COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division
Caldwell City Hall: 205 S 6th Avenue | Mail: PO Box 1179 Caldwell, ID 83606 |Phone: 208-455-3024
https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division
Robin Collins, PCED, CBO | Community Development Director & Building Official

Master Land Use Application

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

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

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

APPLICATION LEGEND:

* = Public hearing(s) required
** = May require public hearing
*** = City Council consent agenda
All others are considered Administrative Staff Level Reviews

I. Application Requests (check all that apply)

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

Footnotes:

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

[2] Used 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)*	Aviary Heights
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	
Suite #s:	
Parcel #s:	34121, 34121010, 34125010, 34125, 34122, 34126, 34123010, 34127, 34127010
Total Acres:	124.623
Prior Use of Property:	Agricultural
Proposed Use of Property:	Residential and Commercial

<u>Current</u> Zoning of Subject Parcel(s): *(check all that apply)*

☐ RS-1	☐ C-1	☐ M-1	☐ D-CC	☐ A-D	☐ Property in County
☐ RS-2	☐ C-2	☐ M-2	☐ C-CB	☐ C-D	List County Designation:
☑ -1	☐ C-3	☐ I-P	☐ T-N	☐ H-D	
☑ R-2	☐ C-4			☐ P-D	
☐ R-3	☑ H-C				

Proposed Zoning of Subject Parcel(s): *(check all that apply)*	☑ No Change ☐ RS-1 ☐ RS-2 ☐ R-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

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

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): *(check all that apply)*	☐ Neighborhood 1 ☑ Neighborhood 2 ☑ Neighborhood 3 ☐ Urban Neighborhood	☐ Downtown ☑ Mixed Use Center ☐ Community Center ☐ 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:	Eli Benski
Company Name: *(if applicable)*	Brighton Development
Mailing Address:	2929 W Navigator Dr #400 Meridian ID 83642

Phone:	(208)565-7726	**Email:**	ebenski@brighton.co

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:	DWT Investments LLC
Mailing Address:	2929 W Navigator Dr #400 Meridian ID 83642

Phone:	(208) 378-4000	**Email:**	

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

Name:	
Company Name: *(if applicable)*	Brighton Development
Mailing Address:	2929 W Navigator Dr #400 Meridian ID 83642

Phone:	(208) 378-4000	**Email:**	

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

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

Phone:		**Email:**	

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

Name:	
Company Name: *(if applicable)*	KM Engineering
Mailing Address:	5725 N Discovery Way Boise ID 83713

Phone:	(208) 639-6939	**Email:**	

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

Name:	
Company Name: *(if applicable)*	KM Engineering
Mailing Address:	5725 N Discovery Way Boise ID 83713

Phone:	(208) 639-6939	**Email:**	

IX. Applicant Acknowledgement

☑ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application; and

☑ I certify that I am the owner of this property, the owner's authorized agent/representative, or the petitioner (if for a vacation). If acting as an authorized agent or representative, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application; and

☑ I certify that failure to submit all required documents in compliance with the checklist could result in delayed acceptance, processing, and hearing date timelines; and

☑ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I certify that I am the:

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

Eli Benski

Applicant / Applicant's Representative Printed Name

10/20/2025

Date

Applicant / Applicant's Representative Signature

BRIGHTON

October 30, 2025

Morgan Bessaw – Deputy Director
City of Caldwell Planning and Zoning Department
205 S 6th Ave., 2nd Floor
Caldwell, ID 83605

RE: Aviary Heights (formerly referred to as Midland 20-26 Lower Five)
Development Agreement, Planned Unit Development, and Preliminary Plat

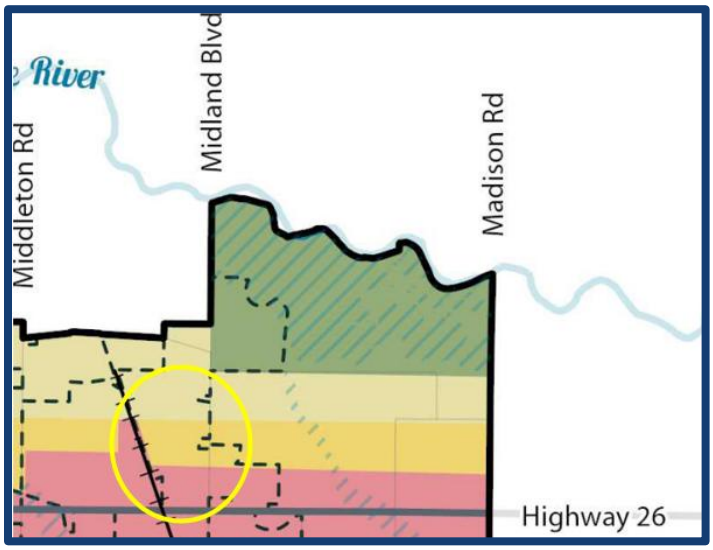
Dear Ms. Bessaw,

Enclosed for your consideration are applications for ***Aviary Heights,*** a new planned community, located at the northwest corner of Midland Boulevard and Highway 20-26, as shown below. ***Aviary Heights*** was previously referred to as Lower Five in the Midland 20-26 approvals in April 2024. ***Aviary Heights*** includes a Preliminary Plat, Planned Unit Development, and Development Agreement for three hundred five (305) single-family residential lots with associated amenities, eleven (11) commercial lots, and two (2) civic / quasi public lots on approximately 126 acres. ***Aviary Heights*** will provide a variety of housing to the area, community serving commercial users, a future fire station and a proposed charter school. "Exhibit 1" through "Exhibit 4" are provided as separate documents for ease of viewing.

Property History

FUTURE LAND USE MAP

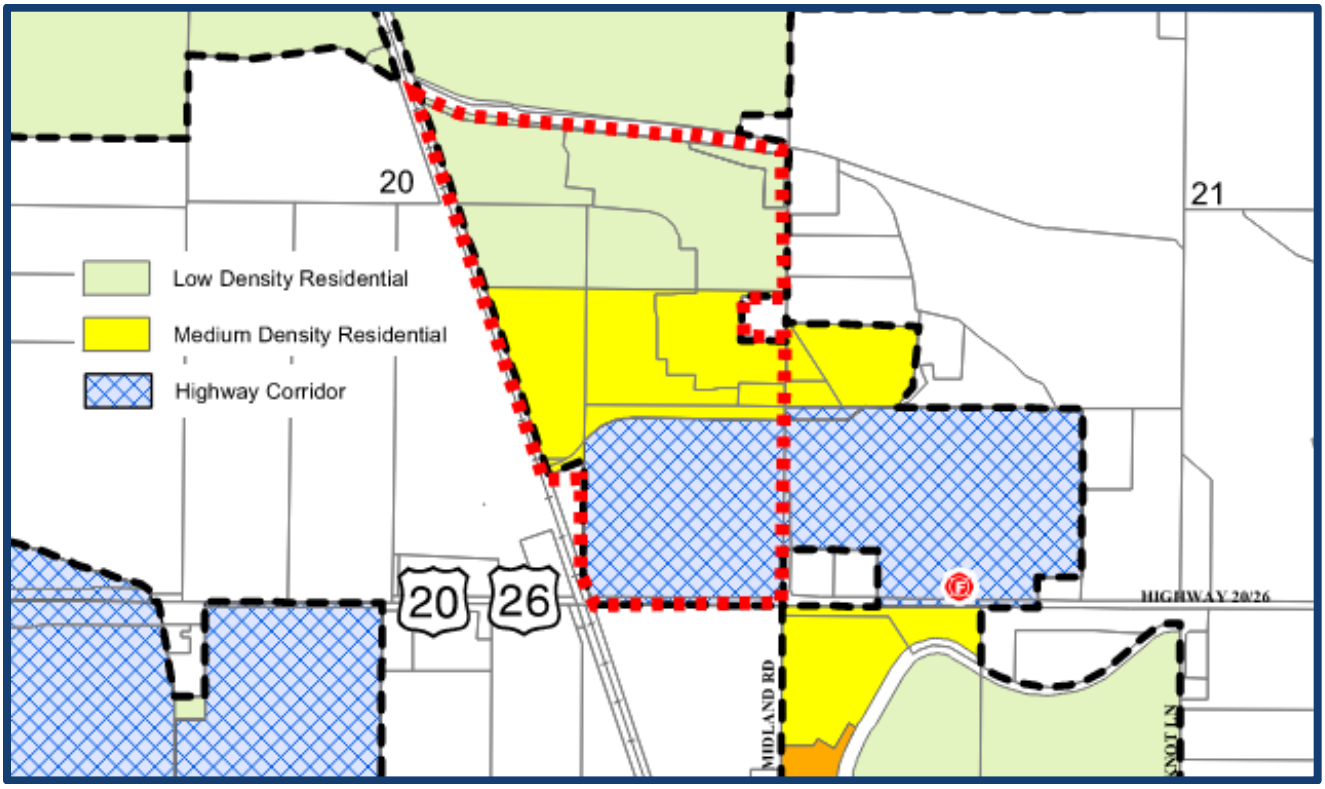
The Future Land Use Map designations for ***Aviary Heights*** show a mixture of Neighborhood 2 (northern section), Neighborhood 3 (center section), and Mixed Use Center (southern section adjacent to Highway 20-26).



Future Land Use Map

ZONING

Aviary Heights (previously known as Lower Five at Midland 20-26) was rezoned in April 2024 *(DA: ZON23-09)*. That approval established the current zoning (illustrated below) and includes Low Density (R-1), Medium Density (R-2) and Highway Corridor (H-C).



Current Zoning
(rezoned as Lower Five at Midland 20-26)

APPLICATION IN DETAIL

Aviary Heights is consistent with the previously approved Midland 20-26 application and the Aviary PUD. More specifically, ***Aviary Heights*** is created for people with a focus on design themes of **Relationships, Walkability, Lifestyle Choices, Vibrancy and Wellness.** These themes are the basis for ***Aviary Heights'*** thoughtful neighborhood plan with active and passive opportunities throughout.

The design themes are accomplished by:

- **Relationships.** Connections of people and the land are encouraged
  - ***Aviary Heights*** is designed for individuals to interact and have a social experience. Planned spaces for playgrounds, food trucks, dog parks, covered shelters, and parks will bring residents together. Additionally, a Lifestyle Director will quickly connect people in locations that encourage human contact.

- **Walkability.** Casual interactions with flexible and adaptable spaces
  - ***Aviary Heights*** offers an extensive and connected pathway system to active and passive locations. These are intentionally designed for variety and connectivity.

- **Lifestyle Choices.** Availability of innovative and diverse housing options
  - ***Aviary Heights*** has a variety of living opportunities through a mix of lot types, building types, home sizes, and designs throughout the entire community. Aviary will maintain design standards through architectural control.

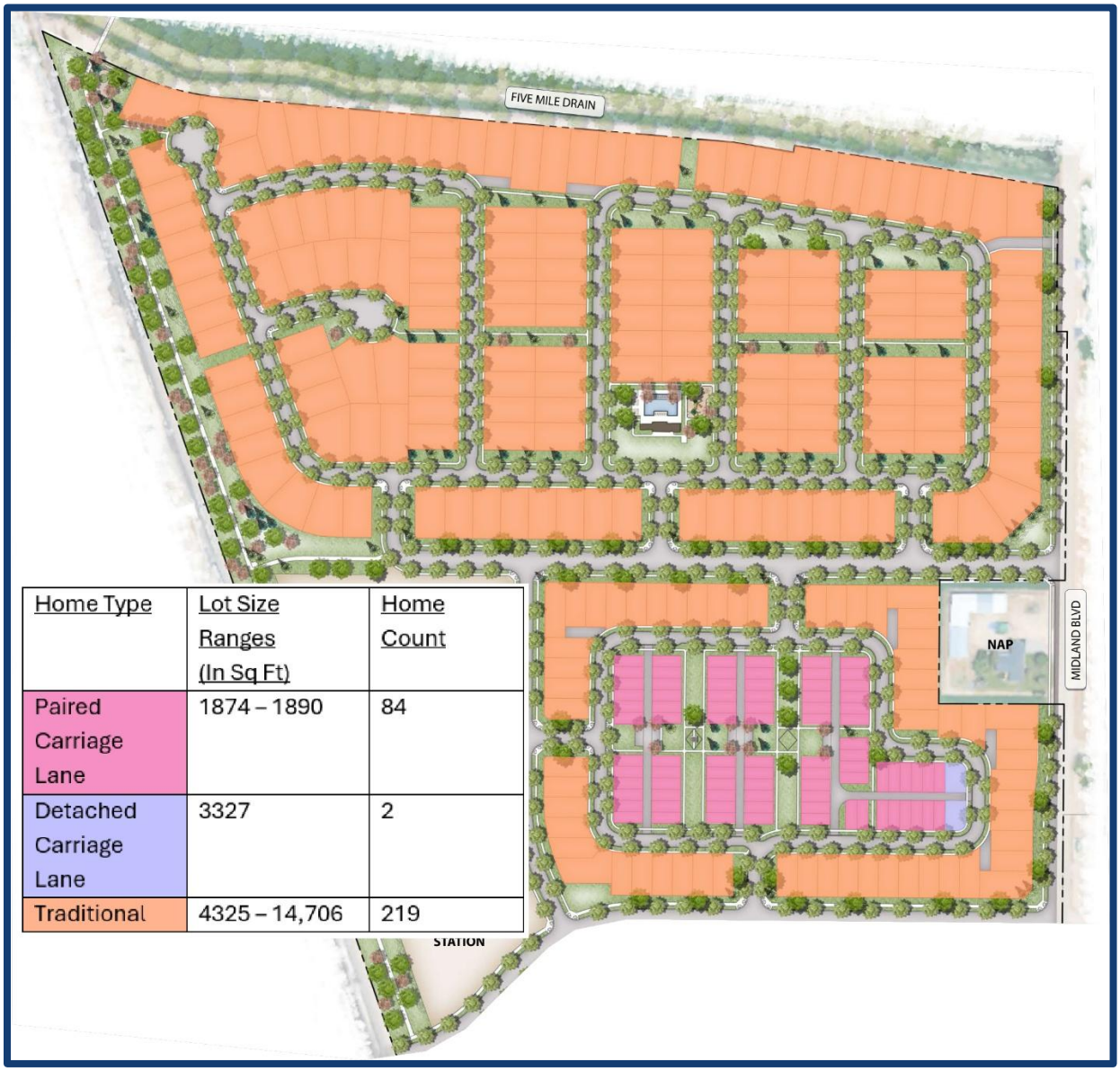
- **Vibrancy.** Mix of uses that welcomes both housing and commerce
  - ***Aviary Heights*** includes residential, commercial and civic uses that will serve the community and surrounding area, and support small business.

- **Wellness.** Promotes living a healthy lifestyle
  - ***Aviary Heights*** has focused places that promote healthy living, and include pathways, gathering center, swimming pool, and large areas for games / group exercise.

Aviary Heights' amenity plan, site concepts, details and renderings are provided in the Preliminary Plat, Planned Unit Development and Development Agreement applications.

PRELIMINARY PLAT

Aviary Heights offers a diverse range of housing opportunities and lot sizes, represented below. In the Northern R-1 zone and perimeter R-2 zone (represented in orange), there are 219 traditional homes on lots ranging from 4,325 sf to 14,706 sf. In the Southern R-2 zone (represented in purple and pink), there are 84 paired and 2 detached carriage lane (alley) homes on lots ranging from 1,874 sf to 3,327 sf. The variety of lot sizes and home types makes ***Aviary Heights*** a well-balanced community, allowing the neighborhood to meet changing housing needs and preserving a cohesive design.



Home Type	Lot Size Ranges (In Sq Ft)	Home Count
Paired Carriage Lane	1874 – 1890	84
Detached Carriage Lane	3327	2
Traditional	4325 – 14,706	219

Exhibit 1

As proposed, the overall density of ***Aviary Heights*** is 2.447 du/acre over approximately 126 acres, including the commercial parcels, school site and fire department site. The residential portion of the project is limited to the R-1 and R-2 zones on approximately 74.199 acres. The table below represents the zoning, land use designation, allowed density range and the proposed density in ***Aviary Heights***, less the school and fire department sites.

Zone	Land Use	Allowed Density Range	Lots	Acreage	Density (du/acre)
R-1	Neighborhood 2	2 – 8 du/acre	160	51.450	3.11
R-2	Neighborhood 3	4 – 20 du/acre	145	22.749	6.37
		Total	**305**	**74.199**	**4.11**

In addition, there are eleven (11) commercial lots, one (1) fire department and one (1) school site on approximately 46 acres.

Use	Zone	Land Use	Lots	Acreage
Commercial	H-C	Mixed Use Center	11	37.241
School Site	R-2	Neighborhood 3	1	7.301
Fire Station Site	R-2	Neighborhood 3	1	1.932
		Total	**13**	**46.474**

PLANNED UNIT DEVELOPMENT

The City of Caldwell's Planned Unit Development process encourages projects that provide a maximum choice of living environments through a variety of housing and building types and promotes a mix of uses that are functionally integrated within the development. The ***Aviary Heights*** PUD reflects this intent by using the process to enable thoughtful design solutions that would not otherwise be achievable under standard zoning.

Specifically, the PUD allows for a home type not common in Caldwell—**carriage lane homes that front directly onto shared open space**. This design has been successfully implemented in Brighton's Arbor and Aviary planned unit development (PUD) communities and provides a unique housing option that enhances walkability, fosters neighborhood connection, and creates a patio home environment with open space steps from each front door. The flexibility offered through the PUD supports this innovative approach while maintaining consistency within the City's broader vision for connected, high-quality neighborhoods.

In this way, the PUD process serves as the framework that allows ***Aviary Heights*** to deliver both housing diversity and community design that aligns with Caldwell's goals for thoughtful growth.

AMENITIES & OPEN SPACE

Within a PUD, Caldwell requires a variety of amenities and at least 15% open space. Within the 74.199 residential acres of ***Aviary Heights***, there is approximately 14.09 acres of qualified open space, or approximately 19%.

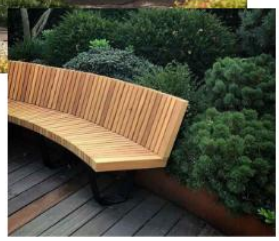
These open spaces provide a variety of amenities including (See *Exhibit 2* on following page for detailed breakdown and location of amenities):

- Five-foot (5') wide concrete pathways connecting the residential areas to all non-residential areas, and amenity space corridors.
- Ten-foot (10') wide paved public pathway along the west border of the development, in accordance with the City of Caldwell *2040 Bicycle and Pedestrian Master Plan*.
- Private community center; clubhouse.
- Pool.
- Tot lot with playground equipment.
- Bike repair station
- Dog park with two gated entry points.
- Covered Picnic area with grill.
- Wildlife observation garden.
- Micro-pathways to facilitate pedestrian traffic through the development.

CONCEPTUAL, SUBJECT TO CHANGE

BIRD NESTING

BENCH SWING



CUSTOM SEATING

COVERED PICNIC & BBQ AREA

In addition to amenities designed for ***Aviary Heights*** residents, the development includes land for a future charter school and fire station (below; location represented in yellow). This commitment goes beyond the project's boundaries, extending the neighborhood's benefits to the wider Caldwell community and supporting the city's long-term growth.

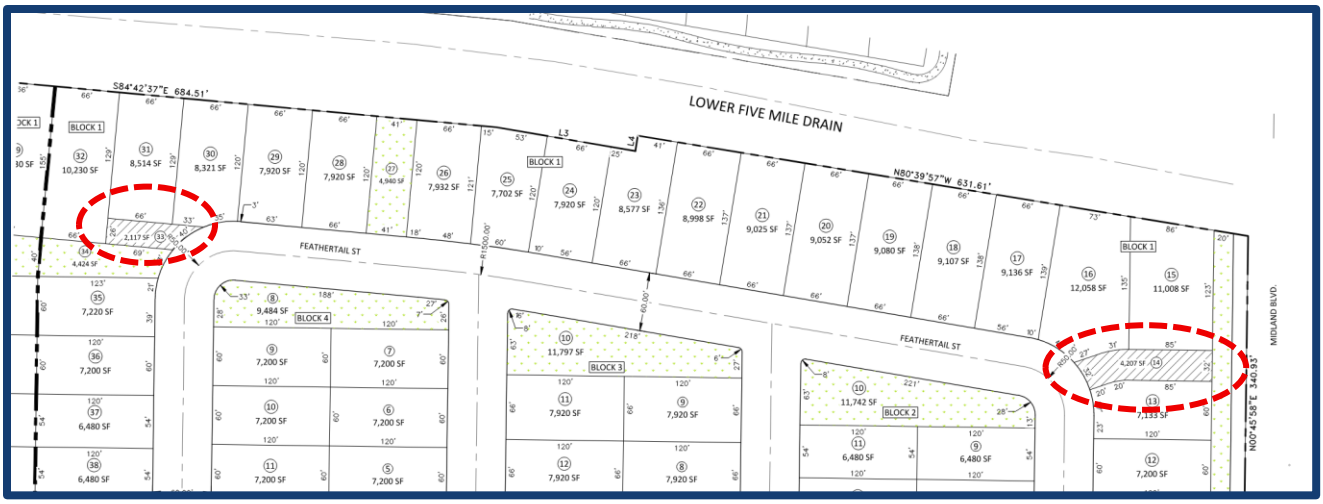
Exhibit 2

<u>PROPOSED PUD MODIFICATIONS</u>

1. *<u>FRONTAGE ONTO COMMON DRIVES</u>: PUD Standard: 10-13-03-L-Access: All lots developed for residential purposes shall have frontage along a public roadway.*

   <u>Proposed Deviation</u>: While the majority of the single-family residential lots front public streets, the proposed layout includes seven (7) common drives (*typical below*) that provide access and "*frontage*" for twenty (20) lots. As previously demonstrated in the Arbor and Aviary neighborhoods, these common driveways are proposed as an efficient solution to the challenging corner areas of the project.

   The driveways will be common lots encumbered by ingress/egress and maintenance easements. The common driveways will be owned and maintained by the ***Aviary Heights*** HOA.



Common Drive Examples

2. *FRONTAGE ONTO OPEN SPACE:*

Proposed Deviation: ***Aviary Heights*** includes 51 lots that do not front onto a public street, but instead frontage onto open space. Each of the 51 lots will have vehicular access through a carriage lane (alley), and pedestrian access through the adjacent common open space. A sidewalk, shown in blue, through the common open space provides access to the front door of each home. Each alley provides off-street parking for guests and residents.

Both the alley and common open space will be encumbered by ingress/egress and maintenance easements owned and maintained by the ***Aviary Heights*** HOA. These homes will all be addressed using the name assigned to each alley.

Frontage Onto Common Open Space

3. *LOT SIZE / SETBACKS:*

Proposed Deviation: As allowed through the PUD process, the proposal includes a request to modify the height, lot line setback, and lot dimension schedules as follows:

10-02-03 Table 2 – Height, Lot Line Setback and Lot Dimension Schedule

R-1 Standard

R-1 Zoning District	Max Height	Front Yard Garage	Front Yard Living	Rear Yard	Interior Side Yard	Street Side Yard	Interior Min. Lot Area	Corner Min. Lot Area	Min. Lot Frontage
Standard	*30*	*22*	*15*	*20*	*5*	*15*	*8,000*	*9,500*	*50*
Proposed	**30**	**20**	**10**	**12**	**5**	**10**	**6,480**	**9,500**	**40**

R-2 Standard

R-2 Zoning District	Max Height	Front Yard Garage	Front Living / Front Alley	Rear Yard / Rear Alley	Interior Side Yard	Street Side Yard	Interior Min. Lot Area	Corner Min. Lot Area	Min. Lot Frontage
Standard	*40*	*22*	*15*	*15*	*5*	*15*	*4,000*	*5,000*	*30*
Proposed	**40**	**20**	**10 / 8**	**12 / 5**	**5**	**10**	**1,870**	**3,200**	**25**

PHASING PLAN

The conceptual phasing plan submitted with the application (*Exhibit 3* on the following page) reflects project build out in five (5) phases. Brighton's intent is to follow the phasing plan, but market conditions and lot absorption rates will affect how the project is ultimately developed. Below is the lot count proposed for each phase of the project.

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5*
Residential Lots	89	75	71	70	0
Common Lots	19	14	10	12	0
Commercial Lots	0	2 (1 School and 1 Fire Department	0	0	11

**Note: The timing of Phase 5 will be dependent and could proceed ahead of prior phases.*

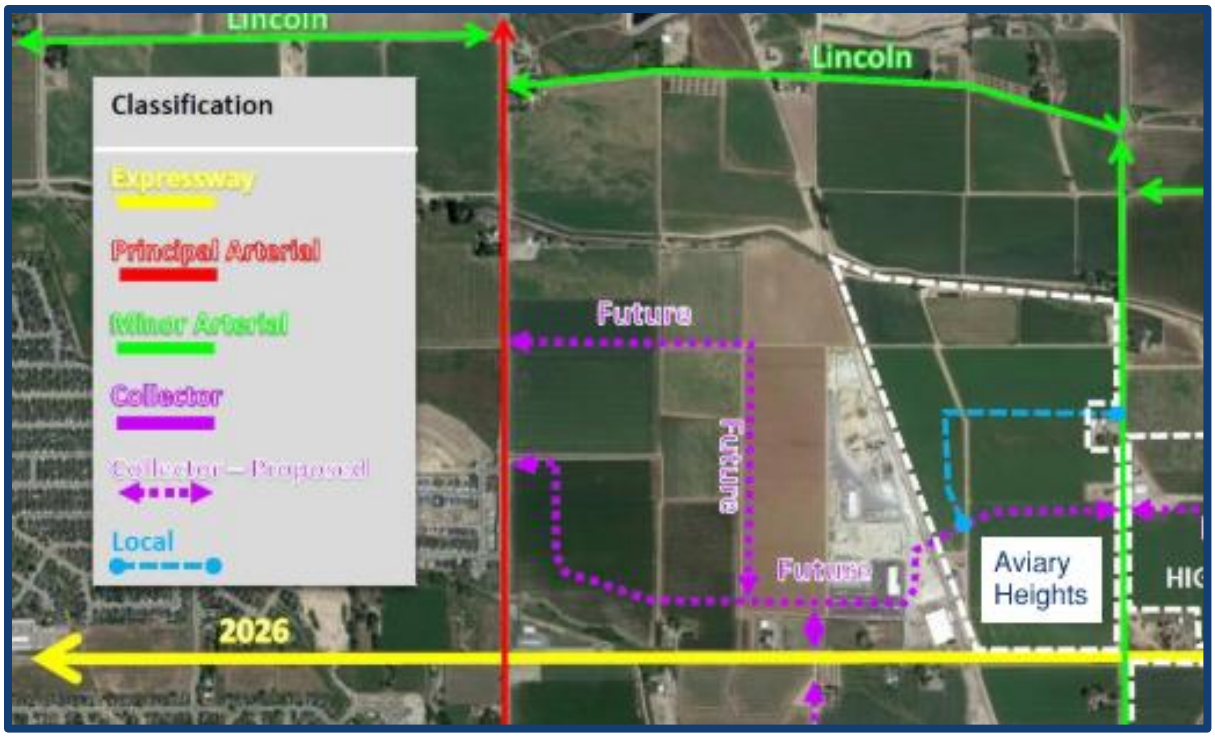
Exhibit 3

ACCESS AND CIRCULATION

The City's Functional Street Classification Map depicts Soaring Heights Dr and Skygate St as collector roadways, in alignment with the project's east and west points of access, shown in yellow. There is also an emergency access point at the northeast corner of the project, shown in red.

Skygate functions as a collector for the residential area between Midland Blvd and the railroad spur. Soaring Heights provides a future east/west connection from Midland to Middleton across the railroad spur north of Highway 20-26. That re-alignment of the intended Joplin Rd connection was necessary due to a conflict with SunRoc's dead-end railroad spur, with the potential disruption of not only that business, but also significant long delays to traffic flow when spur movement or storage is required.

The Soaring Heights alignment, the subject of numerous discussions with City planning and engineering staff, was affirmed in the Midland 20-26 Transportation plan adopted by the City Council's April 2, 2024 approval of the Midland 20-26 Development applications



PEDESTRIAN CONNECTIVITY

Aviary Heights has a network of pathways that provide pedestrians with connections throughout the entire community and create a walkable and connected neighborhood (Exhibit 4). All residential homes have **five-foot detached sidewalks** and Soaring Heights Drive has an **eight-foot detached sidewalk**. Detached sidewalks provide for adjacent tree-lined streets that offer a safe and comfortable route for residents to walk to visit neighbors, parks, or community spaces. In addition to these sidewalk connections, there are a series of mid-block, **five-foot pathways** that link streets together and provide more natural routes through landscaped areas. Finally, there is a **ten-foot multi-use pathway** along the western boundary that connects residents to open space areas and shared amenities. Together, these elements pedestrian

sidewalks and pathways support the ***Aviary Heights'*** focus on safety, connection, and a neighborhood design that encourages everyday interaction.

Exhibit 4

COMMERCIAL

Aviary Heights has thirteen (13) commercial / nonresidential lots across approximately 46 acres (highlighted in yellow below). These parcels are intended for commercial, retail, and civic uses, such as grocery, general retail, daily services, a future fire station site, and a school site. All proposed uses are consistent with the underlying zoning designations, and no modifications are requested to allow non-permitted uses.

Commercial Areas

DEVELOPMENT AGREEMENT

We are requesting approval of a new Development Agreement for ***Aviary Heights*** that will remove and replace its inclusion within the existing development agreement spanning the entire Aviary area (DEV23-004), as approved in 2024. The execution of a new agreement will

incorporate the *"new"* project conditions of approval and development requirements pertaining only to ***Aviary Heights***.

IN CONCLUSION

Aviary Heights represents a thoughtful neighborhood plan that supports the City's goals and reflects a shared commitment to intentional growth in Caldwell, and is in harmony with the Lower Five Midland 20-26 approvals. With a mix of housing types, connected open spaces, and community-serving uses, ***Aviary Heights*** creates a balanced mixed-use development that benefits both residents and the wider community by incorporating the themes of **Relationships, Walkability, Lifestyle Choices, Vibrancy and Wellness** throughout the design. Brighton respectfully requests approval of the ***Aviary Heights*** Development Agreement, Planned Unit Development, and Preliminary Plat applications.

If you have questions or require additional information, please reach out to me for an expedited response.

Sincerely,

Brighton Development

Eli Benski
Project Manager

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

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	✓	
Application Checklist	Copy of completed, signed and dated checklist	✓	
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	✓	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	✓	
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.	✓	
Neighborhood Meeting Information	The verification shall include: • A copy of the letter mailed by the applicant *(Min. 15 days prior to meeting)* • 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 *Note: Neighborhood meetings must have been held within four (4) months of application submission.*	✓	
Photographs	Photographs of existing site conditions	✓	
Project Narrative	Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.	✓	
Concept Building Elevations	Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.		
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.	✓	
Preliminary Plat	High resolution preliminary plat, to scale. See requirements for plan content in **Section II below**	✓	
Landscape Plan	High resolution landscape plan, to scale. See requirements for landscape plan contents in **Section III below**	✓	

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

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").	✓	
Subdivision Name and Location	The proposed subdivision name and location shall be provided on the plat and shall meet the following: • 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.	✓	
Scale, North Arrow, and Plan Preparation Date	Scale, north arrow and date of preparation including dates of any subsequent revisions.	✓	
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.	✓	
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.	✓	
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.	✓	
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.	✓	
Recorded Subdivisions with Common Boundaries	Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.	✓	
Table Schedule *(see attached example)*	Table Schedule of: • 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.	✓	

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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.	✓	
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.	✓	
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.	✓	
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.	✓	
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.	✓	
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: • Hillside • Floodplain		
On and Off-Site Improvements	The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.	✓	
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.	✓	
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.	✓	

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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	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	• 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.	✓	
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: • 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: • 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)	✓	

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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		
Public Transit Stops	Location of any public transit		
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		
Trash Enclosures	Location of all trash enclosures, to include details about screening and landscaping		
Fencing	Location, height, color, and materials for all existing or proposed fencing	✓	
Other Landscape Amenities	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.	✓	
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:	Residential only Commercial only Industrial only 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 No *If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?* Yes No
Will the subdivision be phased?	Yes No If yes, how many phases are proposed? 5
Development timeline for full build out?	6 years

LAND USE AND ZONING INFORMATION			
	Zoning Designation	**Comp Plan Designation**	**Land Use**
Existing (Subject Property)	R-1, R-2, H-C	Neighborhood 2 & 3, Mixed Use Center	Agricultural
Proposed (Subject Property)	No change	No change	Residential, Commercial, and Civic
North of Site			
South of Site			
East of Site			
West of Site			

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PROJECT SPECIFIC INFORMATION

	Number of Lots	Acres	Percent of "Net" Acres *Net acreage is the total acreage minus any public streets and public rights of way*
Residential Lots	305	40.024	60.72%
Commercial Lots	13	11.882	18.02%
Industrial Lots			
Common Lots	55	14	21.24%

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			1	160		
Townhomes				145		
Two-family *(duplex)*						
Three-family residential *(triplex)*						
Four, five and six family *(fourplex, fiveplex, and sixplex)*						
Multi-family (7 or > dwelling units) in a single building						
Commercial			N/A	N/A		
Industrial			N/A	N/A		
Type of Commercial or Industrial Buildings:		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	Proposed
	Neighborhood 2: 2-8 Neighborhood 3: 4-20	Neighborhood 2: 3.11 Neighborhood 3: 6.374
Total Open Space	% Required	% Proposed
		25 - (6.8% is non-qualified open space)
Total "Qualifying" Open Space	% Required	% Proposed
	15	19
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.*	

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PARKING, LOADING AND PEDESTRIAN AMENITIES (CCC 10-02-05)		
Description	**Min. Required**	**Proposed**
Electric vehicle parking spaces		
Off-street parking spaces	610	610
Commercial loading spaces		
Industrial loading spaces		
Bicycle parking spaces:		
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)		
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 Common areas Street landscape buffers Between different land uses Pathways Around building exterior Other _____
Major Pathways	*Describe location, width, and landscaping:* See exhibit 4 of "Exhibits" attachment
Micro Pathways	*Describe location, width, and landscaping* Found throughout the subdivision, fencing will be on the private lots abutting the pathways. See exhibit 4 of "Exhibits" attachment
Public Pathways *(per Bicycles and Pathways Master Plan)*	*Describe location, width, landscaping, and any proposed fencing:* Found to the west of the development, fencing will be on the private lots abutting the pathway. See exhibit 4 of "Exhibits" attachment

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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)*
Midland	25	20		Sheet PPL9		Sheet PPL9	Approval at FP
Skygate	15	15		Sheet PPL4		Sheet PPL4	Approval at FP
Soaring Heights	20	15		Sheet PPL5		Sheet PPL5	Approval at FP
20/26	25						Approval at FP

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							
South Property Line							
East Property Line							
West Property Line	20	100		Preliminary shown in landscape plans			

PUBLIC SIDEWALKS

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
West property Linear Park (See exhibit 4 of "Exhibits" attachment)	8	10	Meandering	Attached	Detached
Mid Blocks through out sub (See exhibit 4 of "Exhibits" attachment)	5	5	Meandering	Attached	Detached
Along Soaring Heights (See exhibit 4 of "Exhibits" attachment)	5	8	Meandering	Attached	Detached
Along all other public streets (See exhibit 4 of "Exhibits" attachment)	5	5	Meandering	Attached	Detached

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION

Domestic Water:		Individual Domestic Well – How Many? 1 - to be vacated
		Centralized Public Water System
		City Municipal Water System to be installed - connection in 20/26
		N/A
	Nearest Water Line Connection:	
Sewer (Wastewater):		Individual Septic
		City Municipal Sewer to be installed - connection in 20/26
		N/A
	Nearest Sewer Line Connection:	
Irrigation:		Surface
		Irrigation Well
		Pressurized to be installed
		Gravity
		N/A
	Nearest Irrigation Connection:	
	Irrigation District: Pioneer Irrigation District	

Stormwater:		Swales
		Ponds
		Borrow Ditches
		Other, Explain: Sub-surface seepage bed
Stormwater Management:	Does the site disturb one or more acres of land? Yes No	
Fire Suppression Water Supply Source:	City Municipal Water System	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	Ditches and cancals	
Type of Site Access:		Street Frontage 20/26 & Midland Blvd
		Easement Easement Width: Instrument #
Street(s) Providing Access:	20/26 and Midland Blvd	
Will Secondary Access for Fire be Provided:		Yes x
		No
Internal Roads:		Public x
		Private
		Internal Circulation
		Road User's Maintenance Agreement Inst#
School Districts Serving this Location:		Caldwell School District
		Vallivue School District X

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:	Railway and transmission lines to the west and irrigation canal to the north.

ACKNOWLEDGEMENT	
✔	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 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 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

Eli Benski
Applicant / Applicant's Representative Printed Name

10/20/2025
Date

Applicant / Applicant's Representative Signature

CITY OF
Caldwell, Idaho

Planning & Zoning

PLANNED-UNIT DEVELOPMENT

Project Name: Aviary Heights	File #:
Applicant/Agent: Eli Benski - Brighton Development	

Applicant (√)	**Please provide the following REQUIRED documentation:**	Staff (√)
✓	PUD Details Form	
✓	Narrative fully describing the proposed use/request	
✓	Recorded warranty deed for the subject property	
✓	Detailed Site Plan	
✓	Preliminary Plat (if applicable)	
✓	Signed Property Owner Acknowledgement (if applicable)	
✓	Vicinity map, showing the location of the subject property	
	Traffic Study (if applicable)	
✓	Landscape Plan (if applicable)	
✓	Neighborhood Meeting sign-in sheet	
✓	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.	
✓	Fee	

STAFF USE ONLY:

Date Application Received: _____

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____

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DEVELOPMENT AGREEMENT CHECKLIST

The following items shall be included in any development agreement modification submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the application and/or 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	☑	☐
Application Checklist	Copy of completed, signed and dated checklist	☑	☐
Project Narrative	Narrative fully describing the proposed request, including but not limited to the reason for the development agreement modification.	☑	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	☑	☐
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.	☑	☐
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	☑	☐
Vicinity Map (Scaled)	Scaled vicinity map showing the location of the subject property.	☑	☐
Original Development Agreement	Provide a copy of the original development agreement that was approved and recorded	☐	☐
Draft of Development Agreement Modifications	Provide a draft of the original development agreement to be modified with all proposed text deletions shown in strike-out format, and all proposed text additions shown in underlined format.	☐ Included ☑ N/A	☐
ADDITIONAL REQUIREMENTS (Development agreement modifications where a new, standalone development agreement is proposed or required)		**Applicant**	**Staff**
Property Owner Information	Include the property owner information, including the mailing address information to be included in the new development agreement.	☑ Included ☐ N/A	☐
Legal Description of Property	Attach a legal description of the property subject to the new development agreement. Include: • A metes and bounds description, stamped and signed by a registered professional land surveyor; AND • A scaled exhibit map showing the boundaries of the legal description in compliance with the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.oh.h: OR • If property is a lot and block within an existing subdivision, include a description of the lot and block along with an exhibit map/plat depicting the location of said lot and block	☑ Included ☐ N/A	☐

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Draft of NEW Development Agreement	Provide a draft of the new development agreement that is being proposed	☐ Included ☐ N/A	☐

SECTION II

GENERAL INFORMATION			
Original Project Name	Lower Five		
Original Annexation / Rezone Case Number:	DEV23-000004		
Original Ordinance #, Instrument # and Recording Date:	*Ordinance #:*	*County Instrument #:* 2024-012911	*County Recording Date:* 4/30/24
Original Development Agreement – Date of City Council approval, Instrument # and Recording Date	*Date of City Council Approval:*	*County Instrument #:* 2024-012911	*County Recording Date:* 4/30/24

ACKNOWLEDGEMENT

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 copies; and

I acknowledge that additional information may be requested or required in order to have a full understanding of the request; and

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

Eli Benski
Applicant / Applicant's Representative Printed Name

10/20/2025
Date

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	✓	
Application Checklist	Copy of completed, signed and dated checklist	✓	
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	✓	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	✓	
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.	✓	
Neighborhood Meeting Information	The verification shall include: • A copy of the letter mailed by the applicant *(Min. 15 days prior to meeting)* • 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 *Note: Neighborhood meetings must have been held within four (4) months of application submission.*	✓	
Photographs	Photographs of existing site conditions	✓	
Project Narrative	Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.	✓	
Concept Building Elevations	Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.		
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.	✓	
Preliminary Plat	High resolution preliminary plat, to scale. See requirements for plan content in **Section II below**	✓	
Landscape Plan	High resolution landscape plan, to scale. See requirements for landscape plan contents in **Section III below**	✓	

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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").	✓	
Subdivision Name and Location	The proposed subdivision name and location shall be provided on the plat and shall meet the following: • 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.	✓	
Scale, North Arrow, and Plan Preparation Date	Scale, north arrow and date of preparation including dates of any subsequent revisions.	✓	
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.	✓	
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.	✓	
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.	✓	
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.	✓	
Recorded Subdivisions with Common Boundaries	Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.	✓	
Table Schedule *(see attached example)*	Table Schedule of: • 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.	✓	

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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.	✓	
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.	✓	
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.	✓	
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.	✓	
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.	✓	
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: • Hillside • Floodplain		
On and Off-Site Improvements	The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.	✓	
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.	✓	
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.	✓	

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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	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	• 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.	✓	
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: • 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: • 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)	✓	

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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		
Public Transit Stops	Location of any public transit		
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		
Trash Enclosures	Location of all trash enclosures, to include details about screening and landscaping		
Fencing	Location, height, color, and materials for all existing or proposed fencing	✓	
Other Landscape Amenities	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.	✓	
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:	Residential only Commercial only Industrial only 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 No *If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?* Yes No
Will the subdivision be phased?	Yes No If yes, how many phases are proposed? 5
Development timeline for full build out?	6 years

LAND USE AND ZONING INFORMATION			
	Zoning Designation	**Comp Plan Designation**	**Land Use**
Existing (Subject Property)	R-1, R-2, H-C	Neighborhood 2 & 3, Mixed Use Center	Agricultural
Proposed (Subject Property)	No change	No change	Residential, Commercial, and Civic
North of Site			
South of Site			
East of Site			
West of Site			

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PROJECT SPECIFIC INFORMATION

	Number of Lots	Acres	Percent of "Net" Acres *Net acreage is the total acreage minus any public streets and public rights of way*
Residential Lots	305	40.024	60.72%
Commercial Lots	13	11.882	18.02%
Industrial Lots			
Common Lots	55	14	21.24%

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			1	160		
Townhomes				145		
Two-family *(duplex)*						
Three-family residential *(triplex)*						
Four, five and six family *(fourplex, fiveplex, and sixplex)*						
Multi-family (7 or > dwelling units) in a single building						
Commercial			N/A	N/A		
Industrial			N/A	N/A		
Type of Commercial or Industrial Buildings:		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	Proposed
	Neighborhood 2: 2-8 Neighborhood 3: 4-20	Neighborhood 2: 3.11 Neighborhood 3: 6.374
Total Open Space	% Required	% Proposed
		25 - (6.8% is non-qualified open space)
Total "Qualifying" Open Space	% Required	% Proposed
	15	19
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.*	

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PARKING, LOADING AND PEDESTRIAN AMENITIES (CCC 10-02-05)		
Description	**Min. Required**	**Proposed**
Electric vehicle parking spaces		
Off-street parking spaces	610	610
Commercial loading spaces		
Industrial loading spaces		
Bicycle parking spaces:		
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)		
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 Common areas Street landscape buffers Between different land uses Pathways Around building exterior Other _____
Major Pathways	*Describe location, width, and landscaping:* See exhibit 4 of "Exhibits" attachment
Micro Pathways	*Describe location, width, and landscaping* Found throughout the subdivision, fencing will be on the private lots abutting the pathways. See exhibit 4 of "Exhibits" attachment
Public Pathways *(per Bicycles and Pathways Master Plan)*	*Describe location, width, landscaping, and any proposed fencing:* Found to the west of the development, fencing will be on the private lots abutting the pathway. See exhibit 4 of "Exhibits" attachment

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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)*
Midland	25	20		Sheet PPL9		Sheet PPL9	Approval at FP
Skygate	15	15		Sheet PPL4		Sheet PPL4	Approval at FP
Soaring Heights	20	15		Sheet PPL5		Sheet PPL5	Approval at FP
20/26	25						Approval at FP

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							
South Property Line							
East Property Line							
West Property Line	20	100		Preliminary shown in landscape pla			

PUBLIC SIDEWALKS

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
West property Linear Park (See exhibit 4 of "Exhibits" attachment)	8	10	Meandering	Attached	Detached
Mid Blocks through out sub (See exhibit 4 of "Exhibits" attachment)	5	5	Meandering	Attached	Detached
Along Soaring Heights (See exhibit 4 of "Exhibits" attachment)	5	8	Meandering	Attached	Detached
Along all other public streets (See exhibit 4 of "Exhibits" attachment)	5	5	Meandering	Attached	Detached

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION

Domestic Water:		Individual Domestic Well – How Many? 1 - to be vacated
		Centralized Public Water System
		City Municipal Water System to be installed - connection in 20/26
		N/A
	Nearest Water Line Connection:	
Sewer (Wastewater):		Individual Septic
		City Municipal Sewer to be installed - connection in 20/26
		N/A
	Nearest Sewer Line Connection:	
Irrigation:		Surface
		Irrigation Well
		Pressurized to be installed
		Gravity
		N/A
	Nearest Irrigation Connection:	
	Irrigation District: Pioneer Irrigation District	

Stormwater:		Swales
		Ponds
		Borrow Ditches
		Other, Explain: Sub-surface seepage bed
Stormwater Management:	Does the site disturb one or more acres of land? Yes (circled) No	
Fire Suppression Water Supply Source:	City Municipal Water System	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	Ditches and cancals	
Type of Site Access:		Street Frontage 20/26 & Midland Blvd
		Easement Easement Width: Instrument #
Street(s) Providing Access:	20/26 and Midland Blvd	
Will Secondary Access for Fire be Provided:		Yes X
		No
Internal Roads:		Public X
		Private
		Internal Circulation
		Road User's Maintenance Agreement Inst#
School Districts Serving this Location:		Caldwell School District
		Vallivue School District X

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:	Railway and transmission lines to the west and irrigation canal to the north.

ACKNOWLEDGEMENT	
✔	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 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 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

Eli Benski
Applicant / Applicant's Representative Printed Name

10/20/2025
Date

Applicant / Applicant's Representative Signature

CITY OF
Caldwell, Idaho

Planning & Zoning

PLANNED-UNIT DEVELOPMENT

Project Name: Aviary Heights	File #:
Applicant/Agent: Eli Benski - Brighton Development	

Applicant (√)	**Please provide the following REQUIRED documentation:**	Staff (√)
✓	PUD Details Form	
✓	Narrative fully describing the proposed use/request	
✓	Recorded warranty deed for the subject property	
✓	Detailed Site Plan	
✓	Preliminary Plat (if applicable)	
✓	Signed Property Owner Acknowledgement (if applicable)	
✓	Vicinity map, showing the location of the subject property	
	Traffic Study (if applicable)	
✓	Landscape Plan (if applicable)	
✓	Neighborhood Meeting sign-in sheet	
✓	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.	
✓	Fee	

STAFF USE ONLY:

Date Application Received: _____

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____

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DEVELOPMENT AGREEMENT CHECKLIST

The following items shall be included in any development agreement modification submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the application and/or 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	☑	☐
Application Checklist	Copy of completed, signed and dated checklist	☑	☐
Project Narrative	Narrative fully describing the proposed request, including but not limited to the reason for the development agreement modification.	☑	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	☑	☐
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.	☑	☐
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	☑	☐
Vicinity Map (Scaled)	Scaled vicinity map showing the location of the subject property.	☑	☐
Original Development Agreement	Provide a copy of the original development agreement that was approved and recorded	☐	☐
Draft of Development Agreement Modifications	Provide a draft of the original development agreement to be modified with all proposed text deletions shown in strike-out format, and all proposed text additions shown in underlined format.	☐ Included ☑ N/A	☐
ADDITIONAL REQUIREMENTS (Development agreement modifications where a new, standalone development agreement is proposed or required)		**Applicant**	**Staff**
Property Owner Information	Include the property owner information, including the mailing address information to be included in the new development agreement.	☑ Included ☐ N/A	☐
Legal Description of Property	Attach a legal description of the property subject to the new development agreement. Include: • A metes and bounds description, stamped and signed by a registered professional land surveyor; AND • A scaled exhibit map showing the boundaries of the legal description in compliance with the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.oh.h: OR • If property is a lot and block within an existing subdivision, include a description of the lot and block along with an exhibit map/plat depicting the location of said lot and block	☑ Included ☐ N/A	☐

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Draft of NEW Development Agreement	Provide a draft of the new development agreement that is being proposed	☐ Included ☐ N/A	☐

SECTION II

GENERAL INFORMATION			
Original Project Name	Lower Five		
Original Annexation / Rezone Case Number:	DEV23-000004		
Original Ordinance #, Instrument # and Recording Date:	*Ordinance #:*	*County Instrument #:* 2024-012911	*County Recording Date:* 4/30/24
Original Development Agreement – Date of City Council approval, Instrument # and Recording Date	*Date of City Council Approval:*	*County Instrument #:* 2024-012911	*County Recording Date:* 4/30/24

ACKNOWLEDGEMENT

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 copies; and

I acknowledge that additional information may be requested or required in order to have a full understanding of the request; and

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

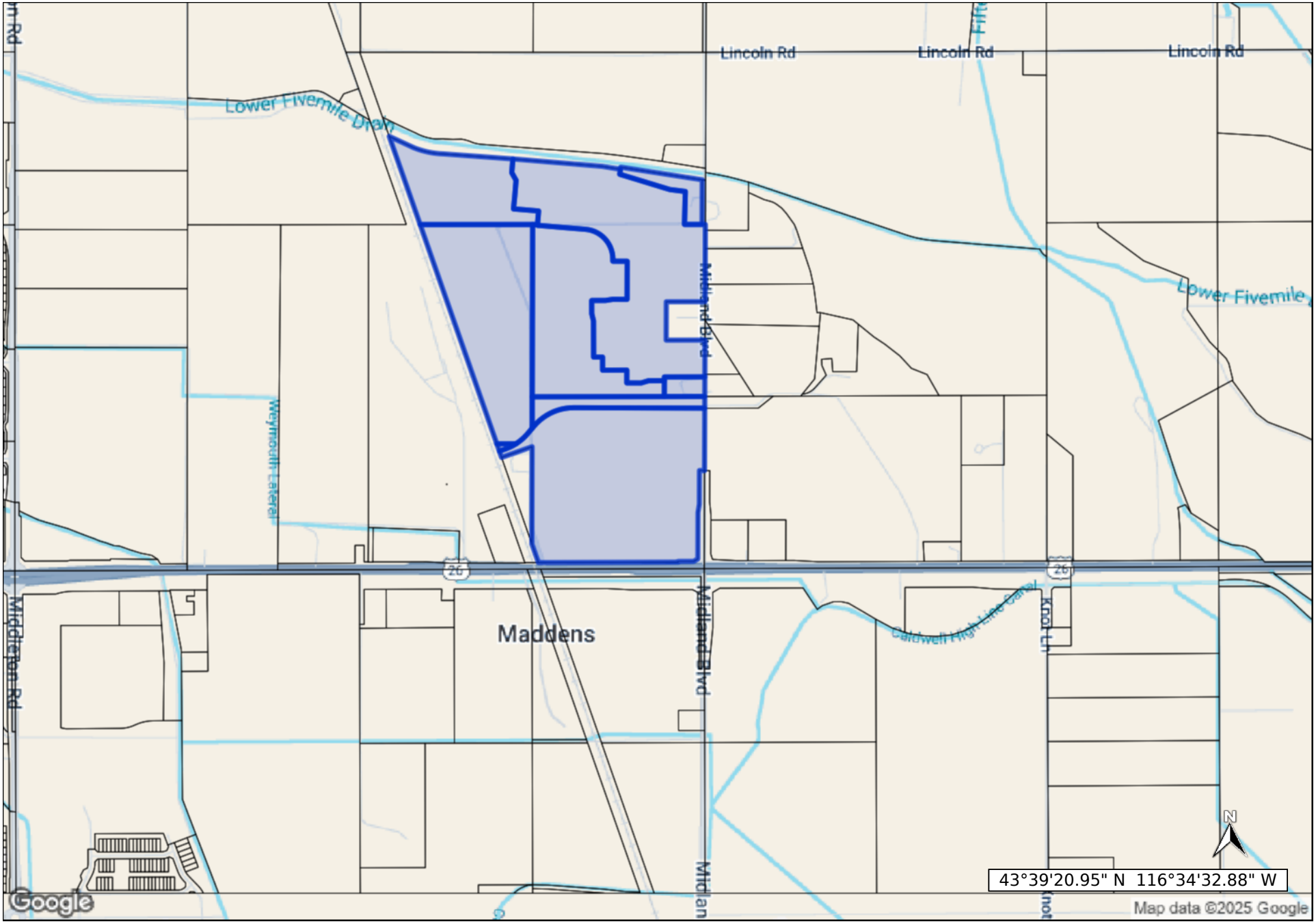
Eli Benski
Applicant / Applicant's Representative Printed Name

10/20/2025
Date

Applicant / Applicant's Representative Signature

Aviary Heights

Brighton Development



Oct 17, 2025 - landproDATA.com
Scale: 1 inch approx 1000 feet

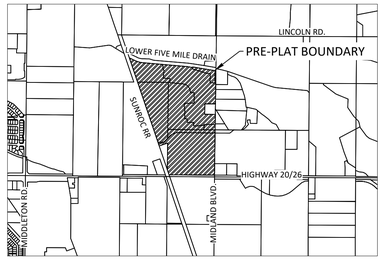
The materials available at this website are for informational purposes only and do not constitute a legal document.

PRELIMINARY PLAT SHOWING

AVIARY HEIGHTS SUBDIVISION

SITUATED IN A PORTION OF THE SE1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST CITY OF CALDWELL, CANYON COUNTY, IDAHO

VICINITY MAP : 1" = 2,000'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	653.70'	234.26'	20°31'58"	S74°26'41"E	233.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S18°47'34"E	205.26'
L2	S71°12'51"W	247.65'
L3	S80°18'37"E	143.98'
L4	N08°40'10"E	15.88'
L5	N89°26'35"W	25.00'
L6	S89°31'46"E	297.22'
L7	N00°46'19"E	293.11'
L8	S89°31'46"E	297.22'

0 150 300 450
Plan Scale: 1" = 150'

SURVEY CONTROL NOTES

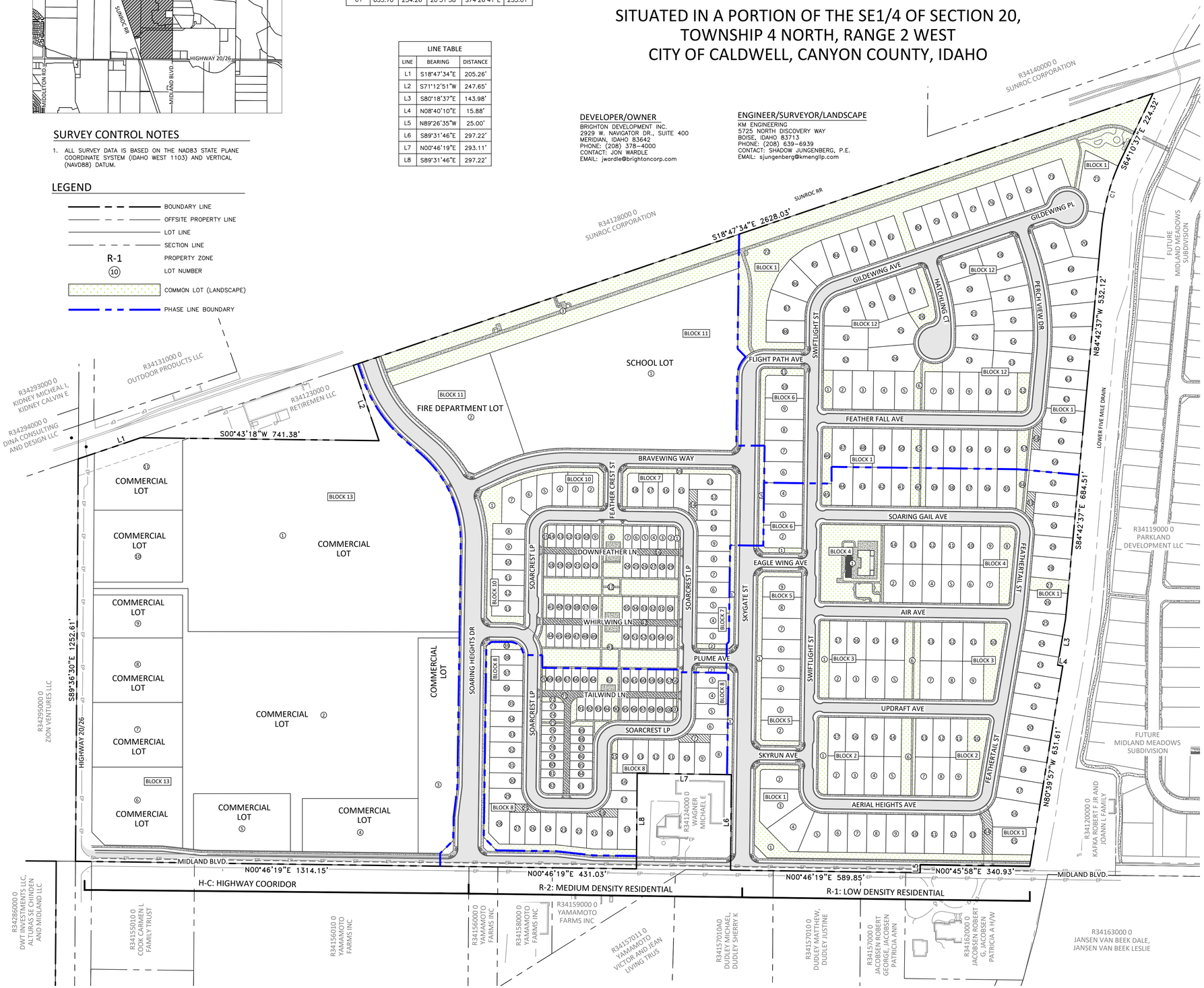
1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

LEGEND

- BOUNDARY LINE
- OFFSITE PROPERTY LINE
- LOT LINE
- SECTION LINE
- R-1 PROPERTY ZONE
- (10) LOT NUMBER
- COMMON LOT (LANDSCAPE)
- PHASE LINE BOUNDARY

DEVELOPER/OWNER
BRIGHTON DEVELOPMENT INC.
2929 W. NAVIGATOR DR., SUITE 400
MERIDIAN, IDAHO 83642
PHONE: (208) 378-4000
CONTACT: JON WARDLE
EMAIL: jwardle@brightoncorp.com

ENGINEER/SURVEYOR/LANDSCAPE
KM ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
CONTACT: SHADOW JUNGENBERG, P.E.
EMAIL: sjungenberg@kmengllp.com



PRELIMINARY PLAT DATA

TOTAL SITE LOT DATA

TOTAL SITE AREA	124.623 ACRES
CURRENT ZONING	R-1, R-2, H-C
PROPOSED ZONING	R-1, R-2, H-C
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY, MEDIUM DENSITY RESIDENTIAL AND HIGHWAY CORRIDOR
R-1 RESIDENTIAL LOTS:	160
R-2 RESIDENTIAL LOTS:	145
TOTAL RESIDENTIAL LOTS:	305
H-C COMMERCIAL LOTS	11
COMMON LOTS - LANDSCAPE	45
COMMON LOTS - ALLEY	3
COMMON LOTS - SHARED DRIVEWAY	7
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL LOTS	373

RESIDENTIAL R-1 AREA SITE DATA

R-1 DATA:	
CURRENT ZONING	R-1
PROPOSED ZONING	R-1
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY RESIDENTIAL
R-1 LOT DATA:	
R-1 RESIDENTIAL LOTS:	160
COMMON LOTS - LANDSCAPE	25
COMMON LOTS - SHARED DRIVEWAY	3
TOTAL LOTS - RESIDENTIAL R1	188
BUILDABLE LOT AREA	29.332 ACRES
COMMON LOT AREA	9.405 ACRES
RIGHT-OF-WAY AREA	12.713 ACRES
TOTAL AREA ZONED R-1	51.450 ACRES
R-1 DENSITY DATA:	
GROSS DENSITY	3.110 UNITS/ACRE
NET DENSITY	5.454 UNITS/ACRE
AVERAGE R-1 LOT SIZE	7,985 SF
MINIMUM R-1 LOT SIZE	6,480 SF

RESIDENTIAL R-2 AREA SITE DATA

R-2 DATA:	
CURRENT ZONING	R-2
PROPOSED ZONING	R-2
COMPREHENSIVE PLAN DESIGNATION	MEDIUM DENSITY RESIDENTIAL
R-2 LOT DATA:	
R-2 RESIDENTIAL LOTS:	145
COMMON LOTS - LANDSCAPE	20
COMMON LOTS - SHARED DRIVEWAY	4
COMMON LOTS - ALLEY	3
TOTAL LOTS - RESIDENTIAL R2	172
BUILDABLE LOT AREA	10.692 ACRES
COMMON LOT AREA	4.595 ACRES
RIGHT-OF-WAY AREA	7.462 ACRES
TOTAL AREA ZONED R-2	22.749 ACRES
R-2 DATA	
GROSS DENSITY	6.374 UNITS/ACRE
NET DENSITY	13.561 UNITS/ACRE
AVERAGE R-2 LOT SIZE	3,212 SF
MINIMUM R-2 LOT SIZE	1,874 SF

COMMERCIAL H-C AREA SITE DATA

H-C DATA:	
BUILDABLE LOT AREA	33.075 ACRES
COMMON LOT AREA	0.000 ACRES
RIGHT-OF-WAY AREA	4.166 ACRES
TOTAL AREA ZONED H-C	37.241 ACRES
H-C COMMERCIAL LOTS	11

NON RESIDENTIAL AREA SITE DATA

NON-RESIDENTIAL DATA:	
COMMON LOTS	1
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL NON RESIDENTIAL LOTS	3
COMMON AREA	2.649 ACRES
SCHOOL LOT AREA	7.301 ACRES
FIRE LOT AREA	1.932 ACRES
ROW AREA	1.301 ACRES
TOTAL AREA NON RESIDENTIAL	13.183 ACRES

REFER TO THE QUALIFIED OPEN SPACE EXHIBIT FOR ADDITIONAL INFORMATION.

SHEET INDEX

SHEET NO.	SHEET TITLE
PP1.0	COVER
PP1.1	PHASING PLAN
PP1.2	EXISTING CONDITIONS
PP2.0	PLAT LAYOUT - PHASE 1
PP2.1	PLAT LAYOUT - PHASE 2 & 4
PP2.2	PLAT LAYOUT - PHASE 3
PP2.3	PLAY LAYOUT - PHASE 5
PP3.0	ENGINEERING LAYOUT - PHASE 1
PP3.1	ENGINEERING LAYOUT - PHASE 2 & 4
PP3.2	ENGINEERING LAYOUT - PHASE 3
PP3.3	ENGINEERING LAYOUT - PHASE 5
PPL1.0	PRE-PLAT LANDSCAPE COVER
PPL2.0	PRE-PLAT LANDSCAPE PLAN
PPL3.0	PRE-PLAT LANDSCAPE PLAN
PPL4.0	PRE-PLAT LANDSCAPE PLAN
PPL5.0	PRE-PLAT LANDSCAPE PLAN
PPL6.0	PRE-PLAT LANDSCAPE PLAN
PPL7.0	PRE-PLAT FENCE PLAN
PPL8.0	PRE-PLAT FENCE PLAN
PPL9.0	PRE-PLAT NOTES & DETAILS

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
COVER

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 10/10/25 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PP1.0

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P-PLAT COVER.DWG, SHADOW JUNGENBERG, 10/10/2025, CANON IRP755 [BW\PCL\ 24X36 L\ [PDF]

BRIGHTON

Carriage Lane Homes Fronting Open Space

BRIGHTON

Carriage Lane Paired Homes

BRIGHTON

Carriage Lane Homes – Detached Homes

BRIGHTON

Carriage Lane Homes Fronting Open Space

BRIGHTON

Carriage Lane Paired Homes

BRIGHTON

Carriage Lane Homes – Detached Homes

Because the project is residential in nature, floor plans that are consistent with the elevations will be submitted for building permits.

COMMON LOT CALCULATIONS

(1) TREE PER 5,000 SQ.FT. (50% TO BE CLASS II OR CLASS III)

BLOCK #	LOT #	SQ.FT.	TREES REQ	TREES PRVD
1	1	29081	6	8
1	27	4961	1	1
1	34	4431	1	1
1	40	5645	1	1
1	45	2049	0	1
1	46	5216	1	2
1	51	5621	1	1
1	57	5525	1	1
1	72	180752	36	42
2	1	7256	1	3
2	6	10524	2	2
2	10	11957	2	3
3	1	7339	1	3
3	6	11732	2	2
3	10	11957	2	3
4	1	47323	9	9
4	8	9613	2	3
5	1	12004	2	1
6	1	2146	0	6
6	5	4735	1	5
6	11	6292	1	4
7	1	5034	1	5
7	2	1456	0	0
7	19	10399	2	8
8	1	5172	1	6
8	2	1456	0	0
8	15	1776	0	0
8	39	23130	5	19
9	1	702	0	0
9	8	4304	1	1
9	15	702	0	0
9	17	38486	8	8
9	43	34341	7	8
9	56	746	0	0
9	63	5179	1	1
9	70	745	0	0
9	72	949	0	0
9	75	1400	0	0
9	90	5982	1	1
9	101	702	0	0
10	1	20469	4	14
11	3	115868	23	31
12	1	3669	1	3
12	6	6415	1	3
12	12	4108	1	1
12	26	6142	1	1
TOTAL COMMON LOT TREES			137	212

PATHWAY CALCULATIONS

8'–10' MACRO PATHWAY ((1) CLASS I OR II TREE / 40 LF, (15) SHRUBS / 100 LF)

BLOCK #	LOT #	LF	SHRUBS ** REQ	SHRUBS ** PRVD	TREES REQ	TREES PRVD
1	72	2742	411	0	69	69
11	3	1160	180	0	29	30

5' MICRO PATHWAY ((15) SHRUB/100 LF)

BLOCK #	LOT #	LF	SHRUBS ** REQ	SHRUBS ** PRVD	TREES REQ	TREES PRVD
1	34	129	19	0	0	1
1	40	120	18	0	0	1
1	51	120	18	0	0	0
1	57	128	19	0	0	0
2	6	240	36	0	0	1
3	6	240	36	0	0	1
4	1	341	51	0	0	0
9	8	70	11	0	0	0
9	17	1065	150	0	0	0
9	63	69	10	0	0	1
9	75	70	10	0	0	0
9	90	215	32	0	0	1
TOTAL PATHWAY TREES					97	105

STREET CALCULATIONS

10' LOCAL LANDSCAPE BUFFER: (1) CLASS II TREE / 35 LF OR (1) CLASS I / 25 LF
20' COLLECTOR LANDSCAPE BUFFER: (1) TREE / 35 LF OR (1) CLASS I / 25 LF; (1) SHRUB / 7 LF
25' MINOR ARTERIAL LANDSCAPE BUFFER: (1) TREE / 35 LF OR (1) CLASS I / 25 LF; (1) SHRUB / 7 LF; 3:1 LANDSCAPE BERM MIN. 2' HIGH
35' HWY 20/26 LANDSCAPE BUFFER: (1) CLASS II OR II TREE / 35 LF, (1) SHRUB / 7 LF, AND (1) BOULDER / 75 LF, 3:1 LANDSCAPE BERM OR 3' WALL @ MIN. 30% OF LF
TURF GRASS NOT TO EXCEED 50% OF BUFFER AREAS

STREET NAME	BUFFER WIDTH (FT)	LF	# OF DRIVES	LF – DRIVES	SHRUBS ** REQ	SHRUBS ** PRVD	TREES REQ	TREES PRVD
MIDLAND BLVD.	20	2,627	2	2524	361	0	101	102*
SOARING HEIGHTS DR	15	3,236	2	3178	454	0	91	91
SKYGATE ST	15	2,992	4	2876	0	0	82	82
FEATHER CREST ST	10	194	0	194	0	0	6	6
BRAVEWING WAY	10	1,606	1	1577	0	0	45	45
PLUME AVE	10	188	0	188	0	0	5	5
SOARCREST LP	10	5,466	3	5379	0	0	154	154
EAGLE WING AVE	10	202	0	202	0	0	6	6
SKYRUN AVE	10	202	0	202	0	0	6	6
SWIFTLIGHT ST	10	3,140	7	2937	0	0	84	84
AERIAL HEIGHTS AVE	10	1,036	0	1036	0	0	30	30
UPDRAFT AVE	10	1,058	0	1058	0	0	30	30
AIR AVE	10	1,146	0	1146	0	0	33	33
SOARING GAIL AVE	10	1,236	0	1236	0	0	35	35
FEATHERTAIL ST	10	1,804	2	1746	0	0	50	50
FEATHER FALL AVE	10	1,342	0	1342	0	0	38	38
PERCH VIEW DR	10	1,084	0	1084	0	0	31	31
GILDEWING AVE	10	1,504	2	1446	0	0	41	41
GILDEWING PL	10	316	0	316	0	0	9	9
HATCHLING CT	10	679	0	679	0	0	19	19
FLIGHT PATH AVE	10	356	0	356	0	0	10	10
TOTAL STREET TREES							940	907

MITIGATION REQUIREMENTS

THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL

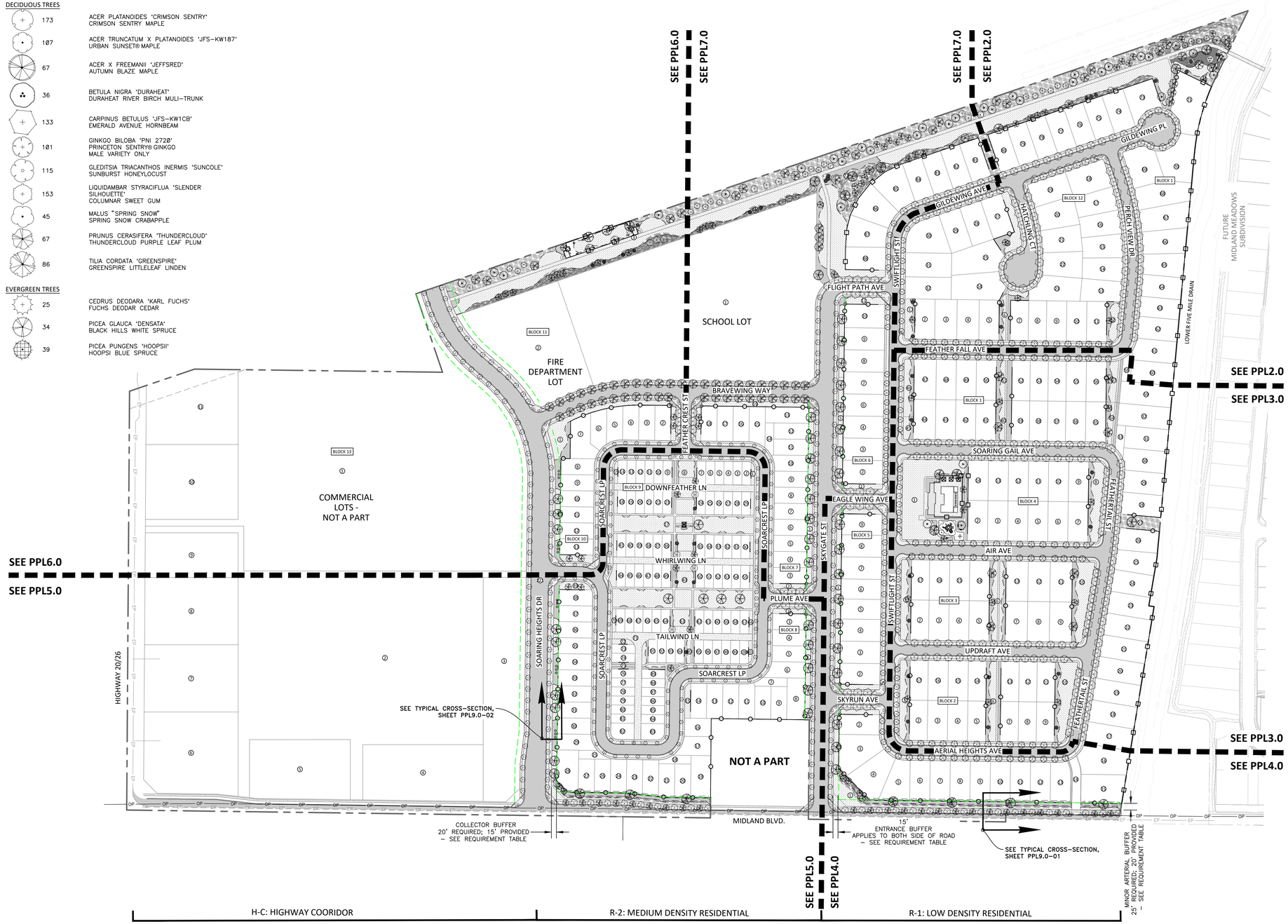
TOTAL TREES							1175	1224

* CLASS I TREES PROVIDED AT A 1:25' RATIO DUE TO OVER HEAD POWER.
** SHRUBS TO BE PROVIDED WITH INDIVIDUAL PHASING PLANS – SEE PLANTER BED HATCH WITH SUGGESTED PLANTINGS ON PPL9.0.
NOTE: SHRUB COUNT EXCLUDES ALL PERENNIALS AND GRASSES. IF PERENNIALS AND GRASSES ARE SUBSTITUTED FOR THE REQUIRED SHRUBS, THEY MUST BE PLANTED AT A MIN. 2 GAL. SIZE

PLANT SCHEDULE

SEE PPL9.0 FOR FULL PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	173	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY MAPLE
	107	ACER TRUNCATUM X PLATANOIDES 'JFS–KW187' URBAN SUNSET® MAPLE
	67	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE
	36	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI–TRUNK
	133	CARPINUS BETULUS 'JFS–KW1CB' EMERALD AVENUE HORNBEAM
	101	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY® GINKGO MALE VARIETY ONLY
	115	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST
	153	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' COLUMNAR SWEET GUM
	45	MALUS "SPRING SNOW" SPRING SNOW CRABAPPLE
	67	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM
	86	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN
EVERGREEN TREES		
	25	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR
	34	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE
	39	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE



PRE-PLAT LANDSCAPE COVER

0 150 300 450
Plan Scale: 1" = 150'

LANDSCAPE CONSULTANT
KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639–6939
FAX: (208) 639–6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: oyensen@kmengllp.com

DEVELOPER/OWNER
BRIGHTON DEVELOPMENT INC.
2929 W. NAVIGATOR DR., SUITE 400
MERIDIAN, IDAHO 83642
PHONE: (208) 378–4000
CONTACT: JON WARDLE
EMAIL: jwardle@brightoncorp.com

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE COVER

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO ALYSSA YENSEN LICENSED LANDSCAPE ARCHITECT LA-16577 10.10.25

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL1.0

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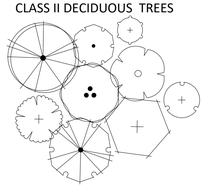
PRE-PLAT LANDSCAPE PLAN

0 50 100 150

Plan Scale: 1" = 50'

PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



CRIMSON SENTRY MAPLE
URBAN SUNSET MAPLE
AUTUMN BLAZE MAPLE
DURAHEAT RIVER BIRCH MULTI–TRUNK
EMERALD AVANUE HORNBEAM
PRINCETON SENCTRY GINKGO
SUNBURST HONEYLOCUST
COLUMNAR SWEET GUM
GREEKSPIRE LITTLELEAF LINDEN

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SPRING SNOW CRABAPPLE
THUNDERCLOUD PRUPLE LEAF PLUM

EVERGREEN TREES

FUCHS DEODAR CEDAR
BLACK HILLS SPRUCE
HOOPSI BLUE SPRUCE

SHRUB BEDS SEE KEY NOTE #3 FOR GROUNDCOVER MATERIAL

BUTTERFLY BUSH, SPP.
BOXWOOD, SPP.
DOGWOOD, SPP.
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MUGO PINE, SPP.
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PHLOX, SPP.
SALVIA, SPP.
SAGE, SPP.

MATERIAL LEGEND SEE PLANT SCHEDULE ON PPL9.0 FOR GENERAL SPECIFICATIONS

SODDED LAWN
HYDROSEEDED NO–MOW FESCUE
DECOMPOSED GRANITE

KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. DO NOT INSTALL TREE RINGS FOR TREES WITHIN HYDROSEEDED AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
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7. CLOSED VISION FENCE – SEE PPL8.0 FOR FENCE PLAN.
8. 3:1 LANDSCAPE BERM – HEIGHT VARIES BETWEEN 2' – 4'.
9. CLUBHOUSE & POOL – LAYOUT IS SCHEMATIC AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT TO BE APPROVED THROUGH SEPARATE SUBMITTAL.
10. TOT LOT WITH SEATING – PLAY EQUIPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.
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AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

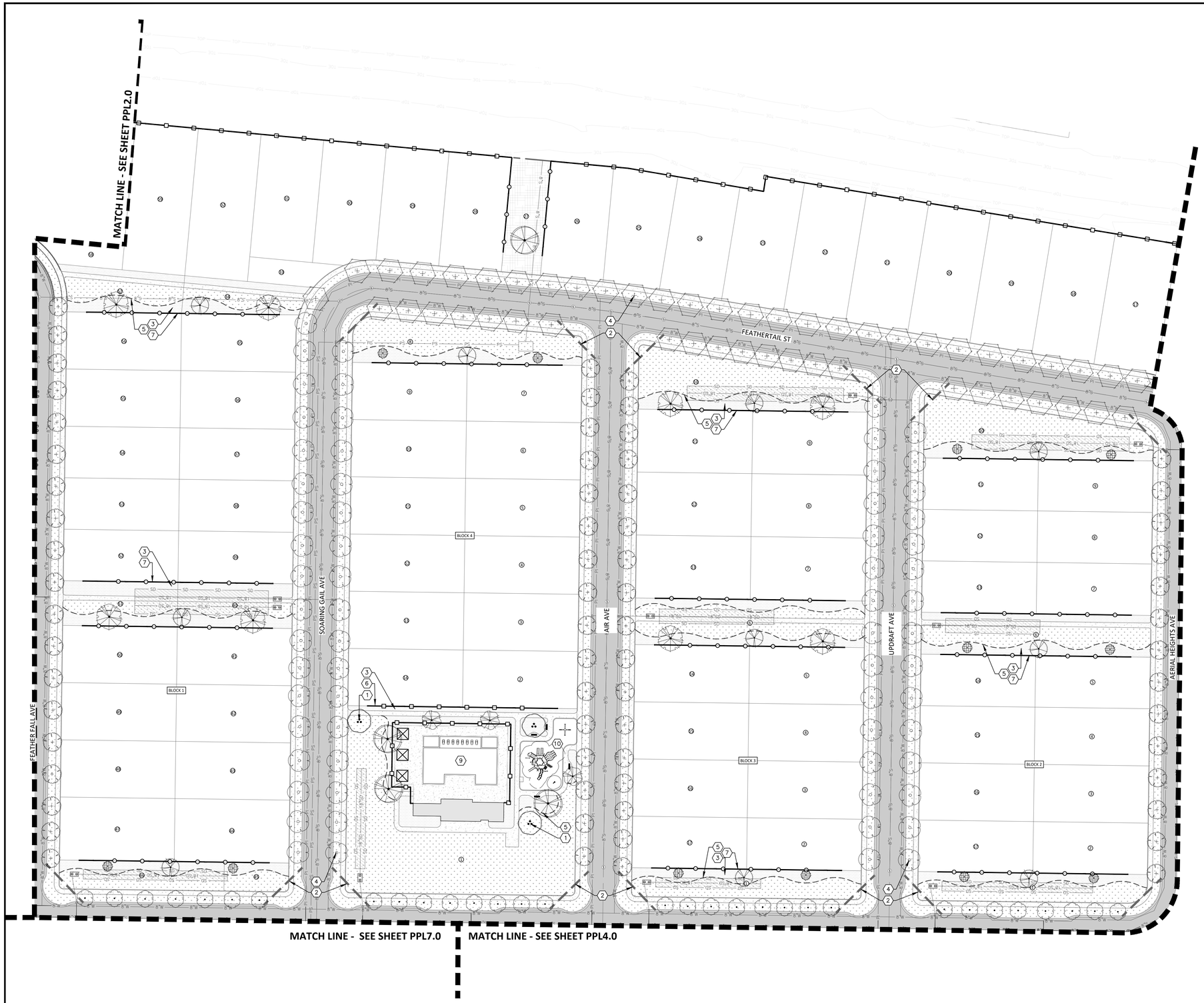
NO.	ITEM	DATE

STATE OF IDAHO
ALISSA YEBSEN
LA-16577
10.10.25
LICENSED LANDSCAPE ARCHITECT

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL2.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BRIDGHE LOVELACE, 10/10/2025, CANON IRF755 (BW) PC3, 24X36 L (PDF)



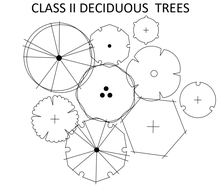
PRE-PLAT LANDSCAPE PLAN

0 50 100 150

Plan Scale: 1" = 50'

PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



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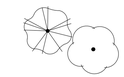

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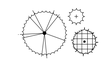

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AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
RAY SSA VERSON
LANDSCAPE ARCHITECT
LA-16577
10-10-25

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL3.0

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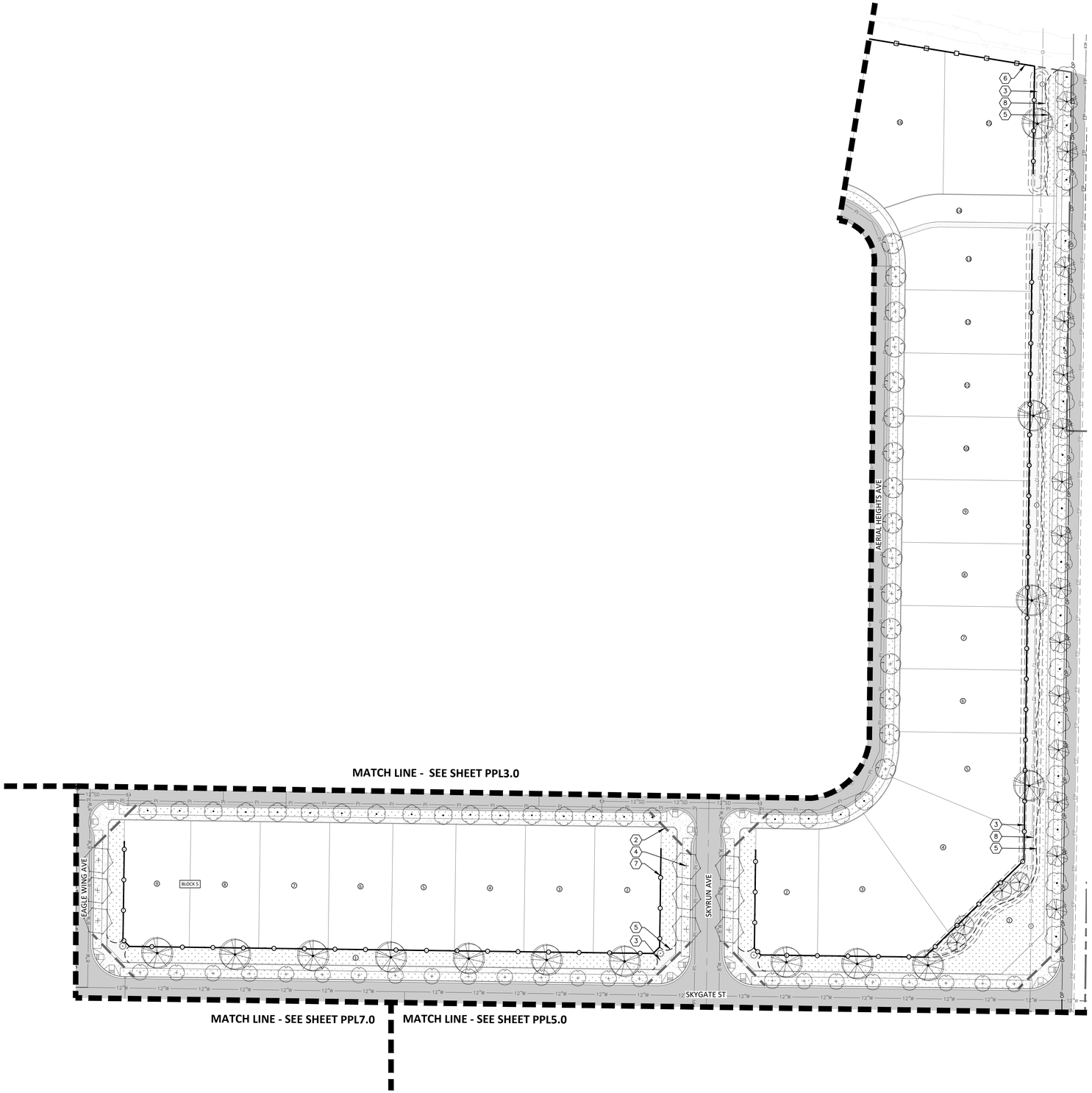


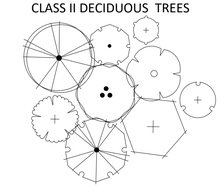
PRE-PLAT LANDSCAPE PLAN

0 50 100 150

Plan Scale: 1" = 50'

PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



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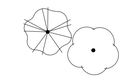
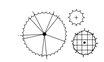


SPRING SNOW CRABAPPLE
THUNDERCLOUD PRUPLE LEAF PLUM

EVERGREEN TREES



FUCHS DEODAR CEDAR
BLACK HILLS SPRUCE
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SHRUB BEDS SEE KEY NOTE #3 FOR GROUNDCOVER MATERIAL

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MATERIAL LEGEND SEE PLANT SCHEDULE ON PPL9.0 FOR GENERAL SPECIFICATIONS

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AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
ALYSSA YENSEN
LA-16577
10.10.25
LICENSED LANDSCAPE ARCHITECT

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL4.0

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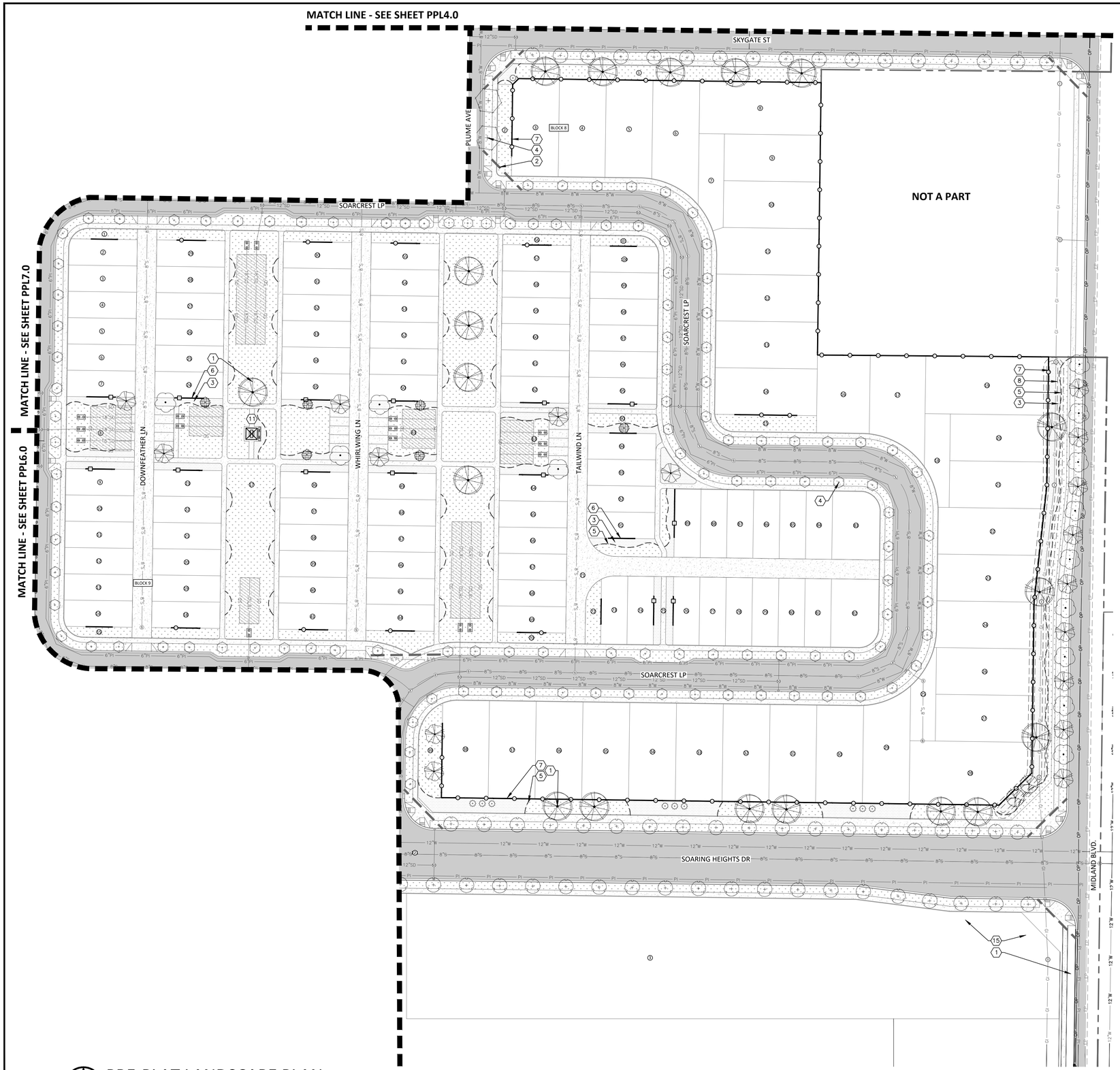

PRE-PLAT LANDSCAPE PLAN

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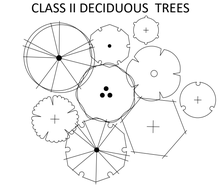
Plan Scale: 1" = 50'

PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



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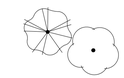

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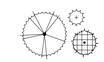

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AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

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km ENGINEERING
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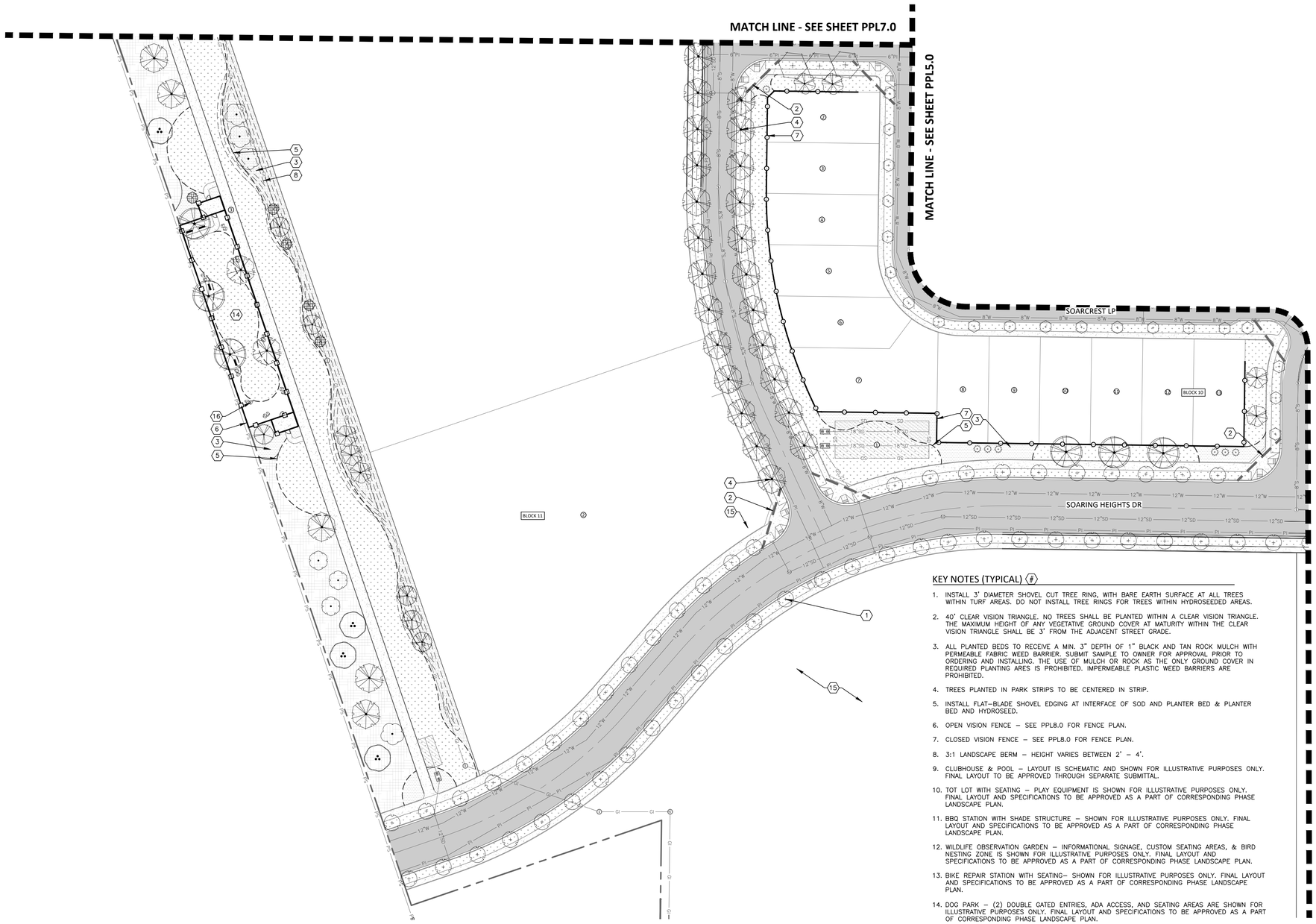
DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL5.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BIRDONE LOVELACE, 10/10/2025, CANON IRP7055 (BW)(PC3_24X36.1.PDF)



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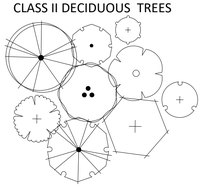

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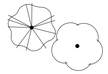

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PRE-PLAT LANDSCAPE PLAN

REVISIONS

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STATE OF IDAHO
KAYSSA YENSEN
LICENSED LANDSCAPE ARCHITECT
LA-16507
10.10.25

km ENGINEERING
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PHONE (208) 639-6939
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DATE: 10.10.25
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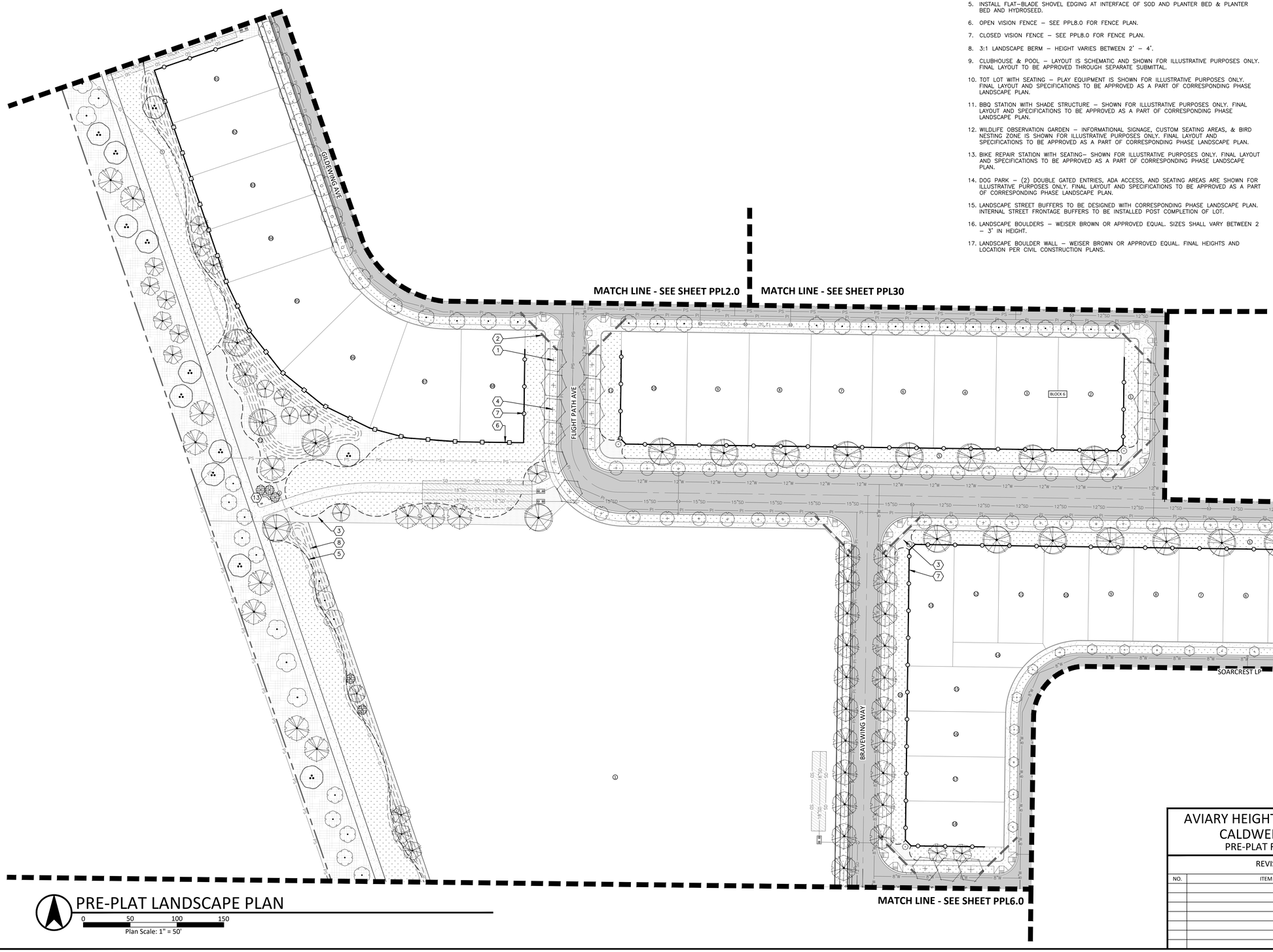
PPL6.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW) PCL, 24X36 L [PDF]



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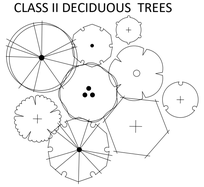

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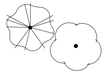

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CONEFLOWER, SPP.
DAYLILY, SPP.
HOSTA, SPP.
LAVENDER, SPP.
BLACK-EYED SUSAN, SPP.
PHLOX, SPP.
SALVIA, SPP.
SAGE, SPP.

MATERIAL LEGEND SEE PLANT SCHEDULE ON PPL9.0 FOR GENERAL SPECIFICATIONS

SODDED LAWN
HYDROSEEDED NO-MOW FESCUE
DECOMPOSED GRANITE

PRE-PLAT LANDSCAPE PLAN

0 50 100 150
Plan Scale: 1" = 50'

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT FENCE PLAN

REVISIONS

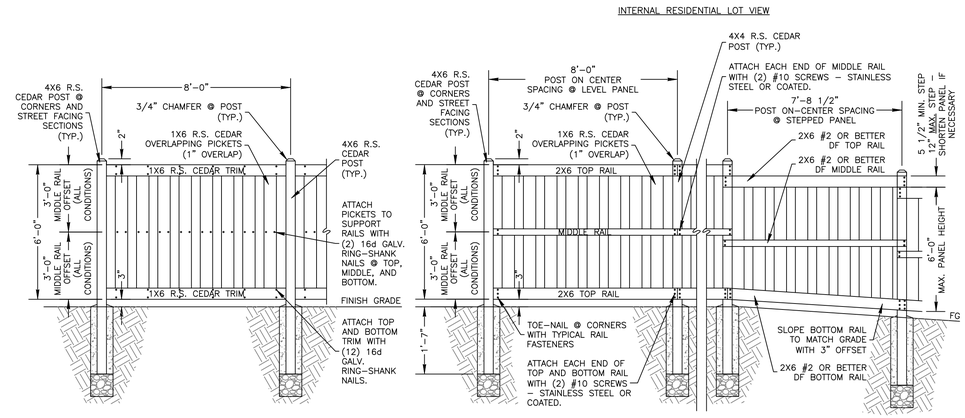
NO.	ITEM	DATE

STATE OF IDAHO
ALYSSA YENSEN
LICENSED LANDSCAPE ARCHITECT
LA-16577
10.10.25

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL7.0

P:\22-227\CAD\LANDSCAPE\SENTITLEMENT\PL22-227 PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW) (FC), 24X36 L (PDF)



01 6' CEDAR FENCE

NTS

02 5' OPEN VISION METAL FENCE

NTS

FENCE SCHEDULE

6' HEIGHT CEDAR PRIVACY FENCE.

5' HEIGHT OPEN VISION METAL FENCE.

NOTE:

1. ALL FENCING TO BE INSTALLED A MINIMUM OF 20' FROM THE R.O.W ALONG STREET FRONTAGES.

PRE-PLAT FENCE PLAN

0 150 300 450

Plan Scale: 1" = 150'

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT FENCE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
ALYSSA YENSEN
LICENSED LANDSCAPE ARCHITECT
LA-16507
10.10.25

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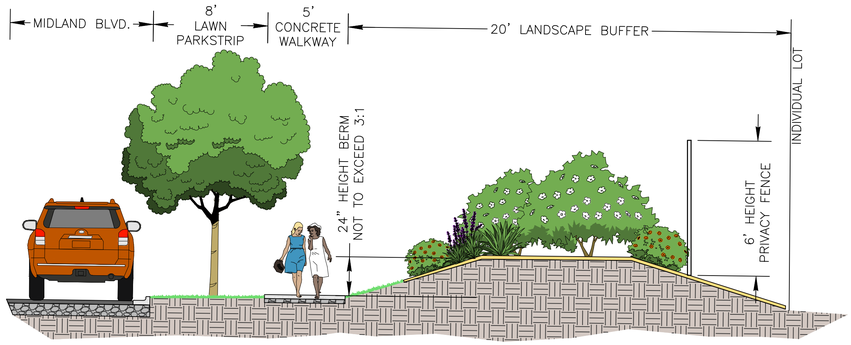
DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL8.0

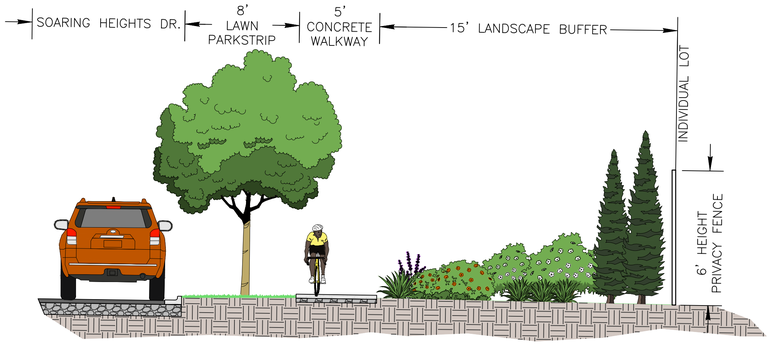
P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW) (FCL, 24X36.L) [PDF]



01 MIDLAND BLVD BERM BUFFER SECTION

NTS

NOTE:
1. LANDSCAPING IS SCHEMATIC – FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.



02 SOARING HEIGHTS DR. BUFFER SECTION

NTS

NOTE:
1. LANDSCAPING IS SCHEMATIC – FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
	173	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY MAPLE	2" CAL. B&B	25'X15'	CLASS II
	107	ACER TRUNCATUM X PLATANOIDES 'JFS–KW187' URBAN SUNSET® MAPLE	2" CAL. B&B	35'X20'	CLASS II
	67	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE	2" CAL. B&B	50'X30'	CLASS II
	36	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI–TRUNK	2" CAL. B&B CLUMP	35'X30'	CLASS II
	133	CARPINUS BETULUS 'JFS–KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B	40'X30'	CLASS II
	101	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY® GINKGO MALE VARIETY ONLY	2" CAL. B&B	45'X20'	CLASS II
	115	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST	2" CAL. B&B	40'X25'	CLASS II
	153	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' COLUMNAR SWEET GUM	2" CAL. B&B	25'X15'	CLASS II
	45	MALUS "SPRING SNOW" SPRING SNOW CRABAPPLE	2" CAL. B&B	25'X20'	CLASS I
	67	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM	2" CAL. B&B	20'X20'	CLASS I
	86	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	45'X35'	CLASS II
EVERGREEN TREES					
	25	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR	6'–8' B&B	15'X8'	EVERGREEN
	34	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6'–8' B&B	55'X25'	EVERGREEN
	39	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'–8' B&B	35'X15'	EVERGREEN

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SOD/SEED			
	147,770 SF	NO MOW LAWN SEED MIX HIGH COUNTRY GARDENS, PRAIRIE NURSERY OR APPROVED EQUAL SPECIALLY BLENDED MIX OF (6) DIFFERENT DWARF FINE FESCUE GRASS VARIETIES INSTALL AT MIN. OF 5 LBS PER 1000 SQUARE FEET	SEED
	574,187 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
OTHER			
	4,190 SF	DECOMPOSED GRANITE TBD	–
	136,981 SF	SHRUB BEDS SEE PLANT PALETTE FOR SUGGESTED SHRUB VARIETIES	MIN. 2–GAL SHRUBS OR 18" HEIGHT AND/OR SPREAD

NOTE:
1. SPECIFICATIONS ARE SUBJECT TO CHANGE.

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
3. ALL TREE, TURF, PLANT MATERIAL, AND IRRIGATION PROPOSED WITHIN THE PLANTER STRIP BETWEEN BACK OF CURB AND SIDEWALK SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT.
4. ALL TREES PLANTED IN THE PARK STRIP (BY BUILDER) TO BE CENTERED BETWEEN BACK OF CURB AND SIDEWALK AND ARE SUBJECT TO THE ACHD DEVELOPMENT AGREEMENT FOR LANDSCAPING.
5. FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

GENERAL IRRIGATION NOTES

1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION WATER, AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT NOTES & DETAILS

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
ALISSA VERSON
LANDSCAPE ARCHITECT
LA-16577
10.10.25

km ENGINEERING
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PHONE (208) 639-6939
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DATE:	10.10.25
PROJECT:	22-227
SHEET NO.	PPL9.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IRP7SS (BW) PC3, 24X36 L (PDF)

COMMON LOT CALCULATIONS

(1) TREE PER 5,000 SQ.FT. (50% TO BE CLASS II OR CLASS III)

BLOCK #	LOT #	SQ.FT.	TREES REQ	TREES PRVD
1	1	29081	6	8
1	27	4961	1	1
1	34	4431	1	1
1	40	5645	1	1
1	45	2049	0	1
1	46	5216	1	2
1	51	5621	1	1
1	57	5525	1	1
1	72	180752	36	42
2	1	7256	1	3
2	6	10524	2	2
2	10	11957	2	3
3	1	7339	1	3
3	6	11732	2	2
3	10	11957	2	3
4	1	47323	9	9
4	8	9613	2	3
5	1	12004	2	1
6	1	2146	0	6
6	5	4735	1	5
6	11	6292	1	4
7	1	5034	1	5
7	2	1456	0	0
7	19	10399	2	8
8	1	5172	1	6
8	2	1456	0	0
8	15	1776	0	0
8	39	23130	5	19
9	1	702	0	0
9	8	4304	1	1
9	15	702	0	0
9	17	38486	8	8
9	43	34341	7	8
9	56	746	0	0
9	63	5179	1	1
9	70	745	0	0
9	72	949	0	0
9	75	1400	0	0
9	90	5982	1	1
9	101	702	0	0
10	1	20469	4	14
11	3	115868	23	31
12	1	3669	1	3
12	6	6415	1	3
12	12	4108	1	1
12	26	6142	1	1
TOTAL COMMON LOT TREES			137	212

PATHWAY CALCULATIONS

8'–10' MACRO PATHWAY ((1) CLASS I OR II TREE / 40 LF, (15) SHRUBS / 100 LF)

BLOCK #	LOT #	LF	SHRUBS ** REQ	SHRUBS ** PRVD	TREES REQ	TREES PRVD
1	72	2742	411	0	69	69
11	3	1160	180	0	29	30

5' MICRO PATHWAY ((15) SHRUB/100 LF)

BLOCK #	LOT #	LF	SHRUBS ** REQ	SHRUBS ** PRVD	TREES REQ	TREES PRVD
1	34	129	19	0	0	1
1	40	120	18	0	0	1
1	51	120	18	0	0	0
1	57	128	19	0	0	0
2	6	240	36	0	0	1
3	6	240	36	0	0	1
4	1	341	51	0	0	0
9	8	70	11	0	0	0
9	17	1065	150	0	0	0
9	63	69	10	0	0	1
9	75	70	10	0	0	0
9	90	215	32	0	0	1
TOTAL PATHWAY TREES					97	105

STREET CALCULATIONS

10' LOCAL LANDSCAPE BUFFER: (1) CLASS II TREE / 35 LF OR (1) CLASS I / 25 LF
20' COLLECTOR LANDSCAPE BUFFER: (1) TREE / 35 LF OR (1) CLASS I / 25 LF; (1) SHRUB / 7 LF
25' MINOR ARTERIAL LANDSCAPE BUFFER: (1) TREE / 35 LF OR (1) CLASS I / 25 LF; (1) SHRUB / 7 LF; 3:1 LANDSCAPE BERM MIN. 2' HIGH
35' HWY 20/26 LANDSCAPE BUFFER: (1) CLASS II OR II TREE / 35 LF, (1) SHRUB / 7 LF, AND (1) BOULDER / 75 LF, 3:1 LANDSCAPE BERM OR 3' WALL @ MIN. 30% OF LF
TURF GRASS NOT TO EXCEED 50% OF BUFFER AREAS

STREET NAME	BUFFER WIDTH (FT)	LF	# OF DRIVES	LF – DRIVES	SHRUBS ** REQ	SHRUBS ** PRVD	TREES REQ	TREES PRVD
MIDLAND BLVD.	20	2,627	2	2524	361	0	101	102*
SOARING HEIGHTS DR	15	3,236	2	3178	454	0	91	91
SKYGATE ST	15	2,992	4	2876	0	0	82	82
FEATHER CREST ST	10	194	0	194	0	0	6	6
BRAVEWING WAY	10	1,606	1	1577	0	0	45	45
PLUME AVE	10	188	0	188	0	0	5	5
SOARCREST LP	10	5,466	3	5379	0	0	154	154
EAGLE WING AVE	10	202	0	202	0	0	6	6
SKYRUN AVE	10	202	0	202	0	0	6	6
SWIFTLIGHT ST	10	3,140	7	2937	0	0	84	84
AERIAL HEIGHTS AVE	10	1,036	0	1036	0	0	30	30
UPDRAFT AVE	10	1,058	0	1058	0	0	30	30
AIR AVE	10	1,146	0	1146	0	0	33	33
SOARING GAIL AVE	10	1,236	0	1236	0	0	35	35
FEATHERTAIL ST	10	1,804	2	1746	0	0	50	50
FEATHER FALL AVE	10	1,342	0	1342	0	0	38	38
PERCH VIEW DR	10	1,084	0	1084	0	0	31	31
GILDEWING AVE	10	1,504	2	1446	0	0	41	41
GILDEWING PL	10	316	0	316	0	0	9	9
HATCHLING CT	10	679	0	679	0	0	19	19
FLIGHT PATH AVE	10	356	0	356	0	0	10	10
TOTAL STREET TREES							940	907

MITIGATION REQUIREMENTS

THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL

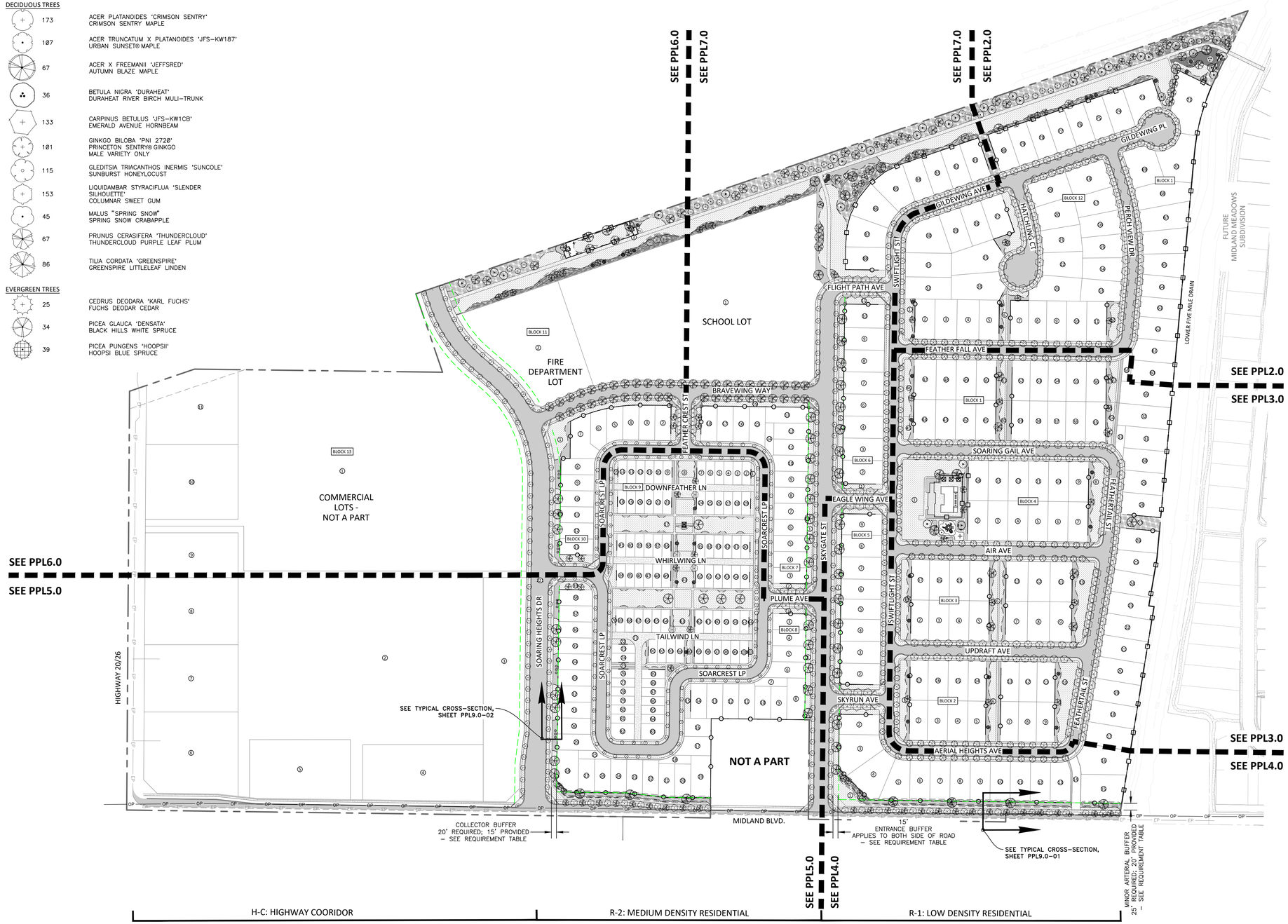
TOTAL TREES							1175	1224

* CLASS I TREES PROVIDED AT A 1:25' RATIO DUE TO OVER HEAD POWER.
** SHRUBS TO BE PROVIDED WITH INDIVIDUAL PHASING PLANS – SEE PLANTER BED HATCH WITH SUGGESTED PLANTINGS ON PPL9.0.
NOTE: SHRUB COUNT EXCLUDES ALL PERENNIALS AND GRASSES. IF PERENNIALS AND GRASSES ARE SUBSTITUTED FOR THE REQUIRED SHRUBS, THEY MUST BE PLANTED AT A MIN. 2 GAL. SIZE

PLANT SCHEDULE

SEE PPL9.0 FOR FULL PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	173	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY MAPLE
	107	ACER TRUNCATUM X PLATANOIDES 'JFS–KW187' URBAN SUNSET® MAPLE
	67	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE
	36	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI–TRUNK
	133	CARPINUS BETULUS 'JFS–KW1CB' EMERALD AVENUE HORNBEAM
	101	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY® GINKGO MALE VARIETY ONLY
	115	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST
	153	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' COLUMNAR SWEET GUM
	45	MALUS "SPRING SNOW" SPRING SNOW CRABAPPLE
	67	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM
	86	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN
EVERGREEN TREES		
	25	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR
	34	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE
	39	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE



PRE-PLAT LANDSCAPE COVER

0 150 300 450
Plan Scale: 1" = 150'

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DEVELOPER/OWNER
BRIGHTON DEVELOPMENT INC.
2929 W. NAVIGATOR DR., SUITE 400
MERIDIAN, IDAHO 83642
PHONE: (208) 378–4000
CONTACT: JON WARDLE
EMAIL: jwardle@brightoncorp.com

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE COVER

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO ALYSSA YENSEN LICENSED LANDSCAPE ARCHITECT LA-16577 10.10.25

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DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL1.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227-PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IRF755 (BW) PC3, 24X36 L (PDF)

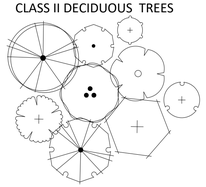
PRE-PLAT LANDSCAPE PLAN

0 50 100 150

Plan Scale: 1" = 50'

PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



CRIMSON SENTRY MAPLE
URBAN SUNSET MAPLE
AUTUMN BLAZE MAPLE
DURAHEAT RIVER BIRCH MULTI–TRUNK
EMERALD AVANUE HORNBEAM
PRINCETON SENCTRY GINKGO
SUNBURST HONEYLOCUST
COLUMNAR SWEET GUM
GREEKSPIRE LITTLELEAF LINDEN

CLASS I DECIDUOUS TREES

SPRING SNOW CRABAPPLE
THUNDERCLOUD PRUPLE LEAF PLUM

EVERGREEN TREES

FUCHS DEODAR CEDAR
BLACK HILLS SPRUCE
HOOPSI BLUE SPRUCE

SHRUB BEDS SEE KEY NOTE #3 FOR GROUNDCOVER MATERIAL

BUTTERFLY BUSH, SPP.
BOXWOOD, SPP.
DOGWOOD, SPP.
HYDRANGEA, SPP.
JUNIPER, SPP.
NINEBARK, SPP
MUGO PINE, SPP.
LAUREL, SPP.
ROSE, SPP.
SPRUCE, SPP.
SPIREA, SPP.
BARBERRY, SPP.
LILAC, SPP.
VIBURNUM, SPP.

BLUE FESCUE, SPP.
REED GRASS, SPP.
FOUNTAIN GRASS, SPP.
EULALIA GRASS
DIANTHUS, SPP.
CONEFLOWER, SPP.
DAYLILY, SPP.
HOSTA, SPP.
LAVENDER, SPP.
BLACK–EYED SUSAN, SPP.
PHLOX, SPP.
SALVIA, SPP.
SAGE, SPP.

MATERIAL LEGEND SEE PLANT SCHEDULE ON PPL9.0 FOR GENERAL SPECIFICATIONS

SODDED LAWN
HYDROSEEDED NO–MOW FESCUE
DECOMPOSED GRANITE

KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. DO NOT INSTALL TREE RINGS FOR TREES WITHIN HYDROSEEDED AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH OF 1" BLACK AND TAN ROCK MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
5. INSTALL FLAT–BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED & PLANTER BED AND HYDROSEED.
6. OPEN VISION FENCE – SEE PPL8.0 FOR FENCE PLAN.
7. CLOSED VISION FENCE – SEE PPL8.0 FOR FENCE PLAN.
8. 3:1 LANDSCAPE BERM – HEIGHT VARIES BETWEEN 2' – 4'.
9. CLUBHOUSE & POOL – LAYOUT IS SCHEMATIC AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT TO BE APPROVED THROUGH SEPARATE SUBMITTAL.
10. TOT LOT WITH SEATING – PLAY EQUIPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.
11. BBQ STATION WITH SHADE STRUCTURE – SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.
12. WILDLIFE OBSERVATION GARDEN – INFORMATIONAL SIGNAGE, CUSTOM SEATING AREAS, & BIRD NESTING ZONE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.
13. BIKE REPAIR STATION WITH SEATING– SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.
14. DOG PARK – (2) DOUBLE GATED ENTRIES, ADA ACCESS, AND SEATING AREAS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.
15. LANDSCAPE STREET BUFFERS TO BE DESIGNED WITH CORRESPONDING PHASE LANDSCAPE PLAN. INTERNAL STREET FRONTAGE BUFFERS TO BE INSTALLED POST COMPLETION OF LOT.
16. LANDSCAPE BOULDERS – WEISER BROWN OR APPROVED EQUAL. SIZES SHALL VARY BETWEEN 2 – 3' IN HEIGHT.
17. LANDSCAPE BOULDER WALL – WEISER BROWN OR APPROVED EQUAL. FINAL HEIGHTS AND LOCATION PER CIVIL CONSTRUCTION PLANS.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
ALISSA YEBSEN
LA-16577
10.10.25
LICENSED LANDSCAPE ARCHITECT

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PHONE (208) 639-6939
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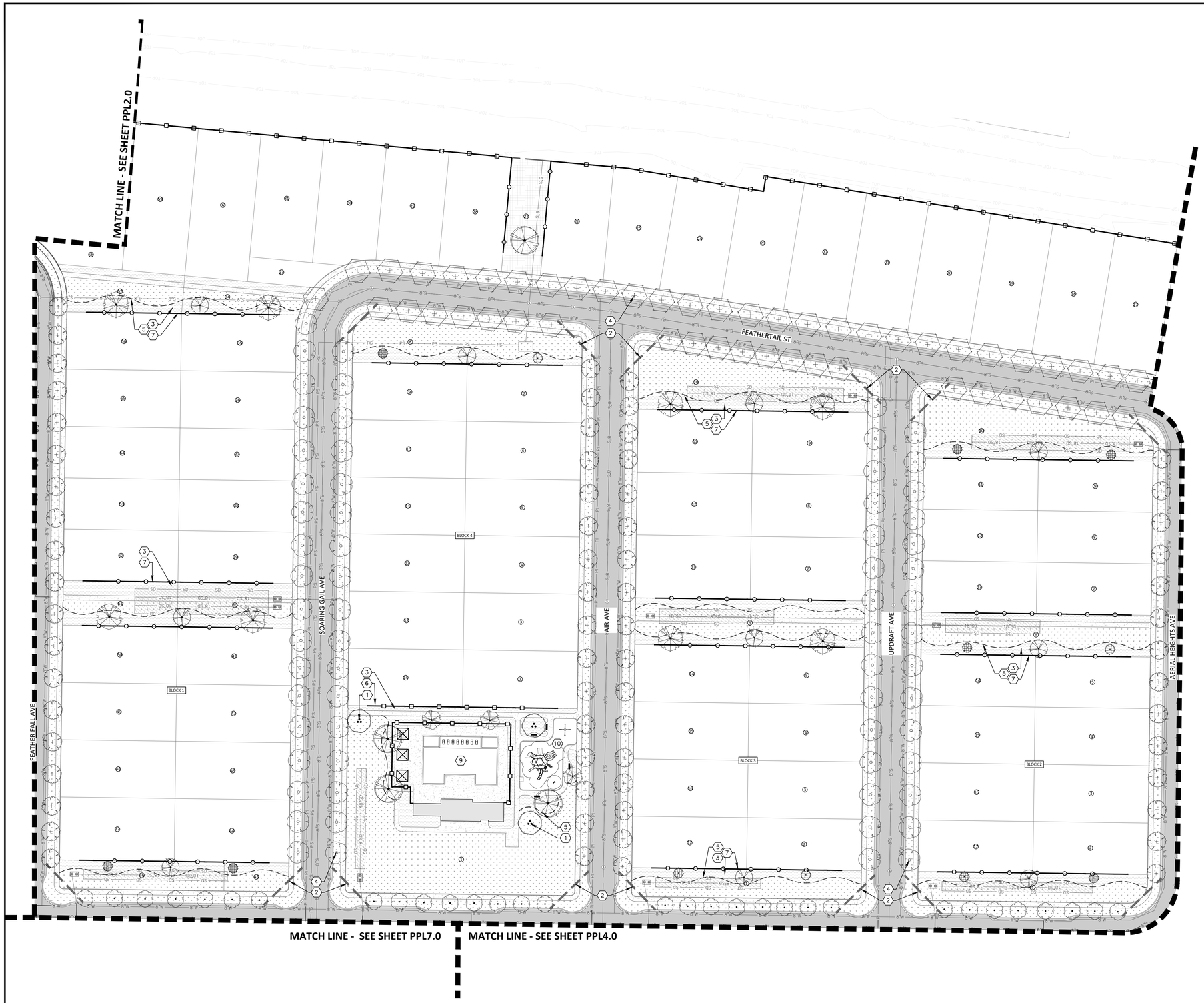
DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL2.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BRIDGHE LOVELACE, 10/10/2025, CANON IRF755 (BW) PC3, 24X36 L (PDF)



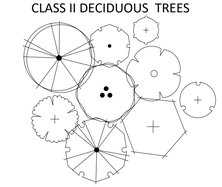
PRE-PLAT LANDSCAPE PLAN

0 50 100 150

Plan Scale: 1" = 50'

PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



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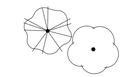

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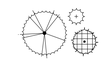

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SODDED LAWN
HYDROSEEDED NO–MOW FESCUE
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AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
RAY SSA VERSON
LANDSCAPE ARCHITECT
LA-16577
10-10-25

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

DATE: 10.10.25
PROJECT: 22-227
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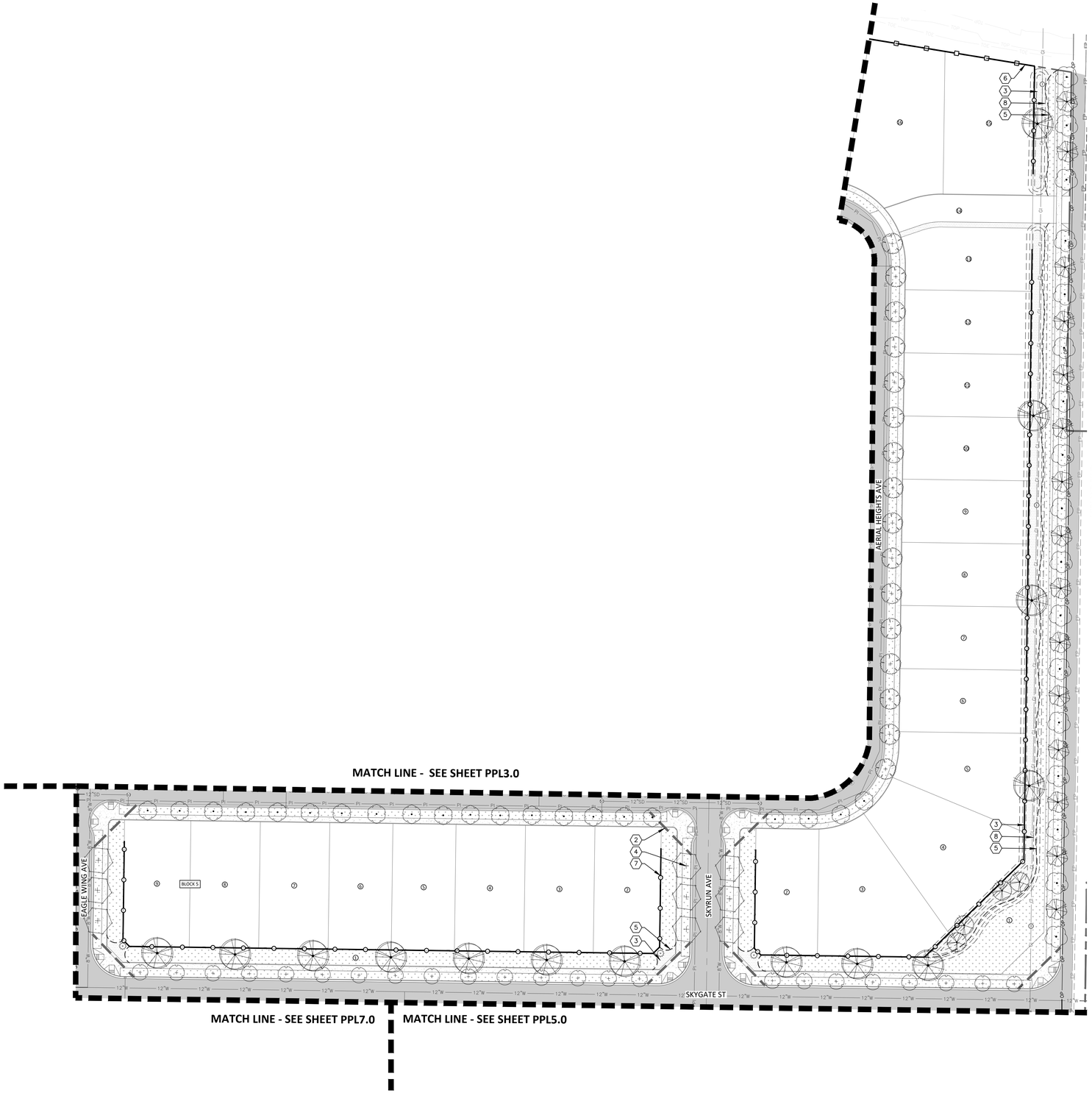
P:\22-227\CAD\LANDSCAPE\PLANS\TITLEMAP\TS22-227-PPL1.0.DWG, BIRDONE LOVELACE, 10/10/2025, CANON IRP755 (PAV) PC2, 24X36 L (PDF)



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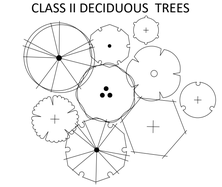

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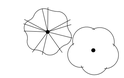

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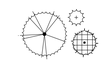

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AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
ALYSSA YENSEN
LA-16577
10.10.25
LICENSED LANDSCAPE ARCHITECT

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
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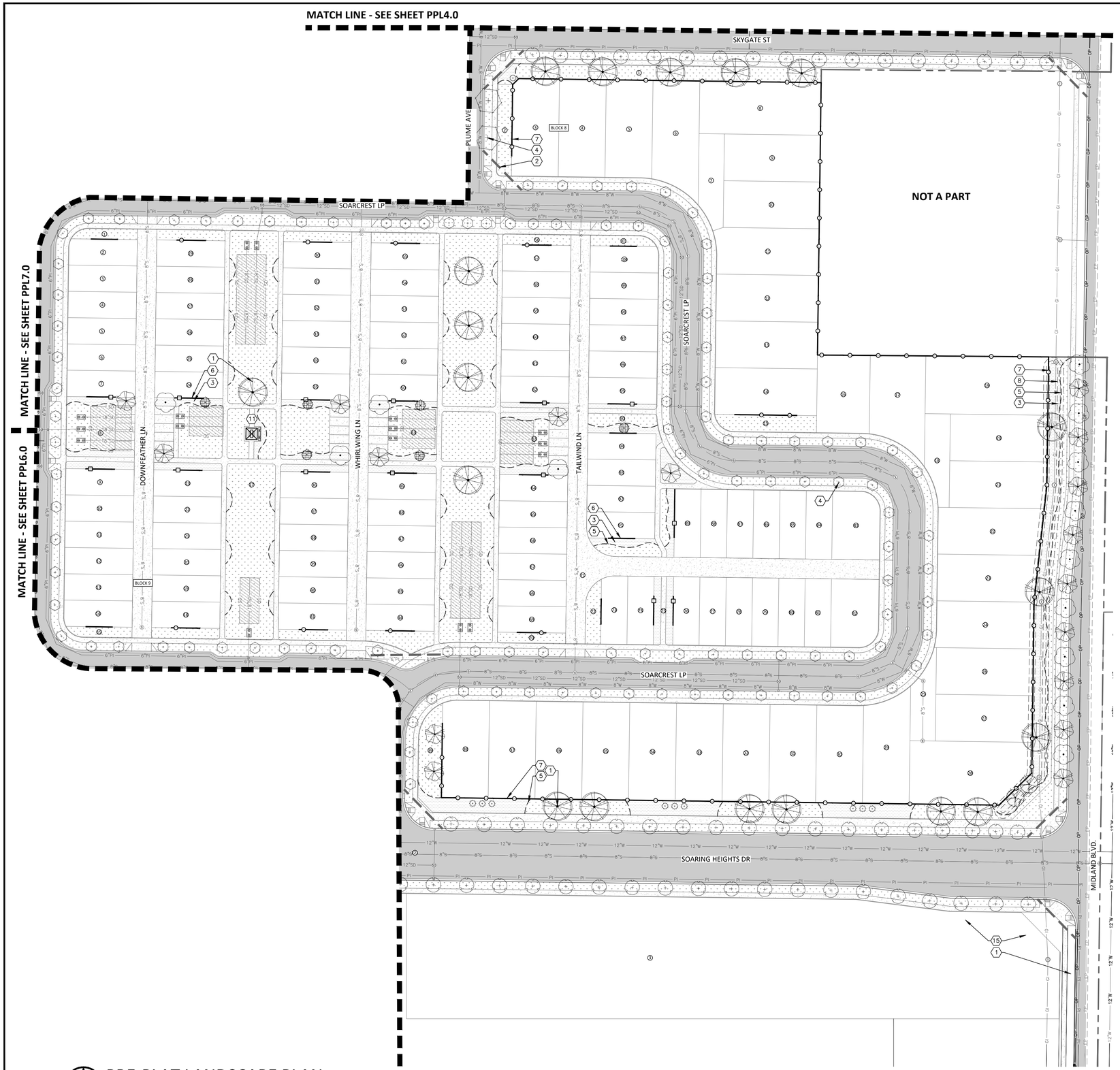
P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BIRDONE LOVELACE, 10/10/2025, CANON IRP7055 (BW)(PC3, 24X36.1) [PDF]



PRE-PLAT LANDSCAPE PLAN

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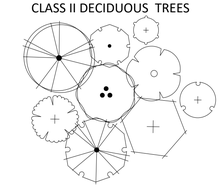

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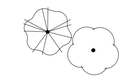

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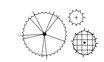

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CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

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STATE OF IDAHO
ALYSSA YENSEN
LA-16577
10.10.25
LICENSED LANDSCAPE ARCHITECT

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
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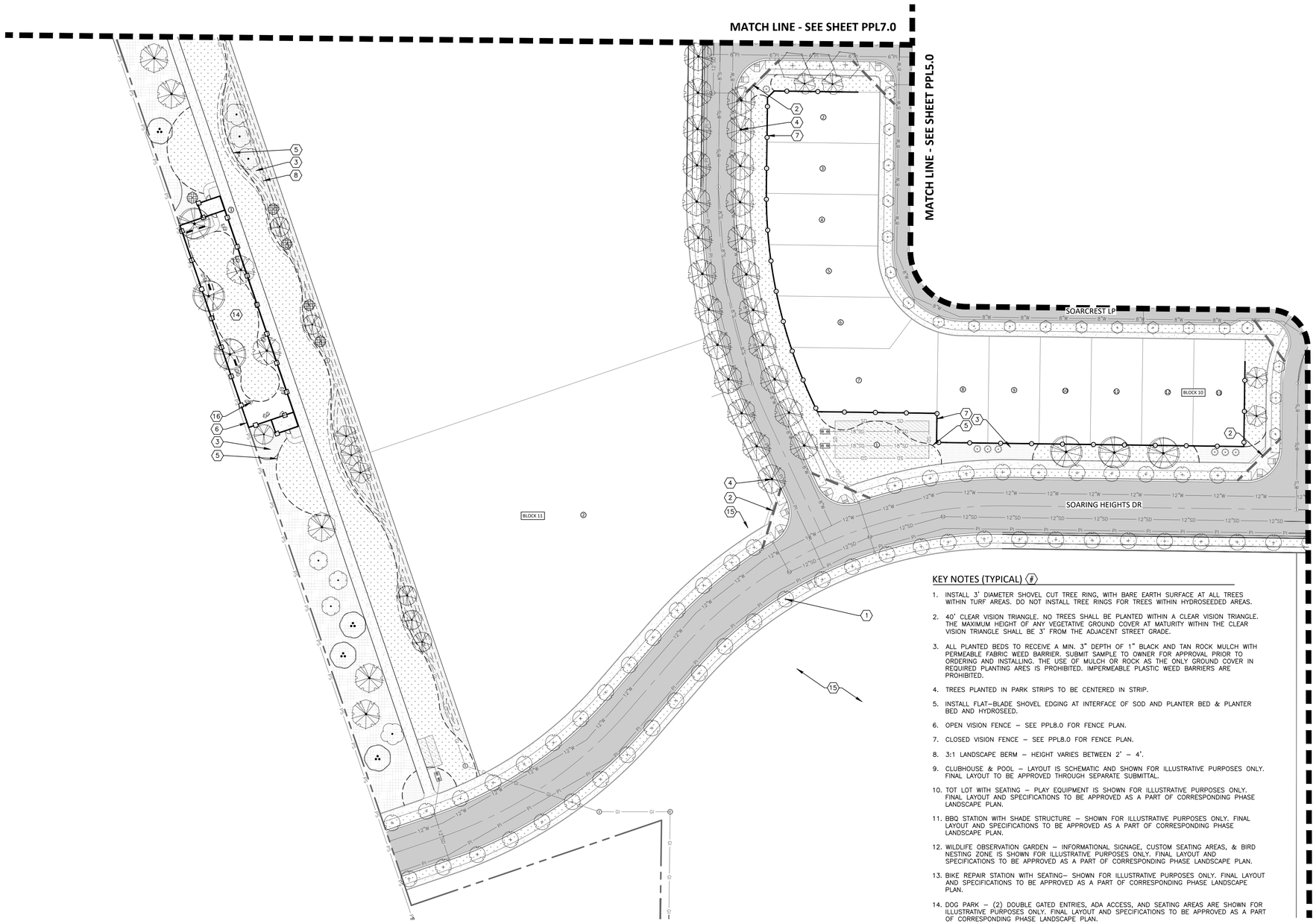

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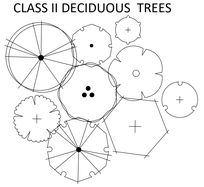
14. DOG PARK – (2) DOUBLE GATED ENTRIES, ADA ACCESS, AND SEATING AREAS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.
15. LANDSCAPE STREET BUFFERS TO BE DESIGNED WITH CORRESPONDING PHASE LANDSCAPE PLAN. INTERNAL STREET FRONTAGE BUFFERS TO BE INSTALLED POST COMPLETION OF LOT.
16. LANDSCAPE BOULDERS – WEISER BROWN OR APPROVED EQUAL. SIZES SHALL VARY BETWEEN 2 – 3' IN HEIGHT.
17. LANDSCAPE BOULDER WALL – WEISER BROWN OR APPROVED EQUAL. FINAL HEIGHTS AND LOCATION PER CIVIL CONSTRUCTION PLANS.

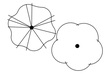
PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



CRIMSON SENTRY MAPLE
URBAN SUNSET MAPLE
AUTUMN BLAZE MAPLE
DURAHEAT RIVER BIRCH MULTI-TRUNK
EMERALD AVANUE HORNBEAM
PRINCETON SENCTRY GINKGO
SUNBURST HONEYLOCUST
COLUMNAR SWEET GUM
GREEKSPIRE LITTLELEAF LINDEN

CLASS I DECIDUOUS TREES



SPRING SNOW CRABAPPLE
THUNDERCLOUD PRUPLE LEAF PLUM

EVERGREEN TREES

FUCHS DEODAR CEDAR
BLACK HILLS SPRUCE
HOOPSI BLUE SPRUCE

SHRUB BEDS SEE KEY NOTE #3 FOR GROUNDCOVER MATERIAL

BUTTERFLY BUSH, SPP.
BOXWOOD, SPP.
DOGWOOD, SPP.
HYDRANGEA, SPP.
JUNIPER, SPP.
NINEBARK, SPP
MUGO PINE, SPP.
LAUREL, SPP.
ROSE, SPP.
SPRUCE, SPP.
SPIREA, SPP.
BARBERRY, SPP.
LILAC, SPP.
VIBURNUM, SPP.

BLUE FESCUE, SPP.
REED GRASS, SPP.
FOUNTAIN GRASS, SPP.
EULALIA GRASS
DIANTHUS, SPP.
CONEFLOWER, SPP.
DAYLILY, SPP.
HOSTA, SPP.
LAVENDER, SPP.
BLACK-EYED SUSAN, SPP.
PHLOX, SPP.
SALVIA, SPP.
SAGE, SPP.

MATERIAL LEGEND SEE PLANT SCHEDULE ON PPL9.0 FOR GENERAL SPECIFICATIONS

SODDED LAWN
HYDROSEEDED NO-MOW FESCUE
DECOMPOSED GRANITE

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
KAYSSA YENSEN
LICENSED LANDSCAPE ARCHITECT
LA-16507
10.10.25

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
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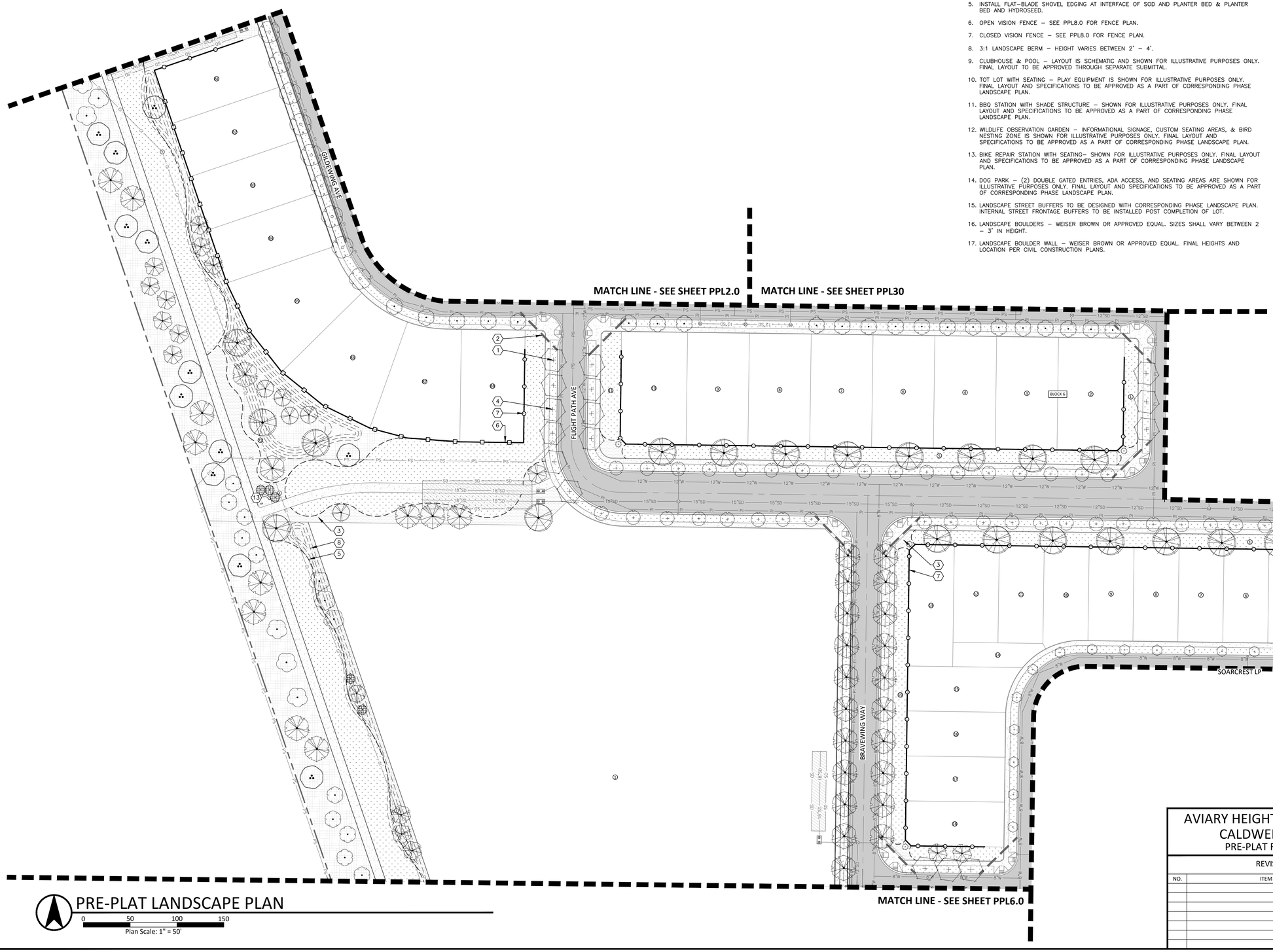
DATE: 10.10.25
PROJECT: 22-227
SHEET NO.
PPL6.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW) PCL, 24X36 L [PDF]



KEY NOTES (TYPICAL) ⟨#⟩

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. DO NOT INSTALL TREE RINGS FOR TREES WITHIN HYDROSEEDED AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH OF 1" BLACK AND TAN ROCK MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
5. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED & PLANTER BED AND HYDROSEED.
6. OPEN VISION FENCE – SEE PPL8.0 FOR FENCE PLAN.
7. CLOSED VISION FENCE – SEE PPL8.0 FOR FENCE PLAN.
8. 3:1 LANDSCAPE BERM – HEIGHT VARIES BETWEEN 2' – 4'.
9. CLUBHOUSE & POOL – LAYOUT IS SCHEMATIC AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT TO BE APPROVED THROUGH SEPARATE SUBMITTAL.
10. TOT LOT WITH SEATING – PLAY EQUIPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.
11. BBQ STATION WITH SHADE STRUCTURE – SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.
12. WILDLIFE OBSERVATION GARDEN – INFORMATIONAL SIGNAGE, CUSTOM SEATING AREAS, & BIRD NESTING ZONE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.
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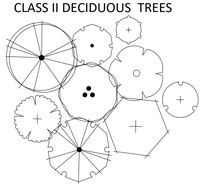
17. LANDSCAPE BOULDER WALL – WEISER BROWN OR APPROVED EQUAL. FINAL HEIGHTS AND LOCATION PER CIVIL CONSTRUCTION PLANS.

PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



CRIMSON SENTRY MAPLE
URBAN SUNSET MAPLE
AUTUMN BLAZE MAPLE
DURAHEAT RIVER BIRCH MULTI-TRUNK
EMERALD AVANUE HORNBEAM
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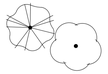
GREEKSPIRE LITTLELEAF LINDEN

CLASS I DECIDUOUS TREES



SPRING SNOW CRABAPPLE
THUNDERCLOUD PRUPLE LEAF PLUM

EVERGREEN TREES

FUCHS DEODAR CEDAR
BLACK HILLS SPRUCE
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SHRUB BEDS SEE KEY NOTE #3 FOR GROUNDCOVER MATERIAL

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PHLOX, SPP.
SALVIA, SPP.
SAGE, SPP.

MATERIAL LEGEND SEE PLANT SCHEDULE ON PPL9.0 FOR GENERAL SPECIFICATIONS

SODDED LAWN
HYDROSEEDED NO-MOW FESCUE
DECOMPOSED GRANITE

PRE-PLAT LANDSCAPE PLAN

0 50 100 150
Plan Scale: 1" = 50'

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT FENCE PLAN

REVISIONS

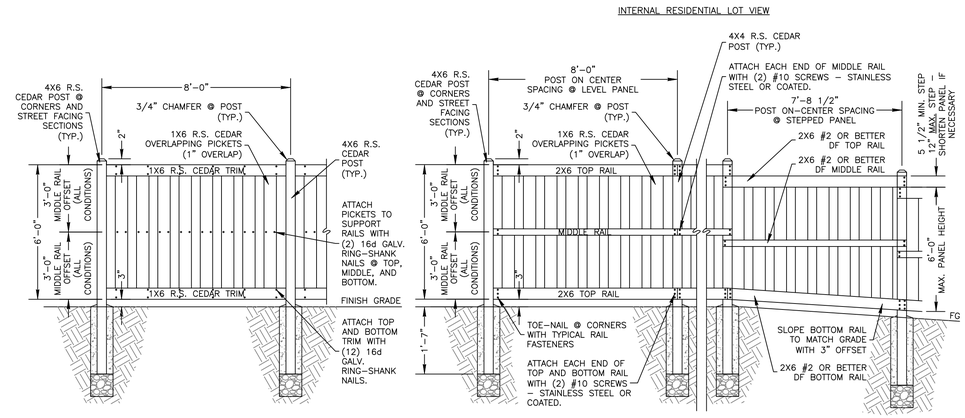
NO.	ITEM	DATE

STATE OF IDAHO
ALYSSA YENSEN
LICENSED LANDSCAPE ARCHITECT
LA-16577
10.10.25

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL7.0

P:\22-227\CAD\LANDSCAPE\SENTITLEMENT\PL22-227 PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW) (FC), 24X36 L (PDF)



01 6' CEDAR FENCE

NTS

02 5' OPEN VISION METAL FENCE

NTS

FENCE SCHEDULE

6' HEIGHT CEDAR PRIVACY FENCE.

5' HEIGHT OPEN VISION METAL FENCE.

NOTE:

1. ALL FENCING TO BE INSTALLED A MINIMUM OF 20' FROM THE R.O.W ALONG STREET FRONTAGES.

PRE-PLAT FENCE PLAN

0 150 300 450

Plan Scale: 1" = 150'

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT FENCE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
ALYSSA YENSEN
LICENSED LANDSCAPE ARCHITECT
LA-16507
10.10.25

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5725 NORTH DISCOVERY WAY
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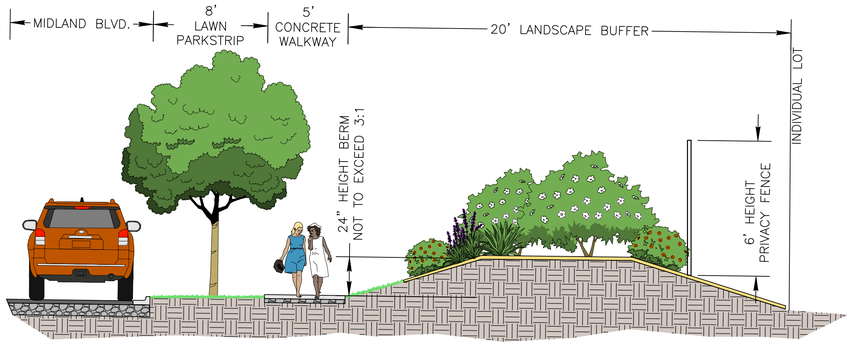
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL8.0

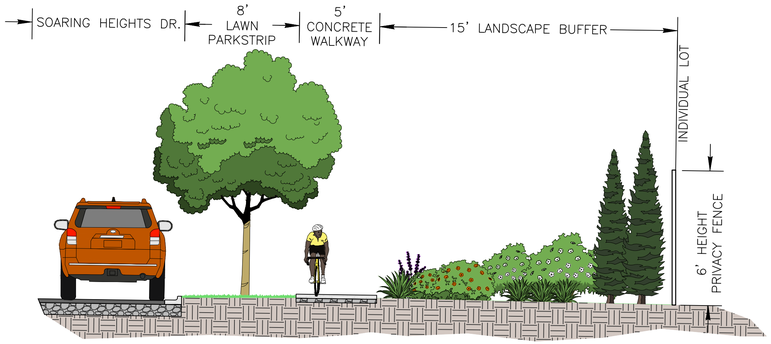
P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW) (FCL, 24X36.L) [PDF]



01 MIDLAND BLVD BERM BUFFER SECTION

NTS

NOTE:
1. LANDSCAPING IS SCHEMATIC – FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.



02 SOARING HEIGHTS DR. BUFFER SECTION

NTS

NOTE:
1. LANDSCAPING IS SCHEMATIC – FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
	173	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY MAPLE	2" CAL. B&B	25'X15'	CLASS II
	107	ACER TRUNCATUM X PLATANOIDES 'JFS–KW187' URBAN SUNSET® MAPLE	2" CAL. B&B	35'X20'	CLASS II
	67	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE	2" CAL. B&B	50'X30'	CLASS II
	36	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI–TRUNK	2" CAL. B&B CLUMP	35'X30'	CLASS II
	133	CARPINUS BETULUS 'JFS–KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B	40'X30'	CLASS II
	101	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY® GINKGO MALE VARIETY ONLY	2" CAL. B&B	45'X20'	CLASS II
	115	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST	2" CAL. B&B	40'X25'	CLASS II
	153	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' COLUMNAR SWEET GUM	2" CAL. B&B	25'X15'	CLASS II
	45	MALUS "SPRING SNOW" SPRING SNOW CRABAPPLE	2" CAL. B&B	25'X20'	CLASS I
	67	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM	2" CAL. B&B	20'X20'	CLASS I
	86	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	45'X35'	CLASS II
EVERGREEN TREES					
	25	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR	6'–8' B&B	15'X8'	EVERGREEN
	34	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6'–8' B&B	55'X25'	EVERGREEN
	39	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'–8' B&B	35'X15'	EVERGREEN

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SOD/SEED			
	147,770 SF	NO MOW LAWN SEED MIX HIGH COUNTRY GARDENS, PRAIRIE NURSERY OR APPROVED EQUAL SPECIALLY BLENDED MIX OF (6) DIFFERENT DWARF FINE FESCUE GRASS VARIETIES INSTALL AT MIN. OF 5 LBS PER 1000 SQUARE FEET	SEED
	574,187 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
OTHER			
	4,190 SF	DECOMPOSED GRANITE TBD	–
	136,981 SF	SHRUB BEDS SEE PLANT PALETTE FOR SUGGESTED SHRUB VARIETIES	MIN. 2–GAL SHRUBS OR 18" HEIGHT AND/OR SPREAD

NOTE:
1. SPECIFICATIONS ARE SUBJECT TO CHANGE.

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
3. ALL TREE, TURF, PLANT MATERIAL, AND IRRIGATION PROPOSED WITHIN THE PLANTER STRIP BETWEEN BACK OF CURB AND SIDEWALK SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT.
4. ALL TREES PLANTED IN THE PARK STRIP (BY BUILDER) TO BE CENTERED BETWEEN BACK OF CURB AND SIDEWALK AND ARE SUBJECT TO THE ACHD DEVELOPMENT AGREEMENT FOR LANDSCAPING.
5. FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

GENERAL IRRIGATION NOTES

1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION WATER, AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT NOTES & DETAILS

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
ALISSA VERSON
LANDSCAPE ARCHITECT
LA-16577
10.10.25

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

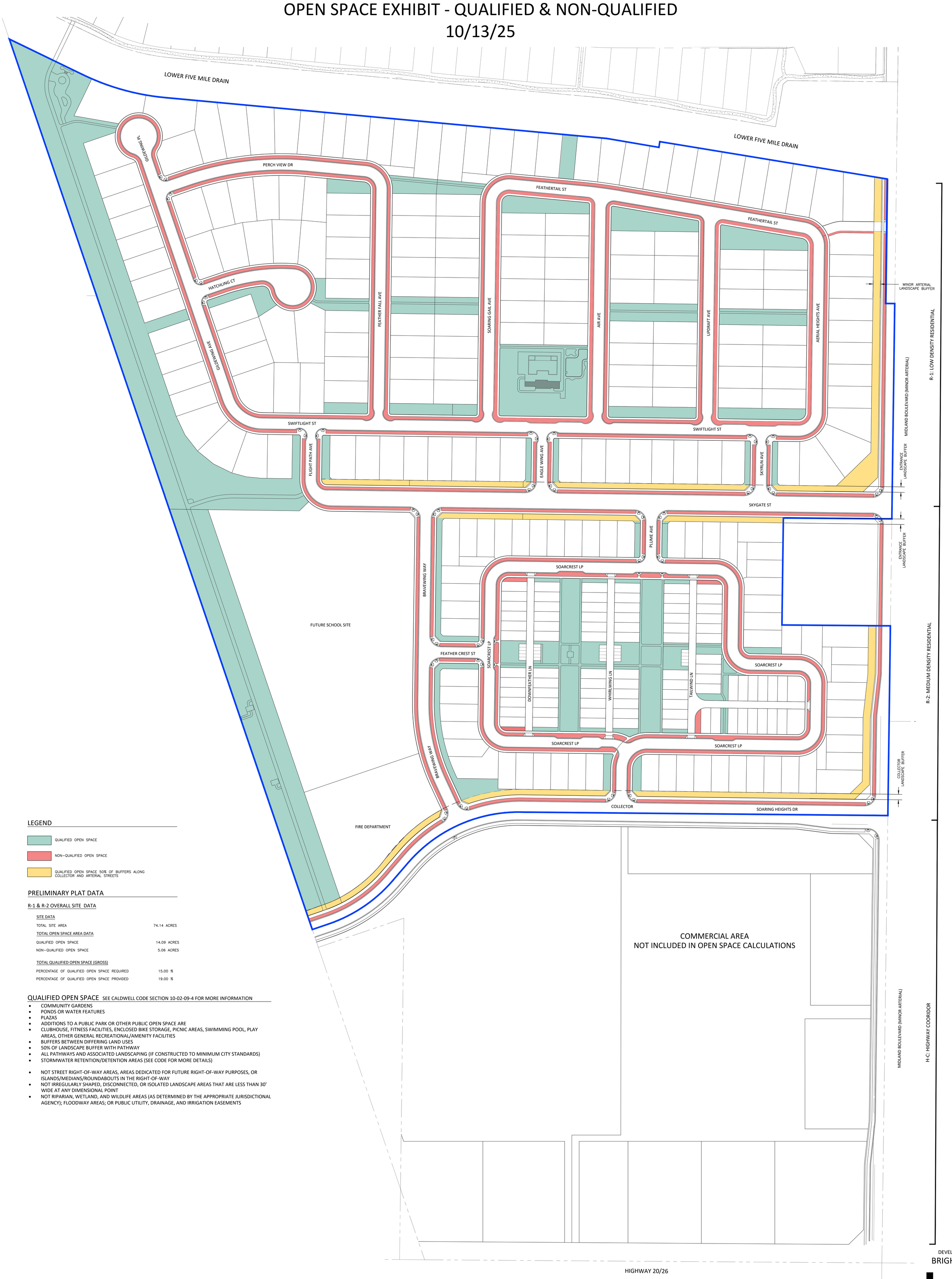
DATE:	10.10.25
PROJECT:	22-227
SHEET NO.	PPL9.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IRP7SS (BW) PC3, 24X36 L (PDF)

AVIARY HEIGHTS SUBDIVISION

OPEN SPACE EXHIBIT - QUALIFIED & NON-QUALIFIED

10/13/25



LEGEND

- QUALIFIED OPEN SPACE
- NON–QUALIFIED OPEN SPACE
- QUALIFIED OPEN SPACE 50% OF BUFFERS ALONG COLLECTOR AND ARTERIAL STREETS

PRELIMINARY PLAT DATA

R-1 & R-2 OVERALL SITE DATA

SITE DATA	
TOTAL SITE AREA	74.14 ACRES
TOTAL OPEN SPACE AREA DATA	
QUALIFIED OPEN SPACE	14.09 ACRES
NON–QUALIFIED OPEN SPACE	5.06 ACRES
TOTAL QUALIFIED OPEN SPACE (GROSS)	
PERCENTAGE OF QUALIFIED OPEN SPACE REQUIRED	15.00 %
PERCENTAGE OF QUALIFIED OPEN SPACE PROVIDED	19.00 %

QUALIFIED OPEN SPACE SEE CALDWELL CODE SECTION 10-02-09-4 FOR MORE INFORMATION

- COMMUNITY GARDENS
- PONDS OR WATER FEATURES
- PLAZAS
- ADDITIONS TO A PUBLIC PARK OR OTHER PUBLIC OPEN SPACE ARE
- CLUBHOUSE, FITNESS FACILITIES, ENCLOSED BIKE STORAGE, PICNIC AREAS, SWIMMING POOL, PLAY AREAS, OTHER GENERAL RECREATIONAL/AMENITY FACILITIES
- BUFFERS BETWEEN DIFFERING LAND USES
- 50% OF LANDSCAPE BUFFER WITH PATHWAY
- ALL PATHWAYS AND ASSOCIATED LANDSCAPING (IF CONSTRUCTED TO MINIMUM CITY STANDARDS)
- STORMWATER RETENTION/DETENTION AREAS (SEE CODE FOR MORE DETAILS)

- NOT STREET RIGHT-OF-WAY AREAS, AREAS DEDICATED FOR FUTURE RIGHT-OF-WAY PURPOSES, OR ISLANDS/MEDIANS/ROUNDABOUTS IN THE RIGHT-OF-WAY
- NOT IRREGULARLY SHAPED, DISCONNECTED, OR ISOLATED LANDSCAPE AREAS THAT ARE LESS THAN 30' WIDE AT ANY DIMENSIONAL POINT
- NOT RIPARIAN, WETLAND, AND WILDLIFE AREAS (AS DETERMINED BY THE APPROPRIATE JURISDICTIONAL AGENCY); FLOODWAY AREAS; OR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS

0 80 160 240

Plan Scale: 1" = 80'
(When Plotted 36x48)

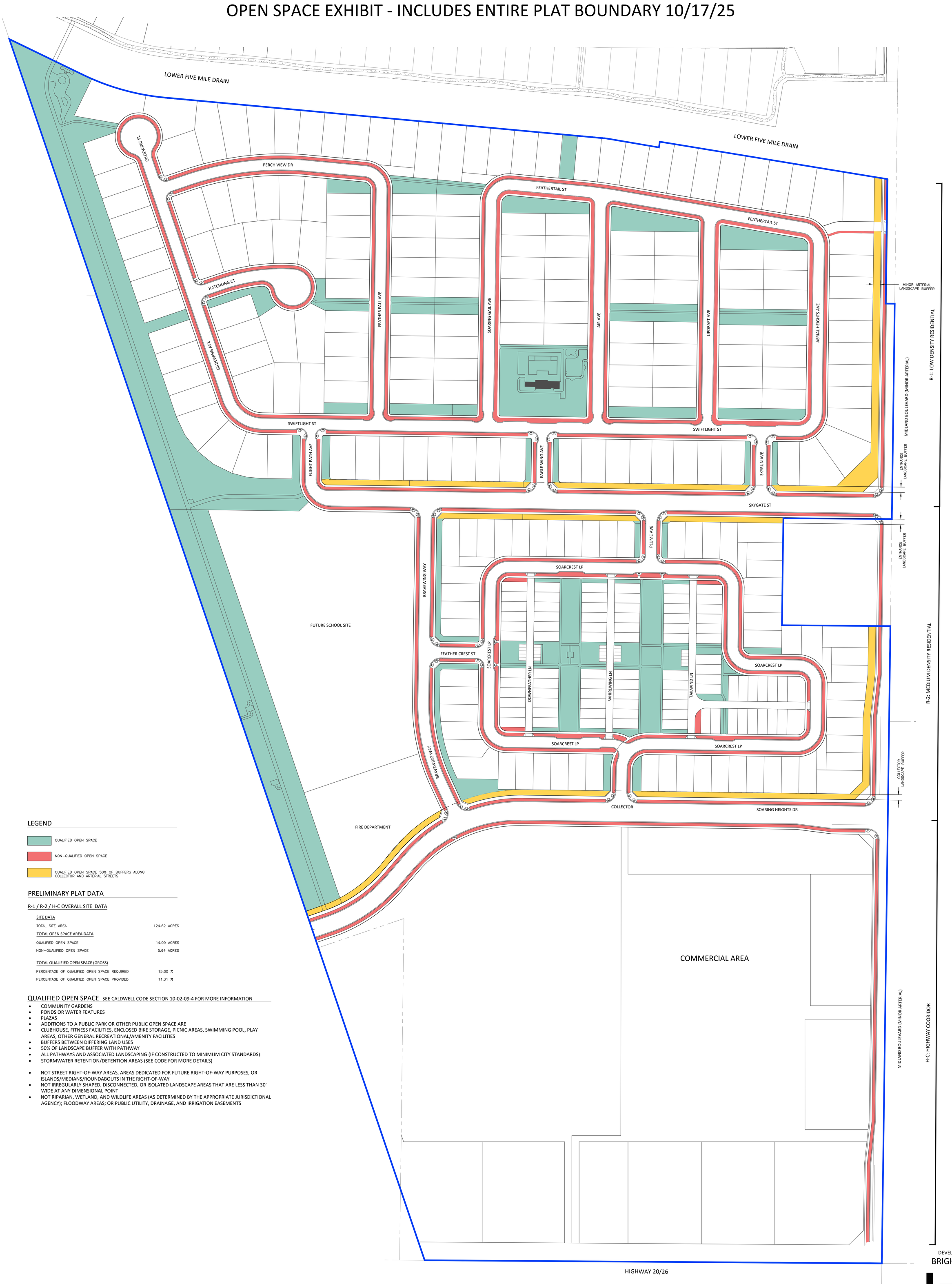
DEVELOPER
BRIGHTON

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

PROJECT:	22-227	SHEET NO.	1 OF 2

AVIARY HEIGHTS SUBDIVISION

OPEN SPACE EXHIBIT - INCLUDES ENTIRE PLAT BOUNDARY 10/17/25



LEGEND

- QUALIFIED OPEN SPACE
- NON–QUALIFIED OPEN SPACE
- QUALIFIED OPEN SPACE 50% OF BUFFERS ALONG COLLECTOR AND ARTERIAL STREETS

PRELIMINARY PLAT DATA

R-1 / R-2 / H-C OVERALL SITE DATA

SITE DATA	
TOTAL SITE AREA	124.62 ACRES
TOTAL OPEN SPACE AREA DATA	
QUALIFIED OPEN SPACE	14.09 ACRES
NON–QUALIFIED OPEN SPACE	5.64 ACRES
TOTAL QUALIFIED OPEN SPACE (GROSS)	
PERCENTAGE OF QUALIFIED OPEN SPACE REQUIRED	15.00 %
PERCENTAGE OF QUALIFIED OPEN SPACE PROVIDED	11.31 %

QUALIFIED OPEN SPACE SEE CALDWELL CODE SECTION 10-02-09-4 FOR MORE INFORMATION

- COMMUNITY GARDENS
- PONDS OR WATER FEATURES
- PLAZAS
- ADDITIONS TO A PUBLIC PARK OR OTHER PUBLIC OPEN SPACE ARE
- CLUBHOUSE, FITNESS FACILITIES, ENCLOSED BIKE STORAGE, PICNIC AREAS, SWIMMING POOL, PLAY AREAS, OTHER GENERAL RECREATIONAL/AMENITY FACILITIES
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- NOT IRREGULARLY SHAPED, DISCONNECTED, OR ISOLATED LANDSCAPE AREAS THAT ARE LESS THAN 30' WIDE AT ANY DIMENSIONAL POINT
- NOT RIPARIAN, WETLAND, AND WILDLIFE AREAS (AS DETERMINED BY THE APPROPRIATE JURISDICTIONAL AGENCY); FLOODWAY AREAS; OR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS

0 80 160 240

Plan Scale: 1" = 80'
(When Plotted 36x48)

DEVELOPER
BRIGHTON

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

PROJECT:	22-227	SHEET NO.	1 OF 2

BRIGHTON

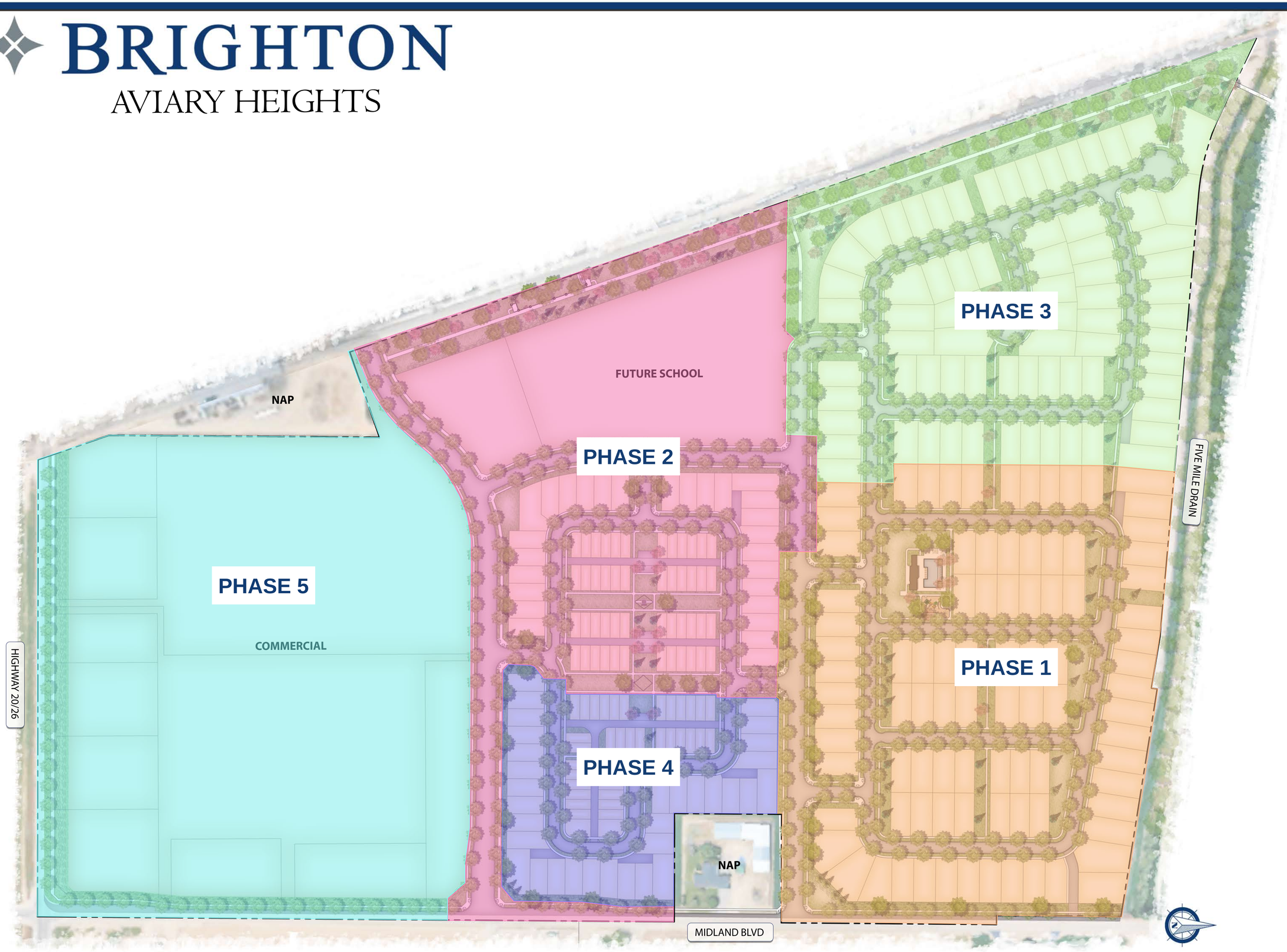
AVIARY HEIGHTS

Pathway Exhibit

CONCEPTUAL, SUBJECT TO CHANGE

BRIGHTON

AVIARY HEIGHTS



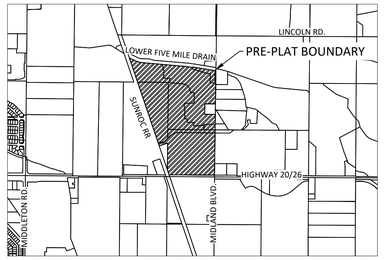
CONCEPTUAL, SUBJECT TO CHANGE

PRELIMINARY PLAT SHOWING

AVIARY HEIGHTS SUBDIVISION

SITUATED IN A PORTION OF THE SE1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST CITY OF CALDWELL, CANYON COUNTY, IDAHO

VICINITY MAP : 1" = 2,000'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	653.70'	234.26'	20°31'58"	S74°26'41"E	233.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S18°47'34"E	205.26'
L2	S71°12'51"W	247.65'
L3	S80°18'37"E	143.98'
L4	N08°40'10"E	15.88'
L5	N89°26'35"W	25.00'
L6	S89°31'46"E	297.22'
L7	N00°46'19"E	293.11'
L8	S89°31'46"E	297.22'

0 150 300 450
Plan Scale: 1" = 150'

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

LEGEND

- BOUNDARY LINE
- OFFSITE PROPERTY LINE
- LOT LINE
- SECTION LINE
- R-1 PROPERTY ZONE
- (10) LOT NUMBER
- COMMON LOT (LANDSCAPE)
- PHASE LINE BOUNDARY

DEVELOPER/OWNER
BRIGHTON DEVELOPMENT INC.
2929 W. NAVIGATOR DR., SUITE 400
MERIDIAN, IDAHO 83642
PHONE: (208) 378-4000
CONTACT: JON WARDLE
EMAIL: jwardle@brightoncorp.com

ENGINEER/SURVEYOR/LANDSCAPE
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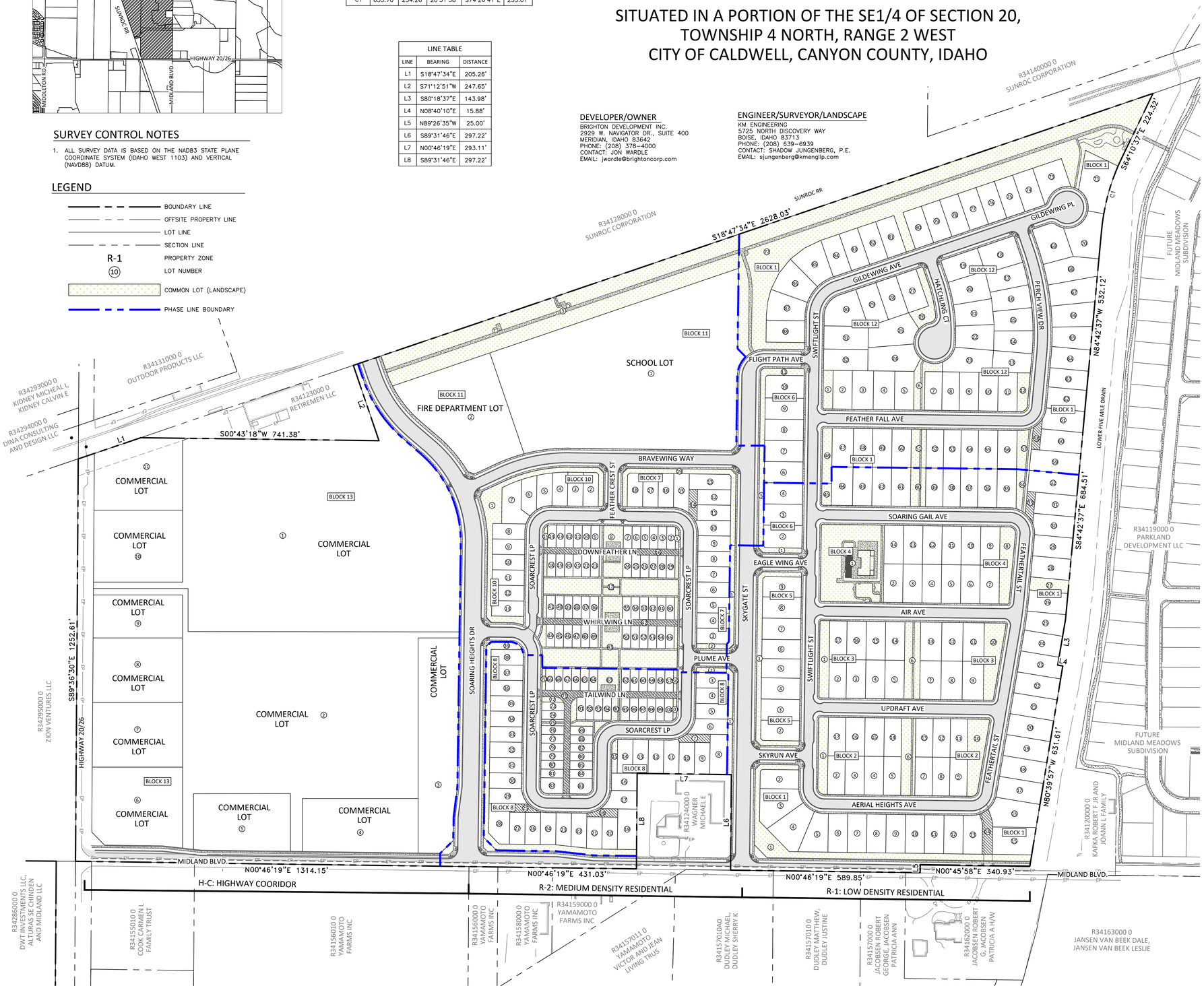
CONTACT: SHADOW JUNGENBERG, P.E.
EMAIL: sjungenberg@kmengllp.com



PRELIMINARY PLAT DATA

TOTAL SITE LOT DATA

TOTAL SITE AREA	124.623 ACRES
CURRENT ZONING	R-1, R-2, H-C
PROPOSED ZONING	R-1, R-2, H-C
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY, MEDIUM DENSITY RESIDENTIAL AND HIGHWAY CORRIDOR
R-1 RESIDENTIAL LOTS:	160
R-2 RESIDENTIAL LOTS:	145
TOTAL RESIDENTIAL LOTS:	305
H-C COMMERCIAL LOTS	11
COMMON LOTS - LANDSCAPE	45
COMMON LOTS - ALLEY	3
COMMON LOTS - SHARED DRIVEWAY	7
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL LOTS	373

RESIDENTIAL R-1 AREA SITE DATA

R-1 DATA:	
CURRENT ZONING	R-1
PROPOSED ZONING	R-1
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY RESIDENTIAL
R-1 LOT DATA:	
R-1 RESIDENTIAL LOTS:	160
COMMON LOTS - LANDSCAPE	25
COMMON LOTS - SHARED DRIVEWAY	3
TOTAL LOTS - RESIDENTIAL R1	188
BUILDABLE LOT AREA	29.332 ACRES
COMMON LOT AREA	9.405 ACRES
RIGHT-OF-WAY AREA	12.713 ACRES
TOTAL AREA ZONED R-1	51.450 ACRES
R-1 DENSITY DATA:	
GROSS DENSITY	3.110 UNITS/ACRE
NET DENSITY	5.454 UNITS/ACRE
AVERAGE R-1 LOT SIZE	7,985 SF
MINIMUM R-1 LOT SIZE	6,480 SF

RESIDENTIAL R-2 AREA SITE DATA

R-2 DATA:	
CURRENT ZONING	R-2
PROPOSED ZONING	R-2
COMPREHENSIVE PLAN DESIGNATION	MEDIUM DENSITY RESIDENTIAL
R-2 LOT DATA:	
R-2 RESIDENTIAL LOTS:	145
COMMON LOTS - LANDSCAPE	20
COMMON LOTS - SHARED DRIVEWAY	4
COMMON LOTS - ALLEY	3
TOTAL LOTS - RESIDENTIAL R2	172
BUILDABLE LOT AREA	10.692 ACRES
COMMON LOT AREA	4.595 ACRES
RIGHT-OF-WAY AREA	7.462 ACRES
TOTAL AREA ZONED R-2	22.749 ACRES
R-2 DATA	
GROSS DENSITY	6.374 UNITS/ACRE
NET DENSITY	13.561 UNITS/ACRE
AVERAGE R-2 LOT SIZE	3,212 SF
MINIMUM R-2 LOT SIZE	1,874 SF

COMMERCIAL H-C AREA SITE DATA

H-C DATA:	
BUILDABLE LOT AREA	33.075 ACRES
COMMON LOT AREA	0.000 ACRES
RIGHT-OF-WAY AREA	4.166 ACRES
TOTAL AREA ZONED H-C	37.241 ACRES
H-C COMMERCIAL LOTS	11

NON RESIDENTIAL AREA SITE DATA

NON-RESIDENTIAL DATA:	
COMMON LOTS	1
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL NON RESIDENTIAL LOTS	3
COMMON AREA	2.649 ACRES
SCHOOL LOT AREA	7.301 ACRES
FIRE LOT AREA	1.932 ACRES
ROW AREA	1.301 ACRES
TOTAL AREA NON RESIDENTIAL	13.183 ACRES

REFER TO THE QUALIFIED OPEN SPACE EXHIBIT FOR ADDITIONAL INFORMATION.

SHEET INDEX

SHEET NO.	SHEET TITLE
PP1.0	COVER
PP1.1	PHASING PLAN
PP1.2	EXISTING CONDITIONS
PP2.0	PLAT LAYOUT - PHASE 1
PP2.1	PLAT LAYOUT - PHASE 2 & 4
PP2.2	PLAT LAYOUT - PHASE 3
PP2.3	PLAY LAYOUT - PHASE 5
PP3.0	ENGINEERING LAYOUT - PHASE 1
PP3.1	ENGINEERING LAYOUT - PHASE 2 & 4
PP3.2	ENGINEERING LAYOUT - PHASE 3
PP3.3	ENGINEERING LAYOUT - PHASE 5
PPL1.0	PRE-PLAT LANDSCAPE COVER
PPL2.0	PRE-PLAT LANDSCAPE PLAN
PPL3.0	PRE-PLAT LANDSCAPE PLAN
PPL4.0	PRE-PLAT LANDSCAPE PLAN
PPL5.0	PRE-PLAT LANDSCAPE PLAN
PPL6.0	PRE-PLAT LANDSCAPE PLAN
PPL7.0	PRE-PLAT FENCE PLAN
PPL8.0	PRE-PLAT FENCE PLAN
PPL9.0	PRE-PLAT NOTES & DETAILS

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
COVER

REVISIONS

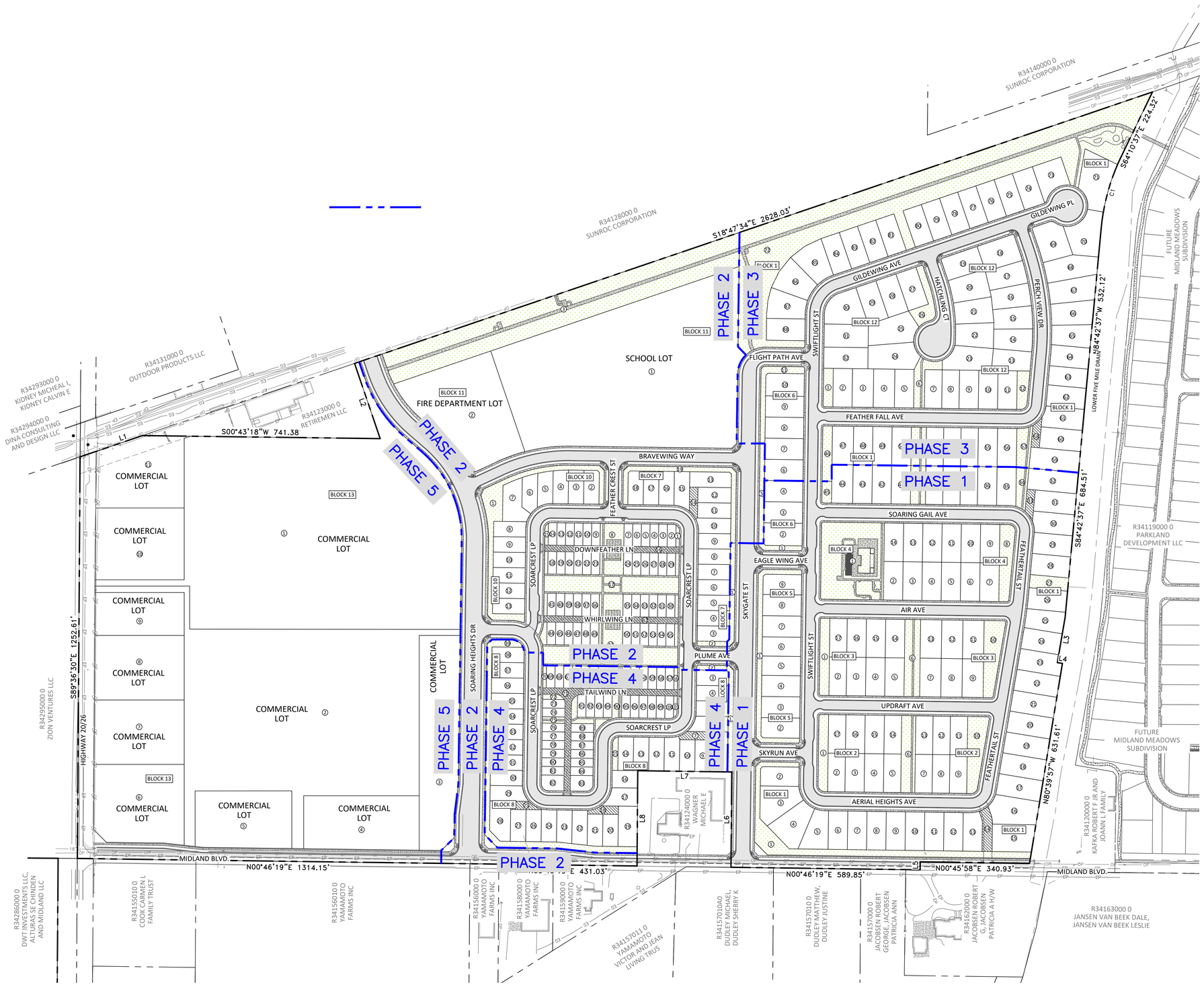
NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 10/10/25 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PP1.0

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P-PLAT COVER.DWG, SHADOW JUNGENBERG, 10/10/2025, CANON IRP755 [BW\PCL\ 24X36 L\ [PDF]



PROJECT SUMMARY

PHASE 1 (R-1 ZONING):

- SINGLE FAMILY RESIDENTIAL:	89 LOTS
- COMMON LOTS:	19 LOTS
- TOTAL LOTS:	108 LOTS

PHASE 2 (R-2 ZONING):

- SINGLE FAMILY RESIDENTIAL:	75 LOTS
- COMMON LOTS:	14 LOTS
- FIRE STATION LOT:	1 LOT
- SCHOOL LOT:	1 LOT
- TOTAL LOTS:	91 LOTS

PHASE 3 (R-1 ZONING):

- SINGLE FAMILY RESIDENTIAL:	71 LOTS
- COMMON LOTS:	10 LOTS
- TOTAL LOTS:	81 LOTS

PHASE 4 (R-2 ZONING):

- SINGLE FAMILY RESIDENTIAL:	70 LOTS
- COMMON LOTS:	12 LOTS
- TOTAL LOTS:	82 LOTS

PHASE 5 (H-C ZONING):

- COMMERCIAL LOTS:	11 LOTS

TOTAL:

- SINGLE FAMILY RESIDENTIAL:	305 LOTS
- COMMON LOTS:	55 LOTS
- FIRE STATION LOT:	1 LOT
- SCHOOL LOT:	1 LOT
- COMMERCIAL LOTS:	11 LOTS

TOTAL LOTS: 373 LOTS

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PHASING PLAN

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 STATE OF IDAHO 10/10/25 SHADOW R.V. JUNGENBERG

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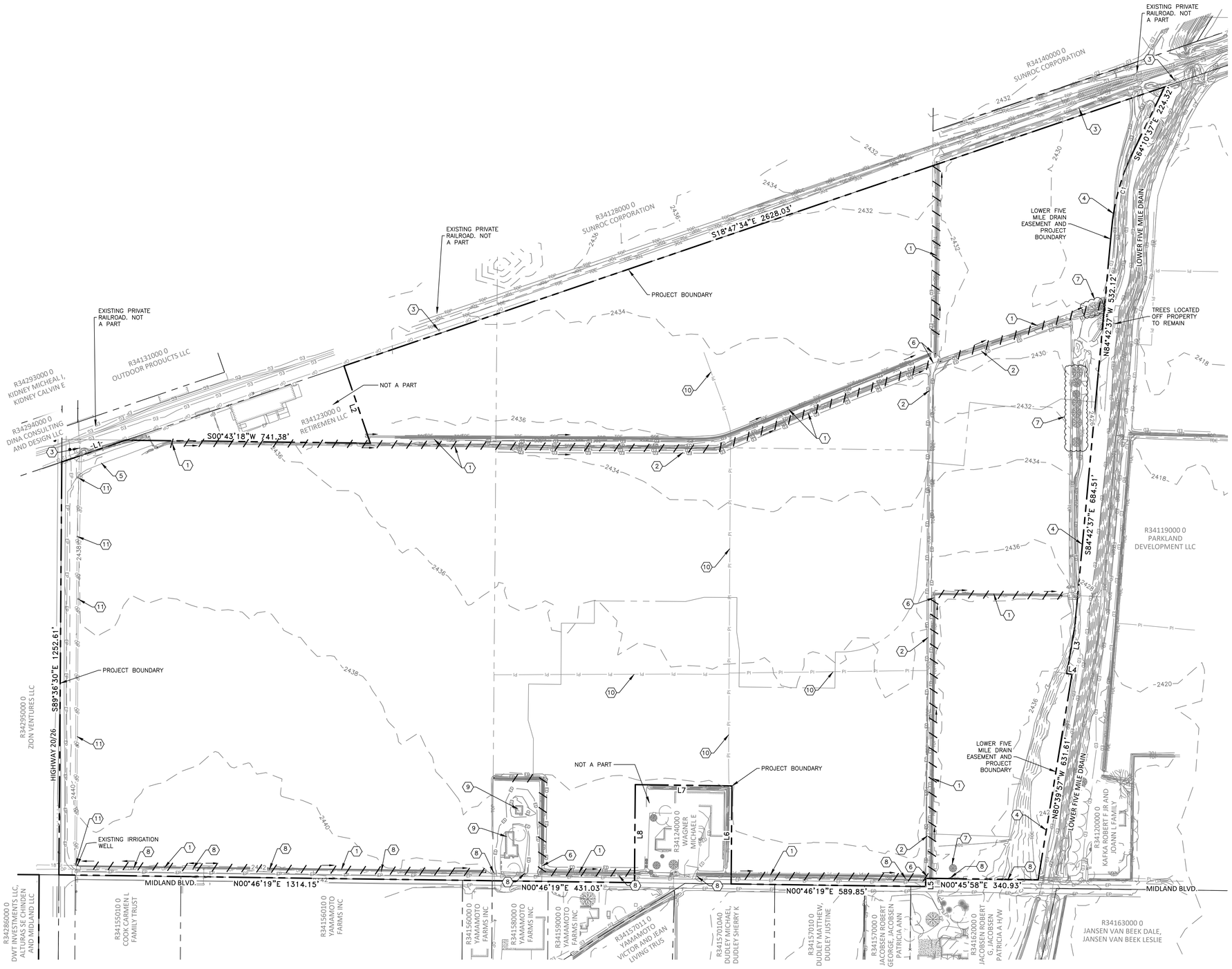
kmenglip.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PP1.1

P:\22-227\CAD\ENTITLEMENT PLAN\22-227 P-PLAT COVER.DWG, SHADOW LUNGENBERG, 10/10/2025, CANON IRP75S (BW) (FC), 24X36 (.) [PDF]



LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- WATER LINE (SIZE AS NOTED)
- SANITARY SEWER LINE (SIZE AS NOTED)
- STORM DRAIN LINE (SIZE AS NOTED)
- GRAVITY IRRIGATION LINE (SIZE AS NOTED)
- PRESSURE IRRIGATION LINE (SIZE AS NOTED)
- EDGE OF PAVEMENT
- DITCH REMOVAL
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- IRRIGATION VALVE
- IRRIGATION MANHOLE
- SEWER MANHOLE
- SEWER CLEAN-OUT
- SAND & GREASE TRAP
- CURB INLET
- STORM MANHOLE
- LIGHT POLE

KEYNOTES (TYPICAL)

1. EXISTING IRRIGATION DITCH TO BE RELOCATED AND WILL EITHER BE PIPED OR REMAIN OPEN PER FUTURE ENGINEERING PLANS.
2. GRAVEL ROAD TO BE REMOVED. IF REQUIRED, ACCESS TO ADJACENT PROPERTY SHALL BE MAINTAINED DURING CONSTRUCTION.
3. RETAIN AND PROTECT OVERHEAD POWER TRANSMISSION LINE.
4. LOWER FIVE MILE DRAIN EASEMENT. DO NOT ENCROACH.
5. GRAVEL ENTRANCE TO 'GOOD YEAR' SITE TO BE RETAINED AND PROTECTED. ACCESS TO ADJACENT GOODYEAR PROPERTY SHALL BE MAINTAINED DURING CONSTRUCTION.
6. REMOVE GRAVITY IRRIGATION PIPE.
7. TREES TO BE REMOVED.
8. FRONTAGE POWER LINES ALONG MIDLAND BLVD TO BE RELOCATED IN FUTURE.
9. EXISTING HOME AND ANY OUT BUILDINGS TO BE REMOVED AND DISPOSED OF OFFSITE PER STATE STANDARDS.
10. REMOVE EXISTING GATED PIPE.
11. EXISTING POWER LINES ALONG HIGHWAY 20/26 TO REMAIN. PROTECT IN PLACE.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
EXISTING CONDITIONS

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 10/10/25 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
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DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PP1.2

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P-PLAT EXISTING CONDITIONS.DWG, SHADOW JUNGENBERG, 10/10/2025, CANON IRF755 (BW)(PC3.PAT36.1.CTB)

0 60 120 180
Plan Scale: 1" = 60'

PRELIMINARY PLAT NOTES

1. FUTURE DEVELOPMENT SHALL BE CONSISTENT WITH THE MINIMUM DIMENSIONAL STANDARDS LISTED BY THE CITY OF CALDWELL STANDARDS FOR ZONING.
2. FRONT, REAR, AND SIDE YARD EASEMENT LOCATIONS AND WIDTHS TO BE DETERMINED WITH FINAL PLAT.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF CALDWELL.
4. IRRIGATION WATER IS SUPPLIED FROM PIONEER IRRIGATION DISTRICT AND THE FRANKLIN DITCH COMPANY.
5. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES 'NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF'.
6. DIRECT RESIDENTIAL LOT ACCESS TO MIDLAND BLVD, HIGHWAY 20/26, SKYGATE ST AND SOARING HEIGHTS ST IS PROHIBITED.
7. ALL ALLEYS (LOTS 16, 42, AND 71, BLOCK 9) ARE SUBJECT TO A BLANKET UTILITY EASEMENT FOR THE CITY OF CALDWELL FACILITIES, PRESSURE IRRIGATION, STORM DRAINAGE, AND PUBLIC UTILITIES. LOT OWNER'S WITHIN THIS SUBDIVISION HAVE THE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER SAID LOTS AND SAID PERPETUAL EASEMENT SHALL RUN WITH THE LAND. SAID LOTS ARE PRIVATE ALLEYS AND MAINTENANCE FOR SAID LOTS IS AS PROVIDED FOR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION. THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE PRIVATE ALLEYS CANNOT BE MODIFIED AND THE HOMEOWNER'S ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF CALDWELL. THE PRIVATE ALLEYS SHALL MEET CITY OF CALDWELL CODE.
8. COMMON DRIVE LOTS (LOT 14, 33, AND 58, BLOCK 1. LOT 14, BLOCK 7. LOT 7, 18, AND 25, BLOCK 8) ARE SUBJECT TO A BLANKET EASEMENT FOR THE COMMON DRIVES. SAID COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, OR ASSIGNS. SAID COMMON LOTS ARE ALSO SUBJECT TO BLANKET ACCESS AND UTILITY EASEMENTS FOR PRESSURE IRRIGATION, STORM DRAINAGE, AND PUBLIC UTILITIES. LOT OWNER'S WITHIN THIS SUBDIVISION HAVE THE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER SAID LOTS AND SAID PERPETUAL EASEMENT SHALL RUN WITH THE LAND.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PLAT LAYOUT - PHASE 1

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 10/10/25 STATE OF IDAHO SHADOW R.V. JUNGENBERG

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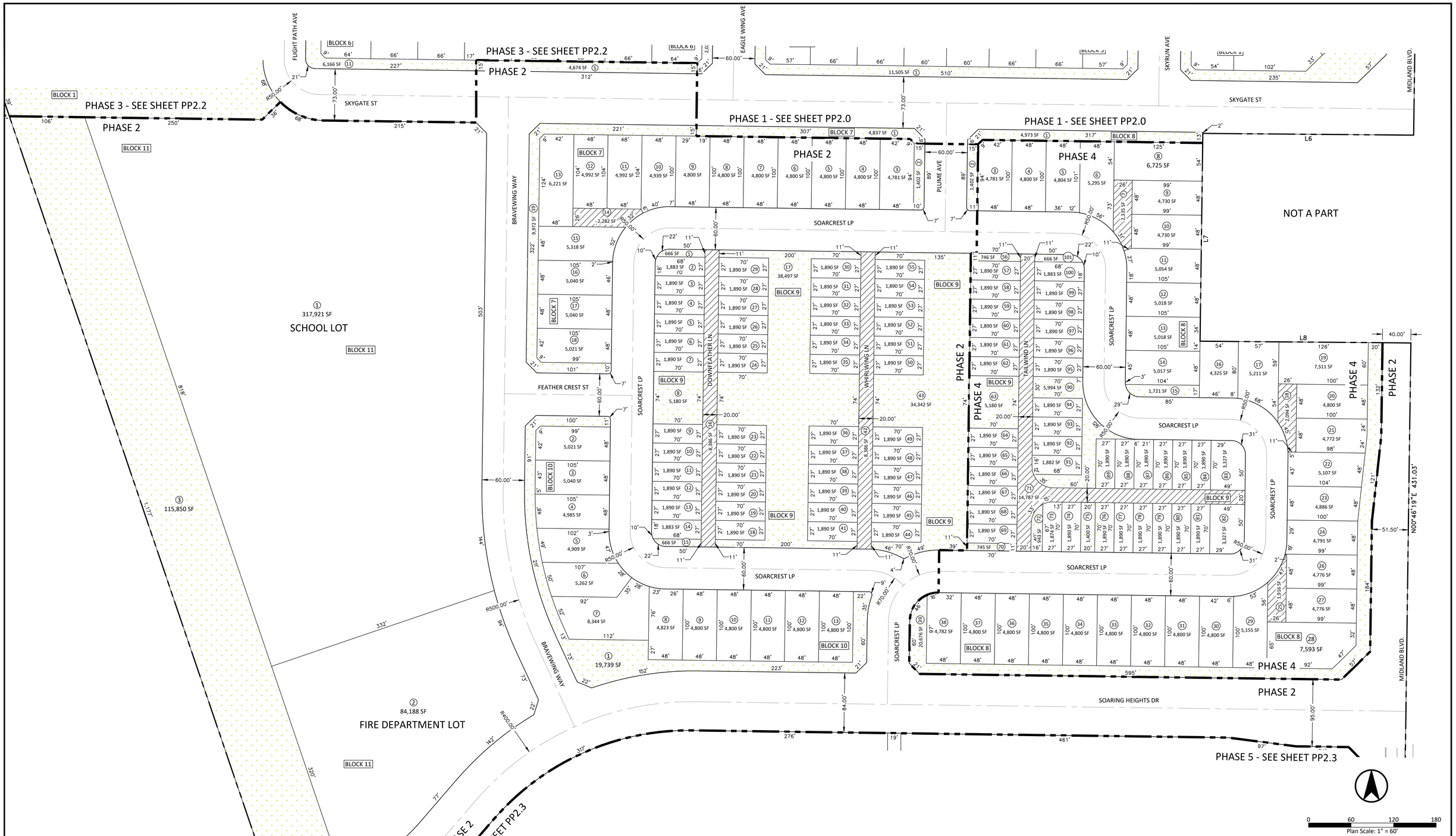
DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PP2.0

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P PLAT LAYOUT.DWG, SHADOW JUNGENBERG, 10/10/2025, CANON IRP775S (BW) [HCI], 24X36.1 [PDF]



AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PLAT LAYOUT - PHASE 2 & 4

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 STATE OF IDAHO 10/10/25 SHADOW R.V. JUNGENBERG

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kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PP2.1

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P-PLAT LAYOUT DWG, SHADOW JUNGENBERG, 10/10/2025, DWG TO PDF.PC3, 24X36, 1.PDF

0 60 120 180
Plan Scale: 1" = 60'

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PLAT LAYOUT - PHASE 3

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 10/10/25 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
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DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PP2.2

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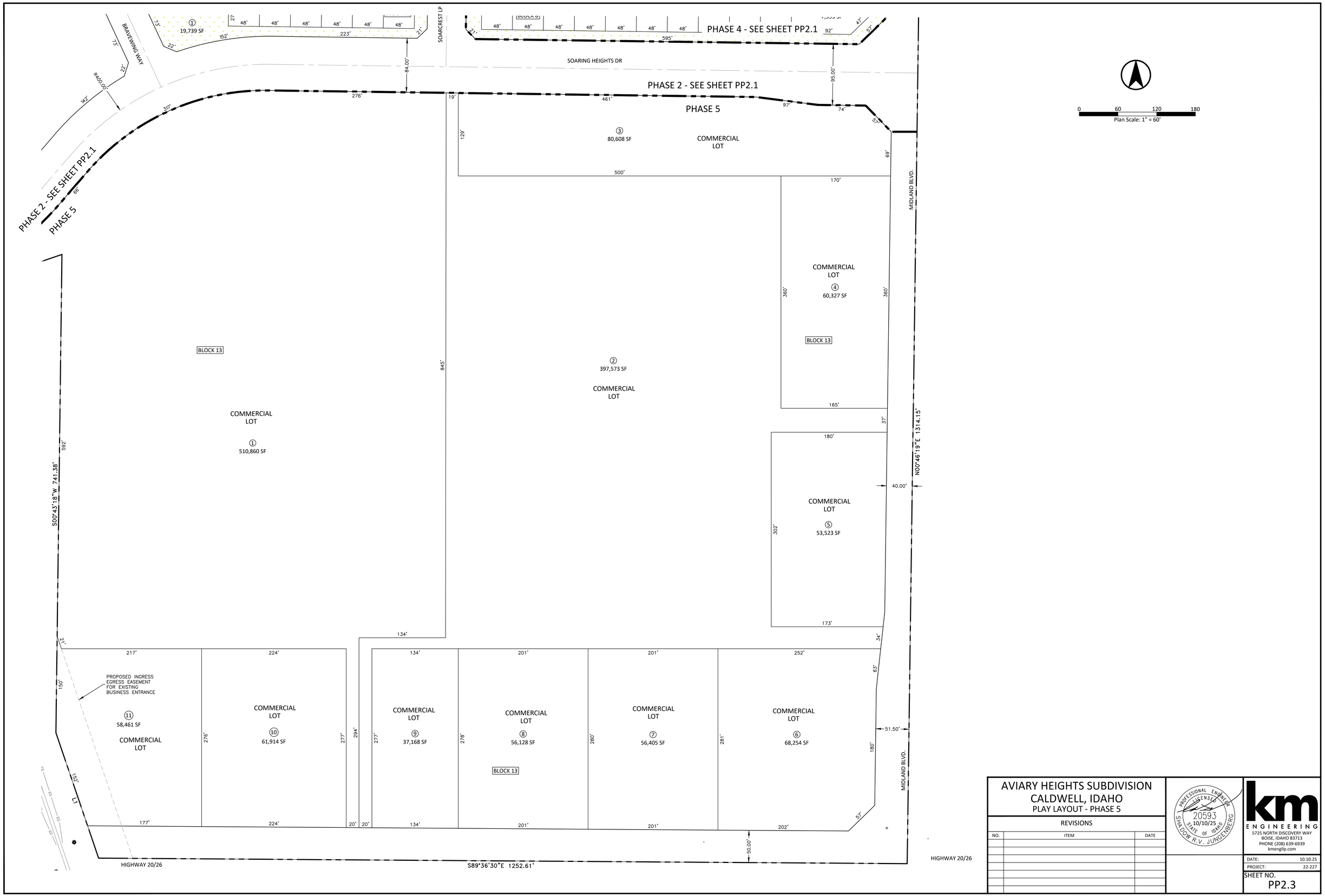

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PLAY LAYOUT - PHASE 5

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 10/10/25 STATE OF IDAHO SHADOW R.V. JUNGENBERG

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BOISE, IDAHO 83713
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DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PP2.3

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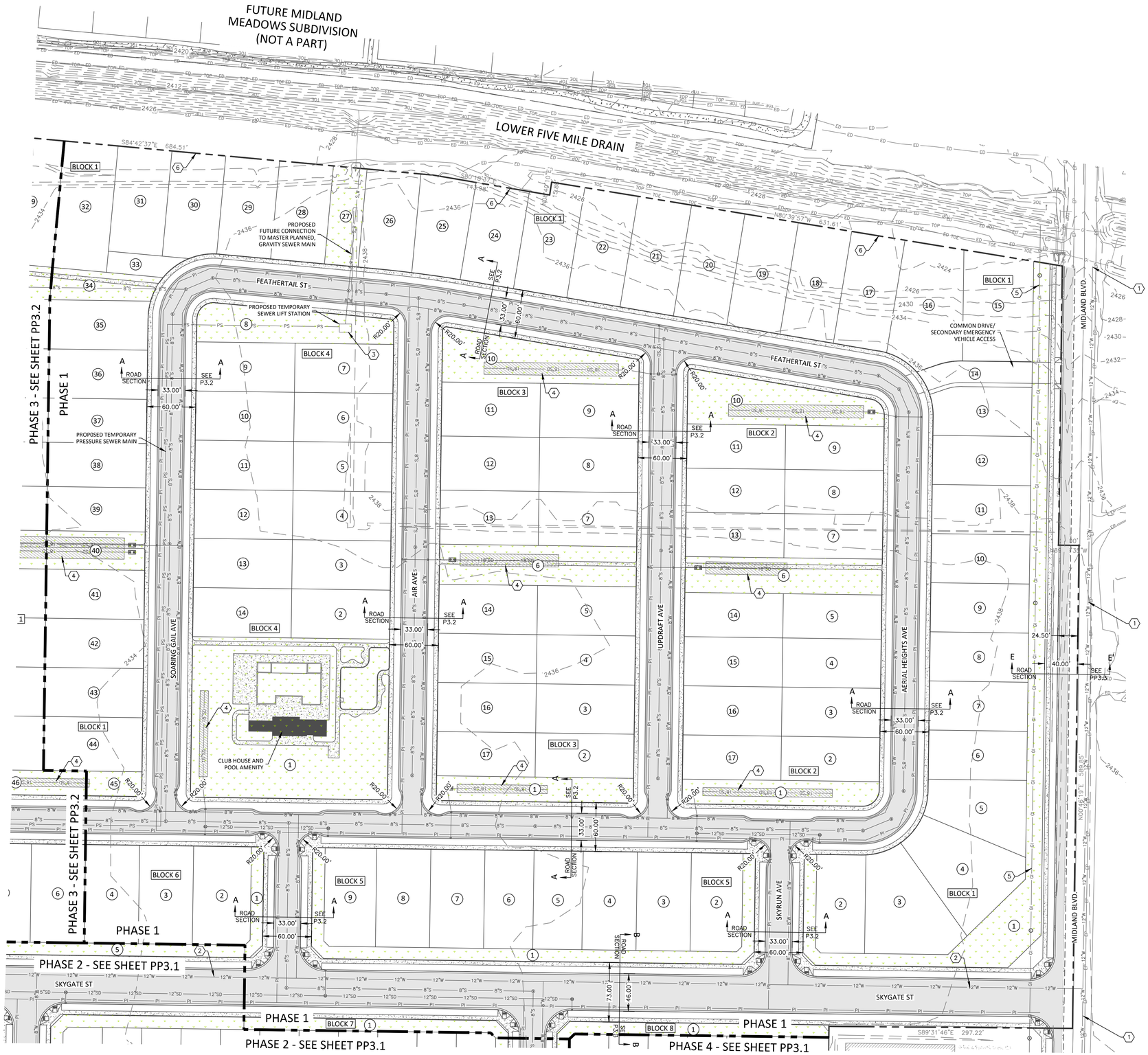

0 60 120 180

Plan Scale: 1" = 60'

PRELIMINARY ENGINEERING NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY CITY OF CALDWELL. WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO THE PLANNED WELL LOCATED OFFSITE NEAR THE NORTH WEST CORNER OF THE SITE.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF CALDWELL. THE PROJECT WILL BE PERMANENTLY SERVED BY A MASTER PLANNED GRAVITY SEWER MAIN CONNECTING TO THE LINCOLN ROAD TRUNK MAIN. A TEMPORARY LIFT STATION AND PRESSURE MAIN WILL PROVIDE SUBDIVISION ACCESS TO SEWER INFRASTRUCTURE AND WILL DRAIN SANITARY SEWER TO THE SEWER MAIN INSTALLED IN HIGHWAY 20/26..
3. WATER, SEWER AND PRESSURE IRRIGATION LINE SIZES AND LOCATIONS ARE PRELIMINARY AND SHALL BE DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
4. ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF CALDWELL REQUIREMENTS.
5. ALL STREETS SHOWN SHALL BE PUBLIC STREETS OWNED AND MAINTAINED BY THE CITY OF CALDWELL. ALL SHOWN ALLEYS AND COMMON DRIVES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND DESIGNED TO THE CITY OF CALDWELL'S STANDARDS.
6. STORM DRAINAGE FROM THE PRIVATE ALLEYS AND STREETS SHALL BE COLLECTED AND ROUTED TO STORM FACILITIES THAT MEET THE CITY OF CALDWELL'S REQUIREMENTS. THE PRIVATE AND PUBLIC STORM FACILITIES, SIZES, AND LOCATIONS ARE PRELIMINARY AND WILL BE ULTIMATELY DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
7. THE PRESSURE IRRIGATION SYSTEM FOR THE PROJECT SHALL CONNECT TO THE AVIARY SUBDIVISION PRESSURE IRRIGATION IMPROVEMENTS. THE PROPOSED PRESSURE IRRIGATION SYSTEM SHOWN IS PRELIMINARY AND WILL BE DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
8. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD CALDWELL CONSTRUCTION NOTES: DRAINAGE, SEWER, WATER, AND PRESSURE IRRIGATION.
9. CITY OF CALDWELL SANITARY SEWER AND WATER EASEMENT LOCATIONS SHALL BE DETERMINED DURING THE FINAL PLAT DESIGN PHASE.
10. PUBLIC UTILITIES, PRESSURE IRRIGATION, AND DRAINAGE EASEMENTS SHALL BE DETERMINED DURING THE FINAL PLAT DESIGN PHASE.
11. THE STREETS AND ALLEYS SHALL BE CONSTRUCTED PER THE STREET SECTIONS SHOWN ON SHEET P3.2. THE PAVEMENT SECTION THICKNESS SHOWN IS PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
12. PEDESTRIAN CROSSING LOCATIONS ALONG STREETS SHALL BE DETERMINED DURING FINAL DESIGN.
13. FIRE HYDRANTS AND STREET LIGHT LOCATIONS SHALL BE DETERMINED DURING THE FINAL DESIGN PHASE.

KEYNOTES (TYPICAL)

1. PROPOSED 12" WATER MAIN IN MIDLAND BLVD. AND STUB WATER MAIN FOR FUTURE EXTENSION.
2. PROPOSED 12" WATER MAIN IN LOCAL COLLECTOR SKYGATE ST. 12" MAIN TO EXTEND TO PLANNED WELLS SITE LOCATED OFFSITE NEAR NW CORNER OF SUBDIVISION.
3. PROPOSED TEMPORARY SEWER LIFT STATION AND PRESSURE SEWER MAIN. LIFT STATION AND PRESSURE SEWER MAIN TO BE ABANDONED WHEN PLANNED, GRAVITY MAIN INFRASTRUCTURE IS PRESENT FROM THE NORTH.
4. PROPOSED STORM DRAIN SEEPAGE BED.
5. PROPOSED GRAVITY IRRIGATION PIPED SYSTEM.
6. LOWER FIVE MILE DRAIN EASEMENT AND PROJECT BOUNDARY.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
ENGINEERING LAYOUT - PHASE 1

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 10/10/25 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
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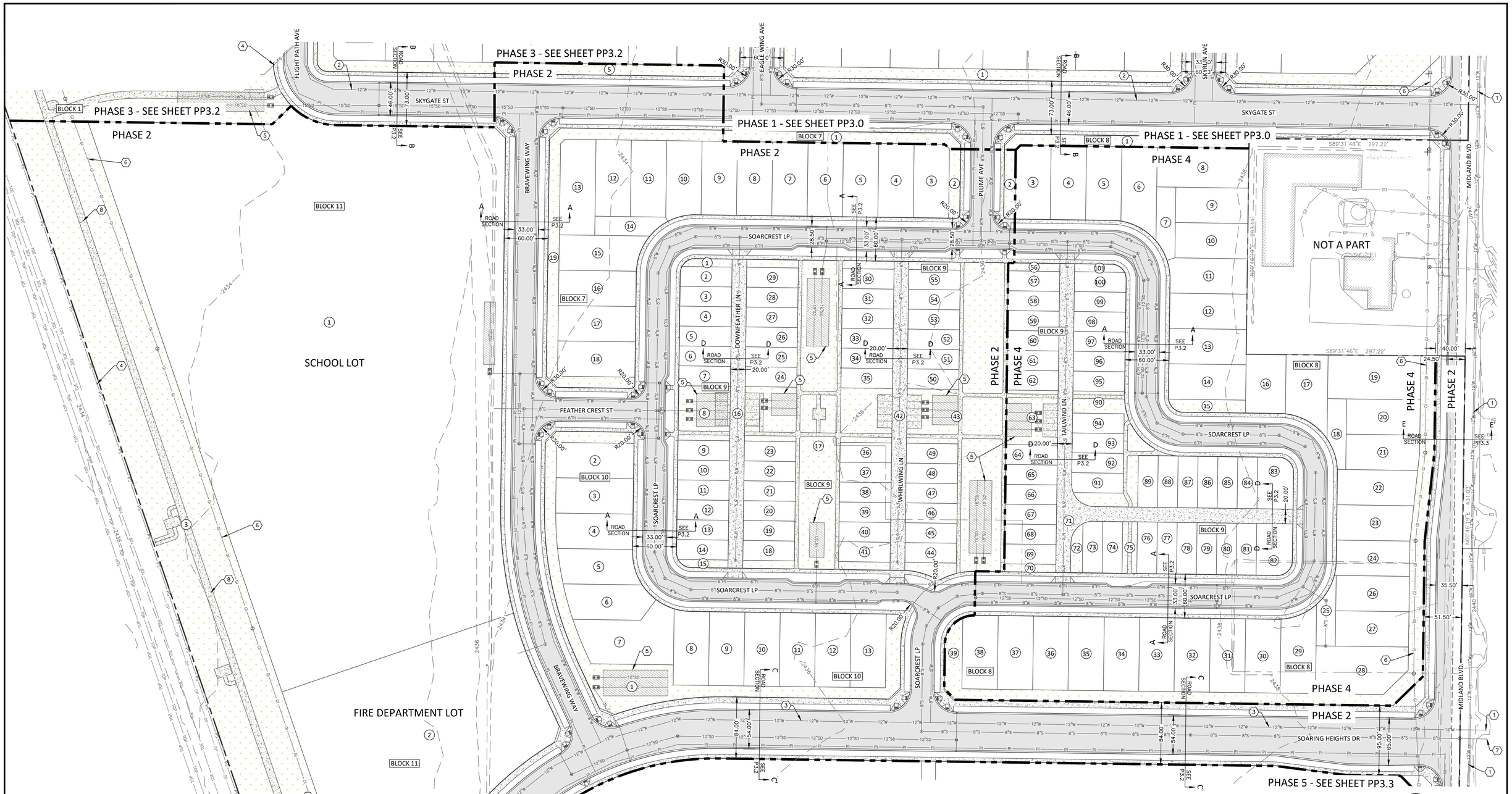
DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PP3.0

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P-PLAT ENGINEERING.DWG, SHADOW.JUNGENBERG, 10/10/2025, CANON IMP7550 (BW) PC3, 24X36, 1:PDF]



KEYNOTES (TYPICAL)

1. PROPOSED 12" WATER MAIN IN MIDLAND BLVD. AND STUB WATER MAIN FOR FUTURE EXTENSION.
2. PROPOSED 12" WATER MAIN IN LOCAL COLLECTOR SKYGATE ST. 12" MAIN TO EXTEND TO PLANNED WELLS SITE LOCATED OFFSITE NEAR NW CORNER OF SUBDIVISION.
3. PROPOSED 12" WATER MAIN INSTALLED IN COMMERCIAL COLLECTOR.
4. PROPOSED TEMPORARY PRESSURE SEWER MAIN. A PORTION OF THE PRESSURE SEWER MAIN IS PROPOSED TO RUN OFFSITE WITHIN THE NEIGHBORING PRIVATE RAILROAD PROPERTY. PRESSURE SEWER MAIN TO BE ABANDONED WHEN PLANNED, GRAVITY MAIN INFRASTRUCTURE IS PRESENT FROM THE NORTH.
5. PROPOSED STORM DRAIN SEEPAGE BED.
6. PROPOSED GRAVITY IRRIGATION PIPED SYSTEM.
7. PROPOSED GRAVITY SEWER MAIN STUB FOR FUTURE CONNECTION
8. PROPOSED 10 FT ASPHALT PEDESTRIAN PATHWAY.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
ENGINEERING LAYOUT - PHASE 2 & 4

REVISIONS

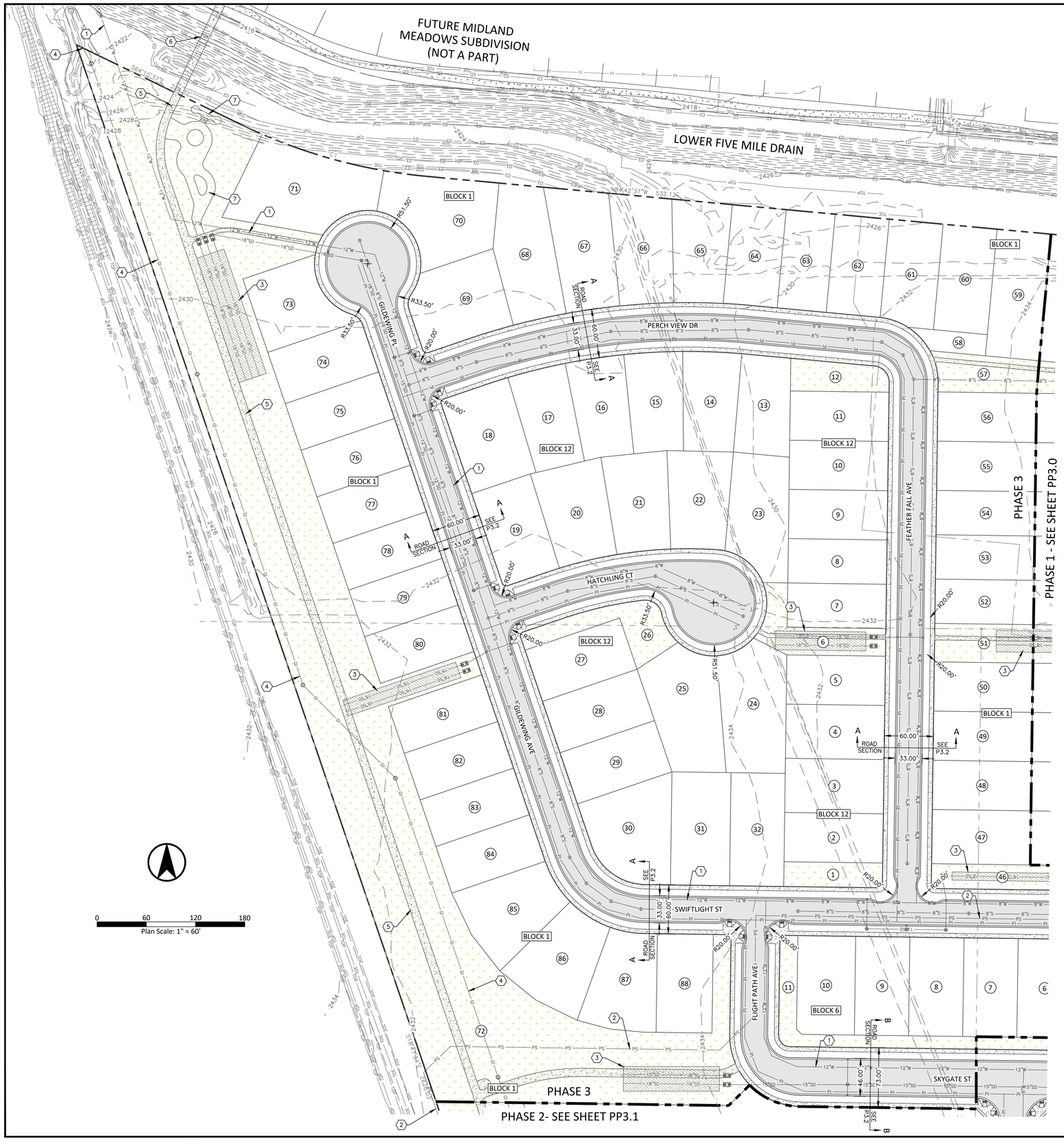
NO.	ITEM	DATE

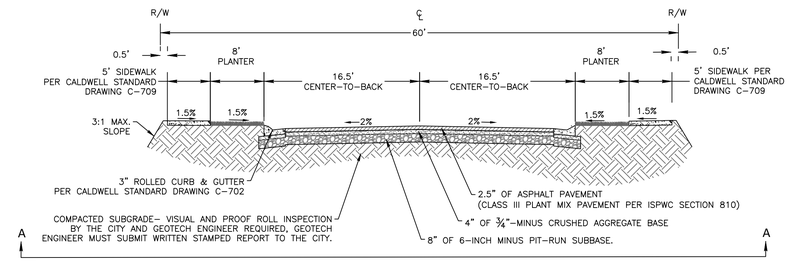
PROFESSIONAL ENGINEER LICENSED 20593 10/10/25 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PP3.1

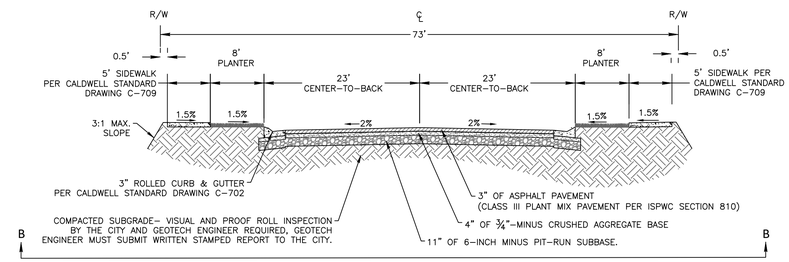
P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P-PLAT ENGINEERING.DWG, SHADOW.JUNGENBERG, 10/10/2025, CANON IRP75S (BW) (PC), 24X36 L.PDF





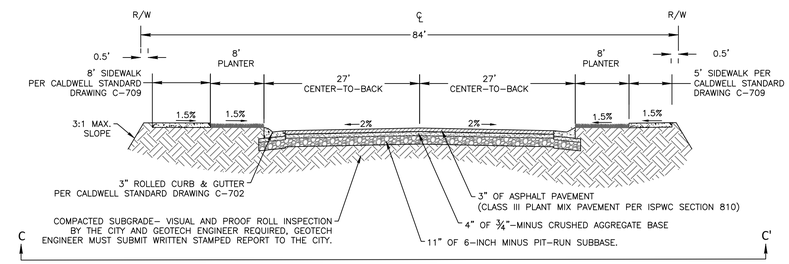
TYPICAL SECTION A-A: INTERNAL LOCAL ROAD SECTION

SCALE: NTS



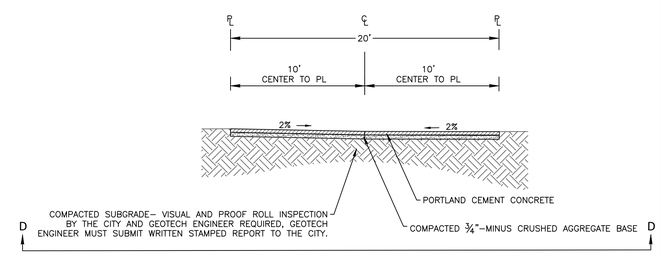
TYPICAL SECTION B-B: LOCAL COLLECTOR ROAD SECTION

SCALE: NTS



TYPICAL SECTION C-C' COMMERCIAL COLLECTOR ROAD SECTION

SCALE: NTS



TYPICAL SECTION D-D LOCAL ALLEY ROAD SECTION

SCALE: NTS

KEYNOTES (TYPICAL)

1. PROPOSED 12" WATER MAIN IN LOCAL COLLECTOR SKYGATE ST. 12" MAIN TO EXTEND TO PLANNED WELLS SITE LOCATED OFFSITE NEAR NW CORNER OF SUBDIVISION.
2. PROPOSED TEMPORARY PRESSURE SEWER MAIN. PRESSURE SEWER MAIN TO BE ABANDONED WHEN PLANNED, GRAVITY MAIN INFRASTRUCTURE IS PRESENT FROM THE NORTH.
3. PROPOSED STORM DRAIN SEEPAGE BED.
4. PROPOSED GRAVITY IRRIGATION PIPED SYSTEM.
5. PROPOSED 10 FT ASPHALT PEDESTRIAN PATH.
6. PROPOSED CONNECTION TO FUTURE MIDLAND MEADOWS PEDESTRIAN PATH VIA PEDESTRIAN BRIDGE OVER LOWER FIVE MILE DRAIN.
7. PROPOSED AMENITY,

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
ENGINEERING LAYOUT - PHASE 3

REVISIONS

NO.	ITEM	DATE

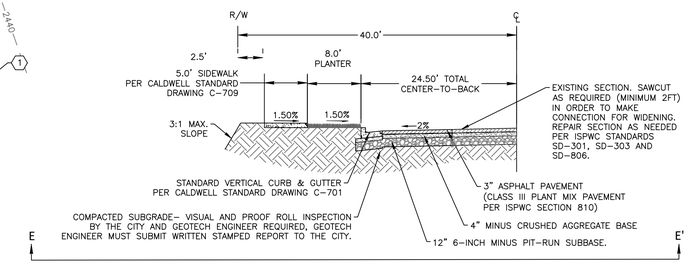
PROFESSIONAL ENGINEER LICENSED 20593 10/10/25 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PP3.2

P:\22-227\CAD\ENTITLEMENT PLANS\22-227-P-PLAT ENGINEERING.DWG, SHADOW JUNGENBERG, 10/10/2025, CANON IMP7550 (BW).PC3, 24X36, 1 [PDF]

0 60 120 180
Plan Scale: 1" = 60'



TYPICAL SECTION E-E' MIDLAND ROAD WIDENING SECTION

SCALE: NTS

KEYNOTES (TYPICAL)

1. PROPOSED 12" WATER MAIN IN MIDLAND BLVD. AND STUB WATER MAIN FOR FUTURE EXTENSION.
2. PROPOSED 12" WATER MAIN INSTALLED IN COMMERCIAL COLLECTOR.
3. PROPOSED TEMPORARY PRESSURE SEWER MAIN. PRESSURE SEWER MAIN TO BE ABANDONED WHEN PLANNED, GRAVITY MAIN INFRASTRUCTURE IS PRESENT FROM THE NORTH.
4. GRAVITY SEWER STUB FROM FRANKLIN MASTER PLAN HIGHWAY 20/26 SEWER MAIN. PROPOSED TEMPORARY PRESSURE SEWER MAIN TO DISCHARGE AT THIS LOCATION.
5. PROPOSED STORM DRAIN SEEPAGE BED.
6. PROPOSED GRAVITY IRRIGATION PIPED SYSTEM.
7. PROPOSED PRESSURE IRRIGATION CONNECTION TO AVIARY SUBDIVISION SYSTEM. PI MAIN TO EXTEND SERVICE TO AVIARY HEIGHTS SUBDIVISION SITE.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
ENGINEERING LAYOUT - PHASE 5

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 10/10/25 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglLp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PP3.3

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P-PLAT ENGINEERING.DWG, SHADOW JUNGENBERG, 10/10/2025, CANON IRP75S (BW) (PCL.24.6B.LJ PDF)

Street Name Request Form

Project Name: Aviary Heights

Approved: ☐

Project Location: 20/26 & Midland Blvd

Resubmission Required: ☐

Submittal Number:

Date: 10/17/25

Requested Street Name	FOR STAFF REVIEW				Notes
	Street Name		Street Suffix		
	Approved	Denied	Approved	Denied	
SOARING HEIGHTS DR	☐	☐	☐	☐	COLLECTOR
BRAVEWING WAY	☐	☐	☐	☐	
SOARCREST LP	☐	☐	☐	☐	
FEATHER CREST ST	☐	☐	☐	☐	
DOWNFEATHER LN	☐	☐	☐	☐	ALLY (FOR ADDRESSING
WHIRLWING LN	☐	☐	☐	☐	ALLY (FOR ADDRESSING
TAILWIND LN	☐	☐	☐	☐	ALLY (FOR ADDRESSING
PLUME AVE	☐	☐	☐	☐	
SKYGATE ST	☐	☐	☐	☐	COLLECTOR
EAGLEWING AVE	☐	☐	☐	☐	
FLIGHT PATH AVE	☐	☐	☐	☐	
SKYRUN AVE	☐	☐	☐	☐	
SWIFTLIGHT ST	☐	☐	☐	☐	
AERIAL HEIGHTS AVE	☐	☐	☐	☐	
UPDRAFT AVE	☐	☐	☐	☐	
AIR AVE	☐	☐	☐	☐	
SOARING GAIL AVE	☐	☐	☐	☐	
FEATHERTAIL ST	☐	☐	☐	☐	
FEATHER FALL AVE	☐	☐	☐	☐	
GILDEWING AVE	☐	☐	☐	☐	
GILDEWING PL	☐	☐	☐	☐	
HATCHLING CT	☐	☐	☐	☐	
PERCH VIEW DR	☐	☐	☐	☐	
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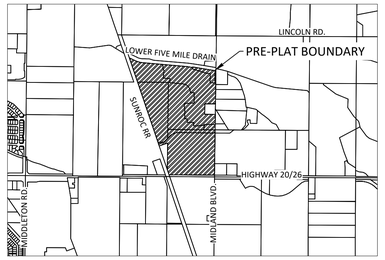
	☐	☐	☐	☐	

PRELIMINARY PLAT SHOWING

AVIARY HEIGHTS SUBDIVISION

SITUATED IN A PORTION OF THE SE1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST CITY OF CALDWELL, CANYON COUNTY, IDAHO

VICINITY MAP : 1" = 2,000'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	653.70'	234.26'	20°31'58"	S74°26'41"E	233.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S18°47'34"E	205.26'
L2	S71°12'51"W	247.65'
L3	S80°18'37"E	143.98'
L4	N08°40'10"E	15.88'
L5	N89°26'35"W	25.00'
L6	S89°31'46"E	297.22'
L7	N00°46'19"E	293.11'
L8	S89°31'46"E	297.22'

0 150 300 450
Plan Scale: 1" = 150'

SURVEY CONTROL NOTES

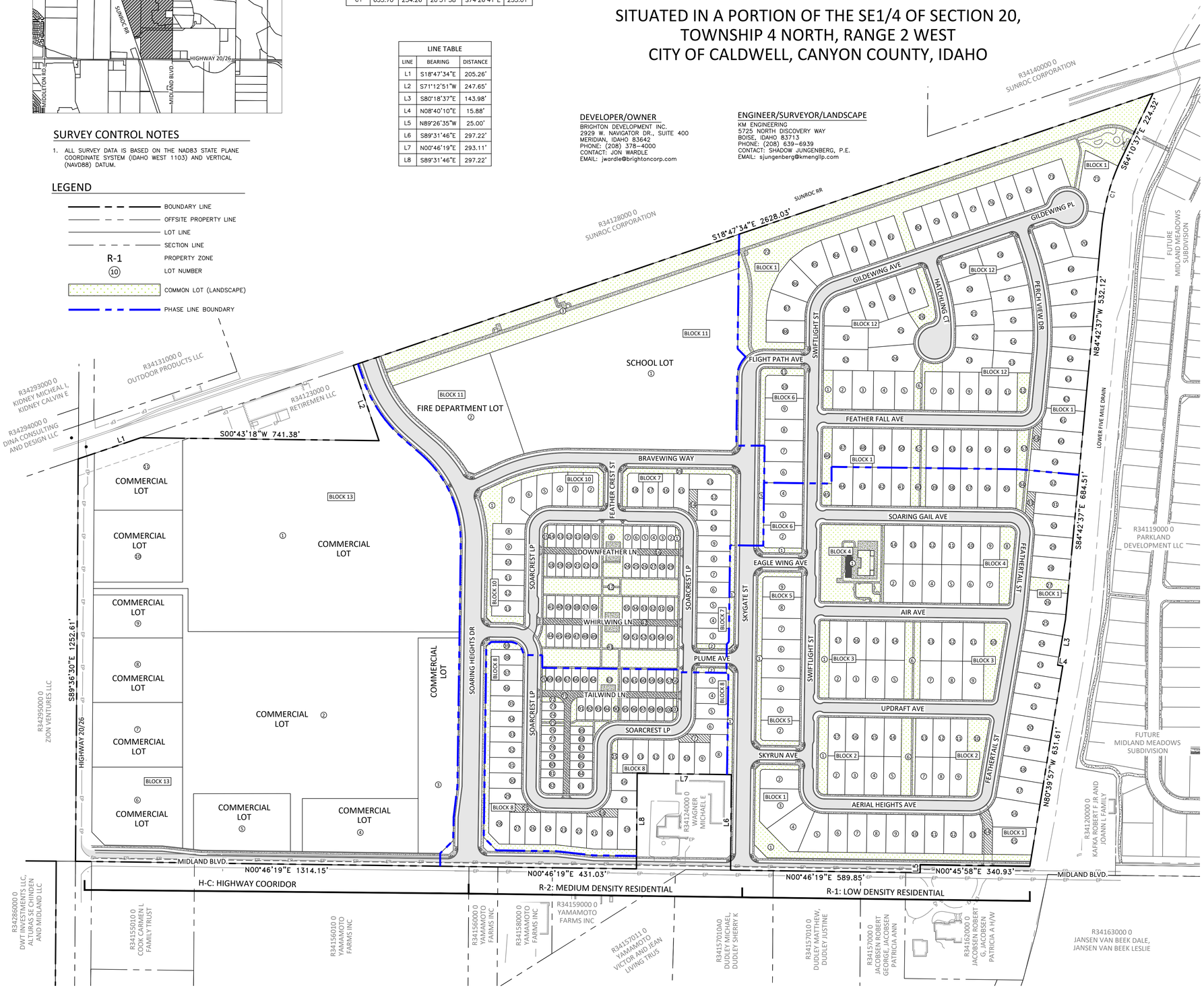
1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

LEGEND

- BOUNDARY LINE
- OFFSITE PROPERTY LINE
- LOT LINE
- SECTION LINE
- R-1 PROPERTY ZONE
- (10) LOT NUMBER
- COMMON LOT (LANDSCAPE)
- PHASE LINE BOUNDARY

DEVELOPER/OWNER
BRIGHTON DEVELOPMENT INC.
2929 W. NAVIGATOR DR., SUITE 400
MERIDIAN, IDAHO 83642
PHONE: (208) 378-4000
CONTACT: JON WARDLE
EMAIL: jwardle@brightoncorp.com

ENGINEER/SURVEYOR/LANDSCAPE
KM ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
CONTACT: SHADOW JUNGENBERG, P.E.
EMAIL: sjungenberg@kmengllp.com



PRELIMINARY PLAT DATA

TOTAL SITE LOT DATA

TOTAL SITE AREA	124.623 ACRES
CURRENT ZONING	R-1, R-2, H-C
PROPOSED ZONING	R-1, R-2, H-C
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY, MEDIUM DENSITY RESIDENTIAL AND HIGHWAY CORRIDOR
R-1 RESIDENTIAL LOTS:	160
R-2 RESIDENTIAL LOTS:	145
TOTAL RESIDENTIAL LOTS:	305
H-C COMMERCIAL LOTS	11
COMMON LOTS - LANDSCAPE	45
COMMON LOTS - ALLEY	3
COMMON LOTS - SHARED DRIVEWAY	7
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL LOTS	373

RESIDENTIAL R-1 AREA SITE DATA

R-1 DATA:	
CURRENT ZONING	R-1
PROPOSED ZONING	R-1
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY RESIDENTIAL
R-1 LOT DATA:	
R-1 RESIDENTIAL LOTS:	160
COMMON LOTS - LANDSCAPE	25
COMMON LOTS - SHARED DRIVEWAY	3
TOTAL LOTS - RESIDENTIAL R1	188
BUILDABLE LOT AREA	29.332 ACRES
COMMON LOT AREA	9.405 ACRES
RIGHT-OF-WAY AREA	12.713 ACRES
TOTAL AREA ZONED R-1	51.450 ACRES
R-1 DENSITY DATA:	
GROSS DENSITY	3.110 UNITS/ACRE
NET DENSITY	5.454 UNITS/ACRE
AVERAGE R-1 LOT SIZE	7,985 SF
MINIMUM R-1 LOT SIZE	6,480 SF

RESIDENTIAL R-2 AREA SITE DATA

R-2 DATA:	
CURRENT ZONING	R-2
PROPOSED ZONING	R-2
COMPREHENSIVE PLAN DESIGNATION	MEDIUM DENSITY RESIDENTIAL
R-2 LOT DATA:	
R-2 RESIDENTIAL LOTS:	145
COMMON LOTS - LANDSCAPE	20
COMMON LOTS - SHARED DRIVEWAY	4
COMMON LOTS - ALLEY	3
TOTAL LOTS - RESIDENTIAL R2	172
BUILDABLE LOT AREA	10.692 ACRES
COMMON LOT AREA	4.595 ACRES
RIGHT-OF-WAY AREA	7.462 ACRES
TOTAL AREA ZONED R-2	22.749 ACRES
R-2 DATA	
GROSS DENSITY	6.374 UNITS/ACRE
NET DENSITY	13.561 UNITS/ACRE
AVERAGE R-2 LOT SIZE	3,212 SF
MINIMUM R-2 LOT SIZE	1,874 SF

COMMERCIAL H-C AREA SITE DATA

H-C DATA:	
BUILDABLE LOT AREA	33.075 ACRES
COMMON LOT AREA	0.000 ACRES
RIGHT-OF-WAY AREA	4.166 ACRES
TOTAL AREA ZONED H-C	37.241 ACRES
H-C COMMERCIAL LOTS	11

NON RESIDENTIAL AREA SITE DATA

NON-RESIDENTIAL DATA:	
COMMON LOTS	1
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL NON RESIDENTIAL LOTS	3
COMMON AREA	2.649 ACRES
SCHOOL LOT AREA	7.301 ACRES
FIRE LOT AREA	1.932 ACRES
ROW AREA	1.301 ACRES
TOTAL AREA NON RESIDENTIAL	13.183 ACRES

REFER TO THE QUALIFIED OPEN SPACE EXHIBIT FOR ADDITIONAL INFORMATION.

SHEET INDEX

SHEET NO.	SHEET TITLE
PP1.0	COVER
PP1.1	PHASING PLAN
PP1.2	EXISTING CONDITIONS
PP2.0	PLAT LAYOUT - PHASE 1
PP2.1	PLAT LAYOUT - PHASE 2 & 4
PP2.2	PLAT LAYOUT - PHASE 3
PP2.3	PLAY LAYOUT - PHASE 5
PP3.0	ENGINEERING LAYOUT - PHASE 1
PP3.1	ENGINEERING LAYOUT - PHASE 2 & 4
PP3.2	ENGINEERING LAYOUT - PHASE 3
PP3.3	ENGINEERING LAYOUT - PHASE 5
PPL1.0	PRE-PLAT LANDSCAPE COVER
PPL2.0	PRE-PLAT LANDSCAPE PLAN
PPL3.0	PRE-PLAT LANDSCAPE PLAN
PPL4.0	PRE-PLAT LANDSCAPE PLAN
PPL5.0	PRE-PLAT LANDSCAPE PLAN
PPL6.0	PRE-PLAT LANDSCAPE PLAN
PPL7.0	PRE-PLAT FENCE PLAN
PPL8.0	PRE-PLAT FENCE PLAN
PPL9.0	PRE-PLAT NOTES & DETAILS

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
COVER

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 10/10/25 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PP1.0

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P-PLAT COVER.DWG, SHADOW JUNGENBERG, 10/10/2025, CANON IRP755 [BW\PCL\ 24X36 L\ [PDF]