



COMMUNITY DEVELOPMENT DEPARTMENT

Planning & Zoning Division

Caldwell City Hall: 205 S 6th Avenue | Mail: PO Box 1179 Caldwell, ID 83606 | Phone: 208-455-3024
<https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division>

Robin Collins, PCED, CBO | Community Development Director & Building Official

Master Land Use Application

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided, prescreening passed, and fees paid for an application to be considered complete and accepted.

Hearing dates and codes utilized for review are based on the date is “complete and accepted”.

Failure to submit all requested items (in legible form) may delay the processing of your application.

APPLICATION LEGEND:

* = Public hearing(s) required

** = May require public hearing

*** = City Council consent agenda

All others are considered Administrative Staff Level Reviews

I. Application Requests (check all that apply)

☐ Admin Director Determination	☐ Lot Split (Administrative)	☐ Subdivision (Prelim) Plat*
☐ Administrative Development Review ²	☐ Lot Split (Simple)	☐ Subdivision (Final) Plat***
☐ Alternative Method of Compliance	☐ Manufactured Home Community*	☐ Subdivision (Short) Plat*
☐ Annexation w/Zoning*	☐ Mobile Food Unit (Individual)	☐ Subdivision Plat Modification**
☐ Business License (Permit)	☐ Mobile Food Unit Park / Court	☐ Subdivision Plat (Time Extension)
☐ Certificate of Appropriateness*	☐ Modification to Conditions of Approval**	☐ Subdivision Plat (Renewal)
☐ Comprehensive Plan (Map) Amendment*	☐ Outdoor Dining Permit	☐ Temporary Use Permit
☐ Comprehensive Plan (Text) Amendment*	☐ Parcel Consolidation	☐ Traffic Impact Study Review
☐ Deannexation*	☐ Performance Bonding	☐ Vacation (Easement)*
☐ Design Review**	☐ Planned Unit Development (New)*	☐ Vacation (Plat Note) *
☐ Development Agreement (New)*	☐ Planned Unit Development (Modification)**	☐ Vacation (ROW) *
☐ Development Agreement (Modification)**	☐ Public Art / Mural	☐ Variance*
☐ Development Agreement (Termination)*	☐ Rezone* (Zoning Map Amendment)	☐ Zoning Ordinance Text Amendment*
☐ Home Occupation Permit (New)	☐ Signs ¹	
☐ Home Occupation Permit (Renewal)	☐ Special Use Permit (New)*	
☐ Lot Line / Boundary Line Adjustment	☐ Special Use Permit (Modification)**	

Footnotes:

¹Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

²Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules indicate the requirement for Administrative Development Review.

II. General Project / Site Information

Project or Development

Name: *(for business licensing, use business name)*

Site Address(s):

Upload separate attached sheet if more than six (6) site addresses

Suite #s:**Parcel #s:****Total Acres:****Prior Use of Property:****Proposed Use of Property:****Current Zoning of Subject Parcel(s):**
(check all that apply)☐ RS-1☐ C-1☐ M-1☐ D-CC☐ A-D☐ Property in County☐ RS-2☐ C-2☐ M-2☐ C-CB☐ C-D☐ -1☐ C-3☐ I-P☐ T-N☐ H-D

List County Designation:

☐ R-2☐ C-4☐ P-D☐ R-3☐ H-C

Proposed Zoning of Subject Parcel(s): (check all that apply)	☐ No Change	☐ C-1	☐ M-1	☐ D-CC	☐ A-D
	☐ RS-1	☐ C-2	☐ M-2	☐ C-CB	☐ C-D
	☐ RS-2	☐ C-3	☐ I-P	☐ T-N	☐ H-D
	☐ R-1	☐ C-4			☐ P-D
	☐ R-2	☐ H-C			
	☐ R-3				

Select the Overlay District for the Subject Parcel(s): (check all that apply)	☐ Not in Overlay Zone	☐ ED-1	☐ FP-1	☐ HD-1	☐ SO-1	☐ UD-1
	☐ APO-1			☐ HD-2	☐ SO-2	☐ UD-2
	☐ APO-2			☐ HD-3	☐ SO-3	☐ UD-3

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): (check all that apply)	☐ Neighborhood 1	☐ Downtown
	☐ Neighborhood 2	☐ Mixed Use Center
	☐ Neighborhood 3	☐ Community Center
	☐ Urban Neighborhood	☐ Special Purpose

Is/Are Subject Parcel(s) located within an "Area Hub" as indicated within the City of Caldwell Comprehensive Plan?

☐ Yes ☐ No

III. Applicant Information

Note: If applicant is an LLC, proof of authorized signer will be required from the Secretary of State.

Name:	
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Company Name: (if applicable)	
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Mailing Address:	

Phone:		Email:	
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Email Address:	
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Applicants Relationship to Property Owner:	☐ Property Owner	☐ Authorized Agent/Representative
	☐ Purchaser	☐ Petitioner (vacation requests only)

IV. Property Owners' Information *(if different from applicant)*

Name:

Mailing Address:

Phone:

Email:

V. Contractor / Developer Information *(fill out, if applicable)*

Name:

Company Name:

(if applicable)

Mailing Address:

Phone:

Email:

VI. Architect Information *(fill out, if applicable)*

Name:

Company Name:

(if applicable)

Mailing Address:

Phone:

Email:

VII. Civil Engineer / Surveyor Information *(fill out, if applicable)*

Name:

Company Name:

(if applicable)

Mailing Address:

Phone:

Email:

VIII. Landscape Architect Information *(fill out, if applicable)*

Name:

Company Name:

(if applicable)

Mailing Address:

Phone:

Email:

IX. Applicant Acknowledgement

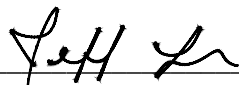
- ☐ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application; and
- ☐ I certify that I am the owner of this property, the owner's authorized agent/representative, or the petitioner (if for a vacation). If acting as an authorized agent or representative, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application; and
- ☐ I certify that failure to submit all required documents in compliance with the checklist could result in delayed acceptance, processing, and hearing date timelines; and
- ☐ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I certify that I am the:

☐ Property Owner ☐ Authorized Agent / Representative ☐ Petitioner (Vacations Only)

Applicant / Applicant's Representative Printed Name

Date



Applicant / Applicant's Representative Signature



REZONE CHECKLIST

The following items shall be included in the application submittal. Additional information may be required upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION 1: Filing Requirements

- ☒ All applications, checklists, plans and supporting documents must be submitted through our [Online Permit Center](#).
- ☒ Filing fees (**see Section 2 below**)
- ☒ PDF Documents shall be formatted in accordance with **Section 5** below.
- ☒ All documents shall follow the [naming conventions as shown here](#).

SECTION 2: Filing Fees

Refer to the Department fee list for most current fees.

- ☒ Application / Permit fees. Fees will be required to be paid once the application has been submitted and received by the department.

SECTION 3: Submittal Documents

The items listed below are considered a minimum. Additional information may be necessary for clarification during the review process.

- ☒ **Master Land Use Application.** Copy of a completed and signed master land use application.
- ☒ **Application Checklist.** Copy of a completed and signed application checklist
- ☒ **Copy of Deeds or Proof of Ownership.** If the owner is a corporation or LLC, proof of the representative or agent for the LLC or corporation will be required.
- ☒ **Property Owner Acknowledgement.** Signed [Property Owner Acknowledgement form](#) (if applicable)
- ☒ **Neighborhood Meeting Information**, including;
 - ☒ A copy of the letter sent to all owners, residents and associations within 500' of the property boundary
 - ☒ A copy of the 500' mailing list
 - ☒ A copy of the sign-in sheet, with your signature for certification



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- ☒ **Legal Description and Exhibit.** Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be stamped and certified by a land surveyor registered to the State of Idaho and shall be accompanied by an exhibit stamped and certified by a land surveyor registered in the State of Idaho. For multiple parcels with different zoning designations, the legal descriptions and exhibit shall indicate the area for each zone, along with the acreage and boundaries.
- ☒ **Location / Vicinity Map.** Showing the boundaries of the subject property with relation to nearby roadways and landmarks.
- ☒ **Project Narrative.** A detailed project narrative addressing the following:
- ☒ Description of overall proposed rezone and future development plan.
 - ☒ Description of compliance with the City's Comprehensive Plan and Vision and compliance with zoning ordinances.
 - ☒ Description of overall project benefits, the impacts on surrounding properties, and the mitigation of those impacts.
- ☒ **Conceptual Development Plan** (If the rezone request is not associated with a special use permit, planned unit development or subdivision plat request).

SECTION 4: Project Specific Details

Fill in all the information below that is applicable to the project being proposed.

SUBJECT SITE LAND USE AND LAND USE INFORMATION			
Existing Zoning Designation:	C2		
Proposed Zoning Designation:	C2 and R2		
Existing City Comprehensive Plan Future Land Use Designation:	community center		
Existing Land Use:	vacant		
Proposed Land Use:	commercial and residential		



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SURROUNDING LAND USE AND ZONING INFORMATION			
	Existing Zoning Designation	Existing City Comp Plan Designation	Existing Use of Site
North of Subject Site:	County	community center	residential
South of Subject Site:	R1	neighborhood 2	residential
East of Subject Site:	C2, R3	community center	Commercial
West of Subject Site:	C2	community center	Commercial

EXISTING UTILITIES, INFRASTRUCTURE AND PUBLIC SERVICES INFORMATION		
Type of Site Access:	☒	Street Frontage
	☐	Easement Easement Width: _____ Instrument # _____
Street(s) Providing Access to Site:	ustick, 10th, kimball	
Existing Domestic Water:	☐	Individual Domestic Well – How Many?
	☐	Centralized Public Water System
	☐	City Municipal Water System
	☒	N/A
	Nearest Water Line Connection: ustick	
Existing Sewer (Wastewater):	☐	Individual Septic
	☐	City Municipal Sewer
	☒	N/A
	Nearest Sewer Line Connection: ustick	
Existing Irrigation:	☒	Surface
	☐	Irrigation Well
	☐	Pressurized
	☐	Gravity
	☐	N/A
	Nearest Irrigation Connection:	
Irrigation District:		
	☐	Caldwell School District



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School Districts Serving this Location:	☒	Vallivue School District
	☐	Nampa School District

CRITERIA FOR REZONE REQUEST

Please answer all of the questions below.

Please explain how the proposed zoning map amendment is consistent with the comprehensive plan's land use map, and the plan's established goals, objectives, and policies? Indicate which goals, objectives and policies it meets.

the proposed zoning is consistent with the comp plan due to a mix of commercial uses on the street frontage and residential on the interior

Please explain how the proposed map amendment is consistent with the purpose statement of the proposed zoning district as specified in Caldwell City Code.



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the proposed zoning is consistent with the comp plan due to a mix of commercial uses on the street frontage and residential on the interior

Please explain how the intensity of development in the new zoning district will not create significant adverse impacts to surrounding properties or the neighborhood or explain the impacts and how the impacts are proposed to be mitigated.

the intensity of the project is not significant to the surrounding properties. There are residential neighbors surrounding this property, and the commercial uses will be of the neighborhood type uses.

Will adequate public facilities exist, or be provided, to serve all uses allowed on this property under the proposed zone? Please explain.



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The public utilities will be brought to and through the site which will allow all lots on the site to be connected to city services. We are also extending utilities in Ustick road west to the end of our property.

SECTION 5: PDF Formatting Requirements

Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for your project.

Layers: No multiple layers. Layers must be merged or flattened.

Format: Vector-based files are preferred given the ability to scale these files.

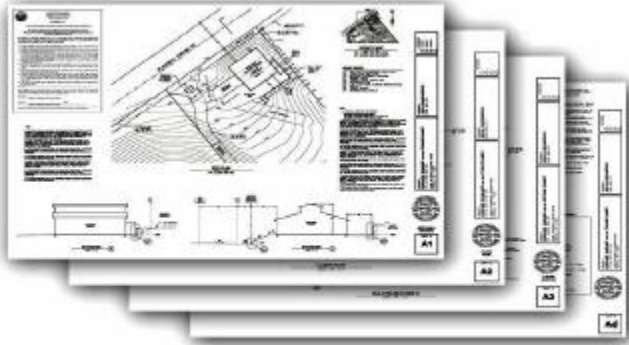
Resolution: Min. of 300 pixels per inch (PPI)

Grouping: Multiple sheet PDF (single file with multiple sheets)



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plans.pdf (multiple sheets)

✓ **Correct**

Labeling: Each sheet of the plans must be labeled with the project name, contractor, and address of the subject site.

SECTION 6: Applicant Acknowledgement

- ☒ I acknowledge that all items on the checklist are included in the submittal package and that all documents have been named accordingly and submitted as single-sided, high-resolution pdf documents; and
- ☒ I acknowledge that I, the applicant, or my representative is responsible to attend all public hearings; and
- ☒ I acknowledge that applications are not deemed complete until the application has been submitted, all fees have been paid, and the application has been deemed accepted after completion of the prescreening process. This could impact neighborhood meeting deadlines and scheduling of public hearing dates.
- ☒ I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and
- ☒ I certify I am the:



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☐ Property Owner as the Applicant ☒ Property Owner's Agent / Representative

Jeff Likes

10.7.2025

Applicant / Applicant's Representative Printed Name

Date

Applicant / Applicant's Representative Signature



INVOICE

Permit #: SPP25-000009
Address: 106 E USTICK RD

Fee	Account Code	Amount
P&Z Fees - Preliminary Plat (Base Fee)	10180	2,688.00
P&Z Fees - Preliminary Plat (Add'l Fee of \$20.00 per lot, to include common lots)	10180	1,200.00
Fire Fees - Preliminary Plat (Base Fee)	12512	254.10
Fire Fees - Preliminary Plat (Add'l Fee of \$1.35 per lot to include common lots)	12512	81.00
Eng Fees - Preliminary Plat (Base Fee)	12511	708.37
Eng Fees - Preliminary Plat (Add'l Fee of \$23.61 per lot to include common lots)	12511	1,416.60
P&Z Fees - Application Prescreening	10216	50.00
TOTAL	◆	6,398.07



INVOICE

Permit #: ZON25-000005
Address: 106 E USTICK RD

Fee	Account Code	Amount
P&Z Fees - Application Prescreening	10216	50.00
P&Z Fees - Rezone - 2 acres and More	10220	3,080.50
Development Agreement	10335	950.00
Fire Fees - Rezone - 50 acres or Less	22025	181.33
TOTAL		4,261.83



October 1, 2025

**City of Caldwell
Planning and Zoning
205 S 6th Ave
Caldwell, ID 83605
p. 208.455.3000
Attn: Planning and Zoning**

Re: Preliminary Plat

To Whom It May Concern:

We are submitting a proposal for a preliminary plat involving parcels R32582 (0 S 10th Avenue, CA) and R32581 (106 E Ustick Road, CA).

The proposed development plan includes the following key components:

- **Commercial Development:** Approximately 2.41 acres on the southeast portion of Parcel R32582 will be designated for commercial use. This area will accommodate two new commercial buildings designed to serve the surrounding community and complement the existing commercial corridor.
- **Additional Commercial Use:** Approximately 6.01 acres along the northern frontage of the parcels, along Ustick Road, will also be allocated for future commercial development to maximize street visibility and accessibility.
- **Single Family Development:** Approximately 5.03 acres along the southern portion of the site will be subdivided to support single family residential lots. This will include 52 single family lots, thoughtfully planned rear yards backing up to existing rear yards and buffers between the residential and proposed commercial areas. This will be a rezone from C2 to an R2 zoning designation.

The proposed net percentages of Residential, commercial and common lots are as follows.

Residential- 30.4%

Commercial lots- 49.5%

Common lots- 8.81%

Current density and open space for the residential is 8.6 units per acre with a proposed open space of 16.4% of the residential portion.

Pathways will run along Ustick and along 10th as well as sidewalks throughout the residential area.

We will have extensive landscaping throughout the project. The landscaping for the interior of the commercial lots will happen with each lot as it develops. The proposed width of landscaping along Ustick will be 25', with 29 trees and 253 shrubs. The proposed width of landscaping along 10th will be 25', with 14 trees and 89 shrubs. There is a common area along the south side of the entry along Ustick which will have 13 trees planted in it.

Please find the attached site schematic plans for a visual representation of the proposed layout.
We look forward to your review and welcome the opportunity to discuss this proposal further.

Thank you,

Jeff Likes
ALC Architecture
jeff@alcarchitecture.com
208.514.2713

OSMUS ALBERT H 25482 HOP RD CALDWELL ID 83607	SLANE GEORGE E 3816 S 10TH AVE CALDWELL ID 83605	INTERMOUNTAIN GAS CO 400 N 4TH ST BISMARCK ND 58501
RUIZ JUAN GABRIEL HUITRON 205 E USTICK RD CALDWELL ID 83605	COMFORT EXPERT BUILDERS INC 6224 PURPLE SAGE RD STAR ID 83669	RODRIGUEZ CORNELIO ROBLERO 221 E USTICK RD CALDWELL ID 83605
CHURCH OF CHRIST CALD INC 4012 S 10TH AVE CALDWELL ID 83605	DAY ISAAC 105 E USTICK RD CALDWELL ID 83605	BENNETT INDUSTRIES INC 251 E FRONT ST STE 202 BOISE ID 83702
BALCIN SEMRA 10610 GOSSAMER ST NAMPA ID 83687	WEST VALLEY ESTATES HOMEOWNERS ASSOCIATION INC PO BOX 1987 BOISE ID 83701-1987	LEON RAUL 4322 ARROYO WAY CALDWELL ID 83607
GODINA RICARDO 11831 VIRGINIA PKWY CALDWELL ID 83605	PRESCOTT CAPITAL INVESTMENTS LLC 845 E IONIA DR MERIDIAN ID 83642	ROPER STEVEN E 511 MEADOWLARK ST CALDWELL ID 83607
BARBA JUAN E 515 MEADOWLARK ST CALDWELL ID 83607	CASTRO JORGE GALLEGOS 517 MEADOWLARK ST CALDWELL ID 83607	VILLA EMILIA ARREOLA 502 MEADOWLARK ST CALDWELL ID 83605
CALDWELL SCHOOL DIST NO 132 1200 GRANT ST CALDWELL ID 83605	4110 SOUTH 10TH AVENUE CALDWELL ID LLC 4195 CHINO HILLS PKWY #591 CHINO HILLS CA 91709	SMITH MARSHALL A AND BETH DECLARATION OF TRUST 303 APPALACHIAN ST CALDWELL ID 83607
PENDLETON NOELLE AND STEVEN LIVING TRUST 309 APPALACHIAN ST CALDWELL ID 83607	DAVEY RACHEL J 13323 S GRACE POINT PL NAMPA ID 83686	ANDERSON GREGORY PETER 321 APPALACHIAN ST CALDWELL ID 83607
HODGDEN MICHELLE M 403 APPALACHIAN ST CALDWELL ID 83607	CUMBERLAND OWNERS ASSOCIATION INC 5660 E FRANKLIN RD STE 310 NAMPA ID 83687	CUMBERLAND OWNERS ASSOC INC PO BOX 2645 EAGLE ID 83616
NETZLEY CLAYTON AND ELIZABETH FAMILY TRUST 4316 MIDDLESBORO WAY CALDWELL ID 83607	MATT LARRY J AND MARY A REVOCABLE LIVING TRUST 4313 MIDDLESBORO WAY CALDWELL ID 83607	WARNER JAMES G FAMILY TRUST 4314 COMPTON AVE CALDWELL ID 83607

FLETCHER JERRY N
4317 COMPTON AVE
CALDWELL ID 83607

FIEZ EDWARD
4319 MIDDLESBORO WAY
CALDWELL ID 83607

HESS GEORGE ORSON
4320 COMPTON AVE
CALDWELL ID 83607

ESPARZA ALEX C
4322 MIDDLESBORO WAY
CALDWELL ID 83607

MIGUEL FAMILY TRUST
4401 COMPTON AVE
CALDWELL ID 83607

HARDY GREGORY EUGENE
4403 MIDDLESBORO WAY
CALDWELL ID 83607

ALLEN PEPPER RAE
4404 COMPTON AVE
CALDWELL ID 83607

CARTER DENNIS R
4406 MIDDLESBORO WAY
CALDWELL ID 83607

GLENN JERRY AND CAROL TRUST
4409 MIDDLESBORO WAY
CALDWELL ID 83607

HOPPER JOHNNY
4410 COMPTON AVE
CALDWELL ID 83607

OSBORNE RONNIE D
4411 COMPTON AVE
CALDWELL ID 83607

HOLMES CHARLES B
4412 MIDDLESBORO WAY
CALDWELL ID 83607

WILLOW OAKS ENTERPRISES LLC
3923 S 10TH AVE
CALDWELL ID 83605

MAVERIK COUNTRY STORES INC
185 S STATE ST STE 800
SALT LAKE CITY UT 84111

PORTSTEWART LTD PTNRSHIP
PO BOX 108
BOISE ID 83701

S3 INVESTMENTS LP
1016 W SANETTA ST
NAMPA ID 83651

LOPEZ-AYALA CARLOS DANIEL
4316 ARROYO WAY
CALDWELL ID 83607

CHRISTENSEN TYLER
602 CLOVER CT
CALDWELL ID 83607

PIONEER FEDERAL CREDIT UNION
250 W 3RD S
MOUNTAIN HOME ID 83647

WAL-MART REAL ESTATE BUSINESS
TRUST
PO BOX 8050
BENTONVILLE AR 72716-0555

LLOYD FAMILY LLC
316 ROTHBURY DR
CALDWELL ID 83605

MILLER JANET E
4414 PINNACLE PL
CALDWELL ID 83607

RITTHALER CADE T
4410 GAP CREEK AVE
CALDWELL ID 83607

TRUEBLOOD MARVIN AND MARGARET
DECLARATION OF TRUST
4409 GAP CREEK AVE
CALDWELL ID 83607

DAVIS LINDA L
4413 PINNACLE PL
CALDWELL ID 83607

GRAVES FAMILY TRUST
7050 LE FLORE PL
GRANITE BAY CA 95746

TABER MAURICE AND TANETTE TABER
TRUST
4405 PINNACLE PL
CALDWELL ID 83607

HAMMONS BRENT
4404 GAP CREEK AVE
CALDWELL ID 83607

GORDON THOMAS J
4403 GAP CREEK AVE
CALDWELL ID 83607

GOWDY RONALD C
4402 PINNACLE PL
CALDWELL ID 83607

RITTHALER THOMAS B
4321 PINNACLE PL
CALDWELL ID 83607

ELLIS CHERYL LYN
4318 GAP CREEK AVE
CALDWELL ID 83607

LEE KENNETH E
4317 GAP CREEK AVE
CALDWELL ID 83607

FULLERTON PATRICK
4320 PINNACLE PL
CALDWELL ID 83607

GORDON TERRY
224 APPALACHIAN ST
CALDWELL ID 83605

BECKSTINE FAMILY TRUST
218 APPALACHIAN ST
CALDWELL ID 83607

DUERKSEN JACKIE J
4314 PINNACLE PL
CALDWELL ID 83607

HARRISON COURTNEY L
4311 GAP CREEK
CALDWELL ID 83605

MONTALBO TRUST
4312 GAP CREEK AVE
CALDWELL ID 83607

RICE KIM M
225 APPALACHIAN ST
CALDWELL ID 83607

JAYNES CONNOR W
219 APPALACHIAN ST
CALDWELL ID 83607

WATKINS DAVID L
213 APPALACHIAN ST
CALDWELL ID 83607

WATSON CARMEN E
207 APPALACHIAN CT
CALDWELL ID 83607

BURCH ROBERT
119 APPALACHIAN ST
CALDWELL ID 83607

MCLANE CHRISTINE C
113 APPALACHIAN ST
CALDWELL ID 83607

PRESCHER STEVEN C
4306 GAP CREEK AVE
CALDWELL ID 83607

MARSICOLA REVOCABLE INTER VIVOS
TRUST
107 APPALACHIAN ST
CALDWELL ID 83607

BENNETT FOREST INDUSTRIES INC
251 E FRONT ST STE 202
BOISE ID 83702

SLANE GEORGE
3816 S 10TH AVE
CALDWELL ID 83605

LANE DEVELOPMENT LLC
PO BOX 608
EAGLE ID 83616

10TH AND USTICK LLC
350 N 9TH ST STE 200
BOISE ID 83702

LANDEX ID SOTERRA LLC
12682 S FORT ST
DRAPER UT 84020

LENNAR HOMES OF IDAHO LLC
408 S EAGLE RD STE 100
EAGLE ID 83616

TPG AG EHC SD LEN MULTI STATE 1 LLC
408 S EAGLE RD STE 100
EAGLE ID 83616



Date: 8.29.2025

Dear Neighbor,

Prior to the submittal of a development application, the City of Caldwell development code requires a meeting between the applicant and neighbors. A Neighborhood Meeting is intended to allow residents, property owners, businesses, and organizations in the area surrounding a proposed development an early opportunity to learn about the project details and to provide feedback to the applicant before significant resources have been expended on project design and engineering. This is not a public hearing, and public officials will not be present.

When:

Date: September 15, 2025

Time: 6:00 pm

Where:

SWC of Kimball Ave and Ustick Road

Who:

ALC Architecture
C/O: Jeff Likes
1119 E State St #120 Eagle, Idaho 83616
208.514.2713
jeff@alcarchitecture.com

If you have questions about the meeting or proposed development project, please contact the representative of the proposed development.

Project Description:

This project is located at the South West Corner of 10th and Ustick Caldwell, Idaho 83605, Parcel number: R32581, R32582

This proposed project is for a preliminary plat and rezone from C-2 to R-2 zoning to create (52) single family home lots on roughly 7.92 acres and (7) commercial lots on roughly 8.4 acres in the current C-2 zoning.

A site plan and/or drawings of the project are also included with this invitation.

Please note: To track attendance and certify that a meeting was held, a sign-in sheet will be present at this meeting. The applicant will submit this sign-in sheet with their application, which will then be used to notify you of when the application was submitted.

To learn more about the planning process, please visit the city of Caldwell planning website where you can review information about neighborhood meetings and the planning review process.

Thank you for your time and interest in this community discussion.

Thank you,

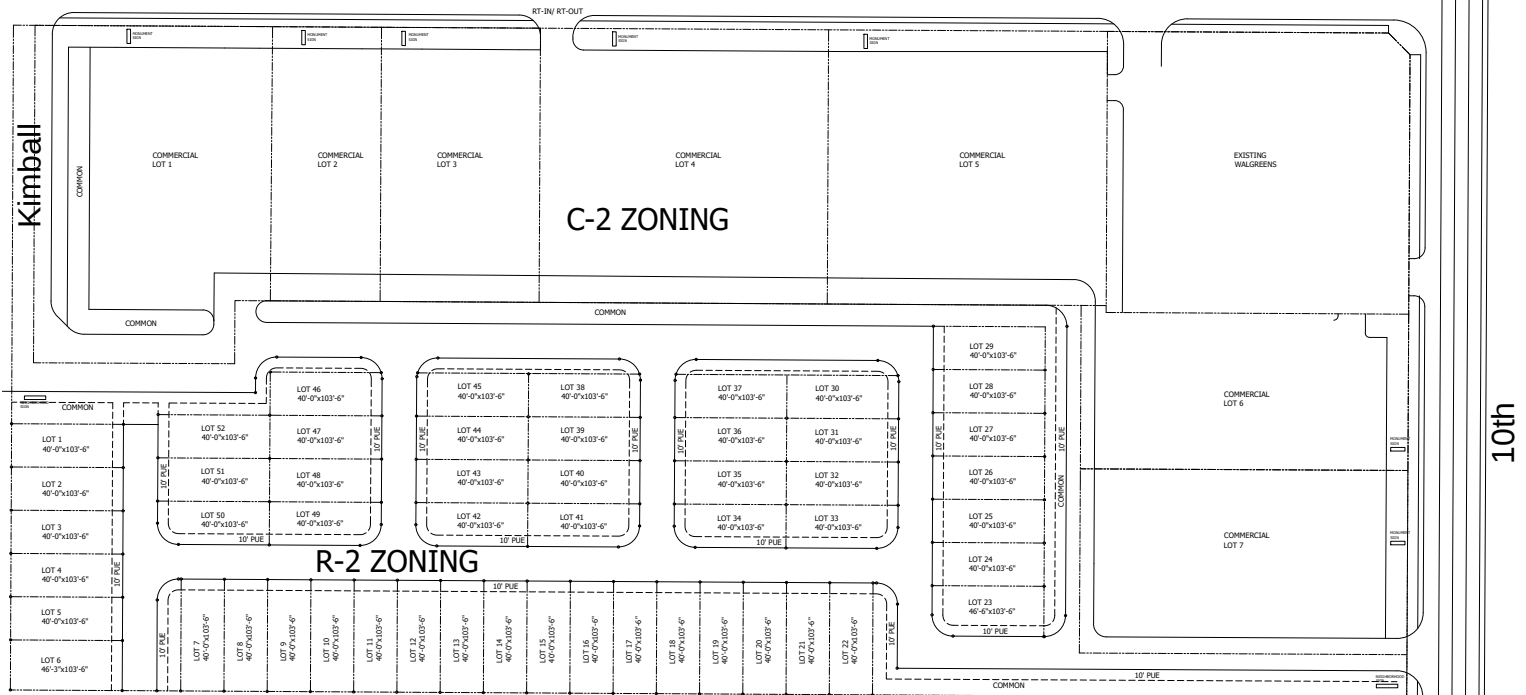
A handwritten signature in black ink, appearing to read 'Jeff Likes'.

Jeff Likes- President
ALC Architecture
jeff@alcarchitecture.com

Meeting Location Map



Ustick



EXAMPLE SITE PLAN
SCALE: 1"=40'-0"



Neighborhood meeting sign in sheet:

RE: 10th and Ustick Pre Plat

Date: September 15, 2025, 6:00 P.M.

Name:

Address:

Thomas Rithgler	4321 Pinnacle Plc Caldwell, ID
Robert Burch	119 Appalachian Caldwell ID
Carmer Weber	209 Appalachian St. Caldwell ID
Deb Redmond	2712 Pine Mountain Ave. Caldwell
Ron Redmond	" " " " "
Paul McLane	113 Appalachian St Caldwell ID
Sherry + Ray Marsicola	107 Appalachian St. Caldwell
Jim Rice	225 Appalachian St. Caldwell
Eric Shannon	2205 4707 Middlesboro Way Caldwell
Laura Shannon	↓ ↓
Brign Bartley	4618 Birchcreek Ave Caldwell
Steven Pendleton	309 Appalachian St Caldwell
Noelle Pendleton	" " "
Linda Davis	4413 Pinnacle PL 83607
Bruce Davis	" " "
Marshall Smith	303 Appalachian St. Caldwell, ID
Paul Webster	1102 Luster St Caldwell, 83607
Stelley M King	4513 Pine mtn Ave, Caldwell, ID

Caldwell Schools

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:

This proposed project is for a preliminary plat and rezone from C-2 to R-2 zoning to create (52) single family home lots on roughly 7.92 acres and (7) commercial lots on roughly 8.4 acres in the current C-2 zoning.

Date of Round Table meeting: August 28, 2025

Notice sent to neighbors on: August 29, 2025

Date & time of the neighborhood meeting: September 15, 2025

Location of the neighborhood meeting: On site

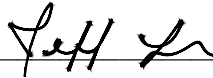
Developer/Applicant:

Name: Jeff Likes

Address, City, State, Zip: 1119 E State St #120 Eagle, Idaho 83616

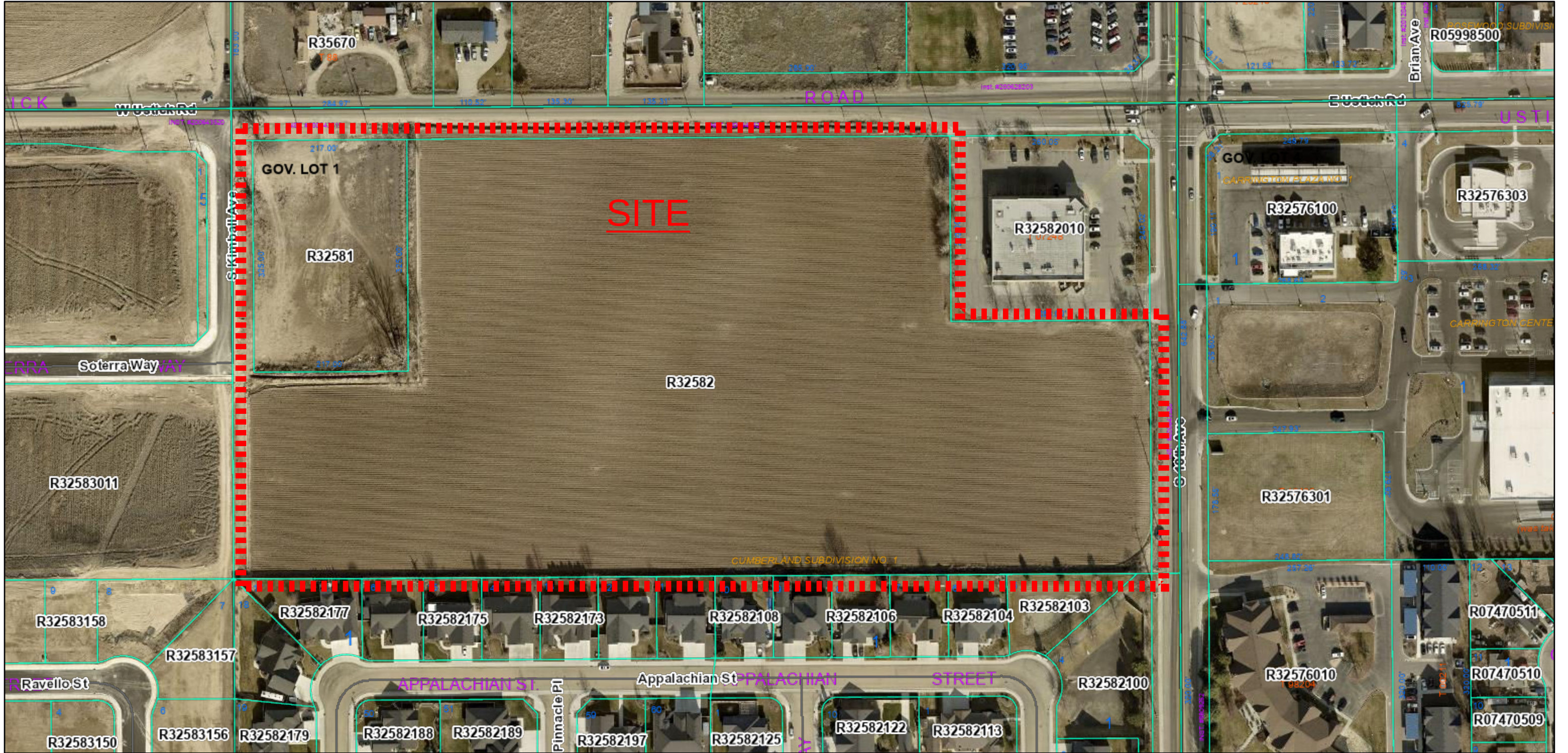
I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE



DATE 9.18.2025

Canyon County Assessor



9/18/2025, 5:03:09 PM

Imagery 2025

 Blue: Band_3

Red: Band_1 Taxparcels

Green: Band_2 — Canyon Count

— Canyon County Roads

 Sections-Adjusted for Assessment

 County

1:2,257

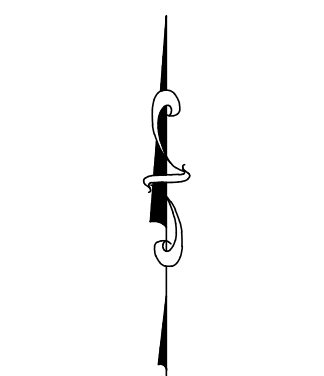
0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

PRELIMINARY PLAT FOR
AMBROSA SUBDIVISION

A PORTION OF LAND LOCATED IN THE NORTHEAST
1/4 OF SECTION 4, T.3N., R.3W., BOISE MERIDIAN,
CITY OF CALDWELL, CANYON COUNTY, IDAHO.

2025



Graphic Scale:

Attention is Drawn to the Fact That Drawing
Scales May be Altered During Reproduction
Processes. Scales Shown Hereon are Based
on a Full Scale Sheet Size of 24" x 36".
Scale: 1" = 80'

LEGEND:

▲	FOUND MONUMENT
B.O.B.	BASIS OF BEARING
CP&F	CORNER PERPETUATION AND FILING RECORD
ROW	RIGHT-OF-WAY
---	SUBJECT PARCEL
---	RIGHT-OF-WAY
---	PROPERTY LINE
---	REFERENCE BOUNDARIES
---	EASEMENT
---	ROAD CENTERLINE

OWNER OF RECORD
BENNETT FOREST INDUSTRIES, INC.
251 EAST FRONT STREET, SUITE 202
BOISE, ID 83702

ENGINEER/SURVEYOR
ACKERMAN ESTVOLD
ANTONIO CONTI
7661 WEST RIVERSIDE DRIVE, SUITE 201
GARDEN CITY, ID 83714

PRELIMINARY PLAT DATA

TOTAL SITE AREA 721,462 SF (16.56 ACRES)

COMMERCIAL (49.5%) 357,496 SF (8.21 ACRES)
SINGLE-FAMILY RESIDENTIAL (30.4%) 219,093 SF (5.03 ACRES)
TOTAL RIGHT-OF-WAY (1.6%) 11,882 SF (0.27 ACRES)
COMMON SPACE (18.8%) 135,518 SF (3.11 ACRES)

ZONING

EXISTING ZONING C2 - COMMERCIAL
PROPOSED ZONING C2 - COMMERCIAL & R2-RESIDENTIAL
COMMERCIAL LOTS 7
SINGLE-FAMILY RESIDENTIAL LOTS 52
OPEN SPACE/Common LOTS 8
PUBLIC ROAD 1
TOTAL LOTS 68

SINGLE-FAMILY LOT INFORMATION

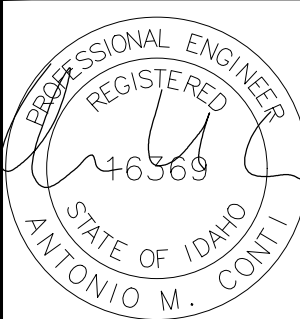
MINIMUM LOT SIZE 4,054 SF
MAXIMUM LOT SIZE 4,794 SF
GROSS RESIDENTIAL DENSITY 6.34 DU/ ACRES
NET RESIDENTIAL DENSITY 9.44 DU/ACRES
EXCLUDES PUBLIC STREETS & OPEN SPACES

COMMERCIAL LOT INFORMATION

MINIMUM LOT SIZE 25,732 SF (0.59 Acres)
MAXIMUM LOT SIZE 67,567 SF (1.55 Acres)
GROSS RESIDENTIAL DENSITY 6.34 DU/ ACRES

NOTES

- ALL BUILDABLE LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH DOMESTIC WATER SERVICE BY THE CITY OF CALDWELL. THE PROPOSED WATER MAINS SHALL BE CONNECTED TO EXISTING CITY OF CALDWELL WATER MAINS TO PROVIDE SERVICE TO THE SUBDIVISION.
- ALL BUILDABLE LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH SANITARY SEWER SERVICE BY THE CITY OF CALDWELL. THE PROPOSED SANITARY SEWER MAINS SHALL BE CONNECTED TO EXISTING CITY OF CALDWELL SANITARY SEWER MAINS TO PROVIDE SERVICE TO THE SUBDIVISION.
- PRESSURIZED IRRIGATION WATER SHALL BE PROVIDED FROM CALDWELL MUNICIPAL IRRIGATION DISTRICT (CMID) IN COMPLIANCE WITH SECTION 10-07-12 PER CALDWELL CITY CODE. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
- ALL STORM WATER DRAINAGE SHALL BE MANAGED & DETAINED ON SITE. ALL STORMWATER DESIGN SHALL COMPLY WITH THE CITY OF CALDWELL'S MOST RECENT "STORMWATER MANAGEMENT MANUAL" AS ADOPTED BY COUNCIL AS OF THE DATE OF THE PRELIMINARY PLAT APPLICATION SUBMITTAL.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION USE.
- THIS SUBDIVISION RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- ALL COMMERCIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO CROSS ACCESS AND PARKING EASEMENTS.
- PRESSURIZED IRRIGATION LINES TO BE CONTAINED WITHIN 10' MINIMUM EASEMENT WHEN LOCATED OUTSIDE OF THE PUBLIC UTILITY EASEMENT.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
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- LOTS 8, 15, 16, 33, 41, 50, 59 AND 67 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.



SCALE (H): PER PLAN
SCALE (V): PER PLAN
DRAWN BY: TRA
DESIGNED BY: TRA
CHECKED BY: AMC

AMBROSA SUBDIVISION
0 SOUTH 10TH AVENUE
CALDWELL, IDAHO

DATE: 9/18/25

REVISIONS

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PROJECT NO.
R25146

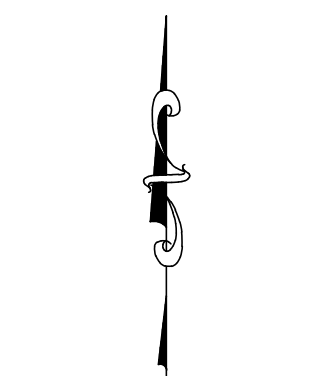
PRELIMINARY
PLAT

1.0

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COMMERCIAL LOTS	7
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OPEN SPACE/COMMON LOTS	8
PUBLIC ROAD	1
TOTAL LOTS	68

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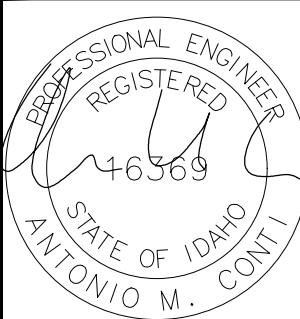
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DRAWN BY:	DESIGNED BY:
CHECKED BY:	AMC

AMBROSA SUBDIVISION
0 SOUTH 10TH AVENUE
CALDWELL, IDAHO

DATE: 9/18/25

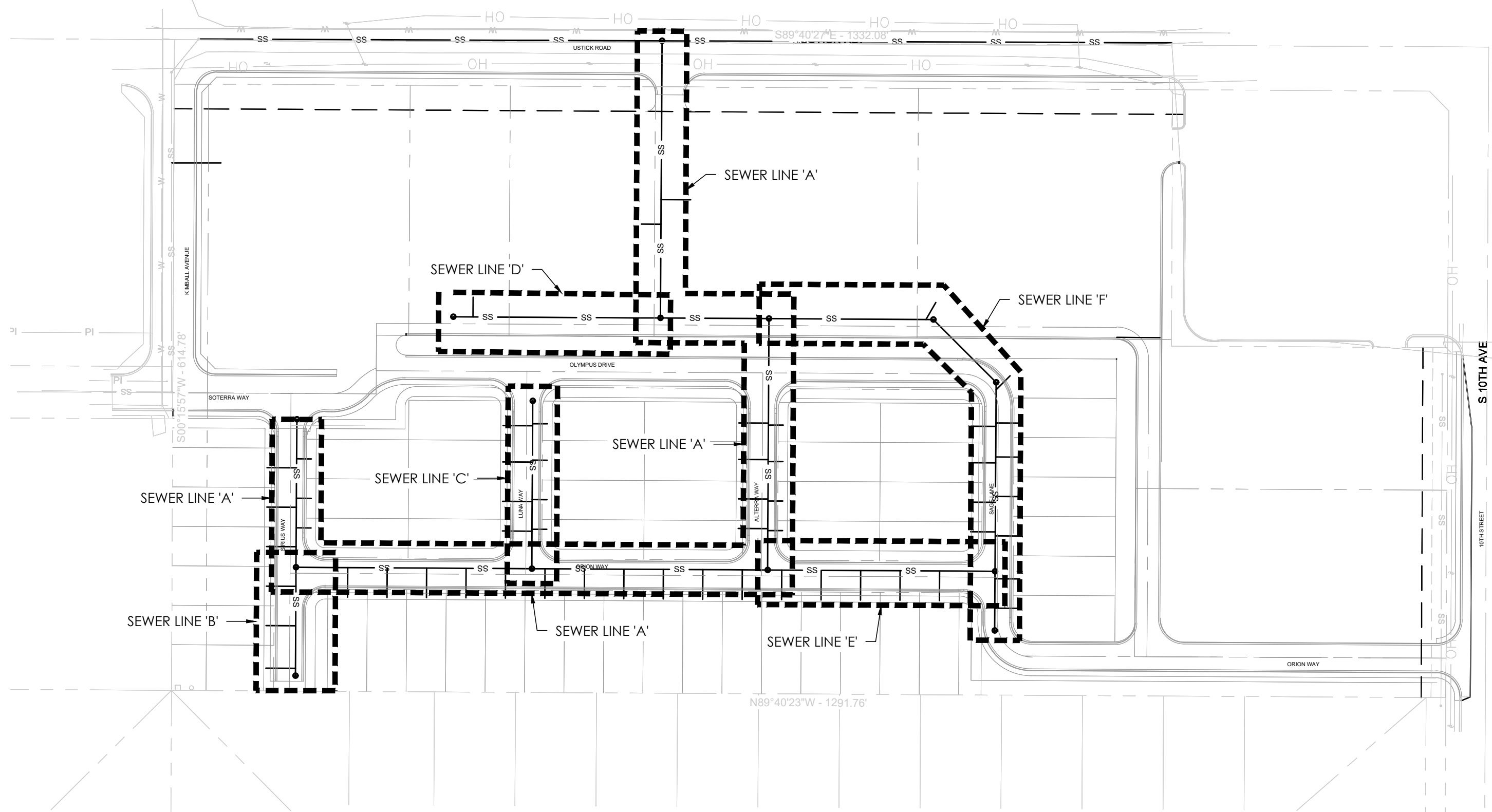
REVISIONS

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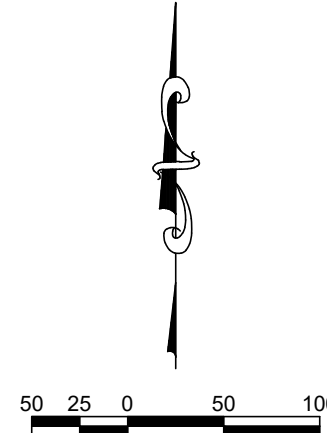
PROJECT NO.
R25146

PRELIMINARY
PLAT

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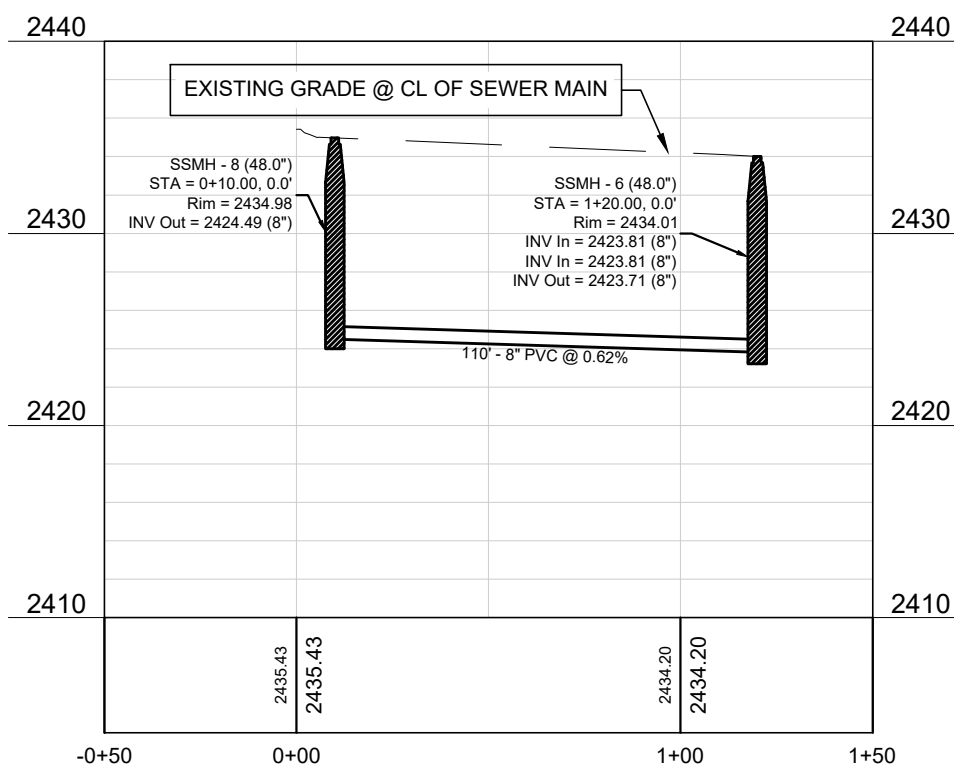
SEWER KEYMAP
SCALE: 1" = 100'



Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".
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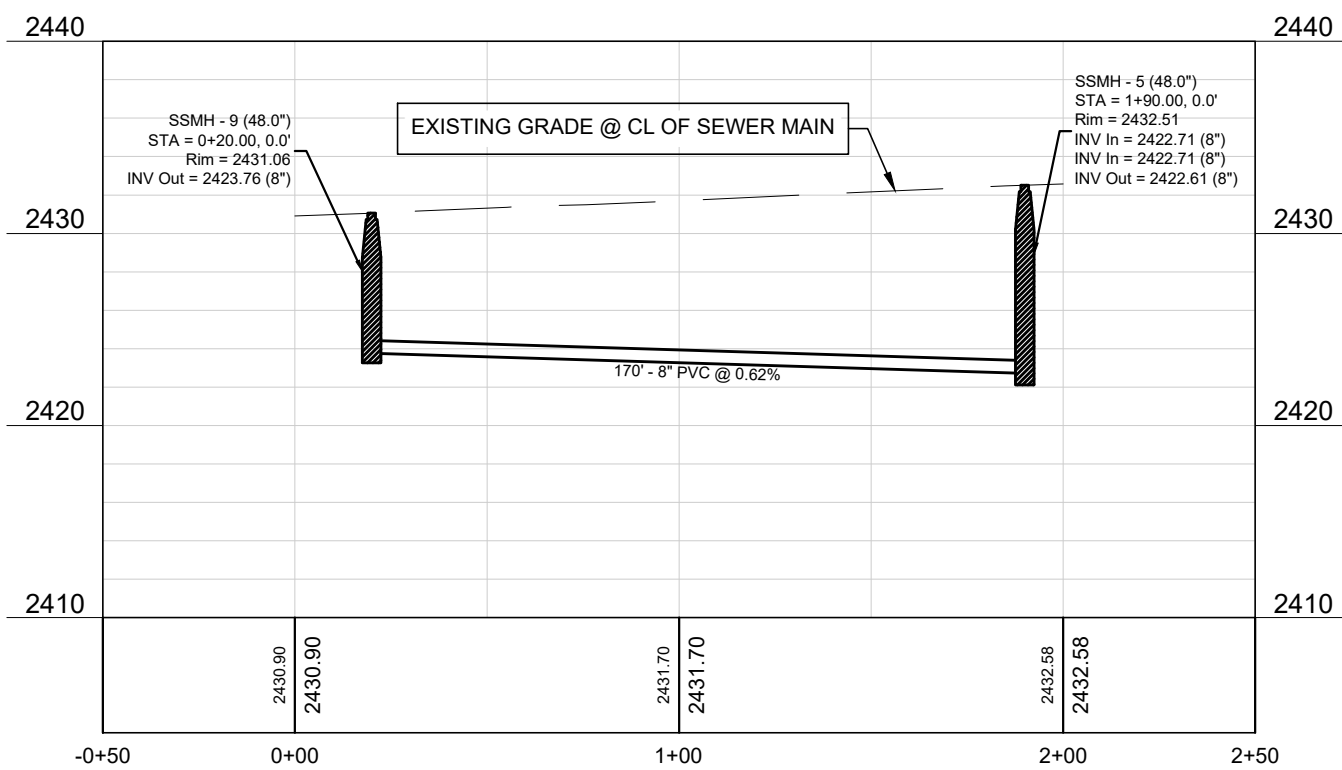
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HORIZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 10'



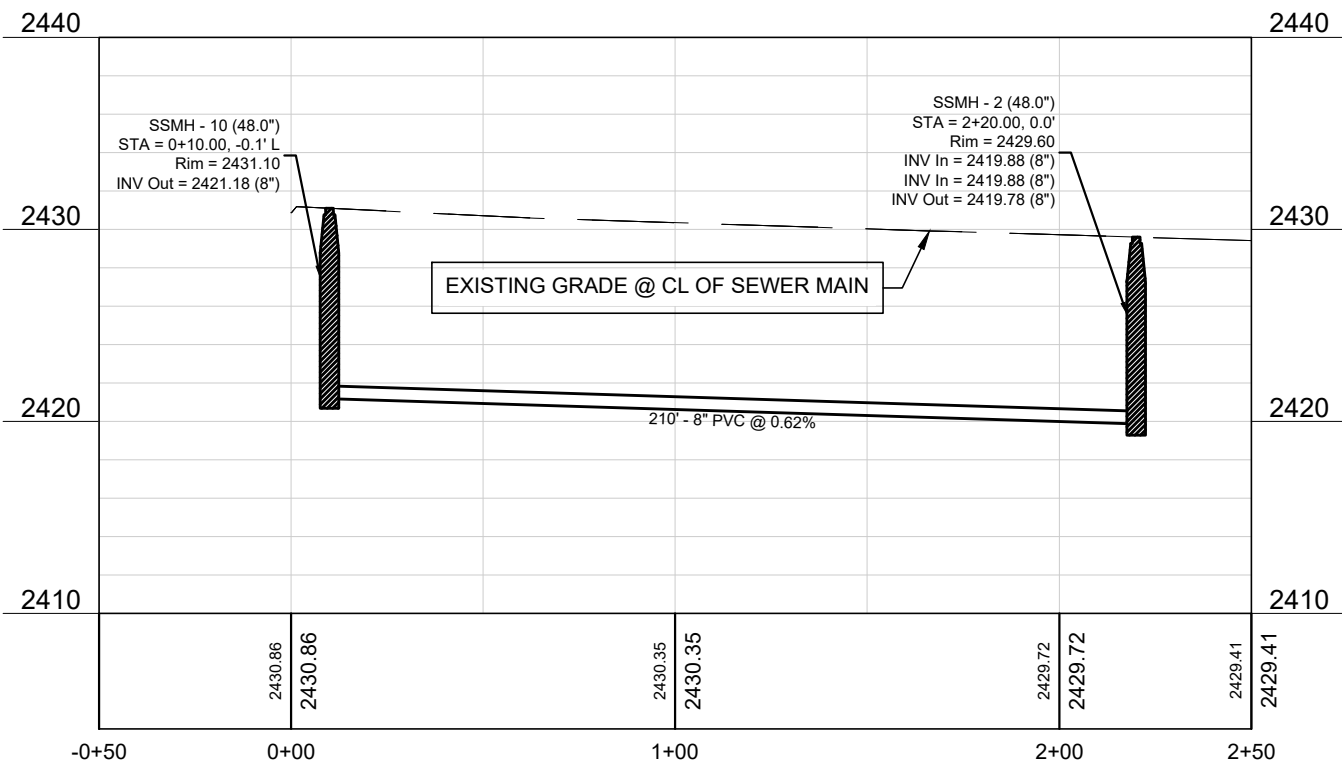
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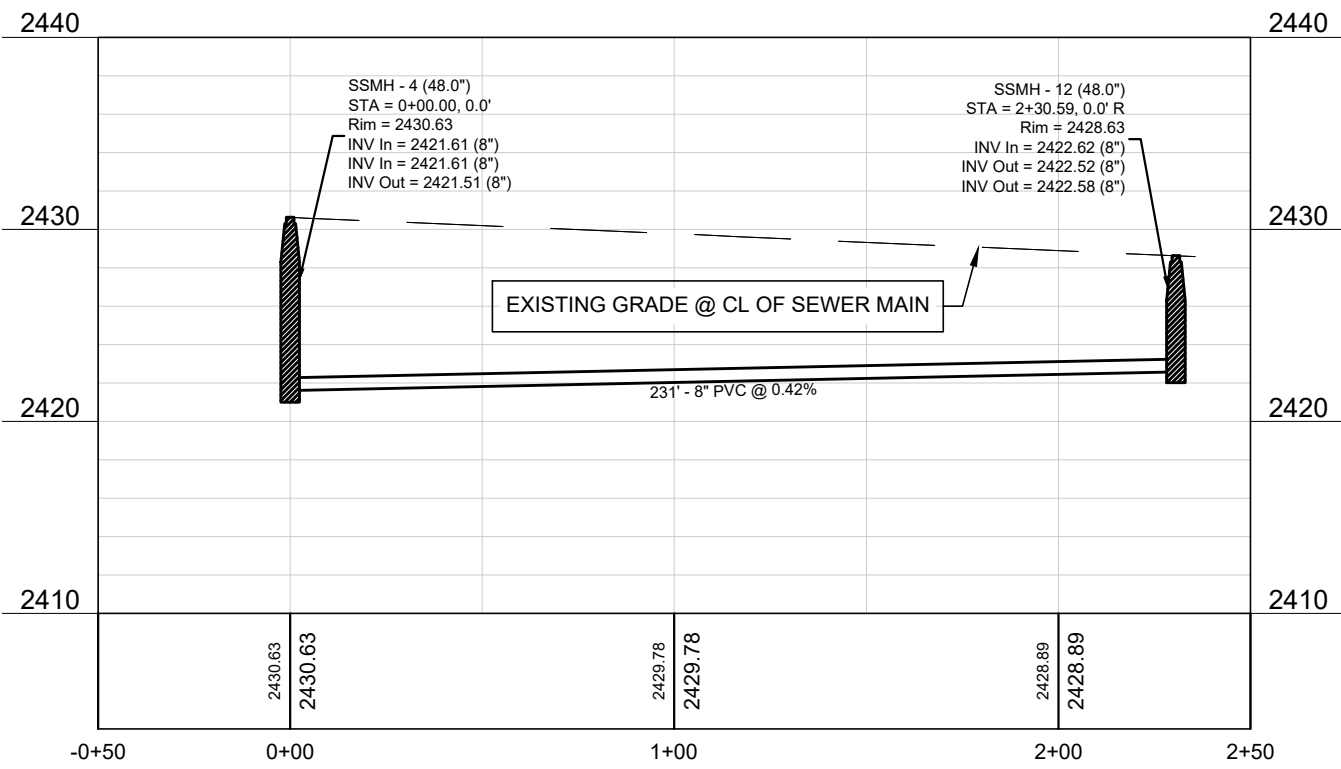
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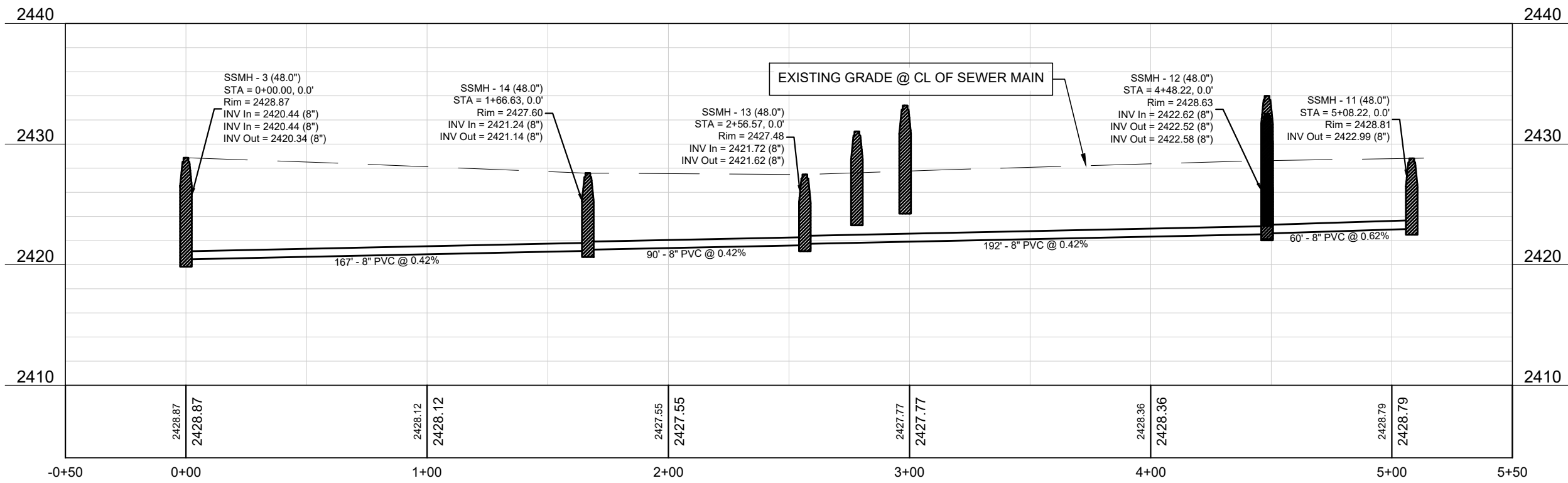
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HORIZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 10'



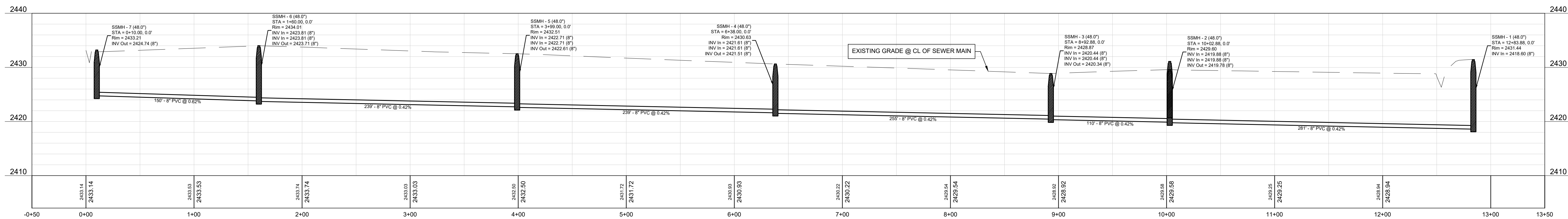
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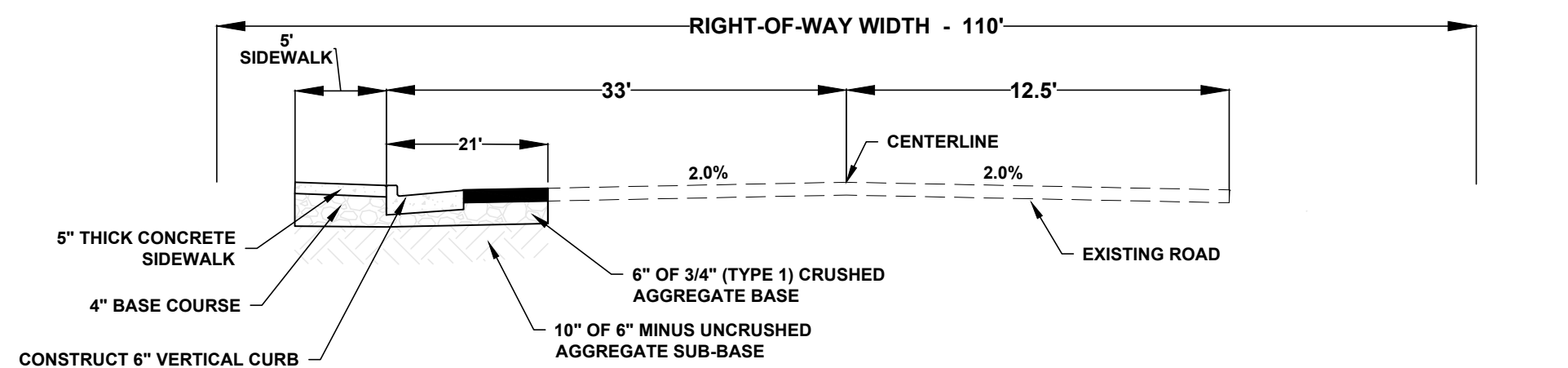
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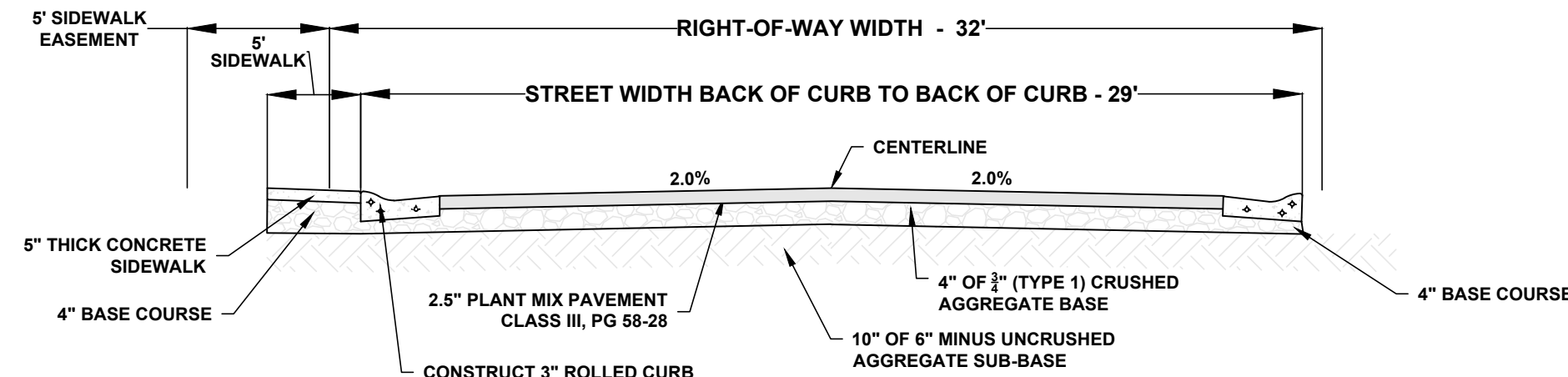
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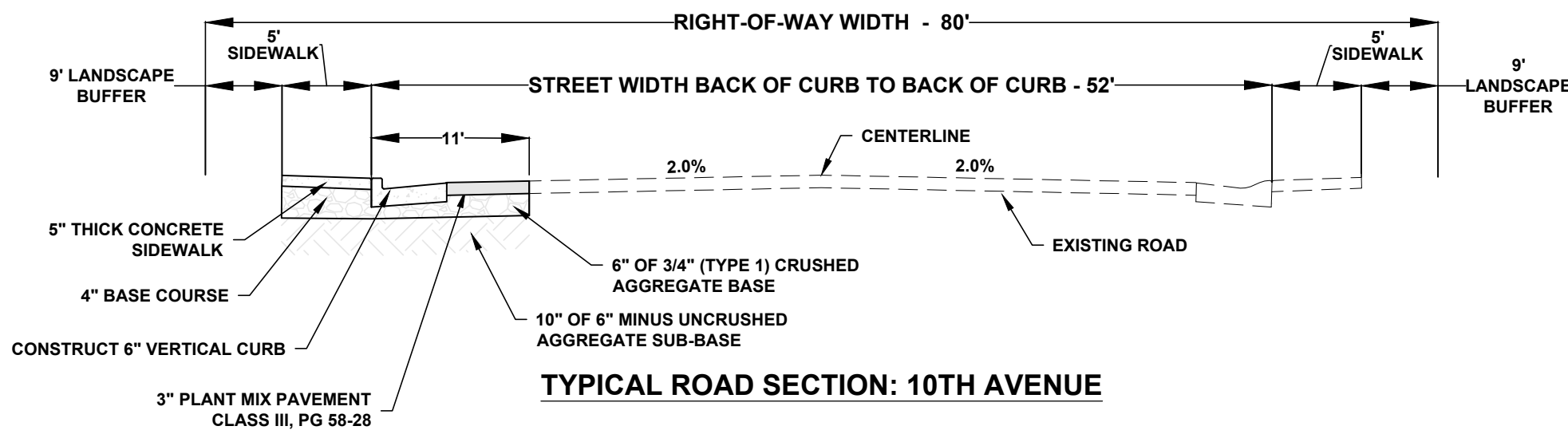




TYPICAL ROAD SECTION: USTICK ROAD



TYPICAL ROAD SECTION: RESIDENTIAL INTERNAL STREETS

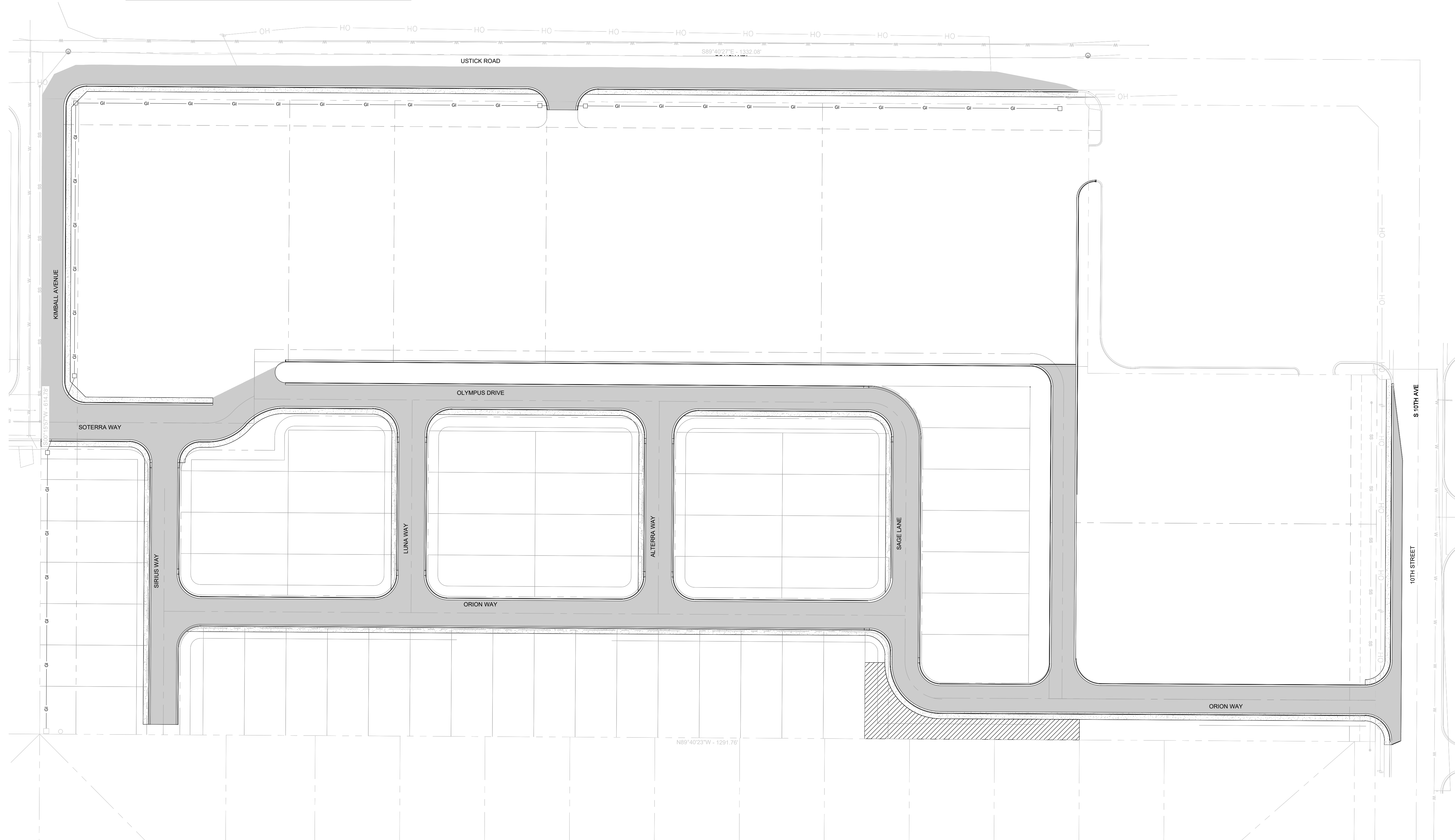


TYPICAL ROAD SECTION: 10TH AVENUE

25 12.5 0 25 50

Graphic Scale:

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AMBROSA SUBDIVISION
0 SOUTH 10TH AVENUE
CALDWELL, IDAHO

DATE: 9/9/25

REVISIONS

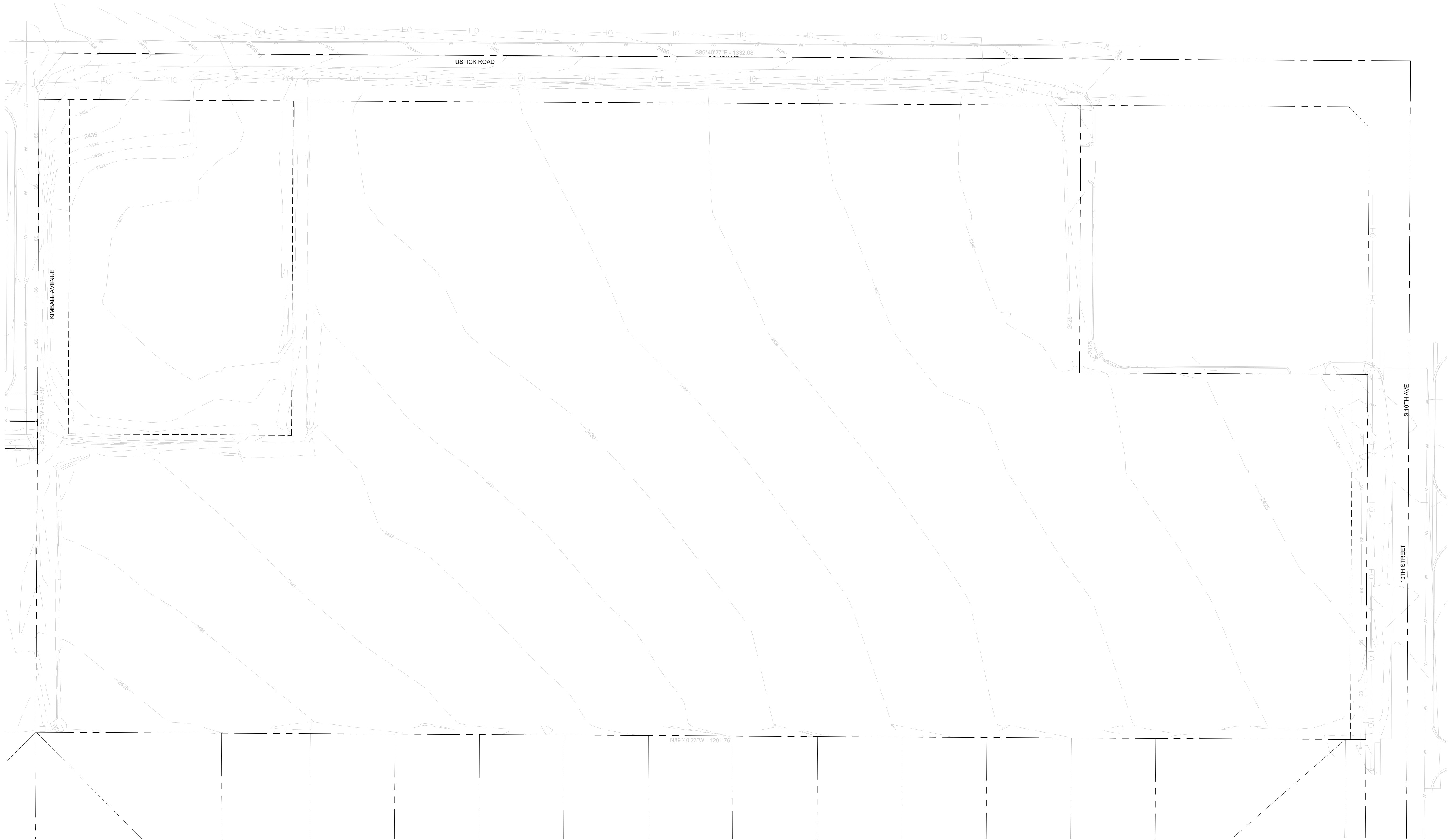
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PROJECT NO.
R25146

PRELIMINARY
STREETS

1.0

ACKERMAN
ESTVOLD
7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
208.853.6470 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID



25 12.5 0 25 50

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AMBROSA SUBDIVISION
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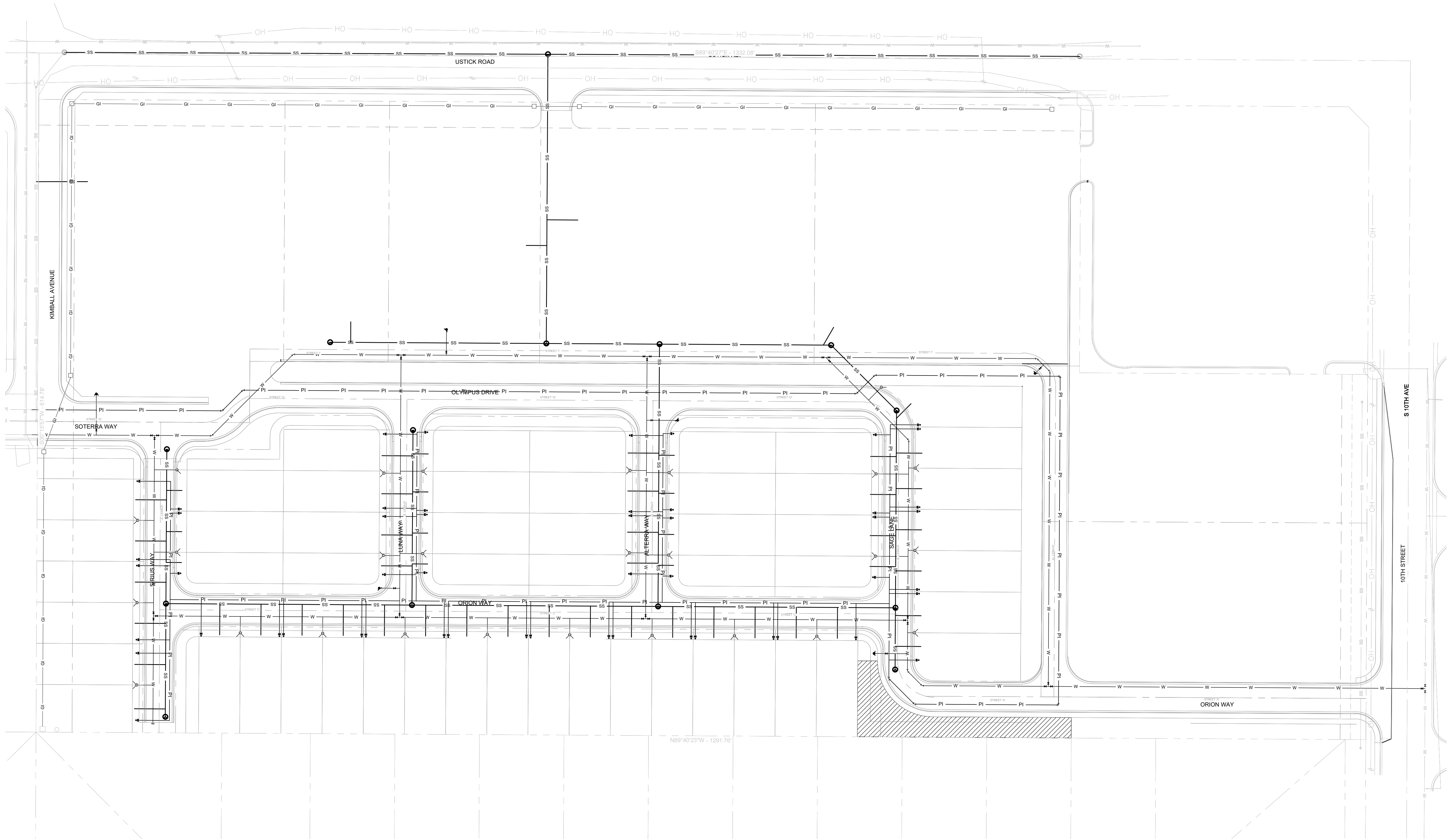
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TOPOGRAPHY
SURVEY

0.0



7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
208.853.6470 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID



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0 SOUTH 10TH AVENUE
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PROJECT NO.

R25146

PRELIMINARY

UTILITIES

2.0



7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714

208.853.6470 · www.ackerman-estvold.com

Moist, ND | Fargo, ND | Williston, ND | Boise, ID

LANDSCAPE PLAN NOTES

- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTORS RESPONSIBILITY.
- ALL PLAN MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMANS NATIONAL STANDARD SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS AND CONTRACT SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE DESIGN PROFESSIONAL.
- REFER TO MATERIALS PLAN FOR EXTENT OF SEEDING, SODDING, RIVER ROCK, AND BARK PLACEMENT.
- REFER TO SHEET U.00 FOR PROJECT PHASING, ALTERNATES, AND COORDINATION WITH WORK BY OTHERS.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND SYMBOL NUMBERS.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO DESIGN PROFESSIONAL ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE DESIGN PROFESSIONALS PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE AND OBSERVATIONS WITH DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (2" MINUS) BARK MULCH. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL. FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURERS RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW SURFACE OF PLANTER BEDS, 1 1/2" BELOW ADJACENT SURFACES OF TURF SOO AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TESTS, ANALYSES AND PROVIDE ADDITIONAL AMENDMENTS AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE DESIGN PROFESSIONAL.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TONICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCYS FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNERS REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH 5.5 TO 7.6.
- IMMEDIATELY CLEAN UP AND REMOVE TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL A.C.H.D. STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF AN A.C.H.D. SIDEWALK. ANY PERENNIAL TREES THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER ACHD UNDERGROUND SEEPAGE BEDS, INFILTRATION FACILITIES OR PIPING SYSTEMS.
- SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

TOPSOIL NOTES

- TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7.0, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCYS FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECTS REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
A. LAWN AREAS: 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
B. PLANTER BEDS: 18 INCHES MINIMUM
- FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 3" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOD AND 1" FOR SEED.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO DESIGN PROFESSIONAL AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

TURF AREA PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNERS PROPERTY.
- SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
- REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
A. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
B. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
- APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
A. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
B. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNERS PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN DESIGN PROFESSIONALS ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

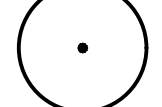
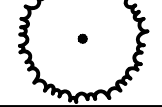
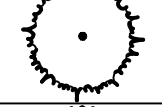
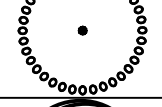
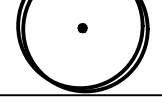
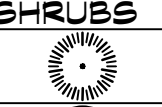
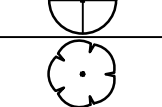
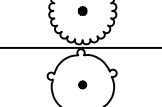
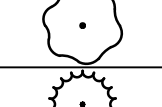
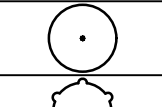
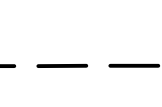
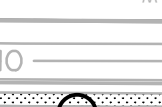
LANDSCAPE AREA PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNERS PROPERTY.
A. SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD PLANTING SOIL OR SUBGRADE IF FROZEN, MUDDY, OR EXCESSIVELY WET.
B. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
C. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
A. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
B. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
C. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
D. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
E. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNERS PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN DESIGN PROFESSIONALS ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 95 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

WEED ABATEMENT NOTES:

- ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH "ROUND-UP" (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF "ROUND-UP" TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	8	ACER GINNALA FLAME FLAME AMUR MAPLE	2' CAL. B&B	15'-20' H & W CLASS I
	20	ACER PLATANOIDES DEBORAH DEBORAH NORWAY MAPLE	2' CAL. B&B	40' H X 30' W CLASS II
	6	ACER TRUNCATUM X PLATANOIDES KEITHSFORM NORWEGIAN SUNSET® MAPLE	2' CAL. B&B	35' H X 25' W CLASS II
	28	ACER TRUNCATUM X PLATANOIDES WARRENRED PACIFIC SUNSET® MAPLE	2' CAL. B&B	30' H X 25' W CLASS II
	6	GINKGO BILOBA PNI 2720 PRINCETON SENTRY® MAIDENHAIR TREE	2' CAL. B&B	40' H X 20' W CLASS II
	10	PICEA ABIES NORWAY SPRUCE	2' CAL. B&B	50' H X 30' W
	10	PICEA PUNGENS COLORADO SPRUCE	2' CAL. B&B	20' H X 15' W
	10	PINUS NIGRA AUSTRIAN PINE	2' CAL. B&B	50' H X 20' W
	12	TILIA CORDATA LITTLELEAF LINDEN	2' CAL. B&B	50' H X 30' W CLASS II
SHRUBS				
	117	CALAMAGROSTIS X ACUTIFLORA STRICTA KARL FOERSTER FEATHER REED GRASS	1 GAL.	4' H X 3' W
	12	CORNUS SERICEA KELSEY KELSEYS DWARF RED TWIG DOGWOOD	3 GAL.	2' H & 3' W
	91	CORNUS STOLONIFERA FARROW ARCTIC FIRE® RED TWIG DOGWOOD	2 GAL.	4' H & W
	31	HEMEROCALLIS X RED RUM RED RUM DAYLILY	1 GAL.	2' H & W
	21	NERPETA X WALKERS LOW WALKERS LOW CATMINT	1 GAL.	2' H X 3' W
	25	PHYSOCARPUS OPULIFOLIUS MONLO DIABLO® NINEBARK	5 GAL.	6' H & W
	10	PINUS MUGO PUMILO DWARF MUGO PINE	5 GAL.	4' H X 6' W
	13	ROSA X NOALESA FLOWER CARPET® YELLOW GROUND COVER ROSE	5 GAL.	3' H X 4' W
	20	WEIGELA FLORIDA VAREGATA NANA VAREGATED DWARF WEIGELA	5 GAL.	3' H X 4' W

LANDSCAPE REQUIREMENTS

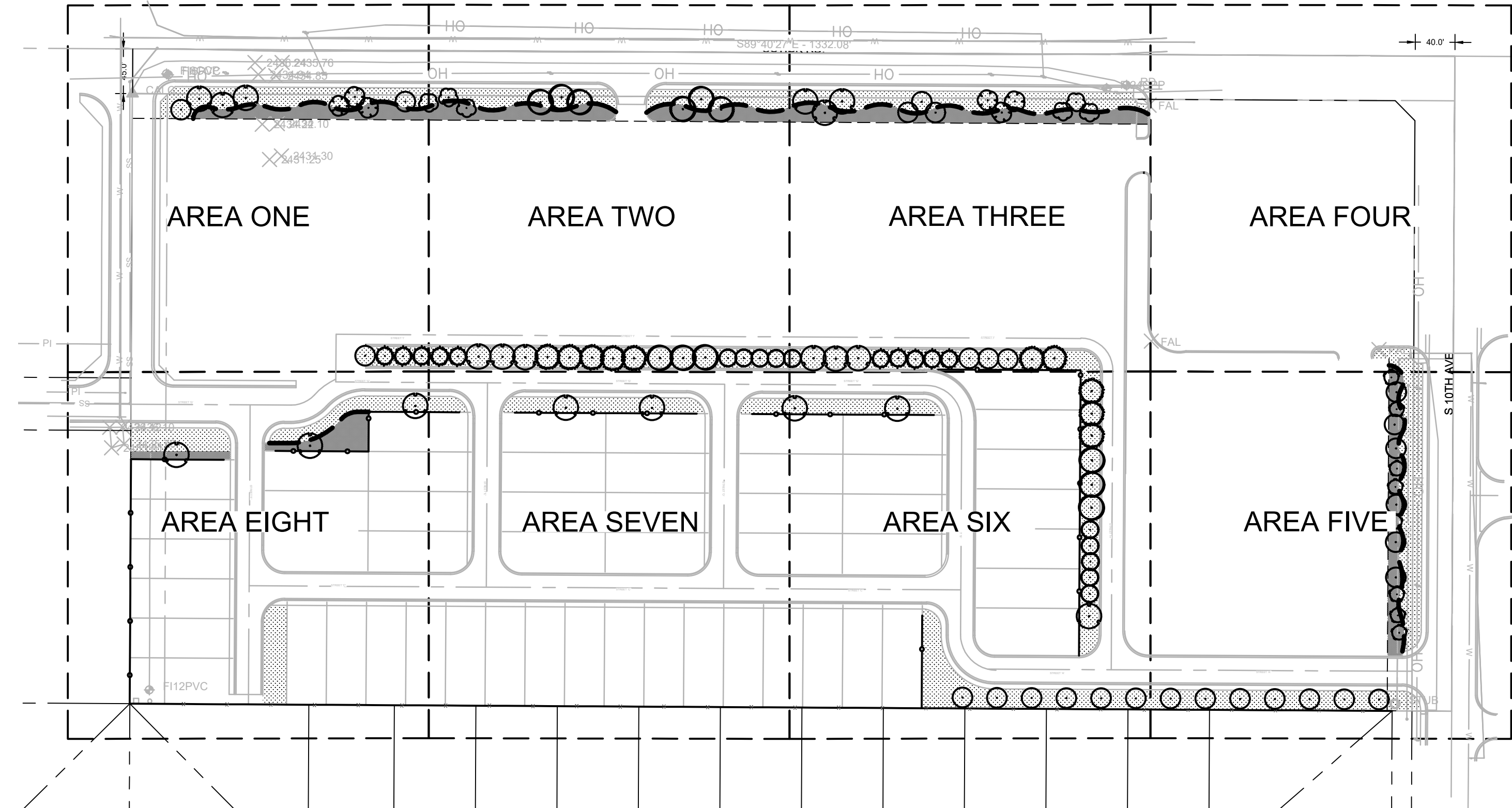
USTICK ROAD - PRINCIPAL ARTERIAL - 1012 LINEAR FEET			
REQUIREMENTS: • 25 FOOT LANDSCAPE BUFFER • 1 TREE PER 25 LINEAR FEET FOR CLASS I TREES • 1 TREE PER 35 LINEAR FEET FOR CLASS II TREES • NO MORE THAN 40% OF THE SAME TREE SPECIES • NO MORE THAN 50% SHALL BE CLASS I TREES • 1 SHRUB PER 4 LINEAR FEET • UNULATING BERMS MINIMUM 2 IN HEIGHT • 70% TURF GRASS	TREES REQUIRED 25 CLASS I TREES	TREES PROVIDED 25 CLASS I TREES	
	SHRUBS REQUIRED 253	SHRUBS PROVIDED 253	
S. 10TH AVE. - MINOR ARTERIAL - 355 LINEAR FEET			
REQUIREMENTS: • 25 FOOT LANDSCAPE BUFFER • 1 TREE PER 25 LINEAR FEET FOR CLASS I TREES • 1 TREE PER 35 LINEAR FEET FOR CLASS II TREES • NO MORE THAN 40% OF THE SAME TREE SPECIES • NO MORE THAN 50% SHALL BE CLASS I TREES • 1 SHRUB PER 4 LINEAR FEET	TREES REQUIRED 14 CLASS I TREES	TREES PROVIDED 14 CLASS I TREES	
	SHRUBS REQUIRED 69	SHRUBS PROVIDED 69	
COMMERCIAL PROPERTIES & BUILDING FACADE			
REQUIREMENTS: • 25 FOOT LANDSCAPE BUFFER • 1 TREE PER 25 LINEAR FEET FOR CLASS I TREES • 1 TREE PER 35 LINEAR FEET FOR CLASS II TREES • NO MORE THAN 40% OF THE SAME TREE SPECIES • NO MORE THAN 50% SHALL BE CLASS I TREES • 1 SHRUB PER 7 LINEAR FEET BUILDING FACADE REQUIREMENTS: • 3" WIDE LANDSCAPE PLANT • 1, 3-GALLON SHRUB PER 3 LINEAR FEET OF FOUNDATION • PER INDIVIDUAL LOT OWNER	TREES REQUIRED 14 CLASS I TREES	TREES PROVIDED 14 CLASS I TREES	
	SHRUBS REQUIRED 7	SHRUBS PROVIDED 7	
RESIDENTIAL PORTION - 353,137 S.F. (8.01 ACRES)			
REQUIREMENTS: • LOTS UNDER 6,000 S.F. SHALL HAVE A MINIMUM OF 10% OPEN SPACE • 3 TREES PER 6,000 S.F. • NO STREET TREE REQUIREMENT FOR LOCAL/NO CLASSIFIED STREETS WITHIN RESIDENTIAL SUBDIVISION.	OPEN SPACE REQUIRED 35,314 S.F.	OPEN SPACE PROVIDED 48,740 S.F.	
	TREES REQUIRED 7	TREES PROVIDED 7	

LANDSCAPE LEGEND

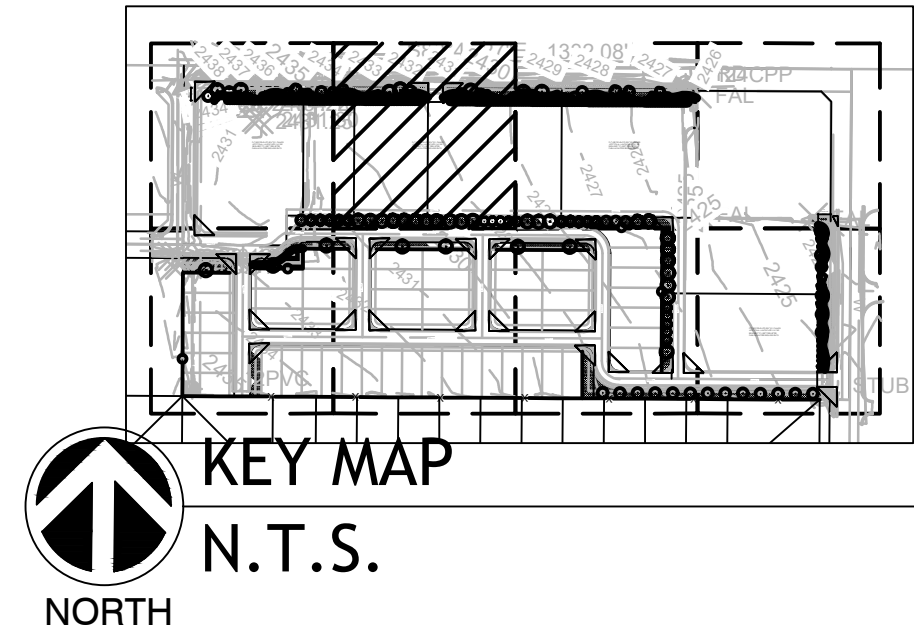
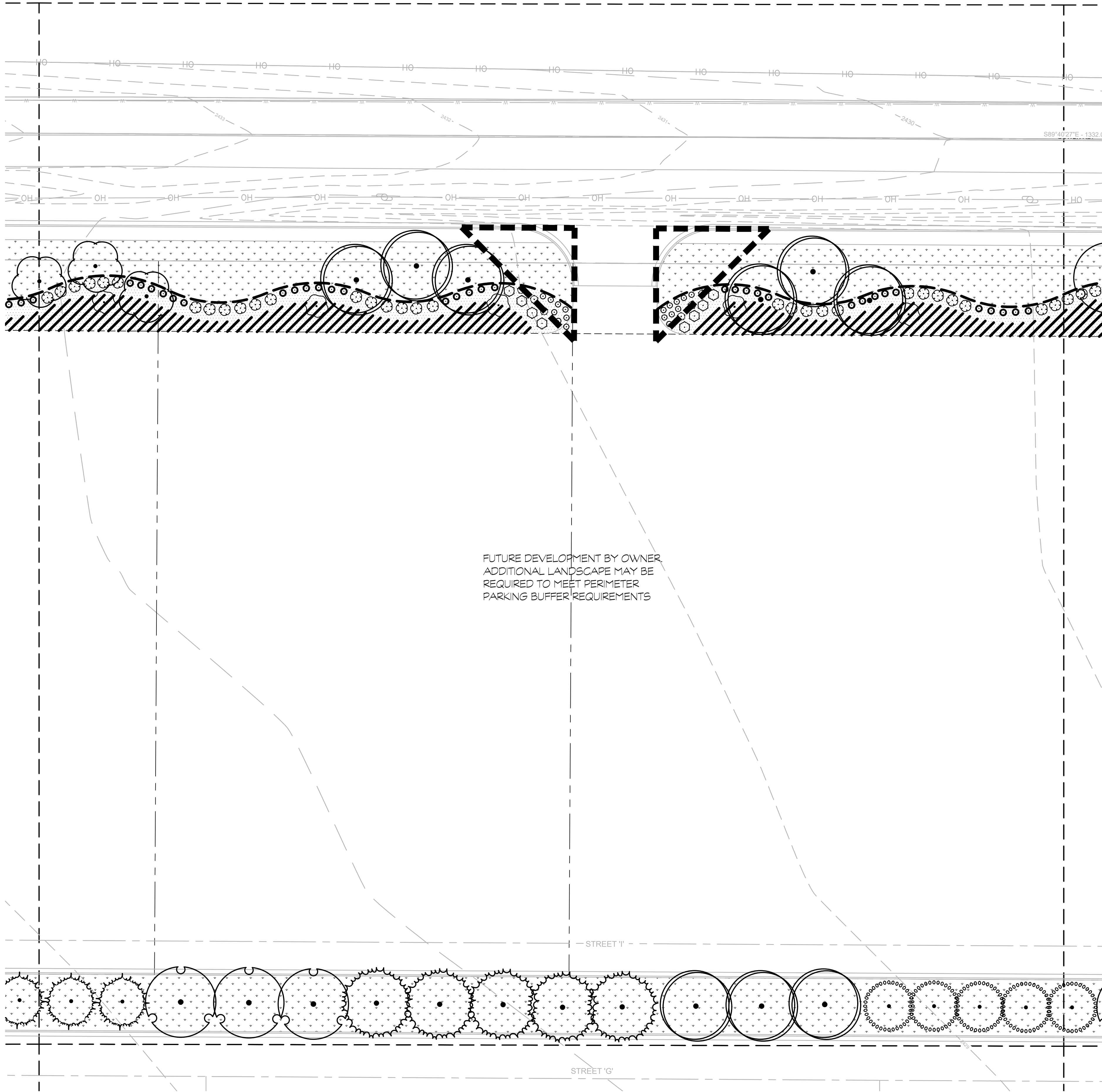
	PROPERTY LINE
	SETBACK LINE
	CLEAR VISION TRIANGLE - NO VEGETATION OVER 30' AT MATURITY WITHIN CUT EDGING PER DETAIL
	SAVE AND PROTECT EXISTING FENCE
	PROPOSED 6 HIGH CLOSED VISION FENCE
	PROPOSED PLANT MATERIAL
	DROUGHT TOLERANT SOD OVER APPROVED TOP SOIL AS SPECIFIED
	PLANTER BED - 3" DEPTH OF 2" MINUS CRUSHED BASALT ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER
	AREA FOR FUTURE COMMERCIAL LANDSCAPE REQUIREMENTS

IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
a. PRECISE INDIVIDUAL STATION TIMING
b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
e. POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (8) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH DESIGN PROFESSIONAL.



OVERALL LANDSCAPE PLAN

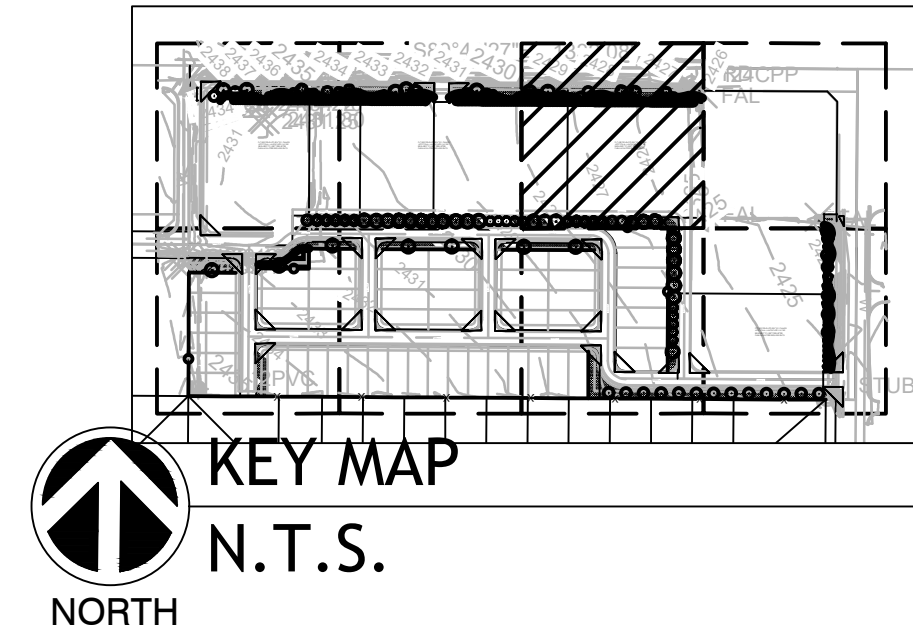
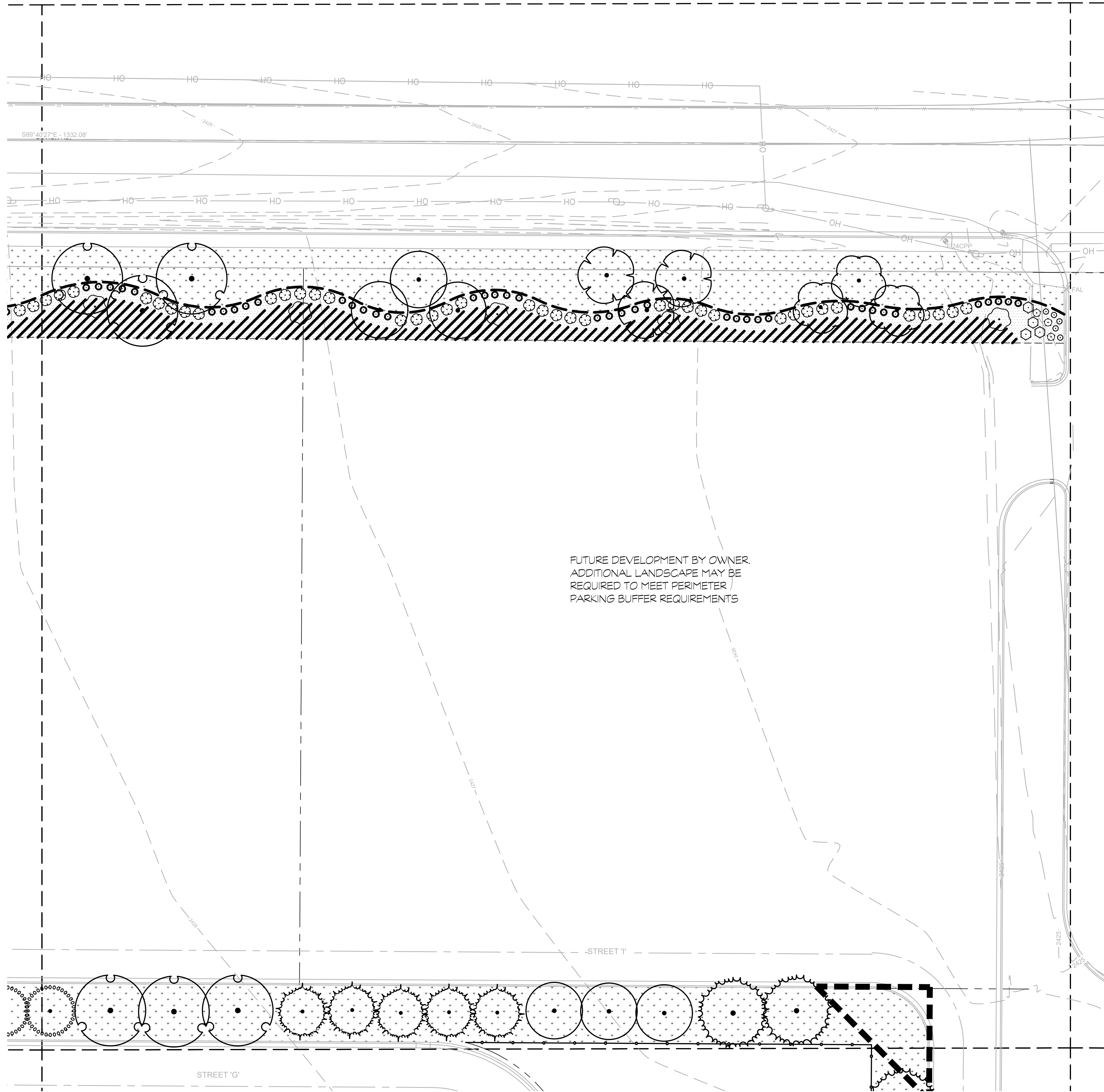


LANDSCAPE LEGEND

- PROPERTY LINE
- SETBACK LINE
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- CUT EDGINGS PER DETAIL
- SAVE AND PROTECT EXISTING FENCE
- PROPOSED 6' HIGH CLOSED VISION FENCE
- PROPOSED PLANT MATERIAL
- DROUGHT TOLERANT SOD OVER APPROVED TOP SOIL AS SPECIFIED
- PLANTER BED - 3' DEPTH OF 2" MINUS CRUSHED BASALT ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER
- AREA FOR FUTURE COMMERCIAL LANDSCAPE REQUIREMENTS

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	28	ACER TRUNCATUM X PLATANOIDES 'WARREN RED' PACIFIC SUNSET® MAPLE	2' CAL. B&B	30' H X 25' W CLASS II
	6	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY® MAIDENHAIR TREE	2' CAL. B&B	40' H X 20' W CLASS II
	10	PICEA ABIES NORWAY SPRUCE	2' CAL. B&B	50' H X 30' W
	10	PICEA PUNGENS COLORADO SPRUCE	2' CAL. B&B	20' H X 15' W
	10	PINUS NIGRA AUSTRIAN PINE	2' CAL. B&B	50' H X 20' W
	12	TILIA CORDATA LITTLELEAF LINDEN	2' CAL. B&B	50' H X 30' W CLASS II
SHRUBS				
	117	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	4' H X 3' W
	12	CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	2' H & 3' W
	31	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	2 GAL.	4' H & W
	31	HEMEROCALLIS X RED RUM RED RUM DAYLILY	1 GAL.	2' H & W
	21	NEPETA X WALKER'S LOW WALKER'S LOW CATMINT	1 GAL.	2' H X 3' W
	25	PHYBOSCARPUS OPULIFOLIUS 'MONLO' DIABOLO® NINEBARK	5 GAL.	8' H & W
	10	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.	4' H X 6' W
	13	ROSA X NOALESA 'FLOWER CARPET'® YELLOW GROUNDCOVER ROSE	5 GAL.	3' H X 4' W
	20	WEIGELA FLORIDA VARIEGATA NANA VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W

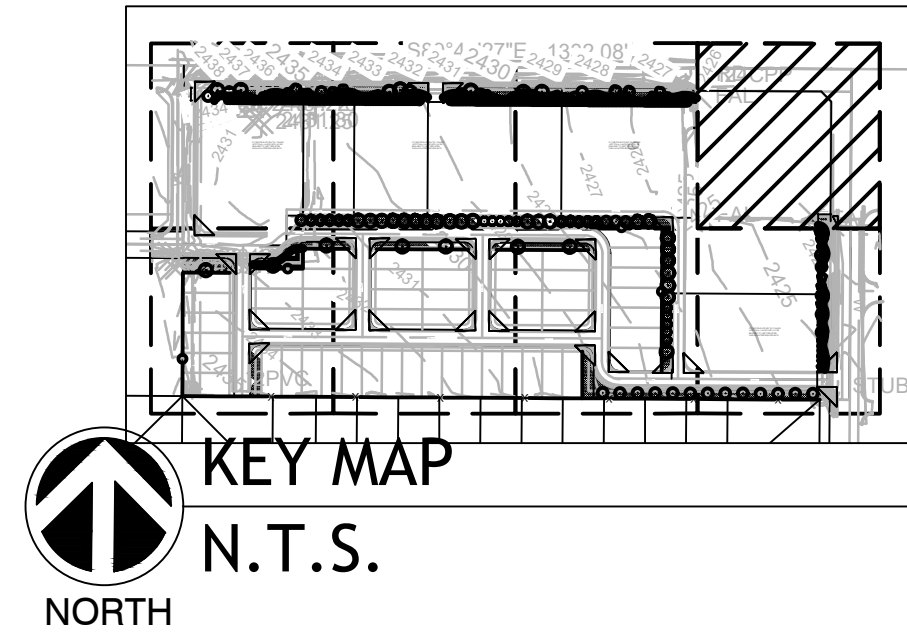
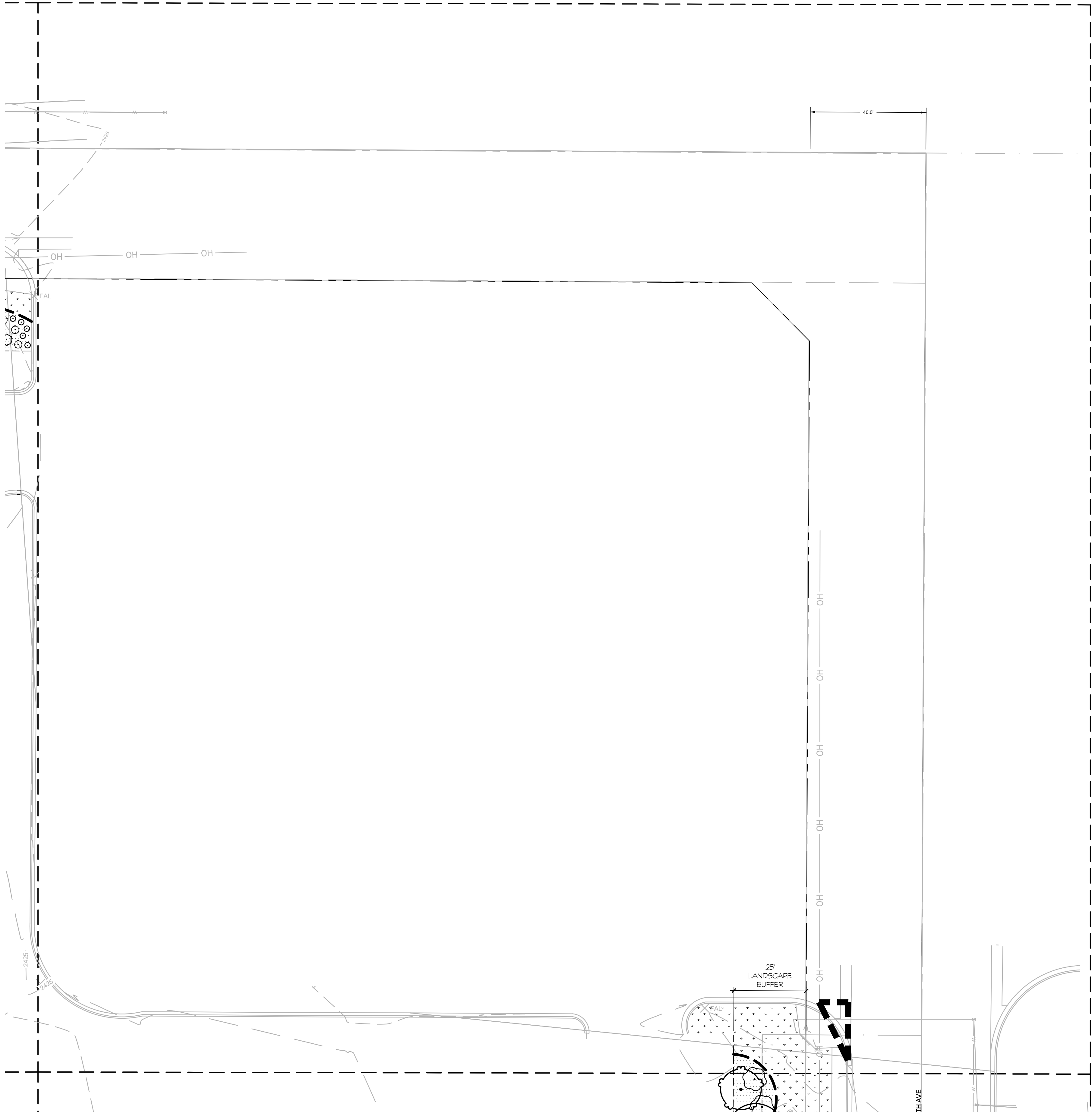


LANDSCAPE LEGEND

- PROPERTY LINE
- SETBACK LINE
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- SAVE AND PROTECT EXISTING FENCE
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- DROUGHT TOLERANT SOO OVER APPROVED TOP SOIL AS SPECIFIED
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- AREA FOR FUTURE COMMERCIAL LANDSCAPE REQUIREMENTS

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	8	ACER GINNALA 'FLAME' FLAME AMUR MAPLE	2' CAL. B&B	15'-20' H & W CLASS I
	20	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2' CAL. B&B	40' H X 30' W CLASS II
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	31	HEMEROCALLIS X RED RUM RED RUM DAYLILY	1 GAL.	2' H & W
	21	NEPETA X WALKERS LOW WALKERS LOW CATMINT	1 GAL.	2' H X 3' W
	25	PHYBOSCARPUS OPULIFOLIUS MONLO DIABOLO® NINEBARK	5 GAL.	8' H & W
	10	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.	4' H X 6' W
	13	ROSA X NOALESA FLOWER CARPET® YELLOW GROUNDCOVER ROSE	5 GAL.	3' H X 4' W
	20	WEIGELA FLORIDA VARIEGATA NANA VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W



LANDSCAPE LEGEND

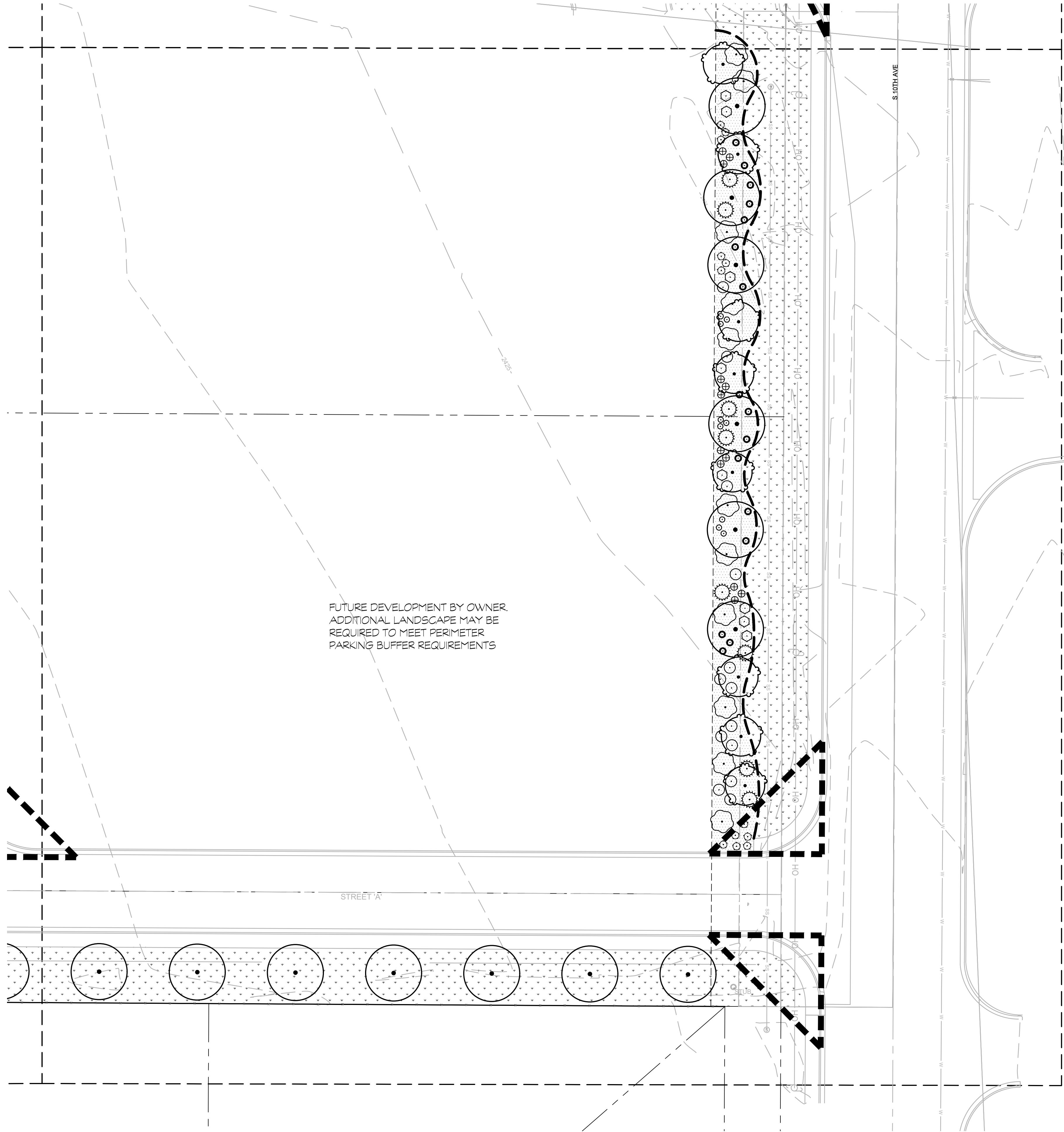
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	10	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.	4' H X 6' W
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	20	WEIGELA FLORIDA VARIEGATA NANA VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W



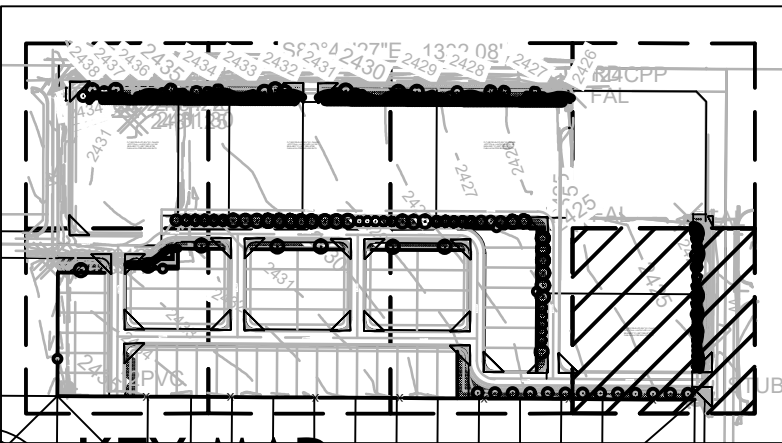
LANDSCAPE PLAN - AREA FIVE



FUTURE DEVELOPMENT BY OWNER.
ADDITIONAL LANDSCAPE MAY BE
REQUIRED TO MEET PERIMETER
PARKING BUFFER REQUIREMENTS



KEY MAP
N.T.S.

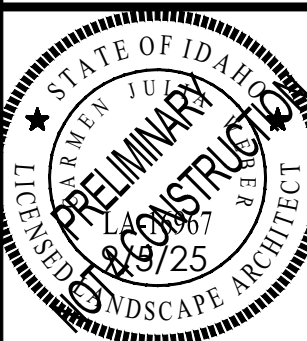


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DRAWN BY:	C/JW
DESIGNED BY:	C/JW
CHECKED BY:	C/JW

10TH & USTICK COMMERCIAL
0 SOUTH 10TH AVENUE
CALDWELL, IDAHO

PRELIMINARY
NOT APPROVED FOR
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DATE: 9/5/25

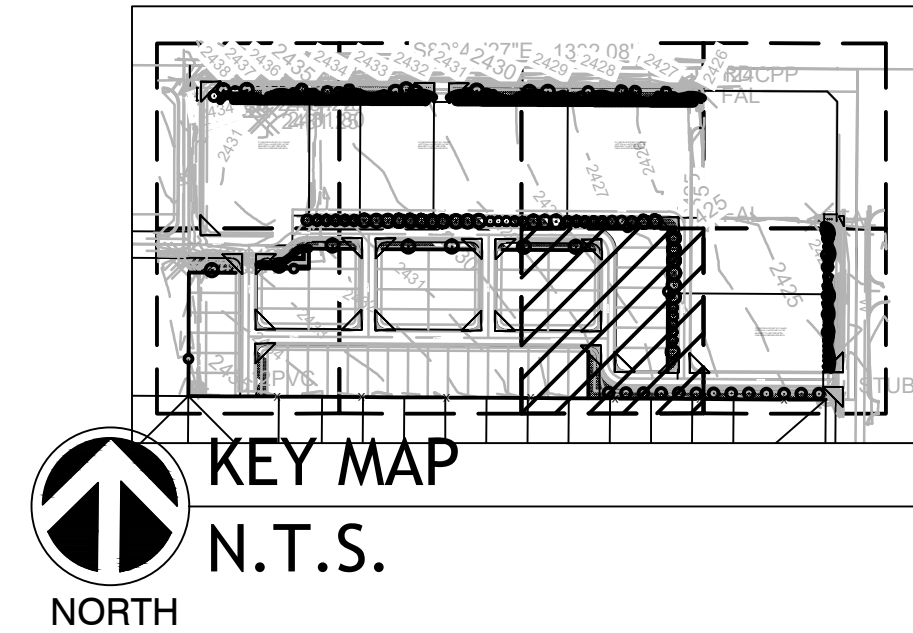
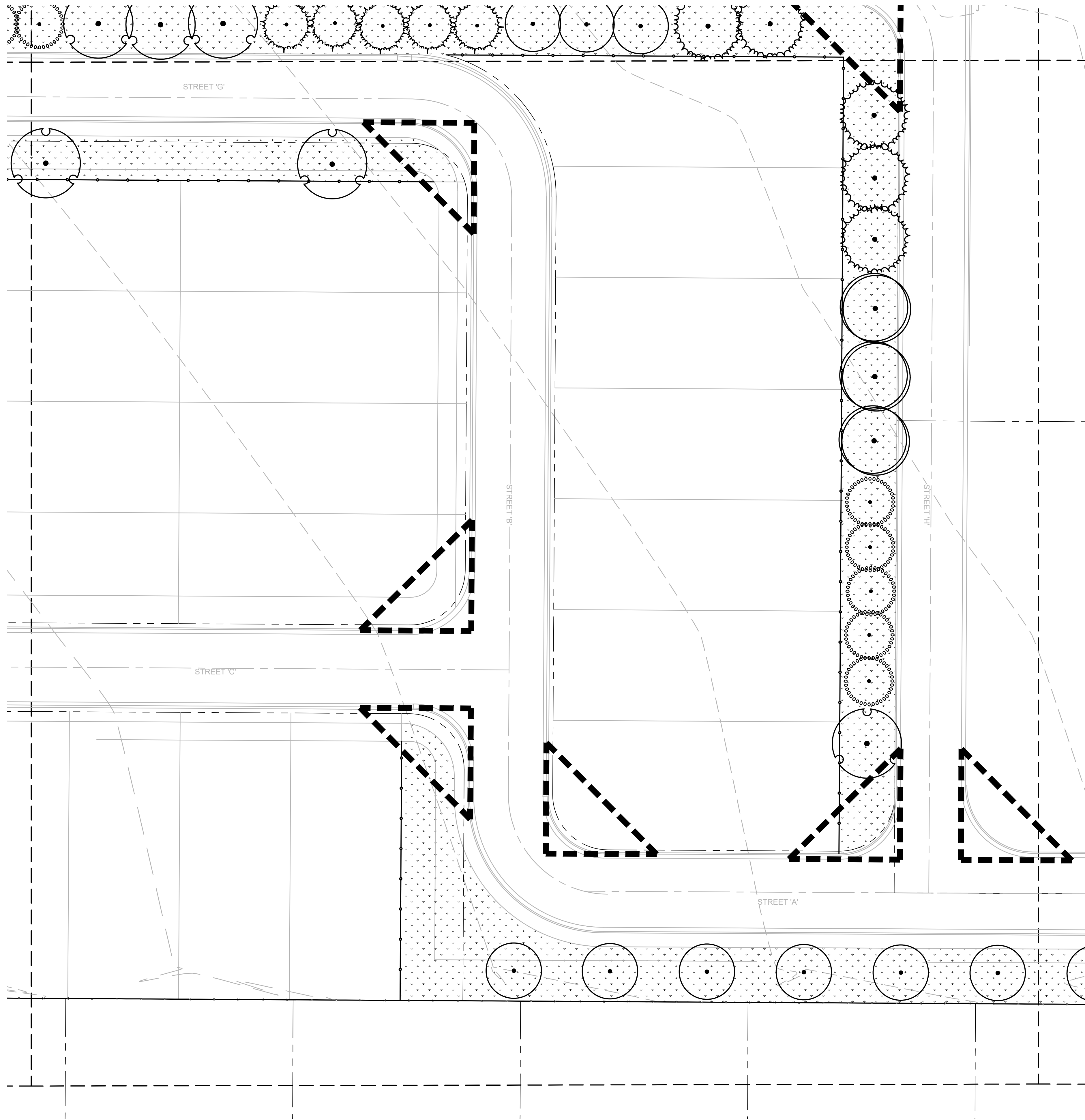
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PROJECT NO.
R25146

LANDSCAPE
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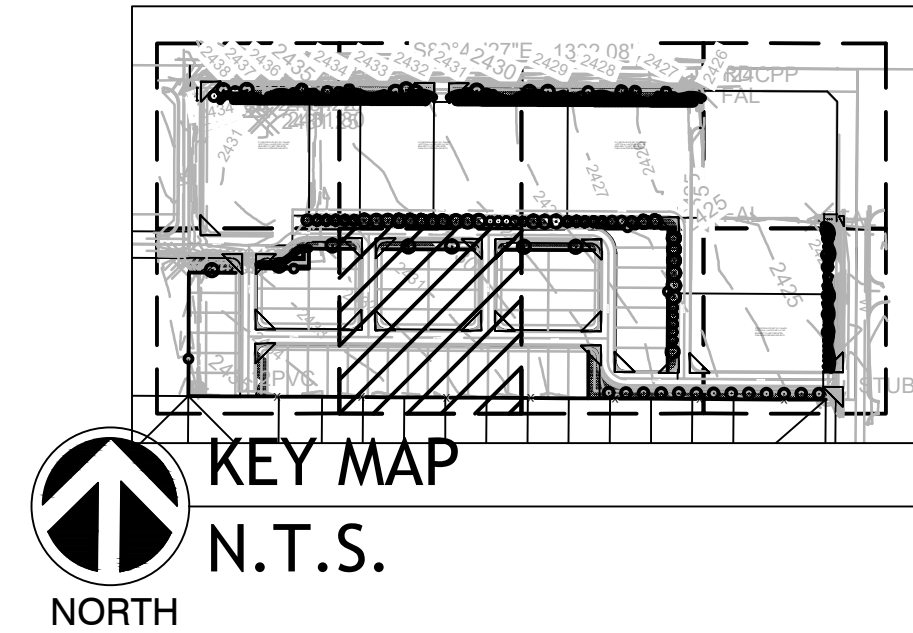
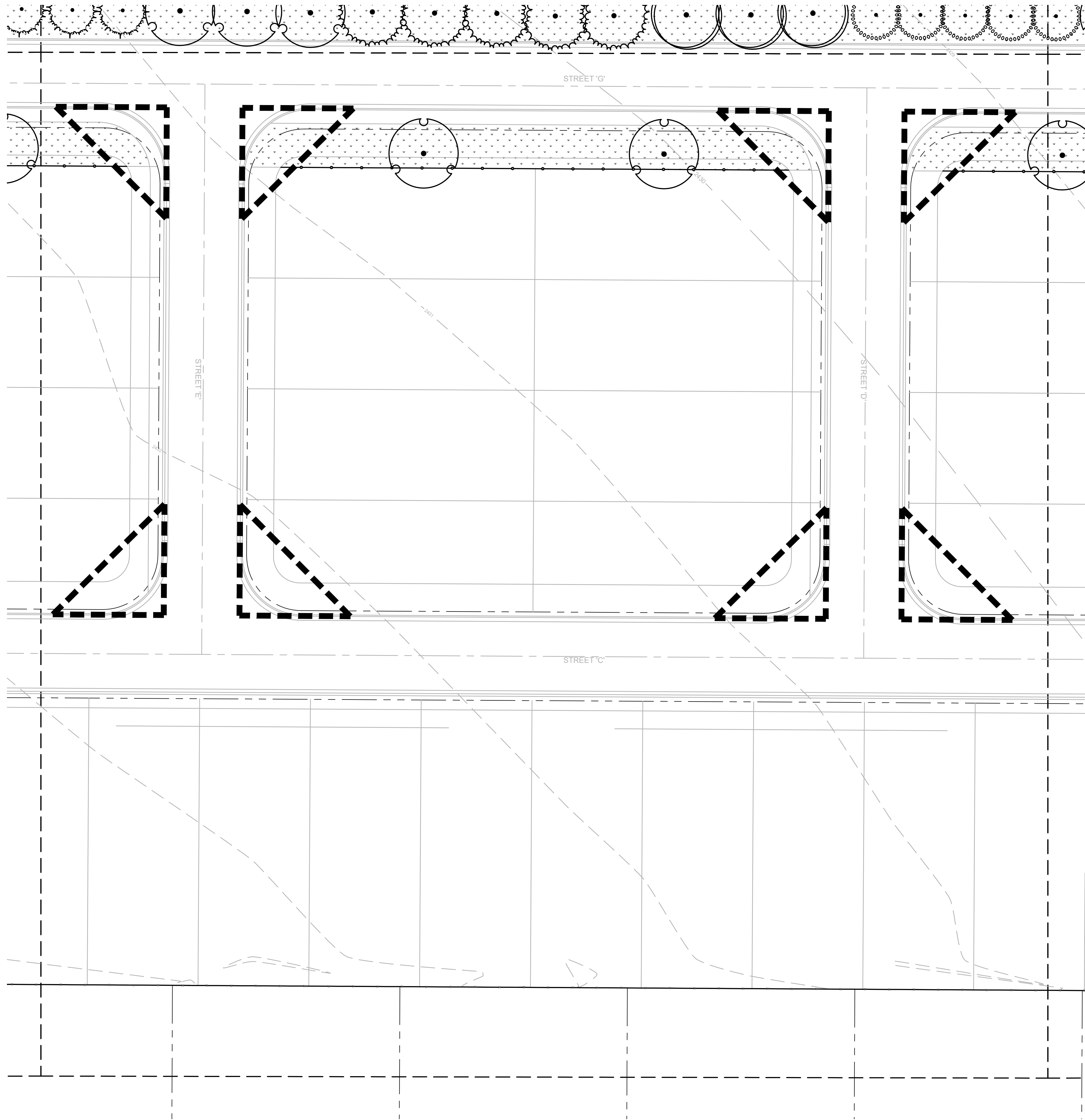


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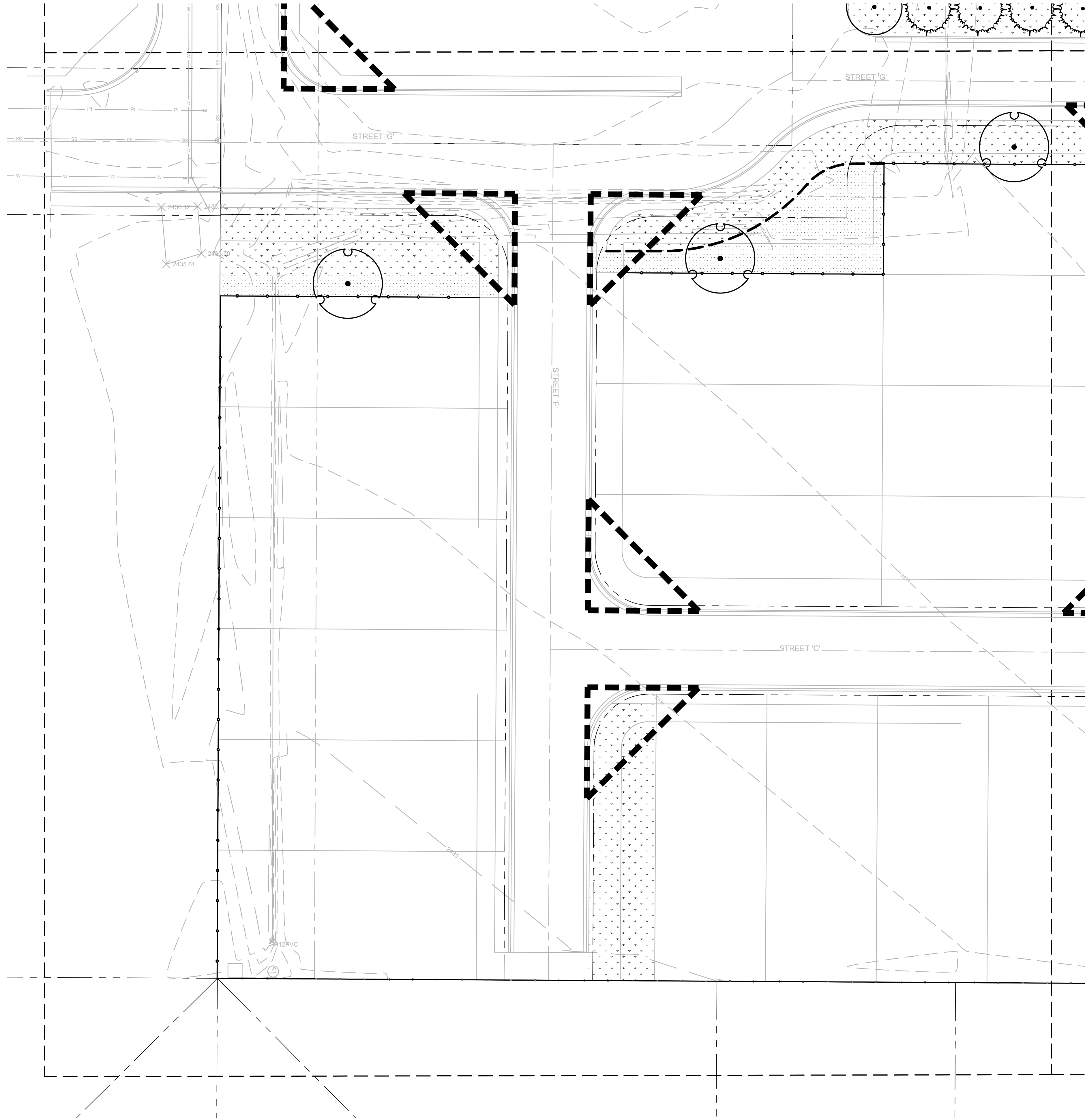


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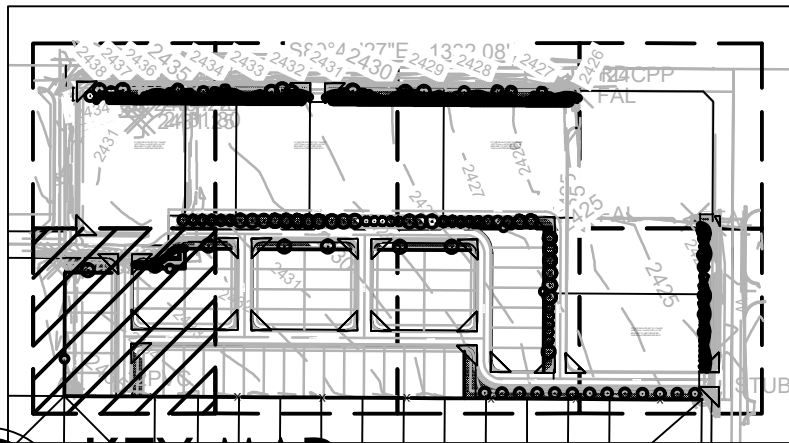
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KEY MAP
N.T.S.



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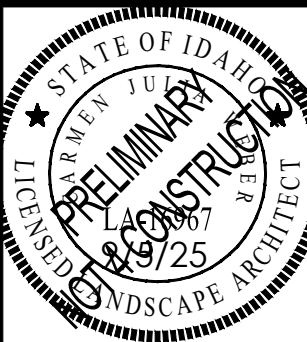
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LANDSCAPE PLAN - AREA EIGHT



SCALE (H): PER PLAN
SCALE (V): PER PLAN
DRAWN BY: C/JW
DESIGNED BY: C/JW
CHECKED BY: C/JW

10TH & USTICK COMMERCIAL
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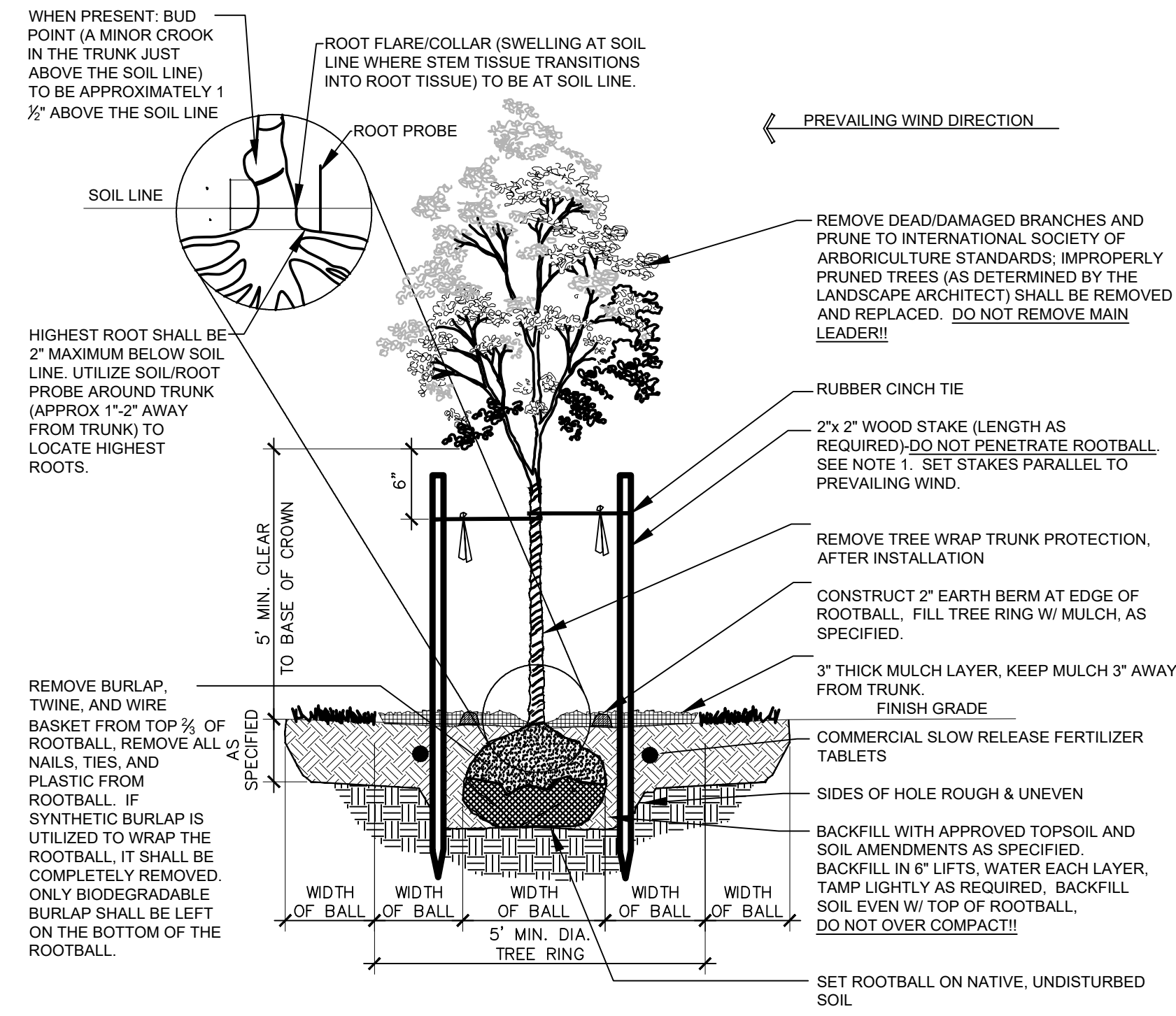
REVISIONS

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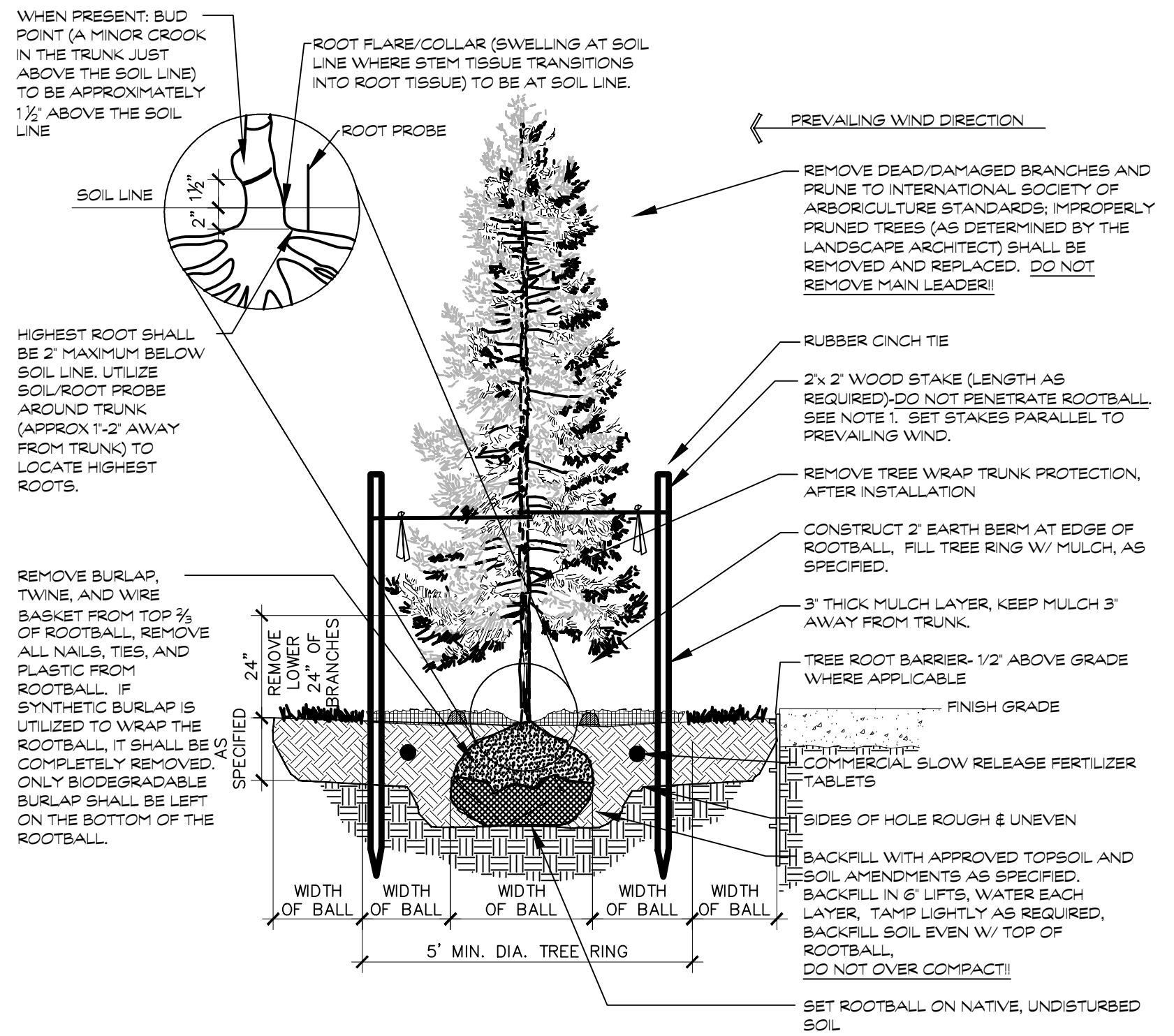
LANDSCAPE
PLAN

L1.8



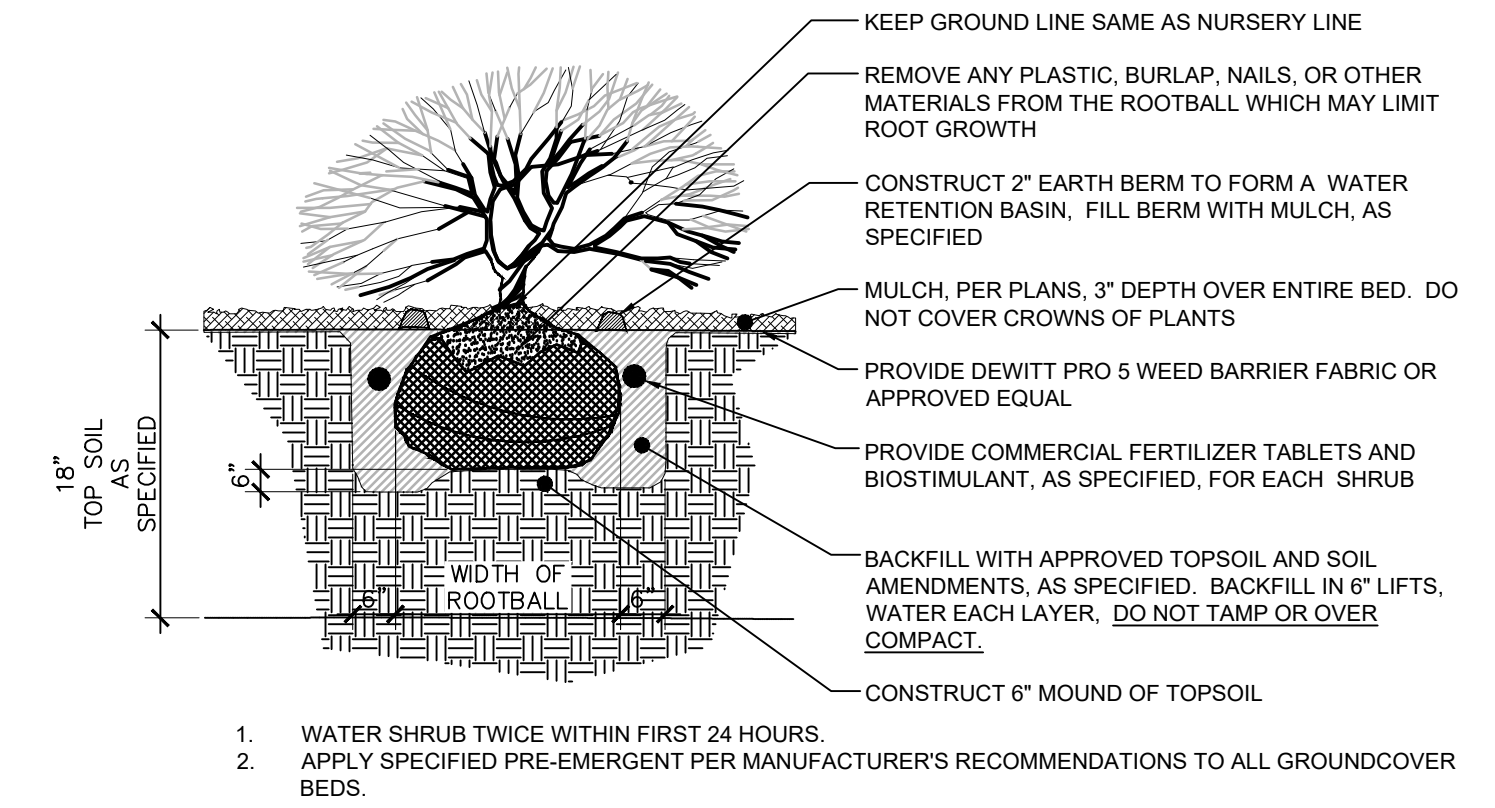
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 6'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

1 DECIDUOUS TREE PLANTING DOUBLE STAKE

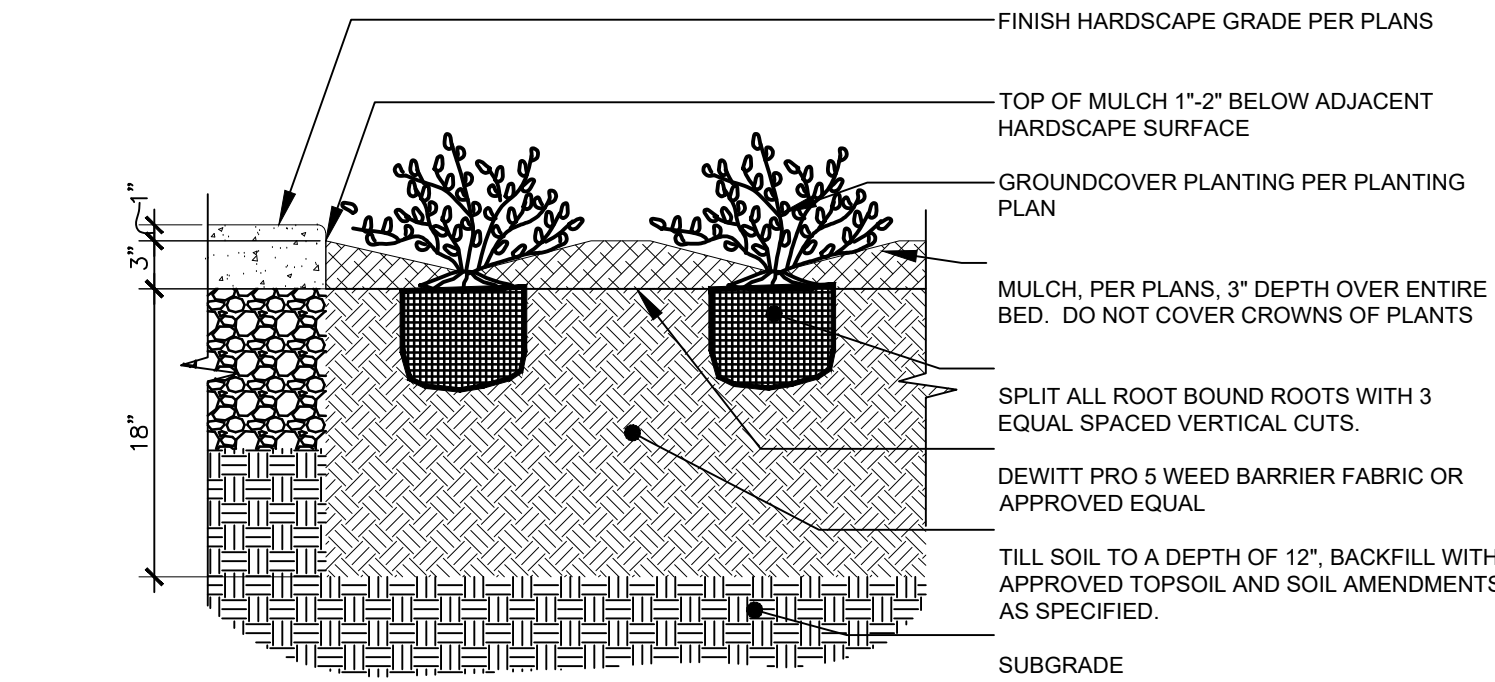
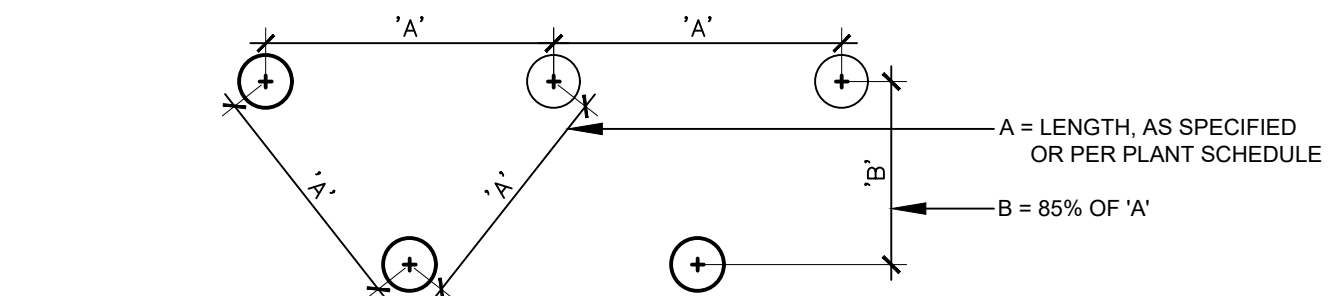


1. THE STAKING OF TREES IS TO BE THE CONTRACTORS OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDINGS.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 6'-0" IN WIDTH, PROVIDE 24" TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. INSTALL PER MANUFACTURERS RECOMMENDATIONS. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

2 EVERGREEN TREE PLANTING DOUBLE STAKE

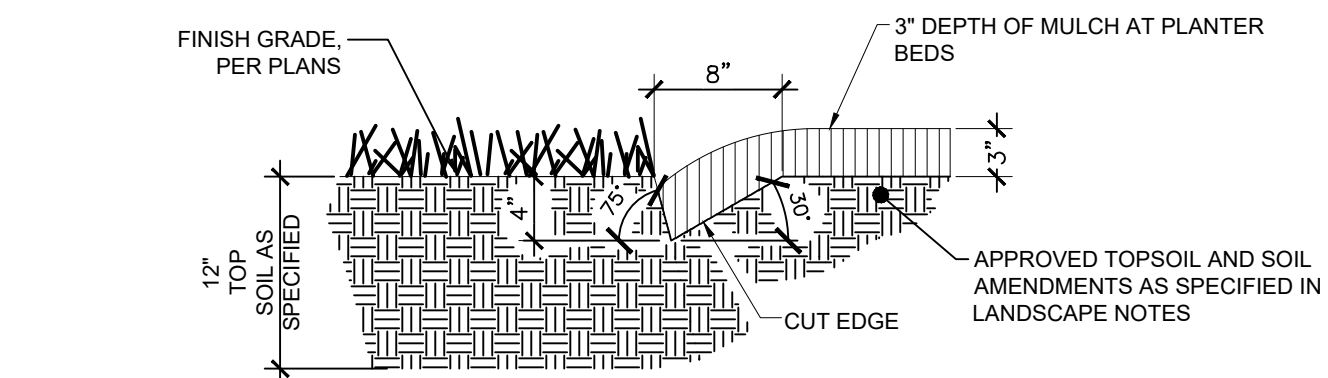


3 SHRUB PLANTING



1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

4 PERENNIAL, GROUNDCOVER, & ORNAMENTAL PLANTING

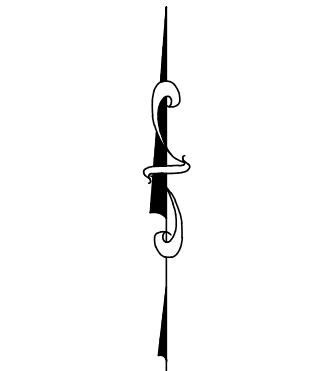


5 CUT EDGING

PRELIMINARY PLAT FOR
AMBROSA SUBDIVISION

A PORTION OF LAND LOCATED IN THE NORTHEAST
1/4 OF SECTION 4, T.3N., R.3W., BOISE MERIDIAN,
CITY OF CALDWELL, CANYON COUNTY, IDAHO.

2025



Graphic Scale:

Attention is Drawn to the Fact That Drawing
Scales May be Altered During Reproduction
Processes. Scales Shown Hereon are Based
on a Full Scale Sheet Size of 24" x 36".
Scale: 1" = 80'

LEGEND:

▲	FOUND MONUMENT
B.O.B.	BASIS OF BEARING
CP&F	CORNER PERPETUATION AND FILING RECORD
ROW	RIGHT-OF-WAY
---	SUBJECT PARCEL
---	RIGHT-OF-WAY
---	PROPERTY LINE
---	REFERENCE BOUNDARIES
---	EASEMENT
---	ROAD CENTERLINE

OWNER OF RECORD
BENNETT FOREST INDUSTRIES, INC.
251 EAST FRONT STREET, SUITE 202
BOISE, ID 83702

ENGINEER/SURVEYOR
ACKERMAN ESTVOLD
ANTONIO CONTI
7661 WEST RIVERSIDE DRIVE, SUITE 201
GARDEN CITY, ID 83714

PRELIMINARY PLAT DATA

TOTAL SITE AREA 721,462 SF (16.56 ACRES)

COMMERCIAL (49.5%) 357,496 SF (8.21 ACRES)
SINGLE-FAMILY RESIDENTIAL (30.4%) 219,093 SF (5.03 ACRES)
TOTAL RIGHT-OF-WAY (1.6%) 11,882 SF (0.27 ACRES)
COMMON SPACE (18.8%) 135,518 SF (3.11 ACRES)

ZONING

EXISTING ZONING C2 - COMMERCIAL
PROPOSED ZONING C2 - COMMERCIAL & R2-RESIDENTIAL
COMMERCIAL LOTS 7
SINGLE-FAMILY RESIDENTIAL LOTS 52
OPEN SPACE/COMMON LOTS 8
PUBLIC ROAD 1
TOTAL LOTS 68

SINGLE-FAMILY LOT INFORMATION

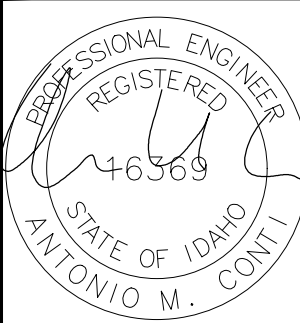
MINIMUM LOT SIZE 4,054 SF
MAXIMUM LOT SIZE 4,794 SF
GROSS RESIDENTIAL DENSITY 6.34 DU/ ACRES
NET RESIDENTIAL DENSITY 9.44 DU/ACRES
EXCLUDES PUBLIC STREETS & OPEN SPACES

COMMERCIAL LOT INFORMATION

MINIMUM LOT SIZE 25,732 SF (0.59 Acres)
MAXIMUM LOT SIZE 67,567 SF (1.55 Acres)
GROSS RESIDENTIAL DENSITY 6.34 DU/ ACRES

NOTES

- ALL BUILDABLE LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH DOMESTIC WATER SERVICE BY THE CITY OF CALDWELL. THE PROPOSED WATER MAINS SHALL BE CONNECTED TO EXISTING CITY OF CALDWELL WATER MAINS TO PROVIDE SERVICE TO THE SUBDIVISION.
- ALL BUILDABLE LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH SANITARY SEWER SERVICE BY THE CITY OF CALDWELL. THE PROPOSED SANITARY SEWER MAINS SHALL BE CONNECTED TO EXISTING CITY OF CALDWELL SANITARY SEWER MAINS TO PROVIDE SERVICE TO THE SUBDIVISION.
- PRESSURIZED IRRIGATION WATER SHALL BE PROVIDED FROM CALDWELL MUNICIPAL IRRIGATION DISTRICT (CMID) IN COMPLIANCE WITH SECTION 10-07-12 PER CALDWELL CITY CODE. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
- ALL STORM WATER DRAINAGE SHALL BE MANAGED & DETAINED ON SITE. ALL STORMWATER DESIGN SHALL COMPLY WITH THE CITY OF CALDWELL'S MOST RECENT "STORMWATER MANAGEMENT MANUAL" AS ADOPTED BY COUNCIL AS OF THE DATE OF THE PRELIMINARY PLAT APPLICATION SUBMITTAL.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION USE.
- THIS SUBDIVISION RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- ALL COMMERCIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO CROSS ACCESS AND PARKING EASEMENTS.
- PRESSURIZED IRRIGATION LINES TO BE CONTAINED WITHIN 10' MINIMUM EASEMENT WHEN LOCATED OUTSIDE OF THE PUBLIC UTILITY EASEMENT.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- LOTS 8, 15, 16, 33, 41, 50, 59 AND 67 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.



SCALE (H): PER PLAN
SCALE (V): PER PLAN
DRAWN BY: TRA
DESIGNED BY: TRA
CHECKED BY: AMC

AMBROSA SUBDIVISION
0 SOUTH 10TH AVENUE
CALDWELL, IDAHO

DATE: 9/18/25

REVISIONS

#	DATE
#	--/--
#	--/--
#	--/--

PROJECT NO.
R25146

PRELIMINARY
PLAT

1.0







PARCEL**LEGAL DESCRIPTION**

A parcel of land being a portion of Government Lot 1 NE 1/4 of Section 4, T. 3N., R. 3W., Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

Commencing at the northeast corner of said Government Lot 1 thence on the east line of said Government Lot 1 S00°17'36"W a distance of 659.81 feet to a point on the easterly extension of the North line of Cumberland Subdivision No. 1 filed for Record in Book 41 Page 31, I.N. 2008027165, Canyon County Records, thence on last said line N89°40'23"W a distance of 40.00 feet to the northeast corner of said Cumberland Subdivision No.1 also being the Point of Beginning; thence continuing N89°40'23"W a distance of 1291.76 feet to the northwest corner of Cumberland Subdivision No. 4 filed for Record in Book 46 Page 36, I.N. 2017-056424, Canyon County Records; thence on the west line of said Government Lot 1 N00°15'57"E a distance of 614.78 feet to a point on the south right of way line of Ustick Road; thence on last said right of way line S89°40'27"E a distance of 1,012.06 feet to the northwest corner of Parcel 2 as shown on Record of Survey I.N. 2007032643; thence on the west line of said Parcel 2 S00°17'36"W a distance of 260.00 feet to the southwest corner of said Parcel 2; thence on the south line of said Parcel 2 S89°40'27"E a distance of 280.00 feet to the southeast corner of said Parcel 2 also being a point on the right of way line of 10th street; thence on last said right of way line S00°17'36"W a distance of 354.81 feet to the Point of Beginning

The above described parcel contains 16.562 Acres, more or less.



ZONING EXHIBIT A**LEGAL DESCRIPTION**

A parcel of land being a portion of Government Lot 1 NE 1/4 of Section 4, T. 3N., R. 3W., Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

Commencing at the northeast corner of said Government Lot 1 thence on the east line of said Government Lot 1 S00°17'36"W a distance of 659.81 feet to a point on the easterly extension of the North line of Cumberland Subdivision No. 1 filed for Record in Book 41 Page 31, I.N. 2008027165, Canyon County Records being the Point of Beginning; thence on last said line and its westerly extension N89°40'23"W a distance of 1331.76 feet to the northwest corner of Cumberland Subdivision No. 4 filed for Record in Book 46 Page 36, I.N. 2017-056424, Canyon County Records; thence on the west line of said Government Lot 1 N00°15'57"E a distance of 301.79 feet to a point on the Centerline of Soterra Way as shown on the plat of Soterra Subdivision Phase 1 filed for Record in Book 58 Page 27 I.N. 2025-002568, Canyon County Records; thence on the easterly extension of last said centerline S89°40'27"E a distance of 206.02 feet; thence at right angles N00°19'33"E a distance of 59.57 feet; thence at right angles S89°40'27"E a distance of 750.30 feet; thence a curve to the right having a radius of 20.00 feet, a length of 31.42 feet and a chord bearing S44°40'25"E a distance of 28.28 feet; thence S00°19'37"W a distance of 301.55 feet; thence S89°42'14"E a distance of 355.74 feet to a point on the east line of said Government Lot 1; thence on the last said East line S00°17'36"W a distance of 40.02 feet to the Point of Beginning

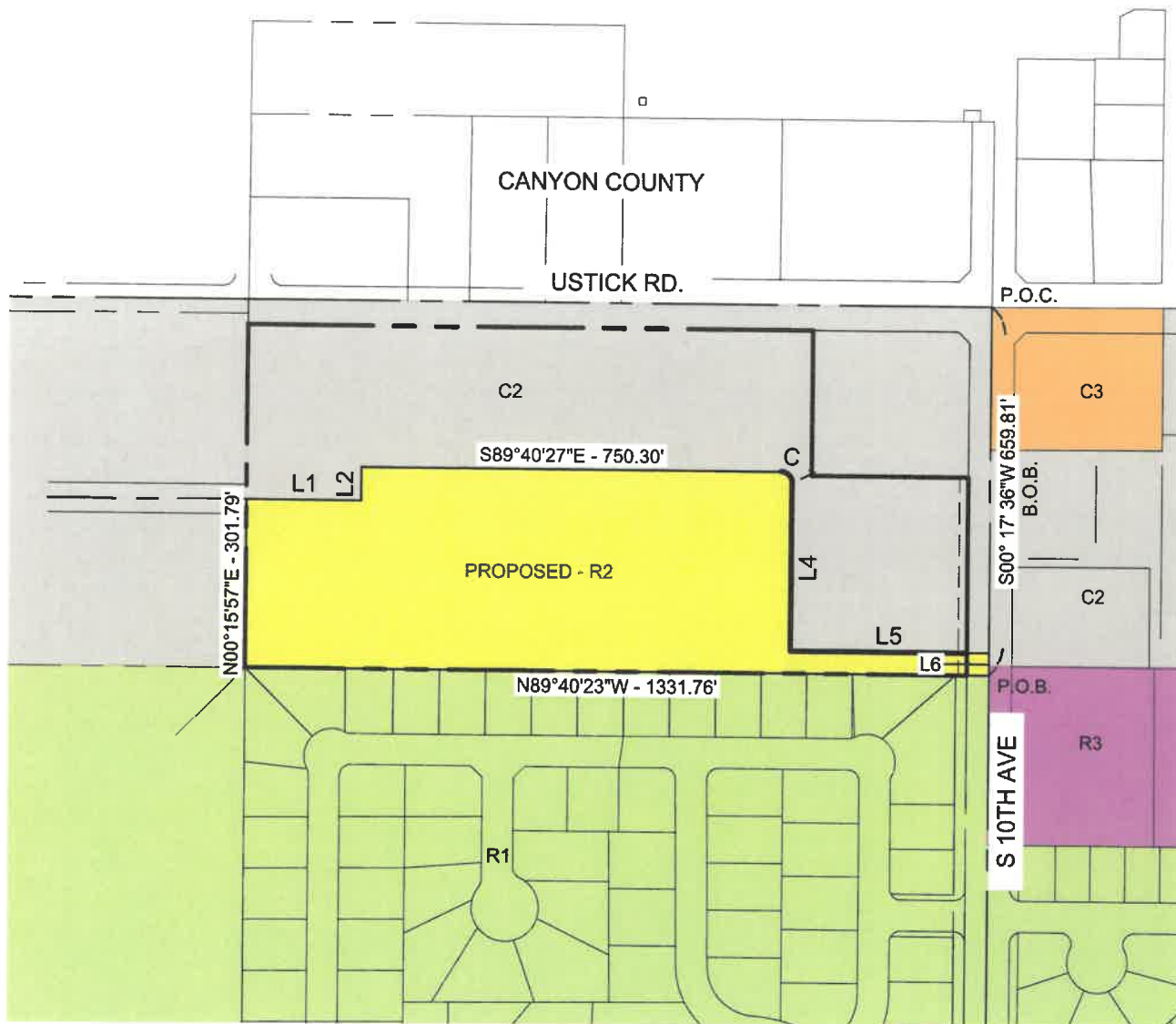
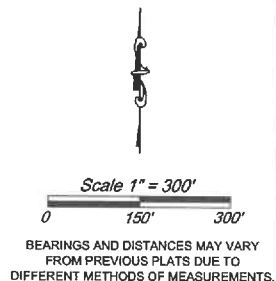
The above described parcel contains 8.141 Acres, more or less.



B.O.B. BASIS OF BEARING
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

ZONING EXHIBIT B

PORTION OF GOVERNMENT LOT 1, NE 1/4 SECTION 4, T.3N., R3.W.,
BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO.

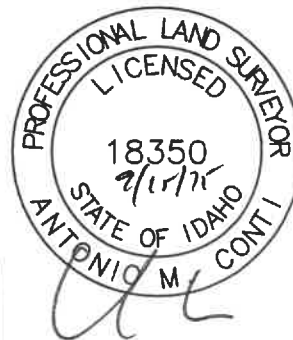


Parcel Line Table

Line #	Length	Bearing
L1	206.02'	S89° 40' 27"E
L2	59.57'	N0° 19' 33"E
L4	301.55'	S0° 19' 37"W
L5	355.74'	S89° 42' 14"E
L6	40.02'	S0° 17' 36"W

Curve Table

Curve #	Length	Radius	Delta	Chord
C1	31.42'	20.00'	90°00'03"	S44° 40' 25"E - 28.28'



**ACKERMAN
ESTVOLD**

7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
208.853.6470 · www.ackerman-estvold.com
Winnet, ND · Fargo, ND · Williston, ND · Boise, ID

JOB No: R25146



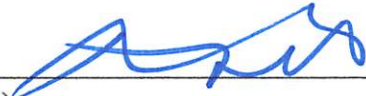
PROPERTY OWNER ACKNOWLEDGEMENT

COMMUNITY DEVELOPMENT – PLANNING & ZONING – 205 S 6TH AVE, CALDWELL ID

I, RICK BENNETT, the recorded owner for real property addressed as 106 E. Ustick Road (Parcel No. R3258100000) & 0 S. 10th Ave (Parcel No. R3258200000), Suite # , City CALDWELL State IDAHO Zip 83605, am aware of, in agreement with, and give my permission to AL ARCHITECTURE, to submit the accompanying application(s) pertaining to this 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).

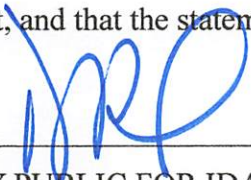
Dated this 18 day of SEPTEMBER, 2025

(Signature) 

CERTIFICATE OF VERIFICATION

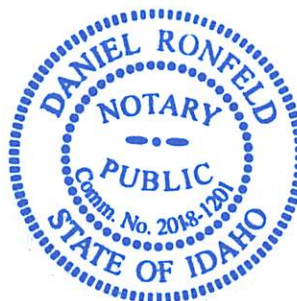
STATE OF IDAHO)
) ADA COUNTY
) ss.
)

I, DANIEL RONFELD, a Notary Public, do hereby certify that on this 18 day of SEPTEMBER, in the year, 2025, personally appeared before me RICK BENNETT, 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 he/she/they signed the foregoing document, and that the statements therein contained are true.


NOTARY PUBLIC FOR IDAHO

Residing at 2816 W CLARK STREET BOISE ID

My Commission Expires 6 JULY 2026





Order No.: C045549

WARRANTY DEED**FOR VALUE RECEIVED,**

KARIN COPELAND HUNTER, A MARRIED WOMAN, AS HER SOLE &
SEPARATE PROPERTY, WHO ACQUIRED TITLE AS KARIN S. COPELAND, AN
UNMARRIED WOMAN

The Grantor(s), do(es) hereby grant, bargain sell and convey unto
BENNETT INDUSTRIES, INC.

whose current address is C/O: JAMES ENGLISH, P.O. BOX 2875, HAYDEN, ID 83835

the Grantee(s), the following described premises, in Canyon County, Idaho, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT: Subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

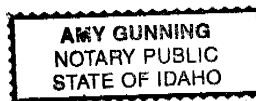
Dated: 05/05/04


KARIN COPELAND HUNTER

STATE OF IDAHO
COUNTY OF ADA

ON THIS 7 OF MAY, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY APPEARED KAREN COPELAND HUNTER, KNOWN TO ME OR PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.


AGUNNING
NOTARY PUBLIC
RESIDING AT: EAGLE
MY COMMISSION EXPIRES:
06/19/06
(SEAL)



2004 MAY 7 PM 4 30
G NOEL HALES
CANYON CNTY RECORDER
BY TITLEONE
REQUEST
TYPE Fee FEE 6.00

RECORDED

200424574

COMMENCING at the Northwest corner of Lot 1 in Section 4, Township 3 North, Range 3 West of the Boise Meridian; thence
East on the North boundary line of said Lot 1 a distance of 30 feet to the REAL POINT OF BEGINNING; thence
continue East along the North boundary line of said Lot 1 a distance of 217 feet; thence
South on a line parallel with the West boundary line of said Lot 1 a distance of 370 feet; thence
West on a line parallel with the North boundary line of said Lot 1 a distance of 217 feet; thence
North on a line parallel with the West boundary line of said Lot 1 a distance of 370 feet to the REAL POINT OF
BEGINNING.

(C045549.PFD/C045549/14)

24445412E
PC58315



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Ave. / Boise, Idaho 83704
(208) 377-2700

REQUEST
TYPE Full Fee
PIONEER-CALDWELL

2004 JUN 29 PM 12 11
G NOEL MALES
CANYON CNTY RECORDER
BY [Signature]

RECORDED

200435051

WARRANTY DEED

For Value Received

Tarrant Family Limited Partnership

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Bennett Forest Industries, Inc.

hereinafter referred to as Grantee, whose current address is 76 acres 10th Ave. & Ustick Ave., Caldwell, ID
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that 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.

Dated: June 24, 2004

Tarrant Family Limited Partner

By [Signature]
Partner

By [Signature]
Partner

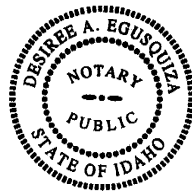
By Yvette Van Houten
Partner

By Renee W. Housley
Partner

STATE OF IDAHO, County of Ada, ss.

On this 28th day of June, in the year of 2004, before me the undersigned, a notary public personally appeared

Debraue Tarrant, Aaron Tarrant, Yvette Van Houten and Renee W. Housley
known or identified to me to be the partners in a partnership, of Tarrant Family Limited Partnership and the partners or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.



[Signature]
Desiree A. Egusquiza
Notary Public of IDAHO
Residing at Nampa, Idaho
Commission expires: March 9, 2006

PC 58315

Exhibit "A"

Lot 1 and the Southeast Quarter of the Northeast Quarter of Section 4, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM two acres more or less, more particularly described as follows:

COMMENCING at the Northwest corner of Lot 1 in Section 4, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho; thence

East on the North boundary line of said Lot 1 a distance of 30 feet to the REAL POINT OF BEGINNING; thence continue

East along the North boundary line of said Lot 1 a distance of 217 feet; thence

South on a line parallel with the West boundary line of said Lot 1 a distance of 370 feet; thence

West on a line parallel with the North boundary line of said Lot 1 a distance of 217 feet; thence

North on a line parallel with the West boundary line of said Lot 1 a distance of 370 feet to the REAL POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of the Southeast Quarter of the Northeast Quarter, Section 4, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho lying South of the centerline of the Phyllis Canal, Canyon County, Idaho