



# City of Caldwell

Community Development Department – Planning & Zoning Division

## MASTER LAND USE APPLICATION

Please note that any land use action below marked with an asterisk (\*) will require public hearing. Land use actions below marked with two asterisks (\*\*) may require public hearing depending on the scope of project.

### APPLICATION REQUESTS

Note: Please check all that apply.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Director Determination<br><input type="checkbox"/> Administrative Development Review <sup>2</sup><br><input type="checkbox"/> Alternative Method of Compliance<br><input checked="" type="checkbox"/> *Annexation w/ Zoning<br><input type="checkbox"/> Business License (Business Permit)<br><input type="checkbox"/> *Certificate of Appropriateness<br><input type="checkbox"/> *Comprehensive Plan Amendment<br><input type="checkbox"/> Text<br><input type="checkbox"/> Map<br><input type="checkbox"/> *Deannexation<br><input type="checkbox"/> **Design Review<br><input type="checkbox"/> Development Agreement<br><input type="checkbox"/> *New<br><input type="checkbox"/> **Modification<br><input type="checkbox"/> *Termination<br><input type="checkbox"/> Home Occupation Permit<br><input type="checkbox"/> New<br><input type="checkbox"/> Renewal<br><input type="checkbox"/> Lot Line Adjustment<br><input type="checkbox"/> Lot Split<br><input type="checkbox"/> Administrative<br><input type="checkbox"/> Simple | <input type="checkbox"/> *Manufactured Home Community<br><input type="checkbox"/> Mobile Food Unit (Individual)<br><input type="checkbox"/> Mobile Food Unit Park / Court<br><input type="checkbox"/> Outdoor Dining Permit<br><input type="checkbox"/> Parcel Consolidation<br><input type="checkbox"/> Performance Bonding<br><input type="checkbox"/> Planned Unit Development (PUD)<br><input type="checkbox"/> *New<br><input type="checkbox"/> **Modification<br><input type="checkbox"/> Public Art / Murals<br><input type="checkbox"/> *Rezone (Zoning Map Amendment)<br><input type="checkbox"/> Signs <sup>1</sup><br><input type="checkbox"/> Special Use Permit (SUP)<br><input type="checkbox"/> *New<br><input type="checkbox"/> **Modification<br><input type="checkbox"/> Time Extension<br><input checked="" type="checkbox"/> Subdivision Plats<br><input checked="" type="checkbox"/> *Preliminary Plat<br><input type="checkbox"/> Final Plat<br><input type="checkbox"/> *Short Plat (Regular)<br><input type="checkbox"/> *Short Plat (Condo)<br><input type="checkbox"/> **Plat Modification<br><input type="checkbox"/> Time Extension<br><input type="checkbox"/> Renewal | <input type="checkbox"/> Temporary Use Permit<br><input type="checkbox"/> New <input type="checkbox"/> Renewal<br><input type="checkbox"/> Construction Trailer<br><input type="checkbox"/> Model Home Sales Office<br><input type="checkbox"/> Storage Containers / Pods<br><input type="checkbox"/> Temporary Housing<br><input type="checkbox"/> Transient Merchant<br><input type="checkbox"/> Traffic Impact Study Review<br><input type="checkbox"/> Vacation of Easement and/or Right-of-way<br><input type="checkbox"/> *Variance<br><input type="checkbox"/> *Zoning Ordinance Text Amendment<br><input type="checkbox"/> Other, Please Describe:<br>_____<br>_____<br>_____ |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

<sup>2</sup>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 or specific use provisions of the Code indicate the requirement for Administrative Development Review.



# City of Caldwell

Community Development Department – Planning & Zoning Division

## MASTER LAND USE APPLICATION

### PROJECT and SITE/PROPERTY INFORMATION

**Project or Business Name:** Cope Subdivision

**Site Address (s):**  
12373 Moss St Nampa, ID 83651

**Suite #:**

**Parcel #(s):**  
R327650100, R32765011B0, R3276500000, R3276501200, R3276501100

**Total Acres:** 18.32

**General Location of Site:**

Moss and Celeste Nampa, ID

**Current Zoning of Parcel(s):**  
(Check all that apply)

- ☐ RS-1 ☐ RS-2 ☐ R-1 ☒ R-2 ☐ R-3 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ C-C  
☐ DCB ☐ M-1 ☐ M-2 ☐ I-P ☐ A-D ☐ C-D ☐ H-D ☐ P-D ☐ T-N ☐ H-C  
☒ Property currently In County \_\_\_\_\_ County  
 Please list the current county zoning designation: \_\_\_\_\_

**Overlay Districts:**  
(Check all that apply)

- ☐ APO-1 ☐ APO-2 ☐ Indian Creek Corridor Overlay  
☐ Downtown Local Historic Area ☐ Steunenberg Historic District  
☐ Floodplain Overlay ☐ None

**City of Caldwell Comprehensive Plan Designation of Parcel(s):**  
(Check all that apply)

- ☐ Neighborhood 1 ☒ Neighborhood 2 ☐ Neighborhood 3  
☐ Urban Neighborhood ☐ Community Center ☐ Mixed Use Center  
☐ Downtown ☐ Employment Center ☐ Special Purpose

**Are parcels located within an Area Hub as indicated on the City of Caldwell Comprehensive Plan?**

- ☐ Yes ☒ No





## City of Caldwell

Community Development Department – Planning & Zoning Division

# MASTER LAND USE APPLICATION

### Description of Proposed Project / Request:

We are proposing to annex an approximately 18.32 acre property into the City of Caldwell. A single family residential subdivision is pro

### APPLICANT INFORMATION:

Name: Wendy Shrief

Company Name (if applicable): KB Home

☐ Property Owner ☒ Authorized Agent ☐ Purchaser ☐ Petitioner (Vacations only)

Mailing Address: 2487 W Navigator Dr Ste 120 Meridian, ID 83642

Phone: 208-617-2790

Email: boiseland@kbhome.com & wkshrief@kbhome.com

### PROPERTY OWNERS' INFORMATION

*(If an LLC, please provide documentation of being an authorized signer)*

☐ Not Applicable

Name: Jacque & Brett Cope, Paul & Rosalie Cope

Mailing Address: See property owner acknowledgment

Phone: See property owner acknowledgment

Email: See property owner acknowledgment



## City of Caldwell

Community Development Department – Planning & Zoning Division

# MASTER LAND USE APPLICATION

### DESIGNATED CONTACT PERSON

*(Who will receive and disseminate all correspondence from the city)*

Same as:

☒ Applicant ☐ Property Owner ☐ Other

Name: Wendy Shrief

Company Name (if applicable): KB Home

Mailing Address: 2487 W Navigator Dr Ste 120 Meridian, ID 83642

Phone: 208-617-2790

Email: wkshrief@kbhome.com

### CONTRACTOR / DEVELOPER INFORMATION

☐ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

### ARCHITECT INFORMATION

☒ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:



## City of Caldwell

Community Development Department – Planning & Zoning Division

### MASTER LAND USE APPLICATION

#### ENGINEER / SURVEYOR INFORMATION

☐ Not Applicable

Name: Scott Wonders

Company Name (if applicable): CK Engineers

Mailing Address: 6700 W State St Boise, ID 83703

Phone: 208-639-1992

Email: scott@ck-engineers.com

#### LANDSCAPE ARCHITECT INFORMATION

☐ Not Applicable

Name: John Roters

Company Name (if applicable): South Beck & Baird

Mailing Address: 2002 S Vista Ave Boise, ID 83703

Phone: 208-342-2999

Email: roters@sbbgo.com



## City of Caldwell

Community Development Department – Planning & Zoning Division

# MASTER LAND USE APPLICATION

### ACKNOWLEDGEMENTS

- ☒ 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.
- ☒ I certify that I am the owner of this property, the owner's authorized agent, or the petitioner (if for a vacation). If acting as an authorized agent, 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.
- ☒ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I am the: ☐ Property Owner ☒ Authorized Agent ☐ Petitioner (Vacations Only)

Applicant Signature: WJ Shrief Date: 8/26/26

Printed Name: Wendy Shrief



## City of Caldwell

Community Development Department – Planning & Zoning Division

# MASTER LAND USE APPLICATION

---

### Online Application Submittal Instructions

The City of Caldwell Planning and Zoning Department utilizes an online application portal for submission of all applications, documents, plans, and payment of fees.

#### Step 1:

- Log in or create an account in Citizenserve ([Citizenserve Users Guide](#))
- Select your permit and/or application type and enter in all required information.

#### Step 2

- Pay fees online via Citizenserve. You will receive an email from Citizenserve directing you to make a payment once staff have reviewed your application.

#### Drawing Submittal Instructions:

1. All plan sheets must be uploaded in PDF format only (no CAD, JPEG, TIFF, PNG, etc.)
2. All plan sheets must be to scale.
3. All plan sheets must be uploaded to Citizenserve.
4. All applications, checklists, calculations, reports, drawings, plans, and other supporting documents must be uploaded as single-sided pdf's and must be legible and in a high-definition format.
5. All documents and plans must follow the "Naming Schematic" as listed on the attached document.



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

## Annexation (with initial zoning)

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

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

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

### I. Filing and Submittal Standards

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

### II. Submittal Documents

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

| ✓                                   | Submittal Item Description                                                                                                                                          | Document Naming Convention |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | <b>Master Land Use Application.</b> Copy of a completed and signed Master Land Use Application.                                                                     | Application_ProjectName    |
| <input checked="" type="checkbox"/> | <b>Annexation Checklist.</b> Copy of a completed and signed Annexation checklist.                                                                                   | ANNChecklist_ProjectName   |
| <input checked="" type="checkbox"/> | <b>Copy of Deeds or Proof of Ownership.</b> If the owner is a corporation or LLC, proof of the representative or agent for the LLC or corporation will be required. | Deeds_ProjectName          |
| <input checked="" type="checkbox"/> | <b>Property Owner Acknowledgement.</b> Signed Property Owner Acknowledgement form (if applicable).                                                                  | OwnerAck_ProjectName       |





**City of Caldwell**  
**Community Development Department**  
**Planning & Zoning Division**

Phone: (208) 455-3021 | Web: [www.cityofcaldwell.org](http://www.cityofcaldwell.org)

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



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

### III. Project Specifics

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

**Will the Existing Land Use on the Property Continue:**

☐ Yes ☒ No

**Explain any Future Development Plans:**

Proposed Residential Subdivision

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

|                    |                                           |
|--------------------|-------------------------------------------|
| North of the Site: | <input type="text" value="County"/>       |
| South of the Site: | <input type="text" value="County"/>       |
| East of the Site:  | <input type="text" value="Proposed R-2"/> |
| West of the Site:  | <input type="text" value="Proposed R-2"/> |

**Type of Access to Subject Parcel(s)**

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

Easement Width

Instrument #

**Name of Streets Providing Access:**

Moss Lane

Celeste Ave Through North Celeste Subdivision

**Existing Domestic Water:**

☐ Individual Domestic Well  
☐ Centralized Public Water System  
☒ City Municipal Water System  
☐ Not Applicable



**City of Caldwell**  
**Community Development Department**  
**Planning & Zoning Division**

Phone: (208) 455-3021 | Web: [www.cityofcaldwell.org](http://www.cityofcaldwell.org)

**Nearest Water Line Connection:**

Moss

**Existing Sewer:**

☐ Individual Septic ☒ City Municipal Sewer ☐ Not Applicable

**Nearest Sewer Connection:**

Moss

**Existing Irrigation:**

☐ Surface  
☐ Irrigation Well  
☒ Pressurized  
☐ Gravity  
☐ Not Applicable

**Nearest Irrigation Connection:**

Moss

**Irrigation District:**

Pioneer

**School District Serving this Location:**

☐ Caldwell SD ☐ Nampa SD ☒ Vallivue SD



#### **IV. PDF Formatting Requirements**

---

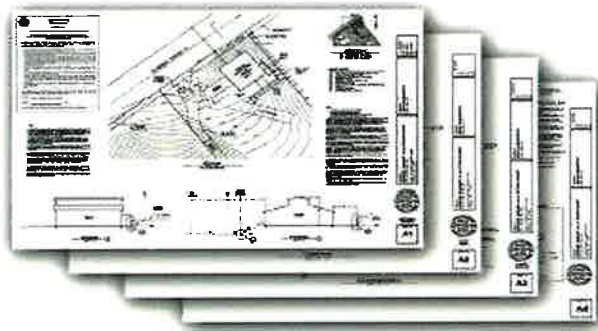
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for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

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

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

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

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



plans.pdf (multiple sheets)

✓Correct

#### **Labeling:**

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



**City of Caldwell**  
**Community Development Department**  
**Planning & Zoning Division**

Phone: (208) 455-3021 | Web: [www.cityofcaldwell.org](http://www.cityofcaldwell.org)

**V. Applicant Acknowledgement**

---

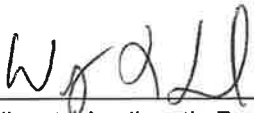
- ☒ I acknowledge that all items on the checklist are included in the submittal package and that all documents have been named accordingly and submitted as single-sided, high-resolution pdf documents; and
- ☒ I acknowledge that I, the applicant, or my representative, is responsible for attending all public hearings; and
- ☒ I acknowledge that applications are not deemed complete until the application has been submitted, all fees have been paid, and the application has been deemed accepted after completion of the pre-screening process. This could impact scheduling of public hearing dates; and
- ☒ I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and
- ☒ I acknowledge that the decision to grant or deny a owner-consented annexation is at the sole discretion of the City Council, and that any decision but City Council does not require council to articulate or provide findings justifying its decision as owner-consented annexation are not subject to judicial review in accordance with Idaho Code 50-222.
- ☒ I certify I am the:
- ☐ Property Owner as the Applicant    ☒ Property Owner's Agent / Representative

Wendy Shrief

8/26/26

Applicant / Applicant's Representative Printed Name

Date

  
Applicant / Applicant's Representative Signature



**City of Caldwell**  
**Planning and Zoning Department**  
 621 Cleveland Blvd., Caldwell, Idaho, 83605  
 Phone: (208) 455-3021 | Web: [www.cityofcaldwell.org](http://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 |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------|
| <b>Master Land Use Application</b>      | Copy of completed, signed and dated application                                                                                                                                                                                                                                                                                                                                                                                                                     | X         |       |
| <b>Application Checklist</b>            | Copy of completed, signed and dated checklist                                                                                                                                                                                                                                                                                                                                                                                                                       | x         |       |
| <b>Property Owner Acknowledgement</b>   | If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application                                                                                                                                                                                                                                                         | X         |       |
| <b>Proof of Property Ownership</b>      | Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property                                                                                                                                                                                                                                                                                                                                    | X         |       |
| <b>Legal Description of Property</b>    | Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be certified by a land surveyor registered to the State of Idaho.                                                                                                                                                                                                                                              | X         |       |
| <b>Neighborhood Meeting Information</b> | The verification shall include: <ul style="list-style-type: none"> <li>• A copy of the letter mailed by the applicant (<i>Min. 15 days prior to meeting</i>)</li> <li>• A copy of the 500' mailing list indicating all notified owners, residents and associations</li> <li>• A copy of the sign-up sheet from the meeting, with your signature</li> </ul> <i>Note: Neighborhood meetings must have been held within four (4) months of application submission.</i> | X         |       |
| <b>Photographs</b>                      | Photographs of existing site conditions                                                                                                                                                                                                                                                                                                                                                                                                                             | x         |       |
| <b>Project Narrative</b>                | Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.                                                                                                                                                                                                                                                                                                                        | X         |       |
| <b>Concept Building Elevations</b>      | Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.                                                                                                                                                                                                                                                                                                          | X         |       |
| <b>Site Plan (Scaled)</b>               | Site plan, drawn to scale, showing location of all property lines, existing and proposed buildings, utilities, setbacks, easements, and streets with street names.                                                                                                                                                                                                                                                                                                  | X         |       |
| <b>Preliminary Plat</b>                 | High resolution preliminary plat, to scale. See requirements for plan content in <b>Section II below</b>                                                                                                                                                                                                                                                                                                                                                            | X         |       |
| <b>Landscape Plan</b>                   | High resolution landscape plan, to scale. See requirements for landscape plan contents in <b>Section III below</b>                                                                                                                                                                                                                                                                                                                                                  | X         |       |



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

**SECTION II**

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





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

| PRELIMINARY PLAT CONTENT cont.                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Applicant | Staff |
|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------|
| <b>Subdivision Boundary</b>                             | The subdivision boundary with dimensions and bearings shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | X         |       |
| <b>Public dedications of rights of way or easements</b> | Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. Designation of all land to be dedicated or reserved for public use with purpose indicated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | X         |       |
| <b>Names, Addresses, and Tax Parcel Numbers</b>         | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | X         |       |
| <b>Utilities</b>                                        | Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | X         |       |
| <b>Proposed Street Layout</b>                           | Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | X         |       |
| <b>Lot Dimensions</b>                                   | Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | X         |       |
| <b>Land Use and Zoning Classification (Each Area)</b>   | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | X         |       |
| <b>Special Development Areas</b>                        | Appropriate information that sufficiently details the proposed subdivision within any special development area, such as: <ul style="list-style-type: none"> <li>• Hillside</li> <li>• Floodplain</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | X         |       |
| <b>On and Off-Site Improvements</b>                     | The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | X         |       |
| <b>Access and Approaches</b>                            | Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | X         |       |
| <b>Proposed Utility Methods</b>                         | (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.<br>(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.<br>(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.<br>(D) Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of the Caldwell City Code, shall appear on the preliminary plat. | X         |       |

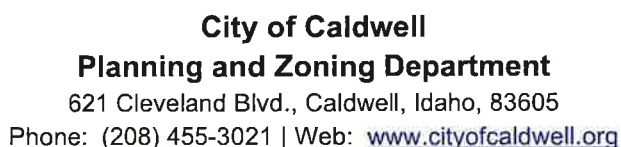


**City of Caldwell**  
**Planning and Zoning Department**  
 621 Cleveland Blvd., Caldwell, Idaho, 83605  
 Phone: (208) 455-3021 | Web: [www.cityofcaldwell.org](http://www.cityofcaldwell.org)

| PRELIMINARY PLAT CONTENT cont. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Applicant | Staff |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------|
| <b>Acknowledgement</b>         | 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. | X         |       |

**SECTION III**

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



| SECTION IV                                                                                                                               |                                                                                                                                                                                                                                                        |                       |                           |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------|
| GENERAL PROJECT INFORMATION                                                                                                              |                                                                                                                                                                                                                                                        |                       |                           |
| Type of land uses within subdivision:                                                                                                    | <input checked="" type="checkbox"/> Residential only <input type="checkbox"/> Commercial only <input type="checkbox"/> Industrial only<br><input type="checkbox"/> 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? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                       |                           |
| Will the subdivision be phased?                                                                                                          | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>If yes, how many phases are proposed?      2 Phases                                                                                                                             |                       |                           |
| Development timeline for full build out?                                                                                                 | Fall 2030                                                                                                                                                                                                                                              |                       |                           |
| LAND USE AND ZONING INFORMATION                                                                                                          |                                                                                                                                                                                                                                                        |                       |                           |
|                                                                                                                                          | Zoning Designation                                                                                                                                                                                                                                     | Comp Plan Designation | Land Use                  |
| Existing (Subject Property)                                                                                                              | County                                                                                                                                                                                                                                                 | Neighborhood 2        | Rural Residential         |
| Proposed (Subject Property)                                                                                                              | R-2                                                                                                                                                                                                                                                    | Neighborhood 2        | Single Family Residential |
| North of Site                                                                                                                            | County                                                                                                                                                                                                                                                 | Neighborhood 2        | Single Family Residential |
| South of Site                                                                                                                            | County                                                                                                                                                                                                                                                 | Neighborhood 2        | Rural Residential         |
| East of Site                                                                                                                             | Proposed R-2                                                                                                                                                                                                                                           | Neighborhood 2        | Rural Residential         |
| West of Site                                                                                                                             | Proposed R-2                                                                                                                                                                                                                                           | Neighborhood 2        | Rural Residential         |



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

| PROJECT SPECIFIC INFORMATION                                                                   |                                                                                                                                                                                                                                                                           |                         |                                                                                                                     |                              |                      |                                         |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------|-----------------------------------------|
|                                                                                                | Number of Lots                                                                                                                                                                                                                                                            | Acres                   | Percent of "Net" Acres<br><i>Net acreage is the total acreage minus any public streets and public rights of way</i> |                              |                      |                                         |
| Residential Lots                                                                               | 80                                                                                                                                                                                                                                                                        | 11.17                   | 61% Units/AC                                                                                                        |                              |                      |                                         |
| Commercial Lots                                                                                | 0                                                                                                                                                                                                                                                                         |                         |                                                                                                                     |                              |                      |                                         |
| Industrial Lots                                                                                | 0                                                                                                                                                                                                                                                                         |                         |                                                                                                                     |                              |                      |                                         |
| Common Lots                                                                                    | 15                                                                                                                                                                                                                                                                        | 3.06AC                  | 16.7%                                                                                                               |                              |                      |                                         |
| 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 |
| <b>Residential:</b>                                                                            |                                                                                                                                                                                                                                                                           |                         |                                                                                                                     |                              |                      |                                         |
| Single-family (detached) homes                                                                 |                                                                                                                                                                                                                                                                           | 80                      | 1                                                                                                                   | 80                           | 35'                  | Approx 156,000SQFT                      |
| Townhomes                                                                                      |                                                                                                                                                                                                                                                                           |                         |                                                                                                                     |                              |                      |                                         |
| Two-family ( <i>duplex</i> )                                                                   |                                                                                                                                                                                                                                                                           |                         |                                                                                                                     |                              |                      |                                         |
| Three-family residential ( <i>triplex</i> )                                                    |                                                                                                                                                                                                                                                                           |                         |                                                                                                                     |                              |                      |                                         |
| Four, five and six family ( <i>fourplex, fiveplex, and sixplex</i> )                           |                                                                                                                                                                                                                                                                           |                         |                                                                                                                     |                              |                      |                                         |
| Multi-family (7 or > dwelling units) in a single building                                      |                                                                                                                                                                                                                                                                           |                         |                                                                                                                     |                              |                      |                                         |
| <b>Commercial</b>                                                                              |                                                                                                                                                                                                                                                                           |                         | N/A                                                                                                                 | N/A                          |                      |                                         |
| <b>Industrial</b>                                                                              |                                                                                                                                                                                                                                                                           |                         | N/A                                                                                                                 | N/A                          |                      |                                         |
| <b>Type of Commercial or Industrial Buildings:</b>                                             |                                                                                                                                                                                                                                                                           |                         | Single-tenant building(s)      Multi-tenant buildings                                                               |                              |                      |                                         |
| DENSITY AND OPEN SPACE ( <a href="#">Comprehensive Plan</a> and <a href="#">CCC 10-07-05</a> ) |                                                                                                                                                                                                                                                                           |                         |                                                                                                                     |                              |                      |                                         |
| Dwelling units per gross acre (Density):                                                       | Max. Allowed                                                                                                                                                                                                                                                              |                         | Proposed                                                                                                            |                              |                      |                                         |
|                                                                                                | 8DU/AC                                                                                                                                                                                                                                                                    |                         | 4.37 DU/AC                                                                                                          |                              |                      |                                         |
| Total Open Space                                                                               | % Required                                                                                                                                                                                                                                                                |                         | % Proposed                                                                                                          |                              |                      |                                         |
|                                                                                                | 10%                                                                                                                                                                                                                                                                       |                         | 16.70%                                                                                                              |                              |                      |                                         |
| Total "Qualifying" Open Space                                                                  | % Required                                                                                                                                                                                                                                                                |                         | % Proposed                                                                                                          |                              |                      |                                         |
|                                                                                                | 10%                                                                                                                                                                                                                                                                       |                         | 15.7%                                                                                                               |                              |                      |                                         |
| Included                                                                                       | <b>NOTE:</b> 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. |                         |                                                                                                                     |                              |                      |                                         |





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

| <b>PARKING, LOADING AND PEDESTRIAN AMENITIES</b> ( <a href="#">CCC 10-02-05</a> )                                         |                                                                                                                                                                                                                                                                                                                                                                           |          |
|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Description                                                                                                               | Min. Required                                                                                                                                                                                                                                                                                                                                                             | Proposed |
| Electric vehicle parking spaces                                                                                           |                                                                                                                                                                                                                                                                                                                                                                           |          |
| Off-street parking spaces                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                           |          |
| Commercial loading spaces                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                           |          |
| Industrial loading spaces                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                           |          |
| Bicycle parking spaces:                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                           |          |
| Describe any public transportation facilities that will be provided in accordance with ( <a href="#">CCC 10-02-05 B</a> ) |                                                                                                                                                                                                                                                                                                                                                                           |          |
| Public Amenities:                                                                                                         | <i>Provide a description of the type of public amenities proposed:</i><br>Pathways and open space areas                                                                                                                                                                                                                                                                   |          |
| <b>LANDSCAPING AND PATHWAYS</b> ( <a href="#">CCC Chapter 10, Article 7</a> )                                             |                                                                                                                                                                                                                                                                                                                                                                           |          |
| Landscaping: (Please check all locations where landscaping will be provided)                                              | <div style="display: flex; justify-content: space-between;"> <div>Parking lot</div> <div>Common areas</div> <div>Street landscape buffers</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Between different land uses</div> <div>Pathways</div> <div>Around building exterior</div> </div> <div style="margin-top: 5px;">Other _____</div> |          |
| Major Pathways                                                                                                            | Describe location, width, and landscaping: 8' Wide community pathway with landscaping                                                                                                                                                                                                                                                                                     |          |
| Micro Pathways                                                                                                            | Describe location, width, and landscaping                                                                                                                                                                                                                                                                                                                                 |          |
| Public Pathways<br>(per Bicycles and Pathways Master Plan)                                                                | Describe location, width, landscaping, and any proposed fencing:                                                                                                                                                                                                                                                                                                          |          |



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

**STREET LANDSCAPE BUFFERS** [\(CCC 10-07-08\)](#)

| Location<br>(Enter Street Name) | Min.<br>Width<br>Required | Proposed<br>Width | % of Sod<br>Proposed | # of Trees<br>Proposed | Min. Tree<br>Spacing<br>(in feet) | # of<br>Shrubs<br>Proposed | Min.<br>Shrub<br>Spacing<br>(in feet) |
|---------------------------------|---------------------------|-------------------|----------------------|------------------------|-----------------------------------|----------------------------|---------------------------------------|
| Moss                            | 20'                       | 25'               | 50%                  | 12                     | 50'                               | 60                         | 50                                    |
|                                 |                           |                   |                      |                        |                                   |                            |                                       |
|                                 |                           |                   |                      |                        |                                   |                            |                                       |

**BUFFERS BETWEEN LAND USES** [\(CCC 10-07-10\)](#)

| Location<br>(If not required, put N/A) | Min.<br>Width<br>Required | Proposed<br>Width | % of Sod<br>Proposed | # of Trees<br>Proposed | Min. Tree<br>Spacing<br>(in feet) | # of<br>Shrubs<br>Proposed | Min.<br>Shrub<br>Spacing<br>(in feet) |
|----------------------------------------|---------------------------|-------------------|----------------------|------------------------|-----------------------------------|----------------------------|---------------------------------------|
| North Property Line                    | 25                        | 25                | 50%                  | 12                     | 50                                | 57                         |                                       |
| South Property Line                    |                           |                   |                      |                        |                                   |                            |                                       |
| East Property Line                     |                           |                   |                      |                        |                                   |                            |                                       |
| West Property Line                     |                           |                   |                      |                        |                                   |                            |                                       |

**PUBLIC SIDEWALKS**

| Location (Street Name) | Min. Width<br>Required | Proposed<br>Width | Type of Sidewalk |          |          |
|------------------------|------------------------|-------------------|------------------|----------|----------|
| Moss                   | 7'                     | 7'                | Meandering       | Attached | Detached |
| Interior Sidewalks     | 7'                     | 7'                | Meandering       | Attached | Detached |
|                        |                        |                   | Meandering       | Attached | Detached |
|                        |                        |                   | Meandering       | Attached | Detached |

**UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION**

|                                |  |                                      |
|--------------------------------|--|--------------------------------------|
| Domestic Water:                |  | Individual Domestic Well – How Many? |
|                                |  | Centralized Public Water System      |
|                                |  | City Municipal Water System          |
|                                |  | N/A                                  |
| Nearest Water Line Connection: |  |                                      |
| Sewer (Wastewater):            |  | Individual Septic                    |
|                                |  | City Municipal Sewer                 |
|                                |  | N/A                                  |
|                                |  | Nearest Sewer Line Connection:       |
| Irrigation:                    |  | Surface                              |
|                                |  | Irrigation Well                      |
|                                |  | Pressurized                          |
|                                |  | Gravity                              |
|                                |  | N/A                                  |
|                                |  | Nearest Irrigation Connection: Moss  |
| Irrigation District: Pioneer   |  |                                      |



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

|                                                                                                      |                                                                                                        |                                                                         |                  |
|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------|
| <b>Stormwater:</b>                                                                                   |                                                                                                        | Swales                                                                  |                  |
|                                                                                                      |                                                                                                        | Ponds                                                                   |                  |
|                                                                                                      |                                                                                                        | Borrow Ditches                                                          |                  |
|                                                                                                      |                                                                                                        | Other, Explain:                                                         |                  |
| <b>Stormwater Management:</b>                                                                        | Does the site disturb one or more acres of land? <span style="background-color: yellow;">Yes</span> No |                                                                         |                  |
| <b>Fire Suppression Water Supply Source:</b>                                                         | City Water                                                                                             |                                                                         |                  |
| <b>Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):</b> | Pioneer Lateral                                                                                        |                                                                         |                  |
| <b>Type of Site Access:</b>                                                                          |                                                                                                        | Street Frontage Moss and Connections to Celeste                         |                  |
|                                                                                                      |                                                                                                        | Easement<br>Easement Width: Instrument #                                |                  |
| <b>Street(s) Providing Access:</b>                                                                   | Moss and street connection to celeste through north celeste Subdivision                                |                                                                         |                  |
| <b>Will Secondary Access for Fire be Provided:</b>                                                   |                                                                                                        | <span style="background-color: yellow;">Yes</span>                      |                  |
|                                                                                                      |                                                                                                        | No                                                                      |                  |
| <b>Internal Roads:</b>                                                                               |                                                                                                        | <span style="background-color: yellow;">Public</span>                   |                  |
|                                                                                                      |                                                                                                        | Private                                                                 |                  |
|                                                                                                      |                                                                                                        | Internal Circulation                                                    |                  |
|                                                                                                      |                                                                                                        | Road User's Maintenance Agreement Inst#                                 |                  |
| <b>School Districts Serving this Location:</b>                                                       |                                                                                                        | Caldwell School District                                                |                  |
|                                                                                                      |                                                                                                        | <span style="background-color: yellow;">Vallivue School District</span> |                  |
| SPECIAL ON-SITE CHARACTERISTICS                                                                      |                                                                                                        |                                                                         |                  |
|                                                                                                      | Yes                                                                                                    | No                                                                      | If yes, explain: |
| Areas of Critical Environmental Concern?                                                             |                                                                                                        |                                                                         |                  |
| 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                                                                       |                  |





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

Describe any other unique site characteristics:

**ACKNOWLEDGEMENT**

|   |                                                                                                                                                                                                                                                           |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| x | 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                                                                            |
| x | 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 |
| x | 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

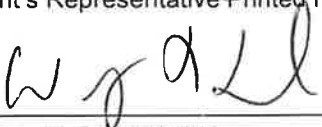
☐ **Property Owner's Agent / Representative**

**Wendy Shrief**

**8/26/2026**

Applicant / Applicant's Representative-Printed Name

Date

  
Applicant / Applicant's Representative Signature



# INVOICE

Permit #: ANN26-000019

Address: 12373 MOSS ST

| Fee                                       | Account Code                                                                      | Amount          |
|-------------------------------------------|-----------------------------------------------------------------------------------|-----------------|
| P&Z Fees - Annexation - More than 2 acres | 10240                                                                             | 3,080.50        |
| Fire Fees - Annexation - More than 1 acre | 22025                                                                             | 224.70          |
| Eng Fees - Annexation - 2 to 20 acres     | 12550                                                                             | 544.89          |
| Police - Plan Review                      | 21022                                                                             | 90.00           |
| <b>TOTAL</b>                              |  | <b>3,940.09</b> |



# INVOICE

Permit #: SPP26-000017

Address: 12373 MOSS ST

| Fee                                                                                | Account Code                                                                        | Amount          |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------|
| P&Z Fees - Preliminary Plat (Base Fee)                                             | 10180                                                                               | 2,688.00        |
| P&Z Fees - Preliminary Plat (Add'l Fee of \$20.00 per lot, to include common lots) | 10180                                                                               | 2,200.00        |
| Fire Fees - Preliminary Plat (Base Fee)                                            | 12512                                                                               | 254.10          |
| Fire Fees - Preliminary Plat (Add'l Fee of \$1.35 per lot to include common lots)  | 12512                                                                               | 148.50          |
| Eng Fees - Preliminary Plat (Base Fee)                                             | 12511                                                                               | 708.37          |
| Eng Fees - Preliminary Plat (Add'l Fee of \$23.61 per lot to include common lots)  | 12511                                                                               | 2,597.10        |
| Police - Plan Review                                                               | 21022                                                                               | 90.00           |
| <b>TOTAL</b>                                                                       |  | <b>8,686.07</b> |



**#1** Customer-  
Ranked  
National  
Homebuilder

Built on  
Relationships®

August 26, 2026

Robin Collins, Community Development Director  
City of Caldwell  
206 S. 6<sup>th</sup> Ave.  
Caldwell, ID 83605

**RE: Annexation, Zoning, and Preliminary Plat Request for Cope Ridge Subdivision**

Dear Director Collins,

On behalf of KB Home Idaho, LLC I am pleased to submit applications for the Annexation, Zoning and Preliminary Plat for Cope Ridge Subdivision.

**Project Overview**

The proposed 18.32 acre, 80 residential lot Cope Ridge Subdivision is located near the southwest corner of Celeste Avenue and Moss Lane, the proposed subdivision is an infill project located between KB Home's proposed North Celeste Subdivision and Gideon Landing Subdivision. The proposed single family residential subdivision is located to the east of Dakota Crossing Subdivision in an area that has been designated in Caldwell's Comprehensive Plan as Neighborhood 2. R-2 zoning is proposed and the property is surrounded to the North, East, and West by properties that have been designated as Neighborhood 2; property located to the south has been designated as Community Center due to the close proximity of this parcel to Karcher Boulevard.

**Comprehensive Plan Designation**

A Zoning designation of R-2 is being requested in conformance with Caldwell's Comprehensive Plan Designation of Neighborhood 2. While the subject property currently is occupied by County rural single family residences, Caldwell's Comprehensive Plan designation for this area has anticipated that this area will develop with the type of single-family residential subdivision that is being proposed with Cope Ridge Subdivision.

Caldwell's Comprehensive Plan describes Neighborhood 2 areas as noted below;

**“Neighborhood 2 is the most prevalent place type and covers areas between major centers. These areas should develop to be highly connected and allow for a variety of housing options. *In general, less dense housing is found in areas further from major roadways and increases in density closer to major roads.* Commercial services are low to medium intensity and are generally only found at major intersections of arterial and major collector roads but should be highly accessible to surrounding residential areas.”**

**Neighborhood 2 is the primary residential place type in Caldwell. This encompasses residential areas that provide an array of low and mid-density housing options. *These neighborhoods are located outside of most commercial centers but should still be well connected to nearby services.***

The proposed Cope Ridge Subdivision will be developed with a density of 4.37 dwelling units per acre. This density is supported by Caldwell’s Comprehensive Plan due to the property’s proximity to Karcher Road and the property’s location directly to the north of an area that has been designated as a Community Center. The two proposed subdivisions that are currently going through entitlements with the City of Caldwell that are located immediately to the east and to the west of Cope Ridge both have similar proposed lot sizes and densities. Cope Ridge Subdivision is an infill development that is surrounded by similar residential projects; Caldwell’s Comprehensive Plan has designated the area south of Cope Ridge for higher intensity residential and commercial uses.

#### **Proposed Residential Subdivision**

Cope Ridge Subdivision has been planned as a development that will be built for Caldwell families; all homes will have at least four bedrooms for growing families, and our homes are centered around a Great Room which provides an open kitchen, eating area, and entertainment area for families. KB Home offers our homebuyers the opportunity to customize the kitchens, bathrooms, and design features in their homes and KB is proud to have earned the distinction of being one of America’s top rated homebuilders for Customer Satisfaction.

The proposed subdivision will meet all required criteria for the R-2 zoning district and we are proud to be providing a quality community for Caldwell families. Residential lots will range in size from 5,228 s.f. to 8,242 s.f. with an average lot size of 6,082 s.f. We are providing home sites that will house single and two-story homes ranging in square footage from 1478 s.f to 2605 s.f.; all homes will be constructed on lots that are deep enough to accommodate extended patios and extended garages. Copies of our homes plans are included as a part of this submittal.

Cope Ridge Subdivision provides qualified open space that exceeds 10% of the subdivision’s total area and pathways that have been designed to provide connectivity and walking areas for residents. Cope Ridge Subdivision has been designed to provide market rate, attainable homes

for families. KB Home is very proud of the high quality communities that we are able to provide for our residents through smart, efficient design.

### Urban Services

Sewer and water services are both available in Celeste Avenue and services will be extended through KB's neighboring development, North Celeste Subdivision. During our Round Table meeting with City of Caldwell staff we were able to meet with Caldwell Fire to ensure that we would be able to meet Caldwell Fire standards. All proposed roadways within the subdivision will be constructed to meet City of Caldwell standards; 20' landscape buffers will be constructed along Moss Lane.

Access will be provided to Cope Ridge Subdivision from both Moss and through North Celeste Subdivision, a KB Home community proposed immediately to the west of Cope Ridge Subdivision. A Traffic Impact Study has been completed by Kittelson Associates in association with this development to evaluate traffic impacts, our study is attached with this submittal. KB Home is planning to meet with and work with Vallivue School District regarding our impacts on local schools; the proximity of excellent public schools to Cope Ridge Subdivision is one of the most attractive features of our development's location in south Caldwell.

Thank you for your consideration of our request, please let me know if you have any additional questions regarding our application. We are honored to have the opportunity to present Caldwell staff, Caldwell's Planning Commission and Caldwell's Mayor and Council with our proposed infill development, Cope Ridge Subdivision.

Sincerely,

A handwritten signature in dark ink, appearing to read 'W. Shrief'.

Wendy Shrief, AICP

Director of Forward Planning



| <b><u>FIRST NAME</u></b>   | <b><u>LAST NAME</u></b>   |
|----------------------------|---------------------------|
| HALPIN CURT & LESLIE       | FAMILY TRUST              |
| BRANDT JOHN H AND ORAH     | FOUNDATION                |
| TERRY                      | LEINBERGER                |
| CHERYL                     | COPE                      |
| CHERYL A                   | COPE                      |
| ANTONIO JIMENEZ            | RODRIGUEZ                 |
| SCHMIDT INVESTMENTS        | LP                        |
| BETTY                      | COPE                      |
| PAUL                       | COPE                      |
| JAMES                      | CROMWELL                  |
| PAULA                      | CARTER                    |
| ELDRIDGE MARLOW AND AUDREY | LIVING TRUST              |
| MARGARITO PINALES          | RIVAS                     |
| ANTHONY                    | RUSSELL                   |
| MVP PROPERTIES             | LLC                       |
| HECTOR                     | VAZQUEZ                   |
| MARK                       | PHIPPS                    |
| BRETT                      | COPE                      |
| PAUL                       | COPE                      |
| BRETT                      | COPE                      |
| MKP PROPERTIES             | LLC                       |
| PAUL                       | COPE                      |
| VEHID                      | SULJIC                    |
| PAUL                       | COPE                      |
| MALLORY NICOLE             | COPELAND                  |
| KARISSA                    | CEDILLO                   |
| CALEB                      | CARLSON                   |
| AUDREE                     | PEDRAZA                   |
| LOURDES                    | NUNEZ                     |
| RUBEN ARIEL                | GARCIA                    |
| SARA LYNNELL               | PINZ                      |
| KEVIN                      | CHAMBERS                  |
| DAVID PAUL                 | BASSO                     |
| SAVANA                     | BESSELIEVRE               |
| SAMANTHA MARIE             | BARNARD                   |
| JEFFREY PAUL               | SHETLER                   |
| AARON                      | ROBISON                   |
| LUIS                       | CORREA                    |
| DIONICIO ARCIGA            | PALENCIA                  |
| JADE RENE                  | FERNANDEZ                 |
| WINDSOR CREEK EAST         | HOMEOWNER ASSOCIATION INC |
| JASON LIET                 | NGUYEN                    |
| MICHEAL                    | THOMPSON                  |

|                                           |                      |
|-------------------------------------------|----------------------|
| RAY REX                                   | USOG                 |
| KENDALL                                   | HOPKINS              |
| BOB                                       | MIYAKE               |
| KRISTIN DANIELLE                          | CORDERO              |
| TIMOTHY                                   | CASTANEDA-MARTINEZ   |
| CARLYLE LISA                              | CARLYLE              |
| HOFFMASTER REVOCABLE                      | LIVING TRUST         |
| NATALIA AVIGAIL                           | MUNIZ                |
| JOSE ANTONIO                              | LOPEZ                |
| KYLE                                      | KEENAN               |
| GUILLERMO                                 | MEDINA               |
| VYACHESLAV                                | FETISOV              |
| TAMMY MARIE                               | LUNN                 |
| RENE                                      | RODRIGUEZ            |
| IRINA                                     | LIPETSKY             |
| ANDREW                                    | LINDER               |
| JAMES                                     | TWIZERE              |
| SHANTEL RENEE                             | SMITTLE              |
| LAPOINTE FRANK T AND ELISABETH E LAPOINTE | 1984 TRUST AGREEMENT |
| AARON                                     | NEAL                 |
| ARACELI CAMARILLO                         | REVELES              |
| JARED JAMES                               | TOLMAN               |
| JAMES WILLIAM                             | ELDER                |
| THOMAS ALLEN                              | GORDON               |
| ROBERT                                    | SMITH                |
| STEVEN MICHAEL                            | LEE                  |
| ANDREA                                    | ROMERO               |
| DOUGLAS                                   | KING                 |
| KENNETH DUANE                             | HALE                 |

| <b><u>STREET ADDRESS</u></b>    | <b><u>CITY</u></b> | <b><u>STATE</u></b> |
|---------------------------------|--------------------|---------------------|
| 12484 MOSS ST                   | NAMPA              | IDAHO               |
| 203 11TH AVE S                  | NAMPA              | IDAHO               |
| 12152 MOSS LN                   | NAMPA              | IDAHO               |
| 12378 MOSS ST                   | NAMPA              | IDAHO               |
| 12378 MOSS ST                   | NAMPA              | IDAHO               |
| 12416 MOSS ST                   | NAMPA              | IDAHO               |
| 802 N ACER LOOP STE 100         | NAMPA              | IDAHO               |
| 12273 MOSS ST                   | NAMPA              | IDAHO               |
| 12373 MOSS LN                   | NAMPA              | IDAHO               |
| 12343 MOSS ST                   | NAMPA              | IDAHO               |
| 12411 MOSS ST                   | NAMPA              | IDAHO               |
| 12479 MOSS LN                   | NAMPA              | IDAHO               |
| 12247 MOSS LN                   | NAMPA              | IDAHO               |
| 12249 MOSS LN                   | NAMPA              | IDAHO               |
| 12464 KARCHER RD                | NAMPA              | IDAHO               |
| 12456 KARCHER RD                | NAMPA              | IDAHO               |
| 13947 SHAW MOUNTAIN ST          | NAMPA              | IDAHO               |
| 12359 MOSS LN                   | NAMPA              | IDAHO               |
| 12373 MOSS ST                   | NAMPA              | IDAHO               |
| 12359 MOSS LN                   | NAMPA              | IDAHO               |
| 12464 KARCHER RD                | NAMPA              | IDAHO               |
| 12373 MOSS ST                   | NAMPA              | IDAHO               |
| 4040 GRANGER DR                 | MERIDIAN           | IDAHO               |
| 12359 MOSS LN                   | NAMPA              | IDAHO               |
| 12347 SHADOW RIVER ST           | CALDWELL           | IDAHO               |
| 16511 BRETON WAY                | CALDWELL           | IDAHO               |
| 16512 BRETON WAY                | CALDWELL           | IDAHO               |
| 16524 BRETON WAY                | CALDWELL           | IDAHO               |
| 16523 BRETON WAY                | CALDWELL           | IDAHO               |
| 16536 BRETON WAY                | CALDWELL           | IDAHO               |
| 16537 BRETON WAY                | CALDWELL           | IDAHO               |
| 16548 BRETON WAY                | CALDWELL           | IDAHO               |
| 16549 BRETON WAY                | CALDWELL           | IDAHO               |
| 16560 BRETON WAY                | CALDWELL           | IDAHO               |
| 16572 BRETON WAY                | CALDWELL           | IDAHO               |
| 16580 BRETON WAY                | CALDWELL           | IDAHO               |
| 16588 BRETON WAY                | CALDWELL           | IDAHO               |
| 16596 BRETON WAY                | CALDWELL           | IDAHO               |
| 12293 SHADOW RIVER ST           | CALDWELL           | IDAHO               |
| 12294 COLE RIDGE ST             | CALDWELL           | IDAHO               |
| 1520 E HERITAGE PARK ST STE 125 | MERIDIAN           | IDAHO               |
| 19295 SUSQUEHANNA WAY           | CALDWELL           | IDAHO               |
| 12331 SHADOW RIVER ST           | CALDWELL           | IDAHO               |

|                        |          |       |
|------------------------|----------|-------|
| 12307 SHADOW RIVER ST  | CALDWELL | IDAHO |
| 306 HILLDROP ST        | CALDWELL | IDAHO |
| 12196 KARCHER RD       | NAMPA    | IDAHO |
| 12387 SHADOW RIVER ST  | CALDWELL | IDAHO |
| 12375 SHADOW RIVER ST  | CALDWELL | IDAHO |
| 12442 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12434 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12422 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12410 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12398 COLE RIDGE ST    | CALDWELL | IDAHO |
| 617 FALL PL            | NAMPA    | IDAHO |
| 12374 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12360 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12338 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12330 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12322 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12314 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12308 COLE RIDGE ST    | CALDWELL | IDAHO |
| 4428 N CHERRY BARK WAY | MERIDIAN | IDAHO |
| 12441 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12433 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12421 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12409 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12397 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12385 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12457 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12373 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12361 COLE RIDGE ST    | CALDWELL | IDAHO |
| 12353 COLE RIDGE ST    | CALDWELL | IDAHO |

**ZIP CODE**

83651

83651

83651

83651

83651

83651

83651

83651

83651

83651

83651

83651

83651

83651

83651

83651

83651

83651

83651

83651

83651

83651

83646

83651

83607

83607

83607

83607

83607

83607

83607

83607

83607

83607

83607

83607

83607

83607

83607

83607

83646

83605

83605

83605

83605

83651

83607

83607

83607

83607

83607

83607

83607

83686

83607

83607

83607

83607

83607

83607

83607

83646

83607

83607

8.3607

83607

8.3607

83607

83607

83607

83607

83607

0000,



8/3/26  
Cope Neighmtg.

**NEIGHBORHOOD MEETING SIGN-IN FORM**  
City of Caldwell Planning and Zoning Department  
621 E. Cleveland Blvd., Caldwell, ID 83605  
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: \_\_\_\_\_

End Time of Neighborhood Meeting: \_\_\_\_\_

Those in attendance please print your name and address.

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

208.440  
1828

- | PRINTED NAME               | ADDRESS, CITY, STATE, ZIP                 |
|----------------------------|-------------------------------------------|
| 1. Bob Miyake              | 208-899-1005                              |
| 2. Terry Leimbergen        | 12152 moss Lane Nampa, ID 83651           |
| 3. Leah Roshaus & Russells | 12249 Moss Lane Nampa ID                  |
| 4. Betty Cope              | 12273 moss lane Nampa                     |
| 5. PAULA CARTER            | 12411 moss Ln Nampa ID 83651              |
| 6. Augustin Baca           | 12701 moss Ln Nampa 83651<br>208-880-7901 |
| 7.                         |                                           |
| 8.                         |                                           |
| 9.                         |                                           |
| 10.                        |                                           |
| 11.                        |                                           |
| 12.                        |                                           |
| 13.                        |                                           |
| 14.                        |                                           |
| 15.                        |                                           |
| 16.                        |                                           |

Traffic Study



**#1** Customer-  
Ranked  
National  
Homebuilder

Built on  
Relationships™

July 15, 2026

**RE: Neighborhood Meeting for Proposed Residential Subdivision in your Neighborhood**

To whom it may concern,

You are invited to a neighborhood meeting to discuss a proposed residential subdivision, Cope Subdivision, in your neighborhood.

**Meeting Date:** Monday August 3, 2026

**Meeting Time:** 6:00pm

**Meeting Location:** We will meet on the site of the proposed project on Moss Lane at the north end of the Cope property. The exact location of the Neighborhood Meeting and the location of the proposed subdivision is shown on the attached vicinity map.

**Project Summary:** We are proposing to annex an approximately 18 acre property into the City of Caldwell for a single family residential development with R2 Residential zoning.

If you would like to contact us ahead of the meeting, please feel free to reach out at

[wkshrief@kbhome.com](mailto:wkshrief@kbhome.com) or 208-617-2790.

We look forward to hearing from you.

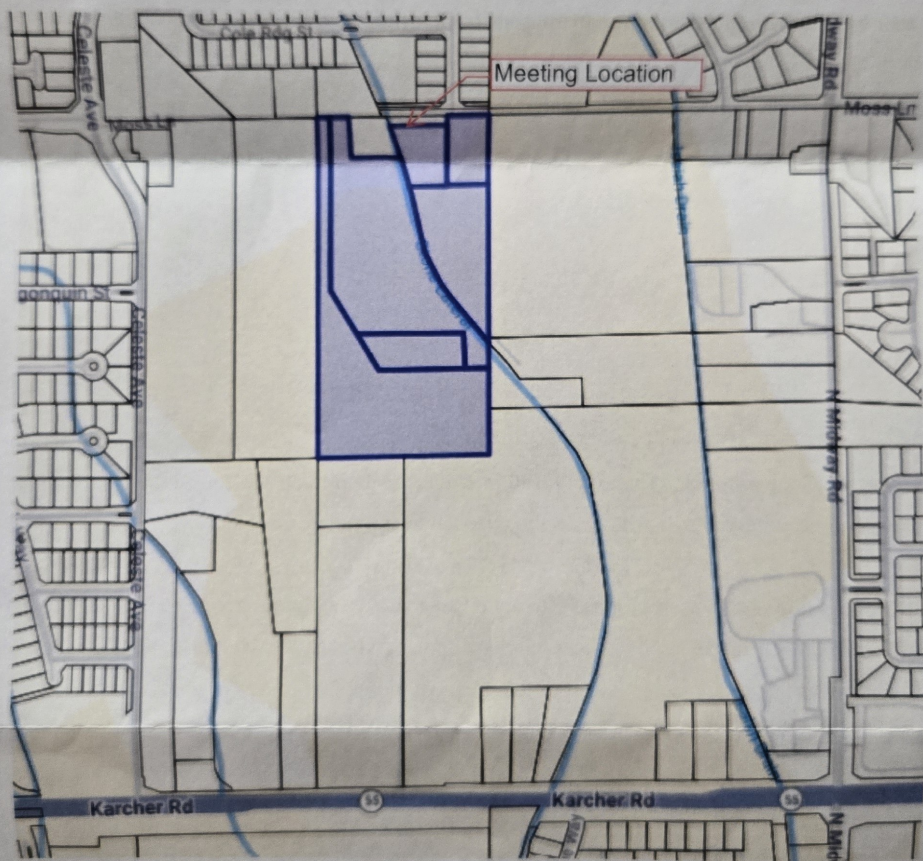
Thank you,

A handwritten signature in black ink, appearing to read 'Wendy Shrief', written over the printed name.

Wendy Shrief

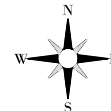
Director of Forward Planning







**- VICINITY MAP -**  
1"=500'



COPE SUBDIVISION  
VICINITY MAP

DRAWN BY: DL  
CHECKED BY: WSW  
DATE: 08/19/26  
FILE: VICINITY MAP.DWG  
DIR: D:\KB HOMES\COPE\CK DRAWINGS\P-PLAT

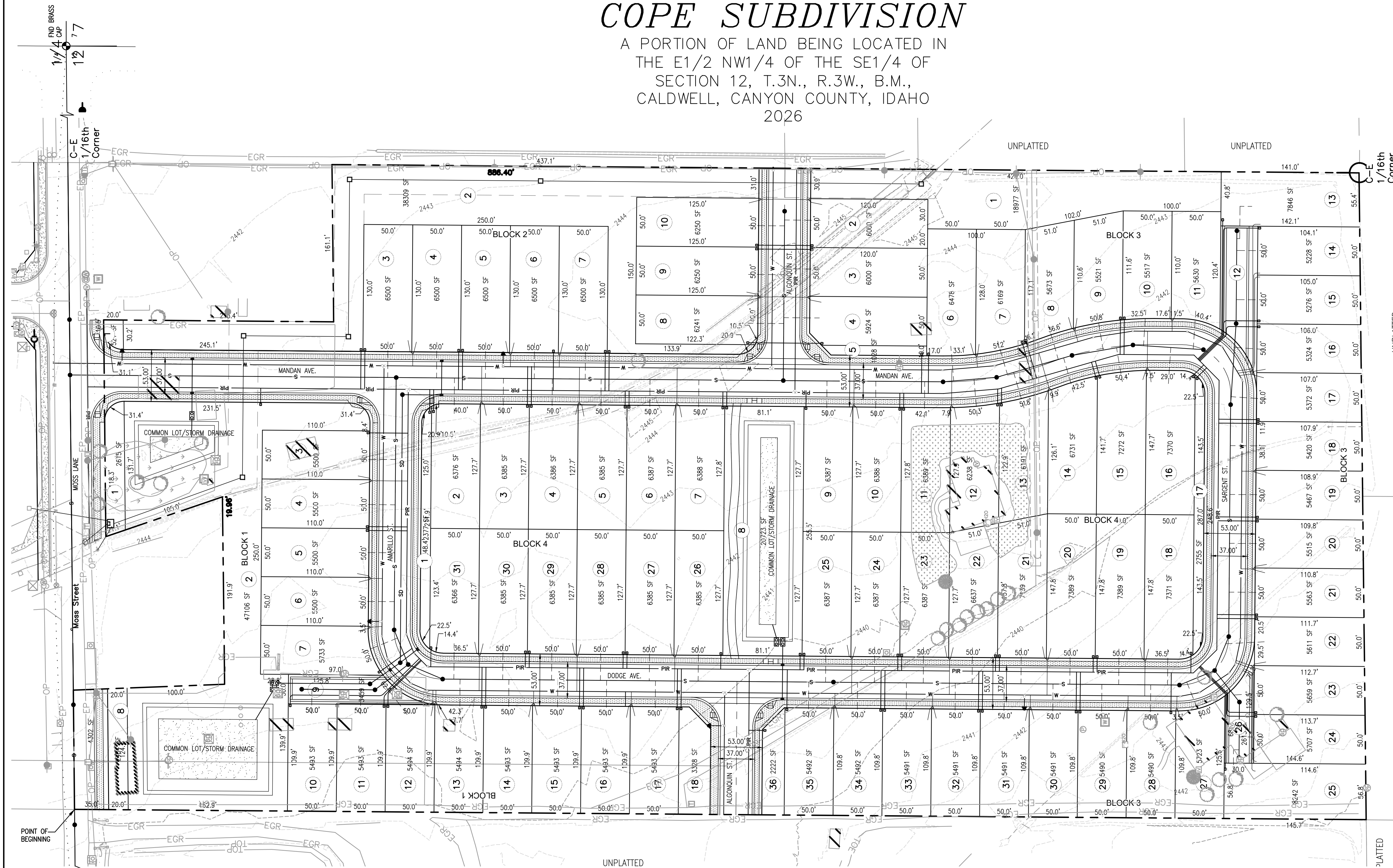
**CK ENGINEERING**

6700 W. STATE ST.  
BOISE, ID 83714  
PHONE 208-639-1992



PRELIMINARY PLAT SHOWING  
**COPE SUBDIVISION**

A PORTION OF LAND BEING LOCATED IN  
THE E1/2 NW1/4 OF THE SE1/4 OF  
SECTION 12, T.3N., R.3W., B.M.,  
CALDWELL, CANYON COUNTY, IDAHO  
2026



| Line Table |              |         |
|------------|--------------|---------|
| Line       | Bearing      | Length  |
| L1         | N18°49'54\"W | 126.01' |

BOUNDARY  
CERTIFICATION

- LEGEND -

|     |                                         |     |                                |
|-----|-----------------------------------------|-----|--------------------------------|
| —   | EXISTING PROPERTY BOUNDARY LINE         | --- | SUBDIVISION BOUNDARY LINE      |
| -x- | EXISTING LOT LINE                       | --- | LOT LINE                       |
| -s- | EXISTING FENCE                          | --- | SECTION LINE                   |
| OP  | EXISTING SANITARY SEWER LINE W/ MANHOLE | --- | RIGHT-OF-WAY LINE              |
| W   | EXISTING OVERHEAD POWER LINE            | --- | EASEMENT LINE                  |
| IR  | EXISTING WATER MAIN                     | --- | FENCE                          |
| EP  | EXISTING IRRIGATION LINE                | --- | SANITARY SEWER LINE W/ MANHOLE |
| EDR | EXISTING EDGE OF PAVEMENT               | --- | WATER MAIN                     |
| TOB | EXISTING EDGE OF DIRT ROAD              | --- | IRRIGATION LINE                |
| --- | EXISTING BOTTOM OF DITCH                | --- | EDGE OF PAVEMENT               |
| --- | EXISTING TOP OF BANK                    | --- | NEW SIDEWALK                   |
| --- | EXISTING SIDEWALK                       | --- |                                |

NOTES:

- NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO MOSS LANE.
- ALL LOTS SHALL HAVE SEWER SERVICE PROVIDED BY THE CITY OF CALDWELL.
- ALL LOTS SHALL HAVE DOMESTIC WATER PROVIDED BY THE CITY OF CALDWELL.
- THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3805 BY PROVIDING PRESSURE IRRIGATION TO ALL LOT PER THE CITY OF CALDWELL STANDARDS.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- STORM WATER DRAINAGE SHALL BE COLLECTED AND OR RETAINED ON SITE BY CATCH BASINS, UNDERGROUND PIPING, SWALES, DRAINAGE PONDS AND SEEPAGE BEDS PER THE CITY OF CALDWELL STORM WATER POLICY MANUAL.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, IDAHO CODE "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE YEAR, WHEN THE OPERATIONS WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT".
- LOTS 1, 2, 8, 9, AND 18 BLOCK 1, LOTS 1, AND 2 BLOCK 2, LOTS 1, 5, 12, 26, AND 36 BLOCK 3, LOTS 1, 8, AND 17 BLOCK 4, ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- STORM DRAIN FACILITIES SHALL BE CONTAINED WITHIN LOT 2, BLOCK 1, AND LOT 8, BLOCK 4.
- TO THE BEST OF THE PREPARER'S KNOWLEDGE, THIS PRELIMINARY PLAT MEETS ALL REQUIREMENTS OF CITY CODE.

- BENCHMARKS -  
-NAVD 1988-

CHISELED "X" AT THE BSW  
NORTHING: 10070.893'  
EASTING: 23970.545'  
ELEVATION: 2441.46'

ENGINEER

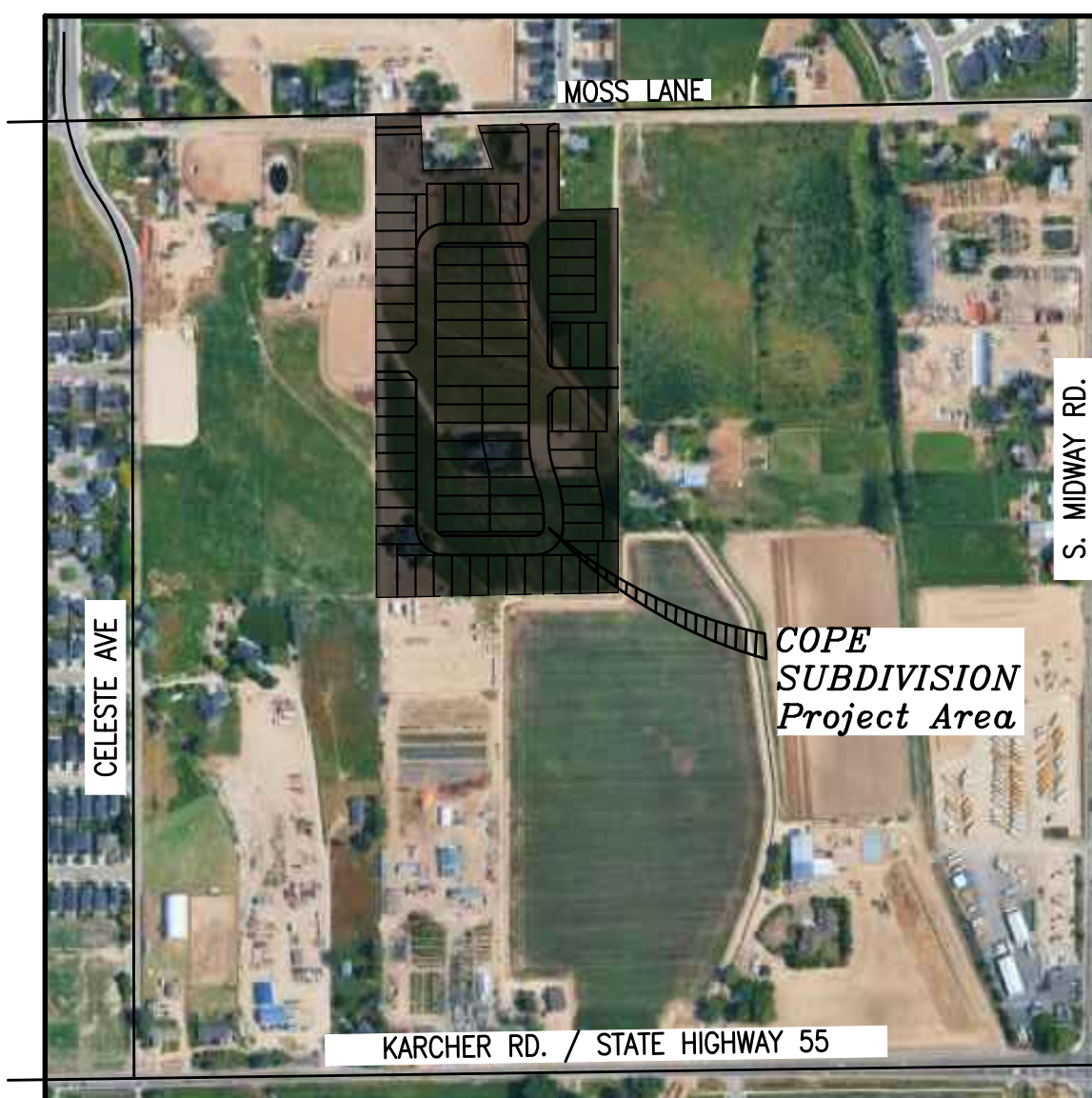
CK-ENGINEERING  
SCOTT WONDERS  
6700 W. STATE ST.  
BOISE, ID 83703  
(208) 639-1992  
SCOTT@CK-ENGINEERS.COM

DEVELOPER

KB HOMES  
WENDY KIRKPATRICK SHRIEF  
2487 W NAVIGATOR DR.  
MERIDIAN, IDAHO 83642  
(208) 617-2790  
WKSHRIEF@KBHOME.COM

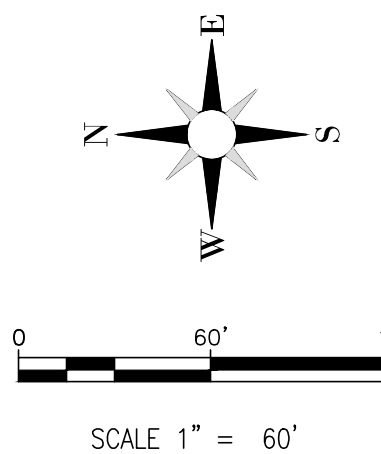
SURVEYOR

IDAHO SURVEY GROUP  
MICHAEL BYRNS  
9939 W. EMERALD ST.  
BOISE, ID 83704  
(208) 846-8570  
MIKE@IDAHOISURVEY.COM



- VICINITY MAP -

1"=500'



PRELIMINARY DEVELOPMENT FEATURES

|                                   |                       |
|-----------------------------------|-----------------------|
| ZONING.....                       | R2                    |
| TOTAL ACRES.....                  | 18.32 AC              |
| TOTAL LOTS.....                   | 95                    |
| SINGLE FAMILY LOTS.....           | 80                    |
| COMMON/OPEN SPACE LOTS.....       | 15                    |
| RESIDENTIAL GROSS DENSITY.....    | 4.37 UNITS/ACRE       |
| AREA OF SITE FOR R.O.W.....       | 3.87 ACRES            |
| OPEN SPACE.....                   | 133,222 SF OR 3.06 AC |
| PERCENTAGE OF OPEN SPACE.....     | 16.70%                |
| NET AREA FOR RESIDENTIAL.....     | 11.17 AC              |
| RESIDENTIAL NET DENSITY.....      | 7.16 UNITS/ACRE       |
| MINIMUM RESIDENTIAL LOT SIZE..... | 5,228 SF              |
| AVERAGE RES BLDG. LOT SIZE.....   | 6,082 SF              |
| MAXIMUM RESIDENTIAL LOT SIZE..... | 8,242 SF              |

CK ENGINEERING

6700 W. STATE ST.  
BOISE, ID 83714  
PHONE 208-639-1992

DRAWN BY: DL  
CHECKED BY: MW  
DATE: 08/24/26  
FILE: COPE-PRE-PLAT.DWG  
DIR: D:\XB HOMES\COPE\CK DRAWINGS\P-PLAT

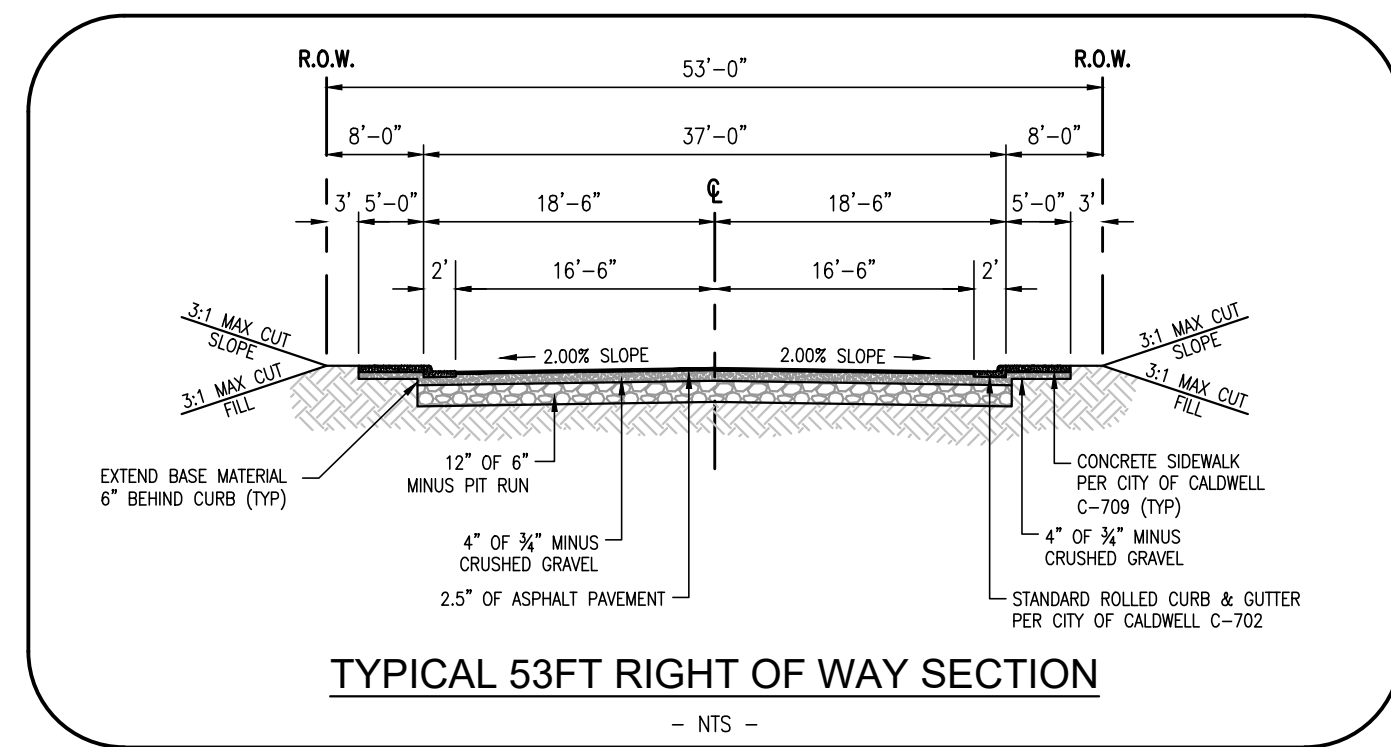
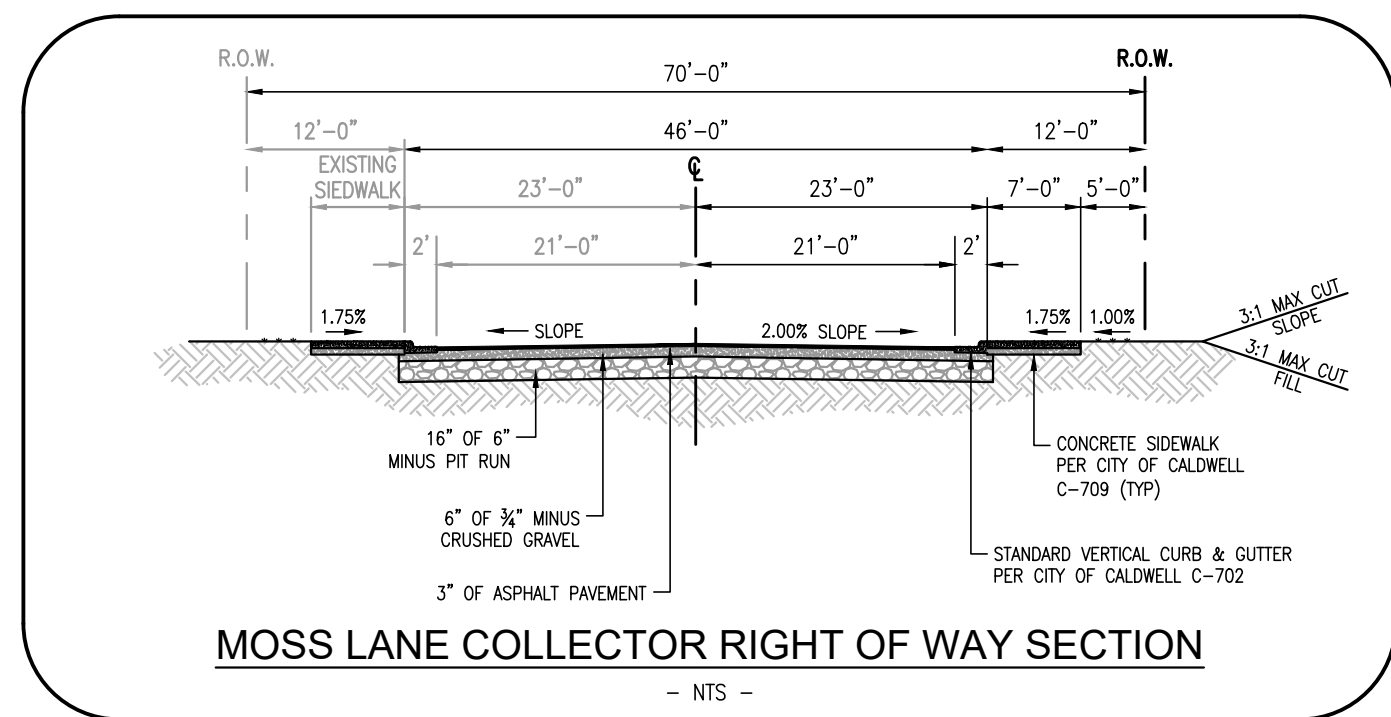
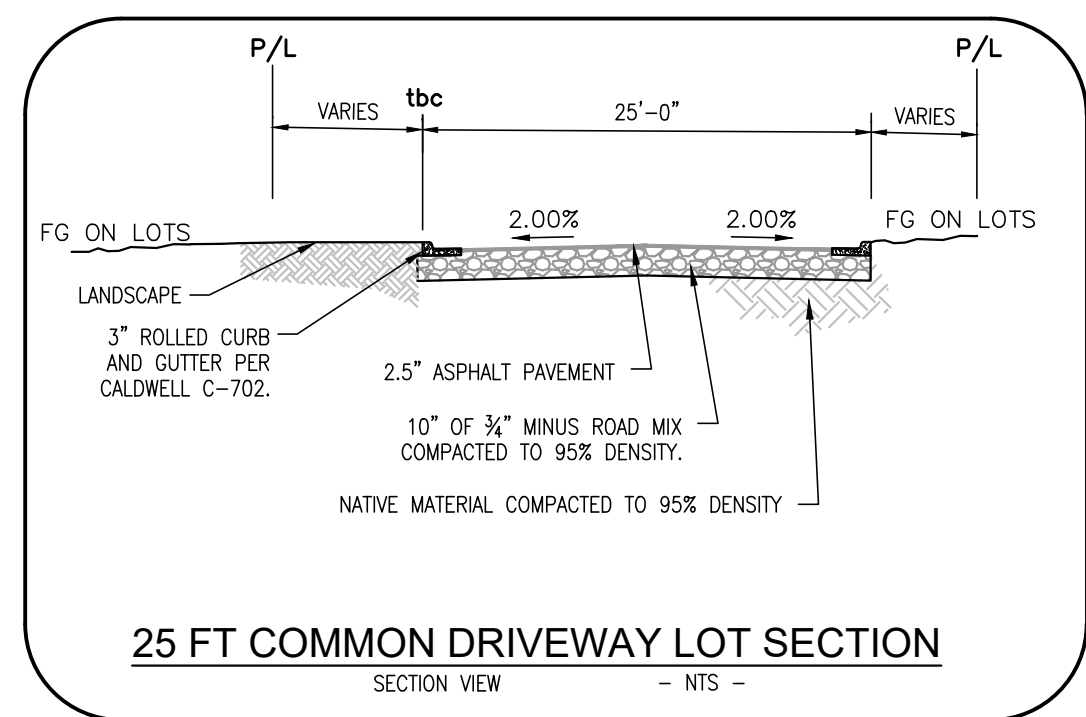
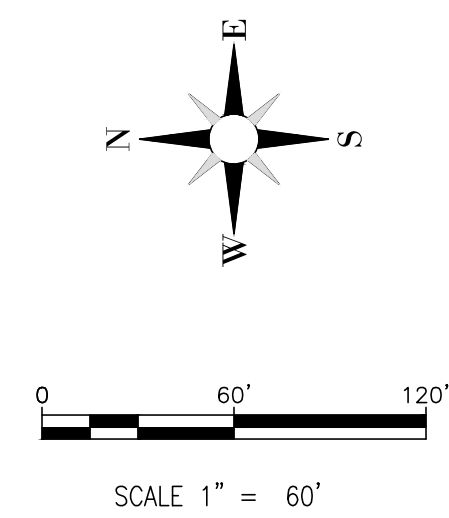
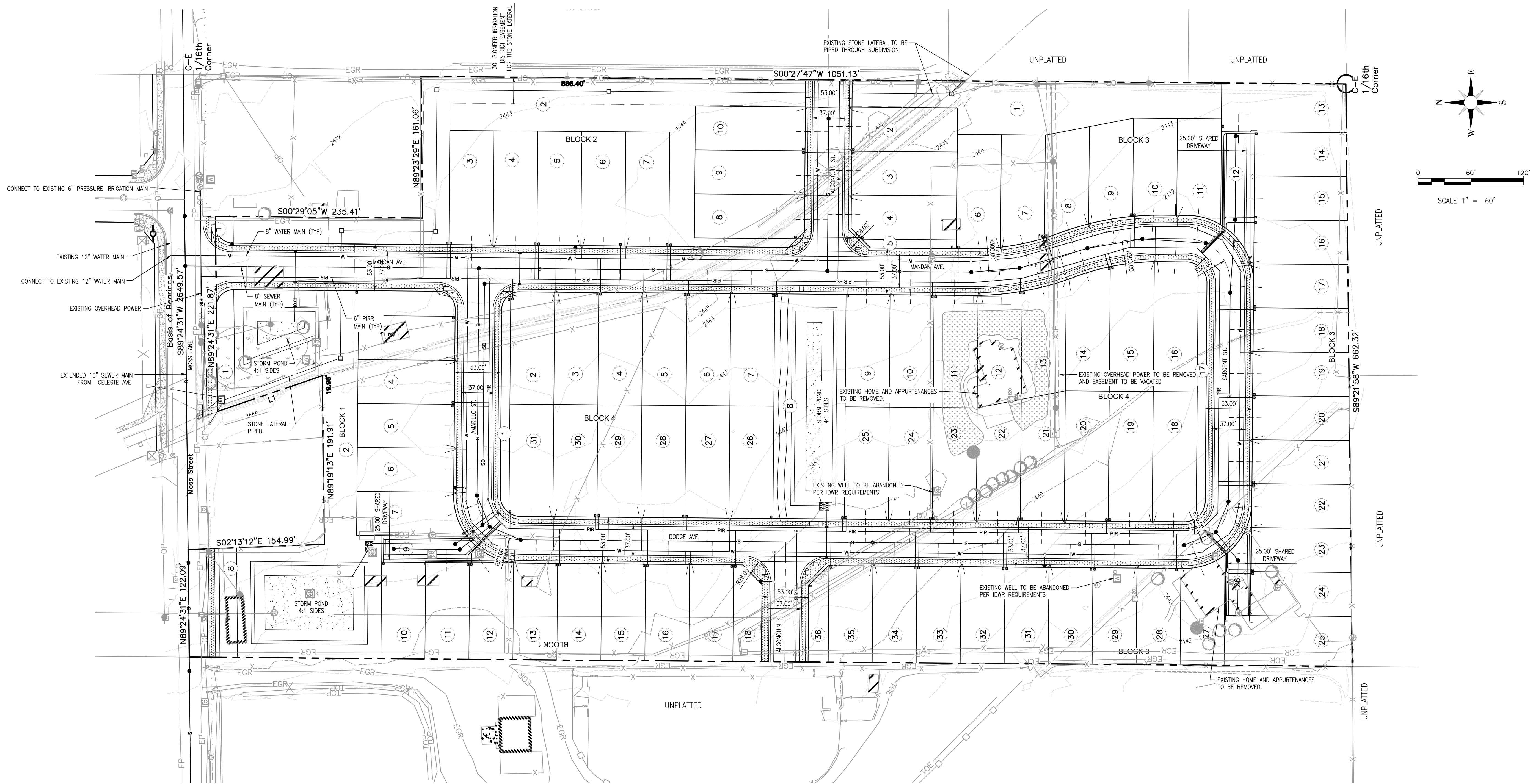


SHEET

P1.0

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585





BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

| REVISIONS: |
|------------|
|            |
|            |
|            |
|            |
|            |

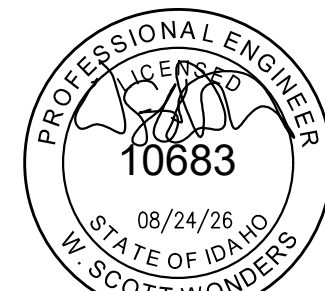
COPE SUBDIVISION  
CALDWELL, CANYON COUNTY, ID

PRELIMINARY PLAT UTILITY  
PLAN AND STREET SECTIONS

CK ENGINEERING

6700 W. STATE ST.  
BOISE, ID 83714  
PHONE 208-539-1992

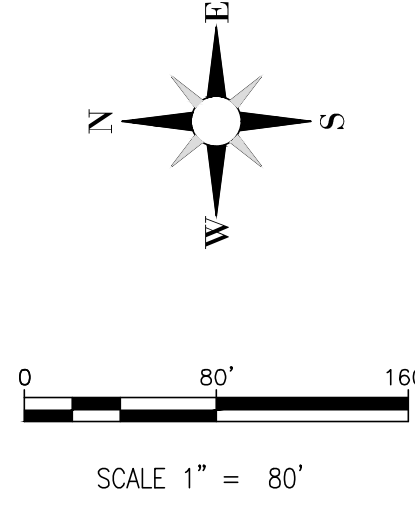
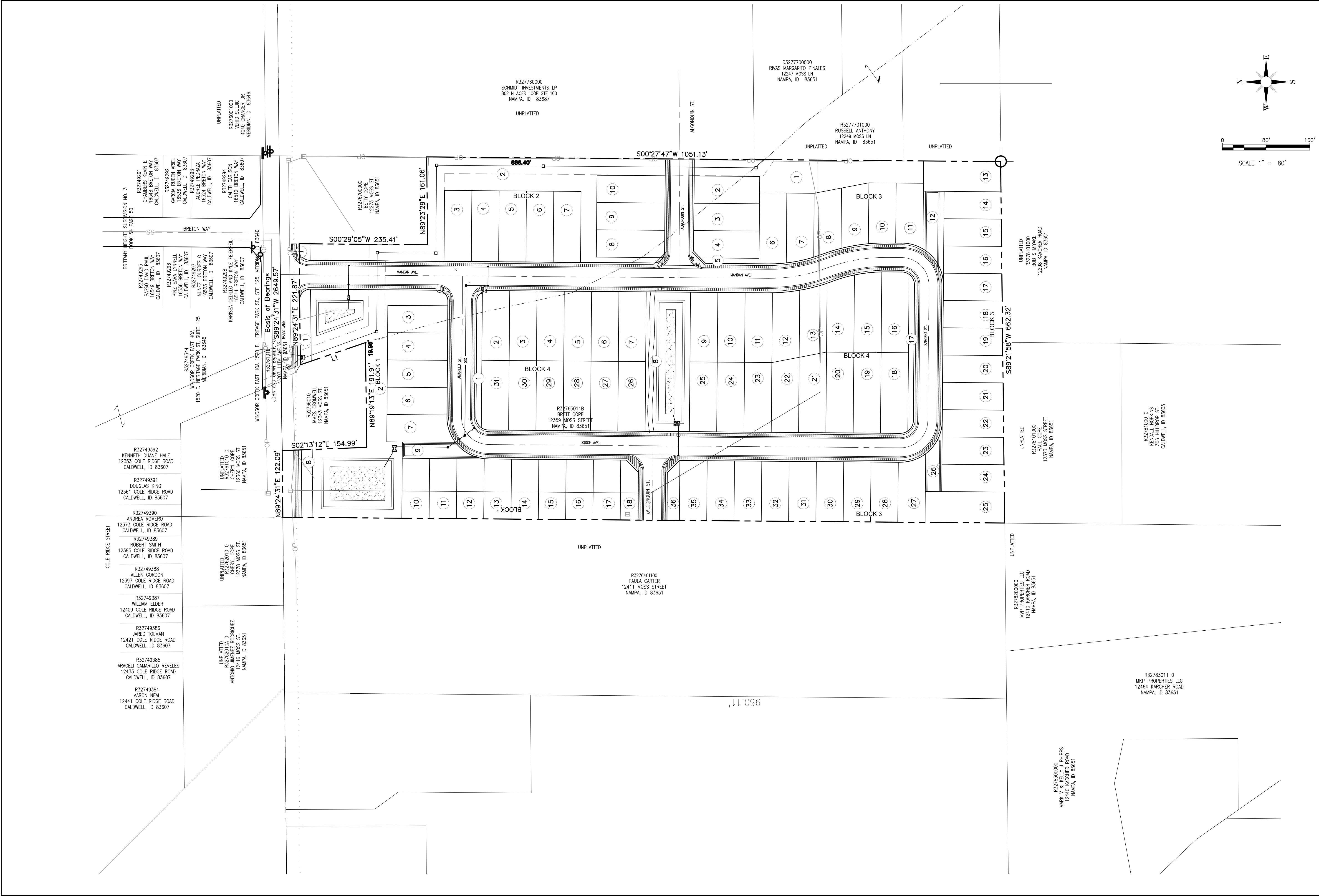
DRAWN BY: DL  
CHECKED BY: NW  
DATE: 08/24/26  
FILE: COPE-PRE-PLAT.DWG  
DIR: D:\B-HOMES\COPE\CK DRAWINGS\P-PLAT



SHEET

P1.1





CK ENGINEERING

6700 W. STATE ST.  
BOISE, ID 83714  
PHONE 208-639-1992

DRAWN BY: DL  
CHECKED BY: MW  
DATE: 08/24/26  
FILE: D:\XB HOMES\COPE\DRAWINGS\P-PLAT

DIR:

PROFESSIONAL ENGINEER

10683

STATE OF IDAHO

W. SCOTT WONDERS

08/24/26

SHEET

P1.2

PRELIMINARY PLAT 300'  
PROPERTY OWNERS

COPE SUBDIVISION  
CALDWELL, CANYON COUNTY, ID

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |



# 40' Series



## Plan 1478

|          |       |
|----------|-------|
| Sq. Ft.  | 1,478 |
| Bedrooms | 3     |
| Baths    | 2     |

PRELIMINARY



Elevation A



Elevation B



Elevation C



Elevation D



# 40' Series



## Plan 1646

|          |       |
|----------|-------|
| Sq. Ft.  | 1,646 |
| Bedrooms | 3     |
| Baths    | 2     |

PRELIMINARY



Elevation A



Elevation B



Elevation C



Elevation D



# 40' Series



## Plan 1882

|          |       |
|----------|-------|
| Sq. Ft.  | 1,882 |
| Bedrooms | 3 - 4 |
| Baths    | 2     |

PRELIMINARY



Elevation A



Elevation B



Elevation C



Elevation D



# 40' Series



Plan 2018

|          |       |
|----------|-------|
| Sq. Ft.  | 2,018 |
| Bedrooms | 3     |
| Baths    | 2     |

PRELIMINARY



Elevation A



Elevation B



Elevation C



Elevation D



# 40' Series



## Plan 2391

|          |         |
|----------|---------|
| Sq. Ft.  | 2,391   |
| Bedrooms | 3 - 5   |
| Baths    | 2.5 - 3 |

PRELIMINARY



Elevation A



Elevation B



Elevation C



Elevation D



# 40' Series



## Plan 2602

|          |         |
|----------|---------|
| Sq. Ft.  | 2,602   |
| Bedrooms | 4- 5    |
| Baths    | 2.5 - 3 |

PRELIMINARY



Elevation A



Elevation B

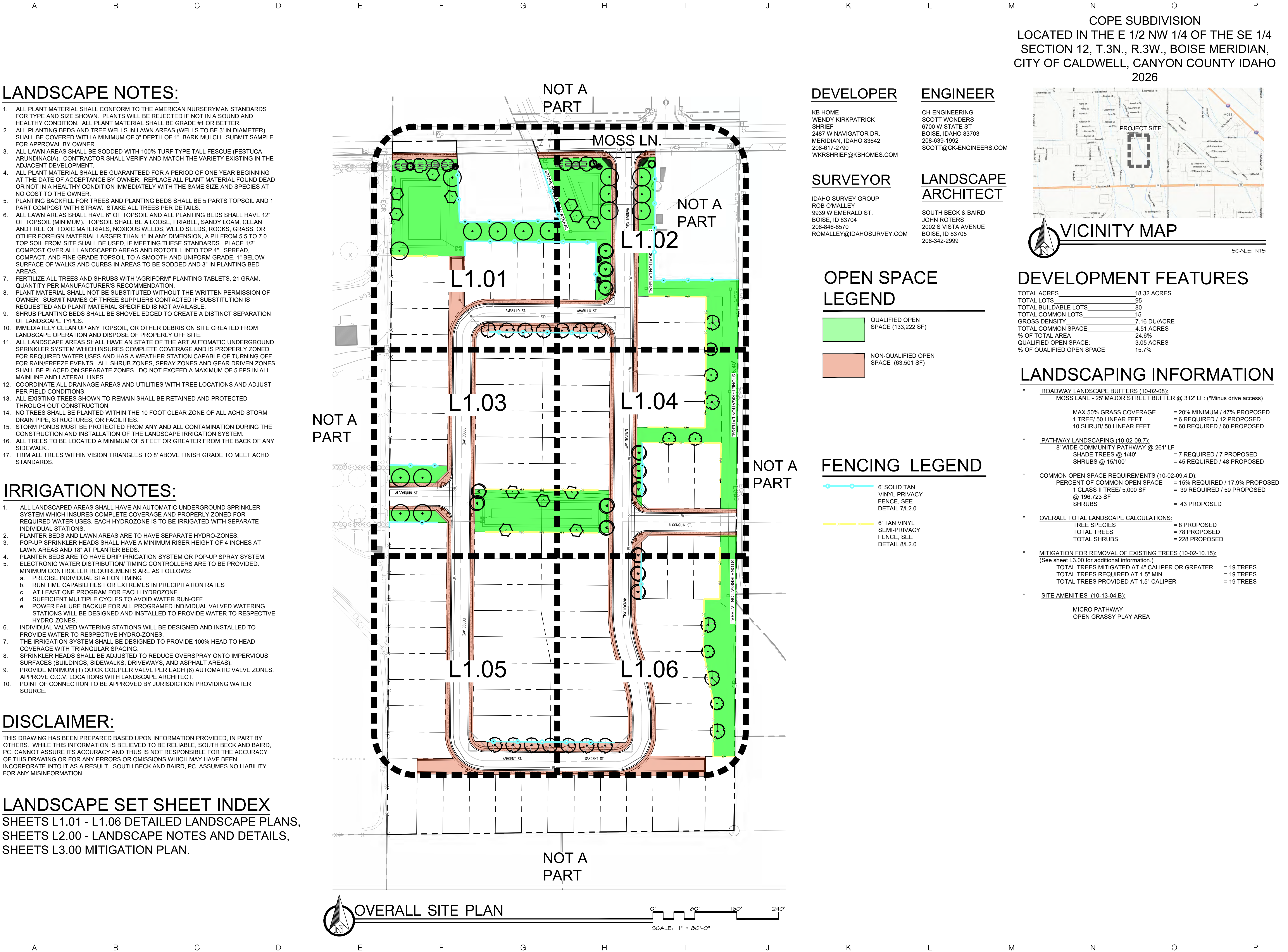


Elevation C

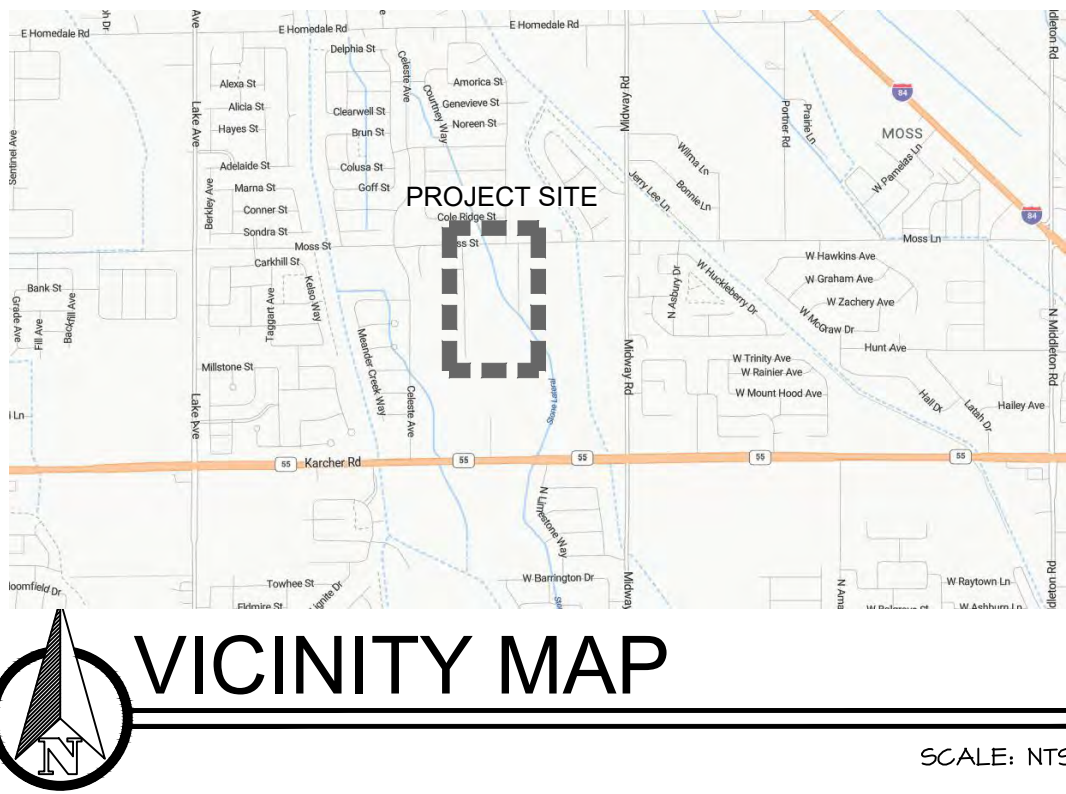


Elevation D





COPE SUBDIVISION  
LOCATED IN THE E 1/2 NW 1/4 OF THE SE 1/4  
SECTION 12, T.3N., R.3W., BOISE MERIDIAN,  
CITY OF CALDWELL, CANYON COUNTY IDAHO  
2026



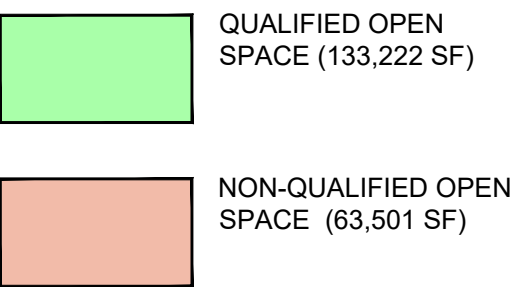
DEVELOPER  
KB HOME  
WENDY KIRKPATRICK  
SHRIEF  
2487 W NAVIGATOR DR.  
MERIDIAN, IDAHO 83642  
208-617-2790  
WKRSHRIEF@KBHOMES.COM

ENGINEER  
CH-ENGINEERING  
SCOTT WONDERS  
6700 W STATE ST  
BOISE, IDAHO 83703  
208-639-1992  
SCOTT@CK-ENGINEERS.COM

SURVEYOR  
IDAHO SURVEY GROUP  
ROB O'MALLEY  
9939 W EMERALD ST.  
BOISE, ID 83704  
208-846-8570  
ROMALLEY@IDAHOSURVEY.COM

LANDSCAPE ARCHITECT  
SOUTH BECK & BAIRD  
JOHN ROTERS  
2002 S VISTA AVENUE  
BOISE, ID 83705  
208-342-2999

OPEN SPACE  
LEGEND



FENCING LEGEND

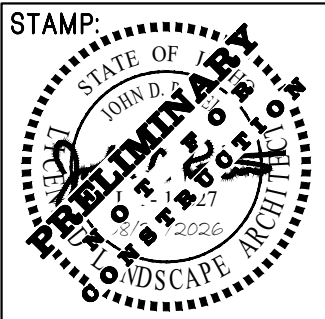


DEVELOPMENT FEATURES

|                           |              |
|---------------------------|--------------|
| TOTAL ACRES               | 18.32 ACRES  |
| TOTAL LOTS                | 95           |
| TOTAL BUILDABLE LOTS      | 80           |
| TOTAL COMMON LOTS         | 15           |
| GROSS DENSITY             | 7.16 DU/ACRE |
| TOTAL COMMON SPACE        | 4.51 ACRES   |
| % OF TOTAL AREA           | 24.6%        |
| QUALIFIED OPEN SPACE:     | 3.05 ACRES   |
| % OF QUALIFIED OPEN SPACE | 15.7%        |

LANDSCAPING INFORMATION

- \* ROADWAY LANDSCAPE BUFFERS (10-02-08):  
MOSS LANE - 25' MAJOR STREET BUFFER @ 312' LF: (\*Minus drive access)
- |                          |                              |
|--------------------------|------------------------------|
| MAX 50% GRASS COVERAGE   | = 20% MINIMUM / 47% PROPOSED |
| 1 TREE/ 50 LINEAR FEET   | = 6 REQUIRED / 12 PROPOSED   |
| 10 SHRUB/ 50 LINEAR FEET | = 60 REQUIRED / 60 PROPOSED  |
- \* PATHWAY LANDSCAPING (10-02-09.7):  
8' WIDE COMMUNITY PATHWAY @ 261' LF  
SHADE TREES @ 1/40' = 7 REQUIRED / 7 PROPOSED  
SHRUBS @ 15/100' = 45 REQUIRED / 48 PROPOSED
- \* COMMON OPEN SPACE REQUIREMENTS (10-02-09.4.D):  
PERCENT OF COMMON OPEN SPACE = 15% REQUIRED / 17.9% PROPOSED  
1 CLASS II TREE/ 5,000 SF = 39 REQUIRED / 59 PROPOSED  
@ 196,723 SF  
SHRUBS = 43 PROPOSED
- \* OVERALL TOTAL LANDSCAPE CALCULATIONS:  
TREE SPECIES = 8 PROPOSED  
TOTAL TREES = 78 PROPOSED  
TOTAL SHRUBS = 228 PROPOSED
- \* MITIGATION FOR REMOVAL OF EXISTING TREES (10-02-10.15):  
(See sheet L3.00 for additional information.)  
TOTAL TREES MITIGATED AT 4" CALIPER OR GREATER = 19 TREES  
TOTAL TREES REQUIRED AT 1.5" MIN. = 19 TREES  
TOTAL TREES PROVIDED AT 1.5" CALIPER = 19 TREES
- \* SITE AMENITIES (10-13-04.B):  
MICRO PATHWAY  
OPEN GRASSY PLAY AREA



DATE:  
08/24/2026



2002 S Vista Ave  
Boise, ID 83705  
208-342-2999 Office  
info@southbeck.com  
www.southbeck.com



Copyright © 2026  
All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means without written permission of South Landscape Architecture P.C. Dba South Beck & Baird Landscape Architecture P.C. is a trademark and subject to copyright protection.

REVISIONS:

| No. | Date | Description |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

OVERALL SITE PLAN  
COPE SUBDIVISION  
MOSS LN, CALDWELL, ID

DRAWN BY:  
SCM

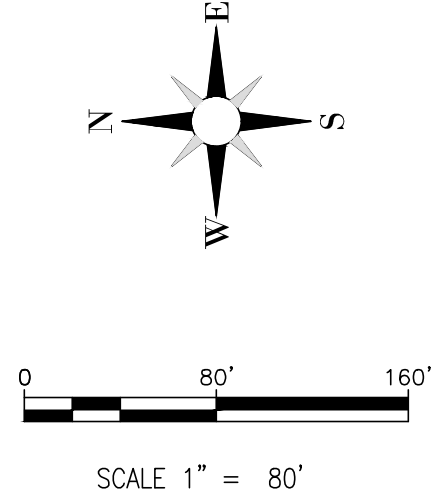
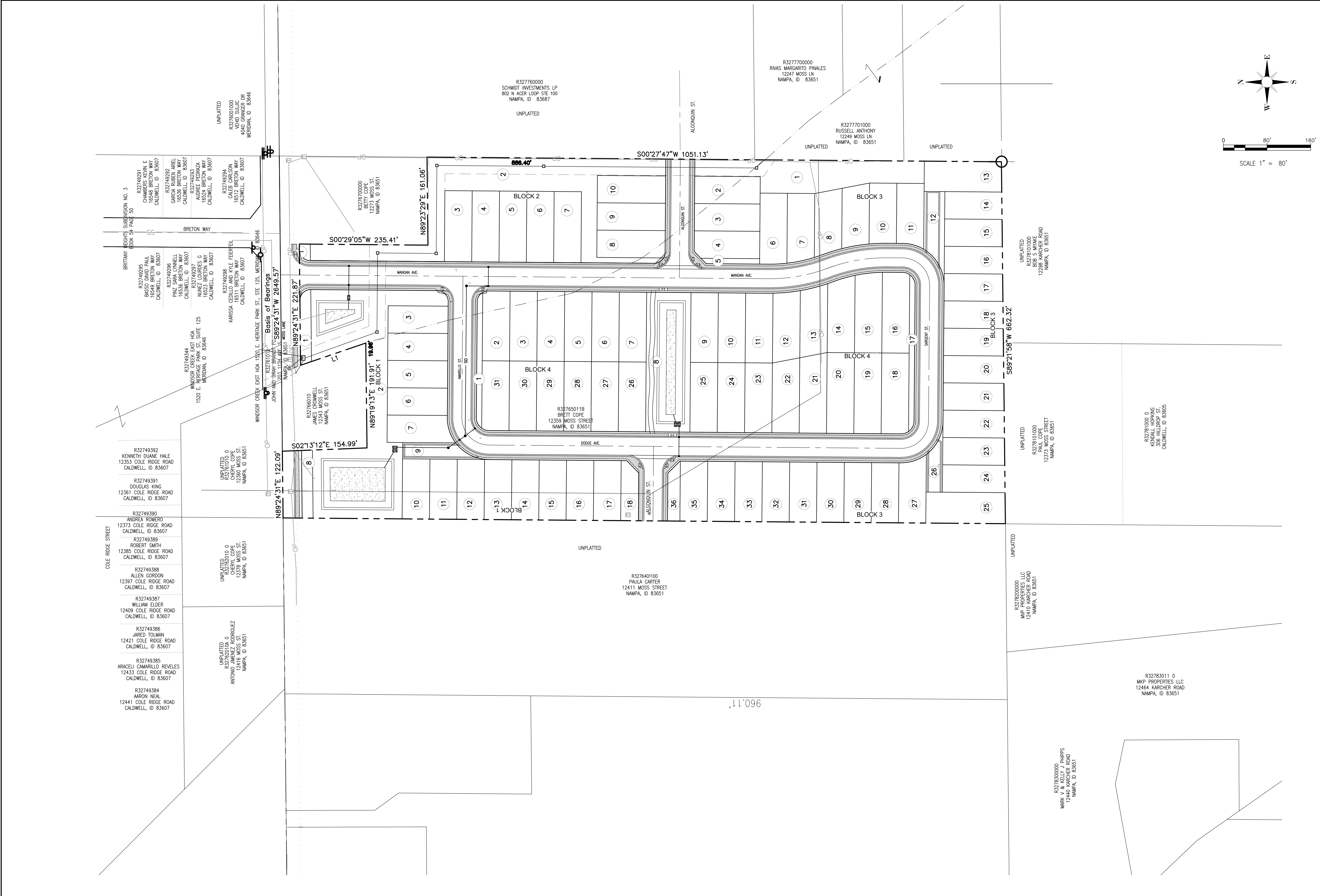
CHECKED BY:  
AWJ

PROJECT NUMBER  
26-266

SHEET:  
L1.00

PRELIMINARY PLAN





CK ENGINEERING

6700 W. STATE ST.  
BOISE, ID 83714  
PHONE 208-639-1992

DRAWN BY: DL  
CHECKED BY: MW  
DATE: 08/24/26  
FILE: D:\XB HOMES\COPE\DRAWINGS\P-PLAT

DIR:

PROFESSIONAL ENGINEER

10683

08/24/26

STATE OF IDAHO

W. SCOTT WONDERS

SHEET

P1.2

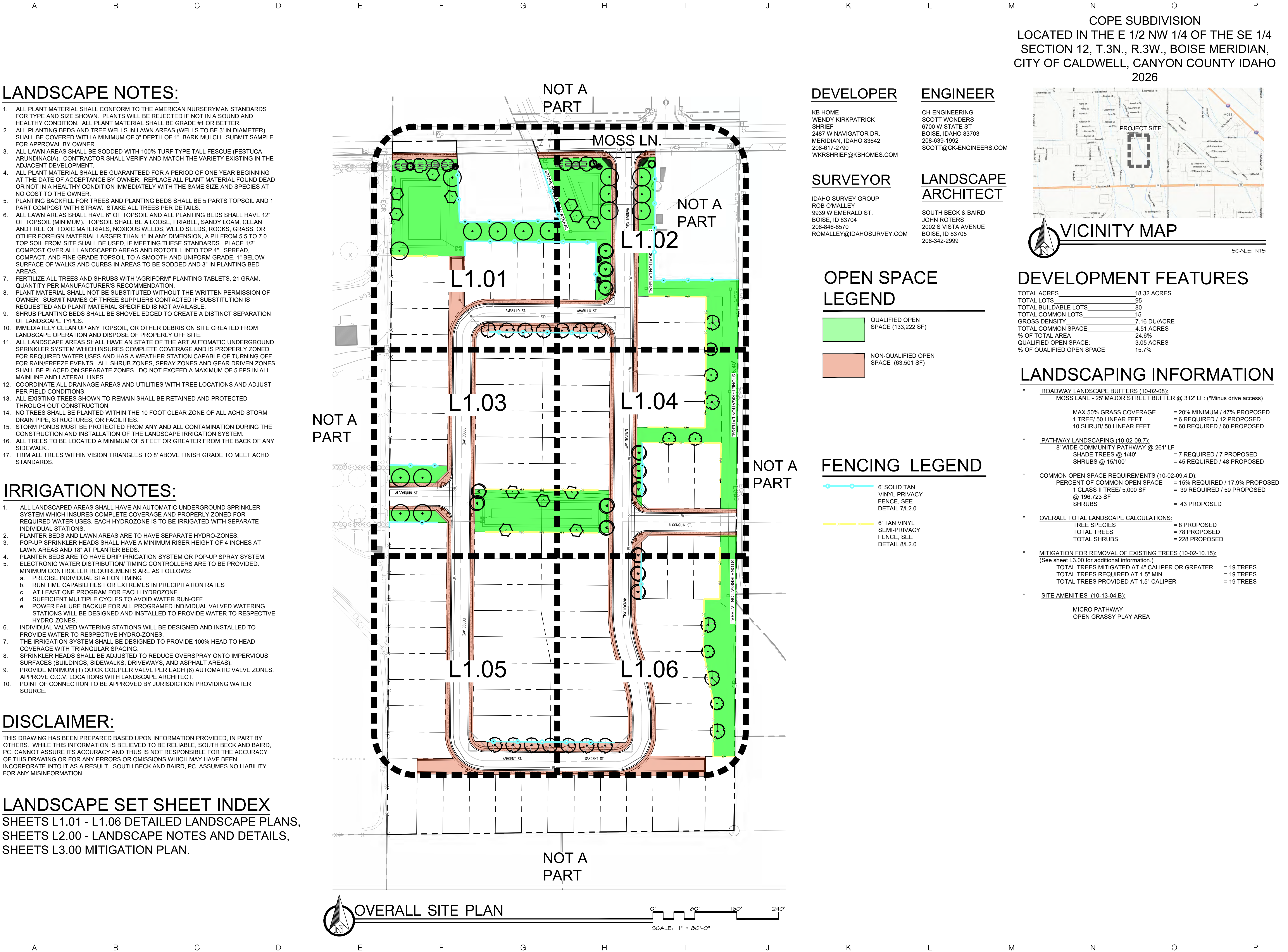
PRELIMINARY PLAT 300'  
PROPERTY OWNERS

COPE SUBDIVISION  
CALDWELL, CANYON COUNTY, ID

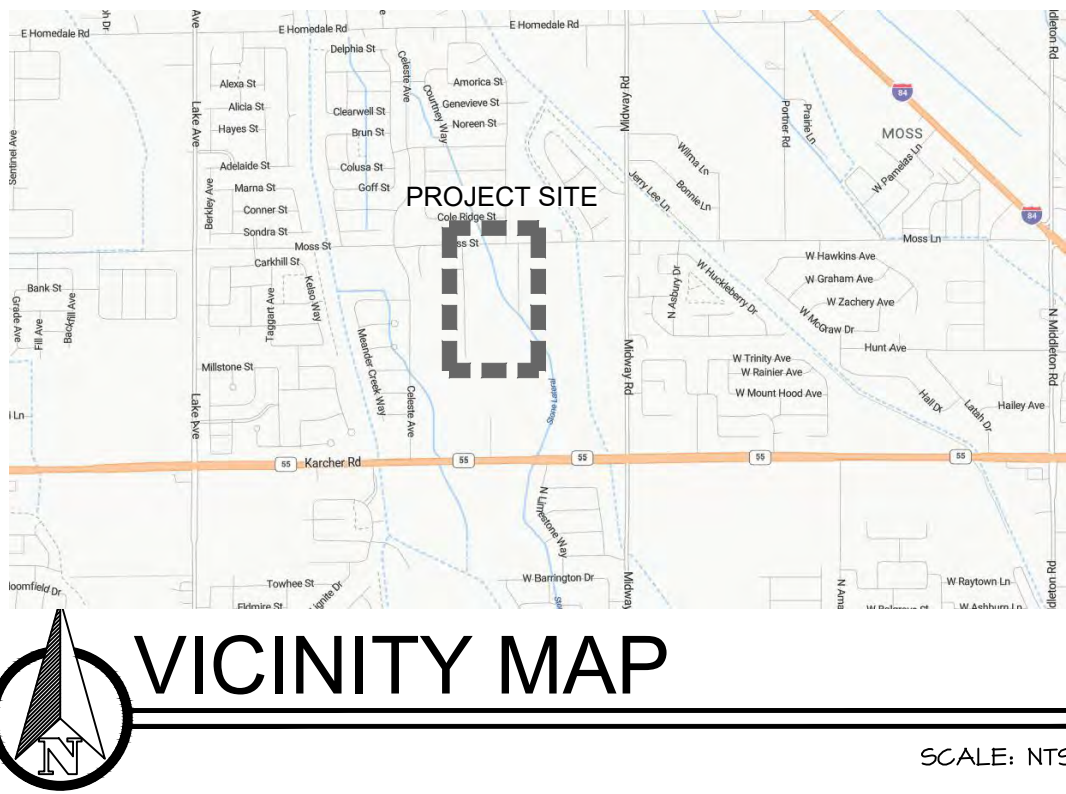
BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:





COPE SUBDIVISION  
LOCATED IN THE E 1/2 NW 1/4 OF THE SE 1/4  
SECTION 12, T.3N., R.3W., BOISE MERIDIAN,  
CITY OF CALDWELL, CANYON COUNTY IDAHO  
2026



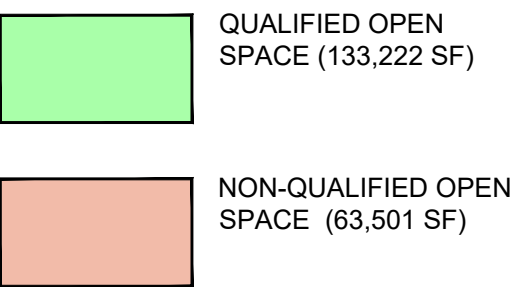
DEVELOPER  
KB HOME  
WENDY KIRKPATRICK  
SHRIEF  
2487 W NAVIGATOR DR.  
MERIDIAN, IDAHO 83642  
208-617-2790  
WKRSHRIEF@KBHOMES.COM

ENGINEER  
CH-ENGINEERING  
SCOTT WONDERS  
6700 W STATE ST  
BOISE, IDAHO 83703  
208-639-1992  
SCOTT@CK-ENGINEERS.COM

SURVEYOR  
IDAHO SURVEY GROUP  
ROB O'MALLEY  
9939 W EMERALD ST.  
BOISE, ID 83704  
208-846-8570  
ROMALLEY@IDAHOSURVEY.COM

LANDSCAPE ARCHITECT  
SOUTH BECK & BAIRD  
JOHN ROTERS  
2002 S VISTA AVENUE  
BOISE, ID 83705  
208-342-2999

OPEN SPACE  
LEGEND



FENCING LEGEND

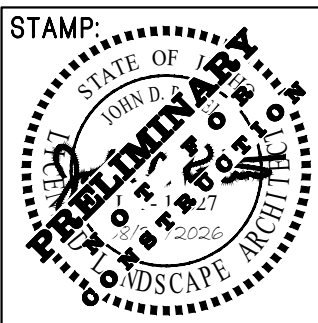


DEVELOPMENT FEATURES

|                           |              |
|---------------------------|--------------|
| TOTAL ACRES               | 18.32 ACRES  |
| TOTAL LOTS                | 95           |
| TOTAL BUILDABLE LOTS      | 80           |
| TOTAL COMMON LOTS         | 15           |
| GROSS DENSITY             | 7.16 DU/ACRE |
| TOTAL COMMON SPACE        | 4.51 ACRES   |
| % OF TOTAL AREA           | 24.6%        |
| QUALIFIED OPEN SPACE:     | 3.05 ACRES   |
| % OF QUALIFIED OPEN SPACE | 15.7%        |

LANDSCAPING INFORMATION

- \* ROADWAY LANDSCAPE BUFFERS (10-02-08):  
MOSS LANE - 25' MAJOR STREET BUFFER @ 312' LF: (\*Minus drive access)
- |                          |                              |
|--------------------------|------------------------------|
| MAX 50% GRASS COVERAGE   | = 20% MINIMUM / 47% PROPOSED |
| 1 TREE/ 50 LINEAR FEET   | = 6 REQUIRED / 12 PROPOSED   |
| 10 SHRUB/ 50 LINEAR FEET | = 60 REQUIRED / 60 PROPOSED  |
- \* PATHWAY LANDSCAPING (10-02-09.7):  
8' WIDE COMMUNITY PATHWAY @ 261' LF  
SHADE TREES @ 1/40' = 7 REQUIRED / 7 PROPOSED  
SHRUBS @ 15/100' = 45 REQUIRED / 48 PROPOSED
- \* COMMON OPEN SPACE REQUIREMENTS (10-02-09.4.D):  
PERCENT OF COMMON OPEN SPACE = 15% REQUIRED / 17.9% PROPOSED  
1 CLASS II TREE/ 5,000 SF = 39 REQUIRED / 59 PROPOSED  
@ 196,723 SF  
SHRUBS = 43 PROPOSED
- \* OVERALL TOTAL LANDSCAPE CALCULATIONS:  
TREE SPECIES = 8 PROPOSED  
TOTAL TREES = 78 PROPOSED  
TOTAL SHRUBS = 228 PROPOSED
- \* MITIGATION FOR REMOVAL OF EXISTING TREES (10-02-10.15):  
(See sheet L3.00 for additional information.)  
TOTAL TREES MITIGATED AT 4" CALIPER OR GREATER = 19 TREES  
TOTAL TREES REQUIRED AT 1.5" MIN. = 19 TREES  
TOTAL TREES PROVIDED AT 1.5" CALIPER = 19 TREES
- \* SITE AMENITIES (10-13-04.B):  
MICRO PATHWAY  
OPEN GRASSY PLAY AREA



DATE:  
08/24/2026



Copyright © 2026  
All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means without written permission of South Landscape Architecture P.C. Dba South Beck & Baird Landscape Architecture P.C. is a trademark and subject to copyright protection.

REVISIONS:

| No. | Date | Description |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

OVERALL SITE PLAN  
COPE SUBDIVISION  
MOSS LN, CALDWELL, ID

DRAWN BY:  
SCM

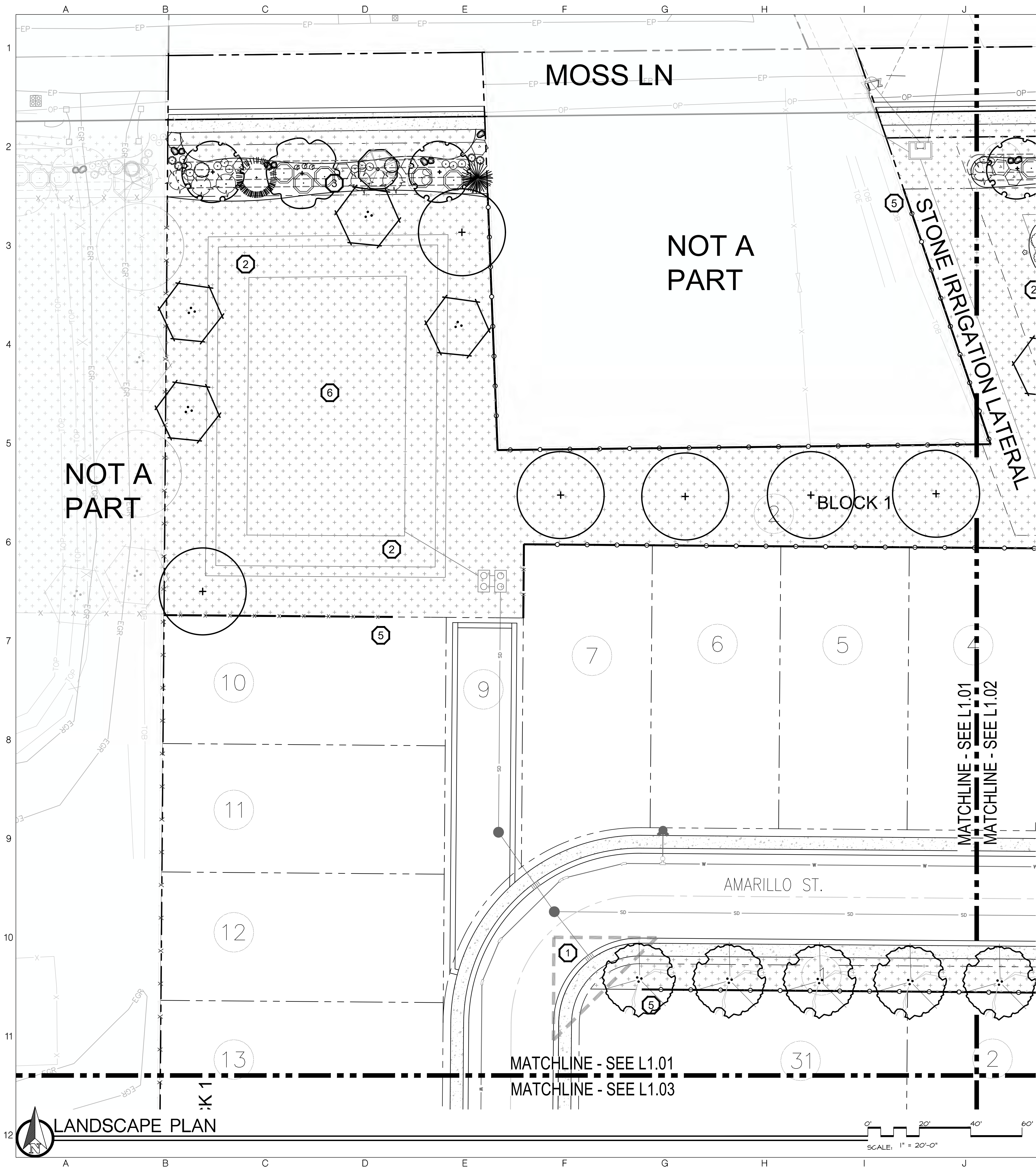
CHECKED BY:  
AJW

PROJECT NUMBER  
26-266

SHEET:  
L1.00

PRELIMINARY PLAN





## LANDSCAPE LEGEND

- EXISTING TREES TO BE REMOVED
- PLANTS TO BE INSTALLED
- CUT EDGING, SEE DETAIL 5/L2.00
- 6" SEMI-PRIVATE TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.00
- 6" WROUGHT IRON FENCE, SEE DETAIL 8/L2.00
- TURF OVER APPROVED TOPSOIL AS SPECIFIED
- BOULDERS OF VARYING SIZE, SEE DETAIL 6/L2.00
- 2' HEIGHT BERM AT A 3:1 MAX SLOPE ALONG MOSS ST.

## PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

| KEY             | BOTANICAL NAME                   | COMMON NAME                | PLANTING SIZE      | MATURE SIZE    | CLASS    |
|-----------------|----------------------------------|----------------------------|--------------------|----------------|----------|
| DECIDUOUS TREES |                                  |                            | SEE DETAIL 1/L2.00 |                |          |
|                 | Acer platanoides 'Emerald Queen' | Emerald Queen Norway Maple | 2" B&B             | 45' hgt. 45' w | CLASS II |
|                 | Celtis occidentalis              | Common Hackberry           | 2" B&B             | 45' hgt. 45' w | CLASS II |
|                 | Cercis canadensis                | Eastern Redbud             | 2" B&B             | 20' hgt. 20' w | CLASS I  |
|                 | Platanus x acerifolia            | London Plane Tree          | 2" B&B             | 60' hgt. 45' w | CLASS II |
|                 | Tilia americana 'Boulevard'      | Boulevard Linden           | 2" B&B             | 35' hgt. 30' w | CLASS II |
|                 | Tilia cordata 'Littleleaf'       | Little Leaf Linden         | 2" B&B             | 40' hgt. 35' w | CLASS II |
|                 | Tilia cordata 'Littleleaf'       | Little Leaf Linden         | 1.5" B&B (M)       |                |          |

NOTE: 'M' - MITIGATION TREES

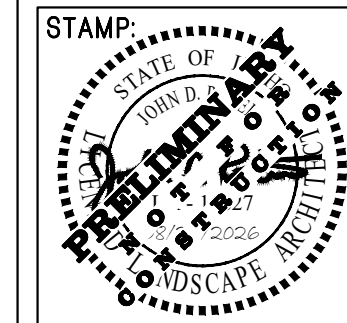
|                  |                            |                            |                    |                |        |
|------------------|----------------------------|----------------------------|--------------------|----------------|--------|
| CONIFEROUS TREES |                            |                            | SEE DETAIL 2/L2.00 |                |        |
|                  | Pinus nigra 'Oregon Green' | Oregon Green Austrian Pine | 6" B&B             | 20' hgt. 20' w | CONIF. |
|                  | Picea pungens 'glauca'     | Colorado Blue Spruce       | 6" B&B             | 35' hgt. 15' w | CONIF. |

|        |                                        |                            |                    |                    |  |
|--------|----------------------------------------|----------------------------|--------------------|--------------------|--|
| SHRUBS |                                        |                            | SEE DETAIL 3/L2.00 |                    |  |
|        | Buddleja davidii 'Royal Red'           | Royal Red Butterfly Bush   | 2 Gal.             | 7' hgt. x 6' wide  |  |
|        | Cornus alba 'Arctic Fire'              | Arctic Fire Dogwood        | 2 Gal.             | 4' hgt. x 4' wide  |  |
|        | Cornus alba 'Bailhalo'                 | Ivory Halo Dogwood         | 2 Gal.             | 6' hgt. x 6' wide  |  |
|        | Cotoneaster horizontalis 'Perpusillus' | Prostrate Rock Cotoneaster | 2 Gal.             | 12" hgt. x 6' wide |  |
|        | Euonymus alatus 'Compactus'            | Dwarf Burning Bush         | 2 Gal.             | 8' hgt. x 8' wide  |  |
|        | Forsythia x 'Meadowlark'               | Meadowlark Forsythia       | 2 Gal.             | 8' hgt. x 8' wide  |  |
|        | Physocarpus opulifolius 'Seaward'      | Summer Wine Ninebark       | 2 Gal.             | 4' hgt. x 4' wide  |  |
|        | Pinus mugo var. pumilio                | Dwarf Mugo Pine            | 2 Gal.             | 4' hgt. x 6' wide  |  |
|        | Rhus aromatica 'Gro Low'               | Gro Low sumac              | 2 Gal.             | 2' hgt. x 6' wide  |  |
|        | Rhus trilobata 'Autumn Amber'          | Autumn Amber sumac         | 2 Gal.             | 6' hgt. x 6' wide  |  |
|        | Spiraea japonica 'Goldmound'           | Goldmound Spirea           | 2 Gal.             | 3' hgt. 3' wide    |  |

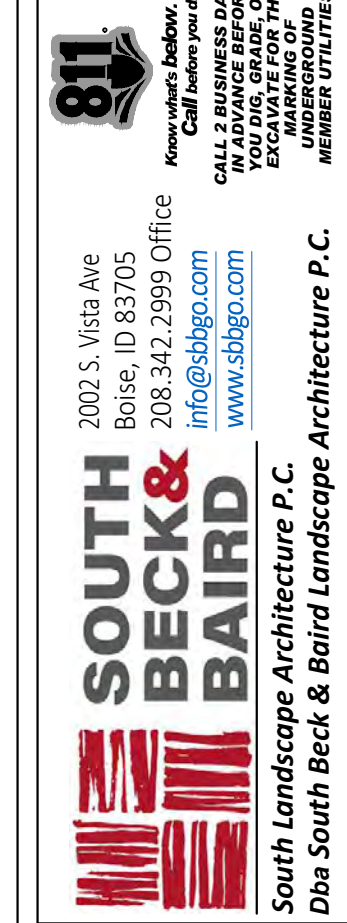
|                                    |                                            |                                   |                    |                     |  |
|------------------------------------|--------------------------------------------|-----------------------------------|--------------------|---------------------|--|
| GROUND COVERS/ GRASSES/ PERENNIALS |                                            |                                   | SEE DETAIL 4/L2.00 |                     |  |
|                                    | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Dwarf Feather Grass | 2 Gal.             | 3' hgt. x 2' wide   |  |
|                                    | Calamagrostis x acutiflora 'Overdam'       | Overdam Feather Reed Grass        | 2 Gal.             | 4' hgt. x 2' wide   |  |
|                                    | Caryopteris x clandonensis 'Blue Mist'     | Blue Mist Bluebeard               | 2 Gal.             | 2' hgt. x 2' wide   |  |
|                                    | Geranium sanguineum 'Max Frie'             | Max Frei Bloody Cranesbill        | 2 Gal.             | 12" hgt. x 18" wide |  |
|                                    | Hemerocallis x 'Stella De Oro'             | Stella De Oro Daylily             | 2 Gal.             | 18" hgt. x 2' wide  |  |
|                                    | Pennisetum alopecuroides 'Little Bunny'    | Little Bunny Dwarf Fountain Grass | 2 Gal.             | 2' hgt. x 3' wide   |  |
|                                    | Annual bed planting at entry per owner     |                                   |                    |                     |  |

## CALLOUT LEGEND

- 40' VISION TRIANGLE
- OPEN GRASSY PLAY SPACE
- 2' BERM WITH 3:1 MAX SLOPE
- 8'-0" WIDE CONCRETE COMMUNITY PATHWAY WILL BE CONSTRUCTED
- START FENCE LINE AT 20' BUILDING SETBACK.
- SEEPAGE BED PER CIVIL, COORDINATE LOCATION OF LAWN AND SHRUB WITH THE SAND WIND IN THE FIELD
- TRANSITION FENCE TYPE AT CORNER
- APPROXIMATE LOCATION OF DOG WASTE STATION - LUCKY DOG RECREATION, SEE DETAIL 9/L2.00
- 6' BENCH SURFACE MOUNTED, SEE DETAIL 11/L2.00
- APPROXIMATE LOCATION OF (5) CLUSTER MAILBOX UNITS, COORDINATE WITH CIVIL, SEE DETAIL 10/L2.00
- APPROXIMATE LOCATION OF ENTRY SIGN, BY OWNER



DATE: 08/24/2026



Copyright © 2026  
All rights reserved. No reproduction or translation in any form or by any means without written permission of South Landscape Architecture P.C. or South Beck & Baird Landscape Architecture P.C. is authorized and subject to criminal prosecution.

| REVISIONS: |      |             |
|------------|------|-------------|
| No.        | Date | Description |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |

LANDSCAPE PLAN  
COPE SUBDIVISION  
MOSS LN, CALDWELL, ID

DRAWN BY: SCM

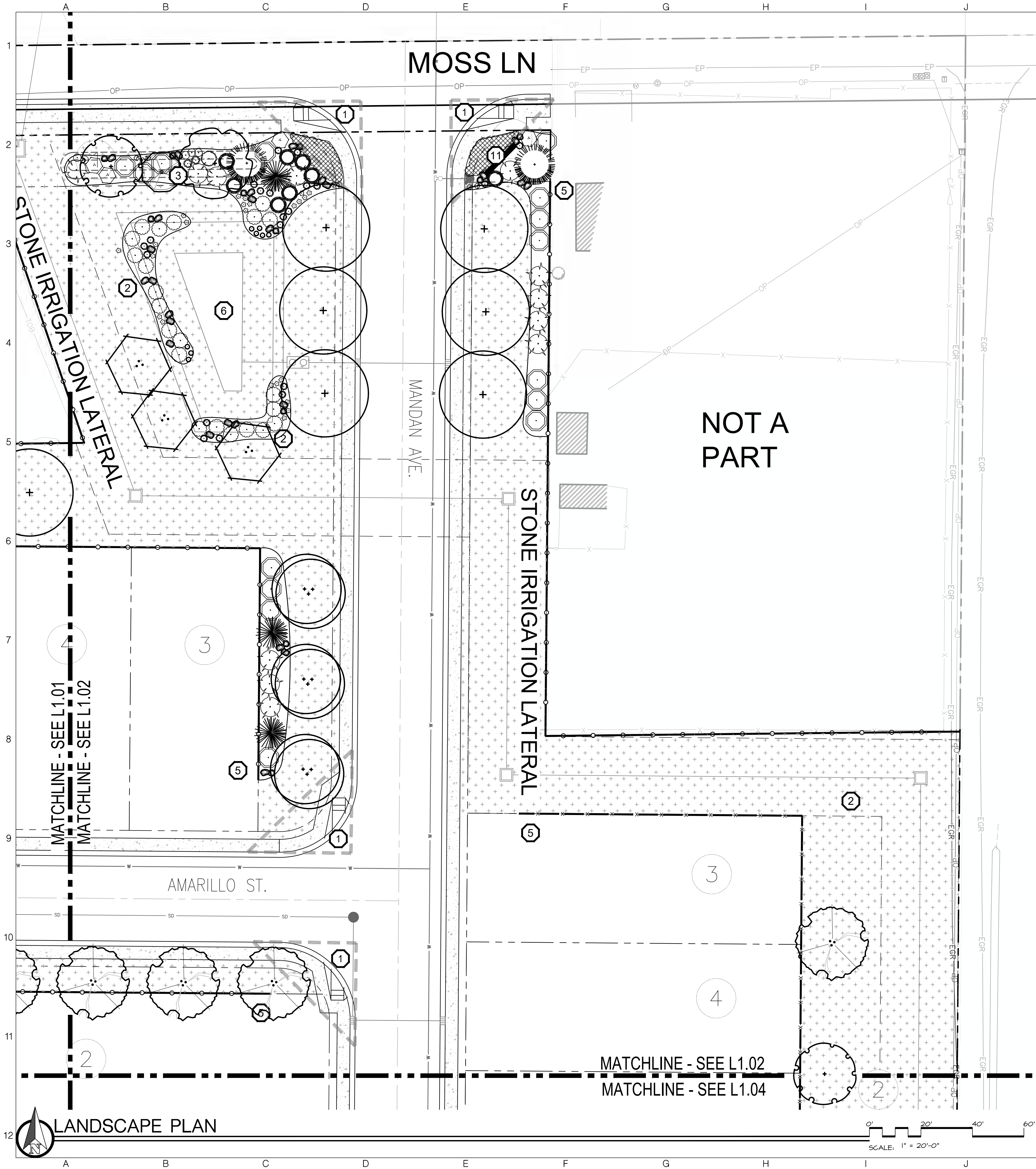
CHECKED BY: AJW

PROJECT NUMBER  
26-266

SHEET:

L1.01





LANDSCAPE LEGEND

- EXISTING TREES TO BE REMOVED
- PLANTS TO BE INSTALLED
- CUT EDGING, SEE DETAIL 5/L2.00
- 6" SEMI-PRIVATE TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.00
- 6" WROUGHT IRON FENCE, SEE DETAIL 8/L2.00
- TURF OVER APPROVED TOPSOIL AS SPECIFIED
- BOULDERS OF VARYING SIZE, SEE DETAIL 6/L2.00
- 2' HEIGHT BERM AT A 3:1 MAX SLOPE ALONG MOSS ST.

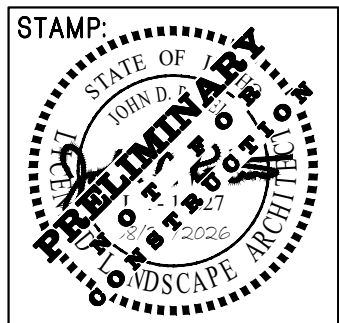
PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

| KEY                                | BOTANICAL NAME                         | COMMON NAME       | PLANTING SIZE      | MATURE SIZE         | CLASS    |
|------------------------------------|----------------------------------------|-------------------|--------------------|---------------------|----------|
| DECIDUOUS TREES                    |                                        |                   | SEE DETAIL 1/L2.00 |                     |          |
|                                    | Acer platanoides                       | 'Emerald Queen'   | 2" B&B             | 45' hgt. 45' w      | CLASS II |
|                                    | Acer platanoides                       | 'Emerald Queen'   | 2" B&B             | 45' hgt. 45' w      | CLASS II |
|                                    | Celtis occidentalis                    | Common Hackberry  | 2" B&B             | 45' hgt. 45' w      | CLASS II |
|                                    | Cercis canadensis                      | Eastern Redbud    | 2" B&B             | 20' hgt. 20' w      | CLASS I  |
|                                    | Platanus x acerifolia                  | London Plane Tree | 2" B&B             | 60' hgt. 45' w      | CLASS II |
|                                    | Tilia americana                        | 'Boulevard'       | 2" B&B             | 35' hgt. 30' w      | CLASS II |
|                                    | Tilia cordata                          | 'Littleleaf'      | 2" B&B             | 40' hgt. 35' w      | CLASS II |
|                                    | Tilia cordata                          | 'Littleleaf'      | 1.5" B&B (M)       |                     |          |
| CONIFEROUS TREES                   |                                        |                   | SEE DETAIL 2/L2.00 |                     |          |
|                                    | Pinus nigra                            | 'Oregon Green'    | 6" B&B             | 20' hgt. 20' w      | CONIF.   |
|                                    | Pinus nigra                            | 'Oregon Green'    | 6" B&B             | 35' hgt. 15' w      | CONIF.   |
|                                    | Picea pungens                          | 'Glauca'          | 6" B&B             | 35' hgt. 15' w      | CONIF.   |
|                                    | Picea pungens                          | 'Glauca'          | 6" B&B             | 35' hgt. 15' w      | CONIF.   |
|                                    | Picea pungens                          | 'Glauca'          | 6" B&B             | 35' hgt. 15' w      | CONIF.   |
| SHRUBS                             |                                        |                   | SEE DETAIL 3/L2.00 |                     |          |
|                                    | Buddleja davidii                       | 'Royal Red'       | 2 Gal.             | 7' hgt. x 6' wide   |          |
|                                    | Royal Red Butterfly Bush               |                   | 2 Gal.             | 4' hgt. x 4' wide   |          |
|                                    | Cornus alba                            | 'Arctic Fire'     | 2 Gal.             | 4' hgt. x 4' wide   |          |
|                                    | Arctic Fire Dogwood                    |                   | 2 Gal.             | 6' hgt. x 6' wide   |          |
|                                    | Cornus alba                            | 'Bailhalo'        | 2 Gal.             | 6' hgt. x 6' wide   |          |
|                                    | Ivory Halo Dogwood                     |                   | 2 Gal.             | 12" hgt. x 6' wide  |          |
|                                    | Cotoneaster horizontalis               | 'Perpusillus'     | 2 Gal.             | 8' hgt. x 8' wide   |          |
|                                    | Prostrate Rock Cotoneaster             |                   | 2 Gal.             | 8' hgt. x 8' wide   |          |
|                                    | Euonymus alatus                        | 'Compactus'       | 2 Gal.             | 8' hgt. x 8' wide   |          |
|                                    | Dwarf Burning Bush                     |                   | 2 Gal.             | 8' hgt. x 8' wide   |          |
|                                    | Forsythia x 'Meadowlark'               |                   | 2 Gal.             | 4' hgt. x 4' wide   |          |
|                                    | Meadowlark Forsythia                   |                   | 2 Gal.             | 4' hgt. x 4' wide   |          |
|                                    | Physocarpus opulifolius                | 'Seaward'         | 2 Gal.             | 4' hgt. x 4' wide   |          |
|                                    | Summer Wine Ninebark                   |                   | 2 Gal.             | 4' hgt. x 6' wide   |          |
|                                    | Pinus mugo var. pumilio                |                   | 2 Gal.             | 2' hgt. x 6' wide   |          |
|                                    | Dwarf Mugo Pine                        |                   | 2 Gal.             | 6" hgt. x 6' wide   |          |
|                                    | Rhus aromatica                         | 'Gro Low'         | 2 Gal.             | 3' hgt. 3' wide     |          |
|                                    | Gro Low sumac                          |                   | 2 Gal.             | 18" hgt. x 2' wide  |          |
|                                    | Rhus trilobata                         | 'Autumn Amber'    | 2 Gal.             | 2' hgt. x 3' wide   |          |
|                                    | Autumn Amber sumac                     |                   | 2 Gal.             | 2' hgt. x 3' wide   |          |
|                                    | Spiraea japonica                       | 'Goldmound'       | 2 Gal.             | 2' hgt. x 3' wide   |          |
|                                    | Goldmound Spirea                       |                   | 2 Gal.             | 2' hgt. x 3' wide   |          |
| GROUND COVERS/ GRASSES/ PERENNIALS |                                        |                   | SEE DETAIL 4/L2.00 |                     |          |
|                                    | Calamagrostis x acutiflora             | 'Karl Foerster'   | 2 Gal.             | 3' hgt. x 2' wide   |          |
|                                    | Karl Foerster Dwarf Feather Grass      |                   | 2 Gal.             | 4' hgt. x 2' wide   |          |
|                                    | Calamagrostis x acutiflora             | 'Overdam'         | 2 Gal.             | 2' hgt. x 2' wide   |          |
|                                    | Overdam Feather Reed Grass             |                   | 2 Gal.             | 12" hgt. x 18" wide |          |
|                                    | Caryopteris x clandonensis             | 'Blue Mist'       | 2 Gal.             | 18" hgt. x 2' wide  |          |
|                                    | Blue Mist Bluebeard                    |                   | 2 Gal.             | 2' hgt. x 3' wide   |          |
|                                    | Geranium sanguineum                    | 'Max Frie'        | 2 Gal.             | 2' hgt. x 3' wide   |          |
|                                    | Max Frei Bloody Cranesbill             |                   | 2 Gal.             | 18" hgt. x 2' wide  |          |
|                                    | Hemerocallis x 'Stella De Oro'         |                   | 2 Gal.             | 2' hgt. x 3' wide   |          |
|                                    | Stella De Oro Daylily                  |                   | 2 Gal.             | 2' hgt. x 3' wide   |          |
|                                    | Pennisetum alopecuroides               | 'Little Bunny'    | 2 Gal.             | 2' hgt. x 3' wide   |          |
|                                    | Little Bunny Dwarf Fountain Grass      |                   | 2 Gal.             | 2' hgt. x 3' wide   |          |
|                                    | Annual bed planting at entry per owner |                   | 2 Gal.             | 2' hgt. x 3' wide   |          |

CALLOUT LEGEND

- 40' VISION TRIANGLE
- OPEN GRASSY PLAY SPACE
- BERM WITH 3:1 MAX SLOPE
- 8'-0" WIDE CONCRETE COMMUNITY PATHWAY WILL BE CONSTRUCTED
- START FENCE LINE AT 20' BUILDING SETBACK.
- SEEPAGE BED PER CIVIL, COORDINATE LOCATION OF LAWN AND SHRUB WITH THE SAND WIND IN THE FIELD
- TRANSITION FENCE TYPE AT CORNER
- APPROXIMATE LOCATION OF DOG WASTE STATION - LUCKY DOG RECREATION, SEE DETAIL 9/L2.00
- 6" BENCH SURFACE MOUNTED, SEE DETAIL 11/L2.00
- APPROXIMATE LOCATION OF (5) CLUSTER MAILBOX UNITS, COORDINATE WITH CIVIL, SEE DETAIL 10/L2.00
- APPROXIMATE LOCATION OF ENTRY SIGN, BY OWNER



DATE: 08/24/2026



Copyright © 2026 All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means without written permission of South Landscape Architecture P.C. or South Beck & Baird Landscape Architecture P.C. in whole or in part. This document is the property of South Landscape Architecture P.C. and is to be used only for the project and site identified herein. It is not to be used for any other project or site without the written consent of South Landscape Architecture P.C.

| REVISIONS: |      |             |
|------------|------|-------------|
| No.        | Date | Description |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |

LANDSCAPE PLAN  
COPE SUBDIVISION  
MOSS LN, CALDWELL, ID

DRAWN BY: SCM

CHECKED BY: AJW

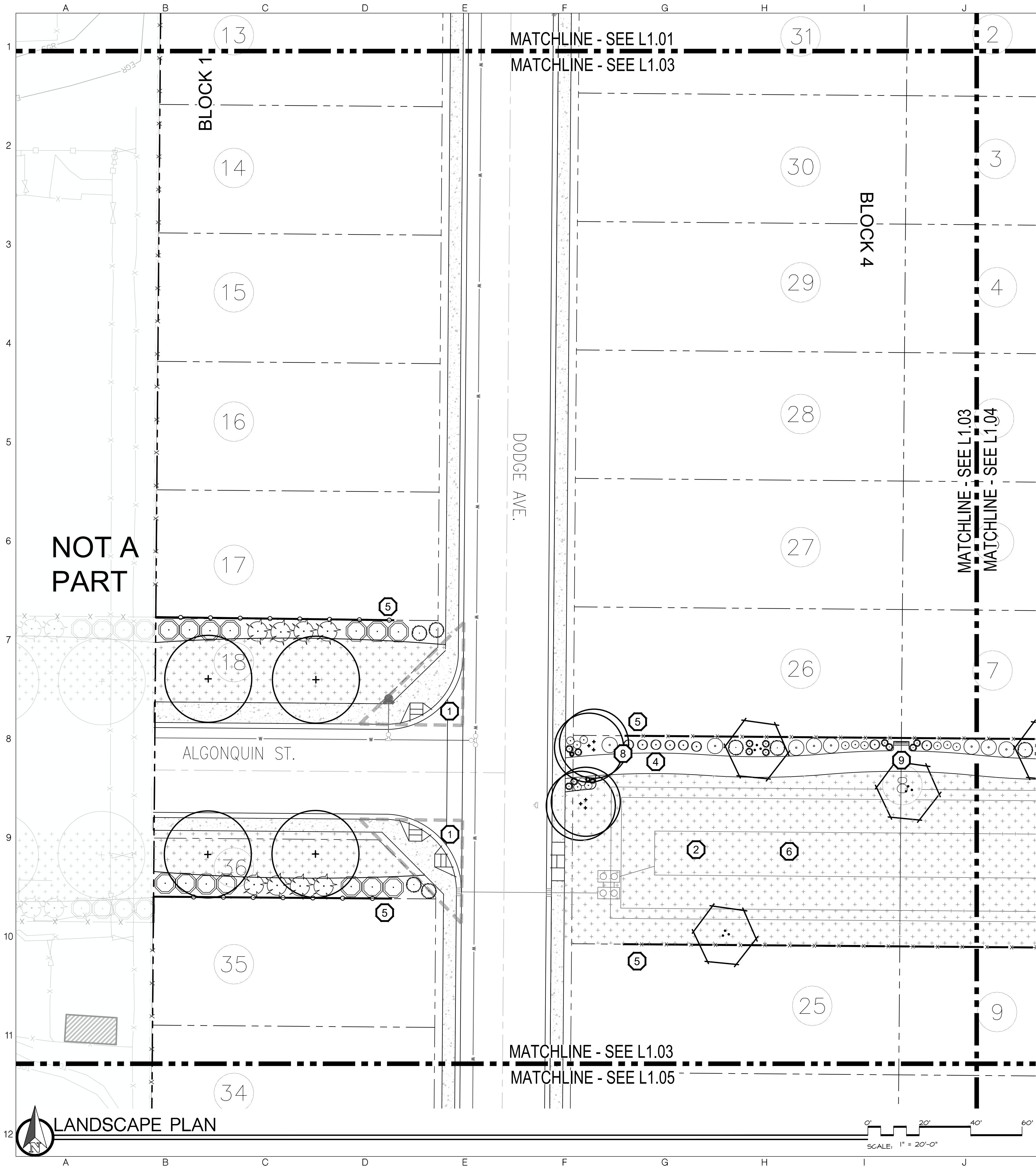
PROJECT NUMBER 26-266

SHEET:

L1.02

PRELIMINARY PLAN





LANDSCAPE LEGEND

- EXISTING TREES TO BE REMOVED
- PLANTS TO BE INSTALLED
- CUT EDGING, SEE DETAIL 5/L2.00
- 6" SEMI-PRIVATE TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.00
- 6" WROUGHT IRON FENCE, SEE DETAIL 8/L2.00
- TURF OVER APPROVED TOPSOIL AS SPECIFIED
- BOULDERS OF VARYING SIZE, SEE DETAIL 6/L2.00
- 2' HEIGHT BERM AT A 3:1 MAX SLOPE ALONG MOSS ST.

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

| KEY                | BOTANICAL NAME<br>COMMON NAME    | PLANTING SIZE | MATURE SIZE    | CLASS    |
|--------------------|----------------------------------|---------------|----------------|----------|
| DECIDUOUS TREES    |                                  |               |                |          |
| SEE DETAIL 1/L2.00 |                                  |               |                |          |
| +                  | Acer platanoides 'Emerald Queen' | 2" B&B        | 45' hgt. 45' w | CLASS II |
|                    | Emerald Queen Norway Maple       |               |                |          |
| +                  | Celtis occidentalis              | 2" B&B        | 45' hgt. 45' w | CLASS II |
|                    | Common Hackberry                 |               |                |          |
| +                  | Cercis canadensis                | 2" B&B        | 20' hgt. 20' w | CLASS I  |
|                    | Eastern Redbud                   |               |                |          |
| +                  | Platanus x acerifolia            | 2" B&B        | 60' hgt. 45' w | CLASS II |
|                    | London Plane Tree                |               |                |          |
| +                  | Tilia americana 'Boulevard'      | 2" B&B        | 35' hgt. 30' w | CLASS II |
|                    | Boulevard Linden                 |               |                |          |
| +                  | Tilia cordata 'Littleleaf'       | 2" B&B        | 40' hgt. 35' w | CLASS II |
|                    | Little Leaf Linden               |               |                |          |
| +                  | Tilia cordata 'Littleleaf'       | 1.5" B&B (M)  |                |          |
|                    | Little Leaf Linden               |               |                |          |

NOTE: 'M' - MITIGATION TREES

|                    |                            |        |                |        |
|--------------------|----------------------------|--------|----------------|--------|
| CONIFEROUS TREES   |                            |        |                |        |
| SEE DETAIL 2/L2.00 |                            |        |                |        |
| +                  | Pinus nigra 'Oregon Green' | 6" B&B | 20' hgt. 20' w | CONIF. |
|                    | Oregon Green Austrian Pine |        |                |        |
| +                  | Picea pungens 'glauca'     | 6" B&B | 35' hgt. 15' w | CONIF. |
|                    | Colorado Blue Spruce       |        |                |        |

SHRUBS

|                    |                                        |        |                    |  |
|--------------------|----------------------------------------|--------|--------------------|--|
| SEE DETAIL 3/L2.00 |                                        |        |                    |  |
| +                  | Buddleja davidii 'Royal Red'           | 2 Gal. | 7' hgt. x 6' wide  |  |
|                    | Royal Red Butterfly Bush               |        |                    |  |
| +                  | Cornus alba 'Arctic Fire'              | 2 Gal. | 4' hgt. x 4' wide  |  |
|                    | Arctic Fire Dogwood                    |        |                    |  |
| +                  | Cornus alba 'Bailhalo'                 | 2 Gal. | 6' hgt. x 6' wide  |  |
|                    | Ivory Halo Dogwood                     |        |                    |  |
| +                  | Cotoneaster horizontalis 'Perpusillus' | 2 Gal. | 12" hgt. x 6' wide |  |
|                    | Prostrate Rock Cotoneaster             |        |                    |  |
| +                  | Euonymus alatus 'Compactus'            | 2 Gal. | 8' hgt. x 8' wide  |  |
|                    | Dwarf Burning Bush                     |        |                    |  |
| +                  | Forsythia x 'Meadowlark'               | 2 Gal. | 8' hgt. x 8' wide  |  |
|                    | Meadowlark Forsythia                   |        |                    |  |
| +                  | Physocarpus opulifolius 'Seaward'      | 2 Gal. | 4' hgt. x 4' wide  |  |
|                    | Summer Wine Ninebark                   |        |                    |  |
| +                  | Pinus mugo var. pumilio                | 2 Gal. | 4' hgt. x 6' wide  |  |
|                    | Dwarf Mugo Pine                        |        |                    |  |
| +                  | Rhus aromatica 'Gro Low'               | 2 Gal. | 2' hgt. x 6' wide  |  |
|                    | Gro Low sumac                          |        |                    |  |
| +                  | Rhus trilobata 'Autumn Amber'          | 2 Gal. | 6' hgt. x 6' wide  |  |
|                    | Autumn Amber sumac                     |        |                    |  |
| +                  | Spiraea japonica 'Goldmound'           | 2 Gal. | 3' hgt. 3' wide    |  |
|                    | Goldmound Spirea                       |        |                    |  |

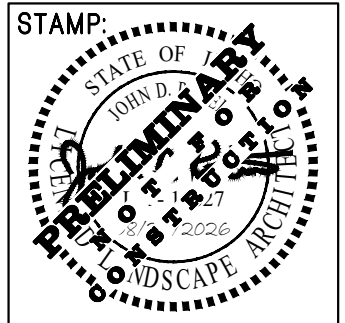
GROUND COVERS/ GRASSES/ PERENNIALS

|                    |                                            |        |                     |  |
|--------------------|--------------------------------------------|--------|---------------------|--|
| SEE DETAIL 4/L2.00 |                                            |        |                     |  |
| +                  | Calamagrostis x acutiflora 'Karl Foerster' | 2 Gal. | 3' hgt. x 2' wide   |  |
|                    | Karl Foerster Dwarf Feather Grass          |        |                     |  |
| +                  | Calamagrostis x acutiflora 'Overdam'       | 2 Gal. | 4' hgt. x 2' wide   |  |
|                    | Overdam Feather Reed Grass                 |        |                     |  |
| +                  | Caryopteris x clandonensis 'Blue Mist'     | 2 Gal. | 2' hgt. x 2' wide   |  |
|                    | Blue Mist Bluebeard                        |        |                     |  |
| +                  | Geranium sanguineum 'Max Frie'             | 2 Gal. | 12" hgt. x 18" wide |  |
|                    | Max Frei Bloody Cranesbill                 |        |                     |  |
| +                  | Hemerocallis x 'Stella De Oro'             | 2 Gal. | 18" hgt. x 2' wide  |  |
|                    | Stella De Oro Daylily                      |        |                     |  |
| +                  | Pennisetum alopecuroides 'Little Bunny'    | 2 Gal. | 2' hgt. x 3' wide   |  |
|                    | Little Bunny Dwarf Fountain Grass          |        |                     |  |

Annual bed planting at entry per owner

CALLOUT LEGEND

- 1 40' VISION TRIANGLE
- 2 OPEN GRASSY PLAY SPACE
- 3 BERM WITH 3:1 MAX SLOPE
- 4 8'-0" WIDE CONCRETE COMMUNITY PATHWAY WILL BE CONSTRUCTED
- 5 START FENCE LINE AT 20' BUILDING SETBACK.
- 6 SEEPAGE BED PER CIVIL, COORDINATE LOCATION OF LAWN AND SHRUB WITH THE SAND WIND IN THE FIELD
- 7 TRANSITION FENCE TYPE AT CORNER
- 8 APPROXIMATE LOCATION OF DOG WASTE STATION - LUCKY DOG RECREATION, SEE DETAIL 9/L2.00
- 9 6" BENCH SURFACE MOUNTED, SEE DETAIL 11/L2.00
- 10 APPROXIMATE LOCATION OF (5) CLUSTER MAILBOX UNITS, COORDINATE WITH CIVIL, SEE DETAIL 10/L2.00
- 11 APPROXIMATE LOCATION OF ENTRY SIGN, BY OWNER



DATE: 08/24/2026

2022 S. Visa Ave  
Boise, ID 83705  
811  
South Beck & Baird  
South Landscape Architecture P.C.  
Dba South Beck & Baird Landscape Architecture P.C.

Copyright © 2026  
All rights reserved. Reproduction in any form or by any means without written permission of South Landscape Architecture P.C. or South Beck & Baird Landscape Architecture P.C. is prohibited and subject to criminal prosecution.

| REVISIONS: |      |             |
|------------|------|-------------|
| No.        | Date | Description |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |

LANDSCAPE PLAN  
COPE SUBDIVISION  
MOSS LN, CALDWELL, ID

DRAWN BY: SCM

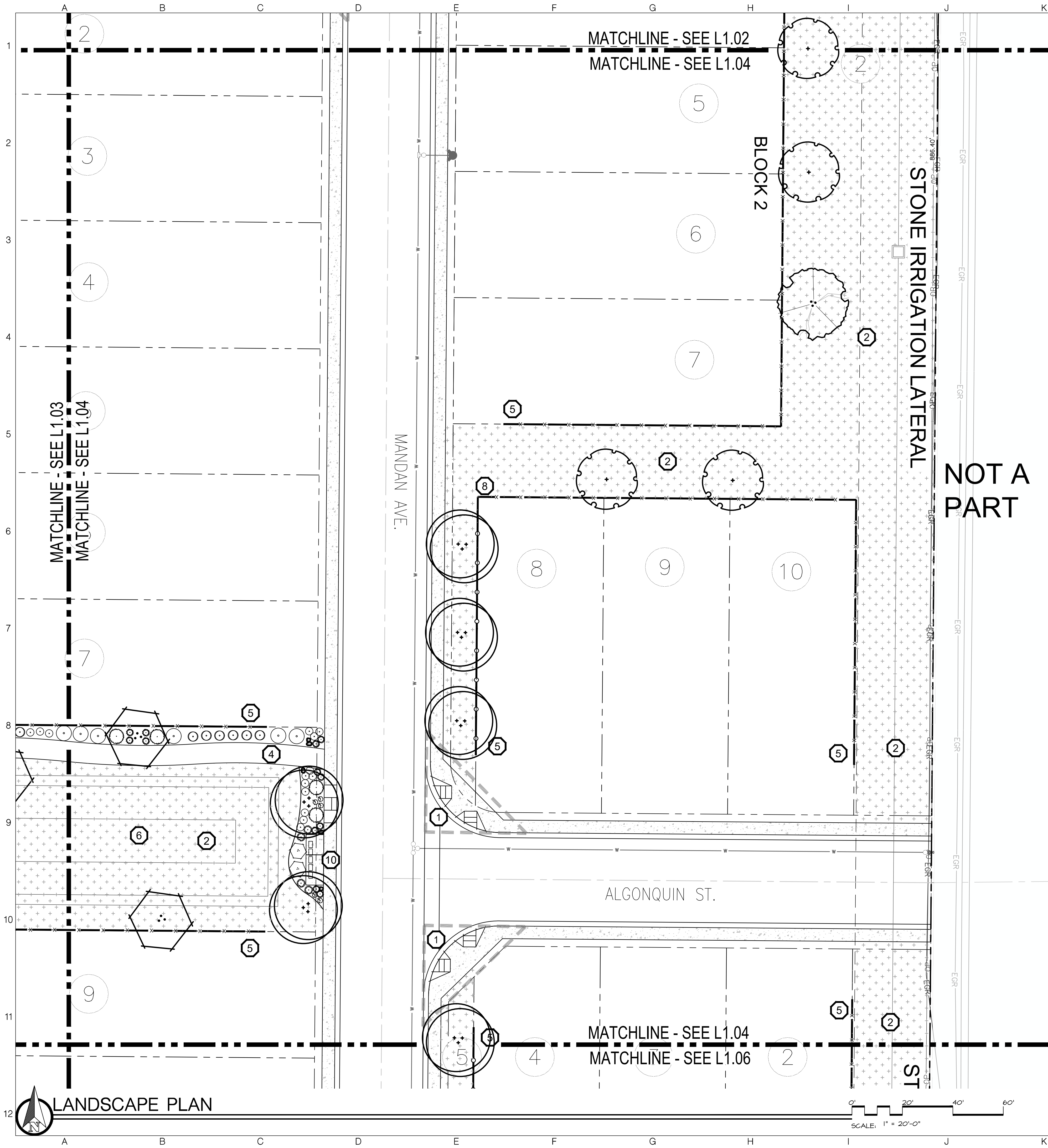
CHECKED BY: AJW

PROJECT NUMBER 26-266

SHEET: L1.03

PRELIMINARY PLAT





## LANDSCAPE LEGEND

- EXISTING TREES TO BE REMOVED
- PLANTS TO BE INSTALLED
- CUT EDGING, SEE DETAIL 5/L2.00
- 6" SEMI-PRIVATE TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.00
- 6" WROUGHT IRON FENCE, SEE DETAIL 8/L2.00
- TURF OVER APPROVED TOPSOIL AS SPECIFIED
- BOULDERS OF VARYING SIZE, SEE DETAIL 6/L2.00
- 2' HEIGHT BERM AT A 3:1 MAX SLOPE ALONG MOSS ST.

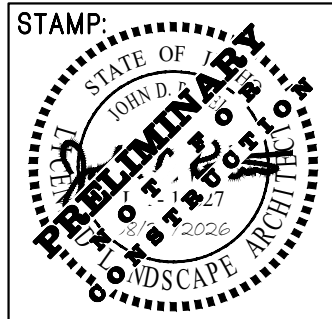
## PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

| KEY                                | BOTANICAL NAME                             | COMMON NAME                       | PLANTING SIZE      | MATURE SIZE         | CLASS    |
|------------------------------------|--------------------------------------------|-----------------------------------|--------------------|---------------------|----------|
| DECIDUOUS TREES                    |                                            |                                   | SEE DETAIL 1/L2.00 |                     |          |
|                                    | Acer platanoides 'Emerald Queen'           | Emerald Queen Norway Maple        | 2" B&B             | 45' hgt. 45' w      | CLASS II |
|                                    | Celtis occidentalis                        | Common Hackberry                  | 2" B&B             | 45' hgt. 45' w      | CLASS II |
|                                    | Cercis canadensis                          | Eastern Redbud                    | 2" B&B             | 20' hgt. 20' w      | CLASS I  |
|                                    | Platanus x acerifolia                      | London Plane Tree                 | 2" B&B             | 60' hgt. 45' w      | CLASS II |
|                                    | Tilia americana 'Boulevard'                | Boulevard Linden                  | 2" B&B             | 35' hgt. 30' w      | CLASS II |
|                                    | Tilia cordata 'Littleleaf'                 | Little Leaf Linden                | 2" B&B             | 40' hgt. 35' w      | CLASS II |
|                                    | Tilia cordata 'Littleleaf'                 | Little Leaf Linden                | 1.5" B&B (M)       |                     |          |
| CONIFEROUS TREES                   |                                            |                                   | SEE DETAIL 2/L2.00 |                     |          |
|                                    | Pinus nigra 'Oregon Green'                 | Oregon Green Austrian Pine        | 6" B&B             | 20' hgt. 20' w      | CONIF.   |
|                                    | Picea pungens 'glauca'                     | Colorado Blue Spruce              | 6" B&B             | 35' hgt. 15' w      | CONIF.   |
| SHRUBS                             |                                            |                                   | SEE DETAIL 3/L2.00 |                     |          |
|                                    | Buddleja davidii 'Royal Red'               | Royal Red Butterfly Bush          | 2 Gal.             | 7' hgt. x 6' wide   |          |
|                                    | Cornus alba 'Arctic Fire'                  | Arctic Fire Dogwood               | 2 Gal.             | 4' hgt. x 4' wide   |          |
|                                    | Cornus alba 'Bailhalo'                     | Ivory Halo Dogwood                | 2 Gal.             | 6' hgt. x 6' wide   |          |
|                                    | Coloneaster horizontalis 'Perpusillus'     | Prostrate Rock Cotoneaster        | 2 Gal.             | 12" hgt. x 6' wide  |          |
|                                    | Euonymus alatus 'Compactus'                | Dwarf Burning Bush                | 2 Gal.             | 8' hgt. x 8' wide   |          |
|                                    | Forsythia x 'Meadowlark'                   | Meadowlark Forsythia              | 2 Gal.             | 4' hgt. x 4' wide   |          |
|                                    | Physocarpus opulifolius 'Seaward'          | Summer Wine Ninebark              | 2 Gal.             | 4' hgt. x 6' wide   |          |
|                                    | Pinus mugo var. pumilio                    | Dwarf Mugo Pine                   | 2 Gal.             | 2' hgt. x 6' wide   |          |
|                                    | Rhus aromatica 'Gro Low'                   | Gro Low sumac                     | 2 Gal.             | 6" hgt. x 6' wide   |          |
|                                    | Rhus trilobata 'Autumn Amber'              | Autumn Amber sumac                | 2 Gal.             | 3' hgt. 3' wide     |          |
|                                    | Spiraea japonica 'Goldmound'               | Goldmound Spirea                  | 2 Gal.             | 3' hgt. 3' wide     |          |
| GROUND COVERS/ GRASSES/ PERENNIALS |                                            |                                   | SEE DETAIL 4/L2.00 |                     |          |
|                                    | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Dwarf Feather Grass | 2 Gal.             | 3' hgt. x 2' wide   |          |
|                                    | Calamagrostis x acutiflora 'Overdam'       | Overdam Feather Reed Grass        | 2 Gal.             | 2' hgt. x 2' wide   |          |
|                                    | Caryopteris x clandonensis 'Blue Mist'     | Blue Mist Bluebeard               | 2 Gal.             | 12" hgt. x 18" wide |          |
|                                    | Geranium sanguineum 'Max Frie'             | Max Frei Bloody Cranesbill        | 2 Gal.             | 18" hgt. x 2' wide  |          |
|                                    | Hemerocallis x 'Stella De Oro'             | Stella De Oro Daylily             | 2 Gal.             | 2' hgt. x 3' wide   |          |
|                                    | Pennisetum alopecuroides 'Little Bunny'    | Little Bunny Dwarf Fountain Grass | 2 Gal.             |                     |          |
|                                    | Annual bed planting at entry per owner     |                                   |                    |                     |          |

## CALLOUT LEGEND

- 40' VISION TRIANGLE
- OPEN GRASSY PLAY SPACE
- 2' BERM WITH 3:1 MAX SLOPE
- 8'-0" WIDE CONCRETE COMMUNITY PATHWAY WILL BE CONSTRUCTED
- START FENCE LINE AT 20' BUILDING SETBACK.
- SEEPAGE BED PER CIVIL, COORDINATE LOCATION OF LAWN AND SHRUB WITH THE SAND WIND IN THE FIELD
- TRANSITION FENCE TYPE AT CORNER
- APPROXIMATE LOCATION OF DOG WASTE STATION - LUCKY DOG RECREATION, SEE DETAIL 9/L2.00
- 6' BENCH SURFACE MOUNTED, SEE DETAIL 11/L2.00
- APPROXIMATE LOCATION OF (5) CLUSTER MAILBOX UNITS, COORDINATE WITH CIVIL, SEE DETAIL 10/L2.00
- APPROXIMATE LOCATION OF ENTRY SIGN, BY OWNER



DATE: 08/24/2026



Copyright © 2026  
All rights reserved. Reproduction or use in any form or by any means without written permission of South Landscape Architecture P.C. or South Beck & Baird Landscape Architecture P.C. is unlawful and subject to criminal prosecution.

| REVISIONS: |      |             |
|------------|------|-------------|
| No.        | Date | Description |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |

LANDSCAPE PLAN  
COPE SUBDIVISION  
MOSS LN, CALDWELL, ID

DRAWN BY: SCM

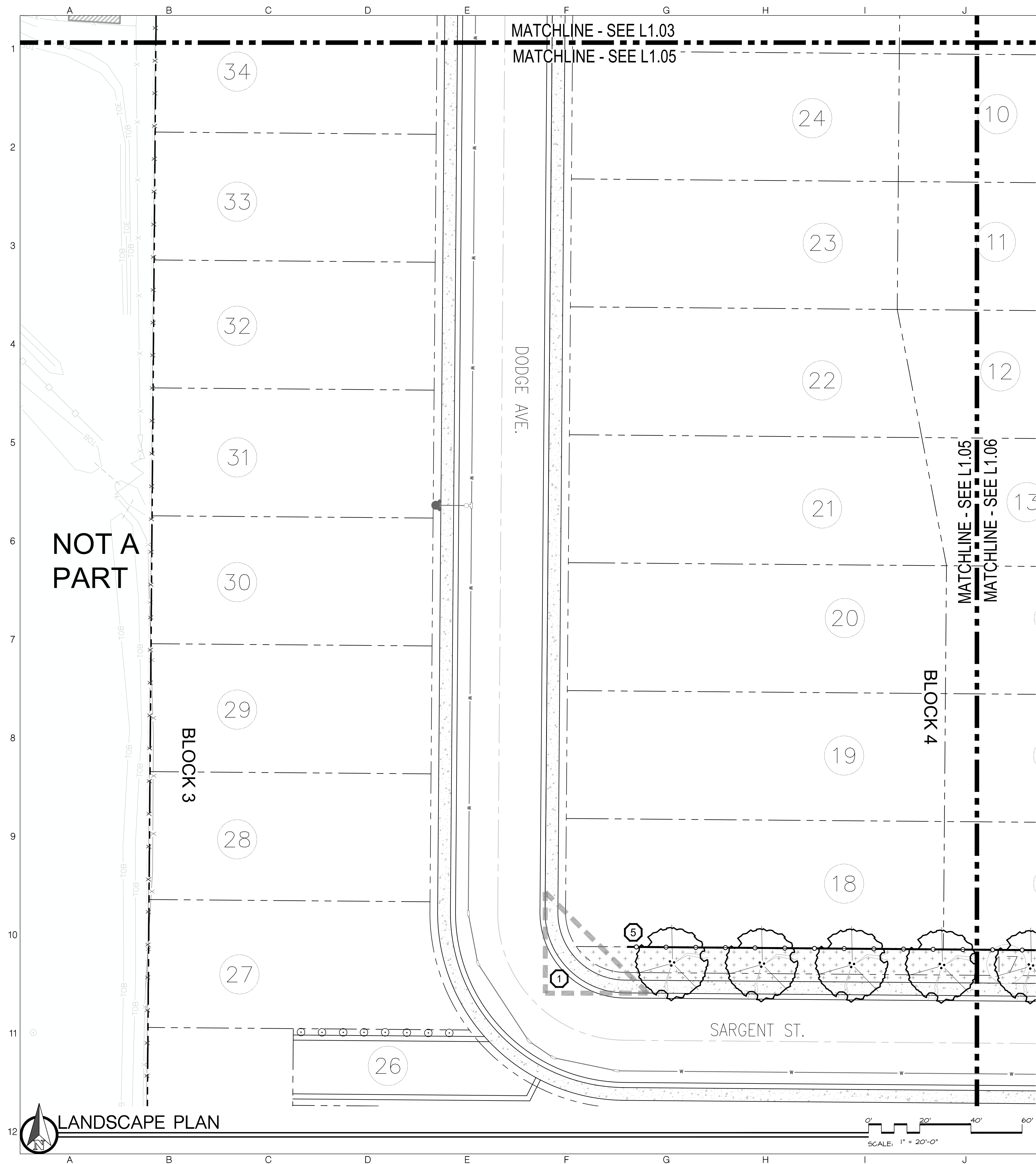
CHECKED BY: AJW

PROJECT NUMBER 26-266

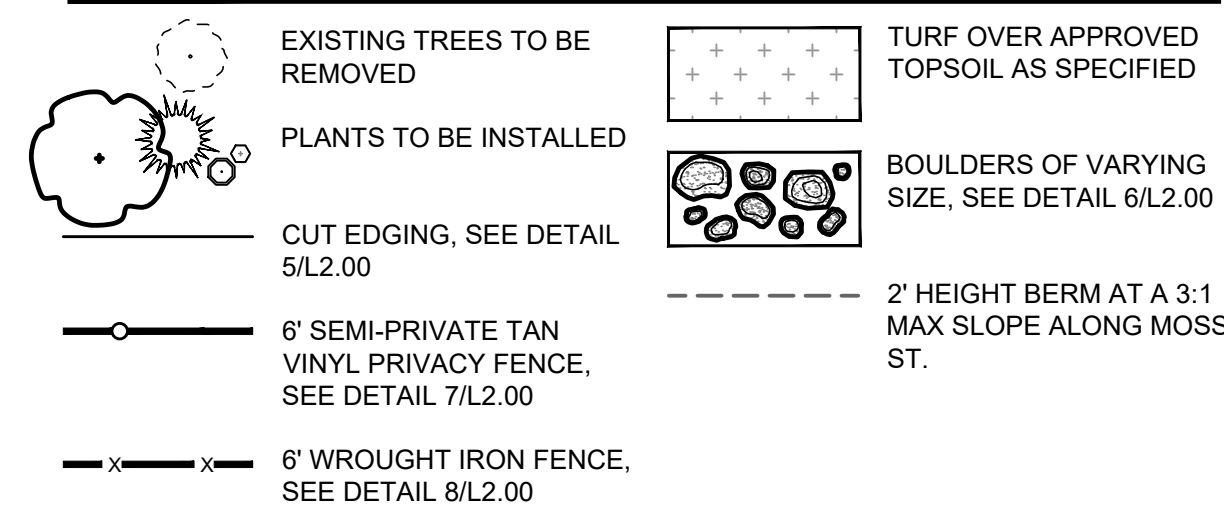
SHEET:

L1.04





## LANDSCAPE LEGEND



## PLANT SCHEDULE

NOTE: All trees to be grade #1  
(Shown at 80% Maturity)

| KEY                                                                                 | BOTANICAL NAME<br>COMMON NAME                                  | PLANTING<br>SIZE | MATURE SIZE    | CLASS    |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------|------------------|----------------|----------|
| DECIDUOUS TREES                                                                     |                                                                |                  | SEE DETAIL     | 1/L2.00  |
|  | Acer platanoides 'Emerald Queen'<br>Emerald Queen Norway Maple | 2" B&B           | 45' hgt. 45' w | CLASS II |
|                                                                                     | Celtis occidentalis<br>Common Hackberry                        | 2" B&B           | 45' hgt. 45' w | CLASS II |
|                                                                                     | Cercis canadensis<br>Eastern Redbud                            | 2" B&B           | 20' hgt. 20' w | CLASS I  |
|                                                                                     | Platanus x acerifolia<br>London Plane Tree                     | 2" B&B           | 60' hgt. 45' w | CLASS II |
|                                                                                     | Tilia americana 'Boulevard'<br>Boulevard Linden                | 2" B&B           | 35' hgt. 30' w | CLASS II |
|                                                                                     | Tilia cordata 'Littleleaf'<br>Little Leaf Linden               | 2" B&B           | 40' hgt. 35' w | CLASS II |
|                                                                                     | Tilia cordata 'Littleleaf'                                     | 1.5" B&B (M)     |                |          |

NOTE: 'M' - MITIGATION TREES

### CONIFEROUS TREES

|                                                                                     |                            |        |                |        |
|-------------------------------------------------------------------------------------|----------------------------|--------|----------------|--------|
|  | Pinus nigra 'Oregon Green' | 6' B&B | 20' hgt. 20' w | CONIF. |
|                                                                                     | Oregon Green Austrian Pine |        |                |        |
|                                                                                     | Picea pungens 'glauca'     | 6' B&B | 35' hgt. 15' w | CONIF. |
|                                                                                     | Colorado Blue Spruce       |        |                |        |

## SHRUBS

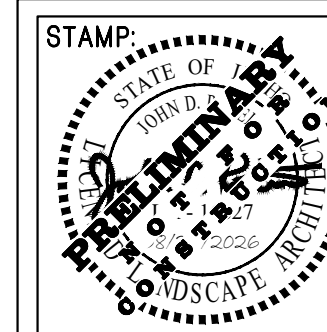
|                                                                                       |                                                                      |        |                    |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------|--------------------|
|    | Buddleia davidii 'Royal Red'<br>Royal Red Butterfly Bush             | 2 Gal. | 7' hgt. x 6' wide  |
|    | Cornus alba 'Arctic Fire'<br>Arctic Fire Dogwood                     | 2 Gal. | 4' hgt. x 4' wide  |
|    | Cornus alba 'Bailhalo'<br>Ivory Halo Dogwood                         | 2 Gal. | 6' hgt. x 6' wide  |
|    | Cotoneaster horizontalis 'Perpusillus'<br>Prostrate Rock Cotoneaster | 2 Gal. | 12" hgt. x 6' wide |
|   | Euonymus alatus 'Compactus'<br>Dwarf Burning Bush                    | 2 Gal. | 8' hgt. x 8' wide  |
|  | Forsythia x 'Meadowlark'<br>Meadowlark Forsythia                     | 2 Gal. | 8' hgt. x 8' wide  |
|  | Physocarpus opulifolius 'Seaward'<br>Summer Wine Ninebark            | 2 Gal. | 4' hgt. x 4' wide  |
|  | Pinus mugo var. pumilio<br>Dwarf Mugo Pine                           | 2 Gal. | 4' hgt. x 6' wide  |
|  | Rhus aromatica 'Gro Low'<br>Gro Low sumac                            | 2 Gal. | 2' hgt. x 6' wide  |
|  | Rhus trilobata 'Autumn Amber'<br>Autumn Amber sumac                  | 2 Gal. | 6' hgt. x 6' wide  |
|  | Spiraea japonica 'Goldmound'                                         | 2 Gal. | 3' hgt. 3' wide    |

## GROUND COVERS/ GRASSES/ PERENNIALS

|   |                                            |        |                     |
|---|--------------------------------------------|--------|---------------------|
| ○ | Calamagrostis x acutiflora 'Karl Foerster' | 2 Gal. | 3' hgt. x 2' wide   |
| ★ | Karl Foerster Dwarf Feather Grass          |        |                     |
| ★ | Calamagrostis x acutiflora 'Overdam'       | 2 Gal. | 4' hgt. x 2' wide   |
|   | Overdam Feather Reed Grass                 |        |                     |
| ☞ | Caryopteris x clandonensis 'Blue Mist'     | 2 Gal. | 2' hgt. x 2' wide   |
|   | Blue Mist Bluebeard                        |        |                     |
| ○ | Geranium sanguineum 'Max Frie'             | 2 Gal. | 12" hgt. x 18" wide |
|   | Max Frie Bloody Cranesbill                 |        |                     |
|   | Hemerocallis x 'Stella De Oro'             | 2 Gal. | 18" hgt. x 2' wide  |
|   | Stella De Oro Daylily                      |        |                     |
| ○ | Pennisetum alopecuroides 'Little Bunny'    | 2 Gal. | 2' hgt. x 3' wide   |
|   | Little Bunny Dwarf Fountain Grass          |        |                     |
| ☒ | Annual bed planting at entry per owner     |        |                     |

## CALLOUT LEGEND

|                                                                                                                                                                 |                                                                                                |                                                                                                                                                        |                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|                                                                            | 1 40' VISION TRIANGLE                                                                          |                                                                   | 7 TRANSITION FENCE TYPE AT CORNER                                                                |
|                                                                            | 2 OPEN GRASSY PLAY SPACE                                                                       |                                                                   | 8 APPROXIMATE LOCATION OF DOG WASTE STATION - LUCKY DOG RECREATION, SEE DETAIL 9/L2.00           |
|                                                                            | 3 2' BERM WITH 3:1 MAX SLOPE                                                                   |  | 9 6" BENCH SURFACE MOUNTED, SEE DETAIL 11/L2.00                                                  |
|  | 4 8'-0" WIDE CONCRETE COMMUNITY PATHWAY WILL BE CONSTRUCTED                                    |                                                                   | 10 APPROXIMATE LOCATION OF (5) CLUSTER MAILBOX UNITS, COORDINATE WITH CIVIL, SEE DETAIL 10/L2.00 |
|                                                                            | 5 START FENCE LINE AT 20' BUILDING SETBACK.                                                    |                                                                   | 11 APPROXIMATE LOCATION OF ENTRY SIGN, BY OWNER                                                  |
|                                                                            | 6 SEEPAGE BED PER CIVIL, COORDINATE LOCATION OF LAWN AND SHRUB WITH THE SAND WIND IN THE FIELD |                                                                                                                                                        |                                                                                                  |



DATE: 08/24/2026



2002 S. Vista Ave  
Boise, ID 83705  
208.342.2999 Ofc  
[info@sbbgo.com](mailto:info@sbbgo.com)  
[www.sbbgo.com](http://www.sbbgo.com)



**SOUTH  
BECK &  
BAIRD**

South Landscape Architecture P.C.  
The South Beck & Baird Landscape

Copyright © 2026  
All rights reserved. Reproduction or use in any form or by any means without written permission of South Landscape Architecture P.C. Dba South Beck & Baird Landscape Architecture P.C. is prohibited and subject to criminal prosecution.

## REVISIONS:

[illegible]

**LANDSCAPE PLAN  
COPE SUBDIVISION  
MOSS LN. CALDWELL, ID**

DRAWN BY:  
SCM

CHECKED BY:  
AWJ

|                |
|----------------|
| PROJECT NUMBER |
| 26-266         |

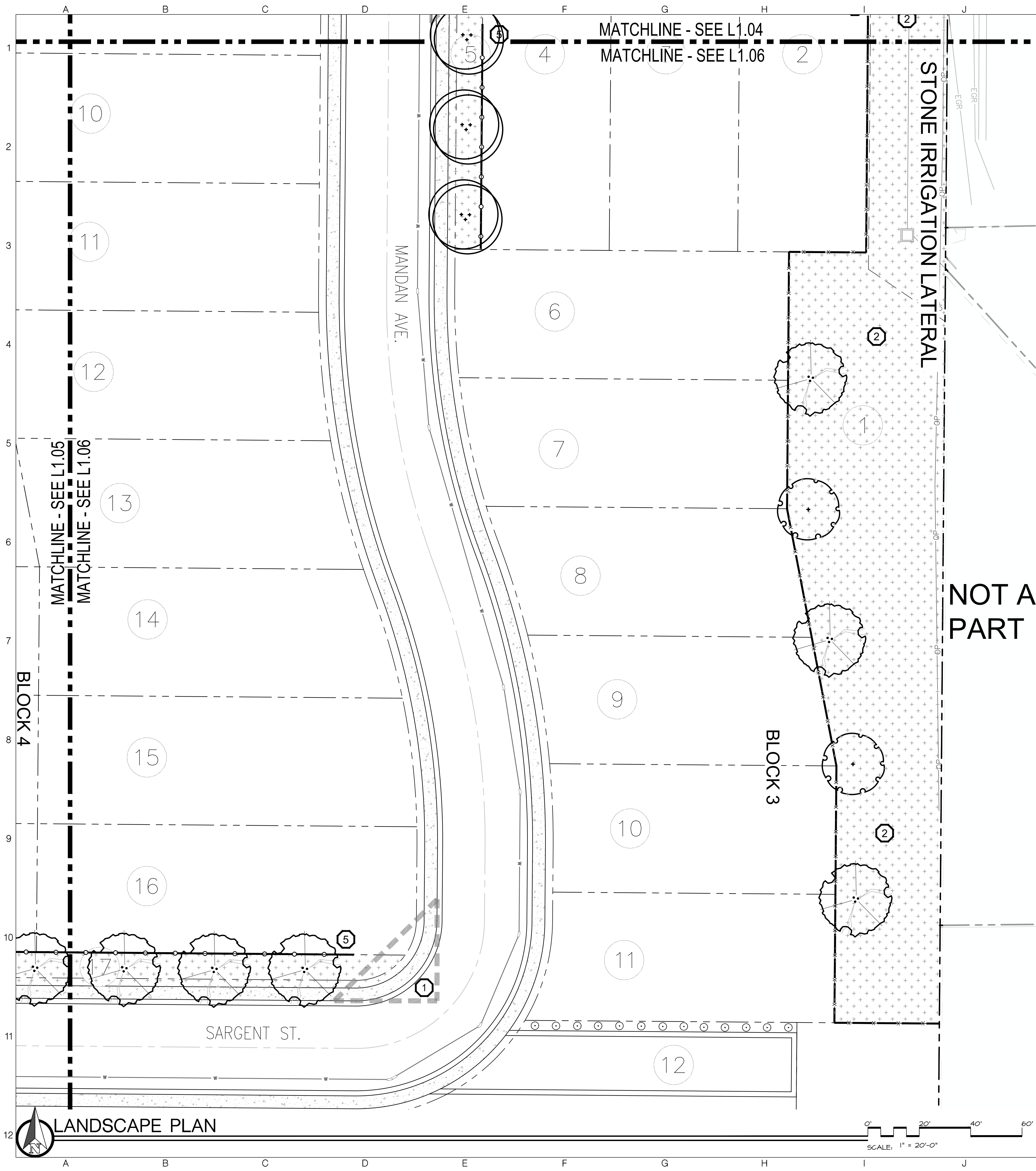
SHEET:

L1.05

PRELIMINARY PI AT



USERSHCKEDVN LOCATION\PROJECTS\2026\26-266 CDP SUBDIVISION\CAD SHEETS\26-266 LANDSCAPE PLANNING PRINT DATE:08/24/2026 11:03 AM



## LANDSCAPE LEGEND

- EXISTING TREES TO BE REMOVED
- PLANTS TO BE INSTALLED
- CUT EDGING, SEE DETAIL 5/L2.00
- 6" SEMI-PRIVATE TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.00
- 6" WROUGHT IRON FENCE, SEE DETAIL 8/L2.00
- TURF OVER APPROVED TOPSOIL AS SPECIFIED
- BOULDERS OF VARYING SIZE, SEE DETAIL 6/L2.00
- 2' HEIGHT BERM AT A 3:1 MAX SLOPE ALONG MOSS ST.

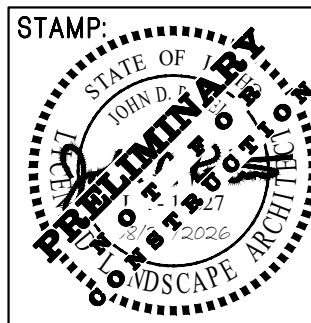
## PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

| KEY                                | BOTANICAL NAME                             | COMMON NAME                       | PLANTING SIZE      | MATURE SIZE         | CLASS    |
|------------------------------------|--------------------------------------------|-----------------------------------|--------------------|---------------------|----------|
| DECIDUOUS TREES                    |                                            |                                   | SEE DETAIL 1/L2.00 |                     |          |
|                                    | Acer platanoides 'Emerald Queen'           | Emerald Queen Norway Maple        | 2" B&B             | 45' hgt. 45' w      | CLASS II |
|                                    | Celtis occidentalis                        | Common Hackberry                  | 2" B&B             | 45' hgt. 45' w      | CLASS II |
|                                    | Cercis canadensis                          | Eastern Redbud                    | 2" B&B             | 20' hgt. 20' w      | CLASS I  |
|                                    | Platanus x acerifolia                      | London Plane Tree                 | 2" B&B             | 60' hgt. 45' w      | CLASS II |
|                                    | Tilia americana 'Boulevard'                | Boulevard Linden                  | 2" B&B             | 35' hgt. 30' w      | CLASS II |
|                                    | Tilia cordata 'Littleleaf'                 | Little Leaf Linden                | 2" B&B             | 40' hgt. 35' w      | CLASS II |
|                                    | Tilia cordata 'Littleleaf'                 | Little Leaf Linden                | 1.5" B&B (M)       |                     |          |
| CONIFEROUS TREES                   |                                            |                                   | SEE DETAIL 2/L2.00 |                     |          |
|                                    | Pinus nigra 'Oregon Green'                 | Oregon Green Austrian Pine        | 6" B&B             | 20' hgt. 20' w      | CONIF.   |
|                                    | Picea pungens 'glauca'                     | Colorado Blue Spruce              | 6" B&B             | 35' hgt. 15' w      | CONIF.   |
| SHRUBS                             |                                            |                                   | SEE DETAIL 3/L2.00 |                     |          |
|                                    | Buddleja davidii 'Royal Red'               | Royal Red Butterfly Bush          | 2 Gal.             | 7' hgt. x 6' wide   |          |
|                                    | Cornus alba 'Arctic Fire'                  | Arctic Fire Dogwood               | 2 Gal.             | 4' hgt. x 4' wide   |          |
|                                    | Cornus alba 'Bailhalo'                     | Ivory Halo Dogwood                | 2 Gal.             | 6' hgt. x 6' wide   |          |
|                                    | Coloneaster horizontalis 'Perpusillus'     | Prostrate Rock Cotoneaster        | 2 Gal.             | 12" hgt. x 6' wide  |          |
|                                    | Euonymus alatus 'Compactus'                | Dwarf Burning Bush                | 2 Gal.             | 8' hgt. x 8' wide   |          |
|                                    | Forsythia x 'Meadowlark'                   | Meadowlark Forsythia              | 2 Gal.             | 8' hgt. x 8' wide   |          |
|                                    | Physocarpus opulifolius 'Seaward'          | Summer Wine Ninebark              | 2 Gal.             | 4' hgt. x 4' wide   |          |
|                                    | Pinus mugo var. pumilio                    | Dwarf Mugo Pine                   | 2 Gal.             | 4' hgt. x 6' wide   |          |
|                                    | Rhus aromatica 'Gro Low'                   | Gro Low sumac                     | 2 Gal.             | 2' hgt. x 6' wide   |          |
|                                    | Rhus trilobata 'Autumn Amber'              | Autumn Amber sumac                | 2 Gal.             | 6' hgt. x 6' wide   |          |
|                                    | Spiraea japonica 'Goldmound'               | Goldmound Spirea                  | 2 Gal.             | 3' hgt. 3' wide     |          |
| GROUND COVERS/ GRASSES/ PERENNIALS |                                            |                                   | SEE DETAIL 4/L2.00 |                     |          |
|                                    | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Dwarf Feather Grass | 2 Gal.             | 3' hgt. x 2' wide   |          |
|                                    | Calamagrostis x acutiflora 'Overdam'       | Overdam Feather Reed Grass        | 2 Gal.             | 4' hgt. x 2' wide   |          |
|                                    | Caryopteris x clandonensis 'Blue Mist'     | Blue Mist Bluebeard               | 2 Gal.             | 2' hgt. x 2' wide   |          |
|                                    | Geranium sanguineum 'Max Frie'             | Max Frei Bloody Cranesbill        | 2 Gal.             | 12" hgt. x 18" wide |          |
|                                    | Hemerocallis x 'Stella De Oro'             | Stella De Oro Daylily             | 2 Gal.             | 18" hgt. x 2' wide  |          |
|                                    | Pennisetum alopecuroides 'Little Bunny'    | Little Bunny Dwarf Fountain Grass | 2 Gal.             | 2' hgt. x 3' wide   |          |
|                                    | Annual bed planting at entry per owner     |                                   |                    |                     |          |

## CALLOUT LEGEND

- 40' VISION TRIANGLE
- OPEN GRASSY PLAY SPACE
- 2' BERM WITH 3:1 MAX SLOPE
- 8'-0" WIDE CONCRETE COMMUNITY PATHWAY WILL BE CONSTRUCTED
- START FENCE LINE AT 20' BUILDING SETBACK.
- SEEPAGE BED PER CIVIL, COORDINATE LOCATION OF LAWN AND SHRUB WITH THE SAND WIND IN THE FIELD
- TRANSITION FENCE TYPE AT CORNER
- APPROXIMATE LOCATION OF DOG WASTE STATION - LUCKY DOG RECREATION, SEE DETAIL 9/L2.00
- 6" BENCH SURFACE MOUNTED, SEE DETAIL 11/L2.00
- APPROXIMATE LOCATION OF (5) CLUSTER MAILBOX UNITS, COORDINATE WITH CIVIL, SEE DETAIL 10/L2.00
- APPROXIMATE LOCATION OF ENTRY SIGN, BY OWNER



DATE: 08/24/2026



Copyright © 2026  
All rights reserved. No reproduction or translation is permitted without the written permission of South Beck & Baird, Landscape Architecture P.C. or its affiliates and subject to copyright protection.

| REVISIONS: |      |             |
|------------|------|-------------|
| No.        | Date | Description |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |

LANDSCAPE PLAN  
COPE SUBDIVISION  
MOSS LN, CALDWELL, ID

DRAWN BY: SCM

CHECKED BY: AJW

PROJECT NUMBER  
26-266

SHEET:

L1.06

PRELIMINARY PLAT





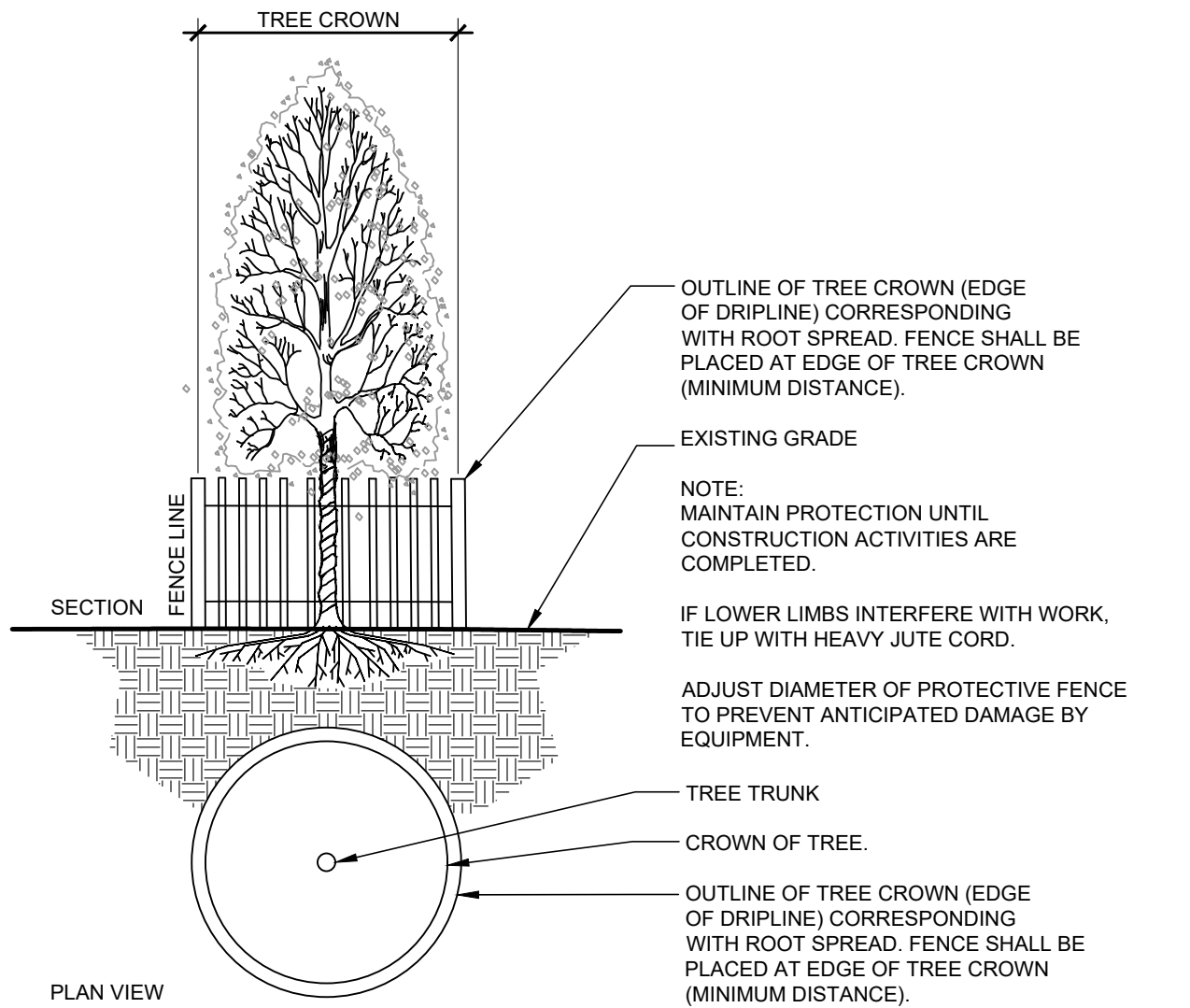


TREE PROTECTION NOTES:

- PROTECT THE CRITICAL ROOT ZONE (THE AREA DIRECTLY BELOW THE DRIPLINE OF THE TREE) OF THE TREES TO REMAIN ON SITE BY:
  - CONSTRUCTING A TEMPORARY CHAINLINK FENCE AROUND THE CRITICAL ROOT ZONE OF THE TREE TO BE PROTECTED PRIOR TO DEMOLITION, CONSTRUCTION, OR ANY SITE WORK.
  - NOT ALLOWING COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
  - NOT ALLOWING CONCRETE TRUCKS TO RINSE WITHIN THE PROTECTION AREA, OR ANYWHERE NEAR EXISTING TREE ROOTS OR IN PLANNED PLANTING BEDS AREAS. SEE EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED CONCRETE WASHOUT AREAS.
  - NOT STOCKPILING MATERIALS, DEBRIS, OR DIRT WITHIN THE TREE PROTECTION AREA.
  - WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
  - NOT TRENCHING, EXCAVATING, FILLING, OR OTHERWISE DISTURBING THE SOIL WITHIN THE CRITICAL ROOT ZONE.
  - ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED BY:
  - OPERATING EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
  - HAVING TREES PRUNED BY A LICENSED ARBORIST.
- ALL TREES THAT ARE DAMAGED, DESTROYED OR REMOVED DURING CONSTRUCTION SHALL BE MITIGATED USING THE MITIGATION STANDARDS AS SET FORTH IN THE CURRENT CITY CODE.

TREE MITIGATION NOTES:

- THE METHOD OF MITIGATION TO BE PROVIDED SHALL BE ON-SITE PLANTING, SEE "MITIGATION CALCULATION BREAKDOWN" TABLE. NOT INCLUDING THE CALIPER INCHES OR FEET OF THE REQUIRED PROPOSED TREES OR EXISTING TREES USED FOR COMMON AREA REQUIREMENTS.
- SEE EXISTING TREE INVENTORY TABLE FOR ADDITIONAL INFORMATION.



# TREE PROTECTION DETAIL  
NOT TO SCALE



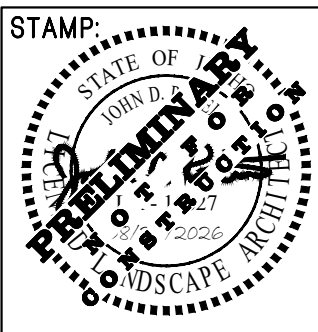
TREE MITIGATION LEGEND:

- R- "REMOVED" TREES THAT DO NOT REQUIRE MITIGATION AS THEY ARE AN UNDESIRABLE SPECIES, TOPPED OR IN OTHERWISE POOR HEALTH.
  - M- "MITIGATION" EXISTING DESIRABLE TREES TO BE REMOVED THAT REQUIRE MITIGATION FROM THE INTERIOR OF THE SITE.
  - A- ADDITIONAL EXISTING TREES THAT ARE LOCATED OFF-SITE ON ADJACENT PROPERTIES AND ARE CLOSE ENOUGH TO WARRANT TREE PROTECTION.
- THE METHOD OF MITIGATION WILL BE TO INSTALL NEW TREES THAT RESULT IN A NUMBER OF TREES EQUAL TO OR OVER AND ABOVE THE REQUIRED MITIGATION, NOT INCLUDING THE CALIPER INCHES OF THE REQUIRED PROPOSED TREES.
  - SEE EXISTING TREE INVENTORY TABLE FOR ADDITIONAL INFORMATION.

EXISTING TREE INVENTORY

| TREENO.   | TREE SPECIES | SIZE (CAL. INCH) | CONDITION | STATUS (R/M/P/C/A) | MITIGATION (INCH/FT) |
|-----------|--------------|------------------|-----------|--------------------|----------------------|
| 1         | ASH          | 12               | GOOD      | M                  | 12"/1'               |
| 2         | ASH          | 12               | GOOD      | M                  | 12"/1'               |
| 3         | HONEYLOCUST  | 12               | GOOD      | M                  | 12"/1'               |
| 4         | HONEYLOCUST  | 12               | GOOD      | M                  | 12"/1'               |
| 5         | MAPLE        | 18               | GOOD      | M                  | 18"/1.5'             |
| 6         | COTTONWOOD   | 36               | POOR      | R                  | 0                    |
| 7         | SPRUCE       | 20               | GOOD      | M                  | 20"/1.67'            |
| 8         | PINE         | 20               | GOOD      | M                  | 20"/1.67'            |
| 9         | PLUM         | 12               | GOOD      | M                  | 12"/1'               |
| 10        | COTTONWOOD   | 36               | POOR      | R                  | 0                    |
| 11        | COTTONWOOD   | 36               | POOR      | R                  | 0                    |
| 12        | COTTONWOOD   | 36               | POOR      | R                  | 0                    |
| 13        | COTTONWOOD   | 36               | POOR      | R                  | 0                    |
| 14        | PINE         | 20               | GOOD      | M                  | 20"/1.67'            |
| 15        | OAK          | 16               | GOOD      | M                  | 16"/1.33'            |
| 16        | MAPLE        | 8                | GOOD      | M                  | 8"/.67'              |
| 17        | CEDAR        | 12               | GOOD      | M                  | 12"/1'               |
| 18        | MAPLE        | 18               | GOOD      | M                  | 18"/1.5'             |
| 19        | MAPLE        | 18               | GOOD      | M                  | 18"/1.5'             |
| 20        | MAPLE        | 16               | GOOD      | M                  | 16"/1.33'            |
| 21        | MAPLE        | 6                | POOR      | R                  | 0                    |
| 22        | CEDAR        | 9                | POOR      | R                  | 0                    |
| 23        | MAPLE        | 18               | GOOD      | M                  | 18"/1.5'             |
| 24        | OAK          | 18               | GOOD      | M                  | 18"/1.5'             |
| 25        | MAPLE        | 18               | GOOD      | M                  | 18"/1.5'             |
| 26        | MAPLE        | 18               | GOOD      | M                  | 18"/1.5'             |
| REMOVED   |              | 493              |           |                    | 180"/15'             |
| MITIGATED |              | 298              |           |                    | 298"/24.83'          |

|                                                                 |                                                   |
|-----------------------------------------------------------------|---------------------------------------------------|
| MITIGATION CALCULATION BREAKDOWN                                |                                                   |
| TREE MITIGATION (Cal. / Inch.) REMOVED = (19) @ 4"+ CAL. _____  | = 298" CAL. INCHES (SEE TABLE ABOVE.)             |
| TREE MITIGATION (Cal. / Inch.) REQUIRED= (19) @ 1.5" CAL. _____ | = 28.5" CAL. INCHES (PER CITY CODE 10-02-10-15.3) |
| TOTAL OVERALL MITIGATION REQUIRED IN INCHES _____               | = 28.5" CAL. INCHES                               |
| TOTAL MITIGATION INCHES PROVIDED (19) @ 1.5" CAL. _____         | = 28.5" (19 TREES)                                |



DATE: 08/24/2026

811  
2022 S. Vista Ave  
Boise, ID 83705  
208.342.2999 Office  
208.342.2999 Cell  
info@southbeck.com  
www.southbeck.com  
CALL 2 BUSINESS DAYS BEFORE ANY EXCAVATION OR ERECTION OF STRUCTURES TO AVOID DAMAGE TO UTILITIES

**SOUTH BECK & BAIRD**  
South Landscape Architecture P.C.  
Dba South Beck & Baird Landscape Architecture P.C.

Copyright © 2026  
All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means without written permission of South Landscape Architecture P.C. or South Beck & Baird Landscape Architecture P.C. or its affiliates and subject to copyright protection.

| REVISIONS: |      |             |
|------------|------|-------------|
| No.        | Date | Description |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |

MITIGATION PLAN  
COPE SUBDIVISION  
MOSS LN, CALDWELL, ID

DRAWN BY: SCM

CHECKED BY: AJW

PROJECT NUMBER  
26-266

SHEET:  
L3.00

PRELIMINARY PLAN























## Proposed Street Names

1. Mandan Ave
2. Marillo St
3. Dodge Ave
4. Algonquin St
5. Sargent St



**Cope Subdivision  
Boundary Description**

*Project Number 26-142      August 17, 2026*

A parcel of land situated in the east half of the northwest quarter of the southeast quarter of Section 12, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being Parcels 1, 2, & 3 of Record of Survey Instrument Number 9836340, except the right-of-way for Moss Lane (Gift Deed Instrument Number 2020-001264), (Parcel 2 having been segregated by Record of Survey Instrument Number 200587338, and Parcel 1 having been segregated by Record of Survey Instrument Number 2020-061695), records of Canyon County, Idaho, and being more particularly described as follows:

Commencing at east quarter-section corner of Section 12, Township 3 North, Range 3 West, Boise Meridian;

Thence S89°24'31"W, 2649.57 feet along the north line of the southeast quarter to the center quarter-section corner;

Thence N89°24'31"E, 662.36 feet back along the north line of the southeast quarter to the northwest corner of the east half of the northwest quarter of the southeast quarter (center-west-east sixty-fourth-section corner) and the northwest corner of Parcel 3, the POINT OF BEGINNING:

Thence continuing N89°24'31"E, 122.09 feet along the north line of the east half of the northwest quarter of the southeast quarter and the north boundary of Parcels 2 & 3, to the corner between Parcels 2 & 4;

Thence S02°13'12"E, 154.99 feet along the boundary between Parcels 2 & 4;

Thence N89°19'13"E, 191.91 feet along the boundary between Parcels 2 & 4 to the centerline of the Stone Lateral and boundary between Parcels 1 & 4;

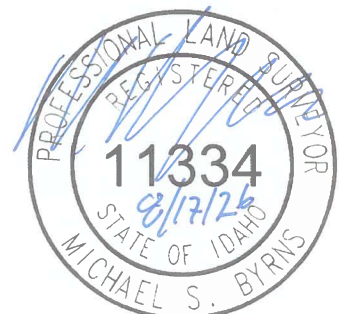
Thence N18°49'54"W, 126.01 feet along the centerline of the Stone Lateral and boundary between Parcels 1 & 4 to the south right-of-way line of Moss Lane;

Thence N89°24'31"E, 221.87 feet along the south right-of-way line of Moss Lane to the boundary of Parcel 1;

Thence S00°29'05"W, 235.41 feet along the boundary of Parcel 1;

Thence N89°23'29"E, 161.06 feet along the boundary of Parcel 1 to the east line of the east half of the northwest quarter of the southeast quarter;

Thence S00°27'47"W, 1051.13 feet along the boundary of Parcels 1 & 3 and the east line of the east half of the







IDAHO  
SURVEY  
GROUP

9939 W Emerald St  
Boise, ID 83704

Phone: (208) 846-8570

*Cope Subdivision continued...*

northwest quarter of the southeast quarter to the southeast corner of the east half of the northwest quarter of the southeast quarter (southeast sixteenth-section corner);

Thence S89°21'58"W, 662.32 feet along the boundary of Parcel 3 and the south line of the east half of the northwest quarter of the southeast quarter to the southwest corner thereof (center-west-southeast sixty-fourth-section corner);

Thence N00°27'26"E, 1321.93 feet along boundary of Parcel 3 and the west line of the east half of the northwest quarter of the southeast quarter to the POINT OF BEGINNING.

The above-described parcel contains 18.31 acres, more or less.





**Cope Subdivision  
R2 Zone  
Boundary Description**

*Project Number 26-142      August 17, 2026*

A parcel of land situated in the east half of the northwest quarter of the southeast quarter of Section 12, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being Parcels 1, 2, & 3 of Record of Survey Instrument Number 9836340, (Parcel 2 having been segregated by Record of Survey Instrument Number 200587338, and Parcel 1 having been segregated by Record of Survey Instrument Number 2020-061695), records of Canyon County, Idaho, and being more particularly described as follows:

Commencing at east quarter-section corner of Section 12, Township 3 North, Range 3 West, Boise Meridian;

Thence S89°24'31"W, 2649.57 feet along the north line of the southeast quarter to the center quarter-section corner;

Thence N89°24'31"E, 662.36 feet back along the north line of the southeast quarter to the northwest corner of the east half of the northwest quarter of the southeast quarter (center-west-east sixty-fourth-section corner) and the northwest corner of Parcel 3, the POINT OF BEGINNING:

Thence continuing N89°24'31"E, 122.09 feet along the north line of the east half of the northwest quarter of the southeast quarter and the north boundary of Parcels 2 & 3, to the corner between Parcels 2 & 4;

Thence S02°13'12"E, 154.99 feet along the boundary between Parcels 2 & 4;

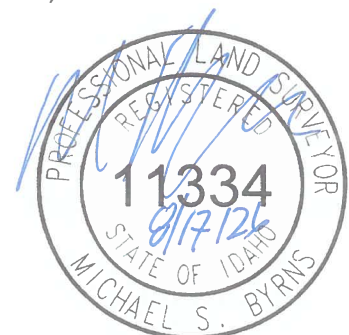
Thence N89°19'13"E, 191.91 feet along the boundary between Parcels 2 & 4 to the centerline of the Stone Lateral and boundary between Parcels 1 & 4;

Thence N18°49'54"W, 162.81 feet along the centerline of the Stone Lateral and boundary between Parcels 1 & 4 to the north line of the east half of the northwest quarter of the southeast quarter;

Thence N89°24'31"E, 234.05 feet along the north line of the east half of the northwest quarter of the southeast quarter;

Thence S00°29'05"W, 270.37 feet along the boundary of Parcel 1;

Thence N89°23'29"E, 161.06 feet along the boundary of Parcel 1 to the east line of the east half of the northwest quarter of the southeast quarter;







IDAHO  
SURVEY  
GROUP

9939 W Emerald St  
Boise, ID 83704

Phone: (208) 846-8570

---

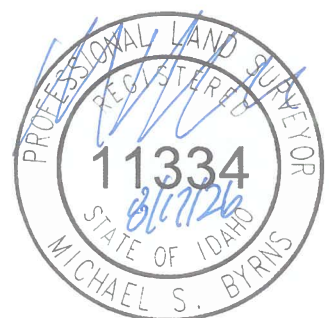
*Cope Subdivision R2 Zone continued...*

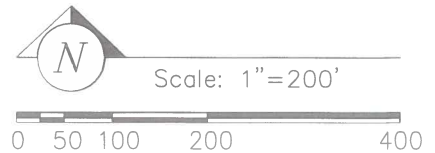
Thence S00°27'47"W, 1051.13 feet along the boundary of Parcels 1 & 3 and the east line of the east half of the northwest quarter of the southeast quarter to the southeast corner of the east half of the northwest quarter of the southeast quarter (southeast sixteenth-section corner);

Thence S89°21'58"W, 662.32 feet along the boundary of Parcel 3 and the south line of the east half of the northwest quarter of the southeast quarter to the southwest corner thereof (center-west-southeast sixty-fourth-section corner);

Thence N00°27'26"E, 1321.93 feet along boundary of Parcel 3 and the west line of the east half of the northwest quarter of the southeast quarter to the POINT OF BEGINNING.

The above-described parcel contains 18.50 acres, more or less.





P:\Moss Lane ALTA 26-142\dwg\Rezone Exhibit.dwg 8/17/2026 5:31:57 PM

|                                                                                                                                                                                  |                                                                                                                                                                  |                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
|  <b>IDAHO SURVEY GROUP, LLC</b><br>9939 W. EMERALD ST.<br>BOISE, IDAHO 83704<br>(208) 846-8570 | Exhibit Drawing for<br><b>Cope Subdivision – R2 Zone</b><br>Situated in the E½ of the NW¼ of the SE¼ of Section 12,<br>T.3N., R.3W., B.M., Canyon County, Idaho. | Job No.<br>26-142<br>Sheet No.<br><b>1 of 1</b><br>Dwg. Date<br>8/17/2026 |
|                                                                                                                                                                                  |                                                                                                                                                                  |                                                                           |













## PROPERTY OWNER ACKNOWLEDGEMENT

COMMUNITY DEVELOPMENT – PLANNING & ZONING – 205 S 6<sup>TH</sup> AVE, CALDWELL ID

I, Paul & Rosalie Cope, the recorded owner for real property addressed as 12373 Moss Ln., Suite # \_\_\_\_\_, City Nampa State ID Zip 83651, am aware of, in agreement with, and give my permission to KB Home Idaho, LLC, to submit the accompanying application(s) pertaining to this property.

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

Dated this 19<sup>th</sup> day of August, 20 26  
Paul Cope Rosalie Cope  
(Signature)

## CERTIFICATE OF VERIFICATION

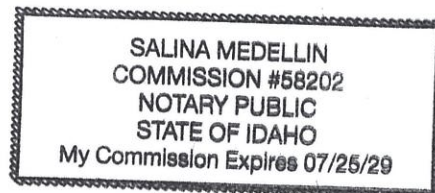
STATE OF IDAHO )  
 ) ss.  
 )

I, Salina Medellin, a Notary Public, do hereby certify that on this 19 day of August, in the year, 2026, personally appeared before me Paul Cope & Rosalie Cope, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that he/she/they signed the foregoing document, and that the statements therein contained are true.

NOTARY PUBLIC FOR IDAHO

Residing at Canyon

My Commission Expires 7.25.29





2012-051420  
RECORDED  
11/15/2012 04:28 PM  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=2 MBROWN \$13.00  
TYPE: DEED  
PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

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

File No. 514788

### QUITCLAIM DEED

For Value Received

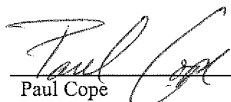
Paul Cope, a married man  
do hereby convey, release, remise and forever quit claim unto  
Paul Cope and Rosalie Cope, husband and wife as joint tenants  
whose address is 12373 Moss Lane, Nampa, Idaho 83651

the following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

together with their appurtenances.

Dated: November 7, 2012

  
Paul Cope

State of Idaho, County of Canyon

On this 14th day of Nov in the year of 2012, before me, the undersigned, a Notary Public in and for  
said State, personally appeared Paul Cope known or identified to me to be the person/persons  
whose name(s) is/are subscribed to the within instrument, and acknowledged to me that  
he/she/they executed the same.

  
Residing at: Nampa, ID  
Commission Expires: 2/23/14

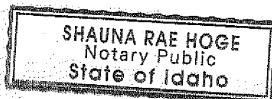




EXHIBIT A

A parcel of land being a portion of the East Half of the Northwest Quarter of the Southeast Quarter, Section 12, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

BEGINNING at a brass cap marking the Northeast corner of the Southeast Quarter, said Section 12; thence along the Northerly boundary of the said Southeast Quarter which is also the centerline of Moss Lane, South  $89^{\circ} 24' 31''$  West 1,324.79 feet to an iron pin marking the Northeast corner of the said East Half; thence leaving said Northerly boundary and centerline and along the Easterly boundary of the said East Half, South  $0^{\circ} 27' 42''$  West 986.39 feet to an iron pin, said iron pin being the REAL POINT OF BEGINNING; thence continuing along said Easterly boundary, South  $0^{\circ} 27' 42''$  West 335.16 feet to an iron pin marking the Southeast corner of said East Half; thence leaving said Easterly boundary and along the Southerly boundary of said East Half, South  $89^{\circ} 24' 38''$  West 662.23 feet to an iron pin marking the Southwest corner of said East Half; thence leaving said Southerly boundary and along the Westerly boundary of said East Half, North  $0^{\circ} 27' 16''$  East 1,321.52 feet to an iron pin marking the Northwest corner of said East Half; thence leaving said Westerly boundary and along the Northerly boundary of said East Half, said Northerly boundary also being the centerline of Moss Lane, North  $89^{\circ} 24' 31''$  East 50.00 feet to an iron pin; thence leaving said Northerly boundary and said centerline along a line 50 feet Easterly of and parallel to the Westerly boundary of said East Half, South  $0^{\circ} 27' 16''$  West 674.38 feet to a point on the centerline of a one foot waste ditch; thence leaving said parallel line and along the centerline of said waste ditch, South  $30^{\circ} 48' 02''$  East 360.96 feet to a point on the centerline of said waste ditch; thence leaving said centerline of waste ditch; North  $89^{\circ} 24' 38''$  East 424.95 feet to the POINT OF BEGINNING.

2009003772

RECORDED

2009 JAN 27 PM 4 31

WILLIAM H. HURST  
CANYON COUNTY RECORDER  
BY *[Signature]*

QUITCLAIM DEED

For value received,

First party, Grantors, BOB L. COPE (AKA-BOB COPE)  
AND CHERYL A. COPE HUSBAND AND WIFE,  
do hereby and forever remise, release, assign and quitclaim unto the said second party, Grantees,  
BRETT C. COPE AND JACQUE COPE  
HUSBAND AND WIFE,  
whose addresses are \_\_\_\_\_

12359 MOSS LN NAMPA ID 83651,  
all right, title, interest and claim which the said first parties have in and to the following described  
parcel of land, and improvements and appurtenances thereto in the County of CANYON,  
State of Idaho, and more fully described as: \_\_\_\_\_

- SEE 3 PAGE ATTACHMENT -

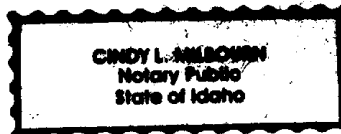
said property being known by the street address of \_\_\_\_\_  
12359 MOSS LN NAMPA ID 83651.

IN WITNESS WHEREOF, The said first parties have signed and sealed these presents the  
day and year first above written.

Bob L Cope  
Signature of First Party, Grantor

Cheryl A. Cope  
Signature of First Party, Grantor

State of Idaho )  
County of Canyon )SS



On this 27 day of Jan, 2008 before me, a Notary Public in and for the  
State of Idaho, personally appeared, Bob L Cope and Cheryl A Cope,  
known to me to be the persons whose names  
are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

[Signature]  
Notary Public for Idaho  
My commission Expires: 2-12-13

QUITCLAIM DEED



October 17, 2005

Project: Bob Cope  
Parcel 2A

DESCRIPTION FOR BOB COPE  
A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE  
SOUTHEAST 1/4  
SECTION 12  
T.3N., R.3W., B.M.,  
CANYON COUNTY, IDAHO

A parcel of land being a portion of the East 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 12, T.3N., R.3W., B.M., Canyon County, Idaho, and more particularly described as follows:

Beginning at a brass cap marking the Northeast corner of the Southeast 1/4, said Section 12;

thence along the northerly boundary of the said Southeast 1/4, which is also the centerline of Moss Lane, South 89°24'31" West 1,937.19 feet to a PK nail;

thence South 0°27'16" West 674.13 feet to a point on the centerline of a 1-foot waste ditch;

thence along the centerline of said waste ditch South 30°48'02" East 196.74 to a point, said point being the REAL POINT OF BEGINNING;

thence leaving said centerline of waste ditch South 89°58'20" East 412.90 feet to an iron pin;

thence South 2°09'14" East 137.52 feet to an iron pin;

thence South 89°24'38" West 334.00 feet to a point on the centerline of a 1-foot waste ditch;

thence North 30°48'02" west 164.22 feet along said centerline to the point of beginning comprising 1.19 acres more or less.

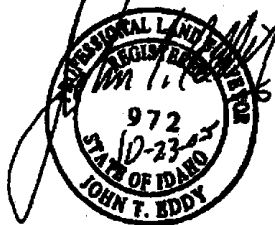
SUBJECT TO:

All existing easements and road rights-of-way of record or appearing on the above described parcel of land.

TOGETHER WITH AN INGRESS-EGRESS EASEMENT

Prepared by:

John T. (Tom) Eddy PLS 972



**INGRESS-EGRESS EASEMENT**

Beginning at a brass cap marking the northeast corner of the Southeast 1/4, Section 12, T.3N., R.3W., B.M., Canyon County, Idaho;

thence along the northerly boundary of the said Southeast 1/4, which is also the centerline of Moss Lane North 89°24'31" West 1,937.19 feet to a PK nail, said PK nail being the REAL POINT OF BEGINNING;

thence continuing along said northerly boundary and centerline North 89°24'31" West 50.00 feet to a PK nail;

thence leaving said northerly boundary and centerline South 0°27'16" West 674.38 feet to a point;

thence North 89°24'31" East 50.00 feet to a point on the centerline of a 1-foot waste ditch;

thence South 30°48'02" East along said centerline of 1-foot waste ditch 196.74 feet to a point;

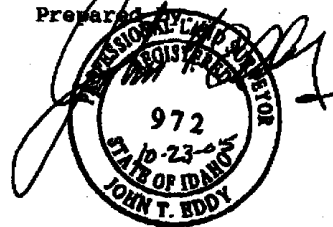
thence leaving said centerline of 1-foot waste ditch South 89°58'20" East 29.11 feet to an iron pin;

thence North 30°48'02" West 252.85 feet to an iron pin;

thence North 0°27'16" East 626.20 feet to the point of beginning of said Ingress-Egress Easement.

**SUBJECT TO:**

All existing easements and road rights-of-way of record or appearing on the above described parcel of land.



John T. (Tom) Eddy PLS 972









# QUITCLAIM DEED

Also known as Jacque S. Cope *ac*

FOR VALUE RECEIVED, Cheryl Cope and Jacque Cope do hereby convey, release, remise and forever

quit claim unto Brett Cope and Jacque Cope whose current address is:

*married couple*

12359 Moss Lane Nampa, Id 83651

the following described premises:

*ac* [Legal Description]  
Exhibit A

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 6/21/24

By: *Cheryl Cope*  
[Grantor's Name]

State of Id, County of Canyon

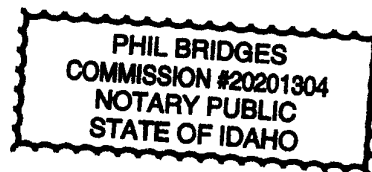
This record was acknowledged before me on 6/21/2024 by

*Cheryl Cope*

Signature of notary public

Commission Expires:

4/6/2026



2024-019253

RECORDED

06/21/2024 12:36 PM



00816740202400192530030034

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=3 PBRIDGES

\$15.00

DEED

BRETT COPE

Date: 6/21/24

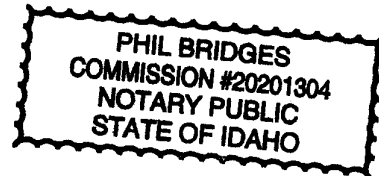
By: \_\_\_\_\_

[Grantor's Name]

State of FD, County of Canyon

This record was acknowledged before me on 6/21/2024 by

Jacque Code  
Signature of notary public  
Commission Expires: 4/6/2024





**EXHIBIT A: \***

A parcel of land being a portion of the East Half of the Northwest Quarter of the Southeast Quarter Section 12, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

**BEGINNING** at a brass cap marking the Northeast corner of the Southeast Quarter said Section 12; thence along the Northerly boundary of the said Southeast Quarter which is also the centerline of Moss Lane

South 89°24'31" West 1,324.79 feet to an iron pin marking the Northeast corner of the said East Half; thence leaving said Northerly boundary and centerline along the Easterly boundary of the said East Half

South 0°27'42" West 886.39 feet to a point on the centerline of Stone Lateral, also said point being the **REAL POINT OF BEGINNING**; thence leaving said Easterly boundary and along the centerline of said Stone Lateral the following courses and distances; thence

North 39°29'27" West 228.65 feet; thence

North 36°04'02" West 58.62 feet; thence

North 26°49'51" West 140.92 feet; thence

North 12°19'26" West 234.41 feet; thence

North 15°14'02" West 140.96 feet; thence

North 18°49'54" West 14.00 feet to a point; thence leaving said centerline of Stone Lateral, South 89°24'31" West parallel to the centerline of Moss Lane 192.01 feet to a iron in; thence

North 2°12'21" West 155.03 feet to a p.k. nail marking the Northerly boundary of said East Half, said Northerly boundary also being the centerline of Moss Lane, thence along the Northerly boundary of the East Half and the centerline of Moss Lane,

South 89°24'31" West 72.13 feet to a p.k. nail; thence leaving said Northerly boundary and said centerline along a line 50.00 feet Easterly of and parallel to the Westerly boundary of said East Half

South 0°27'16" West 674.38 feet to a point on the centerline of a one foot waste ditch; thence leaving said parallel line and along the centerline of said waste ditch,

South 30°48'02" East 360.96 feet to a point on the centerline of said waste ditch; thence leaving said centerline of the waste ditch

North 89°24'38" East 424.95 feet to an iron pin marking the Easterly boundary of the said East Half; thence

North 0°27'42" East along the said Easterly boundary 100.00 feet to a the **POINT OF BEGINNING**.

*Excepting therefrom:*

A parcel of land being a portion of the East 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 12, T.3N., R.3W., B.M., Canyon County, Idaho, and more particularly described as follows:

**Beginning** at a brass cap marking the Northeast corner of the Southeast 1/4, said Section 12;

thence along the northerly boundary of the said Southeast 1/4, which is also the centerline of Moss Lane, South 89°24'31" West 1,937.19 feet to a PK nail;

thence South 0°27'16" West 674.13 feet to a point on the centerline of a 1-foot waste ditch;

thence along the centerline of said waste ditch South 30°48'02" East 196.74 to a point, said point being the **REAL POINT OF BEGINNING**;

thence leaving said centerline of waste ditch South 89°58'20" East 412.90 feet to an iron pin;

thence South 2°09'14" East 137.52 feet to an iron pin;

thence South 89°24'38" West 334.00 feet to a point on the centerline of a 1-foot waste ditch;

thence North 30°48'02" west 164.22 feet along said centerline to the point of beginning comprising 1.19 acres more or less.



AFTER RECORDING MAIL TO:

Paul Cope  
12359 Moss Lane  
Nampa, ID 83651

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

**2024-035235**  
RECORDED  
**10/31/2024 08:37 AM**  
RICK HOGABOAM  
CANYON COUNTY RECORDER  
Pgs=3 JWINSLOW \$15.00  
TYPE: DEED  
FIRST AMERICAN TITLE INSURANCE  
ELECTRONICALLY RECORDED

### WARRANTY DEED

File No.: 4103-4209979 (AG)

Date: *October 18, 2024*

For Value Received, **Leslie Ann Robinson, a married woman, as her sole and separate property, and Steve Robinson, her spouse**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Paul Cope, a married man, and Brett Cope, a married man**, hereinafter referred to as Grantee, whose current address is **12359 Moss Lane, Nampa, ID 83651**, the following described premises, situated in **Canyon County, Idaho**, to wit:

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

**THE FOLLOWING DESCRIBES A PARCEL OF LAND BEING A PORTION OF THE EAST HALF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT A FOUND BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 12; FROM WHICH, THE CALCULATED POSITION FOR THE CENTER QUARTER CORNER OF SAID SECTION 12 BEARS, SOUTH 89°24'11" WEST, 2649.23 FEET; FROM SAID CALCULATED POSITION, A FOUND 5/8" IRON PIN WITH PLASTIC CAP "RGRAY PLS 7732" WHICH IS REFERENCING SAID POINT BEARS, NORTH 00°27'00" EAST, 4.87 FEET; THENCE ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION 12, SOUTH 89°24'11" WEST, 1719.47 FEET TO A FOUND 5/8" IRON PIN WITH PLASTIC CAP "KOERNER PLS 8251" BEING ON THE CENTERLINE OF THE STONE LATERAL; THENCE LEAVING SAID EAST-WEST CENTER OF SECTION LINE, AND ALONG THE CENTERLINE OF THE STONE LATERAL, SOUTH 18°50'14" EAST, 177.16 FEET TO A POINT; THENCE CONTINUING, SOUTH 15°14'22" EAST 110.18 TO THE POINT OF BEGINNING: FROM SAID POINT, A SET 5/8" IRON PIN WITH PLASTIC CAP "KOERNER PLS 8251" WHICH IS WITNESSING SAID POINT BEARS, NORTH 89°24'11" EAST, 15.00 FEET;**

**THENCE LEAVING SAID CENTERLINE, NORTH 89°24'11" EAST, 145.57 FEET TO A SET 5/8" IRON PIN WITH PLASTIC CAP "KOERNER PLS 8251"; THENCE, NORTH 00°27'24" EAST, 4.30 FEET TO A FOUND 1/2" IRON PIN WITH PLASTIC CAP "PLS 13446"; THENCE, NORTH 89°24'11" EAST, 161.03 FEET TO A FOUND 1/2" IRON PIN WITH PLASTIC CAP "PLS 13446"; THENCE, SOUTH 00°27'24" WEST, 615.78 FEET TO A POINT ON THE CENTERLINE OF THE**



STONE LATERAL; FROM SAID POINT A FOUND 5/8" IRON PIN WITH PLASTIC CAP "KOERNER PLS 8251" WHICH IS WITNESSING SAID POINT BEARS, SOUTH 00°27'24" WEST, 15.00 FEET; THENCE ALONG THE CENTERLINE OF THE STONE LATERAL, NORTH 39°29'47" WEST, 228.65 FEET TO A POINT.

FROM SAID POINT, A FOUND 5/8" IRON PIN WITH PLASTIC CAP "KOERNER PLS 8251" WHICH IS REFERENCING SAID POINT BEARS, NORTH 50°30'13" EAST, 12.00 FEET; THENCE CONTINUING, NORTH 36°04'22" WEST, 58.62 FEET TO A POINT. FROM SAID POINT, A FOUND 5/8" IRON PIN WITH PLASTIC CAP "KOERNER PLS 8251" WHICH IS REFERENCING SAID POINT BEARS, NORTH 63°09'49" EAST, 15.00 FEET;

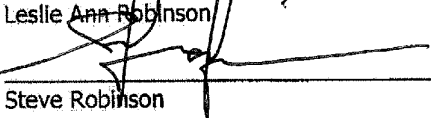
THENCE CONTINUING, NORTH 26°50'11" WEST, 140.92 FEET TO A POINT FROM SAID POINT, A FOUND 5/8" IRON PIN WITH PLASTIC CAP "KOERNER PLS 8251" WHICH IS REFERENCING SAID POINT BEARS, NORTH 77°40'14" EAST, 15.00 FEET;

THENCE CONTINUING, NORTH 12°19'46" WEST, 234.41 FEET TO A POINT FROM SAID POINT, A FOUND 5/8" IRON PIN WITH PLASTIC CAP "KOERNER PLS 8251" WHICH IS REFERENCING SAID POINT BEARS, NORTH 74°45'38" EAST, 15.00 FEET;

THENCE CONTINUING, NORTH 15°14'22" WEST, 30.78 FEET TO THE POINT OF BEGINNING.

APN: 32765012 0

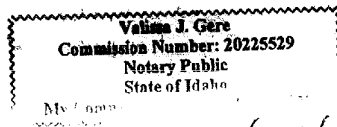
TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all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

  
\_\_\_\_\_  
Leslie Ann Robinson  
  
\_\_\_\_\_  
Steve Robinson

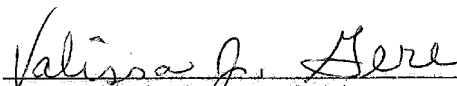
STATE OF Idaho )  
COUNTY OF Ada-Canyon VSG ) SS.

On this 28 day of **October, 2024**, before me, a Notary Public in and for said State, personally appeared **Steve Robinson**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



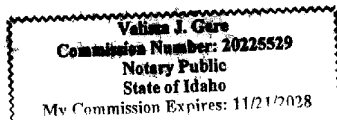
10/28/24

  
\_\_\_\_\_  
Notary Public for the State of Idaho  
Residing at: Eagle, ID Caldwell, Idaho VSG  
My Commission Expires: 11-21-28

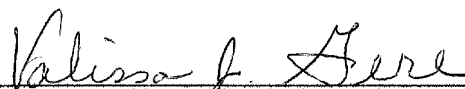
STATE OF Idaho )  
COUNTY OF Ada-Canyon VSG ) SS.

On this 28 day of **October, 2024**, before me, a Notary Public in and for said State, personally appeared **Leslie Ann Robinson**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



10/28/24

  
\_\_\_\_\_  
Notary Public for the State of Idaho  
Residing at: Eagle, ID Caldwell, Idaho VSG  
My Commission Expires: 11-21-28



2024-035281

RECORDED

10/31/2024 11:51 AM



00836697202400352810020029

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=2 MBROWN

DEED

COPE, BRETT

\$15.00

## QUITCLAIM DEED

FOR VALUE RECEIVED,

*Lynn and Pauline Cope Trust*  
*OC* ~~*BC* *Cope Lynn and Pauline Trust*~~

(grantor)

does hereby convey, release, remise and forever quit claim unto

*a married man*      *a married man*

*Paul Cope and Brett Cope* (grantee)

whose current address is: *12373 Mac Ln. Nampa, ID 83651*

the following described premises:

See attached "Exhibit A"

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: *10-31-24*

By: *Brett Cope*  
Trustee

By: *Lynn and Pauline Cope Trust*

State of *Idaho*, County of *Canyon*, ss.

This record was acknowledged before me on *October 31, 2024* by

*Brett Charles Cope, Trustee for the Lynn and Pauline Cope Trust*

*Mary Ann Brown*  
Signature of notary public *Nampa, ID*  
Commissions Expires: *08-09-2030*

MARY ANN BROWN  
COMMISSION #34475  
NOTARY PUBLIC  
STATE OF IDAHO

**Exhibit A<sub>x</sub>**

The following Describes a Parcel of Land being a portion of the East 1/2 NW 1/4 SE1/4 of Section 12, Township 3 North, Range 3 West, Boise Meridian, Canyon County Idaho, and more particularly described as follows:

**COMMENCING** at a found Brass Cap Marking the East 1/4 Corner of said Section 12; From which, the Calculated Position for the Center 1/4 Corner of said Section 12 bears, South 89°24'11" West, 2649.23 feet; From said Calculated Position, a found 5/8" Iron Pin with Plastic Cap "Rgray PLS 7732" which is Referencing said Point bears, North 00°27'00" East, 4.87 feet; Thence along the East-West Center of Section Line of said Section 12, South 89°24'11" West, 1719.47 feet to a found 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" being on the Centerline of the Stone Lateral; Thence leaving said East-West Center of Section Line, and along the Centerline of the Stone Lateral, South 18°50'14" East, 36.85 feet to a point on the Centerline of Moss Lane as Described in Gift Deed Instrument No. 2020-003737, Records of Canyon County, Idaho, the **POINT OF BEGINNING**; From said point, a found 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" which is Witnessing said point bears, North 89°24'11" East, 10.00 feet;

Thence leaving said Centerline, and along the Southerly Right of Way Line of Moss Lane as Described in said Gift Deed, North 89°24'11" East, 221.75 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence leaving said Southerly Right of Way Line, South 00°27'24" West, 239.90 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence, South 89°24'11" West, 145.57 feet to a point on the Centerline of the Stone Lateral; From said point, a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" which is Witnessing said point bears, North 89°24'11" East, 15.00 feet;

Thence along the Centerline of the Stone Lateral , North 15°14'22" West, 110.18 feet to a point; From said point, a found 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" which is Referencing said point bears, North 71°09'46" East, 15.00 feet;

Thence continuing, North 18°50'14" West, 140.31 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land contains 1.00 Acres (43,568 Sq. Ft.), more or less.<sub>x</sub>