20 22

Scott Cassar
(Signature)

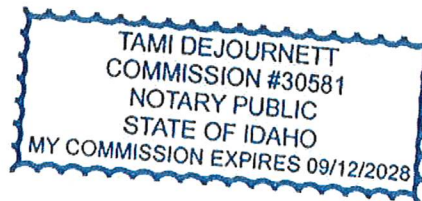
CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
 Ada) ss.
County of Canyon)

I, Tami DeJournett a Notary Public, do hereby certify that on this 1 day of November, 2022, personally appeared before me Scott Cassar, 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.

Tami DeJournett

NOTARY PUBLIC FOR IDAHO
Residing at Meridian, ID
My Commission Expires 9-12-2028



Description for
Traverse Creek Subdivision
October 24, 2022

All of Government Lot 1 of Section 19, Township 4 North, Range 2 West, Boise Meridian, and a portion of the North 1/2 of the Northeast 1/4 of Section 24, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho more particularly described as follows:

BEGINNING at the Section Corner common to Sections 18 and 19, T.4N., R.2W., B.M. and Sections 13 and 24, T.4N., R.3W., B.M., Canyon County, Idaho;

thence North 89°39'23" East, 1,268.96 feet to the Northeast corner of Government Lot 1 of said Section 19;

thence South 00°07'31" East, 1,322.16 feet to the Southeast corner of Government Lot 1 of said Section 19;

thence South 89°40'12" West, 1,272.89 feet to the Southwest corner of Government Lot 1 of said Section 19;

thence on the south boundary line of the Northeast 1/4 of the Northeast 1/4 of said Section 24, South 88°54'53" West, 1,081.27 feet;

thence leaving said south boundary line, North 00°18'45" East, 275.85 feet;

thence South 88°54'53" West, 171.75 feet;

thence South 00°31'57" East, 275.78 feet the south boundary line of the Northeast 1/4 of the Northeast 1/4 of said Section 24;

thence on said south boundary line, South 88°54'53" West, 78.31 feet to the Northeast 1/16 corner of said Section 24;

thence continuing South 88°54'53" West, 24.35 feet on the south boundary line of the Northwest 1/4 of the Northeast 1/4 of said Section 24;

thence leaving said south boundary line, North 00°02'44" West, 669.60 feet;

thence North 75°59'47" West, 451.10 feet;



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thence North 00°02'53" West, 534.82 feet the north boundary line of the Northwest 1/4 of the Northeast 1/4 of said Section 24;;

thence on said north boundary line, North 88°55'46" East, 462.05 feet to the East 1/16 corner common to said Sections 13 and 24;

thence North 88°54'39" East, 1,329.36 feet to the **REAL POINT OF BEGINNING.**

Containing 84.498 acres, more or less.

End of Description.

