



Annexation (with initial zoning)

CCC Chapter 10, Article 3, Section 10-03-01

PURPOSE: Annexation is a legal process by which some property located in an unincorporated area (Canyon County) may become part of the incorporated area (City of Caldwell). Annexations may be initiated by the City with property in the City Impact Area or by individuals with property in the City Planning Boundaries. An annexation requested by an individual is a quasi-judicial matter requiring public hearings and public hearing notification in accordance with the Idaho Land Use Planning Act and Caldwell City Code.

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.

I. Filing and Submittal Standards

- All applications, checklists, plans and supporting documents must be submitted electronically through our [Online Permit Center](#).
- Upload all documents and drawings per required checklist, as high-resolution PDFs and formatted in accordance with this checklist.
- Each checklist item **MUST** be named according to the naming convention listed below. The naming convention shall start with the document name as shown in the table below, followed by an underscore, and then the project name.
- Resubmittals must use the EXACT same file name as the original and contain a versioning number at the end (V2, V3, V4, etc.)
- All applicable fees be required to be paid once the application has been submitted and received by the department. Some applications may require fees to be paid at time of actual submittal.

II. Submittal Documents

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

✓	Submittal Item Description	Document Naming Convention
<input checked="" type="checkbox"/>	Master Land Use Application. Copy of a completed and signed Master Land Use Application.	Application_ProjectName
<input checked="" type="checkbox"/>	Annexation Checklist. Copy of a completed and signed Annexation checklist.	ANNChecklist_ProjectName
<input checked="" type="checkbox"/>	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.	Deeds_ProjectName
<input checked="" type="checkbox"/>	Property Owner Acknowledgement. Signed Property Owner Acknowledgement form (if applicable).	OwnerAck_ProjectName



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Planning & Zoning Division

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<input checked="" type="checkbox"/> Neighborhood Meeting Information , including:	NeighborhoodMtg_ProjectName
<input checked="" type="checkbox"/> A copy of the letter sent to all owners, residents, and associations within 500' of the property boundary.	
<input checked="" type="checkbox"/> A copy of the 500' mailing list	
<input checked="" type="checkbox"/> A copy of the sign-in sheet, with your signature for certification	
<input checked="" type="checkbox"/> Legal Description .	Legals_ProjectName
<ul style="list-style-type: none">• Attach a metes and bounds legal description of the property including 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.	
<input checked="" type="checkbox"/> Annexation Exhibit Map . An exhibit map, stamped and signed by the land surveyor outlining the area being annexed, to include the adjacent rights of ways.	
<input checked="" type="checkbox"/> Site Plan (to scale) . Site plan, drawn to scale, showing:	SitePlan_ProjectName
<input checked="" type="checkbox"/> Location of all property lines and dimensions	
<input checked="" type="checkbox"/> All streets with street names	
<input checked="" type="checkbox"/> All existing and proposed buildings and structures	
<input checked="" type="checkbox"/> All setbacks to the property lines and between buildings	
<input checked="" type="checkbox"/> All utilities	
<input checked="" type="checkbox"/> All easements	
<input checked="" type="checkbox"/> Vicinity Map . Showing the boundaries of the subject property with relation to nearby roadways and landmarks.	VicinityMap_ProjectName
<input checked="" type="checkbox"/> Project Narrative . A detailed project narrative addressing the following:	Narrative_ProjectName
<ul style="list-style-type: none">• Description of overall proposed 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.• List of all proposed land uses	
<input checked="" type="checkbox"/> Conceptual Development Plan . <i>If the annexation is not associated with a special use permit, planned unit development or subdivision plat, please submit a concept future development plan. <u>With Prelim Plat</u></i>	ConceptPlan_ProjectName



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III. Project Specifics

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

Will the Existing Land Use on the Property Continue: Yes No

Proposed single family Subdivision

Explain any Future Development Plans:

Existing City or County Zoning Designation of Property Surrounding Subject Parcel(s):

North of the Site:	<i>County AG</i>
South of the Site:	<i>City- Residential</i>
East of the Site	<i>County AG</i>
West of the Site:	<i>City- Residential</i>

Street Frontage Easement
If easement, list easement width and Instrument # below:

Type of Access to Subject Parcel(s)

Easement Width

Instrument #

Name of Streets Providing Access:

*S. Florida Avenue
Hobart Avenue
GlassFerd Street*

Existing Domestic Water:

- Individual Domestic Well
- Centralized Public Water System
- City Municipal Water System
- Not Applicable



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Nearest Water Line Connection:

S. Florida Ave

Existing Sewer:

Individual Septic City Municipal Sewer Not Applicable

Nearest Sewer Connection:

S. Florida Ave

Existing Irrigation:

- Surface
- Irrigation Well
- Pressurized
- Gravity
- Not Applicable

Nearest Irrigation Connection:

on property

Irrigation District:

Pioneer

School District Serving this Location:

Caldwell SD Nampa SD Vallivue SD



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V. 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 for attending 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 pre-screening process. This could impact scheduling of public hearing dates; and
- I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and
- I acknowledge that the decision to grant or deny a owner-consented annexation is at the sole discretion of the City Council, and that any decision but City Council does not require council to articulate or provide findings justifying its decision as owner-consented annexation are not subject to judicial review in accordance with Idaho Code 50-222.

I certify I am the:

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

William J. Mason-Mason & Associates, Inc December 3, 2025
Applicant / Applicant's Representative Printed Name Date

William J. Mason
Applicant / Applicant's Representative Signature



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)

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

August Park

Site Address(s):

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

8 S. Florida Avenue

Suite #s:

R274600000

Parcel #s:**Total Acres:**

9.37

Prior Use of Property:

Vacant Field

Proposed Use of Property:

Single Family Subdivision

Current Zoning of Subject Parcel(s):
(check all that apply)

- RS-1
- RS-2
- 1
- R-2
- R-3
- C-1
- C-2
- C-3
- C-4
- H-C
- M-1
- M-2
- I-P
- D-CC
- C-CB
- T-N
- A-D
- C-D
- H-D
- P-D

Property in County

List County Designation:

AG

Proposed Zoning of Subject Parcel(s): (check all that apply)	<input type="checkbox"/> No Change	<input type="checkbox"/> C-1	<input type="checkbox"/> M-1	<input type="checkbox"/> D-CC	<input type="checkbox"/> A-D	
	<input type="checkbox"/> RS-1	<input type="checkbox"/> C-2	<input type="checkbox"/> M-2	<input type="checkbox"/> C-CB	<input type="checkbox"/> C-D	
	<input type="checkbox"/> RS-2	<input type="checkbox"/> C-3	<input type="checkbox"/> I-P	<input type="checkbox"/> T-N	<input type="checkbox"/> H-D	
	<input checked="" type="checkbox"/> R-1	<input type="checkbox"/> C-4			<input type="checkbox"/> P-D	
	<input type="checkbox"/> R-2	<input type="checkbox"/> H-C				
	<input type="checkbox"/> R-3					
Select the Overlay District for the Subject Parcel(s): (check all that apply)	<input checked="" type="checkbox"/> Not in Overlay Zone	<input type="checkbox"/> ED-1	<input type="checkbox"/> FP-1	<input type="checkbox"/> HD-1	<input type="checkbox"/> SO-1	<input type="checkbox"/> UD-1
	<input type="checkbox"/> APO-1			<input type="checkbox"/> HD-2	<input type="checkbox"/> SO-2	<input type="checkbox"/> UD-2
	<input type="checkbox"/> APO-2			<input type="checkbox"/> HD-3	<input type="checkbox"/> SO-3	<input type="checkbox"/> UD-3
City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): (check all that apply)	<input type="checkbox"/> Neighborhood 1			<input type="checkbox"/> Downtown		
	<input checked="" type="checkbox"/> Neighborhood 2			<input type="checkbox"/> Mixed Use Center		
	<input type="checkbox"/> Neighborhood 3			<input type="checkbox"/> Community Center		
	<input type="checkbox"/> Urban Neighborhood			<input type="checkbox"/> 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: Will Mason

Company Name: Mason & Associates, Inc
(if applicable)

Mailing Address: 924 3rd Street S.
Nampa, ID 83651

Phone: 208-454-0256 **Email:** wmason@masonandassociates.us

Email Address:

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: Will Mason

Company Name: Mason & Associates, Inc.
(if applicable)

Mailing Address: 924 3rd Street S.
Nampa ID 83651

Phone: 208-454-0256 Email: wmason@masonandassociates.us

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

Name: Rodney Evans

Company Name: Rodney Evans + Partners
(if applicable)

Mailing Address: 1450 W Bannock Street
Boise ID 83702

Phone: 208-514-3300 Email: rodney@evansandpartners.com

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)

William J. Mason - Mason & Associates, Inc. December 3, 2025

Applicant / Applicant's Representative Printed Name Date

William J. Mason

Applicant / Applicant's Representative Signature



SUBDIVISION PRELIMINARY PLAT CHECKLIST

The following items shall be included in any application submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION I

SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	X	
Application Checklist	Copy of completed, signed and dated checklist	X	
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application	X	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	X	
Legal Description of Property	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 certified by a land surveyor registered to the State of Idaho.	X	
Neighborhood Meeting Information	<p>The verification shall include:</p> <ul style="list-style-type: none">• A copy of the letter mailed by the applicant (<i>Min. 15 days prior to meeting</i>)• A copy of the 500' mailing list indicating all notified owners, residents and associations• A copy of the sign-up sheet from the meeting, with your signature <p><i>Note: Neighborhood meetings must have been held within four (4) months of application submission.</i></p>	X	
Photographs	Photographs of existing site conditions	X	
Project Narrative	Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.	X	
Concept Building Elevations	Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.	X	
Site Plan (Scaled)	Site plan, drawn to scale, showing location of all property lines, existing and proposed buildings, utilities, setbacks, easements, and streets with street names.	X	
Preliminary Plat	High resolution preliminary plat, to scale. See requirements for plan content in Section II below	X	
Landscape Plan	High resolution landscape plan, to scale. See requirements for landscape plan contents in Section III below	X	



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SECTION II

PRELIMINARY PLAT CONTENT		Applicant	Staff
Plans to Scale	All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").	X	
Subdivision Name and Location	The proposed subdivision name and location shall be provided on the plat and shall meet the following: <ul style="list-style-type: none">• Said name shall be approved by the City Mapping Department and shall not be a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County;• Location of subdivision by section, township and range; reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments. (Ord. 3374, 12-6-2021)		
Contact Information	Name, address and phone number of property owner(s), subdivider, engineer, planner, and surveyor who prepared the plat, and any other professional persons involved in the subdivision.	X	
Scale, North Arrow, and Plan Preparation Date	Scale, north arrow and date of preparation including dates of any subsequent revisions.	X	
Vicinity Map (Scaled)	Vicinity map drawn to a maximum scale of one inch equals five hundred feet (1" = 500'), clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.	X	
Topography	Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout. Contour lines shown at five foot (5') intervals where land slope is greater than ten percent (10%) and at two foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established bench mark, including location and elevation.	X	
Existing Water	Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes and other water features; direction of flow; regulatory floodplain and floodway boundaries if any; and location and extent of known areas subject to inundation if any.	X	
Streets and other Important Features	Location, widths and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter and/or sidewalks. Other important features such as railroads, utility rights of way and easements of public record, public areas, permanent structures to remain including water wells, and municipal corporation lines within or adjacent to the tract.	X	
Recorded Subdivisions with Common Boundaries	Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.	X	
Table Schedule (see attached example)	Table Schedule of: <ul style="list-style-type: none">• Existing zoning classification of the tract with any requested zoning changes.• Total acreage of the entire subdivision• Total number of buildable lots by land use type.• Total number of common lots.• Total gross acreage• Average buildable lot size• Dwelling units per gross acre.	X	



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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Subdivision Boundary	The subdivision boundary with dimensions and bearings shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.	X	
Public dedications of rights of way or easements	Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. Designation of all land to be dedicated or reserved for public use with purpose indicated.	X	
Names, Addresses, and Tax Parcel Numbers	Names, addresses and tax parcel numbers for all property owners within three hundred feet (300') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations.	-	
Utilities	Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.	X	
Proposed Street Layout	Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties.	X	
Lot Dimensions	Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.	X	
Land Use and Zoning Classification (Each Area)	If plat includes land for which multi-family, commercial, industrial or mixed use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.	-	
Special Development Areas	Appropriate information that sufficiently details the proposed subdivision within any special development area, such as: <ul style="list-style-type: none">• Hillside• Floodplain	-	
On and Off-Site Improvements	The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.	X	
Access and Approaches	Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.	X	
Proposed Utility Methods	(A) Sewage Disposal: Such evidence relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (B) Water Supply: Such evidence relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (C) Stormwater Disposal: Such evidence relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater design shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal. (D) Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of the Caldwell City Code, shall appear on the preliminary plat.	X	



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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Acknowledgement	Note acknowledging that, to the best of the preparer's knowledge, the preliminary plat meets all requirements of city code; or if said plat does not meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application or it is not a planned unit development but any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application.	✓	

SECTION III

LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
Plan Preparation	Landscape plans shall be prepared by a landscape architect, a landscape designer or a qualified nursery person; Landscape plans shall be stamped by a licensed landscape architect.	✓	
Plan Size	Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')	✓	
Streets, Setbacks and Easements	Show all streets, setbacks, and easements. Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements	✓	
Sight Visibility Triangles	Show and label all sign visibility triangles.		
Storm Water Facilities and Berms	Show all storm water facilities and berms. Indicate berm heights, slopes and proposed landscaping	✓	
Off-Street Parking & Bicycle Parking	<ul style="list-style-type: none">A note listing the required number of parking spaces and bicycle parking spaces.A note listing the provided number of parking spaces and bicycle parking spaces. The provided number of parking spaces and bicycle parking spaces shall equal or exceed the required number of parking spaces and bicycle parking spaces.Circulation area required to serve the parking spaces with typical dimensions.	NA	
Existing Trees and/or Shrubs	Location of all existing trees and shrubs, and the approximate size and type of any existing trees and shrubs. Indicate by note which trees and/or shrubs will remain, if any.	✓	
Existing and Proposed Structures	Location of all existing and proposed structures and a note of whether or not the existing structures will remain	✓	
Pathways	Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts: <ul style="list-style-type: none">Micro PathwaysMajor PathwaysPublic PathwaysRegional PathwaysIndian Creek Corridor Pathways (if applicable)	✓	
Open Space Exhibit	All open space clearly delineated using colored shading so it is readily identifiable. The open space exhibit shall contain a table identifying: <ul style="list-style-type: none">The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open spaceThe total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the projectThe total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project	✓	
Public Amenities	Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc)	Unknown	



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LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
School Bus Stops	Location of school bus stop areas within a common lot or common easement	NP	
Public Transit Stops	Location of any public transit	NA	
Street Landscape Buffers	Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	✓	
Landscape Buffers Between Land Uses	Location and width of all landscape buffers between different land uses. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	✓	
Parking Lot Landscaping	Location and size of all landscape islands within parking lots. Include the location of all landscaping materials proposed	NP	
Trash Enclosures	Location of all trash enclosures, to include details about screening and landscaping	NA	
Fencing	Location, height, color, and materials for all existing or proposed fencing	unknow	
Other Landscape Amenities	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.	Unknown	
Landscape Schedule	Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.	✓	

SECTION IV

GENERAL PROJECT INFORMATION

Type of land uses within subdivision:	<input checked="" type="radio"/> Residential only Mixed-use (mix of residential and non-residential uses)	Commercial only	Industrial only
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes <input checked="" type="radio"/> No	<i>If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?</i> Yes <input checked="" type="radio"/> No	
Will the subdivision be phased?	Yes <input checked="" type="radio"/> No	<i>If yes, how many phases are proposed?</i>	
Development timeline for full build out?	<i>End of 2028</i>		

LAND USE AND ZONING INFORMATION

	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	County AG	Neighborhood 2	Vacant
Proposed (Subject Property)	R-1	Neighborhood 2	Single family residential home
North of Site	County AG	Neighborhood 2	Residential
South of Site	R-1	Neighborhood 2	Residential
East of Site	County AG	Neighborhood 2	AG
West of Site	R-1	Neighborhood 2	Residential



City of Caldwell
Planning and Zoning Department
621 Cleveland Blvd., Caldwell, Idaho, 83605
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

PROJECT SPECIFIC INFORMATION						
	Number of Lots	Acres		Percent of "Net" Acres <i>Net acreage is the total acreage minus any public streets and public rights of way</i>		
Residential Lots	24	5.84		78.5%		
Commercial Lots	0	0		0		
Industrial Lots	0	0		0		
Common Lots	0	1.54		21.5%		
EXISTING AND PROPOSED BUILDING DATA						
	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
Residential:						
Single-family (detached) homes	0	24	0	24	Per Code	unknown
Townhomes	0	0	0	0	0	0
Two-family (duplex)	0	0	0	0	0	0
Three-family residential (triplex)	0	0	0	0	0	0
Four, five and six family (fourplex, fiveplex, and sixplex)	0	0	0	0	0	0
Multi-family (7 or > dwelling units) in a single building	0	0	0	0	0	0
Commercial	0	0	N/A	N/A	—	—
Industrial	0	0	N/A	N/A	—	—
Type of Commercial or Industrial Buildings:	none		Single-tenant building(s)	Multi-tenant buildings		
DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)						
Dwelling units per gross acre (Density):	Max. Allowed 8 DU / Acre			Proposed 2.56 / Acre		
Total Open Space	% Required 8%			% Proposed 21.5%		
Total "Qualifying" Open Space	% Required 8%			% Proposed 13.3%		
Included	NOTE: Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space. See Landscape Plan					



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PARKING, LOADING AND PEDESTRIAN AMENITIES (CCC 10-02-05)

Description	Min. Required	Proposed
Electric vehicle parking spaces	0	0
Off-street parking spaces	2	2
Commercial loading spaces	0	0
Industrial loading spaces	0	0
Bicycle parking spaces:	0	0
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)	0	0
Public Amenities:	<i>Provide a description of the type of public amenities proposed:</i>	

LANDSCAPING AND PATHWAYS (CCC Chapter 10, Article 7)

Landscaping: (Please check all locations where landscaping will be provided)	<input checked="" type="checkbox"/> Parking lot <input checked="" type="checkbox"/> Common areas <input checked="" type="checkbox"/> Street landscape buffers <input checked="" type="checkbox"/> Between different land uses <input checked="" type="checkbox"/> Pathways <input checked="" type="checkbox"/> Around building exterior Other _____
Major Pathways	<i>Describe location, width, and landscaping:</i> _____
Micro Pathways	<i>Describe location, width, and landscaping</i> <i>Pathway from 4 seasons #4 to the north to connect to Future subdivision on west and north west</i>
Public Pathways (per Bicycles and Pathways Master Plan)	<i>Describe location, width, landscaping, and any proposed fencing:</i> _____



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STREET LANDSCAPE BUFFERS (CCC 10-07-08)							
Location (Enter Street Name)	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Min. Shrub Spacing (in feet)
S. Florida Ave	20'	20'	See Landscape plan				
BUFFERS BETWEEN LAND USES (CCC 10-07-10)							
Location (If not required, put N/A)	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Min. Shrub Spacing (in feet)
North Property Line	NA						
South Property Line	NA						
East Property Line	NA						
West Property Line	NA						
PUBLIC SIDEWALKS							
Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk				
S. Florida			Meandering	Attached	Detached		
			Meandering	Attached	Detached		
			Meandering	Attached	Detached		
			Meandering	Attached	Detached		
UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION							
Domestic Water:		Individual Domestic Well – How Many?					
		Centralized Public Water System					
	X	City Municipal Water System					
		N/A					
Nearest Water Line Connection: S. Florida Ave							
Sewer (Wastewater):		Individual Septic					
	X	City Municipal Sewer					
		N/A					
Nearest Sewer Line Connection: S. Florida Ave							
Irrigation:		Surface					
		Irrigation Well					
		Pressurized					
	X	Gravity					
		N/A					
Nearest Irrigation Connection: - on Property							
Irrigation District: Pioneer							



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Stormwater:	Swales		
	Ponds		
	Borrow Ditches		
	<input checked="" type="checkbox"/> Other, Explain: <i>- underground storm beds</i>		
Stormwater Management:	Does the site disturb one or more acres of land?		<input checked="" type="radio"/> Yes <input type="radio"/> No
Fire Suppression Water Supply Source:	<i>Municipal</i>		
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	<i>25.1 lateral</i>		
Type of Site Access:	<input checked="" type="checkbox"/>	Street Frontage	
		Easement	
		Easement Width:	Instrument #
Street(s) Providing Access:	<i>S. Florida Ave. Hobart Ave. Glassford Street</i>		
Will Secondary Access for Fire be Provided:	<input checked="" type="checkbox"/>	<input checked="" type="radio"/> Yes	
		No	
Internal Roads:	<input checked="" type="checkbox"/>	<input checked="" type="radio"/> Public	
		Private	
		Internal Circulation	
	Road User's Maintenance Agreement Inst#		
School Districts Serving this Location:	<input checked="" type="checkbox"/>	Caldwell School District	
		Vallivue School District	

SPECIAL ON-SITE CHARACTERISTICS

	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?		<input checked="" type="checkbox"/>	
Evidence of Erosion?		<input checked="" type="checkbox"/>	
Fish Habitat?		<input checked="" type="checkbox"/>	
Floodplain?		<input checked="" type="checkbox"/>	
Riparian Vegetation?		<input checked="" type="checkbox"/>	
Steep Slopes?		<input checked="" type="checkbox"/>	
Streams/Creeks?		<input checked="" type="checkbox"/>	
Unique Animal/Plant Life?		<input checked="" type="checkbox"/>	
Unstable Soils?		<input checked="" type="checkbox"/>	
Wildlife Habitat?		<input checked="" type="checkbox"/>	
Historic Buildings or Features?		<input checked="" type="checkbox"/>	



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Describe any other unique site characteristics:	Part of a larger enclosed area
---	--------------------------------

ACKNOWLEDGEMENT

<input checked="" type="checkbox"/>	I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution documents; and
<input checked="" type="checkbox"/>	I acknowledge that the applicant or the applicant's representative is responsible for the physical posting of all subject sites prior to the public hearings, and for providing affidavit of proof of posting in accordance with Caldwell City Codes; and
<input checked="" type="checkbox"/>	I acknowledge that the applicant or the applicant's representative IS REQUIRED to attend all public hearings for this application.

I certify this document has been acknowledged, signed and dated by the:

Property Owner as the Applicant

Property Owner's Agent / Representative

William J. Mason - Mason & Associates, Inc. December 3, 2025
Applicant / Applicant's Representative Printed Name Date

William J. Mason
Applicant / Applicant's Representative Signature



INVOICE

Permit #: ANN25-000016
Address: 0 S FLORIDA AVE

Fee	Account Code	Amount
P&Z Fees - Annexation - More than 2 acres	10240	3,080.50
Fire Fees - Annexation - More than 1 acre	22025	224.70
Eng Fees - Annexation - 2 to 20 acres	12550	544.89
P&Z Fees - Application Prescreening	10216	50.00
TOTAL	◆	3,900.09



INVOICE

Permit #: SPP25-000018
Address: 0 S FLORIDA AVE

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	640.00
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	43.20
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	755.52
P&Z Fees - Application Prescreening	10216	50.00
TOTAL	◆	5,139.19



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651

Ph (208) 454-0256

Email: wmason@masonandassociates.us

**NARRATIVE
AUGUST PARK SUBDIVISION
ANNEXATION AND
PRELIMINARY PLAT APPLICATION**

This subject property is currently zoned agricultural in Canyon County. The desire is to annex this 9.37 acre property into the City with an R-1 zone for a single family home subdivision.

This property is currently part of a larger enclaved area. It is contiguous to the City on both the south and west sides. The comprehensive plan designates this property has neighborhood 2. Neighborhood 2 has a minimum density of 2 dwellings per acre and a maximum density of 8 dwellings per acre.

The developer proposes a R-1 zone (Neighborhood 2) with a density of 2.56 dwelling units per acre. The desire is to create a subdivision with larger lots. The average residential lot size is 10,604 Square feet.

The property is located within a part of the Lot 1 in Block 3 of Upland Park Addition Book 2, Page 28, NE ¼ of NW ¼, Section 2 Township 3 N, Range 3 W., Boise Meridian, Caldwell, Canyon County, Idaho.

A Preliminary Plat is being requested that will observe the Caldwell Planning and Zoning Division application requirements. The development will be in compliance with the future comprehensive plan. This project will impact the neighbors as described by those that attended the neighborhood meeting, as increasing traffic on Florida and preferring to have a field instead of neighbors in their back yards. Both of these concerns are mitigated by the larger lots (decreasing density) thus decreasing both traffic and neighbors in the back yards of those already living there. Although not completely pleasant to the surrounding neighbors this project does follow the City's comprehensive plan for the future.

A total of 24 single family lots are proposed with 8 common lots.

Open Door Rentals LLC
1977 E Overland Rd
Meridian, ID 83642

Kevin Boynton & Randy Gregory
2705 Fallcrest Street
Caldwell, ID 83607

David Leon
12256 S Red Shouldered Hawk Ln
Nampa, ID 83651

HOA Sawtooth Development
3902 Winston Street
Caldwell, ID 83607

Noel Saenz
2709 Fallcrest Street
Caldwell, ID 83607

Gala Selstrom & Jerry Humphrey
4512 S Florida Ave
Caldwell, ID 83607

Anna & Ed Cornforth
2511 Fallcrest Street
Caldwell, ID 83607

Mauria & Rafael Reyes
2713 Fallcrest Street
Caldwell, ID 83607

John Witucki
4519 Autumn Leaf Pl
Caldwell, ID 83607

Cynthia Braaksma
2515 Fallcrest Street
Caldwell, ID 83607

Stephanie & Brian Hull
4511 Whisperwind Way
Caldwell, ID 83607

Gloria & Juan Vergara
4601 Autumn Leaf Pl
Caldwell, ID 83607

June & Jack Sutz Trust
2521 Fallcrest Street
Caldwell, ID 83607

Carole Davis Trust
4515 Whisperwind Ave
Caldwell, ID 83607

Nicole & Steven Brcak
4605 Autumn Leaf Ave
Caldwell, ID 83607

Anna Peterson Trust
2603 Fallcrest Street
Caldwell, ID 83607

Dudman Family Trust
4521 Whisperwind Ave
Caldwell, ID 83607

Maria Guadalupe Watson
4609 Autumn Leaf Ave
Caldwell, ID 83607

Tiffany Landis & Zack Bass
2607 Fallcrest Street
Caldwell, ID 83607

Debra Murphy
4603 Whisperwind Ave
Caldwell, ID 83607

Mollie and Jerry Ranger
4613 Autumn Leaf Ave
Caldwell, ID 83607

Kallie Snyder
2611 Fallcrest Street
Caldwell, ID 83607

Stephanie Campbell
4604 Autumn Leaf Pl
Caldwell, ID 83607

Shane O Rourke
2804 Springcrest Street
Caldwell, ID 83607

David Jennings
45 Addyshire RD
Berlin, MD 21811

Yolanda Mauleon & Lucio Villa
4522 Autumn Leaf Pl
Caldwell, ID 83607

Debora & Kerwin Hill
2724 Springcrest Street
Caldwell, ID 83607

Ryan Grever
2701 Fallcrest Street
Caldwell, ID 83607

Terra & Michael Crews
22919 Cirrus View Ct
Caldwell, ID 83607

Gary Stanhope
2718 Springcrest Street
Caldwell, ID 83607

Sue Hayes
2712 Springcrest Street
Caldwell, ID 83607

Tiffany & Travis Engle
4614 Equinox Ave
Caldwell, ID 83607

Angela & Andrew Slack
2623 Springcrest Street
Caldwell, ID 83607

Robin & Georgia Russell
2706 Springcrest Street
Caldwell, ID 83607

Jean Bullock
4610 Equinox Ave
Caldwell, ID 83607

Amber & Benjamin Watkins
2703 Springcrest Street
Caldwell, ID 83607

Barbara & Terrence Bell
2702 Springcrest Street
Caldwell, ID 83607

Ljkmkc Trust
4606 Equinox Ave
Caldwell, ID 83607

Susan & Gary Dwello
2707 Springcrest Street
Caldwell, ID 83607

Sauve Revocable Trust
2622 Springcrest Street
Caldwell, ID 83607

Michael Alwine
4602 Equinox Ave
Caldwell, ID 83607

Marsha Hafstrom
2708 Fallcrest Street
Caldwell, ID 83607

Shirley Meikle
2610 Springcrest Street
Caldwell, ID 83607

Joseph Tilmant
4520 Equinox Ave
Caldwell, ID 83607

Mikala & Quinton Wilson
2704 Fallcrest Street
Caldwell, ID 83607

Mona & Michael Scimone
2606 Springcrest Street
Caldwell, ID 83607

Elodia & Christopher Dixon
4516 Equinox Ave
Caldwell, ID 83607

Kellie & Bill Pugh Trust
15041 Pinehurst Way
Caldwell, ID 83605

Hibbard Properties LLC
716 E Cleveland Blvd
Caldwell, ID 83605

Denise & Joseph Hardin
2513 Springcrest Street
Caldwell, ID 83607

Shirley & Robert Dean
2618 Fallcrest Street
Caldwell, ID 83607

Guadalupe & Antonio Sanchez
2518 Springcrest Street
Caldwell, ID 83607

Taylor & Nicholas Chicca
2605 Springcrest Street
Caldwell, ID 83607

Terri & James Hancock
2608 Fallcrest Street
Caldwell, ID 83607

Crystal Warwick
2512 Springcrest Street
Caldwell, ID 83607

Renatta Cook
2609 Springcrest Street
Caldwell, ID 83607

Erika & Christopher Barker
2604 Fallcrest Street
Caldwell, ID 83607

Gricelda & Ronald Duarte
2519 Springcrest Street
Caldwell, ID 83607

Kirsten Larson
3548 18th Street
Eureka, CA 95501

Betty & Mark Hatfield
2520 Fallcrest Street
Caldwell, ID 83607

Kathleen & Wayne Jensen
4517 Equinox Ave
Caldwell, ID 83607

Jose Flores
4221 S Florida Ave
Caldwell, ID 83607

Beverly White
5021 S Montana Ave
Caldwell, ID 83607

Dan Blackmore
4406 S Florida Ave
Caldwell, ID 83607

Francisca Tejada-Alvarado
4320 Florida Ave
Caldwell, ID 83607

Armando Rios
4320 Florida Ave
Caldwell, ID 83607

Marcia & Raymond Carr
4310 S Florida Ave
Caldwell, ID 83607

Randle LLC
P.O. Box 397
Caldwell, ID 83606

Gerald Smart
4218 S Florida Ave
Caldwell, ID 83607

Kristina & Jason Cullum
4222 S Florida Ave
Caldwell, ID 83607

Cristobal Ramirez
16116 Greenfield Pl
Caldwell, ID 83607



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Suite B, Nampa, ID 83651
Ph (208) 454-0256

November 5, 2025

Dear Property Owner and Neighbor,

You are invited to a neighborhood meeting to discuss the proposed preliminary plat for August Park Subdivision. The desire is to build residential homes with an average lot size of 10,600 square feet.

The neighborhood meeting will be held November 20, 2025 from 6:00 PM – 6:30 PM at west of S. Florida Avenue and north of Fallcrest Street. Please see the included exhibit for further clarification of meeting location.

Thank you,

A handwritten signature in blue ink that reads "Angie Cuellar".

Angie Cuellar, Planner
Mason & Associates, Inc.



NEIGHBORHOOD MEETING SIGN-IN 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

End Time of Neighborhood Meeting: _____

Those in attendance please print your name and address.

If no one attended, Applicant please write across this form "No one attended".

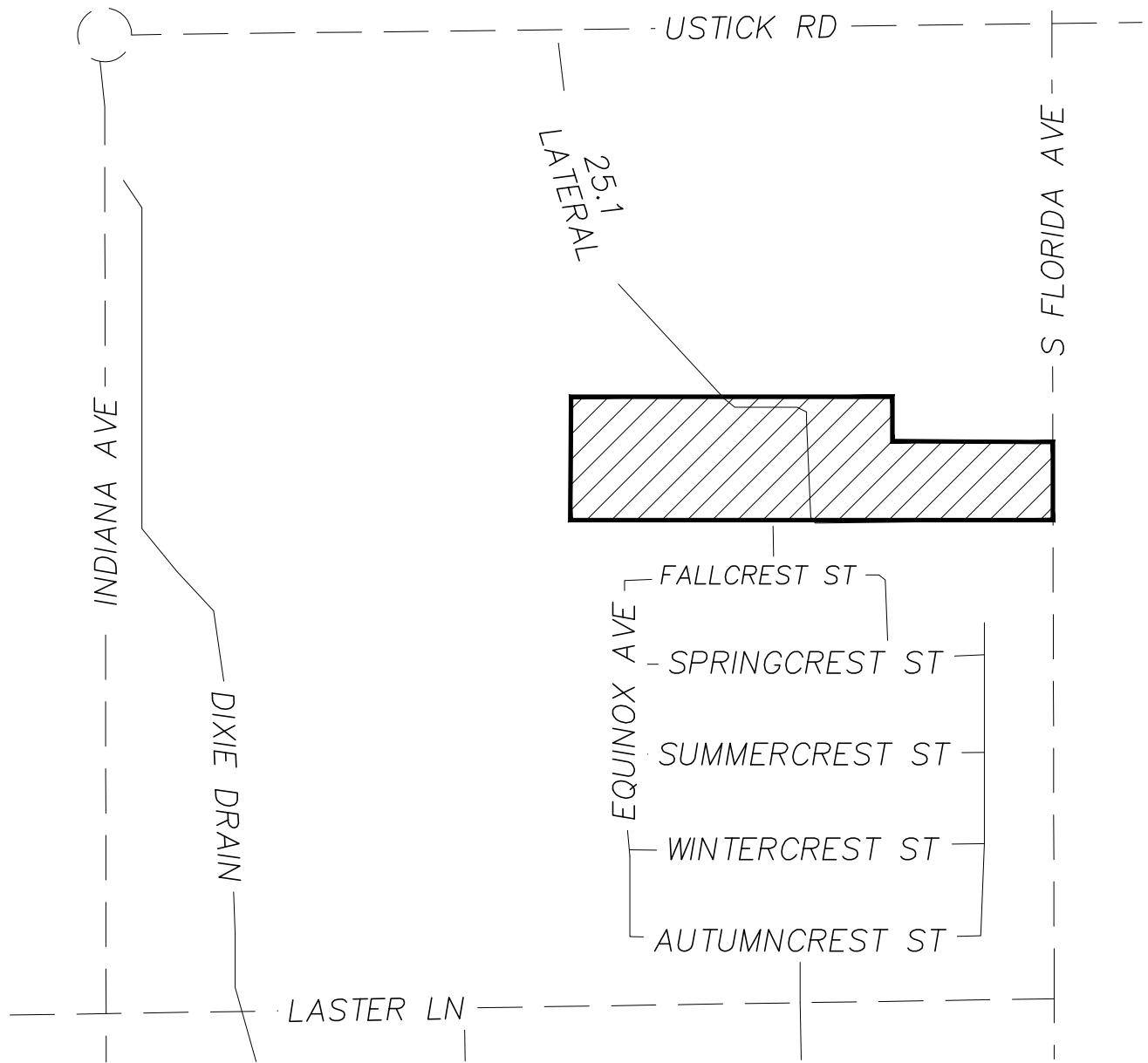
PRINTED NAME

1. Zack Bass
2. Dan Blackmore
3. Bernard Sauve'
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____

ADDRESS, CITY, STATE, ZIP

2607 Faircrest St. Caldwell, ID
4406 S. Florida Ave Caldwell 83605
2622 Springcrest St. Caldwell

VICINITY MAP



AUGUST PARK SUBDIVISION

VICINITY MAP

WJM

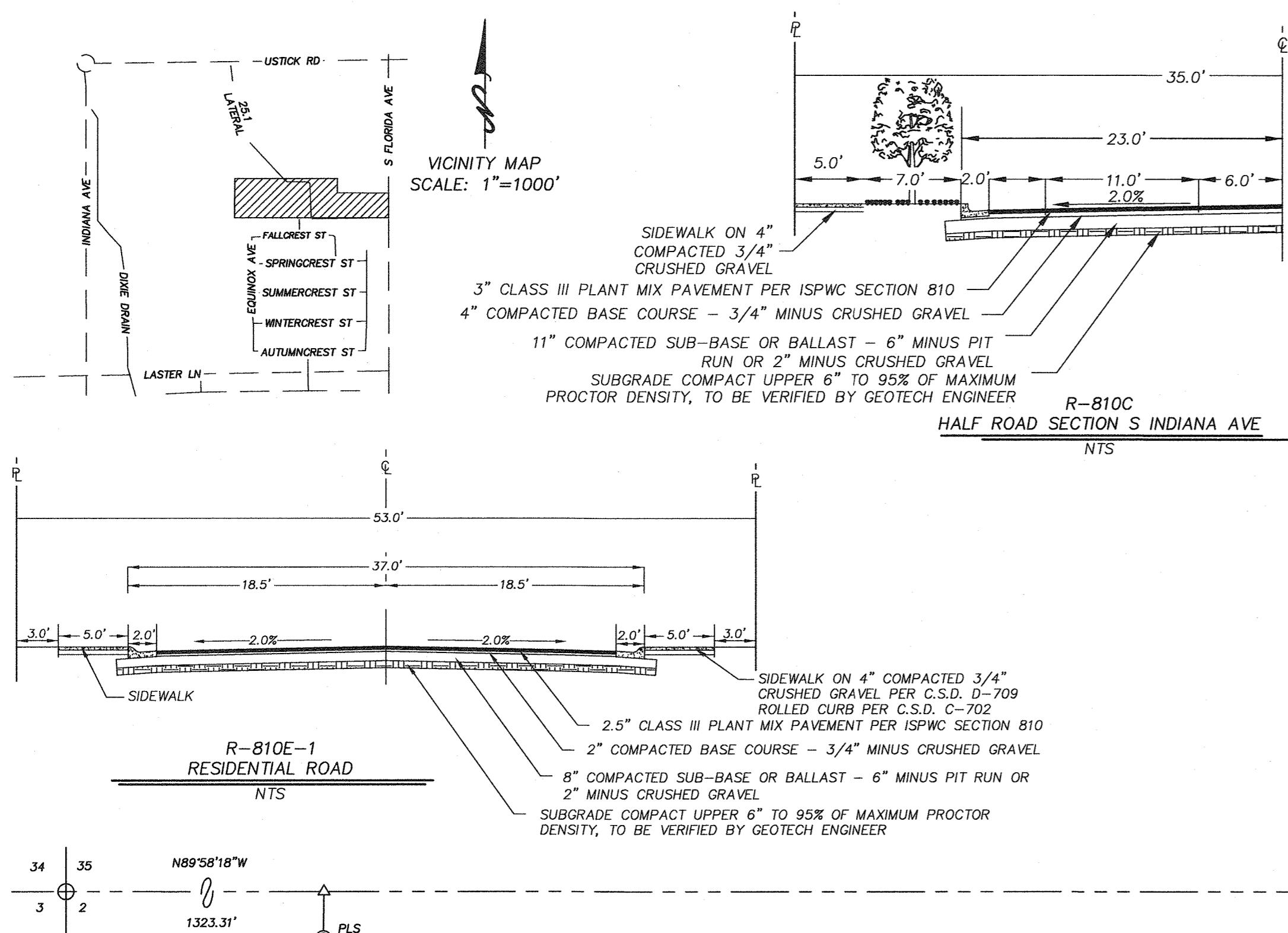
Mason &
Associates

Professional Engineers,
Land Surveyors
& Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0256

JOB NO.	AU0425
DWG NO.	AU0425PP
SCALE:	1"=500'
FIELD BOOK NO.	
DRAWN BY:	DATE:
WJM	8/20/2025

AUGUST PARK SUBDIVISION PRELIMINARY PLAT

A PART OF THE LOT 1 IN BLOCK 3 OF UPLAND PARK ADDITION BOOK 2, PAGE 28
NE 1/4 OF NW 1/4 SECTION 2, T. 3 N., R. 3 W., B.M.
CALDWELL, CANYON COUNTY, IDAHO
2025



PROJECT NARRATIVE

- CURRENT ZONE: R-1
NO. OF SINGLE FAMILY BUILDABLE LOTS: 24
NO. OF COMMON LOTS: 8
TOTAL NUMBER OF LOTS: 32
- TOTAL AREA: 9.37 ACRES
AVERAGE RESIDENTIAL LOT SIZE: 10,604 SQ. FT.
DWELLING UNITS PER GROSS ACRE: 2.56
- OPEN SPACE
REQUIRED: 0.75 ACRES
TOTAL PROVIDED: 1.80 ACRES
USABLE PROVIDED: 0.89 ACRES
- EXISTING MILAGRO PRESSURE IRRIGATION SYSTEM WILL BE UTILIZED
THROUGH BUY IN AND ASSESSMENT. IRRIGATION WATER SHALL BE
PROVIDED BY PIONEER IRRIGATION DISTRICT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION
SHALL BE IN COMPLIANCE WITH CITY OF CALDWELL SPECIAL SUBDIVISION
STANDARDS FOR THE APPLICABLE ZONE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE
APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE
RE-SUBDIVISION STANDARDS FOR THE APPLICABLE ZONE.
- IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE PROVIDED
UNLESS OTHERWISE SHOWN
SUBDIVISION BOUNDARY :10 FEET
STREET FRONTOAGE :10 FEET
REAR LOTS :10 FEET
- DOMESTIC WATER WILL BE PROVIDED BY CITY OF CALDWELL MUNICIPAL
SYSTEM.
- SANITARY SEWER WILL BE PROVIDED BY CITY OF CALDWELL MUNICIPAL
SYSTEM.

- SEWER CONNECTION SHALL BE FROM THE SEWER IN S. FLORIDA AVENUE.
- STORM WATER RUNOFF WILL BE RETAINED VIA UNDERGROUND STORM
BED. ALL STORM WATER WILL BE RETAINED ON SITE "PER THE CITY OF
CALDWELL STORMWATER MANAGEMENT POLICY".
- NO SPECIAL FLOOD HAZARD AREAS
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE.
RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION,
AGRICULTURAL EXPANSION, THE OPERATION OF A NUISANCE --
EXCEPTION: 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
OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME
IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION
SHALL APPLY TO THE EXPANSION RESULTS FROM THE IMPROPER OR
NEGLECTFUL OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL
FACILITY OR EXPANSION THEREOF.
- ACKNOWLEDGING THAT, TO THE BEST OF THE PREPARER'S KNOWLEDGE,
THE PRELIMINARY PLAT MEETS THE REQUIREMENTS OF CITY CODE OR IF
SAID PLAT DOES NOT MEET ALL REQUIREMENTS THEN THE PLAT HAS
BEEN SUBMITTED AS A PLANNED UNIT DEVELOPMENT AND ANY AND ALL
REQUESTED EXCEPTIONS HAVE BEEN LISTED IN DETAIL AS PART OF THE
PLANNED UNIT DEVELOPMENT APPLICATION OR IT IS NOT A PLANNED
UNIT DEVELOPMENT, BUT ANY EXCEPTIONS AS ALLOWED IN THIS
CHAPTER HAVE BEEN NOTED ON THE PRELIMINARY PLAT AND
SPECIFICALLY REQUESTED AS A PART OF THE APPLICATION. (ORD. 2811.
11-2-2009).
- DEVELOPER SHALL PROVIDE FUNDS OF ESTIMATED COST FOR 20"
MASTER PLANNED WATER IN FLORIDA AVENUE IN LIEU OF
CONSTRUCTION.

0 30 60 120
Scale: 1"=60'

LEGEND

REVISIONS	NO. BY:	BY:	DATE:

REVISIONS	NO. BY:	BY:	DATE:

REVISIONS	NO. BY:	BY:	DATE:

REVISIONS	NO. BY:	BY:	DATE:

REVISIONS	NO. BY:	BY:	DATE:

REVISIONS	NO. BY:	BY:	DATE:

REVISIONS	NO. BY:	BY:	DATE:

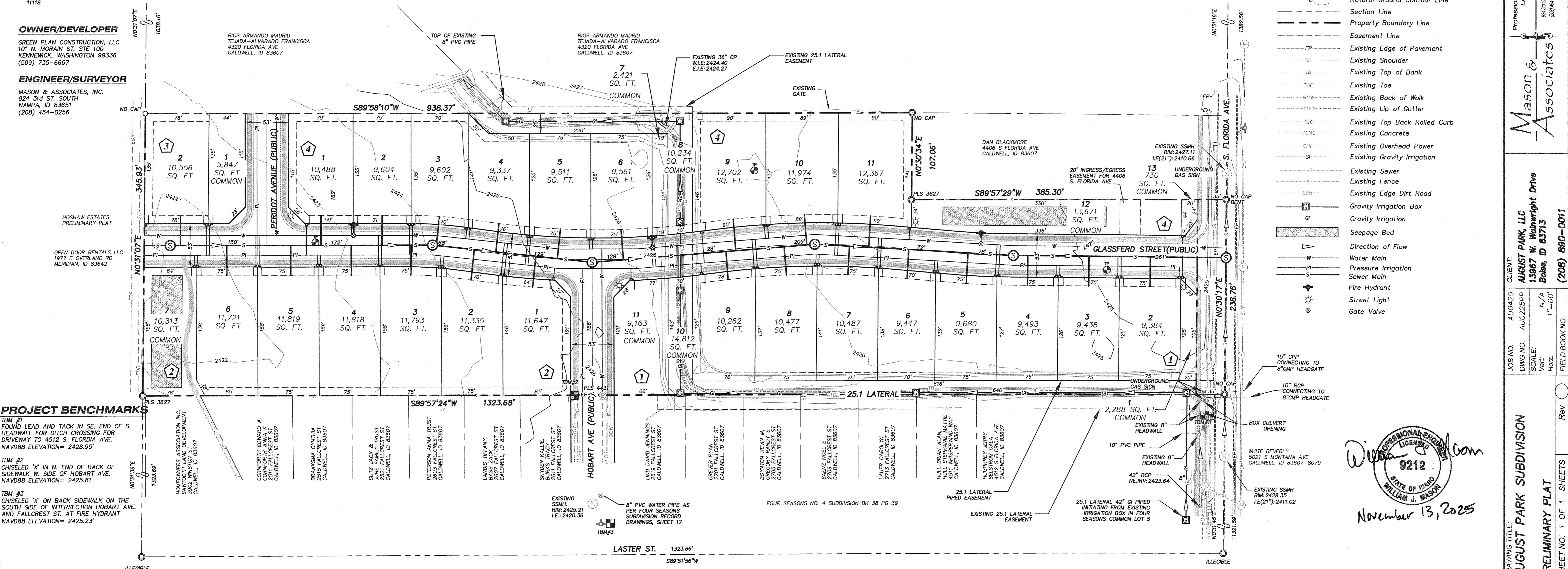
REVISIONS	NO. BY:	BY:	DATE:

REVISIONS	NO. BY:	BY:	DATE:

REVISIONS	NO. BY:	BY:	DATE:

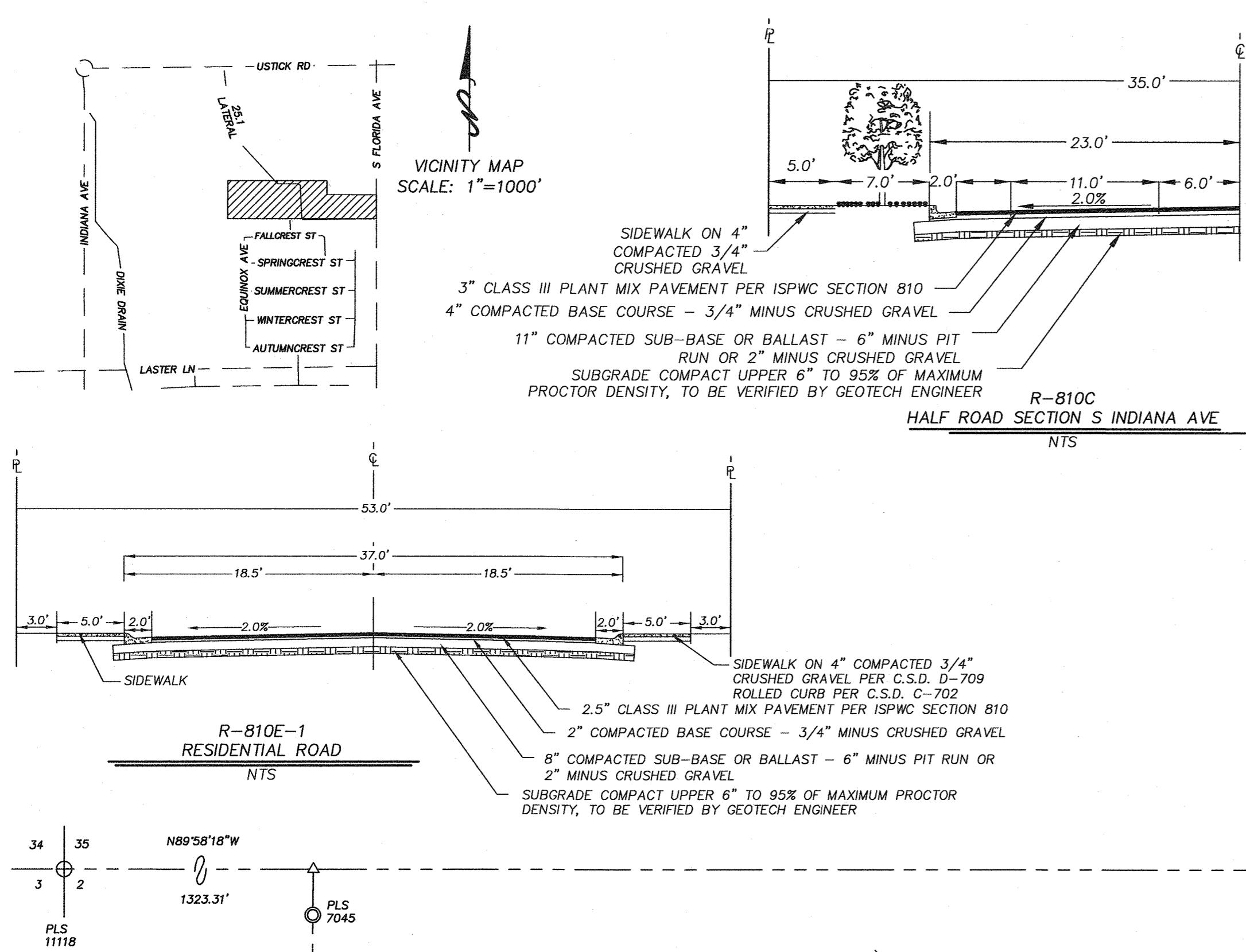
REVISIONS	NO. BY:	BY:	DATE:

REVISIONS	NO. BY:	BY:	DATE:



AUGUST PARK SUBDIVISION PRELIMINARY PLAT

A PART OF THE LOT 1 IN BLOCK 3 OF UPLAND PARK ADDITION BOOK 2, PAGE 28
NE 1/4 OF NW 1/4 SECTION 2, T. 3 N., R. 3 W., B.M.
CALDWELL, CANYON COUNTY, IDAHO
2025



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TOTAL NUMBER OF LOTS: 32
- TOTAL AREA: 9.37 ACRES
AVERAGE RESIDENTIAL LOT SIZE: 10,604 SQ. FT.
DWELLING UNITS PER GROSS ACRE: 2.56
- OPEN SPACE REQUIRED: 0.76 ACRES
TOTAL PROVIDED: 1.60 ACRES
USABLE PROVIDED: 0.99 ACRES
- EXISTING MILAGRO PRESSURE IRRIGATION SYSTEM WILL BE UTILIZED THROUGH BUY IN AND ASSESSMENT. IRRIGATION WATER SHALL BE PROVIDED BY PIONEER IRRIGATION DISTRICT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF CALDWELL SPECIAL SUBDIVISION STANDARDS FOR THE APPLICABLE ZONE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION STANDARDS FOR THE APPLICABLE ZONE.
- IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE PROVIDED UNLESS OTHERWISE SHOWN
SUBDIVISION BOUNDARY :10 FEET
STREET FRONTCAGE :10 FEET
REAR LOTS :10 FEET
- DOMESTIC WATER WILL BE PROVIDED BY CITY OF CALDWELL MUNICIPAL SYSTEM.
- SANITARY SEWER WILL BE PROVIDED BY CITY OF CALDWELL MUNICIPAL SYSTEM.

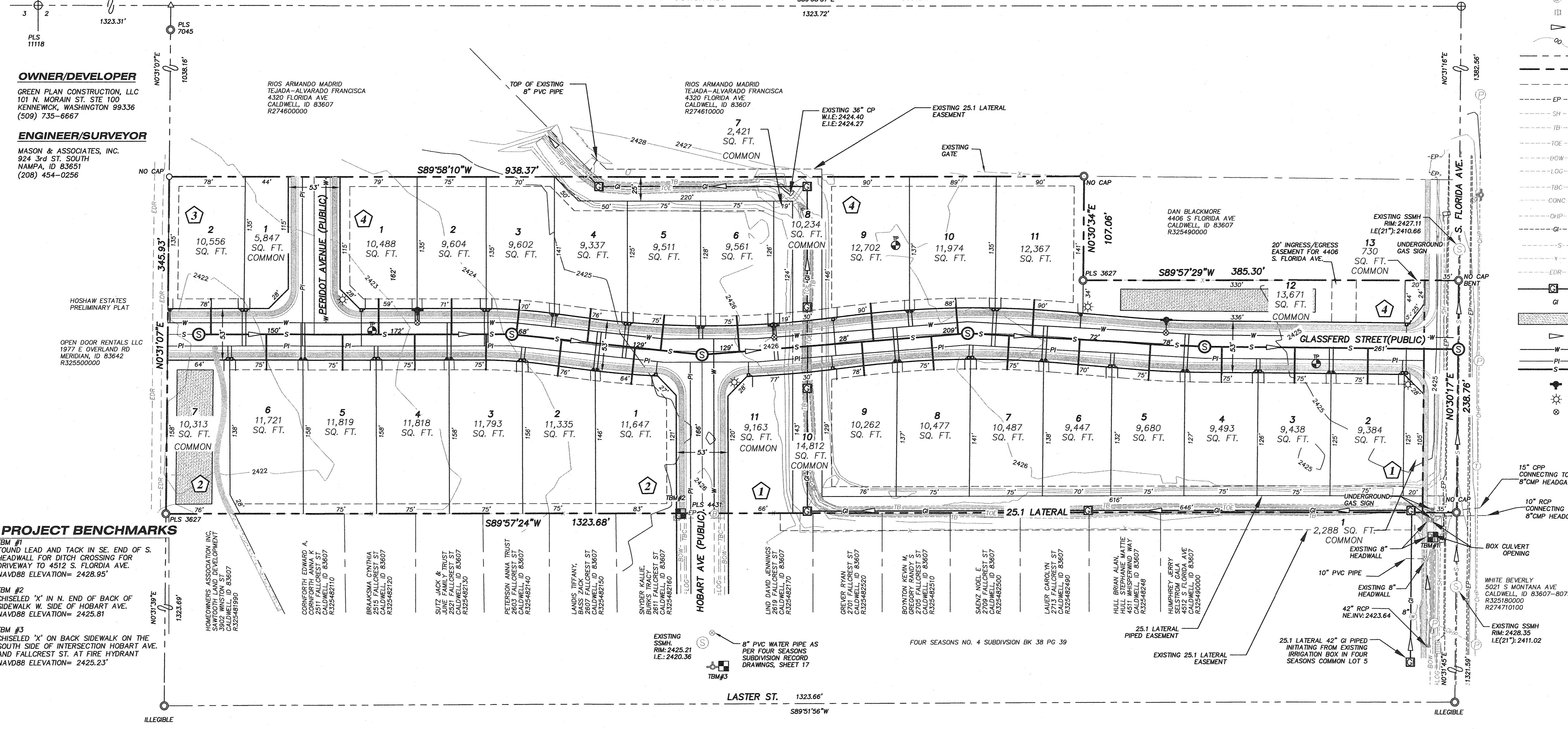
15. DEVELOPER SHALL PROVIDE FUNDS OF ESTIMATED COST FOR 20" MASTER PLANNED WATER IN FLORIDA AVENUE IN LIEU OF CONSTRUCTION.

0 30 60 120
Scale: 1"=60'

LEGEND

REVISIONS	NO. BY	BY	DATE	DESCRIPTION
				Benchmark (TBM)
				Found Aluminum Cap Monument
				Found 5/8" Iron Pin
				Found 1/2" Iron Pin
				Calculated Point
				Existing Power Pole
				Existing Sign
				Existing Telephone Riser
				Existing Mail Box
				Existing Sanitary Sewer Manhole
				Test Pit
				Deciduous Tree
				Existing Gate Valve
				Existing Water Hydrant
				Existing Water Blow Off Valve
				Existing PI Valve
				Direction of Flow
				Natural Ground Contour Line
				Section Line
				Property Boundary Line
				Easement Line
				Existing Edge of Pavement
				Existing Shoulder
				Existing Top of Bank
				Existing Toe
				Existing Back of Walk
				Existing Lip of Gutter
				Existing Top Back Rolled Curb
				Existing Concrete
				Existing Overhead Power
				Existing Gravity Irrigation
				Existing Sewer
				Existing Fence
				Existing Edge Dirt Road
				Gravity Irrigation Box
				Seepage Bed
				Direction of Flow
				Water Main
				Pressure Irrigation
				Sewer Main
				Fire Hydrant
				Street Light
				Gate Valve

REVISIONS	NO. BY	BY	DATE	DESCRIPTION
				Professional Engineers, Land Surveyors & Planners
				30-37 S. 20th Nampa, ID 83661
				(208) 454-0256
				<i>W. M. MASON & ASSOCIATES</i>









24505 EID

EMPIRE
TITLE & ESCROW

2025-031945
RECORDED
09/08/2025 03:40 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=2 TYOUREN \$15.00
TYPE: DEED
EMPIRE TITLE, LLC
ELECTRONICALLY RECORDED

WARRANTY DEED

FOR VALUE RECEIVED

Green Plan Construction ID, LLC, an Idaho limited liability company GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

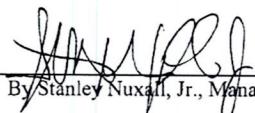
August Park LLC, an Idaho limited liability company GRANTEE(s), whose current address is: 13967 W Wainwright Dr. #102, Boise, ID 83713 the following described real property in Canyon County, State of ID more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 4th day of September, 2025

Green Plan Construction ID, LLC,
an Idaho limited liability company


By Stanley Nuxall, Jr., Managing Member

State of WA

County Benton

On this 4th day of September in the year of 2025, before me the undersigned Notary Public in and for said State, personally appeared Stanley Nuxall, Jr., known or identified to me to be the Managing Member, of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

Dina M. McMahon Jackson

Notary Public for WA State
Residing at: Pasco
My Commission Expires: 10/15/26



2450SE10



WARRANTY DEED

FOR VALUE RECEIVED

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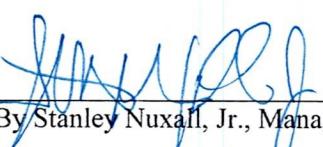
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EXHIBIT A

This parcel is a portion of Lot 1 in Block 3 of Upland Park Addition to Caldwell, according to the plat filed in Book 2, Page 28, records of Canyon County, Idaho, lying in the Northeast quarter of the Northwest quarter of Section 2, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

Beginning at the Southeast corner of the Northeast quarter of the Northwest quarter, also being the Southeast corner of Lot 1, Block 3; thence

South $89^{\circ} 57' 38''$ West along the South boundary of said Northeast quarter of the Northwest quarter a distance of 1323.79 feet to the Southwest corner of said Northeast quarter of the Northwest quarter, also being the Southwest corner of Lot 1, Block 3; thence

North $0^{\circ} 31' 27''$ East along the West boundary of the Northeast quarter of the Northwest quarter a distance of 345.86 feet to the Northwest corner of said Lot 1, Block 3; thence

North $89^{\circ} 58' 11''$ East along the North boundary of said Lot 1 a distance of 938.37 feet; thence

South $0^{\circ} 31' 16''$ West parallel with the East boundary of the West half of Lot 1 a distance of 107.00 feet; thence

North $89^{\circ} 57' 38''$ East parallel with the South boundary of said Lot 1 a distance of 385.38 feet to a point in the East boundary of said Lot 1; thence

South $0^{\circ} 31' 04''$ West along the said East boundary a distance of 238.71 feet to The Point of Beginning.

Less road Right of Way on East side.

LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT 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 LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR QUALITY AND PERFORMANCE MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT 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 3" DEPTH OF MULCH (3" MULCH) BASE MULCH. SUBSAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE JACKETED WITH A PERIODIC CHECK DURING 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 APPROVED COMPOST PER 100 SQUARE FEET. ROTOTILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- PER PLANTING BEDS SHALL BE PLANTED WITH A FORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S 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 ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD 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 TEST ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRAVEL 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 FOR EITHER:
 - APPROVED IMPORTED TOPSOIL, OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- 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.
- ANALYZE TOPSOIL FROM THE SITE FOR ANY SUBSTANCES SIMILAR IN 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.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S 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 ANY 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 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.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

IRRIGATION REQUIREMENTS

APPLICABLE CITY OF CALDWELL, IDAHO CODE: 10-02-09-13

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- TREE AND SHRUB ZONES IRRIGATED WITH LOW-FLOW DRIP EMISSION DEVICES (EMITTERS, BUBBLERS, DROPS) FOR DRIFLINES. PROVIDE Emitter AND ROW SPACING BASED ON SOIL TYPE AND SITE CONDITIONS.
- ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT NUMBER CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
 - INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
 - THE DRIP IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE.

PROJECT INFORMATION

LANDSCAPE REQUIREMENTS

APPLICABLE CITY OF CALDWELL, IDAHO CODE: 10-02-09-13
BUFFERING AND SCREENING: 10-02-09-3 LANDSCAPE CRITERIA AND
INSTALLATION PRACTICES: 10-02-09-4 COMMON OPEN SPACE REQUIREMENTS
AND STANDARDS: 10-02-09-5 STREET LANDSCAPE BUFFERS, 10-02-09-7 PATHWAY
LANDSCAPING STANDARDS

TOTAL PROPERTY SIZE = 9.37 ACRES
PROPOSED ZONING DISTRICT= R-1
SP BU/UN LOTS: 24
COMMON LOTS: 1
AVERAGE LOT SIZE: 10.694 SF
REQUIRED OPEN SPACE: 0.75 ACRES
TOTAL PROVIDED COMMON OPEN SPACE: 1.60 ACRES
PROVIDED QUALIFYING OPEN SPACE: 0.99 ACRES

MINIMUM PLANT SIZES SHALL BE USED:
EVERGREEN TREES: 6' HEIGHT
ORNAMENTAL TREES: 2" CALIPER
SHADE TREES: 2" CALIPER
WOODY SHRUBS: 2 GALLON

COMMON OPEN SPACE:
PROPOSED EQUIVALENT LOT SIZE: 10.694 SF
REQUIRED % OF OPEN SPACE: .75 ACRES - 8%
PROVIDED % OF OPEN SPACE: .99 ACRES - 9.27%
1 TREE PER 5.000 S.F. OF AREA, AT LEAST 50% OF REQUIRED TREES
SHALL BE CLASS III
REQUIRED TREES: 14
PROVIDED TREES: 14

EAST LANDSCAPE BUFFER (S. FLORIDA AVE - COLLECTOR):
160 LINEAR FT.
20 FT. WIDE LANDSCAPE BUFFER PROVIDED
(20 FT. WIDE LANDSCAPE BUFFER REQUIRED)
1 CLASS I TREE PER 25 LIN. FT.
1 CLASS II TREE PER 35 LIN. FT.
NO MORE THAN 40% OF REQUIRED TREES TO BE OF SAME SPECIES.
NO MORE THAN 50% OF REQUIRED TREES SHALL BE CLASS I

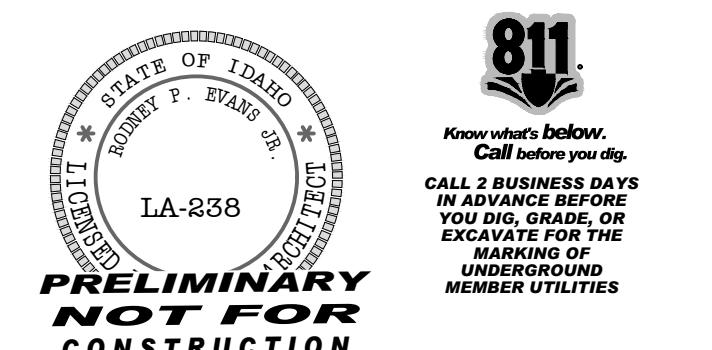
REQUIRED TREES: 13
CLASS I: 2 X 35' = 50'
CLASS II: 4 X 35' = 140'
190'
PROVIDED TREES: 6
CLASS I: 2
CLASS II: 4

1 SHRUB PER 4 LIN. FT.
REQUIRED SHRUBS: 42
PROVIDED SHRUBS: 58
TURF GRASS/SOD IN LANDSCAPE BUFFERS SHALL BE A MINIMUM OF 20% COVERAGE AND MAXIMUM OF 50%
160 LIN. FT. X 20 FT. WIDE BUFFER = 3,380 SF OF BUFFER
PERCENT REQUIRED: 676 SF TO 1,690 SF; 20% - 50%
20% X 3,380 SF = 676 SF (20%), 50% X 3,380 SF = 1,690 SF (50%)
PERCENT PROVIDED: 1,584 SF; 47%

PATHWAY LANDSCAPING (10-02-09-7):
NEIGHBORHOOD PATHWAY:
5' WIDE PATHWAY
5' WIDE PATHWAY PROVIDED
5' WIDE LANDSCAPE BUFFER ON BOTH SIDES OF PATHWAY
25 SHRUBS PER 100 LIN. FT.
177 LIN. FT.
COMBINATION OF TREES, SHRUBS, LAWN OR OTHER VEGETATIVE/ NON-VEGETATIVE GROUND COVER
REQUIRED TREES: VARIES
PROVIDED TREES: 2
REQUIRED SHRUBS: 44
PROVIDED SHRUBS: 42

NOTE: ALL PATHWAYS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

NO.	REVISION/ISSUE	DATE
-	-	-
-	-	-
-	-	-
-	-	-



Rodney Evans + PARTNERS
LANDSCAPE ARCHITECTURE
+ LAND PLANNING
+ GRAPHIC COMMUNICATION
+ PROJECT MANAGEMENT

AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

PRELIMINARY LANDSCAPE PLAN

PROJECT	25085	SHEET
DATE	11/26/2025	
DRAWN BY	RE	CHECKED BY
	RE	

L1.0

OVERALL PRELIMINARY LANDSCAPE PLAN

50 0 50 100 150
SCALE: 1"=50'-0"

7:\RED Projects\2025\25085 August Dark = Amw\25085 Preliminary | andscope Plan dwa slotted by Rodnev Evans on Wed November 26, 2025 at 12:53 PM

This figure is a detailed Preliminary Landscape Plan - Enlargement. The plan includes a site map with property lines, a street name 'PERIDOT AVENUE (PUBLIC)' along the top right, and a coordinate system with letters A through M on the left and numbers 0 through 100 on the bottom. A compass rose is located in the bottom left corner. The plan features several numbered areas and details:

- Area 1 (Top Detail): Planter Bed Cut Edge**
 - Shows a cross-section of a planter bed with dimensions: 8" width, 3" depth of mulch, and 4" depth of soil.
 - Labels: 'FINISH GRADE, PER PLANS', '3" DEPTH OF MULCH AT PLANTER BEDS', and 'APPROVED TOPSOIL AND SOIL AMENDMENTS AS SPECIFIED'.
- Area 2 (Top Middle):** A dashed rectangular area containing a circle with a cross and a circle with a dot.
- Area 3 (Top Left):** A dashed rectangular area containing a circle with a cross.
- Area 4 (Right Side):** A dashed rectangular area containing a circle with a cross.
- Area 5 (Bottom Right):** A dashed rectangular area.
- Area 6 (Bottom Center):** A detailed view of a planter bed with various plants and markers. Labels include: 'END 7', '7 RF', '2 CE', '3 PV', '2 RA', '14 CA', '11 RF', '7 RA', '1 CE', and '7 BEGIN'.
- Text Labels:** 'NOT TO SCALE' is in the top right corner. A coordinate 'N 0°31'07"E 345.93' is on the left. A scale bar at the bottom indicates '1"= 30'-0"'. The bottom right corner contains the text 'PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT'.

PLAN VIEW

A = LENGTH, AS SPECIFIED OR PER PLANT SCHEDULE
B = 85% OF 'A'

FINISH GRADE PER PLANS

GROUNDCOVER PLANTING PER PLANTING PLAN

MULCH, PER PLANS, 3" DEPTH OVER ENTIRE BED. DO NOT COVER CROWNS OF PLANTS

TILL SOIL TO A DEPTH OF 12", BACKFILL WITH APPROVED TOPSOIL AND SOIL AMENDMENTS, AS SPECIFIED.

SUBGRADE

12"

3"

SECTION

NOTES:

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.

② GROUNDCOVER PLANTING

NOT TO SCALE

S89°58'10" W 938.37'

2 3 4 5 6

③ SHRUB PLANTING

NOT TO SCALE

12" WIDTH OF ROOTBALL 12" MIN.

6"

NOTES:

1. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
2. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
3. THIN BRANCHES AND FOLIAGE BY $\frac{1}{3}$.
4. DO NOT CUT LEADERS TO RETAIN NATURAL SHRUB SHAPE.
5. FOR CONTAINER GROWN PLANTS THAT ARE ROOTBOUND, SPLIT THE ROOTBALL WITH 3 EQUAL SPACED VERTICAL CUTS.

12" MIN.

1. 2. 3. 4. 5. 6. 7. 8.

1. 2. 3. 4. 5. 6. 7. 8.

2 CE

2 ZS

1

4

1323.68'

S89°57'24" W

HOBART AVE.

ENT AREA 2

NOTES:

REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP $\frac{1}{3}$ OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.

THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE 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.

IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.

LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.

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 SLIPPERY.

WATER TREE TWICE WITHIN THE FIRST 24 HOURS.

IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-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.

4 DECIDUOUS TREE PLANTING

NOT TO SCALE

LANDSCAPE LEGEND

	TREES / PLANTS TO BE INSTALLED
	CUT EDGE AS DETAILED
	PROPERTY LINE (VERIFY)
	QUANTITY
	PLANT IDENTIFICATION KEY
	RTF SOD LAWN OVER TOPSOIL AS SPECIFIED
	2" MINUS BARK MULCH AT 3" DEPTH OVER TOPSOIL AS SPECIFIED

CALLOUT NOTES CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW

1. VISION TRIANGLE
2. RIGHT OF WAY
3. PROPOSED SEEPAGE BED
4. 25.1 LATERAL AND EASEMENT
5. 20' INGRESS/EGRESS EASEMENT FOR 4406 S. FLORIDA AVE.
6. 7' WIDE PARKWAY STRIP
7. 5' NEIGHBORHOOD PATHWAY
8. 6' HT. PRIVACY FENCE; BY DEVELOPER

811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

STATE OF IDAHO
RODNEY P. EVANS, JR.
LICENSING DIRECTOR
LA-238
**PRELIMINARY
NOT FOR
CONSTRUCTION**

R E + P
RODNEY EVANS + PARTNERS
reandpartners.com + 208-514-3300 + 1450 W. Bannock Street, Boise, Idaho

LANDSCAPE ARCHITECTURE
+ URBAN DESIGN
+ LAND PLANNING
+ GRAPHIC COMMUNICATION

AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

LANDSCAPE PLAN - AREA 2

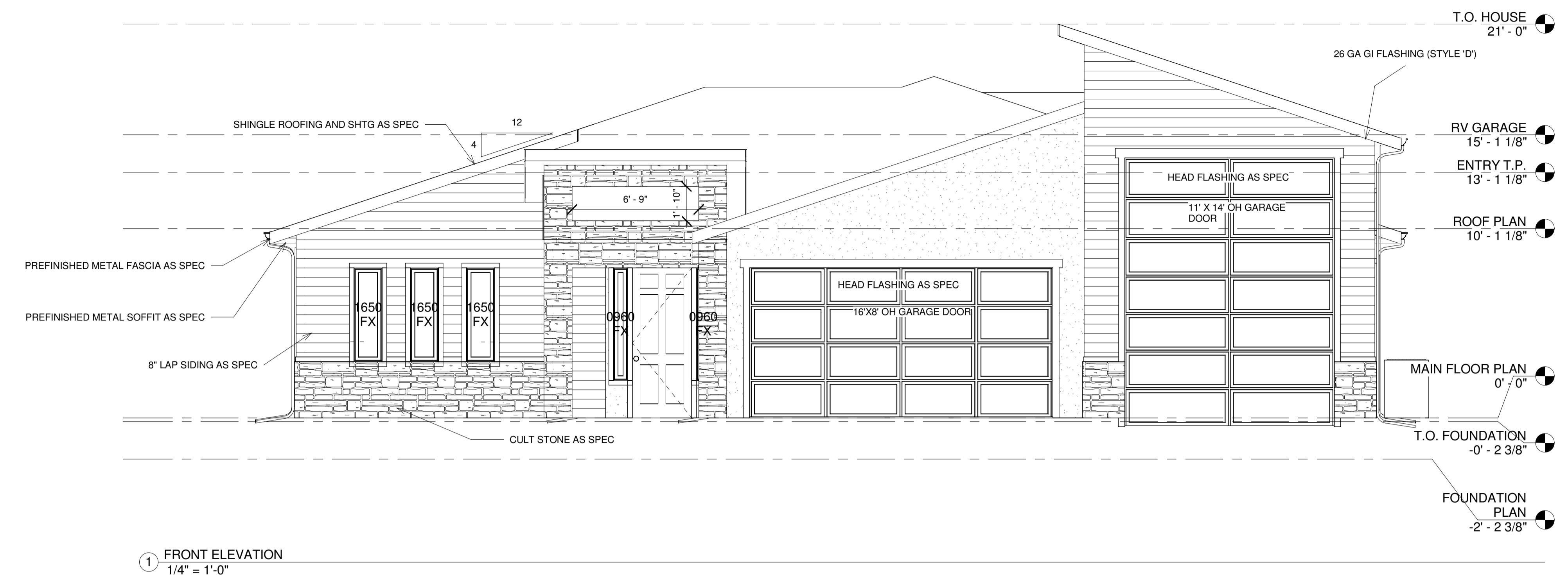
PROJECT	25085	SHEET
DATE	11/26/2025	
DRAWN BY	RE	CHECKED BY
	RE	RE

L1.2

14 15

PROJECT MANAGEMENT
+ SOCIAL CONSTRUCTION
83702

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REVISIONS:

AMYX HOMES
EXPERIENCE EXCELLENCE

4708 N. ARCHES AVE.
WHITECLIFFE ESTATES
LOT 17 BLOCK 4
WOODHAVEN
DESIGN

SCALE
1/4" = 1'-0"

DRAWN BY
JEREMY
RAYBOURN

CHECKED BY
JOE FUHRIMAN

1/3/2024
7:33:44 PM

SHEET NUMBER

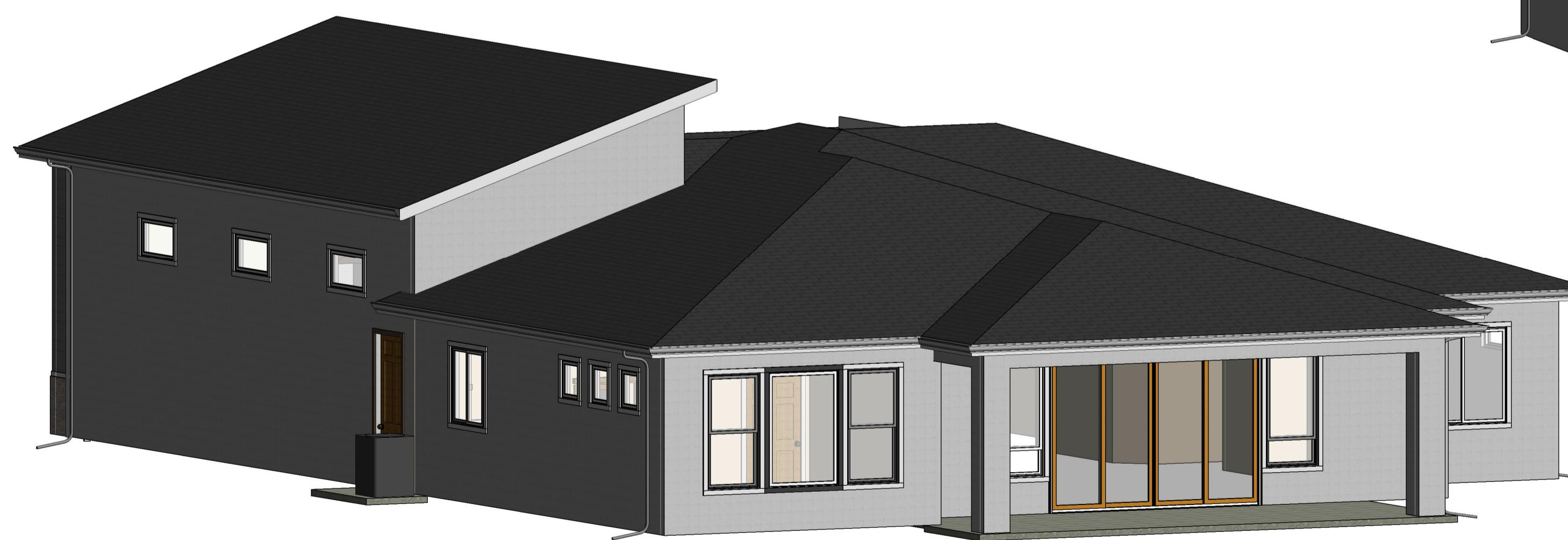
A5

FRONT/BACK ELEV

WHITECLIFFE SUBDIVISION LOT 17 BLOCK 4

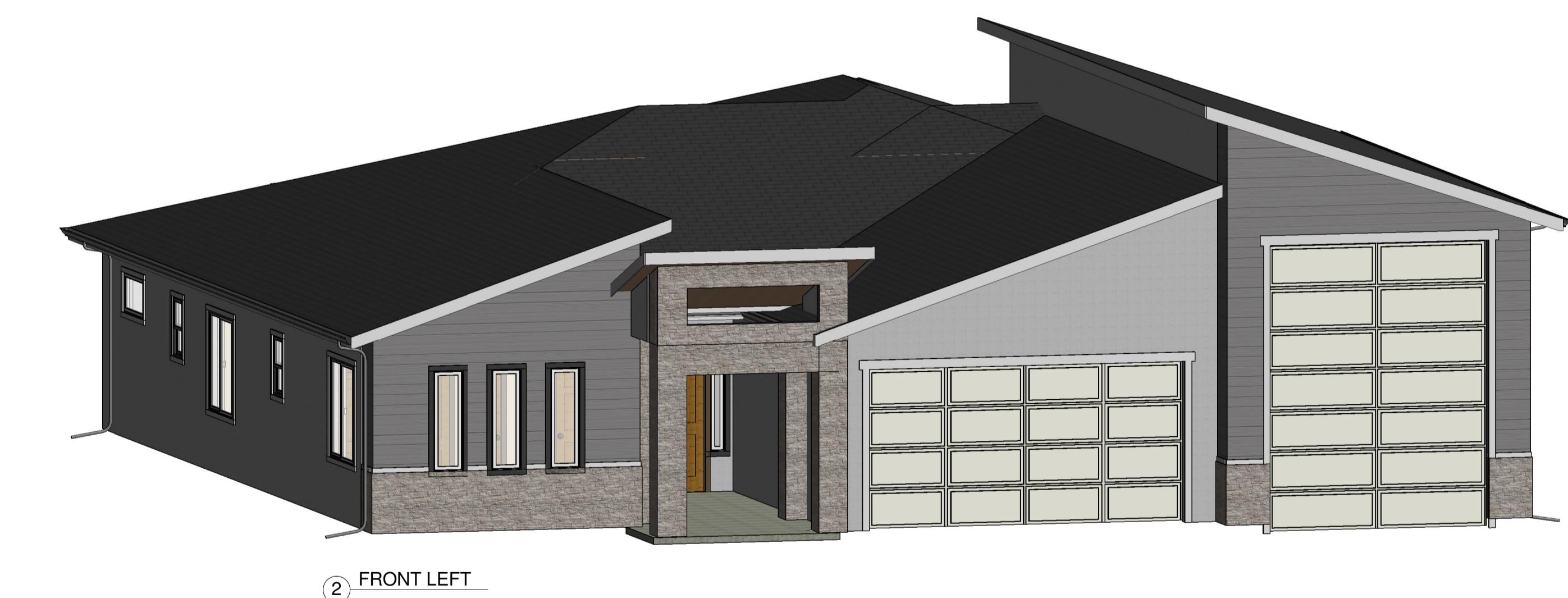


③ FRONT RIGHT



① BACK RIGHT

AMYX HOMES STRIVES TO HAVE ITS PLANS AS DETAILED AS POSSIBLE AND GIVE ACCURATE AS POSSIBLE REPRESENTATION OF
WHAT THE HOUSE AND ITS AMENITIES WILL LOOK LIKE. BUT DUE TO SOFTWARE LIMITATIONS, SOME ITEMS WILL NOT BE AN
ACCURATE REPRESENTATION. THEREFORE ALL SELECTION SHEETS WILL ALWAYS OVERRIDE THESE PLANS.

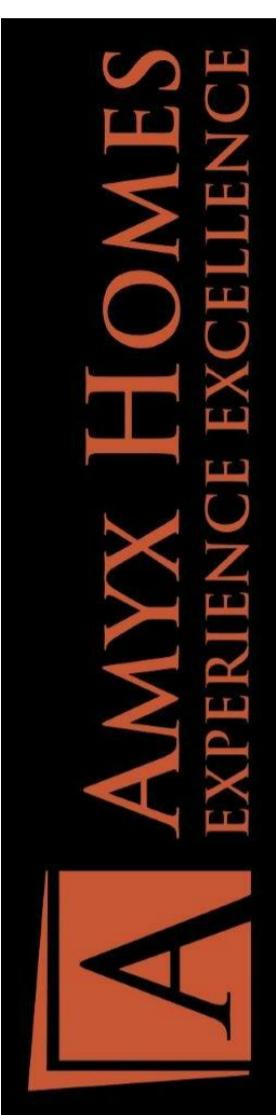


② FRONT LEFT

TABLE OF CONTENTS:

- A0: TITLE PAGE
- A1: SITE PLAN
- A2: FOUNDATION PLAN
- A3: MAIN FLOOR PLAN
- A4: ROOF PLAN
- A4.1: WALL BRACING PLAN
- A5: FRONT/BACK ELEV
- A5.1: LEFT/RIGHT ELEV
- A6: ELECTRICAL PLAN
- A7: DETAIL PAGE

REVISIONS:



4708 N. ARCHES AVE.
WHITECLIFFE ESTATES
LOT 17 BLOCK 4
WOODHAVEN
DESIGN

SCALE

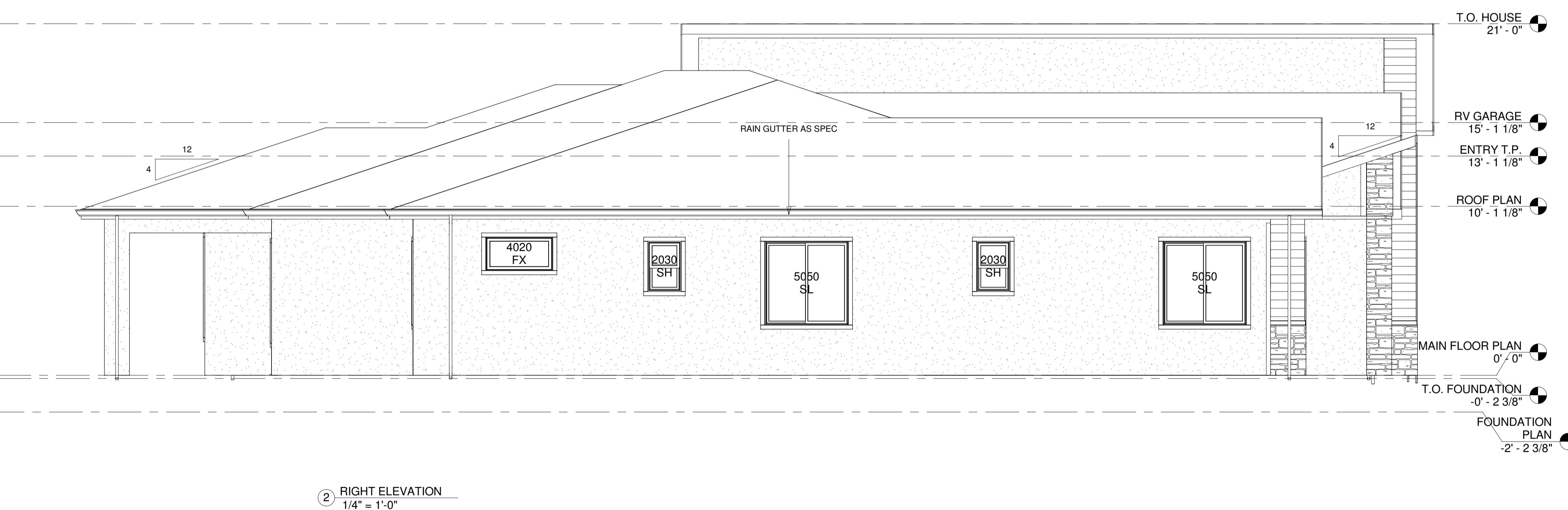
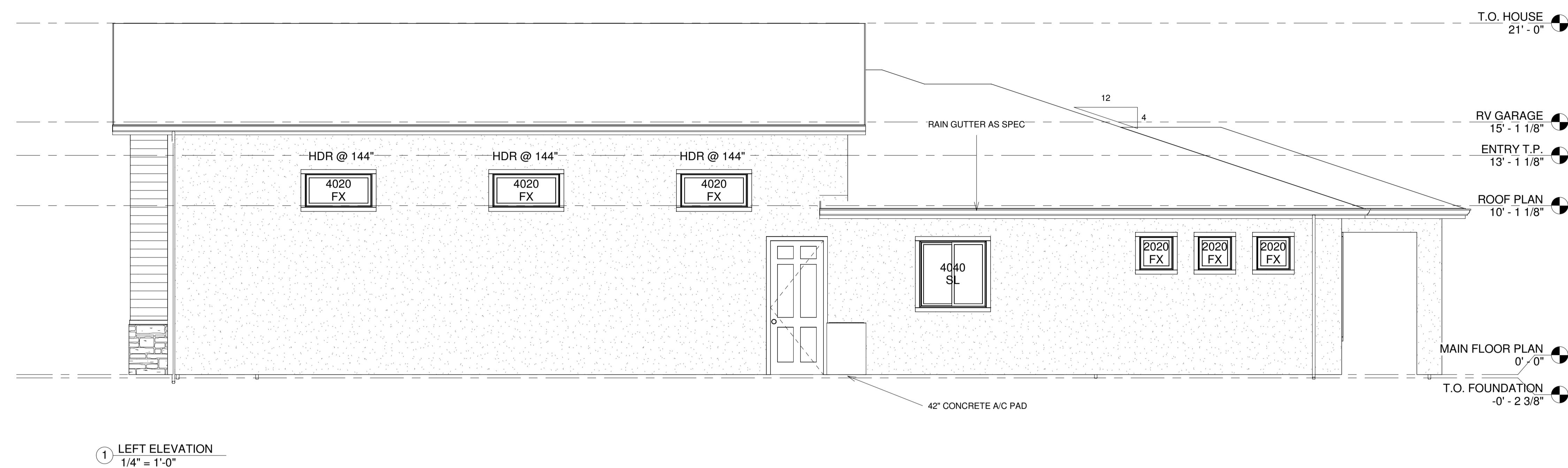
DRAWN BY
JEREMY
RAYBOURN

CHECKED BY
JOE FUHRIMAN

1/3/2024
7:33:42 PM

SHEET NUMBER
A0

TITLE PAGE



REVISIONS:

AMYX HOMES
EXPERIENCE EXCELLENCE

4708 N. ARCHES AVE.
WHITECLIFFE ESTATES
LOT 17 BLOCK 4
WOODHAVEN
DESIGN

SCALE
1/4" = 1'-0"

DRAWN BY
JEREMY
RAYBOURN

CHECKED BY
JOE FUHRIMAN

1/3/2024
7:33:45 PM

SHEET NUMBER

A5.1

LEFT/RIGHT ELEV

WHITECLIFFE ESTATES SUBDIVISION LOT 21 BLOCK 5

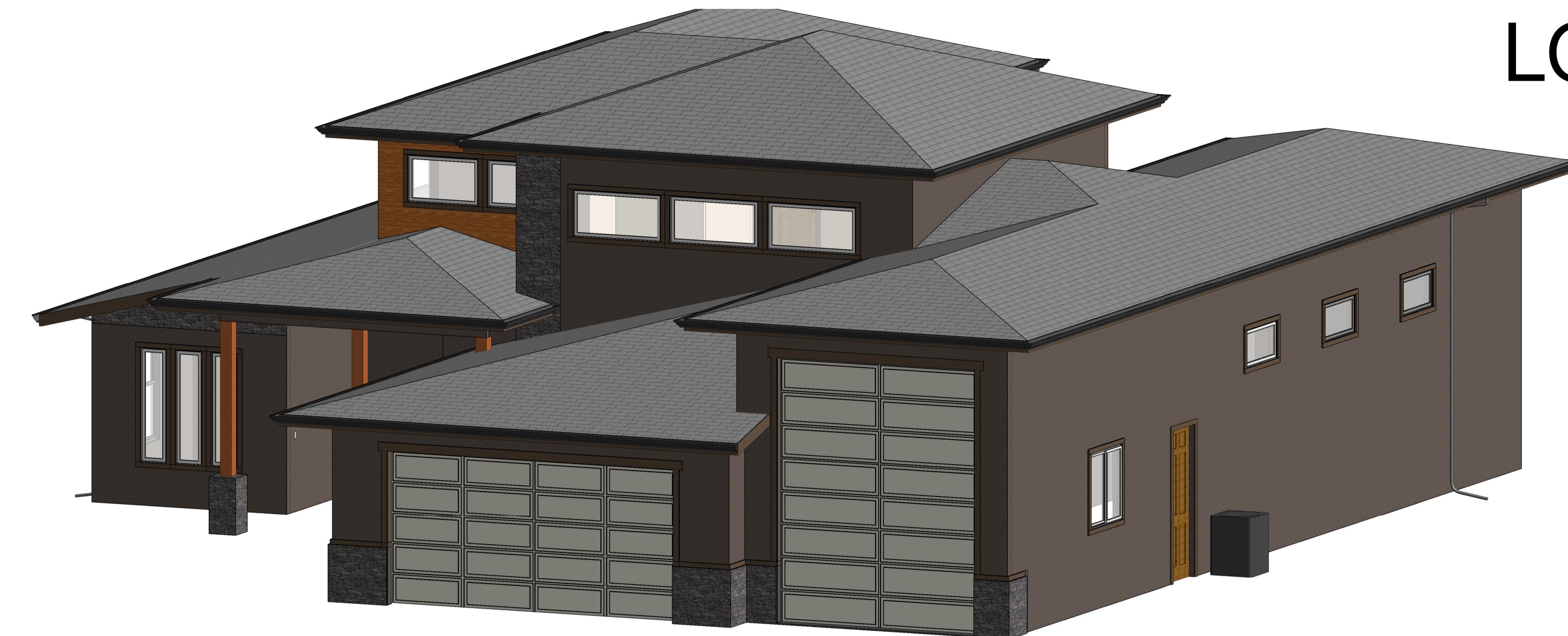
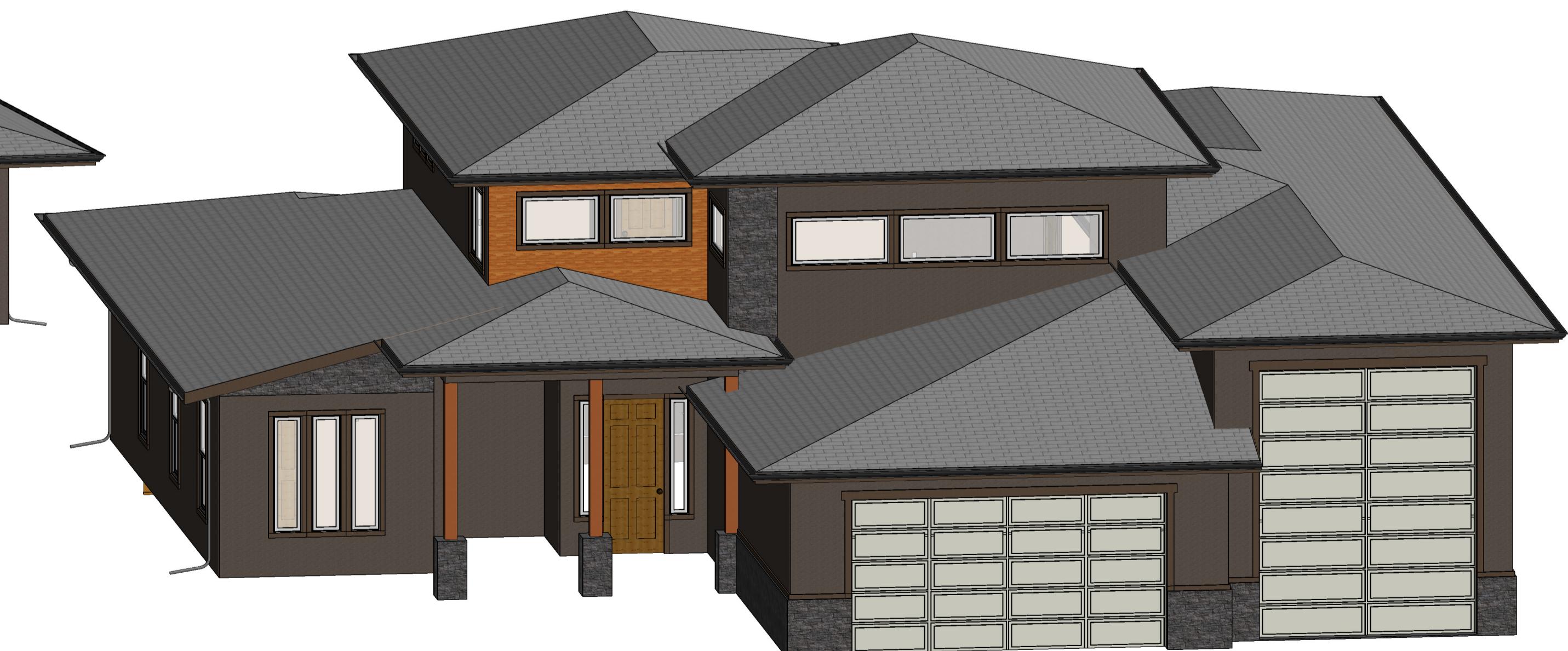


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- A2 - FOUNDATION PLAN
- A3 - MAIN FLOOR PLAN
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- A4 - ROOF PLAN
- A4.1 - WALL BRACING PLAN
- A5 - FRONT/BACK ELEVATIONS
- A5.1 - LEFT/RIGHT ELEVATIONS
- A6 - ELECTRICAL PLAN/2ND FLOOR
- A7 - DETAIL PAGE



AMYX HOMES STRIVES TO HAVE ITS PLANS AS DETAILED AS POSSIBLE AND GIVE ACCURATE AS POSSIBLE REPRESENTATION OF WHAT THE HOUSE AND ITS AMENITIES WILL LOOK LIKE. BUT DUE TO SOFTWARE LIMITATIONS, SOME ITEMS WILL NOT BE AN ACCURATE REPRESENTATION. THEREFORE ALL SELECTION SHEETS WILL ALWAYS OVERRIDE THESE PLANS.

③ FRONT LEFT

TITLE PAGE

REVISIONS:

AMYX HOMES
EXPERIENCE EXCELLENCE

4506 N. MCKINLEY PARK AVE.
WHITECLIFFE ESTATES
LOT 21 BLOCK 5
WOODHAVEN
DESIGN

SCALE

DRAWN BY
JEREMY
RAYBOURN

CHECKED BY
RYAN COLSON

7/23/2021
8:42:22 PM

SHEET NUMBER

A0

LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT 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 LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR QUALITY AND PERFORMANCE MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT 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 3" DEPTH OF MULCH (3" MULCH) BASE MULCH. SUBSAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE JACKETED (BEDDED) A PERIOD OF 12 MONTHS 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 APPROVED COMPOST PER 100 SQUARE FEET. ROTOTILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- PER PLANTING BED, PLANT WITH 1" OF 100% FRESH, UNIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S 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 FINISH GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD 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 TEST ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRAVEL 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 FOR EITHER:
 - APPROVED IMPORTED TOPSOIL, OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- 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.
- ANALYZE TOPSOIL FROM THE SITE FOR ANY SUBSTANCES SIMILAR IN 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.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S 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 ANY 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 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.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

IRRIGATION REQUIREMENTS

APPLICABLE CITY OF CALDWELL, IDAHO CODE: 10-02-09-13

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- TREE AND SHRUB ZONES IRRIGATED WITH LOW-FLOW DRIP EMISSION DEVICES (EMITTERS, BUBBLERS, DROPS) FOR DRIFLINES. PROVIDE Emitter AND ROW SPACING BASED ON SOIL TYPE AND SITE CONDITIONS.
- ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT NUMBER CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
 - INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
 - THE DRIP IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE.

PROJECT INFORMATION

LANDSCAPE REQUIREMENTS

APPLICABLE CITY OF CALDWELL, IDAHO CODE: 10-02-09-13
BUFFERING AND SCREENING: 10-02-09-3 LANDSCAPE CRITERIA AND
INSTALLATION PRACTICES: 10-02-09-4 COMMON OPEN SPACE REQUIREMENTS
AND STANDARDS: 10-02-09-5 STREET LANDSCAPE BUFFERS, 10-02-09-7 PATHWAY
LANDSCAPING STANDARDS

TOTAL PROPERTY SIZE = 9.37 ACRES
PROPOSED ZONING DISTRICT= R-1
SP BU/UN LOTS: 24
COMMON LOTS: 1
AVERAGE LOT SIZE: 10.694 SF
REQUIRED OPEN SPACE: 0.75 ACRES
TOTAL PROVIDED COMMON OPEN SPACE: 1.60 ACRES
PROVIDED QUALIFYING OPEN SPACE: 0.99 ACRES

MINIMUM PLANT SIZES SHALL BE USED:
EVERGREEN TREES: 6' HEIGHT
ORNAMENTAL TREES: 2" CALIPER
SHADE TREES: 2" CALIPER
WOODY SHRUBS: 2 GALLON

COMMON OPEN SPACE:
PROPOSED EQUIVALENT LOT SIZE: 10.694 SF
REQUIRED % OF OPEN SPACE: .75 ACRES - 8%
PROVIDED % OF OPEN SPACE: .99 ACRES - 9.27%
1 TREE PER 5.000 S.F. OF AREA, AT LEAST 50% OF REQUIRED TREES
SHALL BE CLASS III/IV
REQUIRED TREES: 14
PROVIDED TREES: 14

EAST LANDSCAPE BUFFER (S. FLORIDA AVE - COLLECTOR):
160 LINEAR FT.
20 FT. WIDE LANDSCAPE BUFFER PROVIDED
(20 FT. WIDE LANDSCAPE BUFFER REQUIRED)
1 CLASS I TREE PER 25 LIN. FT.
1 CLASS II TREE PER 35 LIN. FT.
NO MORE THAN 40% OF REQUIRED TREES TO BE OF SAME SPECIES.
NO MORE THAN 50% OF REQUIRED TREES SHALL BE CLASS I

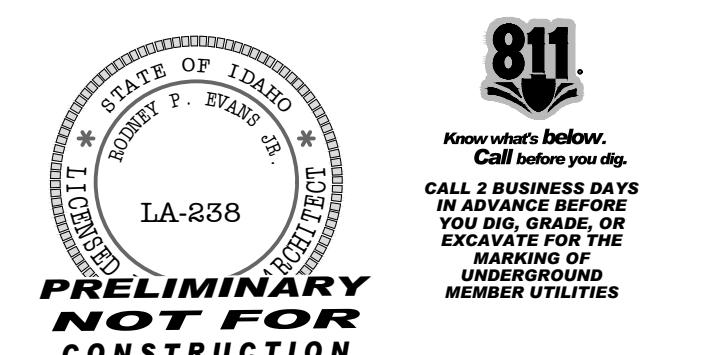
REQUIRED TREES: 13
CLASS I: 2 X 35' = 50'
CLASS II: 4 X 35' = 140'
190'
PROVIDED TREES: 6
CLASS I: 2
CLASS II: 4

1 SHRUB PER 4 LIN. FT.
REQUIRED SHRUBS: 42
PROVIDED SHRUBS: 58
TURF GRASS/SOD IN LANDSCAPE BUFFERS SHALL BE A MINIMUM OF 20% COVERAGE AND MAXIMUM OF 50%
160 LIN. FT. X 20 FT. WIDE BUFFER = 3,380 SF OF BUFFER
PERCENT REQUIRED: 676 SF TO 1,690 SF; 20% - 50%
20% X 3,380 SF = 676 SF (20%), 50% X 3,380 SF = 1,690 SF (50%)
PERCENT PROVIDED: 1,584 SF; 47%

PATHWAY LANDSCAPING (10-02-09-7):
NEIGHBORHOOD PATHWAY:
5' WIDE PATHWAY
5' WIDE PATHWAY PROVIDED
5' WIDE LANDSCAPE BUFFER ON BOTH SIDES OF PATHWAY
25 SHRUBS PER 100 LIN. FT.
177 LIN. FT.
COMBINATION OF TREES, SHRUBS, LAWN OR OTHER VEGETATIVE/ NON-VEGETATIVE GROUND COVER
REQUIRED TREES: VARIES
PROVIDED TREES: 2
REQUIRED SHRUBS: 44
PROVIDED SHRUBS: 42

NOTE: ALL PATHWAYS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

NO.	REVISION/ISSUE	DATE
-	-	-
-	-	-
-	-	-
-	-	-



Rodney Evans + PARTNERS
LANDSCAPE ARCHITECTURE
+ LAND PLANNING
+ GRAPHIC COMMUNICATION
+ PROJECT MANAGEMENT

AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

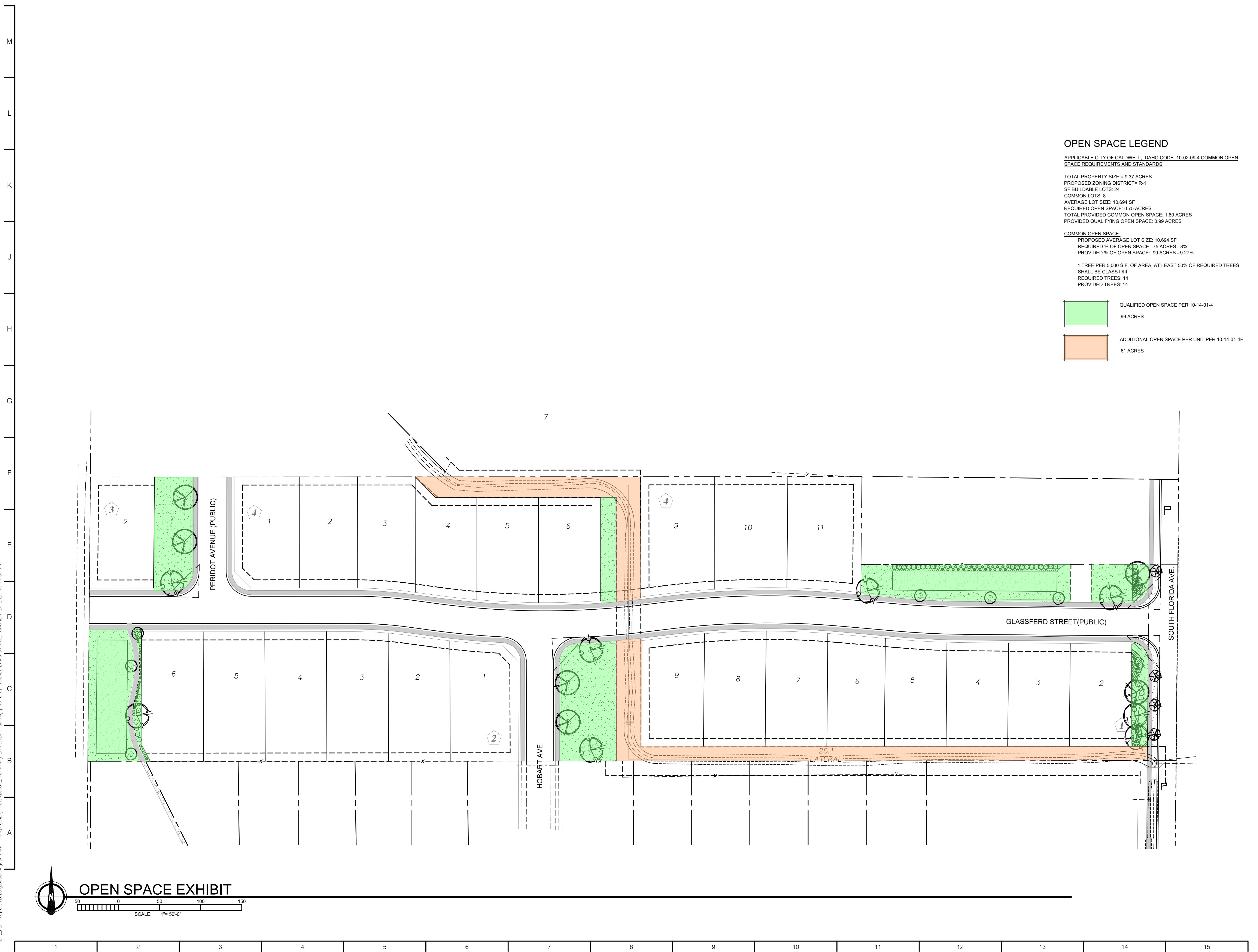
PRELIMINARY LANDSCAPE PLAN

PROJECT	25085	SHEET
DATE	11/26/2025	
DRAWN BY	RE	CHECKED BY
	RE	

L1.0

OVERALL PRELIMINARY LANDSCAPE PLAN

50 0 50 100 150
SCALE: 1"=50'-0"



811
Know what's below
Call before you dig
LA-238
**PRELIMINARY
NOT FOR
CONSTRUCTION**

RODNEY EVANS + PARTNERS
LANDSCAPE ARCHITECTURE
+ LAND PLANNING
+ URBAN DESIGN
+ GRAPHIC COMMUNICATION
+ PROJECT MANAGEMENT

AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

OPEN SPACE EXHIBIT

PROJECT	25085	SHEET	
DATE	11/26/2025		
DRAWN BY	RE	CHECKED BY	RE

L1.3

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Street Name Request Form

Project Name: August Park Subdivision

Approved:

Project Location: West of S. Florida Avenue, North of Falconcrest Res
Submittal Number: Date: Street

Resubmission Required:



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651

Ph (208) 454-0256

e-mail: holzhey@masonandassociates.us

FOR: AMYX
JOB NO.: AU0425
DATE: November 4, 2025

SUBDIVISION BOUNDARY

A parcel of land being a portion of Lot 1, Block 3 of Upland Park Addition to Caldwell filed in Book 2 at Page 28 in the Canyon County Recorder's Office in NW1/4 Section 2, Township 3 North, Range 3 West, Boise Meridian, Caldwell City, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of the NW1/4;

Thence S 89° 58' 28" E., 2647.03 feet to the northeast corner of the NW1/4;

Thence S 00° 31' 16" W., 1382.56 feet along the east boundary of Government Lot 3 to the southeast corner of Government Lot 3;

Thence S 89° 57' 24" W., 25.00 feet along the south boundary of Government Lot 3 to the southeast corner of said Lot 1 and the **POINT OF BEGINNING**;

Thence S 89° 57' 24" W., 1298.68 feet along the south boundary of Government Lot 3 coinciding with the south boundary of said Lot 1 to the southwest corner of said Lot 1;

Thence N 00° 31' 07" E., 345.93 feet along the west boundary of said Lot 1 to the northwest corner of said Lot 1;

Thence N 89° 58' 10" E., 938.37 feet along the north boundary of said Lot 1;



Professional Engineers, Land Surveyors and Planners
Page 1 of 2

Thence S 00° 30' 34" W., 107.06 feet;

Thence N 89° 57' 29" E., 360.30 feet to a point on the east boundary of said Lot 1;

Thence S 00° 31' 16" W., 238.65 feet along the east boundary of said Lot 1 to the **POINT OF BEGINNING**.

This parcel contains 9.42 acres, more or less.

SUBJECT TO: All existing rights of way and easements of record or implied appearing on the above-described parcel of land.



*Mason &
Associates Inc.*

Professional Engineers, Land Surveyors and Planners
Page 2 of 2



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651

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Professional Engineers, Land Surveyors and Planners
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Professional Engineers, Land Surveyors and Planners
Page 2 of 2



PROPERTY OWNER ACKNOWLEDGEMENT

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

I, Todd Amyx, August Park LLC, the recorded owner for real property addressed as 0 S Florida Ave, Suite # —,
City Caldwell State ID Zip 83607, am aware of, in agreement with,
and give my permission to Mason & Associates, Inc., 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 11/5/25 day of November, 20 25

(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
)
)
)

I, Sidney Kerbs, a Notary Public, do hereby certify that on this
5th day of November, in the year, 2025, personally appeared before me
Todd Amyx, 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 Ada County

My Commission Expires 06/21/2021

