



City of Caldwell
Community Development Department
Planning & Zoning Division
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

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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<input checked="" type="checkbox"/>	Neighborhood Meeting Information , including; <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	NeighborhoodMtg_ProjectName
<input checked="" type="checkbox"/>	Legal Description. <ul style="list-style-type: none"> • Attach a metes and bounds legal description of the property <u>including all adjacent rights of ways.</u> • 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. 	Legals_ProjectName
<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: <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	SitePlan_ProjectName
<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: <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 	Narrative_ProjectName
<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.</i> With Prelim Plat	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

Explain any Future Development Plans:

Proposed single family Subdivision

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

North of the Site:

County AG

South of the Site:

City-Residential

East of the Site

County AG

West of the Site:

City-Residential

Type of Access to Subject Parcel(s)

☒ Street Frontage ☐ Easement

If easement, list easement width and Instrument # below:

Easement Width

Instrument #

Name of Streets Providing Access:

S. Florida Avenue

Hobart Avenue

Glassford 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:

Parcel #s:

R274600000

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)

- | | | | | |
|-------------------------------|------------------------------|------------------------------|-------------------------------|------------------------------|
| <input type="checkbox"/> RS-1 | <input type="checkbox"/> C-1 | <input type="checkbox"/> M-1 | <input type="checkbox"/> D-CC | <input type="checkbox"/> A-D |
| <input type="checkbox"/> RS-2 | <input type="checkbox"/> C-2 | <input type="checkbox"/> M-2 | <input type="checkbox"/> C-CB | <input type="checkbox"/> C-D |
| <input type="checkbox"/> -1 | <input type="checkbox"/> C-3 | <input type="checkbox"/> I-P | <input type="checkbox"/> T-N | <input type="checkbox"/> H-D |
| <input type="checkbox"/> R-2 | <input type="checkbox"/> C-4 | | | <input type="checkbox"/> P-D |
| <input type="checkbox"/> R-3 | <input type="checkbox"/> H-C | | | |

☒ 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:
(if applicable) Mason & Associates, Inc

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: August Park LLC

Mailing Address: 13967 W. Wainwright Drive
Boise, ID 83713

Phone: 208-890-0011 Email: Todd@amyxhomes.com

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: (if applicable)	Mason & Associates, Inc		
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: (if applicable)	Rodney Evans + Partners		
Mailing Address:	1450 W Bannock Street		
	Boise ID 83702		
Phone:	208-514-3300	Email:	rodneyc@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. Nison - Nison & Associates, Inc. December 3, 2025

Applicant / Applicant's Representative Printed Name Date

William J. Nison

Applicant / Applicant's Representative Signature



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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	The verification shall include: <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 <i>Note: Neighborhood meetings must have been held within four (4) months of application submission.</i>	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 being 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 <u>(CCC 10-07-03)</u>		Applicant	Staff
Plan Preparation	Landscaping 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 Pathways Major Pathways Public Pathways Regional Pathways Indian 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 space The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project The 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	NA	
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	NA	
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	unknown	
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 <input type="radio"/> Commercial only <input type="radio"/> Industrial only <input type="radio"/> Mixed-use (mix of residential and non-residential uses)
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes <input type="radio"/> No <input checked="" type="radio"/> If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping? Yes <input type="radio"/> No <input type="radio"/>
Will the subdivision be phased?	Yes <input type="radio"/> No <input checked="" type="radio"/> If yes, how many phases are proposed?
Development timeline for full build out?	End of 2028

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 Resident
North of Site	County AG	Neighborhood 2	home
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 <small>Net acreage is the total acreage minus any public streets and public rights of way</small>		
Residential Lots	24	5.84		78.5%		
Commercial Lots	0	0		0		
Industrial Lots	0	0		0		
Common Lots	8	1.60		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		<div style="display: flex; justify-content: space-between;"> Single-tenant building(s) Multi-tenant buildings </div>			

DENSITY AND OPEN SPACE <small>(Comprehensive Plan and CCC 10-07-05)</small>		
Dwelling units per gross acre (Density):	Max. Allowed	Proposed
	8 Du / Acre	2.56 / Acre
Total Open Space	% Required	% Proposed
	8%	21.5%
Total "Qualifying" Open Space	% Required	% Proposed
	8%	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:	Provide a description of the type of public amenities proposed:	

LANDSCAPING AND PATHWAYS (CCC Chapter 10, Article 7)

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



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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
	<input checked="" type="checkbox"/> City Municipal Water System
	N/A
	Nearest Water Line Connection: S. Florida Ave
Sewer (Wastewater):	Individual Septic
	<input checked="" type="checkbox"/> City Municipal Sewer
	N/A
	Nearest Sewer Line Connection: S. Florida Ave
Irrigation:	Surface
	Irrigation Well
	Pressurized
	<input checked="" type="checkbox"/> Gravity
	N/A
	Nearest Irrigation Connection: - on Property
Irrigation District: Pioneer	



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

SPECIAL ON-SITE CHARACTERISTICS

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



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Describe any other unique site characteristics:	<i>Part of a larger enclaved area</i>
---	---------------------------------------

ACKNOWLEDGEMENT	
<i>X</i>	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
<i>X</i>	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
<i>X</i>	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 Brack
4605 Autumn Leave 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,

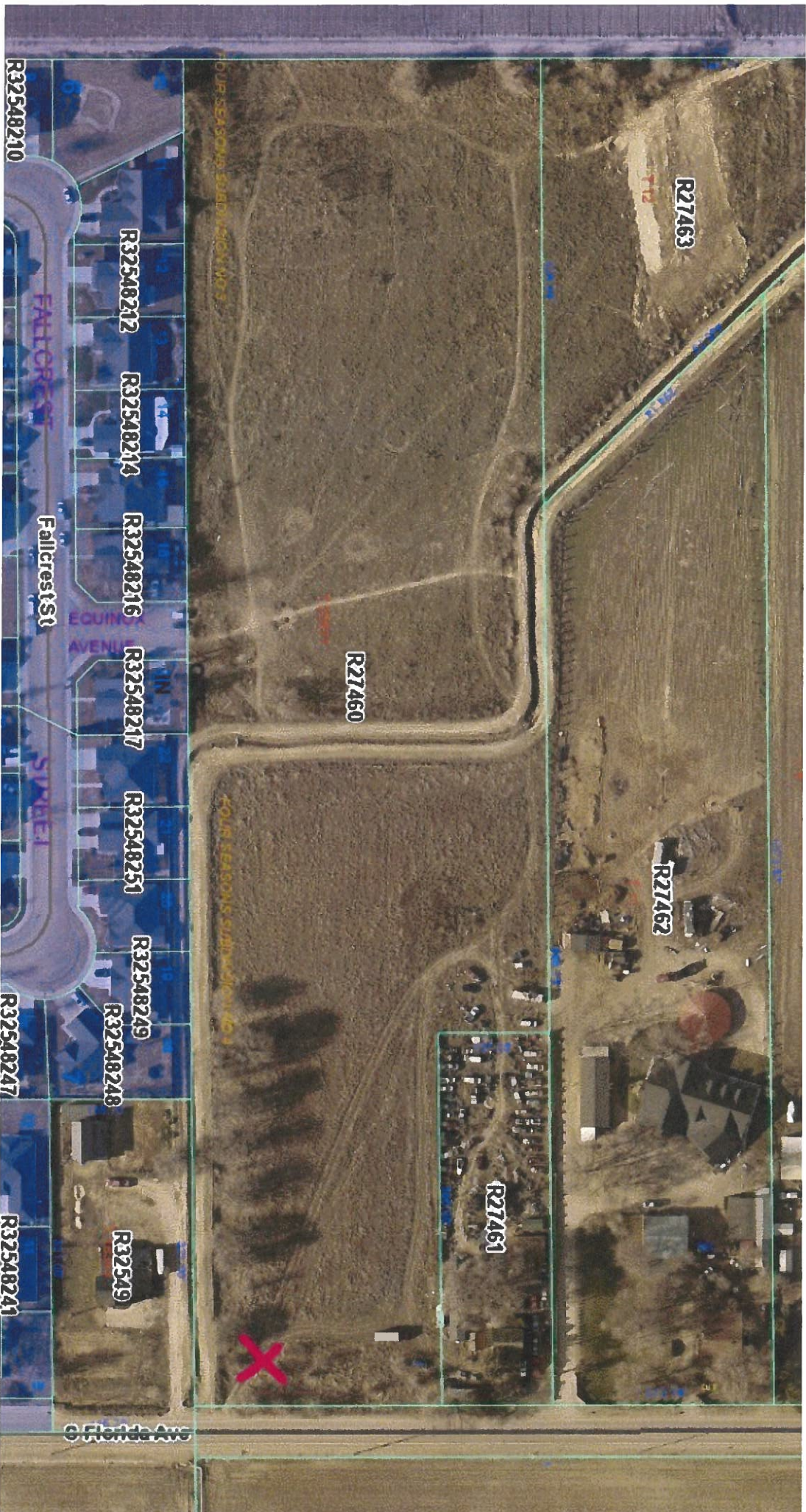
You are invited to a neighborhood meeting to discuss the proposed preliminary plat for August Park Subdivision. The desire is to build residential homes with an average lot size of 10,600 square feet.

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

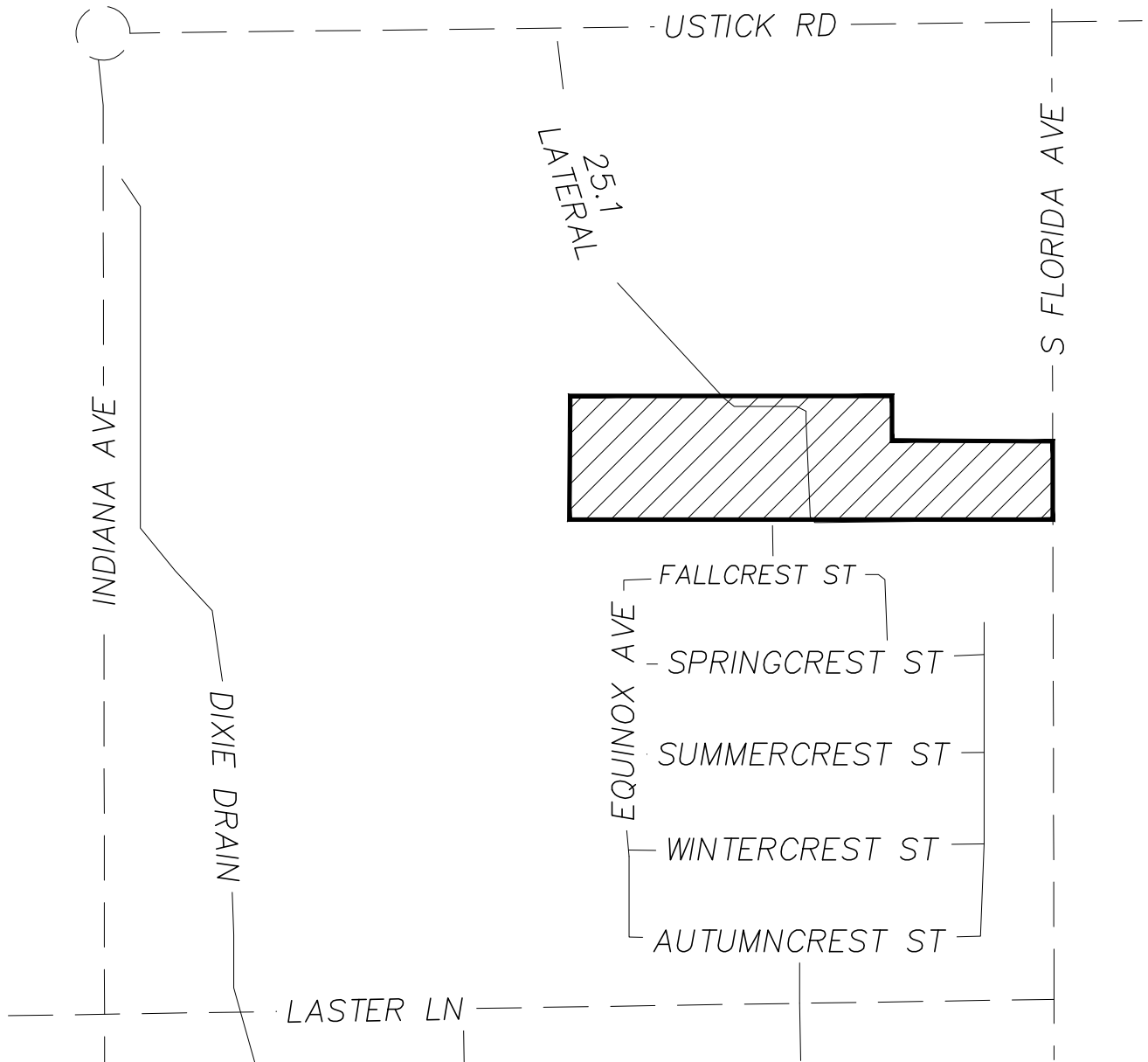
End Time of Neighborhood Meeting: _____

Those in attendance please print your name and address.

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

<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1. <u>Zack Bass</u>	<u>2607 Fallcrest St. Caldwell, ID</u>
2. <u>Dan Blackmore</u>	<u>4406 S. Florida Ave Caldwell 83605</u>
3. <u>Bernard Sauve'</u>	<u>2622 Springerst St. Caldwell.</u>
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____

VICINITY MAP



AUGUST PARK SUBDIVISION

VICINITY MAP

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'**

REV.

FIELD BOOK NO.

DRAWN BY: DATE:

WJM

8/20/2025

AUGUST PARK SUBDIVISION PRELIMINARY PLAT

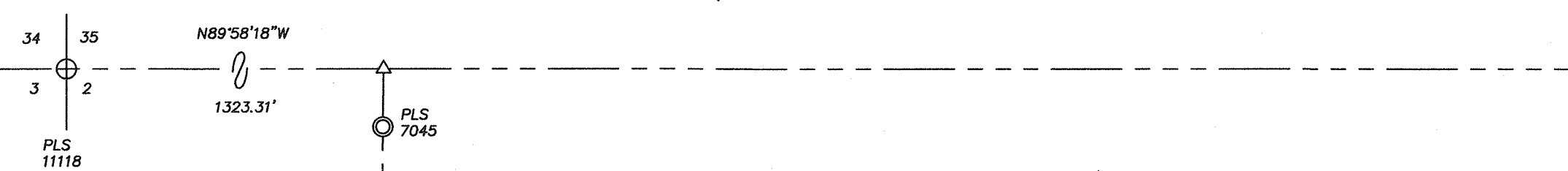
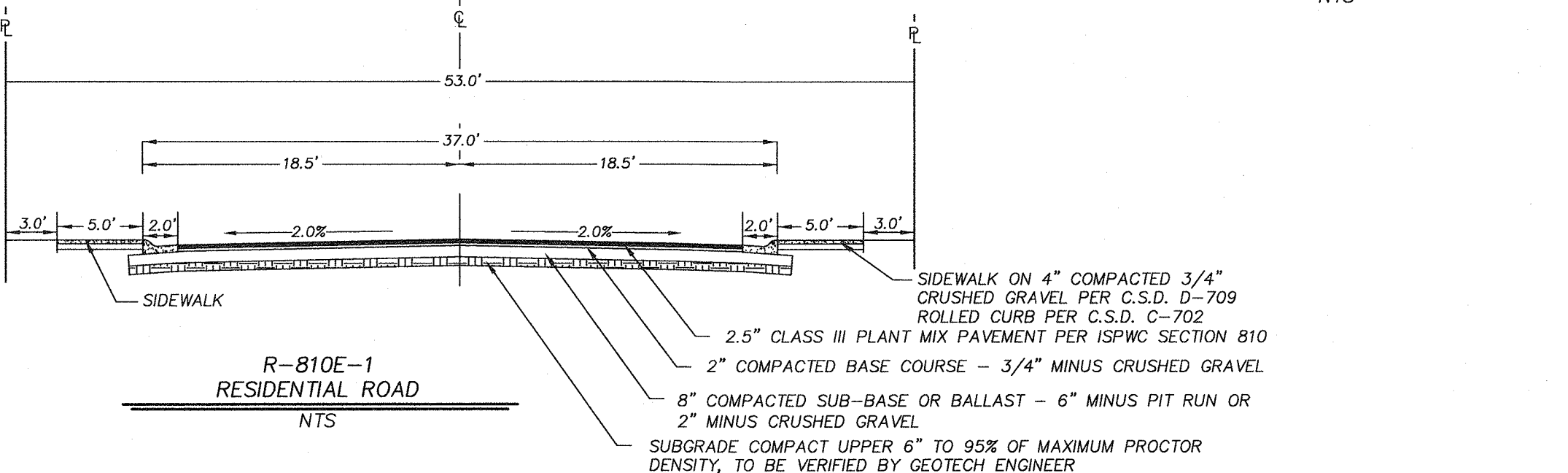
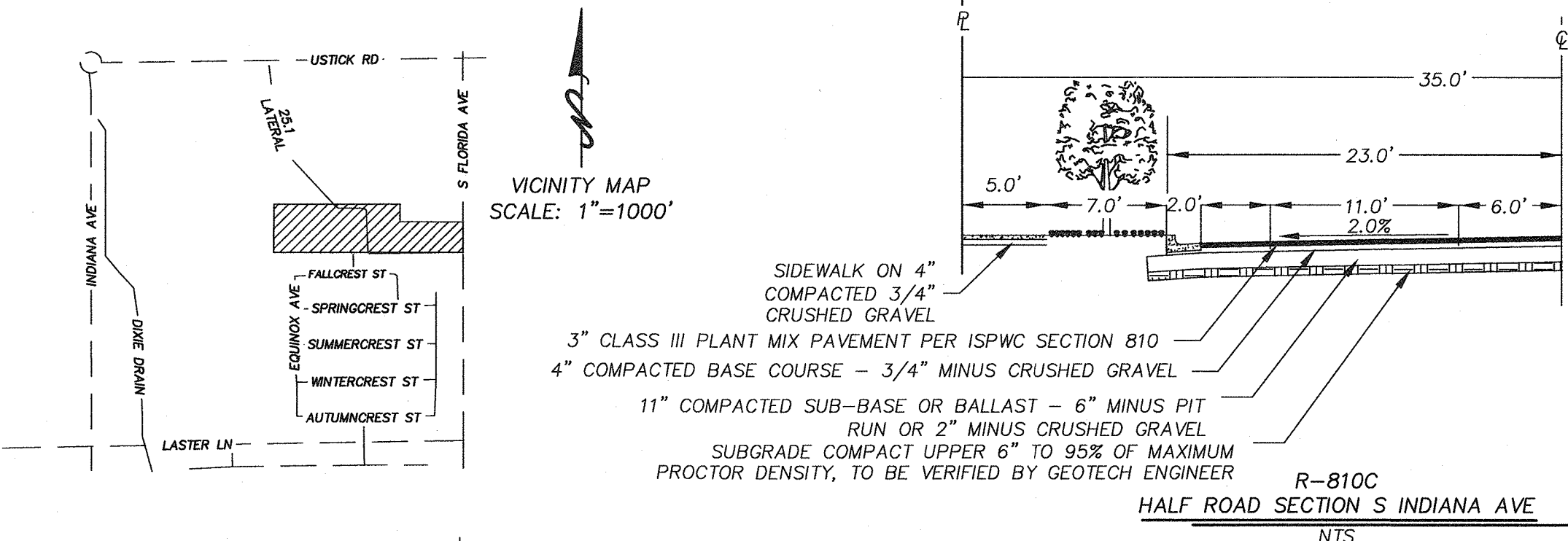
A PART OF THE LOT 1 IN BLOCK 3 OF UPLAND PARK ADDITION BOOK 2, PAGE 28
NE 1/4 OF NW 1/4 SECTION 2, T. 3 N., R. 3 W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO
2025

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: 1.60 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:
STREET FRONTAGE : 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 FACILITY OR EXPANSION THEREOF NOT 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 NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- 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. (ORD. 2811, 11-2-2009).
- DEVELOPER SHALL PROVIDE FUNDS OF ESTIMATED COST FOR 20" MASTER PLANNED WATER IN FLORIDA AVENUE IN LIEU OF CONSTRUCTION.

LEGEND

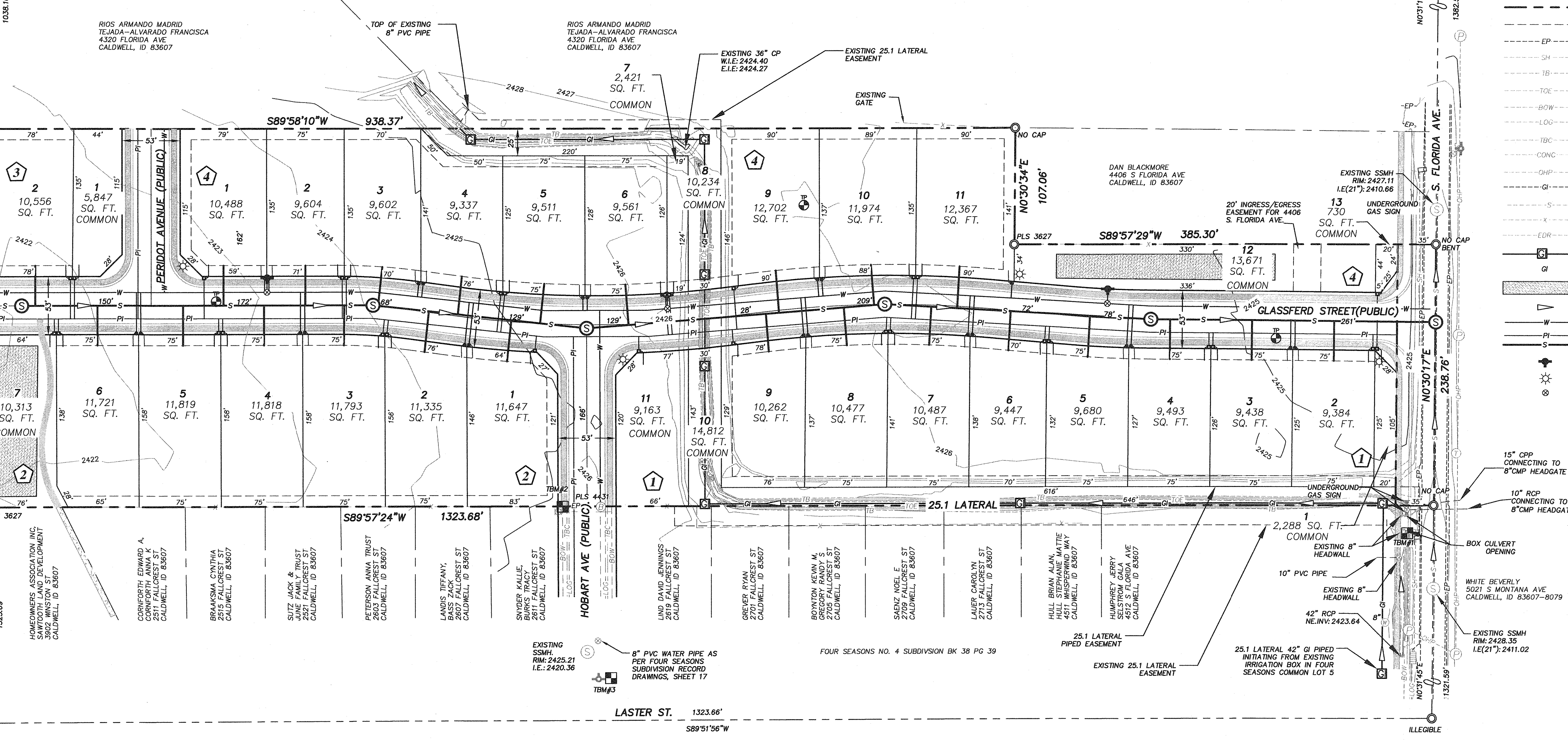
- Benchmark (TBM)
- Found Aluminum Cap Monument
- Found 5/8" Iron Pin
- Found 1/2" Iron Pin
- Calculated Point
- Existing Power Pole
- Existing Sign
- Existing Telephone Riser
- Existing Mail Box
- Existing Sanitary Sewer Manhole
- Test Pit
- Deciduous Tree
- Existing Gate Valve
- Existing Fire Hydrant
- 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
- Gravity Irrigation
- Seepage Bed
- Direction of Flow
- Water Main
- Pressure Irrigation
- Sewer Main
- Fire Hydrant
- Street Light
- Gate Valve



OWNER/DEVELOPER
GREEN PLAN CONSTRUCTION, LLC
101 N. MORAIN ST. STE 100
KENNEWICK, WASHINGTON 99336
(509) 735-6667

ENGINEER/SURVEYOR
MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMPA, ID 83651
(208) 454-0256

PROJECT BENCHMARKS
TBM #1
FOUND LEAD AND TACK IN SE. END OF S. HEADWALL FOR DITCH CROSSING FOR DRIVEWAY TO 4512 S. FLORIDA AVE. NAVD88 ELEVATION= 2425.95'
TBM #2
CHISELED "X" IN N. END OF BACK OF SIDEWALK W. SIDE OF HOBART AVE. NAVD88 ELEVATION= 2425.81'
TBM #3
CHISELED "X" ON BACK SIDEWALK ON THE SOUTH SIDE OF INTERSECTION HOBART AVE. AND FALLOREST ST. AT FIRE HYDRANT NAVD88 ELEVATION= 2425.23'



Professional Engineer
9212
November 13, 2025


DESIGNATION	DATE	NO.	BY	DESCRIPTION
DESIGNED BY:				
DRAWN BY:	8/25			
CHECKED BY:				
APPROVED BY:				
Professional Engineer, Land Surveyors & Planners Mason & Associates, Inc. 924 3rd St. South, Nampa, ID 83651 (208) 454-0256				
CLIENT:	AUGUST PARK, LLC			
JOB NO.	AU0425			
DWG NO.	AU0225PP			
SCALE:	N/A			
Ver:				
Hor:				
FIELD BOOK NO.				
Rev				
DRAWING TITLE:	AUGUST PARK SUBDIVISION			
	PRELIMINARY PLAT			
SHEET NO.	1 OF 1			
SHEETS				

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

1. CURRENT ZONE: R-1
NO. OF SINGLE FAMILY BUILDABLE LOTS: 24
NO. OF COMMON LOTS: 8
TOTAL NUMBER OF LOTS: 32
2. TOTAL AREA: 9.37 ACRES
AVERAGE RESIDENTIAL LOT SIZE: 10,604 SQ. FT.
DWELLING UNITS PER GROSS ACRES: 2.56
3. OPEN SPACE
REQUIRED: 0.75 ACRES
TOTAL PROVIDED: 1.60 ACRES
USABLE PROVIDED: 0.99 ACRES
4. EXISTING MILAGRO PRESSURE IRRIGATION SYSTEM WILL BE UTILIZED
FOR BUY IN AND ASSESSMENT. IRRIGATION WATER SHALL BE
PROVIDED BY PIONEER IRRIGATION DISTRICT.
5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION
SHALL BE IN COMPLIANCE WITH CITY OF CALDWELL SPECIAL SUBDIVISION
STANDARDS FOR THE APPLICABLE ZONE.
6. 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.
7. IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE PROVIDED
UNLESS OTHERWISE SHOWN
SUBDIVISION BOUNDARY : 10 FEET
STREET FRONTAGE : 10 FEET
REAR LOTS : 10 FEET
8. DOMESTIC WATER WILL BE PROVIDED BY CITY OF CALDWELL MUNICIPAL
SYSTEM
9. SANITARY SEWER WILL BE PROVIDED BY CITY OF CALDWELL MUNICIPAL
SYSTEM.
10. SEWER CONNECTION SHALL BE FROM THE SEWER IN S. FLORIDA AVENUE.
11. 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".
12. NO SPECIAL FLOOD HAZARD AREAS
13. THIS DEVELOPMENT RECOGNIZES SECTIONS 22-4503 OF THE IDAHO CODE,
RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION,
AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT 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 BECAME OR WAS CONSIDERED. THE PROVISIONS OF THIS SECTION
SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR
NEGLECTFUL OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL
FACILITY OR EXPANSION THEREOF.
14. ACKNOWLEDGING THAT, TO THE BEST OF THE PREPARER'S KNOWLEDGE,
THE PRELIMINARY PLAT MEETS ALL REQUIREMENTS OF CITY CODE, OR IF
THE 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)
15. DEVELOPER SHALL PROVIDE FUNDS OF ESTIMATED COST FOR 20"
MASTER PLANNED WATER IN FLORIDA AVENUE IN LIEU OF
CONSTRUCTION.

	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 Fire 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
	Gravity Irrigation
	Seepage Bed
	Direction of Flow
	Water Main
	Pressure Irrigation
	Sewer Main
	Fire Hydrant
	Street Light
	Gate Valve

December 2, 2025

DRAWING TITLE: AUGUST PARK SUBDIVISION		JOB NO. AU0425		CLIENT: AUGUST PARK, LLC		 Professional Engineers, Land Surveyors & Planners 901 S. 10th Street, Suite 100 Boise, ID 83702 (208) 442-0286		DESIGNED BY:		NO		BY		DATE		DESCRIPTION			
DWG NO. AU0225PP		SCALE: N/A		13967 W. Mainwright Drive				DRAWN BY: AMC		8/25		00		00		00		00	
VERT: 1" = 60'		HORIZ:		Boise, ID 83713				CHECKED BY:				00		00		00		00	
PRELIMINARY PLAT								APPROVED BY:				00		00		00		00	
SHEET NO. 1 OF 1		SHEETS		Rev		FIELD BOOK NO.		(208) 890-0011											

The image contains two diagrams. On the left is a 'VICINITY MAP' with a scale of 1"=1000'. It shows a north arrow pointing up. A vertical road is labeled 'INDIANA AVE' and 'HWY 200'. A horizontal road at the top is 'USTICK RD'. A horizontal road at the bottom is 'LASTER LN'. A vertical road on the right is 'S FLORIDA AVE'. A shaded rectangular area is labeled 'PROJECT AREA'. To the left of this area, a vertical road is labeled 'EDMOND AVE'. Below the project area, a series of horizontal lines represent streets: 'FALLOREST ST', 'SPRINGCREST ST', 'SUMMERCREST ST', 'WINTERCREST ST', and 'AUTUMNCREST ST'. On the right is a 'CROSS SECTION' of the road. The total width is 35.0'. From left to right, the sections are: a 5.0' sidewalk on 4" compacted 3/4" crushed gravel; a 7.0' section of 3" class III plant mix pavement per ISPC section 810; a 2.0' section of 4" compacted base course minus 3/4" minus crushed gravel; a 11.0' section of 11" compacted sub-base or ballast minus 6" minus pit run or 2" minus crushed gravel; and a 6.0' section of subgrade compact upper 6" to 95% of maximum proctor density, to be verified by geotech engineer. A 2.0% slope is indicated for the subgrade section. The project is identified as 'R-810C' and 'HALF ROAD SECTION S INDIANA AVE'.

VICINITY MAP
SCALE: 1"=1000'

INDIANA AVE
HWY 200
USTICK RD
LASTER LN
S FLORIDA AVE
EDMOND AVE
FALLOREST ST
SPRINGCREST ST
SUMMERCREST ST
WINTERCREST ST
AUTUMNCREST ST

CROSS SECTION

35.0'

5.0' 7.0' 2.0' 11.0' 6.0'

2.0%

3" CLASS III PLANT MIX PAVEMENT PER ISPC SECTION 810
4" COMPACTED BASE COURSE - 3/4" MINUS CRUSHED GRAVEL
11" COMPACTED SUB-BASE OR BALLAST - 6" MINUS PIT RUN OR 2" MINUS CRUSHED GRAVEL
SUBGRADE COMPACT UPPER 6" TO 95% OF MAXIMUM PROCTOR DENSITY, TO BE VERIFIED BY GEOTECH ENGINEER

R-810C
HALF ROAD SECTION S INDIANA AVE
NTS

OWNER/DEVELOPER
GREEN PLAN CONSTRUCTION, LLC
101 N. MORAIN ST. STE 100
KENNEWICK, WASHINGTON 99336
(509) 735-6667

ENGINEER/SURVEYOR
MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMPA, ID 83651
(208) 454-0256

PROJECT BENCHMARKS

#1
END LEAD AND TACK IN SE. END OF S.
DIPWALL FOR DITCH CROSSING FOR
VEWAY TO 4512 S. FLORIDA AVE.
DB88 ELEVATION= 2428.95'

#2
SELED 'X' IN N. END OF BACK OF
DIPWALK W. SIDE OF HOBART AVE.
DB88 ELEVATION= 2425.81

#3
SELED 'X' ON BACK SIDEWALK ON THE
4TH SIDE OF INTERSECTION HOBART AVE.
FALLGREST ST. AT FIRE HYDRANT
DB88 ELEVATION= 2425.23'

NO 31.39° E
1733.60'

ILLEGIBLE







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.

Notary Public for wa state
Residing at: Pasco
My Commission Expires: 10/15/26





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:

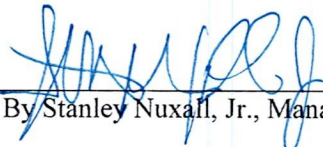
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Dated this 4th day of September, 2025

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


By Stanley Nuxall, Jr., Managing Member

State of wa

County Benton

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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

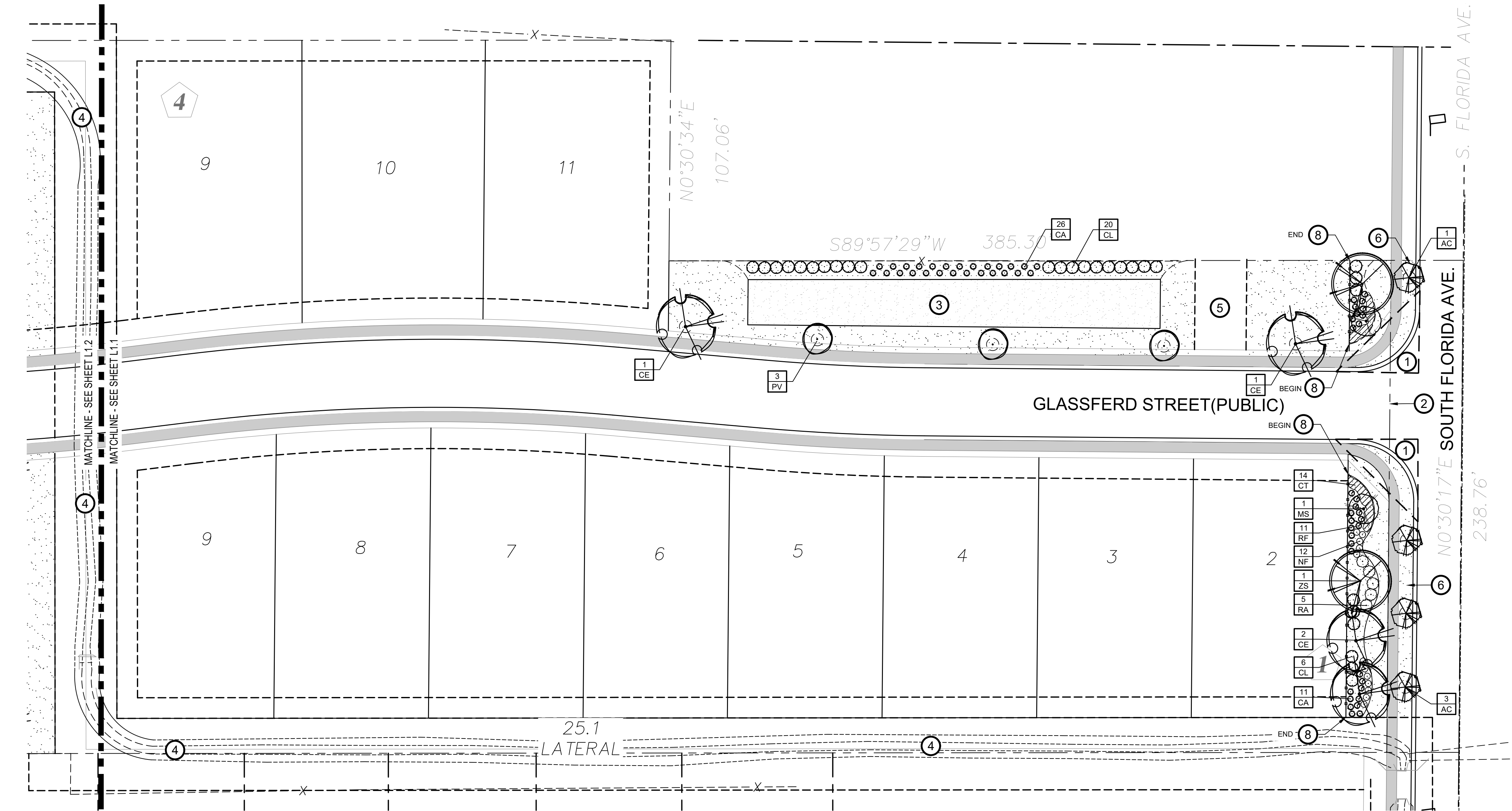
South $0^{\circ} 31' 16''$ West parallel with the East boundary of the West half of Lot 1 a distance of 107.00 feet; thence

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.

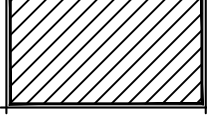
Less road Right of Way on East side.

Z:_REP Projects\2025\25085 August Park - Anya\CA0\Sheets\25085 Preliminary Landscape Plan.dwg plotted by: Rodney Evans on Wed, November 26, 2025 at 12:52 PM



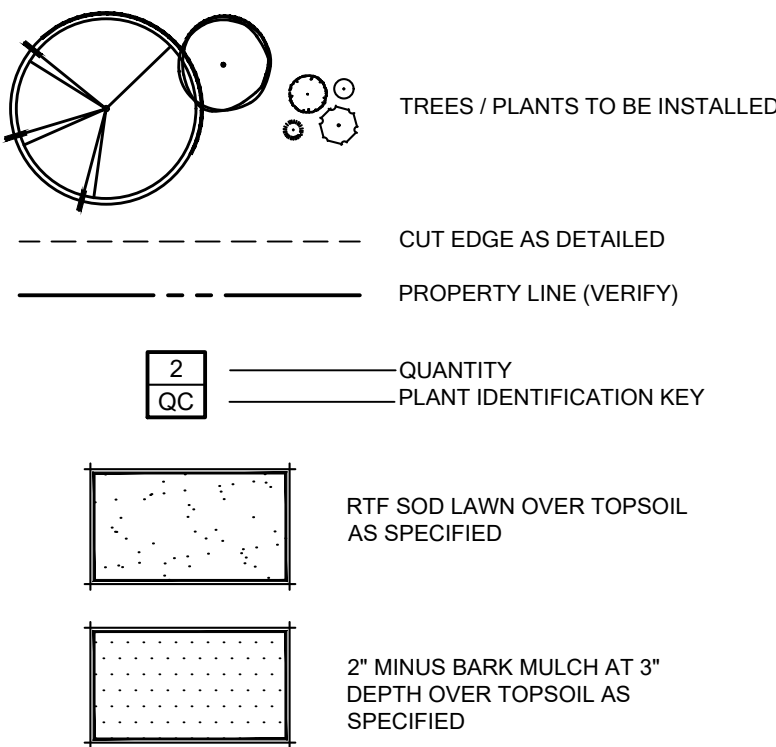
PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES - CLASS, MATURITY SIZE & WATER USAGE
4	AC	Acer x rubrum 'Armstrong'	Armstrong Maple	2" CAL. B&B	Class II - 45' H x 15' W - MODERATE
8	CE	Celtis occidentalis	Common Hackberry	2" CAL. B&B	Class II - 45' H x 35' W - LOW
6	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL. B&B	Class II - 45' H x 30' W - MODERATE
ORNAMENTAL TREES					
6	PV	Prunus virginiana 'Canada Red'	Canada Red Improved Chokecherry	2" CAL. B&B	Class I - 25' H x 20' W - LOW
2	MS	Malus x Spring Snow	Spring Snow Flowering Crabapple	2" CAL. B&B	Class I - 25' H x 20' W - LOW
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES					
56	CA	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#2	6' H x 2-3' W - LOW
25	CE	Cerastium tomentosum	Snow in Summer	4" Pots; 36" o.c.	6" H x 3' W - LOW
29	CL	Cotoneaster lucida	Hedge Cotoneaster	#2	6-8' H x 6-8' W - LOW; DROUGHT TOLERANT
12	NF	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1	2' H x 3' W - LOW
14	RA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#1	2-3' H x 6-8' W - LOW
35	RF	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-Eyed Susan	#1	2' H x 2.5' W - LOW



Cerastium tomentosum
Snow in Summer
4" Pots - 36" o.c.

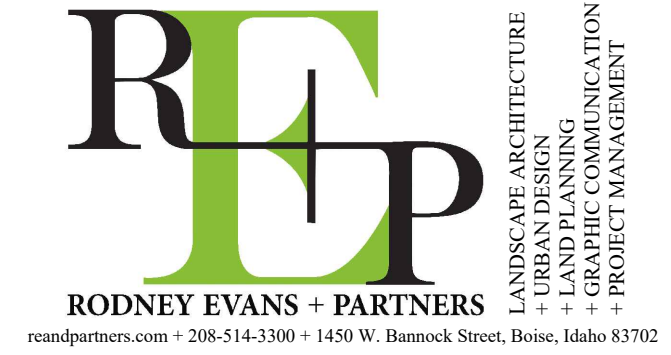
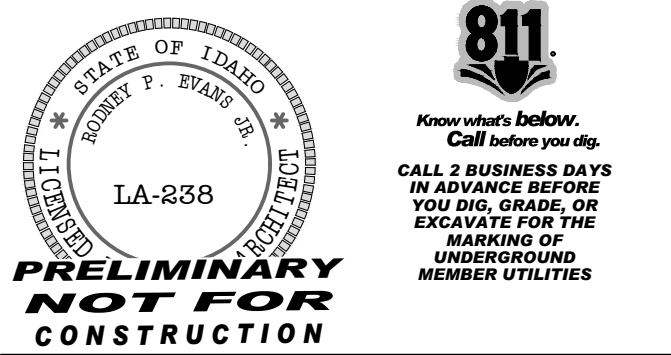
LANDSCAPE LEGEND



CALLOUT NOTES

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

NO.	REVISION/ISSUE	DATE



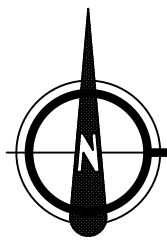
AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

LANDSCAPE PLAN - AREA 1		
PROJECT	25085	SHEET
DATE	11/26/2025	L1.1
DRAWN BY	RE	CHECKED BY
RE	RE	

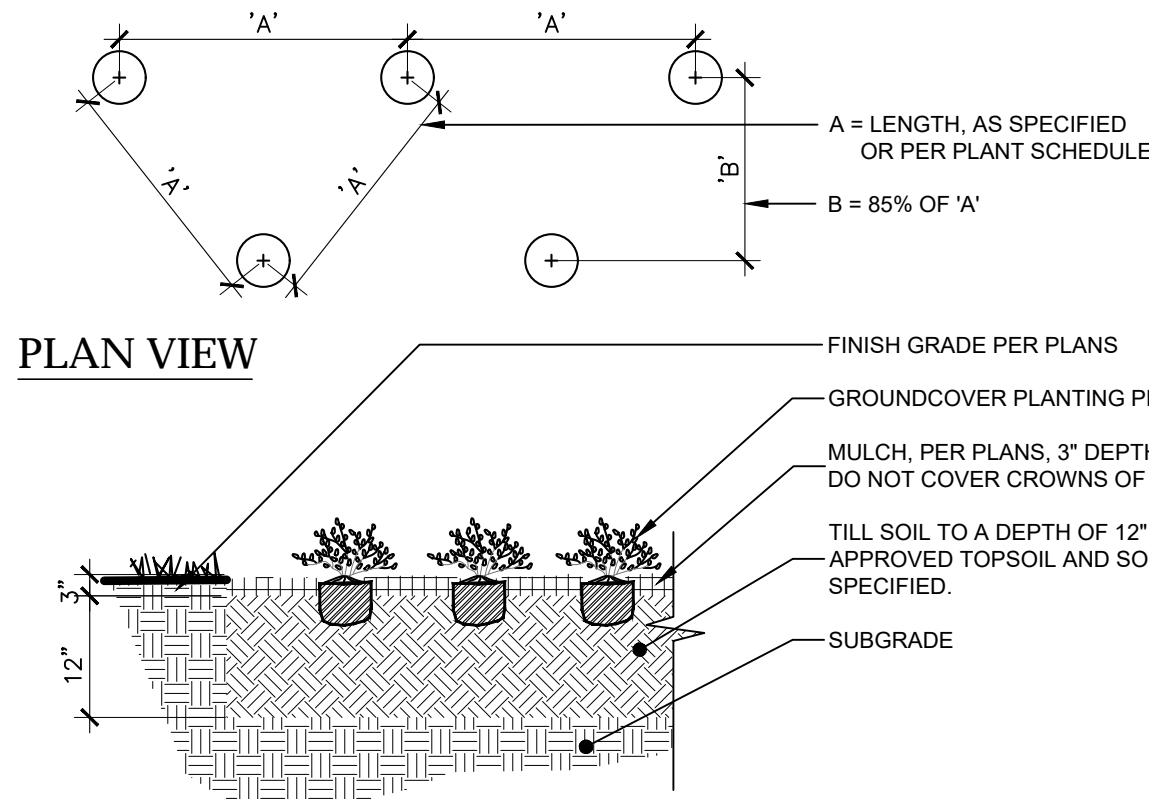
AGENCY REVIEW

Z:_REP Projects\2025\25085 Preliminary Landscape Plan.dwg plotted by: Rodney Evans on Wed, November 26, 2025 at 12:53 PM

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PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT AREA 2



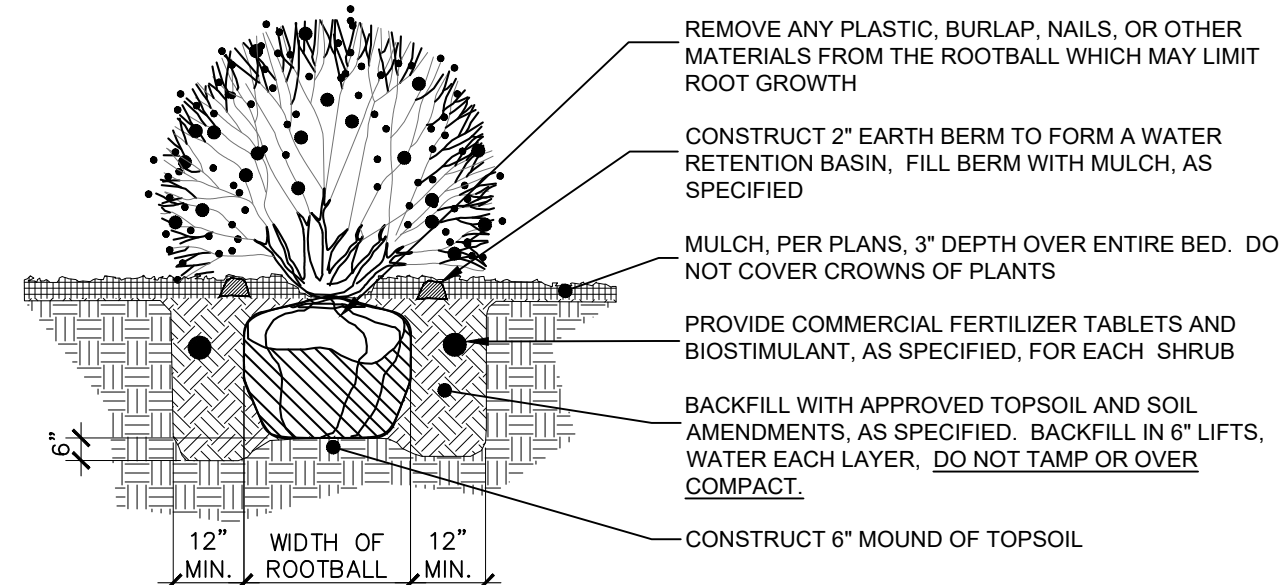
SECTION

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

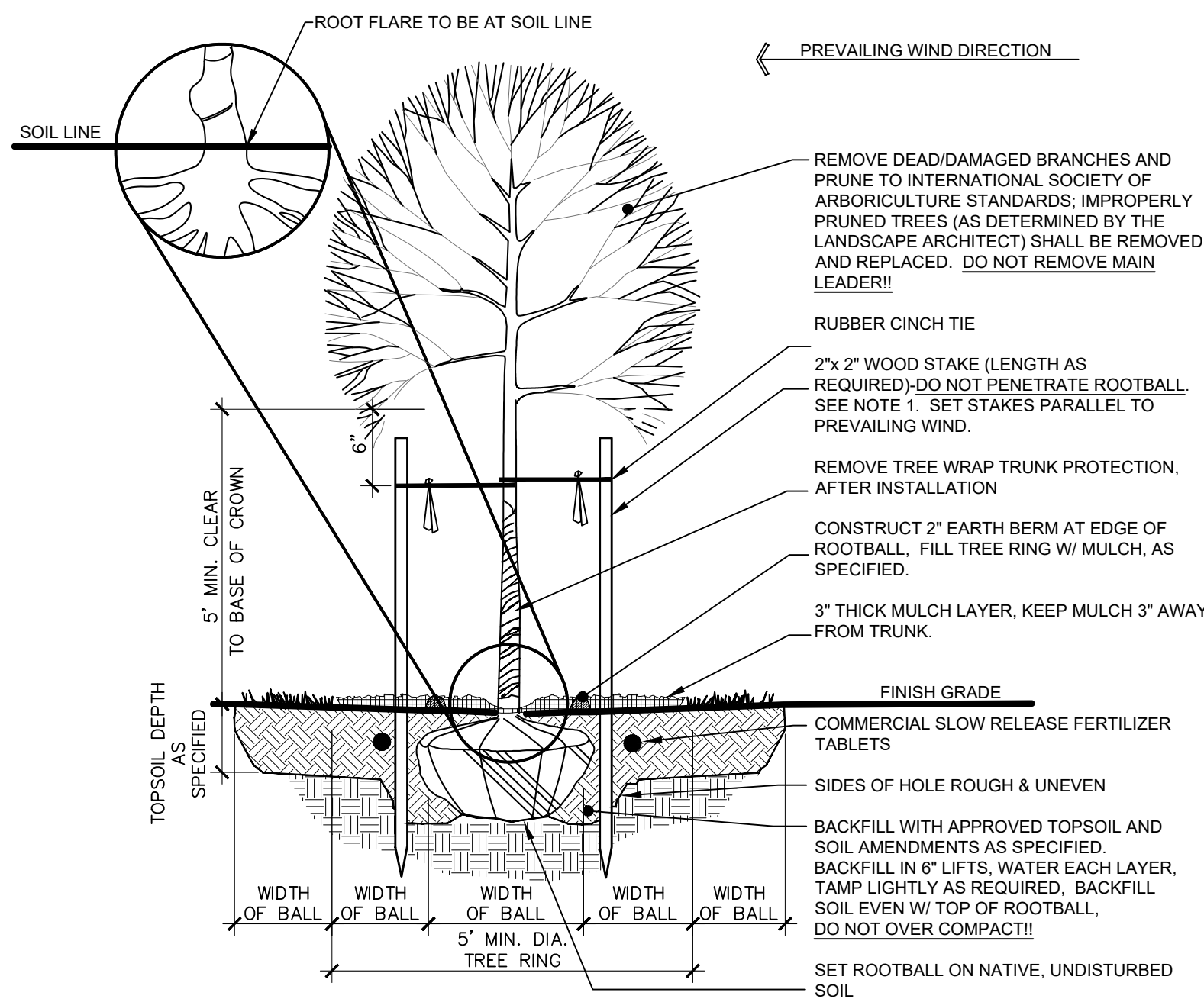


NOTES:

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 1/2.
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.

③ SHRUB PLANTING

NOT TO SCALE



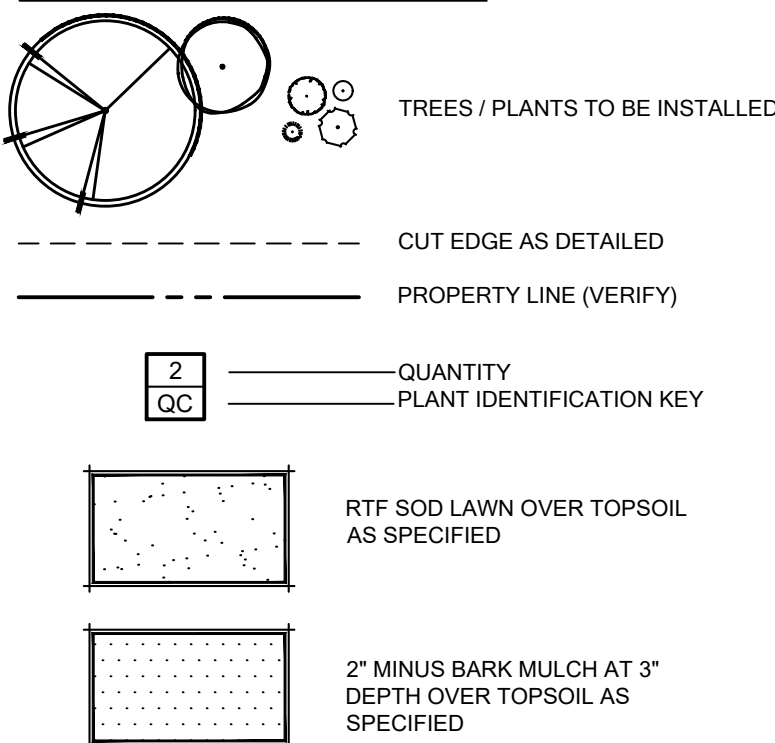
NOTES:

1. REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP 1/2 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.
2. 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.
3. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
4. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. 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.
6. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
7. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. 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.

④ DECIDUOUS TREE PLANTING

NOT TO SCALE

LANDSCAPE LEGEND

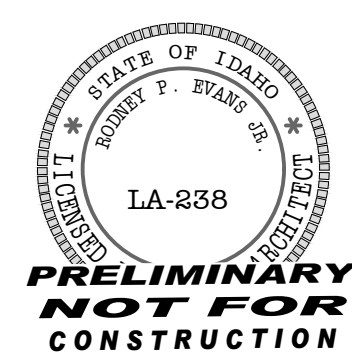


CALLOUT NOTES

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

NO.	REVISION/ISSUE	DATE



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

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

AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

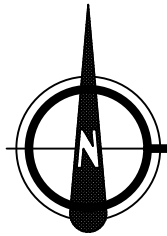
LANDSCAPE PLAN - AREA 2

PROJECT	25085	SHEET	L1.2
DATE	11/26/2025		
DRAWN BY	RE	CHECKED BY	RE

AGENCY REVIEW

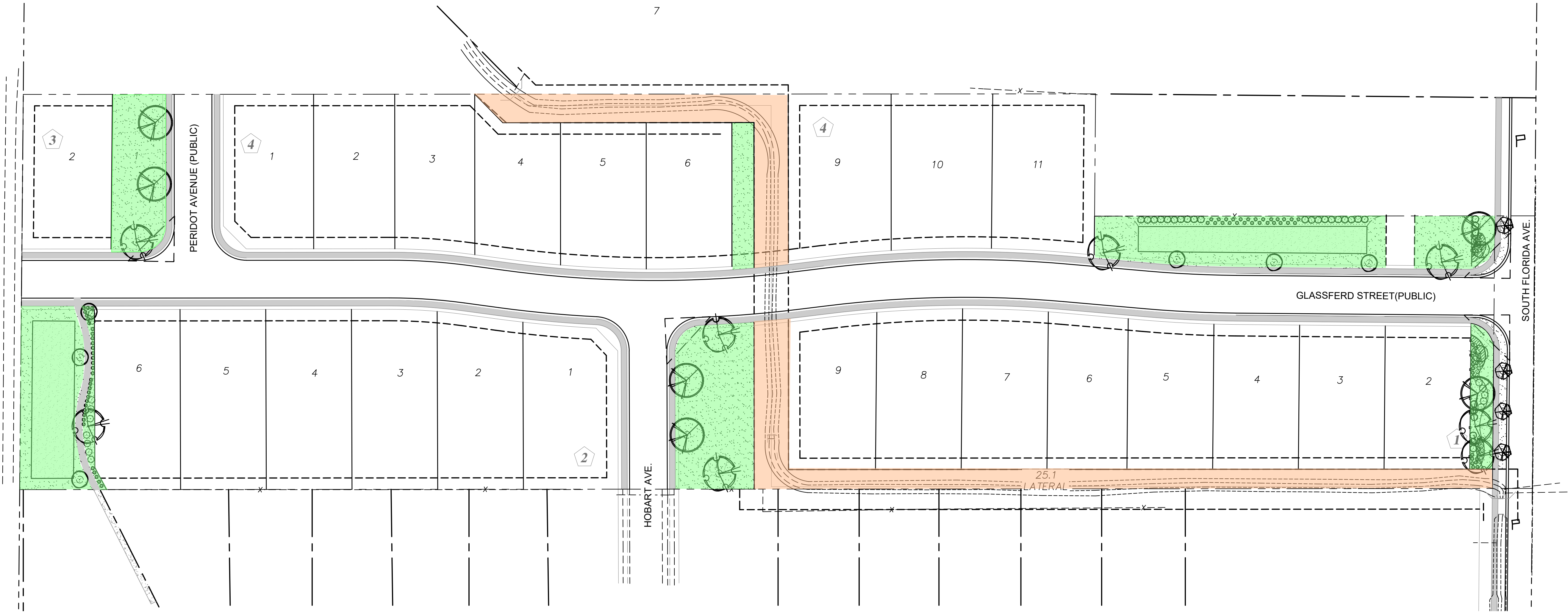
Z:\REP Projects\2025\25085 August Park - Anya\CAO\Sheets\25085 Preliminary Landscape Plan.dwg plotted by: Rodney Evans on Wed, November 26, 2025 at 01:05 PM

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OPEN SPACE EXHIBIT

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



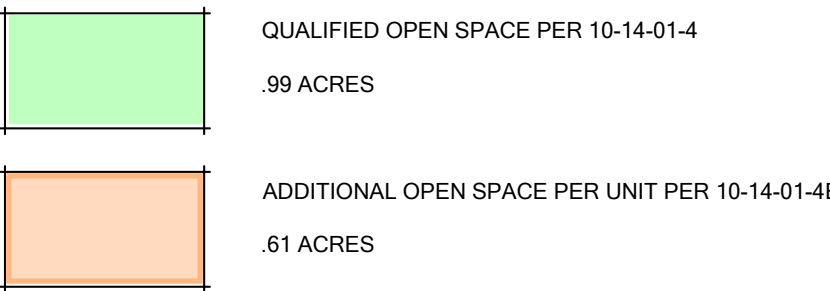
OPEN SPACE LEGEND

APPLICABLE CITY OF CALDWELL, IDAHO CODE: 10-02-09-4 COMMON OPEN SPACE REQUIREMENTS AND STANDARDS

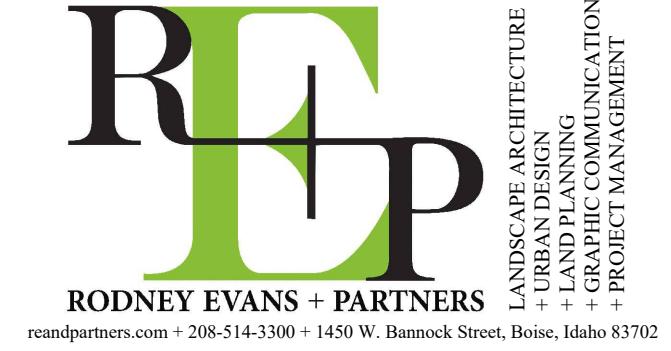
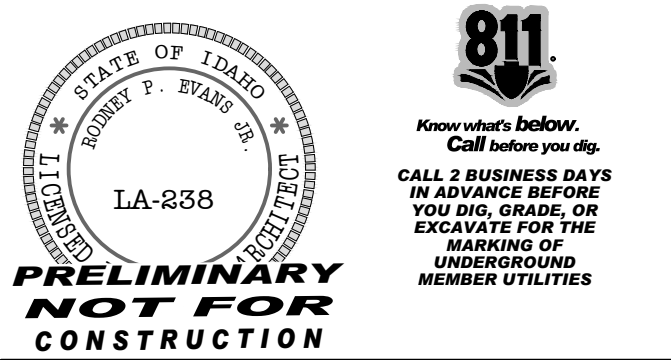
TOTAL PROPERTY SIZE = 9.37 ACRES
PROPOSED ZONING DISTRICT= R-1
SF BUILDABLE LOTS: 24
COMMON LOTS: 8
AVERAGE LOT SIZE: 10,894 SF
REQUIRED OPEN SPACE: 0.75 ACRES
TOTAL PROVIDED COMMON OPEN SPACE: 1.60 ACRES
PROVIDED QUALIFYING OPEN SPACE: 0.99 ACRES

COMMON OPEN SPACE:
PROPOSED AVERAGE 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/III
REQUIRED TREES: 14
PROVIDED TREES: 14



NO.	REVISION/ISSUE	DATE

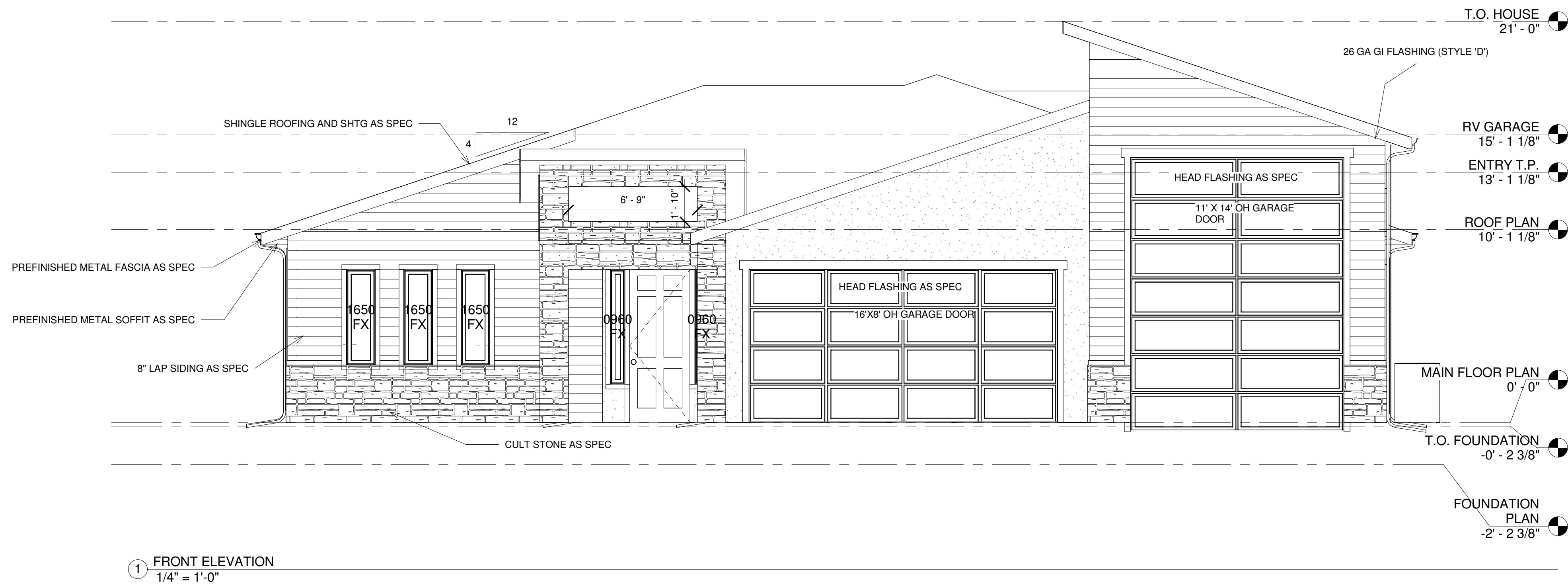


AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

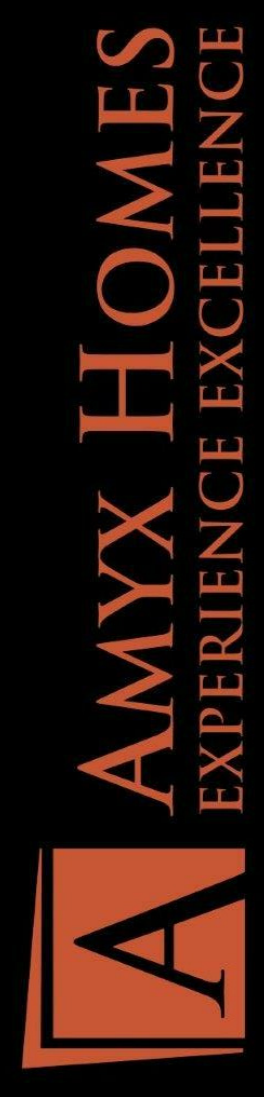
OPEN SPACE EXHIBIT		
PROJECT	25085	SHEET
DATE	11/26/2025	L1.3
DRAWN BY	RE	CHECKED BY
	RE	

AGENCY REVIEW

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REVISIONS:



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



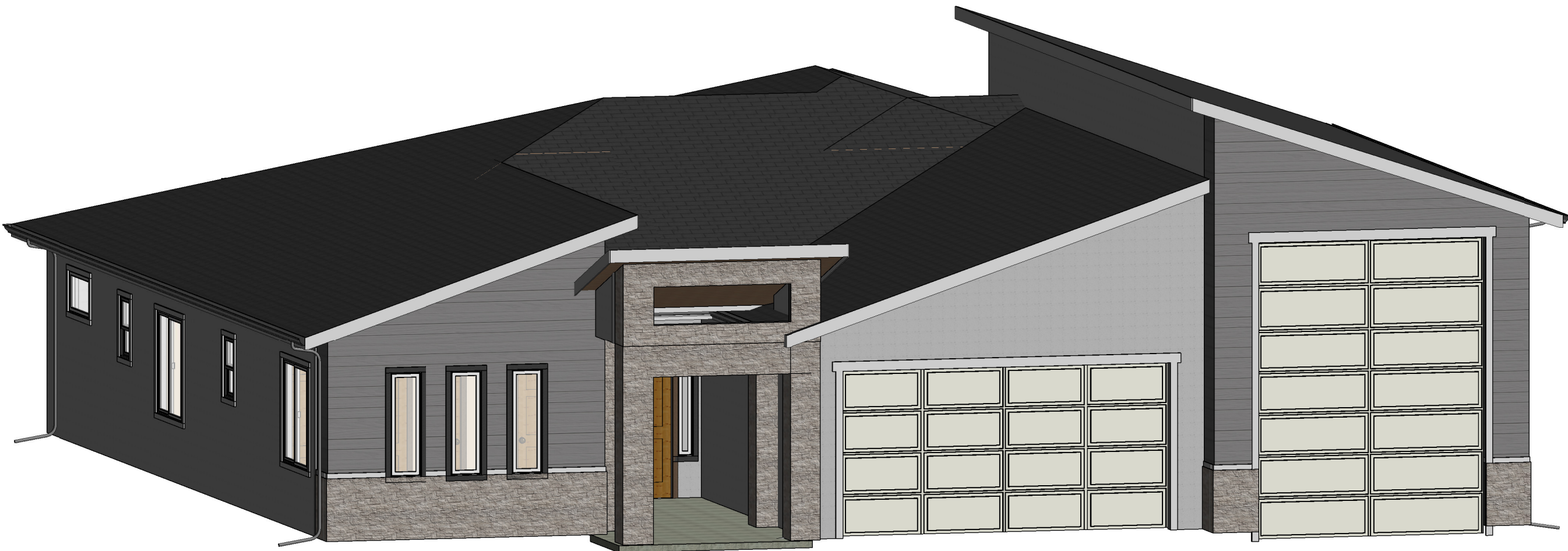
WHITECLIFFE SUBDIVISION LOT 17 BLOCK 4



③ FRONT RIGHT

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



② FRONT LEFT

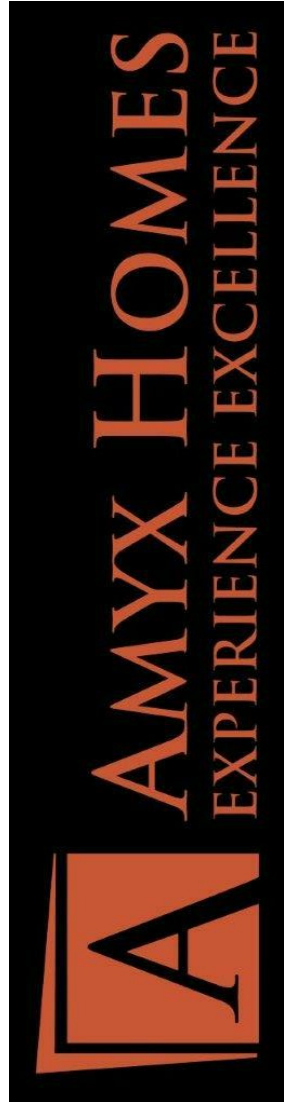


① BACK RIGHT

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.

TITLE PAGE

REVISIONS:



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

SCALE

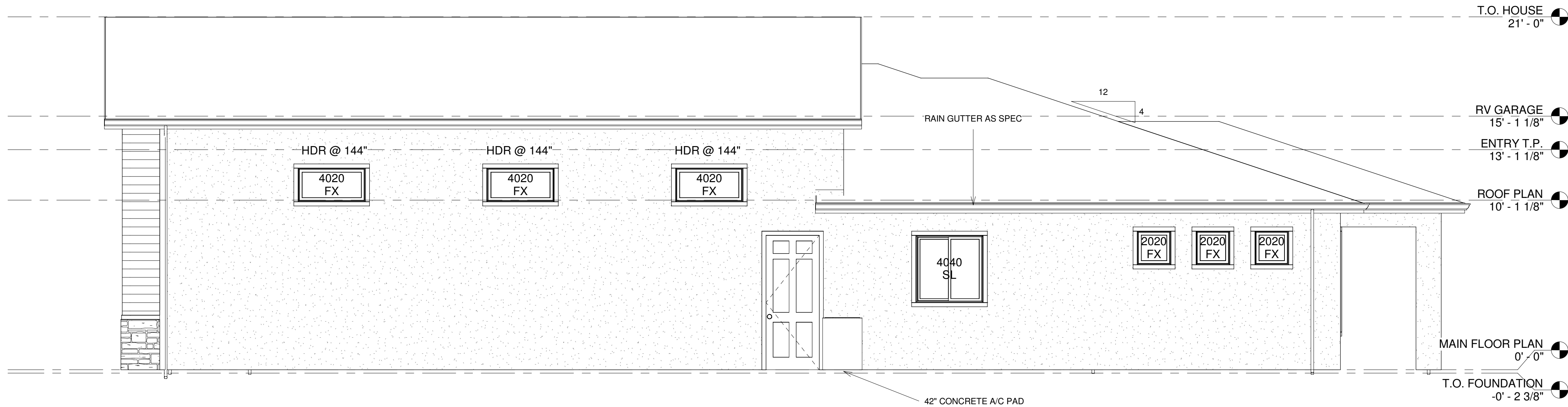
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JEREMY
RAYBOURN

CHECKED BY
JOE FUHRIMAN

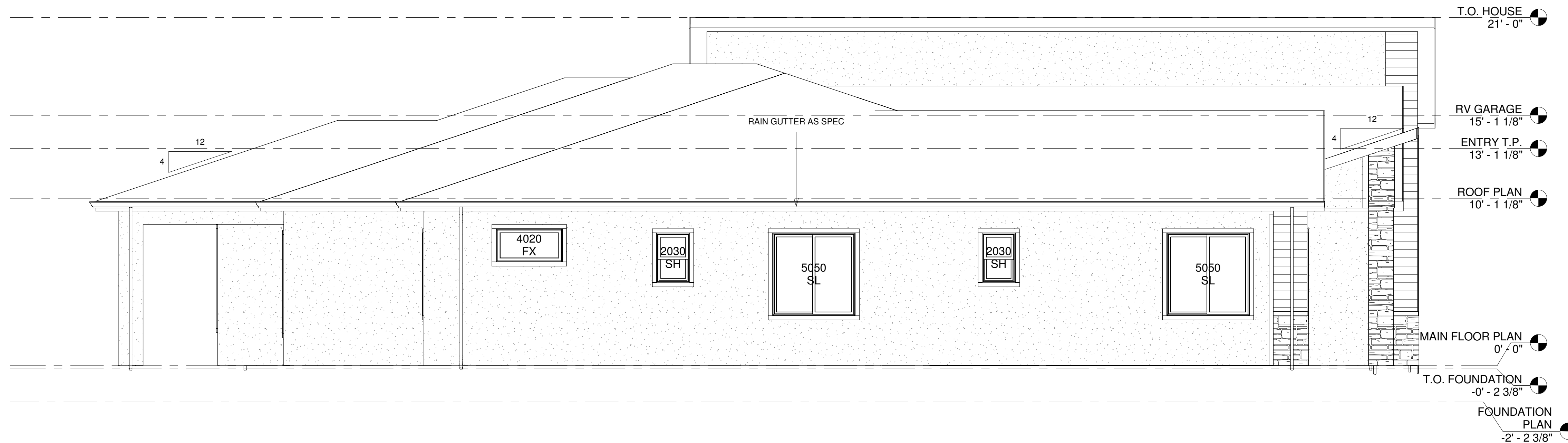
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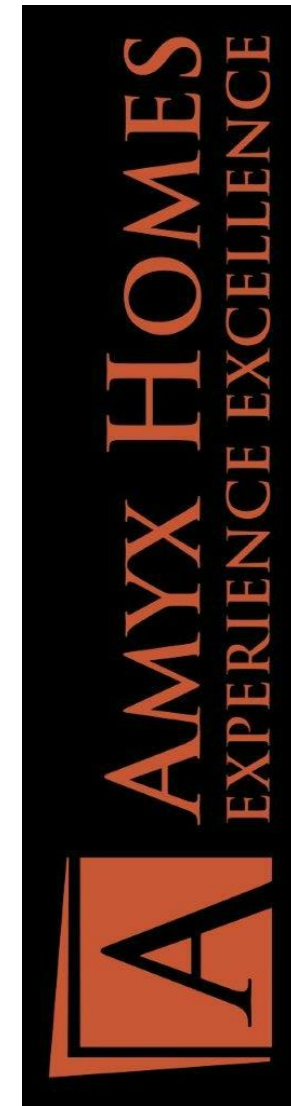


1 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

REVISIONS:



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

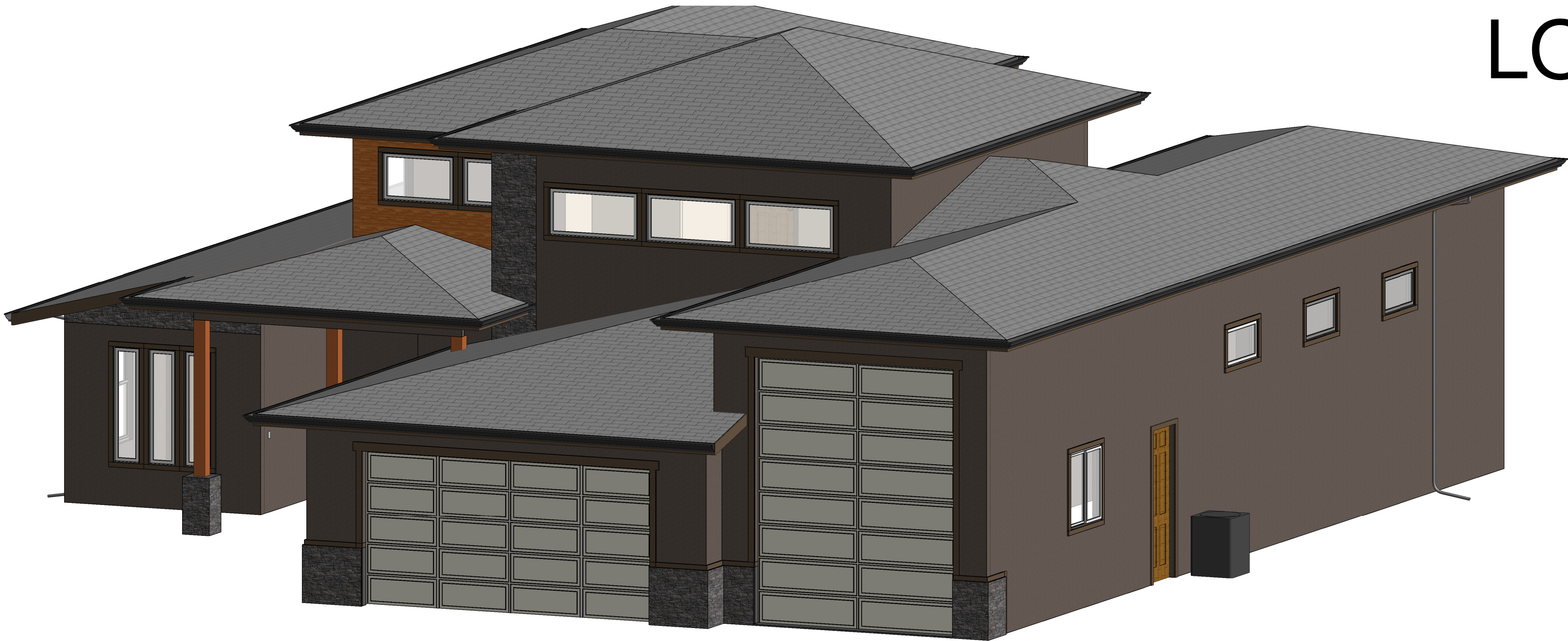
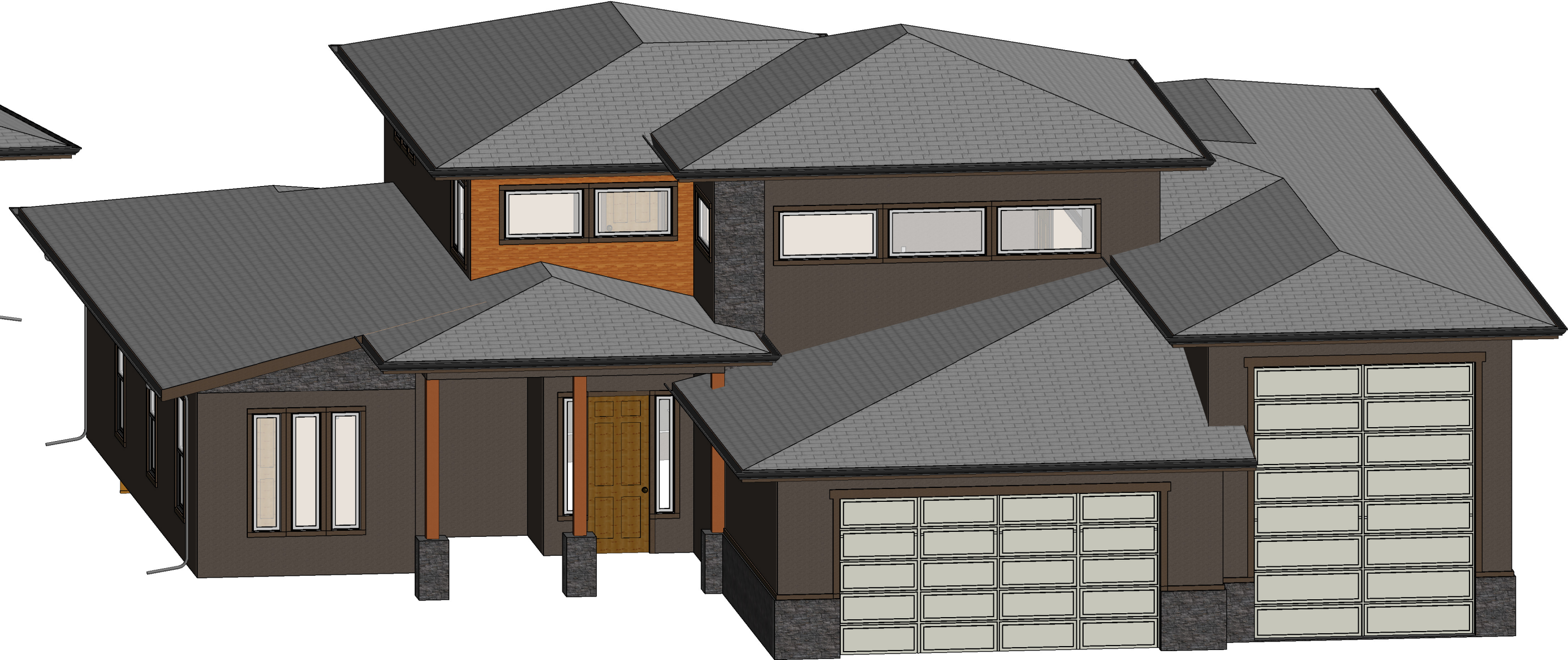


TABLE OF CONTENTS:

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- A3.1 - 2ND FLOOR
- 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



① RIGHT FRONT

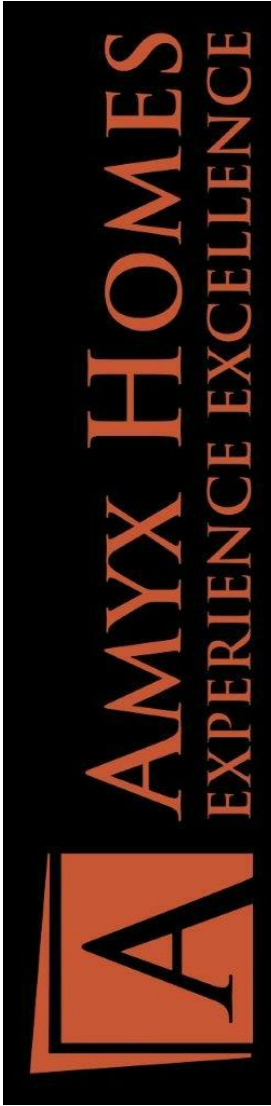


③ FRONT LEFT

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TITLE PAGE

REVISIONS:



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

SCALE

DRAWN BY
JEREMY
RAYBOURN

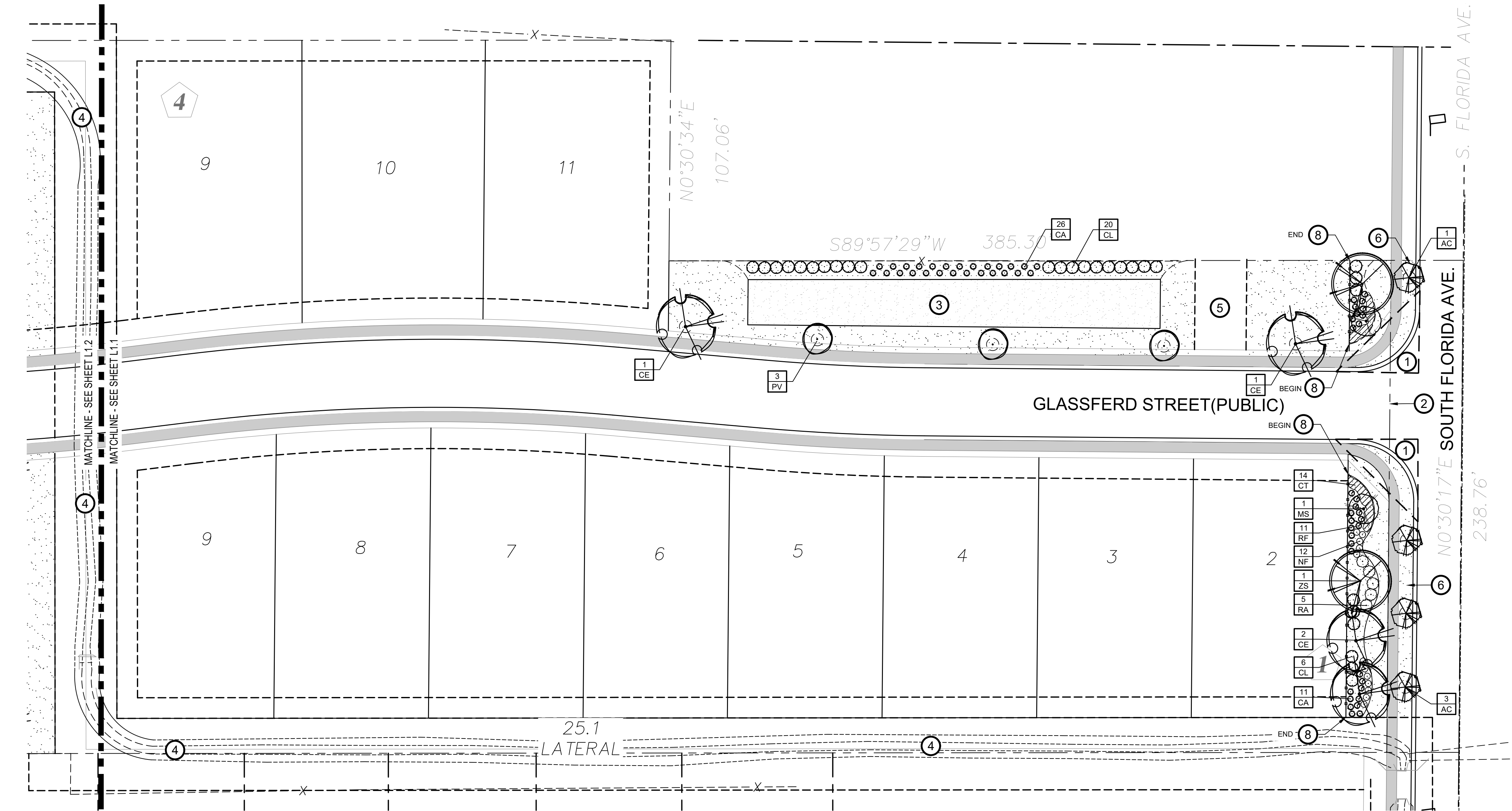
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RYAN COLSON

7/23/2021
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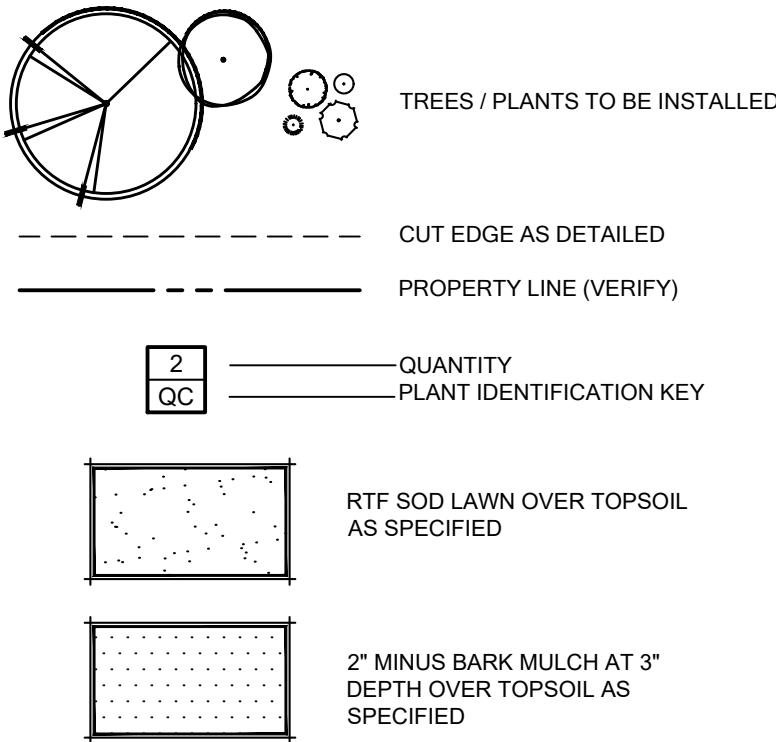
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PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES - CLASS, MATURITY SIZE & WATER USAGE
4	AC	Acer x rubrum 'Armstrong'	Armstrong Maple	2" CAL. B&B	Class II - 45' H x 15' W - MODERATE
8	CE	Celtis occidentalis	Common Hackberry	2" CAL. B&B	Class II - 45' H x 35' W - LOW
6	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL. B&B	Class II - 45' H x 30' W - MODERATE
ORNAMENTAL TREES					
6	PV	Prunus virginiana 'Canada Red'	Canada Red Improved Chokecherry	2" CAL. B&B	Class I - 25' H x 20' W - LOW
2	MS	Malus x Spring Snow	Spring Snow Flowering Crabapple	2" CAL. B&B	Class I - 25' H x 20' W - LOW
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES					
56	CA	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#2	6' H x 2-3' W - LOW
25	CE	Cerastium tomentosum	Snow in Summer	4" Pots; 36" o.c.	6" H x 3' W - LOW
29	CL	Cotoneaster lucida	Hedge Cotoneaster	#2	6-8' H x 6-8' W - LOW; DROUGHT TOLERANT
12	NF	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1	2' H x 3' W - LOW
14	RA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#1	2-3' H x 6-8' W - LOW
35	RF	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-Eyed Susan	#1	2' H x 2.5' W - LOW
Cerastium tomentosum Snow in Summer 4" Pots - 36" o.c.					

LANDSCAPE LEGEND



CALLOUT NOTES

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

NO.	REVISION/ISSUE	DATE

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landscape architecture
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AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

LANDSCAPE PLAN - AREA 1

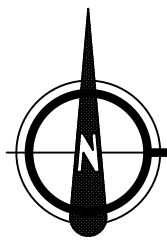
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DATE	11/26/2025		
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AGENCY REVIEW

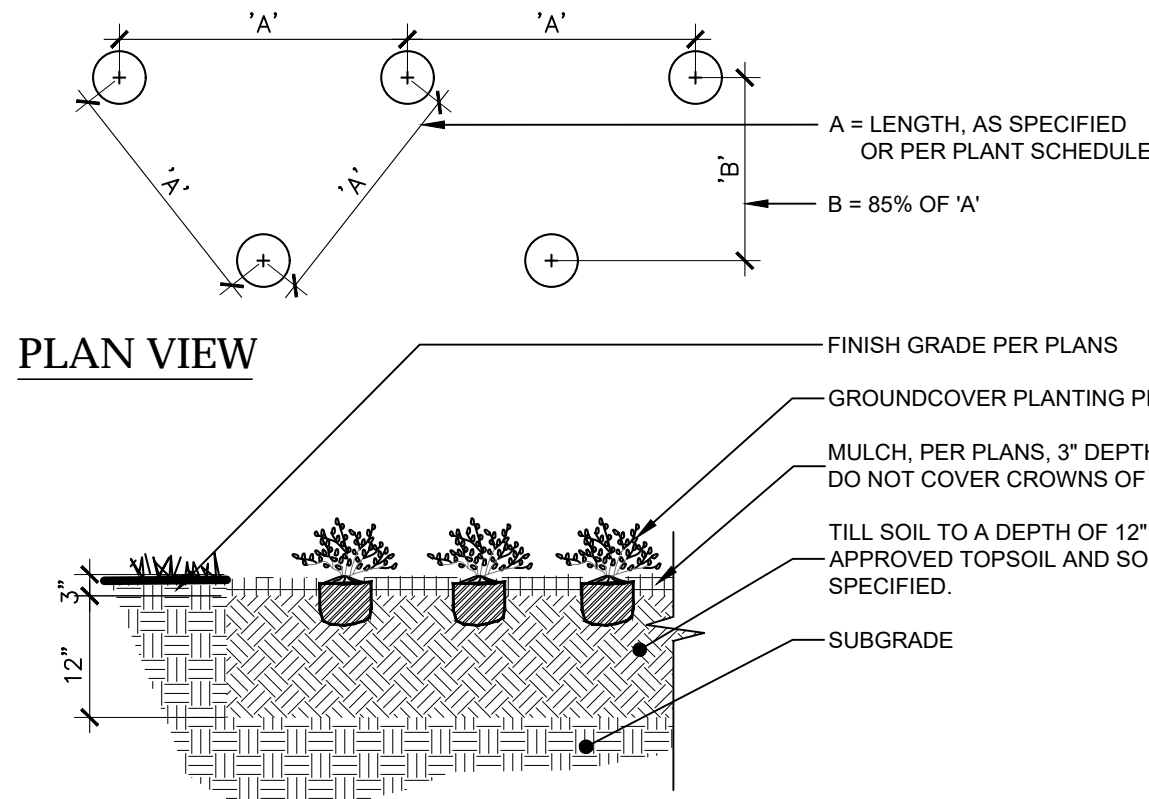
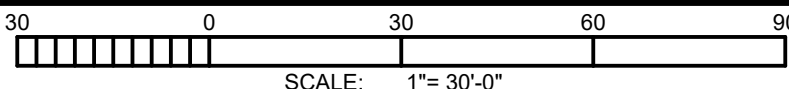
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Z:_REP Projects\2025\25085 Preliminary Landscape Plan.dwg plotted by: Rodney Evans on Wed, November 26, 2025 at 12:53 PM

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PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT AREA 2



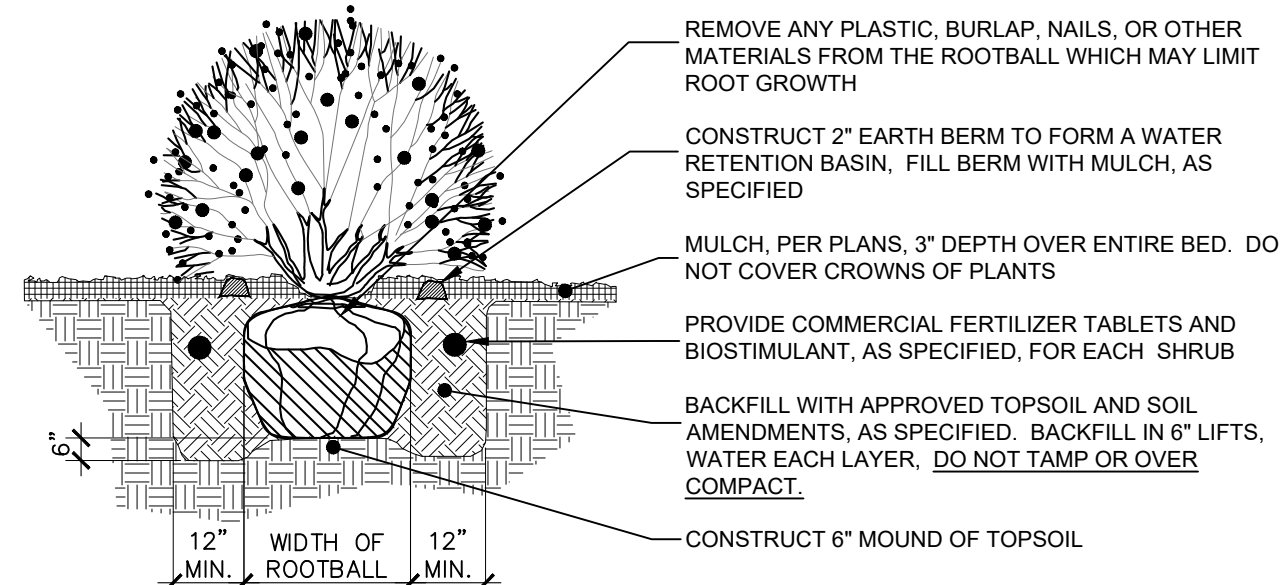
SECTION

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

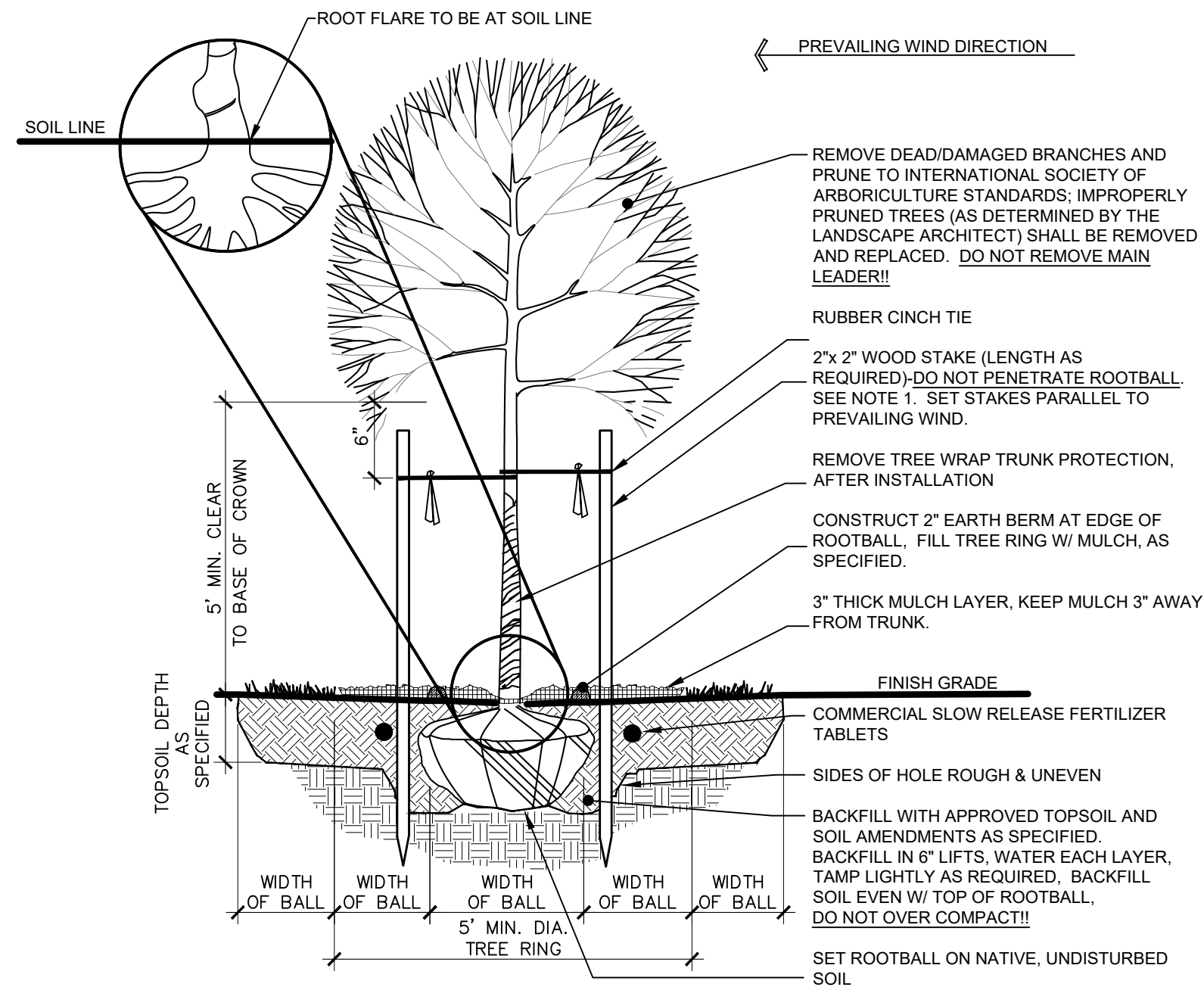


NOTES:

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 1/2.
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.

③ SHRUB PLANTING

NOT TO SCALE



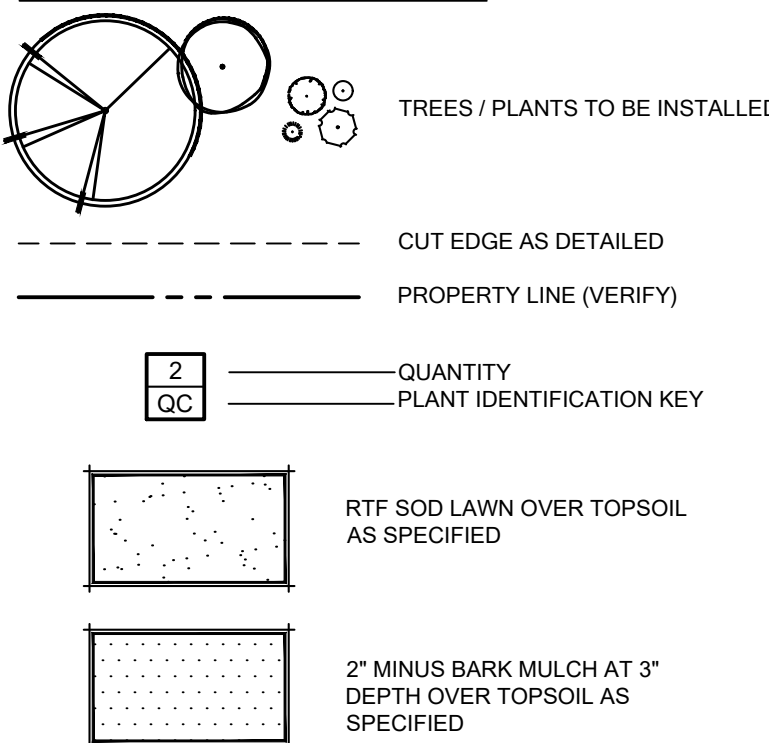
NOTES:

1. REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP 1/2 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.
2. 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.
3. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
4. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. 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.
6. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
7. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. 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.

④ DECIDUOUS TREE PLANTING

NOT TO SCALE

LANDSCAPE LEGEND

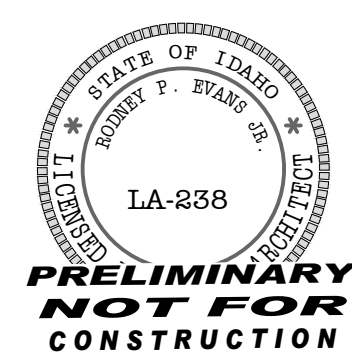


CALLOUT NOTES

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

NO.	REVISION/ISSUE	DATE



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



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LANDSCAPE ARCHITECTURE
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+ LAND PLANNING
+ CONSTRUCTION
+ PROJECT MANAGEMENT

AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

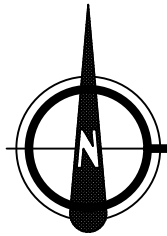
LANDSCAPE PLAN - AREA 2

PROJECT	25085	SHEET
DATE	11/26/2025	L1.2
DRAWN BY	RE	CHECKED BY

AGENCY REVIEW

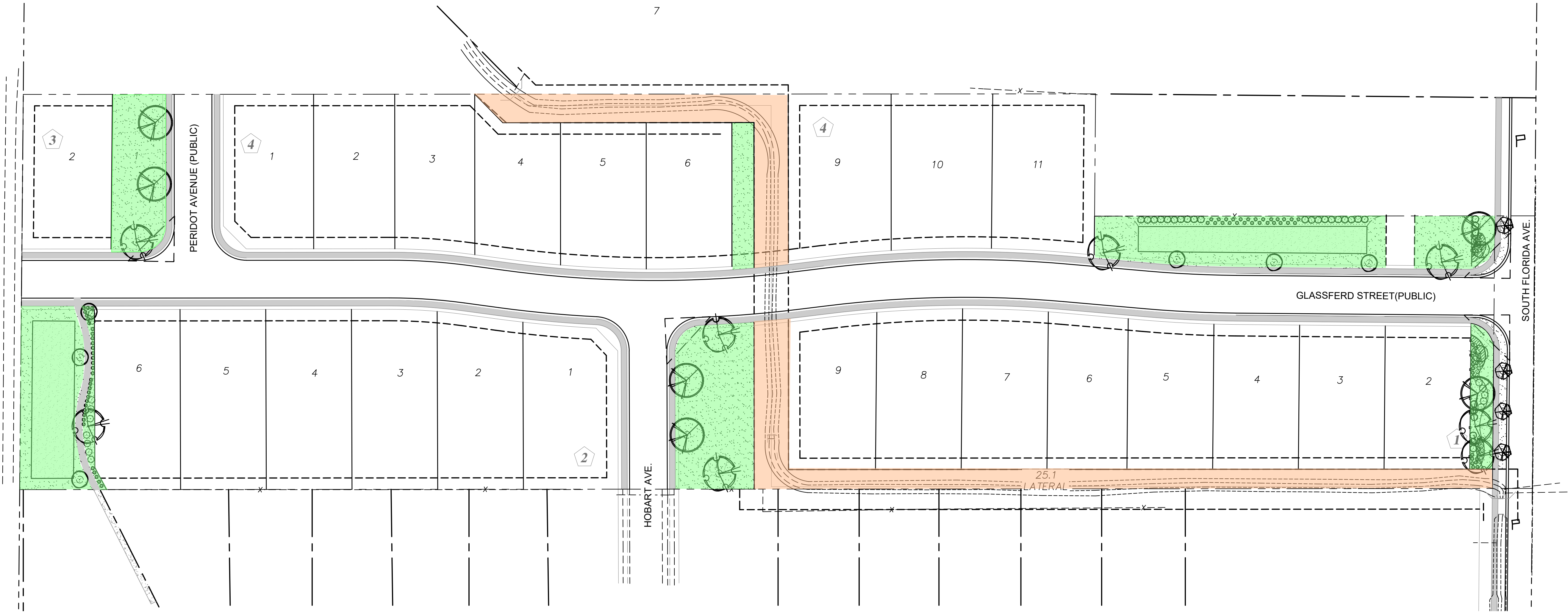
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OPEN SPACE EXHIBIT

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



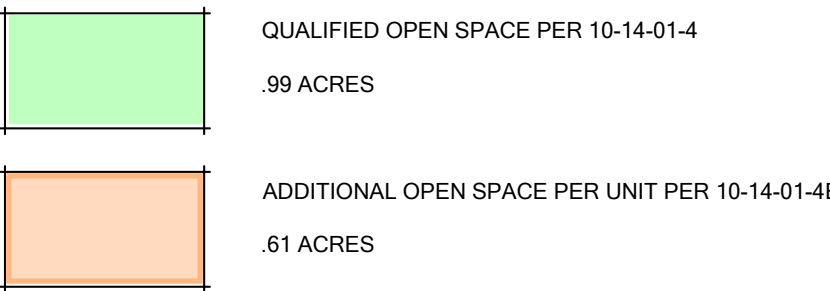
OPEN SPACE LEGEND

APPLICABLE CITY OF CALDWELL, IDAHO CODE: 10-02-09-4 COMMON OPEN SPACE REQUIREMENTS AND STANDARDS

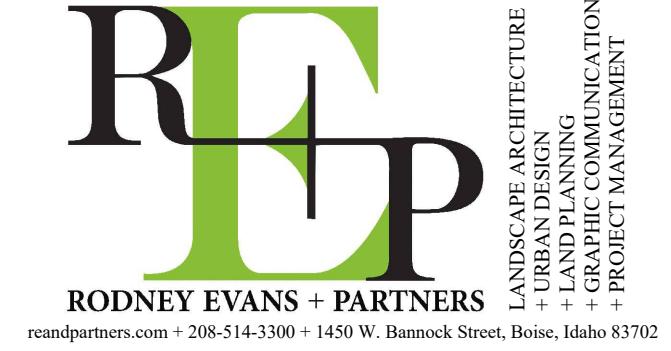
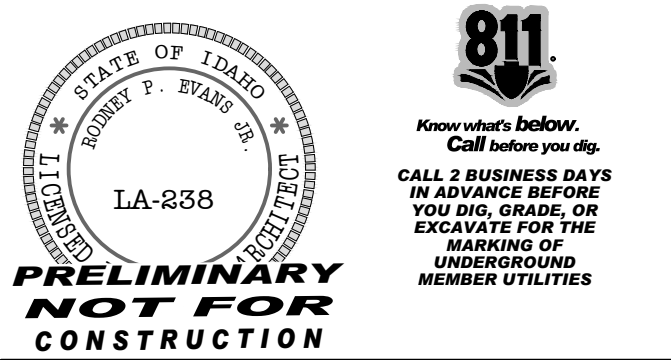
TOTAL PROPERTY SIZE = 9.37 ACRES
PROPOSED ZONING DISTRICT= R-1
SF BUILDABLE LOTS: 24
COMMON LOTS: 8
AVERAGE LOT SIZE: 10,894 SF
REQUIRED OPEN SPACE: 0.75 ACRES
TOTAL PROVIDED COMMON OPEN SPACE: 1.60 ACRES
PROVIDED QUALIFYING OPEN SPACE: 0.99 ACRES

COMMON OPEN SPACE:
PROPOSED AVERAGE 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/III
REQUIRED TREES: 14
PROVIDED TREES: 14



NO.	REVISION/ISSUE	DATE



AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

OPEN SPACE EXHIBIT	
PROJECT 25085	SHEET L1.3
DATE 11/26/2025	
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AGENCY REVIEW

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Street Name Request Form

Project Name: August Park Subdivision

Approved: _____

Project Location: West of S. Florida Avenue, North of Falconcrest Resubmission Required: ☐

Submittal Number: _____ Date: _____ *street*

Date:

FOR STAFF REVIEW

[illegible]



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651

Ph (208) 454-0256

e-mail: dholtzhey@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

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

924 3rd St. So. Nampa, ID 83651

Ph (208) 454-0256

e-mail: dholtzhey@masonandassociates.us

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

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Mason &
Associates Inc.



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 5 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)
) ss.
)

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 06/21/2031

