



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.

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

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

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



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PROJECT and SITE/PROPERTY INFORMATION

Project or Business Name: Montana Ridge Subdivision

Site Address (s):

4321 S Montana Avenue, Caldwell, Idaho 83607

Suite #:

Parcel #(s):

R3255700000

Total Acres: +/- 10.5 acres

General Location of Site:

Approximately 600' south of Ustick, east of Montana Avenue

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

Please list the current county zoning designation: R-1

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



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Description of Proposed Project / Request:

Annexation and zoning to the R-2 district and a preliminary plat application to accommodate a single-family residential subdivision comprised of 68 lots total, with 58 SF residential lots, 8 common landscape lots, and 2 common driveway lots. The density of the development is approximately 5.4 dwelling units per acre. Approximately 1.26 acres of open space, or 11.91% of the site, has been accommodated as shown on the proposed concept plan.

APPLICANT INFORMATION:

Name: Stephanie Hopkins - on behalf of property owner

Company Name (if applicable): KM Engineering, LLP.

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

Mailing Address: 5725 N Discovery Way, Boise, Idaho 83713

Phone: 208.639.6939

Email: shopkins@kmengllp.com

PROPERTY OWNERS' INFORMATION

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

☐ Not Applicable

Name: Estate of Ruth Ayala & Open Door Rentals, LLC

Mailing Address: 4321 S Montana Avenue, Caldwell, Idaho 83607 & 1977 E Overland Road, Meridian, Idaho 83642

Phone:

Email:



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MASTER LAND USE APPLICATION

DESIGNATED CONTACT PERSON

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

Same as:

☒ Applicant ☐ Property Owner ☐ Other

Name: Stephanie Hopkins

Company Name (if applicable): KM Engineering

Mailing Address: 5725 N Discovery Way, Boise, ID 83713

Phone: 208.639.6939

Email: shopkins@kmengllp.com

CONTRACTOR / DEVELOPER INFORMATION

☐ Not Applicable

Name: Katie Miller

Company Name (if applicable): Challenger Development, Inc.

Mailing Address: 1977 E Overland Road, Meridian, Idaho 83642

Phone: 208.288.5560

Email: katiem@cbhhomes.com

ARCHITECT INFORMATION

☒ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:



City of Caldwell

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MASTER LAND USE APPLICATION

ENGINEER / SURVEYOR INFORMATION

☐ Not Applicable

Name: Shadow Jungenberg, P.E.

Company Name (if applicable): KM Engineering

Mailing Address: 5725 N Discovery Way, Boise, ID 83713

Phone: 208.639.6939

Email: sjungenberg@kmengllp.com

LANDSCAPE ARCHITECT INFORMATION

☐ Not Applicable

Name: Alyssa Yensen, PLA

Company Name (if applicable): KM Engineering

Mailing Address: 5725 N Discovery Way, Boise, ID 83713

Phone: 208.639.6939

Email: ayensen@kmengllp.com



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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: Stephanie Hopkins Date: August 5, 2026

Printed Name: Stephanie Hopkins



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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.



SUBDIVISION PRELIMINARY PLAT CHECKLIST

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

SECTION I			
SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	X	
Application Checklist	Copy of completed, signed and dated checklist	X	
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application	X	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	X	
Legal Description of Property	Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be certified by a land surveyor registered to the State of Idaho.	X	
Neighborhood Meeting Information	The verification shall include: • A copy of the letter mailed by the applicant (<i>Min. 15 days prior to meeting</i>) • A copy of the 500' mailing list indicating all notified owners, residents and associations • A copy of the sign-up sheet from the meeting, with your signature <i>Note: Neighborhood meetings must have been held within four (4) months of application submission.</i>	X	
Photographs	Photographs of existing site conditions	X	
Project Narrative	Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.	X	
Concept Building Elevations	Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.	n/a	
Site Plan (Scaled)	Site plan, drawn to scale, showing location of all property lines, existing and proposed buildings, utilities, setbacks, easements, and streets with street names.	X	
Preliminary Plat	High resolution preliminary plat, to scale. See requirements for plan content in Section II below	X	
Landscape Plan	High resolution landscape plan, to scale. See requirements for landscape plan contents in Section III below	X	



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SECTION II

PRELIMINARY PLAT CONTENT		Applicant	Staff
Plans to Scale	All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").	X	
Subdivision Name and Location	The proposed subdivision name and location shall be provided on the plat and shall meet the following: - Said name shall be approved by the City Mapping Department and shall not being a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County; - Location of subdivision by section, township and range; reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments. (Ord. 3374, 12-6-2021)	X	
Contact Information	Name, address and phone number of property owner(s), subdivider, engineer, planner, and surveyor who prepared the plat, and any other professional persons involved in the subdivision.	X	
Scale, North Arrow, and Plan Preparation Date	Scale, north arrow and date of preparation including dates of any subsequent revisions.	X	
Vicinity Map (Scaled)	Vicinity map drawn to a maximum scale of one inch equals five hundred feet (1" = 500'), clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water. X	X	
Topography	Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout. Contour lines shown at five foot (5') intervals where land slope is greater than ten percent (10%) and at two foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established bench mark, including location and elevation.	X	
Existing Water	Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes and other water features; direction of flow; regulatory floodplain and floodway boundaries if any; and location and extent of known areas subject to inundation if any.	X	
Streets and other Important Features	Location, widths and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter and/or sidewalks. Other important features such as railroads, utility rights of way and easements of public record, public areas, permanent structures to remain including water wells, and municipal corporation lines within or adjacent to the tract.	X	
Recorded Subdivisions with Common Boundaries	Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.	X	
Table Schedule (see attached example)	Table Schedule of: - Existing zoning classification of the tract with any requested zoning changes. - Total acreage of the entire subdivision - Total number of buildable lots by land use type. - Total number of common lots. - Total gross acreage - Average buildable lot size - Dwelling units per gross acre.	X	



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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Subdivision Boundary	The subdivision boundary with dimensions and bearings shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.	X	
Public dedications of rights of way or easements	Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. Designation of all land to be dedicated or reserved for public use with purpose indicated.	X	
Names, Addresses, and Tax Parcel Numbers	Names, addresses and tax parcel numbers for all property owners within three hundred feet (300') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations.	X	
Utilities	Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.	X	
Proposed Street Layout	Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties.	X	
Lot Dimensions	Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.	X	
Land Use and Zoning Classification (Each Area)	If plat includes land for which multi-family, commercial, industrial or mixed use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.	X	
Special Development Areas	Appropriate information that sufficiently details the proposed subdivision within any special development area, such as: • Hillside • Floodplain	X	
On and Off-Site Improvements	The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.	X	
Access and Approaches	Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.	X	
Proposed Utility Methods	(A) Sewage Disposal: Such evidence relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (B) Water Supply: Such evidence relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (C) Stormwater Disposal: Such evidence relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater design shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal. (D) Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of the Caldwell City Code, shall appear on the preliminary plat.	X	



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

SECTION III

LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
Plan Preparation	Landscape plans shall be prepared by a landscape architect, a landscape designer or a qualified nursery person; Landscape plans shall be stamped by a licensed landscape architect.	X	
Plan Size	Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')	X	
Streets, Setbacks and Easements	Show all streets, setbacks, and easements, Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements	X	
Sight Visibility Triangles	Show and label all sign visibility triangles.	X	
Storm Water Facilities and Berms	Show all storm water facilities and berms. Indicate berm heights, slopes and proposed landscaping	X	
Off-Street Parking & Bicycle Parking	- A note listing the required number of parking spaces and bicycle parking spaces. - A note listing the provided number of parking spaces and bicycle parking spaces. The provided number of parking spaces and bicycle parking spaces shall equal or exceed the required number of parking spaces and bicycle parking spaces. - Circulation area required to serve the parking spaces with typical dimensions.	X	
Existing Trees and/or Shrubs	Location of all existing trees and shrubs, and the approximate size and type of any existing trees and shrubs. Indicate by note which trees and/or shrubs will remain, if any.	X	
Existing and Proposed Structures	Location of all existing and proposed structures and a note of whether or not the existing structures will remain	X	
Pathways	Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts: - Micro Pathways - Major Pathways - Public Pathways - Regional Pathways - Indian Creek Corridor Pathways (if applicable)	X	
Open Space Exhibit	All open space clearly delineated using colored shading so it is readily identifiable. The open space exhibit shall contain a table identifying: - The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open space - The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project - The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project	X	
Public Amenities	Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc)	X	



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

SECTION IV

GENERAL PROJECT INFORMATION			
Type of land uses within subdivision:	☒ Residential only ☐ Commercial only ☐ Industrial only ☐ Mixed-use (<i>mix of residential and non-residential uses</i>)		
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	☒ Yes ☐ No <i>If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?</i> ☐ Yes ☐ No		
Will the subdivision be phased?	☐ Yes ☒ No <i>If yes, how many phases are proposed?</i>		
Development timeline for full build out?	TBD		
LAND USE AND ZONING INFORMATION			
	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	R-1	Neighborhood 2	Single-family residential home
Proposed (Subject Property)	R-2	Neighborhood 2	Single-family residential homes
North of Site	R-3	Community Center	Multi-family development
South of Site	R-3	Neighborhood 2	Church and Single Family Residential
East of Site	R-3	Neighborhood 2	Multi-family development
West of Site	R-3	Neighborhood 2	S.Montana Ave and residential



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PROJECT SPECIFIC INFORMATION						
	Number of Lots	Acres		Percent of "Net" Acres <i>Net acreage is the total acreage minus any public streets and public rights of way</i>		
Residential Lots	58	+/- 10.58		+/-5.51		
Commercial Lots	N/A	N/A				
Industrial Lots	N/A	N/A				
Common Lots	10	+/-2.2				
EXISTING AND PROPOSED BUILDING DATA						
	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
Residential:						
Single-family (detached) homes	1	35	1	35	45'	TBD
Townhomes	N/A	N/A	N/A	N/A	N/A	
Two-family (<i>duplex</i>)	N/A	TBD	N/A	TBD	N/A	TBD
Three-family residential (<i>triplex</i>)	N/A	TBD	N/A	TBD	N/A	TBD
Four, five and six family (<i>fourplex, fiveplex, and sixplex</i>)	N/A	N/A	N/A	N/A	N/A	
Multi-family (7 or > dwelling units) in a single building	N/A	N/A	N/A	N/A	N/A	
Commercial	N/A	N/A	N/A	N/A	N/A	
Industrial	N/A	N/A	N/A	N/A	N/A	
Type of Commercial or Industrial Buildings:	N/A		Single-tenant building(s) Multi-tenant buildings			
DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)						
Dwelling units per gross acre (Density):	Max. Allowed			Proposed		
	N/A			+/-5.387		
Total Open Space	% Required			% Proposed		
	10%			11.91%		
Total "Qualifying" Open Space	% Required			% Proposed		
	10%			11.91%		
Included	NOTE: Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space.					



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

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

LANDSCAPING AND PATHWAYS ([CCC Chapter 10, Article 7](#))

Landscaping: (Please check all locations where landscaping will be provided)	Parking lot Common areas Street landscape buffers Between different land uses Pathways Around building exterior Other _____
Major Pathways	<i>Describe location, width, and landscaping:</i> North side of the property, parallel with the property boundary, 8' with 5' of landscape on either side of the pathway.
Micro Pathways	<i>Describe location, width, and landscaping</i> There are four micro pathways throughout the site, each being 5' in width with 5' of landscaping on either side of the path. These pathways are located as follows: Block 1, Lot 8; Block 1, Lot 26; Block 1, Lot 47; Block 2, Lot 7.
Public Pathways (per Bicycles and Pathways Master Plan)	<i>Describe location, width, landscaping, and any proposed fencing:</i> The continuation of a sidewalk will be developed alongside Montana Ave will be constructed with this development. It is a 5', detached sidewalk that abuts the 20' required landscape buffer



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STREET LANDSCAPE BUFFERS (CCC 10-07-08)							
Location (Enter Street Name)	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Min. Shrub Spacing (in feet)
S Montana Ave	20'	20'	45%	53	1 per 35'	200	1 per 4'

BUFFERS BETWEEN LAND USES (CCC 10-07-10)							
Location (If not required, put N/A)	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Min. Shrub Spacing (in feet)
North Property Line	N/A	20'	50%	16	1 per 35'	164	1 per 4'
South Property Line	N/A	0'	0%	0	0	0	n/a
East Property Line	N/A	0'	0%	0	0	0	n/a
West Property Line	N/A	20'	45%	19	1 per 35'	250	1 per 4'

PUBLIC SIDEWALKS					
Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
S Montana Ave	5'	5'	Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION	
Domestic Water:	Individual Domestic Well – How Many?
	Centralized Public Water System
	☒ 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: To the east (Lenity Living)
	Irrigation District: Pioneer Irrigation District



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Stormwater:		Swales	
	X	Ponds	
		Borrow Ditches	
		Other, Explain:	
Stormwater Management:	Does the site disturb one or more acres of land? Yes No		
Fire Suppression Water Supply Source:	TBD		
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	n/a		
Type of Site Access:	X	Street Frontage	
		Easement	Instrument #
Street(s) Providing Access:	S Montana Ave		
Will Secondary Access for Fire be Provided:	X	Yes	
		No	
Internal Roads:	X	Public	
		Private	
		Internal Circulation	
		Road User's Maintenance Agreement Inst#	
School Districts Serving this Location:		Caldwell School District	
	X	Vallivue School District	
SPECIAL ON-SITE CHARACTERISTICS			
	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?		X	
Evidence of Erosion?		X	
Fish Habitat?		X	
Floodplain?		X	
Riparian Vegetation?		X	
Steep Slopes?		X	
Streams/Creeks?		X	
Unique Animal/Plant Life?		X	
Unstable Soils?		X	
Wildlife Habitat?		X	
Historic Buildings or Features?		X	



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

Stephanie Hopkins
Applicant / Applicant's Representative Printed Name

August 5, 2026
Date

Applicant / Applicant's Representative Signature

August 7, 2026
Project No.: 25-210

Ms. Robin Collins
Planning & Zoning Director
City of Caldwell
205 South 6th Avenue
P.O. Box 1179
Caldwell, ID 83605

**RE: Montana Ridge Subdivision– Caldwell, ID
Annexation & Preliminary Plat Application**

Dear Ms. Collins,

We are pleased to present an annexation and preliminary plat application for property located at 4321 S. Montana Avenue. The approximately 10.58-acre site is comprised of one parcel identified as R3255700000 and can be found near the southeast corner of Montana Ave and Ustick Road in Unincorporated Canyon County. Access for the parcel is currently taken from Montana Ave, and an existing single-family residence and various outbuildings sit on the northwest corner of the property.

This is an annexation and preliminary plat application for the purposes of developing a single-family residential subdivision, known as Montana Ridge Subdivision, within the City of Caldwell. We held one neighborhood meeting and participated in a pre-application meeting with City Staff in preparing the subject application. Comments from the neighbors and Staff were both thoroughly reviewed and helped in formulating the design of the development.



Site Information

The property is approximately 10.58 acres and has frontage along Montana Ave. The site is currently zoned Agriculture (AG) in Canyon County and is contiguous to Caldwell city limits on its southern and eastern boundaries.

Below are the existing and planned land uses surrounding the property (*clockwise from top*):

- North: Age-restricted multi-family residential development, zoned C-2 in Caldwell;
- East: An age restricted multi-family development, currently in the process of permit approval and initial construction, zoned R-3 in Caldwell;
- South: Religious institution, zoned R-1 in Caldwell;
- West: South Montana Avenue, a collector roadway and single-family residences, zoned R-1 in Caldwell.

Annexation and Zoning

To facilitate development of this project, connection to the City of Caldwell's municipal water and sewer systems will be required. Extension of these services necessitates annexation into the City of Caldwell. The subject property is surrounded by existing city limits on all sides and has frontage along Montana Avenue, making annexation a contiguous expansion of the City's service area. Extension of services from the east is currently being coordinated with the adjacent development and will be detailed with final design plans for the development.

Caldwell's Future Land Use Map designates the site as Neighborhood 2, which supports a mix of residential housing types at moderate densities with strong connectivity to surrounding uses. The applicant is requesting a zone change to Community Residential (R-2), which is consistent with and directly implements the Neighborhood 2 designation. The proposed zoning will allow for a variety of residential product types while maintaining compatibility with the surrounding area and supporting the City's vision for this growth area.

Annexation of the subject property supports the City of Caldwell Comprehensive Plan by promoting orderly growth and efficient extension of public services. The proposed Community Residential (R-2) zoning allows for a mix of housing types and lot sizes consistent with the district's intent. The subdivision includes varying lot sizes to accommodate detached and attached residential product, providing a range of housing options while remaining compatible with surrounding development.

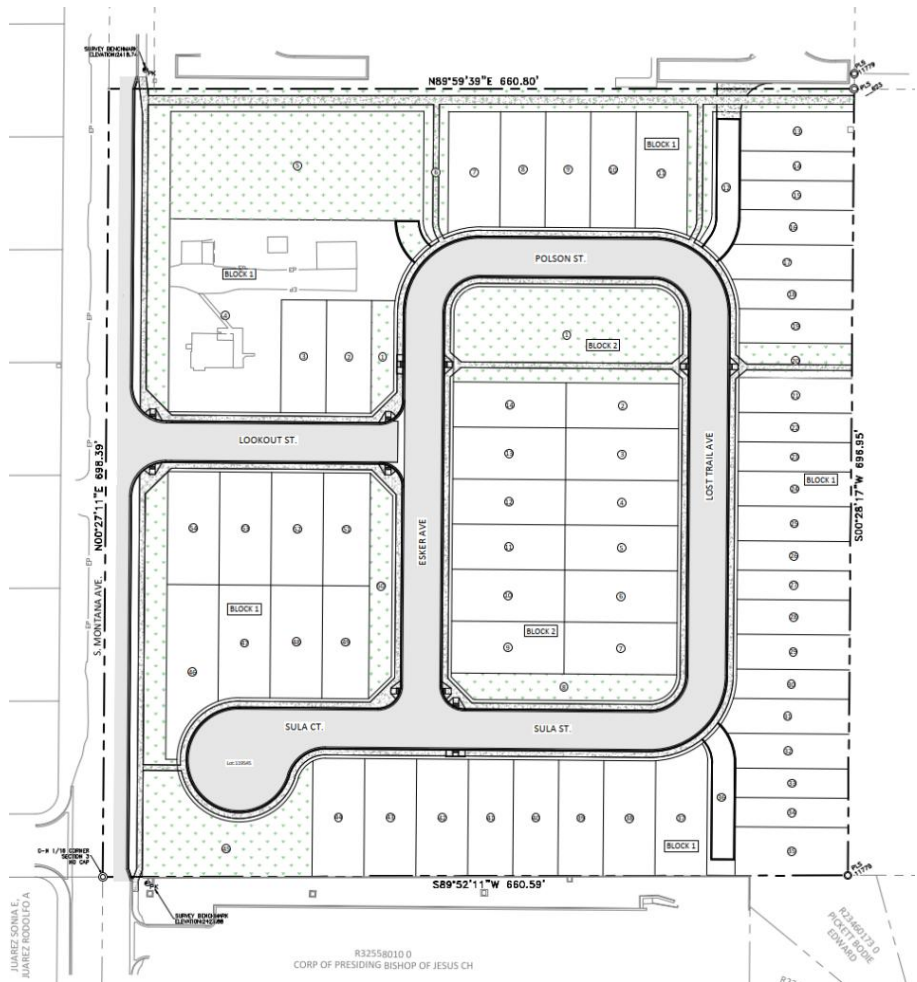
Site design incorporates internal connectivity through common drives, pedestrian pathways, and centrally located open space areas that support walkability and neighborhood interaction. The development's location along Montana Avenue and its proximity to existing and planned commercial uses further support the intent of the R-2 zone to provide residential development with convenient access to services. Overall, the proposed zoning and development pattern are consistent with the purpose of the Community Residential district and implement the vision outlined in the Comprehensive Plan.

Proposed Development & Preliminary Plat

Montana Ridge proposes a single-family residential subdivision comprised of a mix of lot sizes. Consistent with the Neighborhood 2 designation, the subdivision will include 58 residential lots within the R-2 (Community Residential) zoning district. Of these, 35 lots are proposed as detached single-family residential lots, including the existing residence and outbuildings that will be retained on a 24,500 square foot lot. The remaining 22 lots are proposed as attached single-family residences, providing a transition within the east side of the development abutting the Lenity Apartments, currently under construction. The overall gross density of the subdivision is 5.4 dwelling units per acre.

The subdivision also includes 8 common lots for landscaping buffers, pathways, and open space. Two common lots are proposed to accommodate shared driveways in the northeast and southeast corners of the site. In total, approximately 11.91%, or 1.26 acres, of the subdivision will be designated as qualified open space, exceeding the City's minimum requirement of 10%.

The largest open space area, approximately 22,474 square feet, will serve as a central gathering space for residents. This area is designed to support passive recreation and neighborhood interaction through a combination of open lawn space, seating areas, and small shade structures. Pedestrian pathways will connect throughout the subdivision and into the open space, enhancing walkability and internal circulation. A pathway is planned along the northern boundary of the site to connect with Lenity Living Apartments to the east and Montana Avenue to the west.



The proposed development aligns with the intent of the Neighborhood 2 designation by providing a variety of housing types and supporting connectivity to surrounding residential and commercial areas. The site benefits from existing and planned pedestrian and bicycle infrastructure, including connections identified in the Caldwell 2040 Bicycle and Pedestrian Master Plan, which further enhance accessibility and neighborhood integration.

A secondary, emergency point of access is currently being coordinated with adjacent property owners. Currently, the northeast corner of the site is being contemplated as a potential access point.

Conclusion

We are pleased to bring the Montana Ridge Subdivision to the City of Caldwell. This residential development is consistent with the Comprehensive Plan, supports the Neighborhood 2 designation, and provides a mix of housing types to serve the community's growing population. The project aligns with the City's vision for orderly growth and will contribute to a well-connected and livable neighborhood. Should you have any questions or require additional information to process this application, please feel free to contact me.

Sincerely,
KM Engineering, LLP

A handwritten signature in black ink that reads "Stephanie Hopkins". The signature is written in a cursive, flowing style.

Stephanie Hopkins
Land Planning Manager

NEIGHBORHOOD MEETING CERTIFICATION:

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project:

Annexation and preliminary plat application to accommodate a single-family residential subdivision

Date of Round Table meeting: February 5, 2026

Notice sent to neighbors on: April 24, 2026

Date & time of the neighborhood meeting: May 11, 2026, 6 PM

Location of the neighborhood meeting:

College of Idaho, Jewett Auditorium

Developer/Applicant:

Name: Stephanie Hopkins on behalf of property owner

Address, City, State, Zip: 5725 N Discovery Way, Boise, Idaho 83713

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

DEVELOPER/APPLICANT SIGNATURE Stephanie Hopkins

DATE May 12, 2026

NEIGHBORHOOD MEETING LETTER

April 24, 2026

Dear Neighbor,

RE: Annexation and Preliminary Plat for a Proposed Single-Family Residential Development at 4321 S Montana Avenue in Caldwell, Idaho

To Whom It May Concern,

You are invited to a neighborhood meeting to discuss a project we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

Meeting Date: Monday, May 11th, 2026

Meeting Time: 6:00 P.M.

Meeting Location: Jewett Auditorium at College of Idaho. Address is 2112 Cleveland Boulevard, Caldwell, Idaho 83605. Parking lot labeled "I" on the campus map attached is located at the intersection of 20th and Fillmore at the south side of the building. The classroom we'll be meeting in is marked with a yellow arrow on the attached map.

See attached vicinity map for approximate location.

Project Summary: This project consists of a request for annexation and zoning of approximately 10.6 acres of land into the City of Caldwell with an R-2 (Medium Density Residential) zoning, and a preliminary plat for a single-family residential subdivision comprised of approximately 59 buildable lots located at 4321 S Montana Avenue.

If you would like to contact us ahead of the meeting, please feel free to reach us at 208-639-6939 or shopkins@kmengllp.com

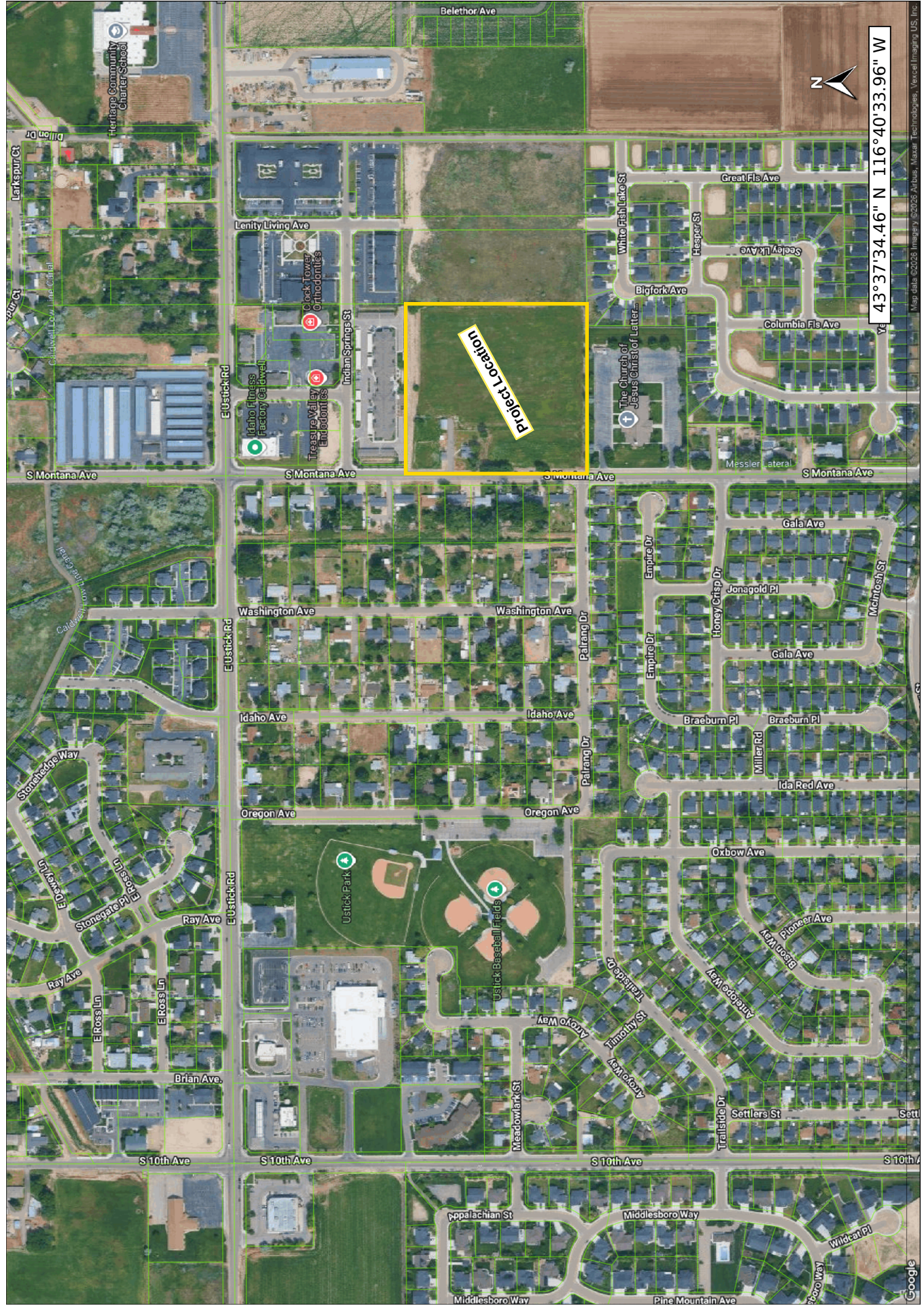
We look forward to hearing from you.

Thank you,

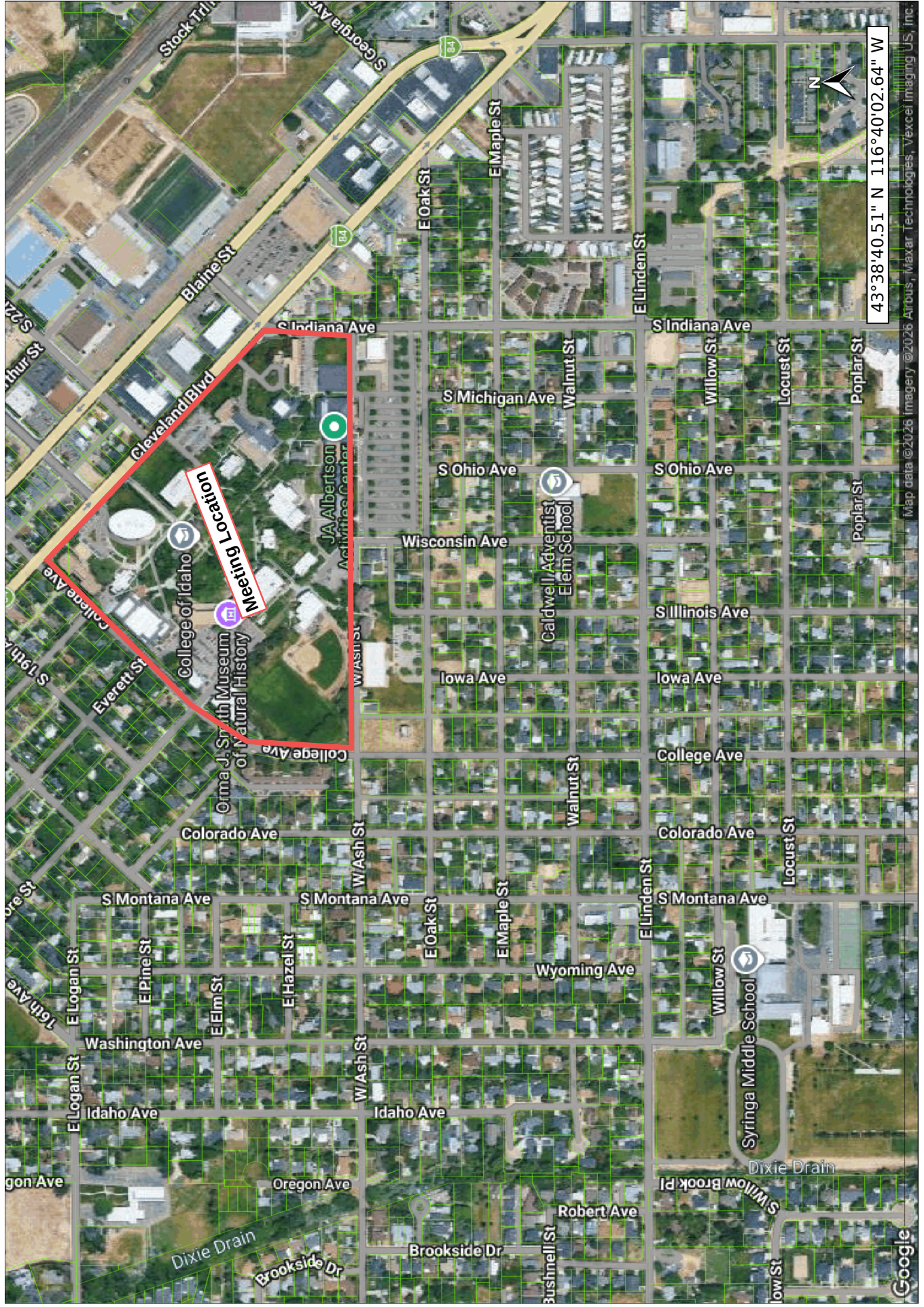


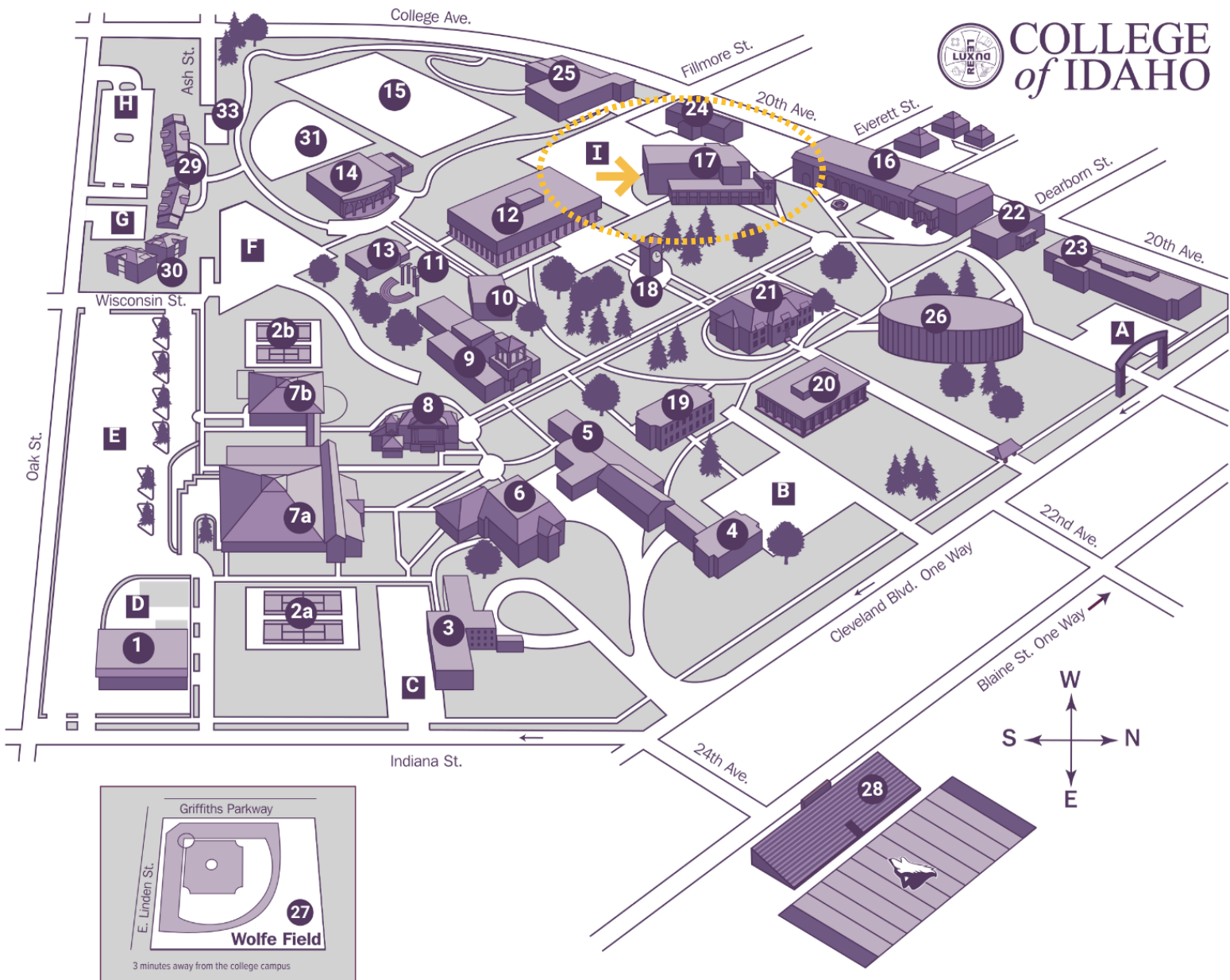
Stephanie Hopkins

KM Engineering, LLP



Meeting Location Map





ADMINISTRATION AND STAFF

- 1 Facilities Department
- 8 Blatchley Hall
- 9 Hendren Hall
- 21 Sterry Hall

STUDENT LIFE

- 3 Anderson Residence Hall
- 4 Simplot Residence Hall
- 5 Simplot Dining Hall
- 11 Centennial Amphitheater
- 14 McCain Student Center
 - College Store (Main Floor)
 - Mail Center (Basement)
 - The Winston and Diane Moore Outdoor Program Center (Basement)
- 18 Morrison Quadrangle & Clock Tower
- 19 Finney Residence Hall
- 22 Voorhees Residence Hall
- 23 Hayman Residence Hall
- 24 Village Apartments
- 30 Owyhee & Sawtooth Residence Hall

ACADEMICS

- 6 Kathryn Albertson International Center (KAIC)
- 10 Strahorn Hall
- 12 Boone Science Hall
- 13 Covell Hall
- 20 N.L. Terteling Hall
- 24 West Hall: Center for Physician Assistant Studies
- 26 Cruzen-Murray Library

ARTS AND ENTERTAINMENT

- 12 Whittenberger Planetarium (Boone Hall)
- Orma J. Smith Museum of Natural History (Boone Hall)
- 16 Langroise Center for Performing & Fine Arts
- 17 Jewett Auditorium & Chapel

SPORTS AND RECREATION

- 2a Sport Courts
- 2b Tennis Courts
- 7a J.A. Albertson Activities Center Court & Gym (JAAC)
- 7b J.A. Albertson Activities Center Pool (JAAC)
- 15 Symms Athletic Field
- 25 Marty Holly Athletic Center
- 28 Simplot Stadium
- 27 Wolfe Field Baseball Stadium
- 32 Symms Softball Field
- 33 Beach Volleyball Courts

PARKING

- | | |
|---------|---------|
| A Lot A | F Lot F |
| B Lot B | G Lot G |
| C Lot C | H Lot H |
| D Lot D | I Lot I |
| E Lot E | |

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: 6 PM

End Time of Neighborhood Meeting: 6:45 PM

Those in attendance please print your name and address.

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

<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1. <u>Nicole Holbrook</u>	<u>4420 S. Montana Ave Caldwell ID 83607</u>
2. <u>Becky Marler</u>	<u>4324 S. Montana, Caldwell, ID 83607</u>
3. <u>Lori Brandon</u>	<u>4320 S. Montana Ave Caldwell</u>
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____

PIN	OwnerName
R32575174	ESTRADA JUVENAL
R32575173	GIVEN AMBER CORENE
R32575172	ORTEGA TERELL
R32575171	RAMIREZ JAYME G
R32575170	PITTMAN KARLA J
R32575169	PETERSEN LESTER V
R32575168	DUCHARME RODNEY TAYLOR
R32575167	HUELSBECK FAMILY TRUST
R32575166	RAMIREZ SANTIAGO
R32575176	JACOBO ARTURO I GUTIERREZ
R32575177	PENA ROGELIO
R32575178	TIEDEMANN THOMAS
R32575179	GALINDO MARIA
R32575121	HOMEOWNERS ASSOCIATION
R32575175	PEABODY NANCY RAE
R32558	MANZANARES TERA L
R32559	FLORES JANA @@
R32556012	2C ACUITY LLC
R32555012	MIRIAM LLC
R21025	BAKER MATTHEW REVOCABLE TRUST
R32556100	SWEET N RHINO LLC
R32556104	CLOCK TOWER PROFESSIONAL PARK OWNERS ASSOCIATION INC
R32556105	STEELHEAD LLC
R21024	HERRING JAMES E
R21003	PILOTE JOSHUA R
R32556106	L C PROPERTIES LLC
R32556107	TALLWATCH LLC
R21023	ESPINOZA FAMILY TRUST
R21004	EARL JADE
R21019	DIX JERRY W
R21008	WILLIAMSON ROBERT L
R21018	BRANDON JOHN M
R21009	WILLIAMS FRANK E
R21017	MARLER BECKY L
R21010	YNIGEZ ZACHARY L
R21016	ROTZ GRETCHIN A
R21011	FREEMAN KURTIS W
R21015	OTIS RENEE WEBB LIVING TRUST
R21012	RAMIREZ ELIA H
R21014	HOLBROOK BRIAN
R21026101	GOINS BART
R21026100	DIAZ KATHY
R32558010	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS

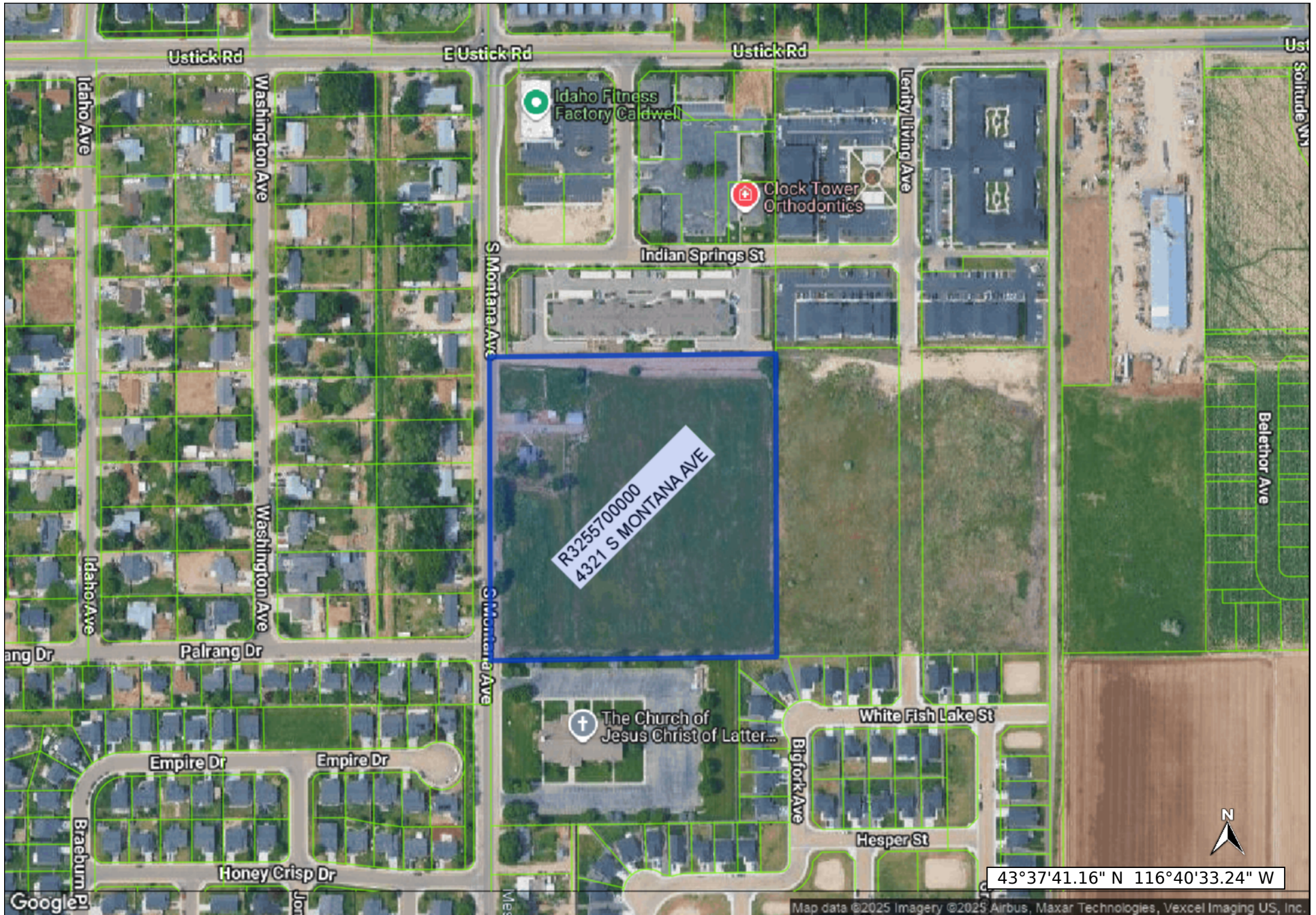
R06180511	NISHWITZ DAVID AND DIANE LIVING TRUST
R21022	VELASCO JOSE A
R21005	HERNANDEZ EDGAR J
R32556010	LAS BRISAS APARTMENTS LLC
R21021	GRAMAJO DAISY V
R21006	MC HAN CATHERINE
R21020	HERNANDEZ JACOB
R21007	WALLACE RAMONA L
R32557	AYALA RUTH
R06180517	JUAREZ SONIA E
R06180516	CREW GARY W
R06180515	GAMINO NALLELI
R06180514	SALAZAR VERONICA
R06180513	CHAVEZ FABIOLA
R06180512	DUFOE DANA N
R32555013	EQUESTRIANLIFE STONECREEK LLC
R32555011	EQUESTRIANLIFE STONECREEK LLC
R32555010	MIRIAM LLC
R32556011	FOLOI HOLDINGS LLC
R32556	ROSA PROPERTIES LLC
R32555	EQUESTRIANLIFE STONECREEK LLC
R23460100	CANYON BROOK HOMEOWNERS ASSOCIATION INC
R23460135	HIRSCH MICHAEL
R23460134	ROUSE PATRICIA F
R23460158	CANYON BROOK HOMEOWNERS ASSOCIATION INC
R23460161	EVERTON CONNOR
R23460162	HIGHT PHILLIP L
R23460163	INGRAM Nanci
R23460164	CLAUSEN KELSEY
R23460165	NYEIN CHO
R23460166	FREEMAN KRISTA
R23460167	HOWARD BRENDA L
R23460194	BROWN BLAKE
R23460193	JOHNSON ROBERT
R23460192	SALGADO ROGELIO MARTINEZ
R23460191	HESPER LLC
R23460190	BOONE JORDAN MICHAIAH
R23460195	FOSTER STEVEN
R23460196	FOLLETT ADAM R
R23460197	FABER JAHAIIRA DENISSE
R23460198	CORDOVA MADISON K
R23460199	KENNEY ANTHONY
R23460168	TAYLOR KOREY B
R23460174	FEDER BRIAN KARL

R23460175	HANSEL LYNETTE
R23460176	PARKER DENTON JAMESON
R23460177	URRESTI JESS DUSTIN
R23460189	FLOYD ROBERT ALAN
R23460169	CRITES KRISTA
R23460170	UNDERWOOD LORRAINE K
R23460171	DISHMAN BAILEY R
R23460172	BENTLEY DUSTIN WADE
R23460173	PICKETT BODIE EDWARD
R32555012A	MIRIAM LLC

Address	City	State	ZipCode
1210 EMPIRE CT	CALDWELL	ID	83607
1206 EMPIRE CT	CALDWELL	ID	83607
1202 EMPIRE CT	CALDWELL	ID	83607
1120 EMPIRE CT	CALDWELL	ID	83607
1121 HONEY CRISP DR	CALDWELL	ID	83607
1201 HONEY CRISP DR	CALDWELL	ID	83607
1205 HONEY CRISP DR	CALDWELL	ID	83607
20615 LOWER PLEASANT RIDGE RD	GREENLEAF	ID	83626
4705 BRAEBURN PL	CALDWELL	ID	83607
1215 EMPIRE CT	CALDWELL	ID	83607
1211 EMPIRE CT	CALDWELL	ID	83607
1207 EMPIRE CT	CALDWELL	ID	83607
1203 EMPIRE CT	CALDWELL	ID	83607
PO BOX 1246	MERIDIAN	ID	83680
1214 EMPIRE CT	CALDWELL	ID	83607
4611 S MONTANA AVE	CALDWELL	ID	83607
953 W HOMEDALE RD	CALDWELL	ID	83607
16670 BOEHNER RD	CALDWELL	ID	83607
715 BLUE SPRUCE RD	ALPINE	UT	84004-2302
4116 S MONTANA AVE	CALDWELL	ID	83605
4101 CLOCK TOWER AVE	CALDWELL	ID	83607
PO BOX 1821	IDAHO FALLS	ID	83403
4121 CLOCK TOWER AVE	CALDWELL	ID	83607
4122 S MONTANA AVE	CALDWELL	ID	83607
4 14TH ST	HOBOKEN	NJ	07030
4203 CLOCKTOWER AVE	CALDWELL	ID	83607
14052 SPRINT CT	CALDWELL	ID	83607
4204 S MONTANA AVE	CALDWELL	ID	83607
4205 WASHINGTON AVE	CALDWELL	ID	83607
4053 MONTGOMERY LN	NAMPA	ID	83686
4309 WASHINGTON AVE	CALDWELL	ID	83607
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4324 S MONTANA AVE	CALDWELL	ID	83607
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4407 WASHINGTON AVE	CALDWELL	ID	83607
4414 S MONTANA AVE	CALDWELL	ID	83607
4415 WASHINGTON AVE	CALDWELL	ID	83607
4420 S MONTANA AVE	CALDWELL	ID	83607
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806 W EASY ST	CALDWELL	ID	83605
PO BOX 511196	SALT LAKE CITY	UT	84151

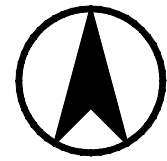
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420 W MAIN ST STE 300	BOISE	ID	83702
4218 S MONTANA AVE	CALDWELL	ID	83605
4219 WASHINGTON AVE	CALDWELL	ID	83607
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4303 WASHINGTON AVE	CALDWELL	ID	83607
4321 S MONTANA AVE	CALDWELL	ID	83607
1220 PALRANG DR	CALDWELL	ID	83607
PO BOX 1102	CALDWELL	ID	83606-1102
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1124 S PALRANG DR	CALDWELL	ID	83607
1116 PALRANG DR	CALDWELL	ID	83607
1108 PALRANG DR	CALDWELL	ID	83607
53 SOARING BIRD CT	LAS VEGAS	NV	89135
53 SOARING BIRD CT	LAS VEGAS	NV	89135
715 BLUE SPRUCE RD	ALPINE	UT	84004-2302
1111 E PENNSYLVANIA ST	BOISE	ID	83709
29 SUNNYSIDE DR	JEROME	ID	83338
53 SOARING BIRD CT	LAS VEGAS	NV	89135
3140 W BELLTOWER DR	MERIDIAN	ID	83646
1607 WHITE FISH LAKE ST	CALDWELL	ID	83607
1611 WHITE FISH LAKE ST	CALDWELL	ID	83607
3140 W BELLTOWER DR	MERIDIAN	ID	83646
4616 KALISPELL WAY	CALDWELL	ID	83607
1401 LIVINGSTON ST	CALDWELL	ID	83607
1405 LIVINGSTON ST	CALDWELL	ID	83607
1409 LIVINGSTON ST	CALDWELL	ID	83607
2495 E LACHLAN ST	MERIDIAN	ID	83642
1417 LIVINGSTON ST	CALDWELL	ID	83607
1421 LIVINGSTON ST	CALDWELL	ID	83607
1509 HESPER ST	CALDWELL	ID	83607
1513 HESPER ST	CALDWELL	ID	83607
1517 HESPER ST	CALDWELL	ID	83607
672 N STOCKHELM WAY	EAGLE	ID	83616
1603 HESPER ST	CALDWELL	ID	83607
1508 WHITE FISH LAKE ST	CALDWELL	ID	83607
1512 WHITE FISH LAKE ST	CALDWELL	ID	83607
1516 WHITE FISH LAKE ST	CALDWELL	ID	83607
1520 WHITE FISH LAKE ST	CALDWELL	ID	83607
1602 WHITE FISH LAKE ST	CALDWELL	ID	83607
4604 BIGFORK AVE	CALDWELL	ID	83607
1507 WHITE FISH LAKE ST	CALDWELL	ID	83607

1511 WHITE FISH LAKE ST	CALDWELL	ID	83607
1515 WHITE FISH LAKE ST	CALDWELL	ID	83607
1519 WHITE FISH LAKE ST	CALDWELL	ID	83607
1603 WHITE FISH LAKE ST	CALDWELL	ID	83607
4600 BIGFORK AVE	CALDWELL	ID	83607
4520 BIGFORK AVE	CALDWELL	ID	83607
4516 BIGFORK AVE	CALDWELL	ID	83607
4512 BIGFORK AVE	CALDWELL	ID	83607
7640 E MYRTLE BEACH DR	NAMPA	ID	83687
715 BLUE SPRUCE RD	ALPINE	UT	84004-2302



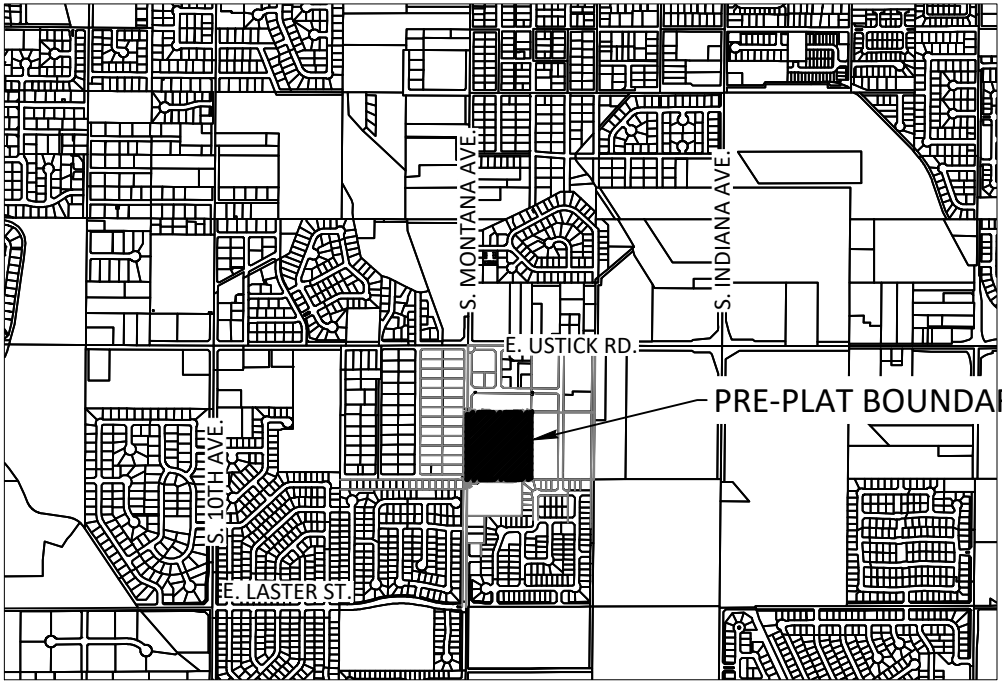
PRELIMINARY PLAT SHOWING
MONTANA RIDGE SUBDIVISION

SITUATED IN THE SOUTHWEST 1/4 SECTION 3, TOWNSHIP 3
NORTH, RANGE 3 WEST, CALDWELL, CANYON COUNTY, IDAHO
2026



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

VICINITY MAP : 1" = 2,000'



PRELIMINARY PLAT DATA

TOTAL SITE DATA	
TOTAL SITE AREA	10.58 ACRES
CURRENT ZONING	COUNTY
PROPOSED ZONING	R-2
COMPREHENSIVE PLAN DESIGNATION	NEIGHBORHOOD 2
R-2 PROPOSED RESIDENTIAL LOTS:	57
EXISTING RESIDENCE LOT:	1
COMMON LOTS - LANDSCAPE	8
COMMON LOTS - SHARED DRIVEWAY	2
TOTAL LOTS	68
LOT DATA:	
BUILDABLE LOT AREA	5,064 ACRES
EXISTING RESIDENCE AREA	0,562 ACRES
COMMON LOT AREA	2,212 ACRES
RIGHT-OF-WAY AREA	2,742 ACRES
TOTAL AREA	10.58 ACRES
DENSITY DATA:	
GROSS DENSITY	5,387 UNITS/ACRE
NET DENSITY	11,255 UNITS/ACRE
AVERAGE LOT SIZE	3,870 SF
MINIMUM LOT SIZE	2,602 SF

Sheet Index

Sheet Number	Sheet Title
PP1.0	COVER
PP1.1	EXISTING CONDITIONS
PP2.0	P-PLAT LAYOUT
PP3.0	P-PLAT ENGINEERING
L1.0	LANDSCAPE COVER
EX1.0	OPEN SPACE EXHIBIT

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD83) DATUM.

LEGEND

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

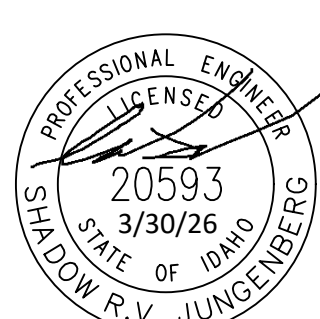
ENGINEER/SURVEYOR/LANDSCAPE
KM ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
CONTACT: SHADOW JUNGENSEN, P.E.
EMAIL: sjungenberg@kmengllp.com

DEVELOPER/OWNER
CBH HOMES
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
PHONE: (208) 288-5560
CONTACT: KATIE MILLER
EMAIL: katiem@cbhhomes.com

MONTANA RIDGE SUBDIVISION
CALDWELL, ID
COVER

REVISIONS

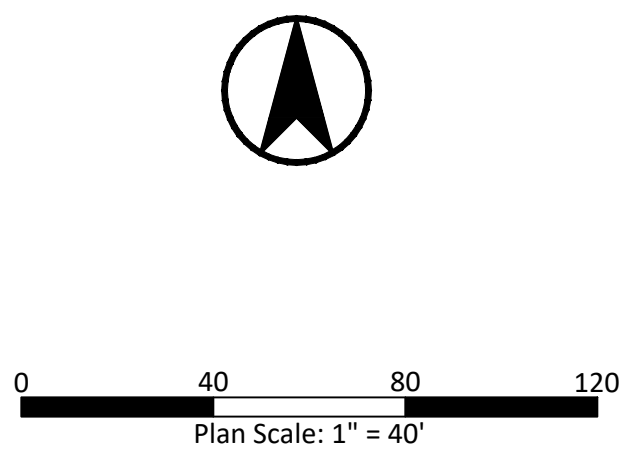
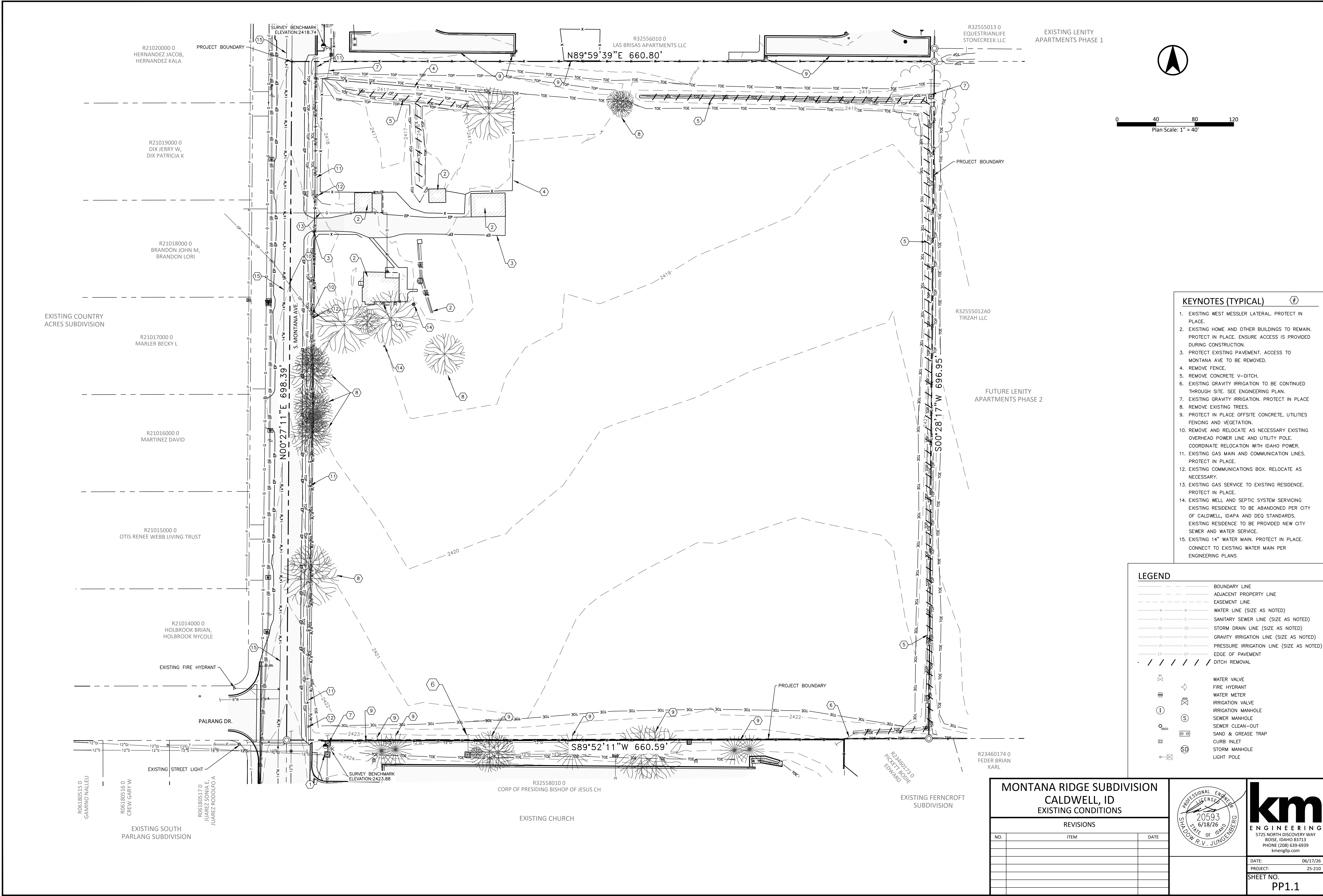
NO.	ITEM	DATE



DATE: 06/17/26
PROJECT: 25-210
SHEET NO.
PP1.0

PRELIMINARY - NOT FOR CONSTRUCTION

P:\25-110\CONV\CAO\ENTITLEMENT PLANS\25-210 P&AT EXISTING CONDITIONS.DWG, SHADOW ENGINEERS, 7/1/2026, BOISE - INHUB PLO, 2406, [DPF]



- KEYNOTES (TYPICAL)**
- EXISTING WEST MESSLER LATERAL. PROTECT IN PLACE.
 - EXISTING HOME AND OTHER BUILDINGS TO REMAIN. PROTECT IN PLACE. ENSURE ACCESS IS PROVIDED DURING CONSTRUCTION.
 - PROTECT EXISTING PAVEMENT. ACCESS TO MONTANA AVE TO BE REMOVED.
 - REMOVE FENCE.
 - REMOVE CONCRETE V-DITCH.
 - EXISTING GRAVITY IRRIGATION TO BE CONTINUED THROUGH SITE. SEE ENGINEERING PLAN.
 - EXISTING GRAVITY IRRIGATION. PROTECT IN PLACE.
 - REMOVE EXISTING TREES.
 - PROTECT IN PLACE OFFSITE CONCRETE, UTILITIES FENCING AND VEGETATION.
 - REMOVE AND RELOCATE AS NECESSARY EXISTING OVERHEAD POWER LINE AND UTILITY POLE. COORDINATE RELOCATION WITH IDAHO POWER.
 - EXISTING GAS MAIN AND COMMUNICATION LINES. PROTECT IN PLACE.
 - EXISTING COMMUNICATIONS BOX. RELOCATE AS NECESSARY.
 - EXISTING GAS SERVICE TO EXISTING RESIDENCE. PROTECT IN PLACE.
 - EXISTING WELL AND SEPTIC SYSTEM SERVICING EXISTING RESIDENCE TO BE ABANDONED PER CITY OF CALDWELL, IDAPA AND DEQ STANDARDS. EXISTING RESIDENCE TO BE PROVIDED NEW CITY SEWER AND WATER SERVICE.
 - EXISTING 14" WATER MAIN. PROTECT IN PLACE. CONNECT TO EXISTING WATER MAIN PER ENGINEERING PLANS

- LEGEND**
- | | |
|---------|--|
| --- | BOUNDARY LINE |
| --- | ADJACENT PROPERTY LINE |
| --- | EASEMENT LINE |
| W | WATER LINE (SIZE AS NOTED) |
| S | SANITARY SEWER LINE (SIZE AS NOTED) |
| SD | STORM DRAIN LINE (SIZE AS NOTED) |
| GI | GRAVITY IRRIGATION LINE (SIZE AS NOTED) |
| PI | PRESSURE IRRIGATION LINE (SIZE AS NOTED) |
| EP | EDGE OF PAVEMENT |
| / / / / | DITCH REMOVAL |
| ⊕ | WATER VALVE |
| ⊕ | FIRE HYDRANT |
| ⊕ | WATER METER |
| ⊕ | IRRIGATION VALVE |
| ⊕ | IRRIGATION MANHOLE |
| ⊕ | SEWER MANHOLE |
| ⊕ | SEWER CLEAN-OUT |
| ⊕ | SAND & GREASE TRAP |
| ⊕ | CURB INLET |
| ⊕ | STORM MANHOLE |
| ⊕ | LIGHT POLE |

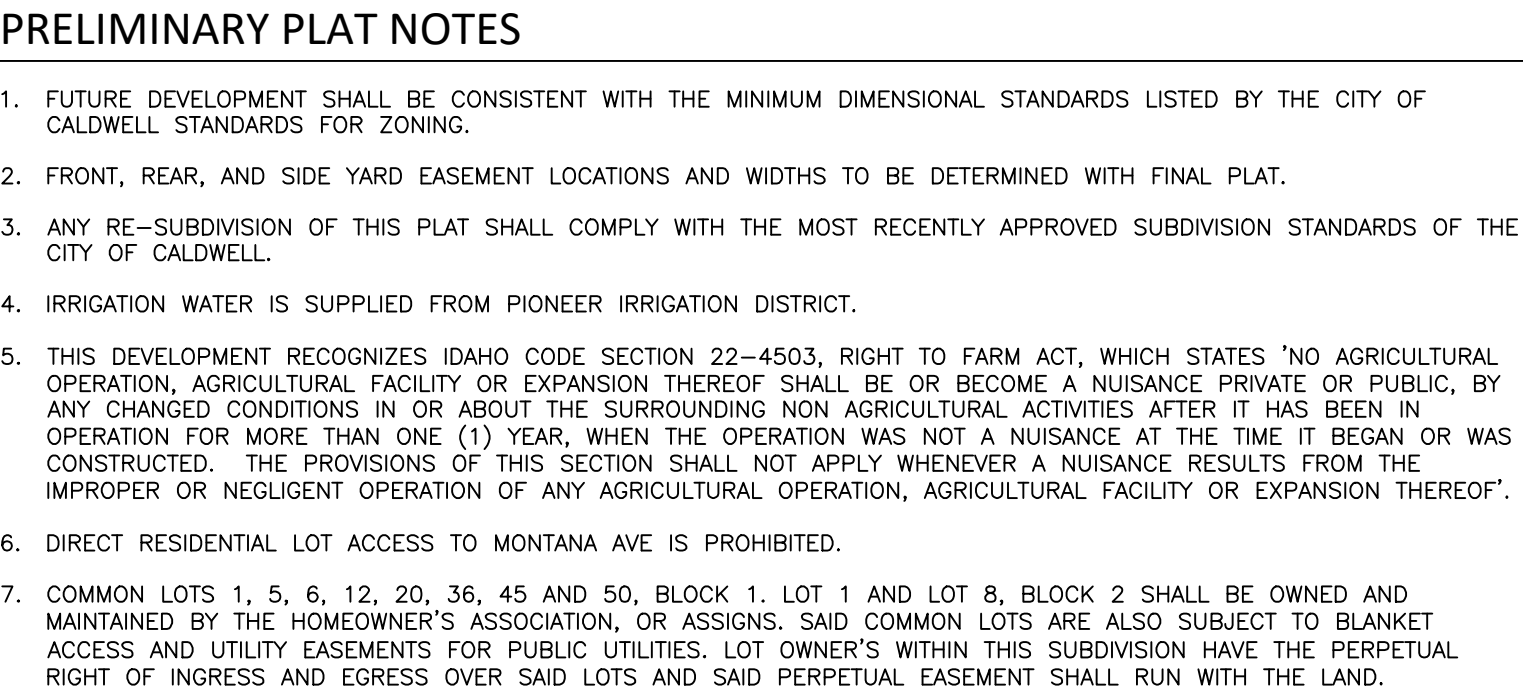
MONTANA RIDGE SUBDIVISION
CALDWELL, ID
EXISTING CONDITIONS

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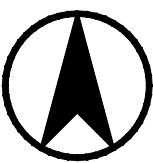
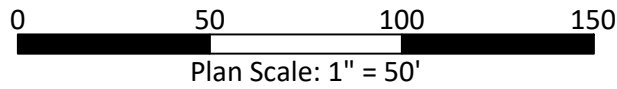
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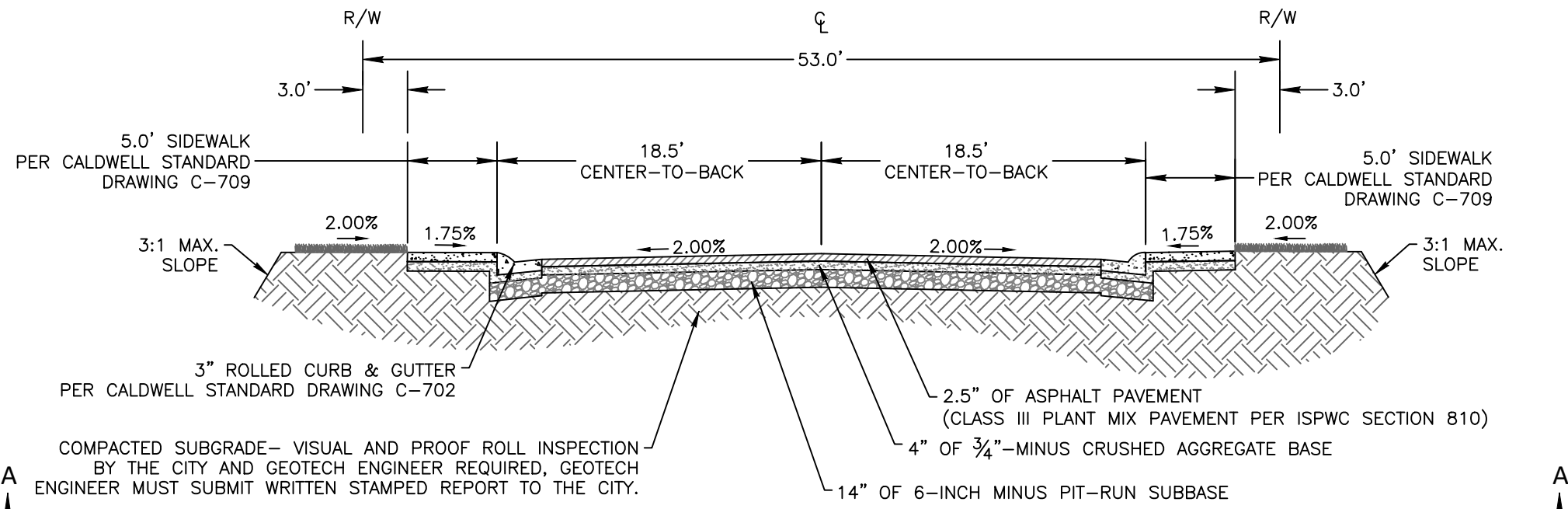
MONTANA RIDGE SUBDIVISION CALDWELL, ID P-PLAT LAYOUT				
REVISIONS			5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmengllp.com DATE: 06/17/26 PROJECT: 25-210 SHEET NO. PP2.0	
NO.	ITEM	DATE		

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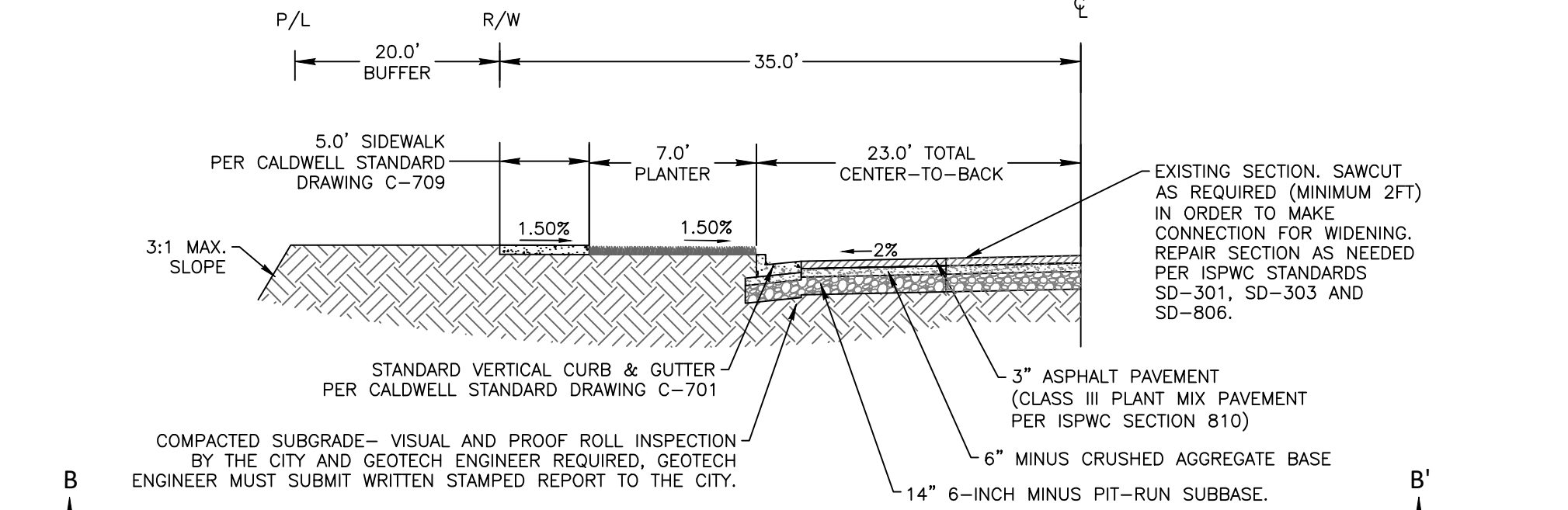


PRELIMINARY ENGINEERING NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY CITY OF CALDWELL. WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTED TO 14" WATER MAIN ON S. MONTANA AVE.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF CALDWELL.
3. WATER, SEWER AND PRESSURE IRRIGATION LINE SIZES AND LOCATIONS ARE PRELIMINARY AND SHALL BE DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
4. ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF CALDWELL REQUIREMENTS.
5. ALL STREETS SHOWN SHALL BE PUBLIC STREETS OWNED AND MAINTAINED BY THE CITY OF CALDWELL. ALL SHOWN COMMON DRIVES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND DESIGNED TO THE CITY OF CALDWELL'S STANDARDS.
6. STORM DRAINAGE FROM THE PRIVATE ALLEYS AND STREETS SHALL BE COLLECTED AND ROUTED TO STORM FACILITIES THAT MEET THE CITY OF CALDWELL'S REQUIREMENTS. THE PRIVATE AND PUBLIC STORM FACILITIES, SIZES, AND LOCATIONS ARE PRELIMINARY AND WILL BE ULTIMATELY DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
7. THE PRESSURE IRRIGATION SYSTEM IS PROPOSED TO BE CONNECTED CITY OF CALDWELL PRESSURE IRRIGATION SYSTEM. THE PRESSURE IRRIGATION SYSTEM SHOWN IS PRELIMINARY AND WILL BE DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
8. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD CALDWELL CONSTRUCTION NOTES: DRAINAGE, SEWER, WATER, AND PRESSURE IRRIGATION.
9. CITY OF CALDWELL SANITARY SEWER AND WATER EASEMENT LOCATIONS SHALL BE DETERMINED DURING THE FINAL PLAT DESIGN PHASE.
10. PUBLIC UTILITIES, PRESSURE IRRIGATION, AND DRAINAGE EASEMENTS SHALL BE DETERMINED DURING THE FINAL PLAT DESIGN PHASE.
11. THE STREETS AND ALLEYS SHALL BE CONSTRUCTED PER THE STREET SECTIONS SHOWN ON THIS SHEET. THE PAVEMENT SECTION THICKNESS SHOWN IS PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
12. PEDESTRIAN CROSSING LOCATIONS ALONG STREETS SHALL BE DETERMINED DURING FINAL DESIGN.
13. FIRE HYDRANTS AND STREET LIGHT LOCATIONS SHALL BE DETERMINED DURING THE FINAL DESIGN PHASE.



TYPICAL SECTION A-A: LOCAL ROAD SECTION
SCALE: NTS



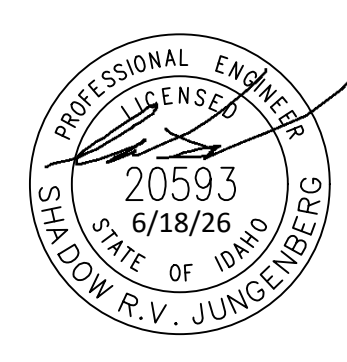
TYPICAL SECTION B-B' MONTANA AVE WIDENING SECTION
SCALE: NTS

KEYNOTES (TYPICAL)

1. PROPOSED STORM DRAIN POND.
2. PROPOSED PRESSURE IRRIGATION CONNECTION. PRESSURE LINE TO BE EXTENDED TO PROPERTY LINE DURING LENITY LIVING CONSTRUCTION. COORDINATION WITH PROPERTY OWNER AND CITY OF CALDWELL IS REQUIRED.
3. PROPOSED SANITARY SEWER CONNECTION. GRAVITY SEWER PIPE TO BE EXTENDED TO PROPERTY LINE DURING LENITY LIVING CONSTRUCTION. COORDINATION WITH PROPERTY OWNER AND CITY OF CALDWELL IS REQUIRED.
4. PROPOSED WATER CONNECTION. CONNECT TO EXISTING 14" WATER MAIN IN S. MONTANA AVE.
5. EXISTING GRAVITY IRRIGATION DELIVERY TO BE PIPED.
6. EXISTING IRRIGATION DRAIN TO BE PIPED.
7. INSTALL NEW DRIVEWAY TO EXISTING HOUSE AND STRUCTURES ON SITE. EXISTING ACCESS OUT TO MONTANA AVE WILL BE CLOSED.
8. EXISTING RESIDENCE TO REMAIN. CITY SEWER SERVICE AND WATER SERVICE TO BE PROVIDED TO EXISTING RESIDENCE. EXISTING WELL AND SEPTIC SERVICING EXISTING RESIDENCE TO BE ABANDONED IN ACCORDANCE WITH THE CITY OF CALDWELL, IDAPA AND DEQ STANDARDS.
9. SECONDARY EMERGENCY ACCESS TO BE PROVIDED TO SITE VIA EXISTING PROPERTY ACCESS TO THE NORTH. COORDINATION WITH PROPERTY OWNER AND CITY OF CALDWELL IS REQUIRED.

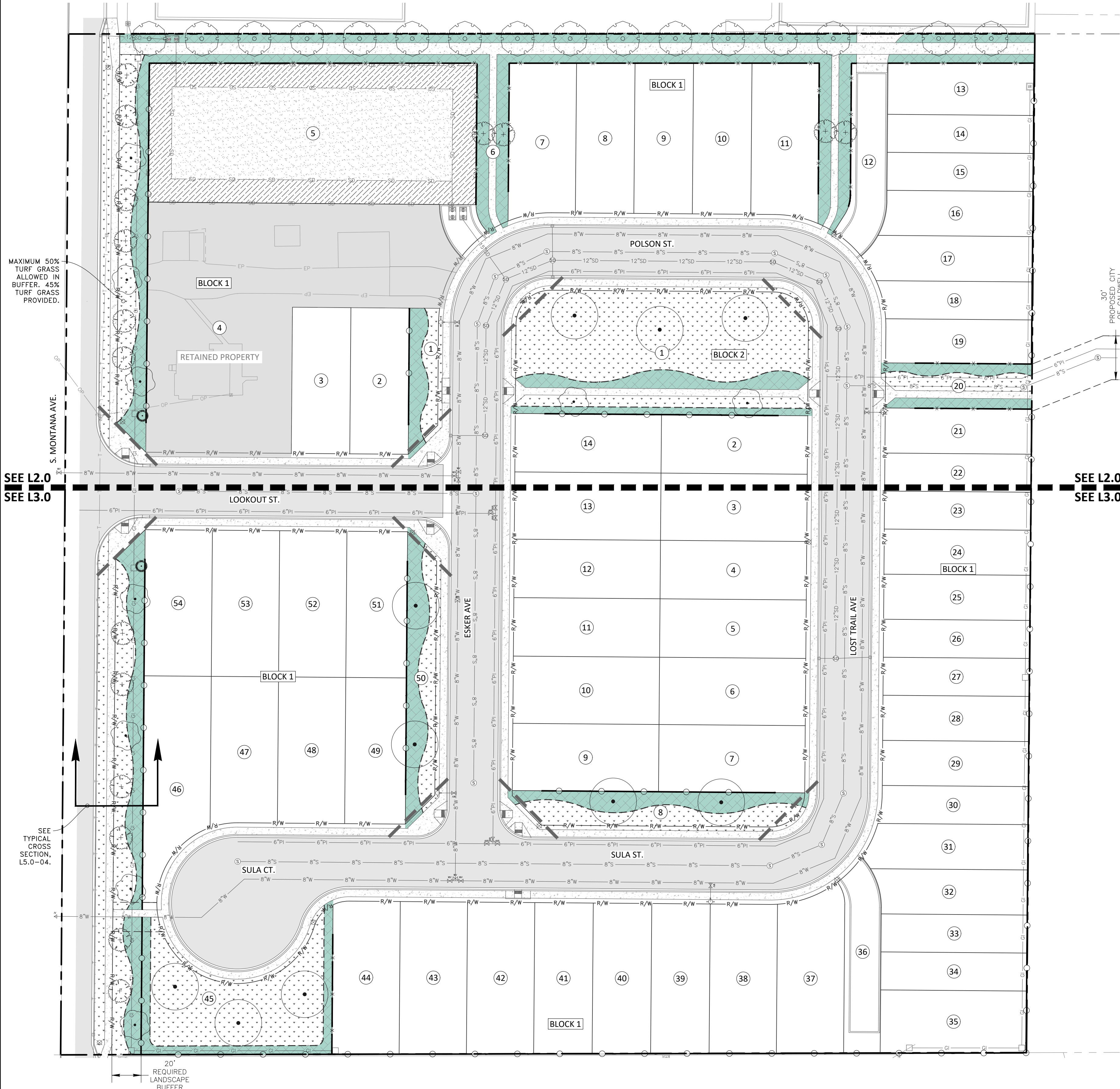
MONTANA RIDGE SUBDIVISION
CALDWELL, ID
P-PLAT ENGINEERING

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DATE: 06/17/26
PROJECT: 25-210
SHEET NO.
PP3.0

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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	CLASS
DECIDUOUS TREES					
	16	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE	2" CAL. B&B	50'X30'	CLASS II
	9	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	30'X25'	CLASS I
	16	GINKGO BILBOA 'PNI 2720' PRINCETON SENTRY GINKGO MALE VARIETY ONLY	2" CAL. B&B	45'X20'	CLASS II
	10	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANESE ZELKOVA	2" CAL. B&B	60' X 40'	CLASS II

EVERGREEN TREES

	2	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL AUSTRIAN PINE	6"-8" B&B	25'X8"	EVERGREEN
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SYMBOL QTY

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
	9,398 SF	TURF SEED	SEED
	39,123 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
	28,363 SF	SHRUBS, PERENNIALS, OR GRASSES. ALL REQUIRED LANDSCAPED AREAS SHALL HAVE A MINIMUM OF 50% COVERAGE. ALL STREET BUFFERS SHALL BE PLANTED AT A MIN. OF 1 SHRUB PER 4 LF.	NONE

BOTANICAL / COMMON NAME

SHRUBS
BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM'
WINTER GEM BOXWOOD
HYDRANGEA PANCULATA 'LITTLE LIME'
LITTLE LIME HYDRANGEA
JUNIPERUS SCOPULORUM 'BLUE ARROW'
BLUE ARROW JUNIPER
JUNIPERUS SQUMATA 'BLUE STAR'
BLUE STAR JUNIPER
PHYSCARPUS OPULIFOLIUS 'SUMMER WINE'
SUMMER WINE NINEBARK
ROSA X 'NEARLY WILD'
NEARLY WILD ROSE
SPIRAEA X BUMALDA 'GOLDMOUND'
GOLD MOUND SPIREA

GRASSES
CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'
FEATHER REED GRASS
FESTUCA GLAUCA 'ELIAH BLUE'
ELIAH BLUE FESCUE
MISCANTHUS SINENSIS 'MORNING LIGHT'
EULALIA GRASS
PENNISSETUM ORIENTALE 'KARLEY ROSE'
KARLEY ROSE FOUNTAIN GRASS

PERENNIALS
PENSTEMON X MEXICALI 'P008S'
RED ROCKS PENSTEMON
RUDBECKIA FULGIDA 'GOLDSTRUM'
GOLDSTRUM BLACK-EYED SUSAN
SALVIA NEMOROSA 'MAY NIGHT'
MAY NIGHT SAGE
SEDUM SPECTABILE 'AUTUMN JOY'
AUTUMN JOY STONECROP

NOTE: ALL SHRUBS TO BE INSTALLED AT A MINIMUM HEIGHT AND WIDTH OF 10-INCHES, PER CITY REQUIREMENT. GRASSES AND PERENNIALS EXCLUDED FROM THIS REQUIREMENT.

FENCE SCHEDULE

	6" HEIGHT VINYL PRIVACY FENCE. SEE L4.0-01.
	6" HEIGHT VINYL LATTICE FENCE. SEE L4.0-02.
	EXISTING FENCE. PRESERVE AND PROTECT.

NOTE:

1. ALL FENCING ALONG INTERIOR LOTS TO BE INSTALLED A MINIMUM OF 20' FROM THE RIGHT OF WAY LINE INTO THE LOT, UNLESS OTHERWISE NOTED.

COMMON LOT CALCULATIONS

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

BLOCK #	LOT #	SQ.FT.	TREES	
			REQ	PRVD
1	1	1803	0	0
1	5	22296	4	0*
1	6	9807	2	4
1	20	3091	1	0*
1	45	13965	3	3
1	50	3600	1	2
2	1	16663	3	5
2	8	4381	1	2
			15	16

TOTAL COMMON LOT TREES

PATHWAY CALCULATIONS

8' COMMUNITY PATHWAY REQUIREMENTS ((1) CLASS I OR CLASS II / 40 LF, (15) SHRUBS / 100 LF)

BLOCK #	LOT #	LF	SHRUBS		TREES	
			REQ	PRVD	REQ	PRVD
1	6	625	94	87	16	16

5' MICRO PATHWAY ((25) SHRUBS / 100 LF)

BLOCK #	LOT #	LF	SHRUBS		TREES	
			REQ	PRVD	REQ	PRVD
1	6	241	60	64	—	—
1	20	94	24	29	—	—
2	1	187	47	47	—	—
					16	16

TOTAL PATHWAY TREES

STREET CALCULATIONS

20' COLLECTOR LANDSCAPE BUFFER: (1) CLASS I TREE / 25 LF OR (1) CLASS II / 35 LF; (1) SHRUB / 4 LF

STREET NAME	BUFFER WIDTH (FT)	LF	# OF DRIVES	LF - DRIVES	SHRUBS		TREES	
					REQ	PRVD	REQ	PRVD
S. MONTANA AVE.	20	698	1	33 LF	175	175	19	21

TOTAL STREET TREES

MITIGATION REQUIREMENTS

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

TOTAL TREES	50	53
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* REQUIRED TREES PROVIDED IN OTHER LOTS DUE TO DRAINAGE FACILITY OR EASEMENT.
NOTE: SHRUB COUNT EXCLUDES ALL PERENNIALS AND GRASSES. IF PERENNIALS AND GRASSES ARE SUBSTITUTED FOR THE REQUIRED SHRUBS, THEY MUST BE PLANTED AT A MIN. 2 GAL. SIZE.

GENERAL LANDSCAPE NOTES

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

GENERAL IRRIGATION NOTES

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

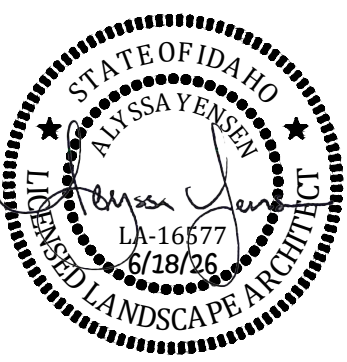
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LANDSCAPE CONSULTANT
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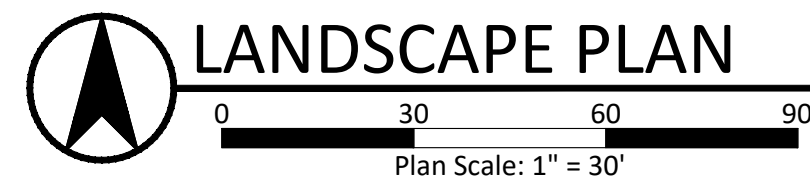
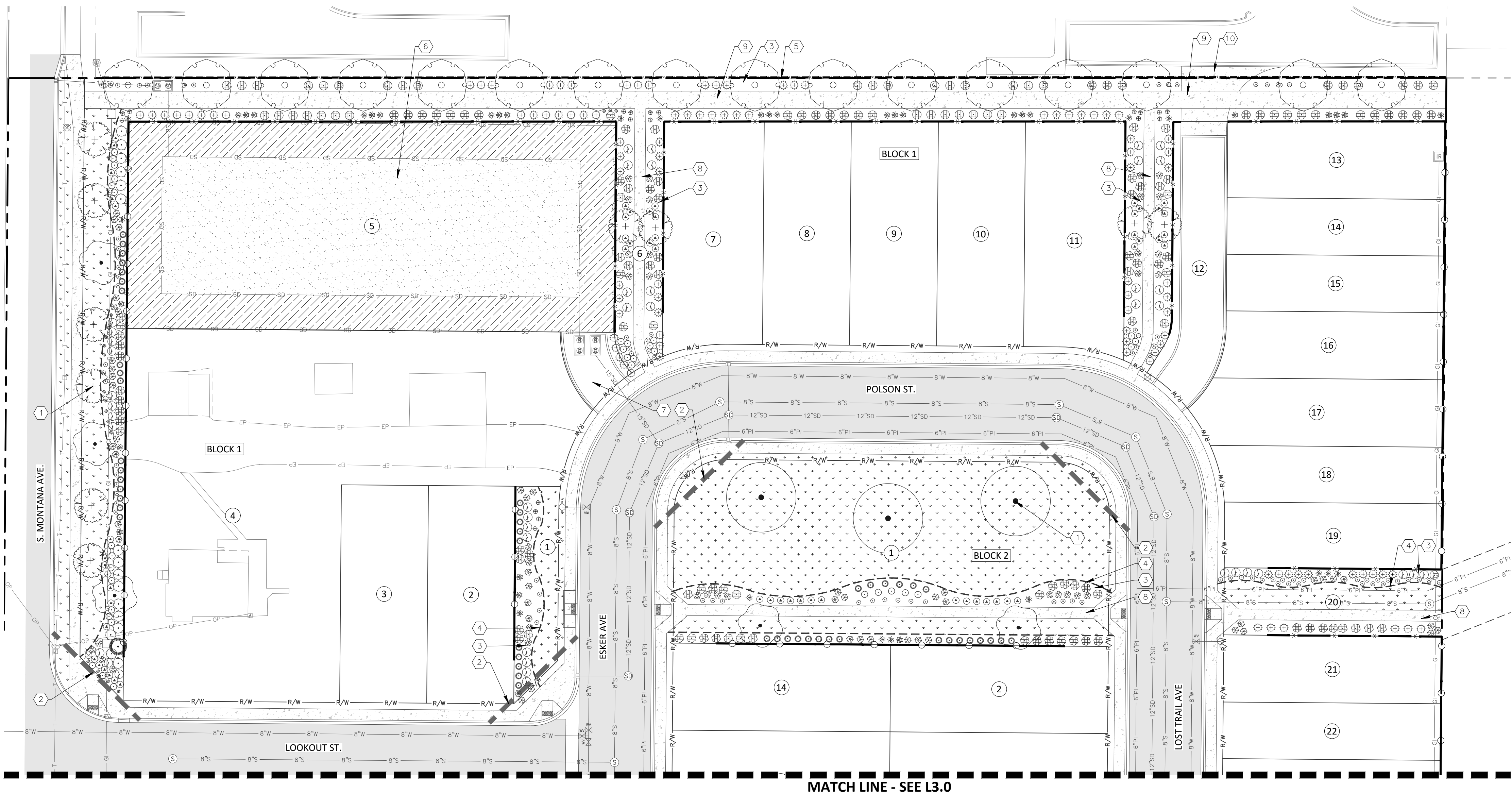
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CALDWELL, ID
LANDSCAPE COVER

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PROJECT: 25-210
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PPL1.0



KEY NOTES (TYPICAL) (1/2)

1. INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE, THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL5.0-03.
5. EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.
6. DRAINAGE FACILITY, TURF SEED AS SHOWN, DO NOT SEED OVER POND. SOD NOT ALLOWED. INSTALL DRAINAGE FACILITY PER CIVIL DETAILS.
7. GRAVEL ACCESS ROAD. SEE CIVIL PLANS.
8. 5' MICRO PATHWAY.
9. 8' COMMUNITY PATHWAY.
10. PROPOSED SECONDARY EMERGENCY ACCESS. SEE CIVIL PLANS.

FENCE SCHEDULE

- 6" HEIGHT VINYL PRIVACY FENCE. SEE L4.0-01.
- 6" HEIGHT VINYL LATTICE FENCE. SEE L4.0-02.
- EXISTING FENCE. PRESERVE AND PROTECT.

NOTE:
1. ALL FENCING ALONG INTERIOR LOTS TO BE INSTALLED A MINIMUM OF 20' FROM THE RIGHT OF WAY LINE INTO THE LOT, UNLESS OTHERWISE NOTED.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
	16	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE	2" CAL. B&B	50'X30'	CLASS II
	9	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	30'X25'	CLASS I
	16	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY® GINKGO MALE VARIETY ONLY	2" CAL. B&B	45'X20'	CLASS II
	10	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANESE ZELKOVA	2" CAL. B&B	60' X 40'	CLASS II
EVERGREEN TREES					
	2	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL AUSTRIAN PINE	6'-8" B&B	25'X8'	EVERGREEN
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	
SHRUBS					
	67	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	2 GAL.	4'X4'	
	104	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA	2 GAL.	4'X4'	
	83	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6'-8" B&B	12'X3'	
	61	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER	2 GAL.	2'X3'	
	42	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK	2 GAL.	5'X5'	
	104	ROSA X 'NEARLY WILD' NEARLY WILD ROSE	2 GAL.	2'X3'	
	92	SPIRAEA X BUMALDA 'GOLDMOUND' GOLD MOUND SPIREA	2 GAL.	2'X4'	
GRASSES					
	89	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.	4'X3'	
	45	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE	1 GAL.	1'X1.5'	
	115	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	1 GAL.	5'X4'	
	59	PENNISETUM ORIENTALE 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	1 GAL.	3'X3'	
PERENNIALS					
	85	PENSTEMON X MEXICALI 'P008S' RED ROCKS® PENSTEMON	1 GAL.	2'-3'	
	63	RUDBECKIA FULGIDA 'GOLDSTRUM' GOLDSTRUM BLACK-EYED SUSAN	1 GAL.	2'X2'	
	68	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	2'X2'	
	55	SEDUM SPECTABILE 'AUTUMN JOY' AUTUMN JOY STONECROP	1 GAL.	2'X2'	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT		
SOD/SEED					
	9,398 SF	TURF SEED	SEED		
	39,123 SF	TURF SOD RHIZOMATOUS	SOD		
		RHIZOMATOUS TALL FESCUE			

NOTE: ALL SHRUBS TO BE INSTALLED AT A MINIMUM HEIGHT AND WIDTH OF 10-INCHES, PER CITY REQUIREMENT. GRASSES AND PERENNIALS EXCLUDED FROM THIS REQUIREMENT.

MONTANA RIDGE SUBDIVISION
CALDWELL, ID
LANDSCAPE PLAN

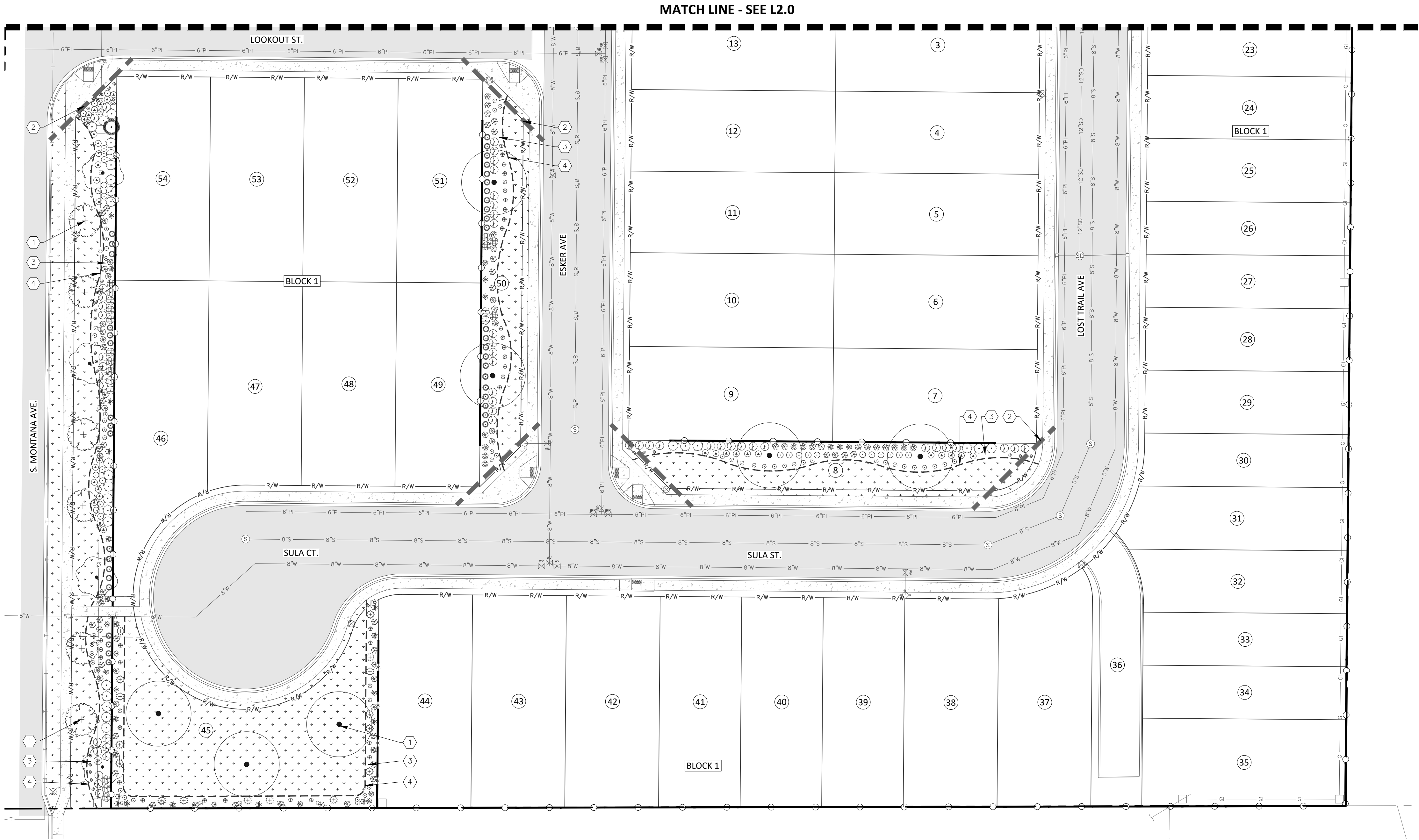
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DATE: 06/17/26
PROJECT: 25-210
SHEET NO.
PPL2.0

PRELIMINARY - NOT FOR CONSTRUCTION



LANDSCAPE PLAN

0 30 60 90
Plan Scale: 1" = 30'

KEY NOTES (TYPICAL)

- INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE, THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL5.0-03.
- EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.
- DRAINAGE FACILITY, TURF SEED AS SHOWN, DO NOT SEED OVER POND. SOD NOT ALLOWED. INSTALL DRAINAGE FACILITY PER CIVIL DETAILS.
- GRAVEL ACCESS ROAD. SEE CIVIL PLANS.
- 5' MICRO PATHWAY.
- 8' COMMUNITY PATHWAY.
- PROPOSED SECONDARY EMERGENCY ACCESS. SEE CIVIL PLANS.

FENCE SCHEDULE

- 6' HEIGHT VINYL PRIVACY FENCE. SEE L4.0-01.
- 6' HEIGHT VINYL LATTICE FENCE. SEE L4.0-02.
- EXISTING FENCE. PRESERVE AND PROTECT.

NOTE:
1. ALL FENCING ALONG INTERIOR LOTS TO BE INSTALLED A MINIMUM OF 20' FROM THE RIGHT OF WAY LINE INTO THE LOT, UNLESS OTHERWISE NOTED.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
	16	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE	2" CAL. B&B	50'X30'	CLASS II
	9	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	30'X25'	CLASS I
	16	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY GINKGO MALE VARIETY ONLY	2" CAL. B&B	45'X20'	CLASS II
	10	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANESE ZELKOVA	2" CAL. B&B	60' X 40'	CLASS II
EVERGREEN TREES					
	2	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL AUSTRIAN PINE	6'-8" B&B	25'X8'	EVERGREEN
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	
SHRUBS					
	67	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM'	2 GAL.	4'X4'	
	104	WINTER GEM BOXWOOD	2 GAL.	4'X4'	
	83	HYDRANGEA PANICULATA 'LITTLE LIME'	2 GAL.	4'X4'	
	61	LITTLE LIME HYDRANGEA	6'-8" B&B	12'X3'	
	42	JUNIPERUS SCOPULORUM 'BLUE ARROW'	2 GAL.	2'X3'	
	104	BLUE STAR JUNIPER	2 GAL.	5'X5'	
	92	JUNIPERUS SQUAMATA 'BLUE STAR'	2 GAL.	2'X3'	
		PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	2 GAL.	2'X4'	
		SUMMER WINE NINEBARK			
		ROSA X 'NEARLY WILD'			
		NEARLY WILD ROSE			
		SPIRAEA X BUMALDA 'GOLDMOUND'			
		GOLD MOUND SPIREA			
GRASSES					
	89	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL.	4'X3'	
	45	FEATHER REED GRASS	1 GAL.	1'X1.5'	
	115	FESTUCA GLAUCA 'ELUAH BLUE'	1 GAL.	5'X4'	
	59	MISCANTHUS SINENSIS 'MORNING LIGHT'	1 GAL.	3'X3'	
		EULALIA GRASS			
		PENNISETUM ORIENTALE 'KARLEY ROSE'			
		KARLEY ROSE FOUNTAIN GRASS			
PERENNIALS					
	85	PENSTEMON X MEXICALI 'P008S'	1 GAL.	2'-3'	
	63	RED ROCKS PENSTEMON	1 GAL.	2'X2'	
	68	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL.	2'X2'	
	55	GOLDSTRUM BLACK-EYED SUSAN	1 GAL.	2'X2'	
		SALVIA NEMOROSA 'MAY NIGHT'			
		SEDUM SPECTABILE 'AUTUMN JOY'			
		AUTUMN JOY STONECROP			
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT		
SOD/SEED					
	9,398 SF	TURF SEED	SEED		
	39,123 SF	TURF SOD RHIZOMATOUS	SOD		
		RHIZOMATOUS TALL FESCUE			

NOTE: ALL SHRUBS TO BE INSTALLED AT A MINIMUM HEIGHT AND WIDTH OF 10-INCHES, PER CITY REQUIREMENT. GRASSES AND PERENNIALS EXCLUDED FROM THIS REQUIREMENT.

**MONTANA RIDGE SUBDIVISION
CALDWELL, ID
LANDSCAPE PLAN**

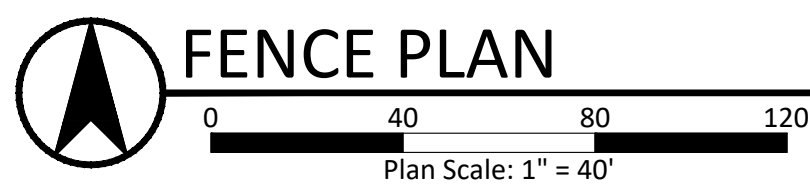
REVISIONS		
NO.	ITEM	DATE



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

DATE: 06/17/26
PROJECT: 25-210
SHEET NO. PPL3.0

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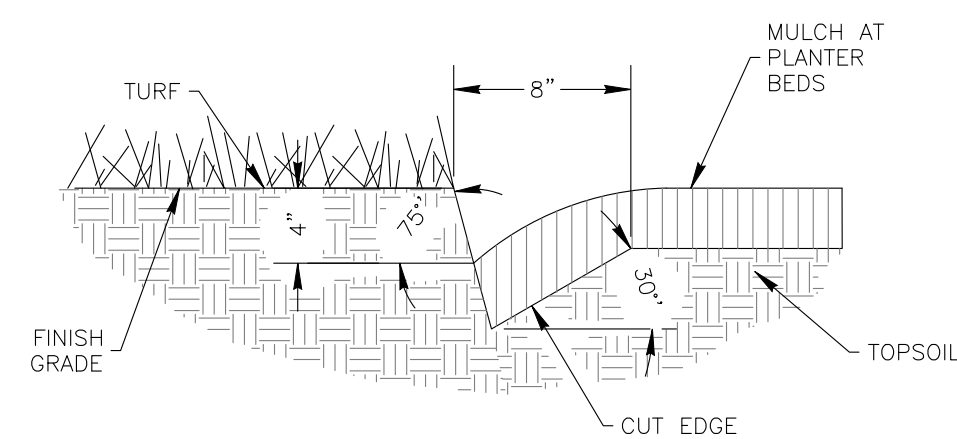


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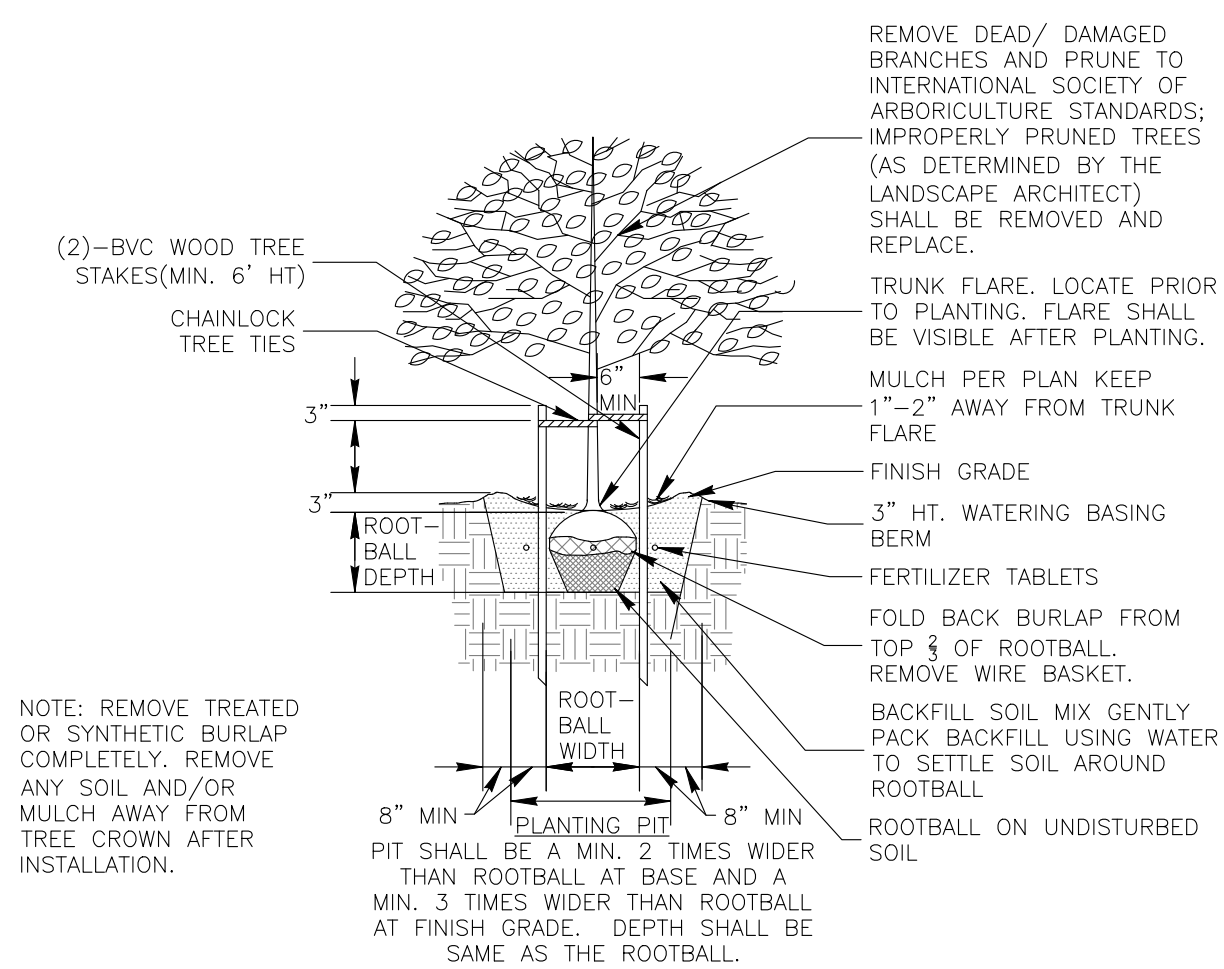
1. ALL FENCING ALONG INTERIOR LOTS TO BE INSTALLED A MINIMUM OF 20' FROM THE RIGHT OF WAY LINE INTO THE LOT, UNLESS OTHERWISE NOTED.

[illegible]

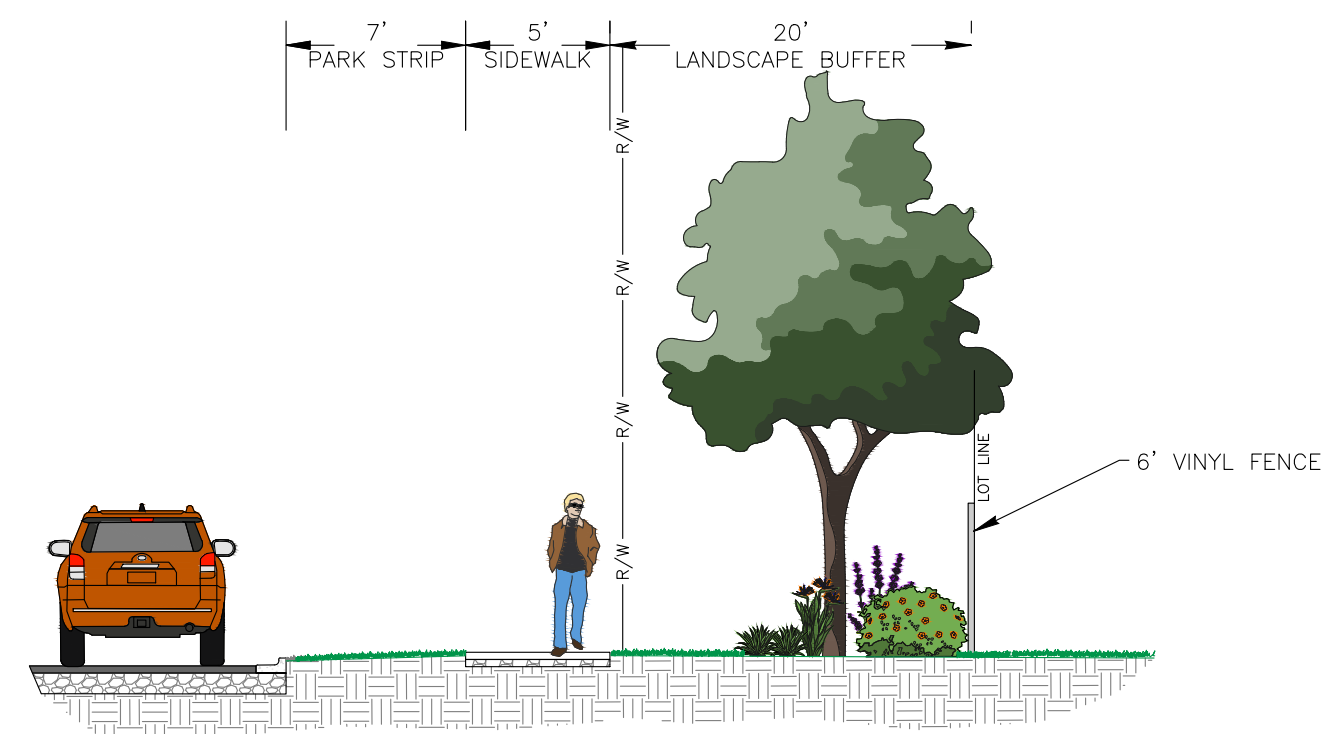
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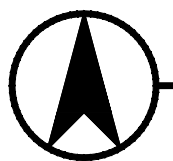
04 DECIDUOUS TREE PLANTING AND STAKING DETAIL



05 S MONTANA AVE SECTION

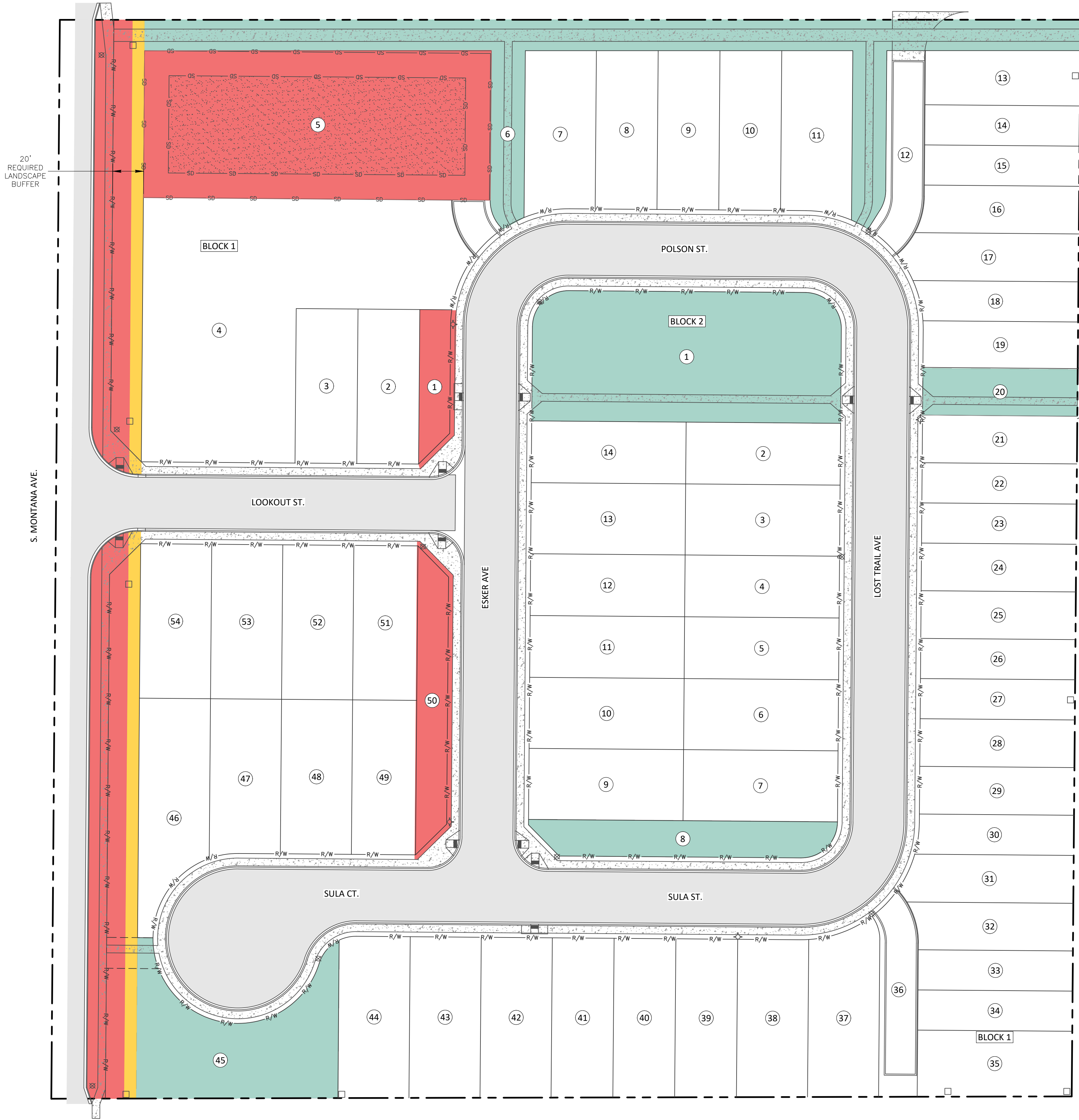
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P:\25-110\LANDSCAPE\CD\EXHIBITS\25-110 S. MONTANA AVE RETAINED PROPERTY OPEN SPACE EXHIBIT.DWG, GRACE BROUSARD, 6/18/2026, DWG TO PDF P13, ---



OPEN SPACE EXHIBIT

Plan Scale: 1" = 40'



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

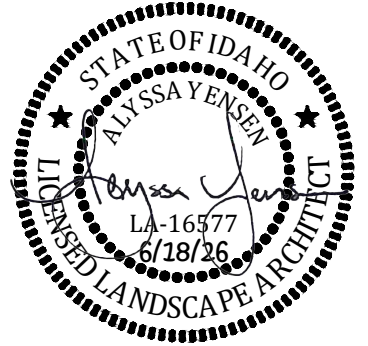
- COMMUNITY GARDENS
 - PONDS OR WATER FEATURES
 - PLAZAS
 - ADDITIONS TO A PUBLIC PARK OR OTHER PUBLIC OPEN SPACE ARE
 - CLUBHOUSE, FITNESS FACILITIES, ENCLOSED BIKE STORAGE, PICNIC AREAS, SWIMMING POOL, PLAY AREAS, OTHER GENERAL RECREATIONAL/AMENITY FACILITIES
 - BUFFERS BETWEEN DIFFERING LAND USES
 - 50% OF LANDSCAPE BUFFER WITH PATHWAY
 - ALL PATHWAYS AND ASSOCIATED LANDSCAPING (IF CONSTRUCTED TO MINIMUM CITY STANDARDS)
 - STORMWATER RETENTION/DETENTION AREAS (SEE CODE FOR MORE DETAILS)
-
- NOT STREET RIGHT-OF-WAY AREAS, AREAS DEDICATED FOR FUTURE RIGHT-OF-WAY PURPOSES, OR ISLANDS/MEDIANS/ROUNDBOUTS IN THE RIGHT-OF-WAY
 - NOT IRREGULARLY SHAPED, DISCONNECTED, OR ISOLATED LANDSCAPE AREAS THAT ARE LESS THAN 30' WIDE AT ANY DIMENSIONAL POINT
 - NOT RIPARIAN, WETLAND, AND WILDLIFE AREAS (AS DETERMINED BY THE APPROPRIATE JURISDICTIONAL AGENCY); FLOODWAY AREAS; OR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS

OPEN SPACE LEGEND

	NON QUALIFIED OPEN SPACE
	QUALIFIED OPEN SPACE
	QUALIFIED OPEN SPACE - LANDSCAPE BUFFERS

OPEN SPACE DATA

SITE DATA AND CALCULATIONS		ACREAGE	% OF SITE
TOTAL SITE AREA		±10.58 AC.	100%
CALCULATION TOTALS		ACREAGE	% OF SITE
REQUIRED: QUALIFIED OPEN SPACE		±1.06 AC.	10%
PROVIDED: QUALIFIED OPEN SPACE		±1.26 AC.	11.91%



REVISIONS		DATE
NO.	ITEM	

MONTANA RIDGE SUBDIVISION
CALDWELL, ID
OPEN SPACE EXHIBIT



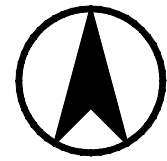
DESIGN BY:	GKB
DRAWN BY:	GKB
CHECKED BY:	AY
DATE:	06/17/26
PROJECT:	25-210

SHEET NO.

EX1.0

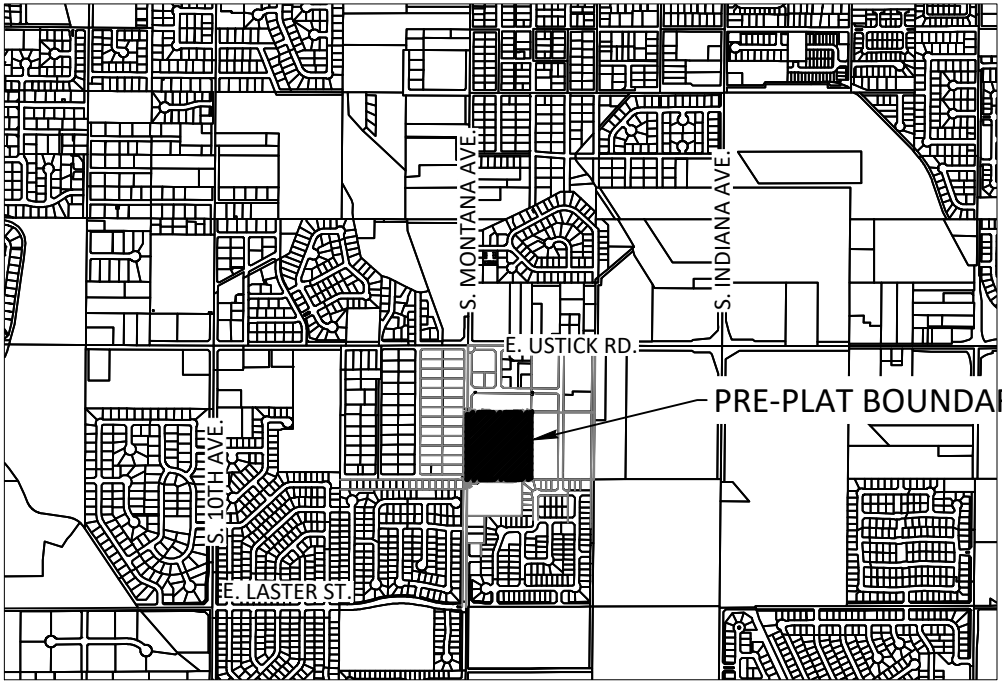
PRELIMINARY PLAT SHOWING
MONTANA RIDGE SUBDIVISION

SITUATED IN THE SOUTHWEST 1/4 SECTION 3, TOWNSHIP 3
NORTH, RANGE 3 WEST, CALDWELL, CANYON COUNTY, IDAHO
2026



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

VICINITY MAP : 1" = 2,000'



PRELIMINARY PLAT DATA

TOTAL SITE DATA	
TOTAL SITE AREA	10.58 ACRES
CURRENT ZONING	COUNTY
PROPOSED ZONING	R-2
COMPREHENSIVE PLAN DESIGNATION	NEIGHBORHOOD 2
R-2 PROPOSED RESIDENTIAL LOTS:	57
EXISTING RESIDENCE LOT:	1
COMMON LOTS - LANDSCAPE	8
COMMON LOTS - SHARED DRIVEWAY	2
TOTAL LOTS	68
LOT DATA:	
BUILDABLE LOT AREA	5,064 ACRES
EXISTING RESIDENCE AREA	0,562 ACRES
COMMON LOT AREA	2,212 ACRES
RIGHT-OF-WAY AREA	2,742 ACRES
TOTAL AREA	10.58 ACRES
DENSITY DATA:	
GROSS DENSITY	5,387 UNITS/ACRE
NET DENSITY	11,255 UNITS/ACRE
AVERAGE LOT SIZE	3,870 SF
MINIMUM LOT SIZE	2,602 SF

Sheet Index

Sheet Number	Sheet Title
PP1.0	COVER
PP1.1	EXISTING CONDITIONS
PP2.0	P-PLAT LAYOUT
PP3.0	P-PLAT ENGINEERING
L1.0	LANDSCAPE COVER
EX1.0	OPEN SPACE EXHIBIT

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD83) DATUM.

LEGEND

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

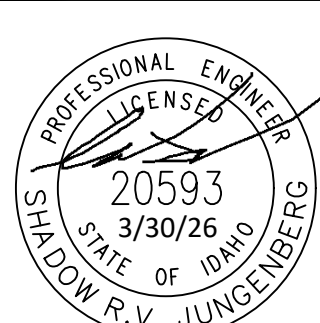
ENGINEER/SURVEYOR/LANDSCAPE
KM ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
CONTACT: SHADOW JUNGENSEN, P.E.
EMAIL: sjungenberg@kmenllp.com

DEVELOPER/OWNER
CBH HOMES
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
PHONE: (208) 288-5560
CONTACT: KATIE MILLER
EMAIL: katiem@cbhhomes.com

MONTANA RIDGE SUBDIVISION
CALDWELL, ID
COVER

REVISIONS

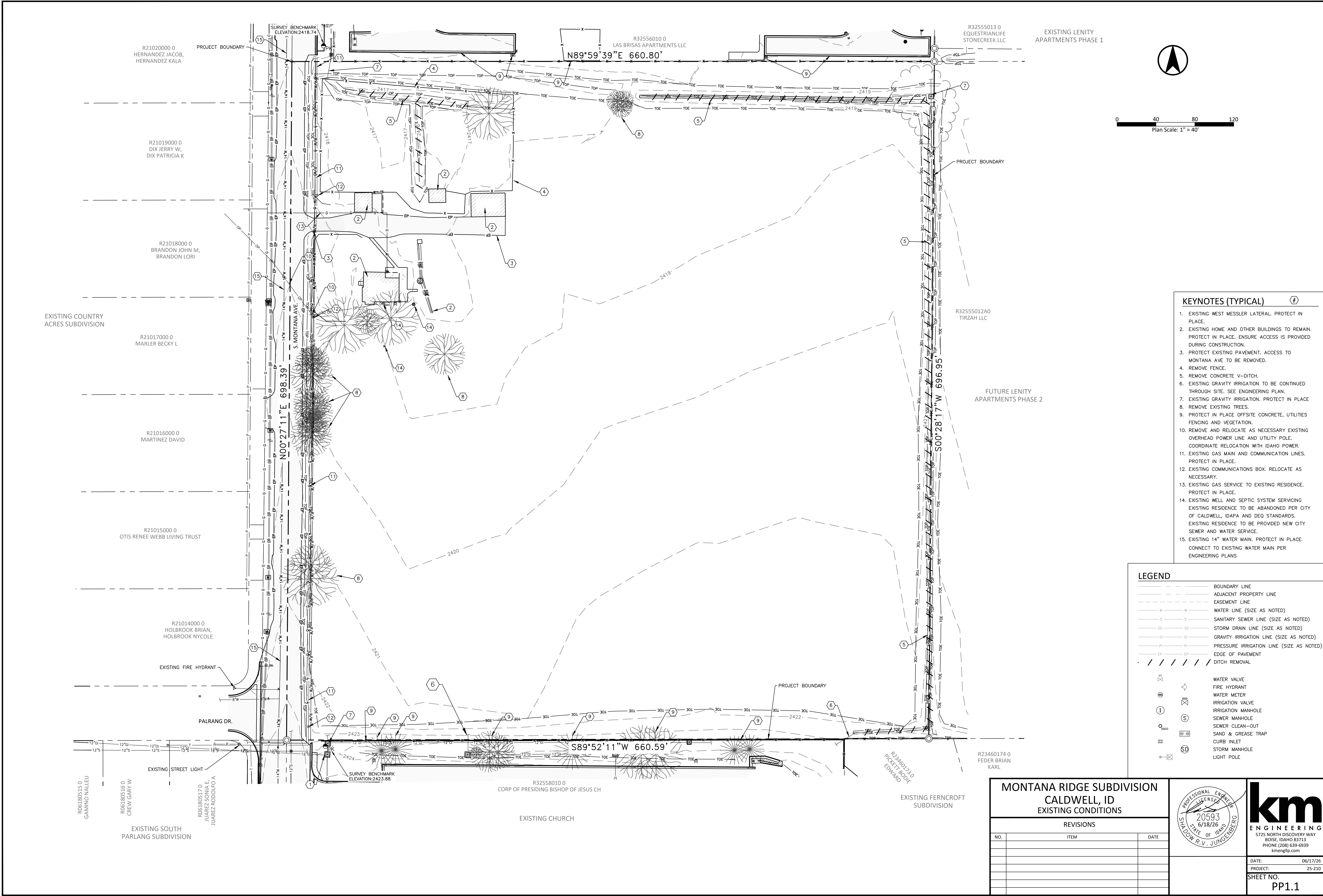
NO.	ITEM	DATE



DATE: 06/17/26
PROJECT: 25-210
SHEET NO.
PP1.0

PRELIMINARY - NOT FOR CONSTRUCTION

P:\25-110\CONV\CAO\ENTITLEMENT PLANS\25-210 P&AT EXISTING CONDITIONS.DWG, SHADOW, 7/1/2026, BOIE - R24UB.PC3, 2406 L [DPT]



KEYNOTES (TYPICAL)

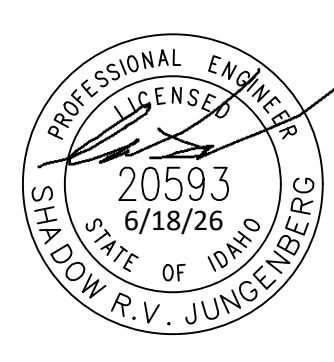
- EXISTING WEST MESSLER LATERAL. PROTECT IN PLACE.
- EXISTING HOME AND OTHER BUILDINGS TO REMAIN. PROTECT IN PLACE. ENSURE ACCESS IS PROVIDED DURING CONSTRUCTION.
- PROTECT EXISTING PAVEMENT. ACCESS TO MONTANA AVE TO BE REMOVED.
- REMOVE FENCE.
- REMOVE CONCRETE V-DITCH.
- EXISTING GRAVITY IRRIGATION TO BE CONTINUED THROUGH SITE. SEE ENGINEERING PLAN.
- EXISTING GRAVITY IRRIGATION. PROTECT IN PLACE.
- REMOVE EXISTING TREES.
- PROTECT IN PLACE OFFSITE CONCRETE, UTILITIES FENCING AND VEGETATION.
- REMOVE AND RELOCATE AS NECESSARY EXISTING OVERHEAD POWER LINE AND UTILITY POLE. COORDINATE RELOCATION WITH IDAHO POWER.
- EXISTING GAS MAIN AND COMMUNICATION LINES. PROTECT IN PLACE.
- EXISTING COMMUNICATIONS BOX. RELOCATE AS NECESSARY.
- EXISTING GAS SERVICE TO EXISTING RESIDENCE. PROTECT IN PLACE.
- EXISTING WELL AND SEPTIC SYSTEM SERVICING EXISTING RESIDENCE TO BE ABANDONED PER CITY OF CALDWELL, IDAPA AND DEQ STANDARDS. EXISTING RESIDENCE TO BE PROVIDED NEW CITY SEWER AND WATER SERVICE.
- EXISTING 14" WATER MAIN. PROTECT IN PLACE. CONNECT TO EXISTING WATER MAIN PER ENGINEERING PLANS

LEGEND

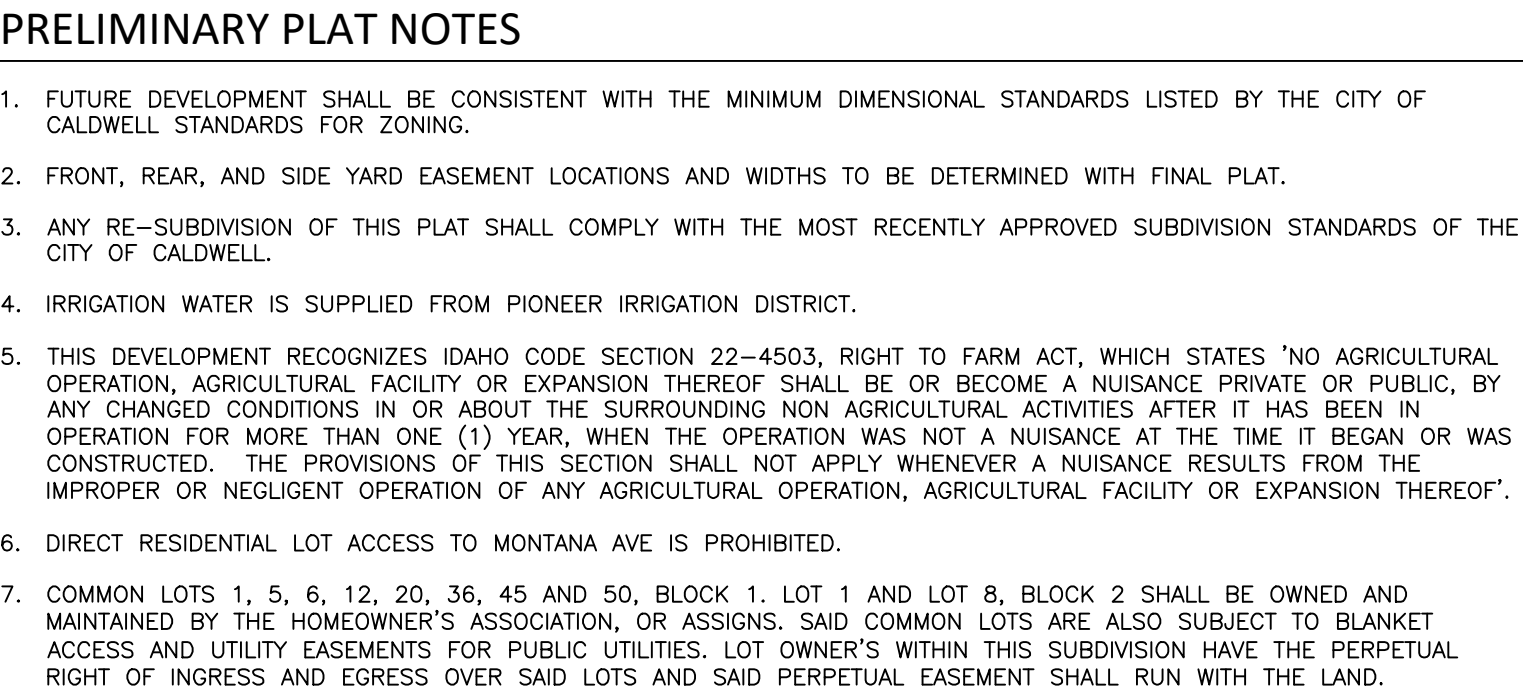
- | | |
|-----------|--|
| --- | BOUNDARY LINE |
| --- | ADJACENT PROPERTY LINE |
| --- | EASEMENT LINE |
| W | WATER LINE (SIZE AS NOTED) |
| S | SANITARY SEWER LINE (SIZE AS NOTED) |
| SD | STORM DRAIN LINE (SIZE AS NOTED) |
| GI | GRAVITY IRRIGATION LINE (SIZE AS NOTED) |
| PI | PRESSURE IRRIGATION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

MONTANA RIDGE SUBDIVISION
CALDWELL, ID
EXISTING CONDITIONS

REVISIONS		
NO.	ITEM	DATE



DATE: 06/17/26
PROJECT: 25-210
SHEET NO.
PP.1



MONTANA RIDGE SUBDIVISION

CALDWELL, ID

P-PLAT LAYOUT





REVISIONS

NO.	ITEM	DATE

ENGINEERING

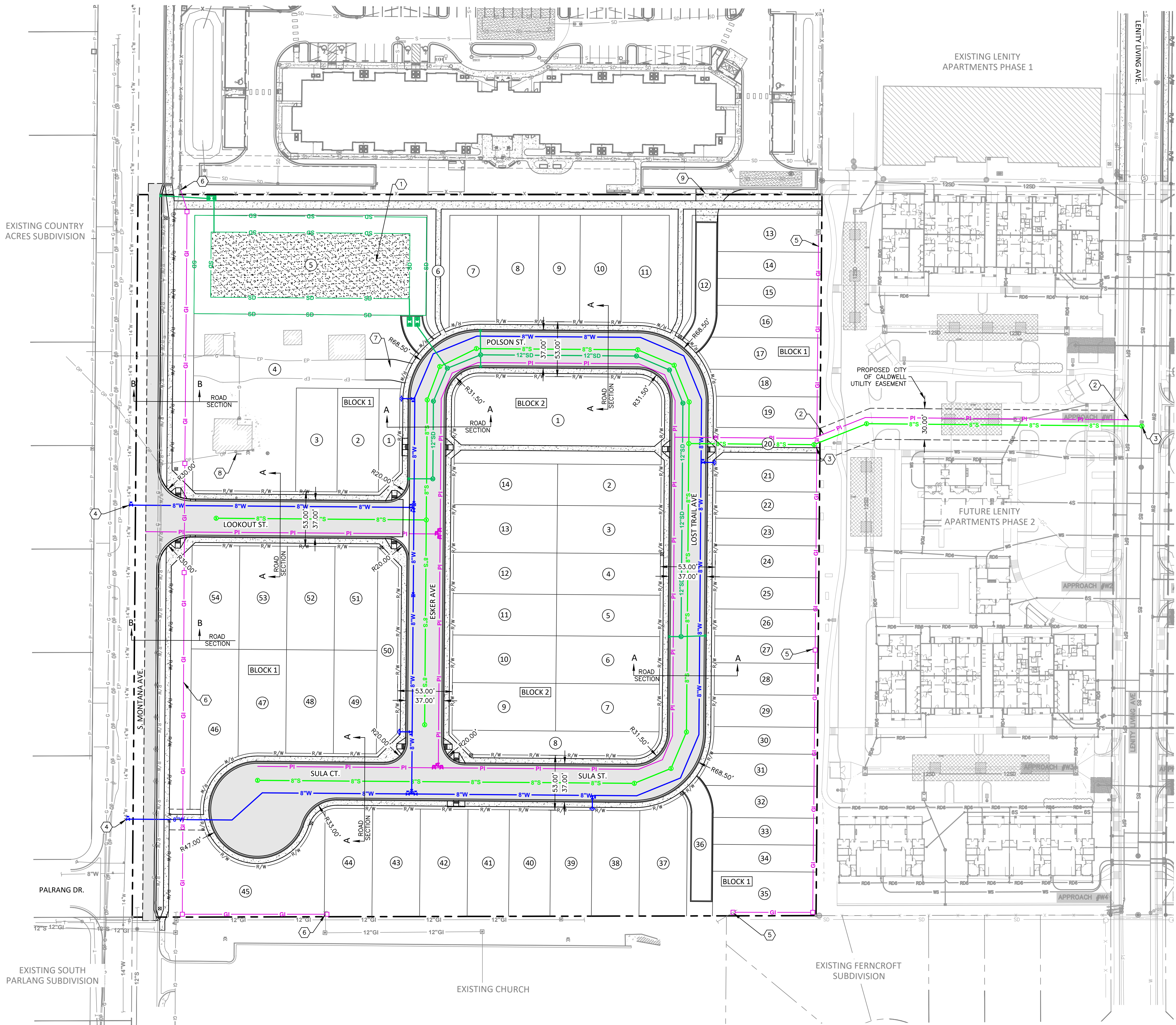
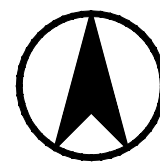
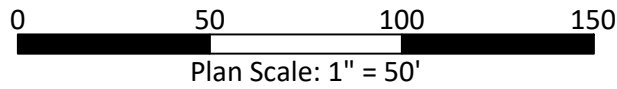
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

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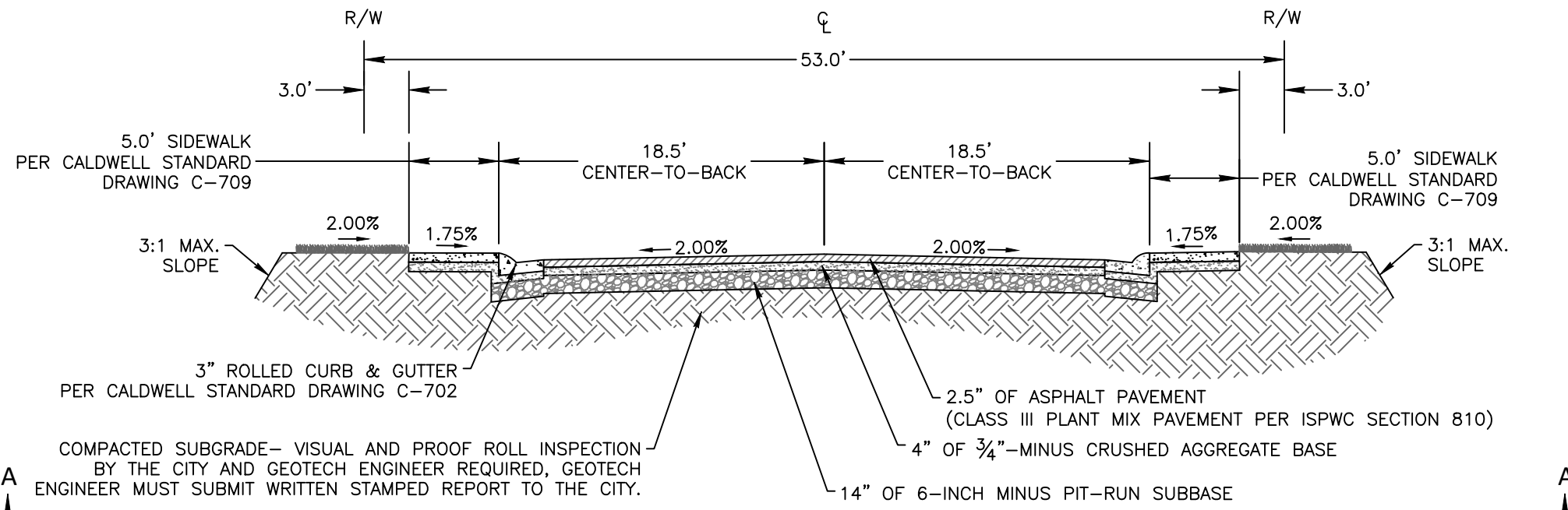
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PRELIMINARY - NOT FOR CONSTRUCTION

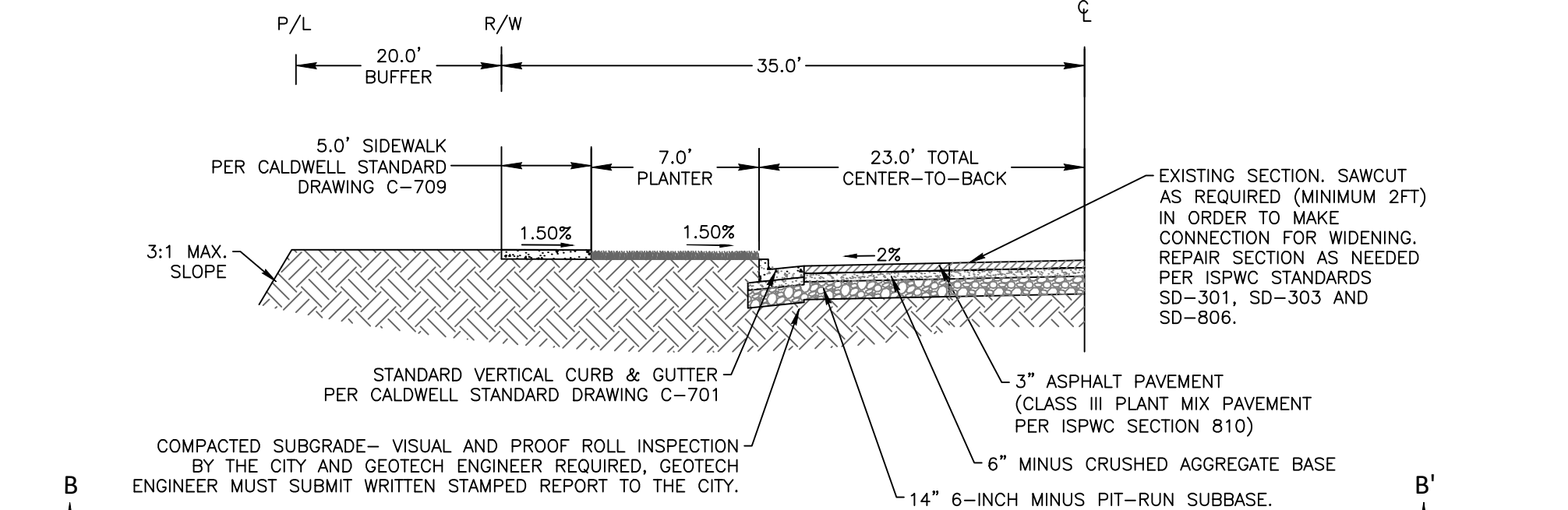


PRELIMINARY ENGINEERING NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY CITY OF CALDWELL. WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTED TO 14" WATER MAIN ON S. MONTANA AVE.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF CALDWELL.
3. WATER, SEWER AND PRESSURE IRRIGATION LINE SIZES AND LOCATIONS ARE PRELIMINARY AND SHALL BE DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
4. ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF CALDWELL REQUIREMENTS.
5. ALL STREETS SHOWN SHALL BE PUBLIC STREETS OWNED AND MAINTAINED BY THE CITY OF CALDWELL. ALL SHOWN COMMON DRIVES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND DESIGNED TO THE CITY OF CALDWELL'S STANDARDS.
6. STORM DRAINAGE FROM THE PRIVATE ALLEYS AND STREETS SHALL BE COLLECTED AND ROUTED TO STORM FACILITIES THAT MEET THE CITY OF CALDWELL'S REQUIREMENTS. THE PRIVATE AND PUBLIC STORM FACILITIES, SIZES, AND LOCATIONS ARE PRELIMINARY AND WILL BE ULTIMATELY DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
7. THE PRESSURE IRRIGATION SYSTEM IS PROPOSED TO BE CONNECTED CITY OF CALDWELL PRESSURE IRRIGATION SYSTEM. THE PRESSURE IRRIGATION SYSTEM SHOWN IS PRELIMINARY AND WILL BE DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
8. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD CALDWELL CONSTRUCTION NOTES: DRAINAGE, SEWER, WATER, AND PRESSURE IRRIGATION.
9. CITY OF CALDWELL SANITARY SEWER AND WATER EASEMENT LOCATIONS SHALL BE DETERMINED DURING THE FINAL PLAT DESIGN PHASE.
10. PUBLIC UTILITIES, PRESSURE IRRIGATION, AND DRAINAGE EASEMENTS SHALL BE DETERMINED DURING THE FINAL PLAT DESIGN PHASE.
11. THE STREETS AND ALLEYS SHALL BE CONSTRUCTED PER THE STREET SECTIONS SHOWN ON THIS SHEET. THE PAVEMENT SECTION THICKNESS SHOWN IS PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
12. PEDESTRIAN CROSSING LOCATIONS ALONG STREETS SHALL BE DETERMINED DURING FINAL DESIGN.
13. FIRE HYDRANTS AND STREET LIGHT LOCATIONS SHALL BE DETERMINED DURING THE FINAL DESIGN PHASE.



TYPICAL SECTION A-A: LOCAL ROAD SECTION
SCALE: NTS



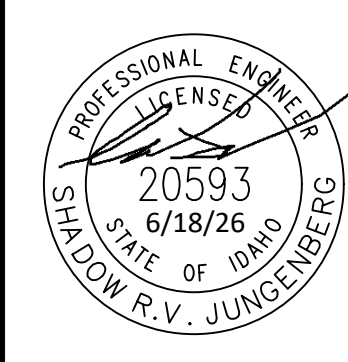
TYPICAL SECTION B-B' MONTANA AVE WIDENING SECTION
SCALE: NTS

KEYNOTES (TYPICAL)

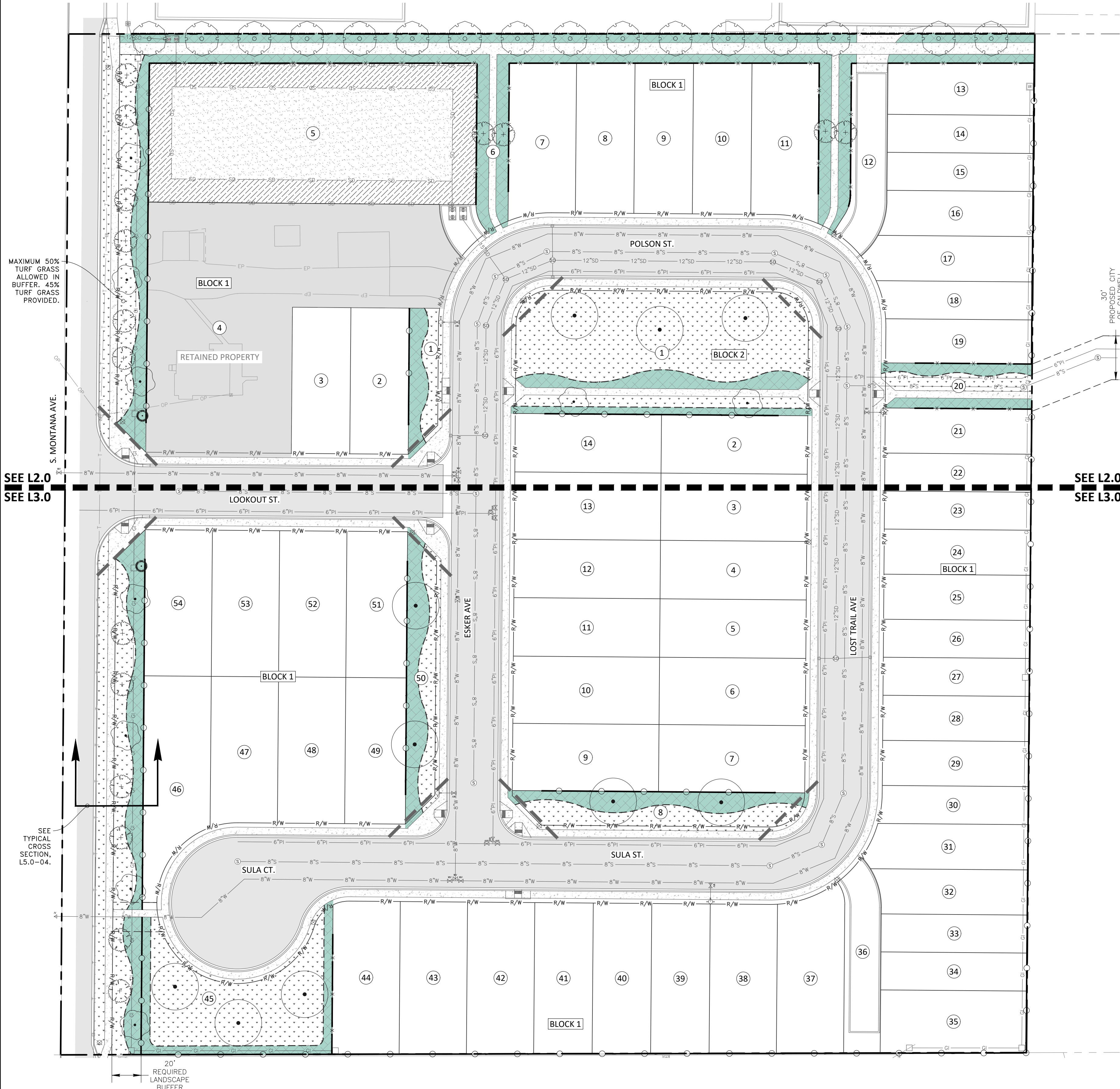
1. PROPOSED STORM DRAIN POND.
2. PROPOSED PRESSURE IRRIGATION CONNECTION. PRESSURE LINE TO BE EXTENDED TO PROPERTY LINE DURING LENITY LIVING CONSTRUCTION. COORDINATION WITH PROPERTY OWNER AND CITY OF CALDWELL IS REQUIRED.
3. PROPOSED SANITARY SEWER CONNECTION. GRAVITY SEWER PIPE TO BE EXTENDED TO PROPERTY LINE DURING LENITY LIVING CONSTRUCTION. COORDINATION WITH PROPERTY OWNER AND CITY OF CALDWELL IS REQUIRED.
4. PROPOSED WATER CONNECTION. CONNECT TO EXISTING 14" WATER MAIN IN S. MONTANA AVE.
5. EXISTING GRAVITY IRRIGATION DELIVERY TO BE PIPED.
6. EXISTING IRRIGATION DRAIN TO BE PIPED.
7. INSTALL NEW DRIVEWAY TO EXISTING HOUSE AND STRUCTURES ON SITE. EXISTING ACCESS OUT TO MONTANA AVE WILL BE CLOSED.
8. EXISTING RESIDENCE TO REMAIN. CITY SEWER SERVICE AND WATER SERVICE TO BE PROVIDED TO EXISTING RESIDENCE. EXISTING WELL AND SEPTIC SERVICING EXISTING RESIDENCE TO BE ABANDONED IN ACCORDANCE WITH THE CITY OF CALDWELL, IDAPA AND DEQ STANDARDS.
9. SECONDARY EMERGENCY ACCESS TO BE PROVIDED TO SITE VIA EXISTING PROPERTY ACCESS TO THE NORTH. COORDINATION WITH PROPERTY OWNER AND CITY OF CALDWELL IS REQUIRED.

MONTANA RIDGE SUBDIVISION
CALDWELL, ID
P-PLAT ENGINEERING

REVISIONS		
NO.	ITEM	DATE



DATE: 06/17/26
PROJECT: 25-210
SHEET NO.
PP3.0



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	CLASS
DECIDUOUS TREES					
	16	ACER X FREEMANII 'JEFFSRED'	2" CAL. B&B	50'X30'	CLASS II
	9	CERCIS CANADENSIS	2" CAL. B&B	30'X25'	CLASS I
	16	GINKGO BILOBA 'PNI 2720'	2" CAL. B&B	45'X20'	CLASS II
	10	ZELKOVA SERRATA 'VILLAGE GREEN'	2" CAL. B&B	60' X 40'	CLASS II

EVERGREEN TREES

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
	2	PINUS NIGRA 'ARNOLD SENTINEL'	6"-8" B&B

SOD/SEED

	9,398 SF	TURF SEED	SEED
	39,123 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
	28,363 SF	SHRUBS, PERENNIALS, OR GRASSES. ALL REQUIRED LANDSCAPED AREAS SHALL HAVE A MINIMUM OF 50% COVERAGE. ALL STREET BUFFERS SHALL BE PLANTED AT A MIN. OF 1 SHRUB PER 4 LF.	NONE

BOTANICAL / COMMON NAME

SHRUBS
BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM'
WINTER GEM BOXWOOD
HYDRANGEA PANCULATA 'LITTLE LIME'
LITTLE LIME HYDRANGEA
JUNIPERUS SCOPULORUM 'BLUE ARROW'
BLUE ARROW JUNIPER
JUNIPERUS SQAMATA 'BLUE STAR'
BLUE STAR JUNIPER
PHYSCARPUS OPULIFOLIUS 'SUMMER WINE'
SUMMER WINE NINEBARK
ROSA X 'NEARLY WILD'
NEARLY WILD ROSE
SPIRAEA X BUMALDA 'GOLDMOUND'
GOLD MOUND SPIREA

GRASSES
CALAMAGOSTIS X ACUTIFLORA 'KARL FOERSTER'
FEATHER REED GRASS
FESTUCA GLAUCA 'ELIAH BLUE'
ELIAH BLUE FESCUE
MISCANTHUS SINENSIS 'MORNING LIGHT'
EULALIA GRASS
PENNISETUM ORIENTALE 'KARLEY ROSE'
KARLEY ROSE FOUNTAIN GRASS

PERENNIALS
PENSTEMON X MEXICALI 'P008S'
RED ROCKS®PENSTEMON
RUDBECKIA FULGIDA 'GOLDSTRUM'
GOLDSTRUM BLACK-EYED SUSAN
SALVIA NEMOROSA 'MAY NIGHT'
MAY NIGHT SAGE
SEDUM SPECTABILE 'AUTUMN JOY'
AUTUMN JOY STONECROP

NOTE: ALL SHRUBS TO BE INSTALLED AT A MINIMUM HEIGHT AND WIDTH OF 10-INCHES, PER CITY REQUIREMENT. GRASSES AND PERENNIALS EXCLUDED FROM THIS REQUIREMENT.

FENCE SCHEDULE

	6' HEIGHT VINYL PRIVACY FENCE. SEE L4.0-01.
	6' HEIGHT VINYL LATTICE FENCE. SEE L4.0-02.
	EXISTING FENCE. PRESERVE AND PROTECT.

NOTE:

1. ALL FENCING ALONG INTERIOR LOTS TO BE INSTALLED A MINIMUM OF 20' FROM THE RIGHT OF WAY LINE INTO THE LOT, UNLESS OTHERWISE NOTED.

COMMON LOT CALCULATIONS

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

BLOCK #	LOT #	SQ.FT.	TREES	
			REQ	PRVD
1	1	1803	0	0
1	5	22296	4	0*
1	6	9807	2	4
1	20	3091	1	0*
1	45	13965	3	3
1	50	3600	1	2
2	1	16663	3	5
2	8	4381	1	2
			15	16

TOTAL COMMON LOT TREES

PATHWAY CALCULATIONS

8' COMMUNITY PATHWAY REQUIREMENTS ((1) CLASS I OR CLASS II / 40 LF, (15) SHRUBS / 100 LF)

BLOCK #	LOT #	LF	SHRUBS		TREES	
			REQ	PRVD	REQ	PRVD
1	6	625	94	87	16	16

5' MICRO PATHWAY ((25) SHRUBS / 100 LF)

BLOCK #	LOT #	LF	SHRUBS		TREES	
			REQ	PRVD	REQ	PRVD
1	6	241	60	64	—	—
1	20	94	24	29	—	—
2	1	187	47	47	—	—
					16	16

TOTAL PATHWAY TREES

STREET CALCULATIONS

20' COLLECTOR LANDSCAPE BUFFER: (1) CLASS I TREE / 25 LF OR (1) CLASS II / 35 LF; (1) SHRUB / 4 LF

STREET NAME	BUFFER WIDTH (FT)	LF	# OF DRIVES	LF - DRIVES	SHRUBS		TREES	
					REQ	PRVD	REQ	PRVD
S. MONTANA AVE.	20	698	1	33 LF	175	175	19	21

TOTAL STREET TREES

MITIGATION REQUIREMENTS

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

TOTAL TREES	50	53
-------------	----	----

* REQUIRED TREES PROVIDED IN OTHER LOTS DUE TO DRAINAGE FACILITY OR EASEMENT.
NOTE: SHRUB COUNT EXCLUDES ALL PERENNIALS AND GRASSES. IF PERENNIALS AND GRASSES ARE SUBSTITUTED FOR THE REQUIRED SHRUBS, THEY MUST BE PLANTED AT A MIN. 2 GAL. SIZE.

GENERAL LANDSCAPE NOTES

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

GENERAL IRRIGATION NOTES

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

CONTACT INFORMATION

OWNER
CBH HOMES
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
PHONE: (208) 268-5560
CONTACT: KATIE MILLER
EMAIL: katiem@cbhhomes.com

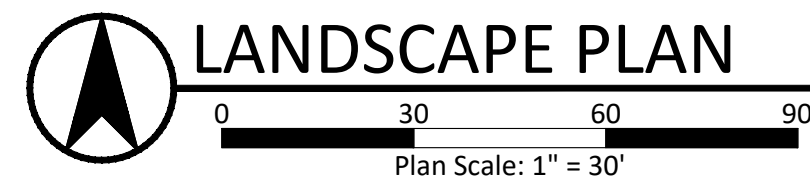
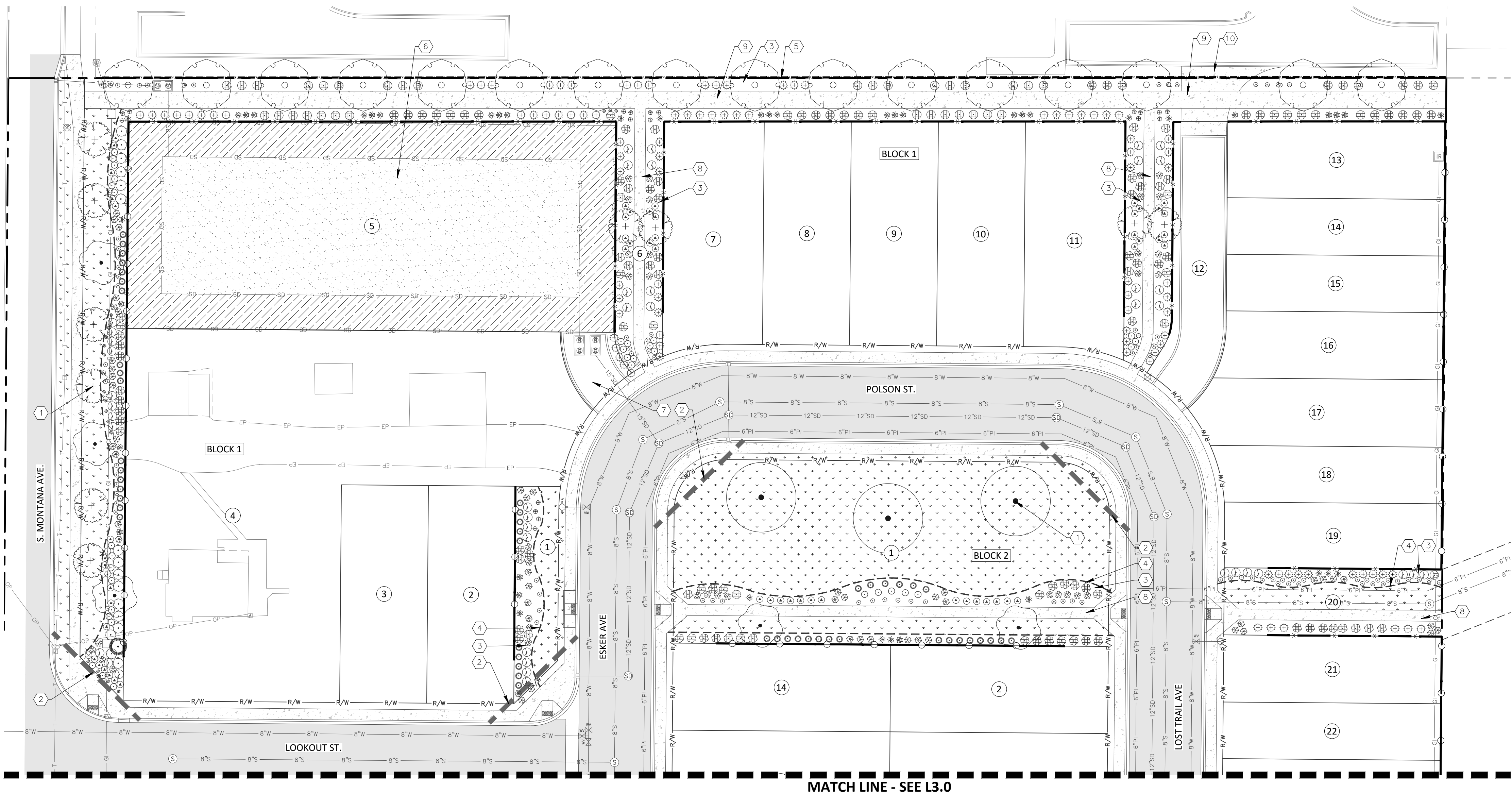
LANDSCAPE CONSULTANT
KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmenllp.com

MONTANA RIDGE SUBDIVISION
CALDWELL, ID
LANDSCAPE COVER

REVISIONS		
NO.	ITEM	DATE



DATE: 06/17/26
PROJECT: 25-210
SHEET NO.
PPL1.0



KEY NOTES (TYPICAL) (1/2)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE, THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL5.0-03.
5. EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.
6. DRAINAGE FACILITY, TURF SEED AS SHOWN, DO NOT SEED OVER POND. SOD NOT ALLOWED. INSTALL DRAINAGE FACILITY PER CIVIL DETAILS.
7. GRAVEL ACCESS ROAD. SEE CIVIL PLANS.
8. 5' MICRO PATHWAY.
9. 8' COMMUNITY PATHWAY.
10. PROPOSED SECONDARY EMERGENCY ACCESS. SEE CIVIL PLANS.

FENCE SCHEDULE

- 6" HEIGHT VINYL PRIVACY FENCE. SEE L4.0-01.
- 6" HEIGHT VINYL LATTICE FENCE. SEE L4.0-02.
- EXISTING FENCE. PRESERVE AND PROTECT.

NOTE:

1. ALL FENCING ALONG INTERIOR LOTS TO BE INSTALLED A MINIMUM OF 20' FROM THE RIGHT OF WAY LINE INTO THE LOT, UNLESS OTHERWISE NOTED.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
	16	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE	2" CAL. B&B	50'X30'	CLASS II
	9	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	30'X25'	CLASS I
	16	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY® GINKGO MALE VARIETY ONLY	2" CAL. B&B	45'X20'	CLASS II
	10	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANESE ZELKOVA	2" CAL. B&B	60' X 40'	CLASS II
EVERGREEN TREES					
	2	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL AUSTRIAN PINE	6'-8" B&B	25'X8'	EVERGREEN
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	
SHRUBS					
	67	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	2 GAL.	4'X4'	
	104	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA	2 GAL.	4'X4'	
	83	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6'-8" B&B	12'X3'	
	61	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER	2 GAL.	2'X3'	
	42	PHYSCARPUS OPULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK	2 GAL.	5'X5'	
	104	ROSA X 'NEARLY WILD' NEARLY WILD ROSE	2 GAL.	2'X3'	
	92	SPIRAEA X BUMALDA 'GOLDMOUND' GOLD MOUND SPIREA	2 GAL.	2'X4'	
GRASSES					
	89	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.	4'X3'	
	45	FESTUCA GLAUCA 'ELUAH BLUE' ELUAH BLUE FESCUE	1 GAL.	1'X1.5'	
	115	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	1 GAL.	5'X4'	
	59	PENNISETUM ORIENTALE 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	1 GAL.	3'X3'	
PERENNIALS					
	85	PENSTEMON X MEXICALI 'P008S' RED ROCKS® PENSTEMON	1 GAL.	2'-3'	
	63	RUDBECKIA FULGIDA 'GOLDSTRUM' GOLDSTRUM BLACK-EYED SUSAN	1 GAL.	2'X2'	
	68	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	2'X2'	
	55	SEDUM SPECTABILE 'AUTUMN JOY' AUTUMN JOY STONECROP	1 GAL.	2'X2'	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT		
SOD/SEED					
	9,398 SF	TURF SEED	SEED		
	39,123 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD		

NOTE: ALL SHRUBS TO BE INSTALLED AT A MINIMUM HEIGHT AND WIDTH OF 10-INCHES, PER CITY REQUIREMENT. GRASSES AND PERENNIALS EXCLUDED FROM THIS REQUIREMENT.

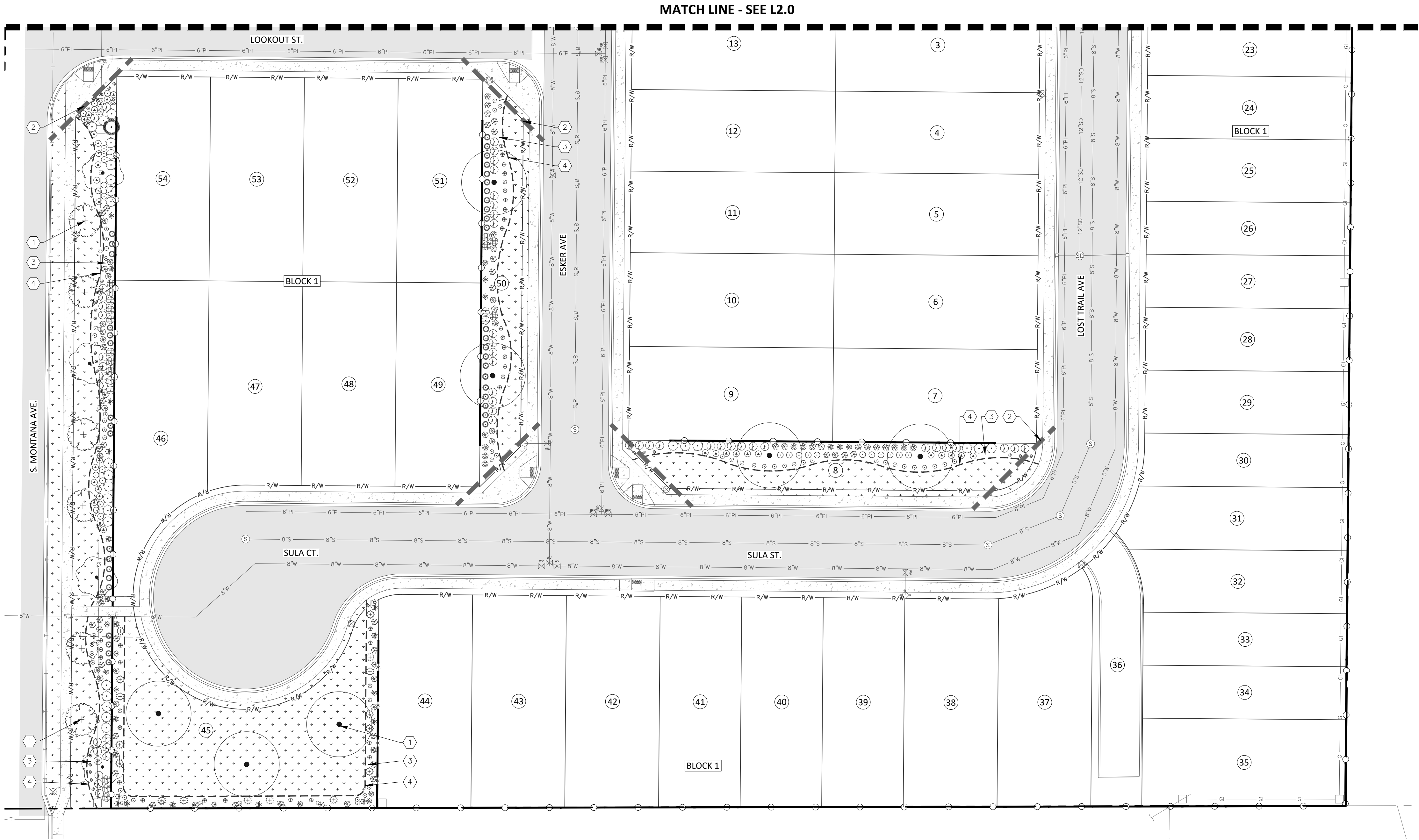
MONTANA RIDGE SUBDIVISION
CALDWELL, ID
LANDSCAPE PLAN

REVISIONS		
NO.	ITEM	DATE



km
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DATE: 06/17/26
PROJECT: 25-210
SHEET NO.
PPL2.0



LANDSCAPE PLAN

0 30 60 90
Plan Scale: 1" = 30'

KEY NOTES (TYPICAL)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
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7. GRAVEL ACCESS ROAD. SEE CIVIL PLANS.
8. 5' MICRO PATHWAY.
9. 8' COMMUNITY PATHWAY.
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FENCE SCHEDULE

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NOTE:
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SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	
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SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT		
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	9,398 SF	TURF SEED	SEED		
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NOTE: ALL SHRUBS TO BE INSTALLED AT A MINIMUM HEIGHT AND WIDTH OF 10-INCHES, PER CITY REQUIREMENT. GRASSES AND PERENNIALS EXCLUDED FROM THIS REQUIREMENT.

**MONTANA RIDGE SUBDIVISION
CALDWELL, ID
LANDSCAPE PLAN**

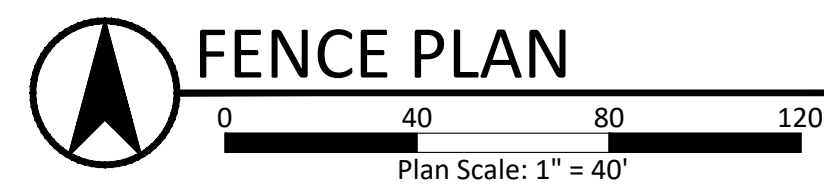
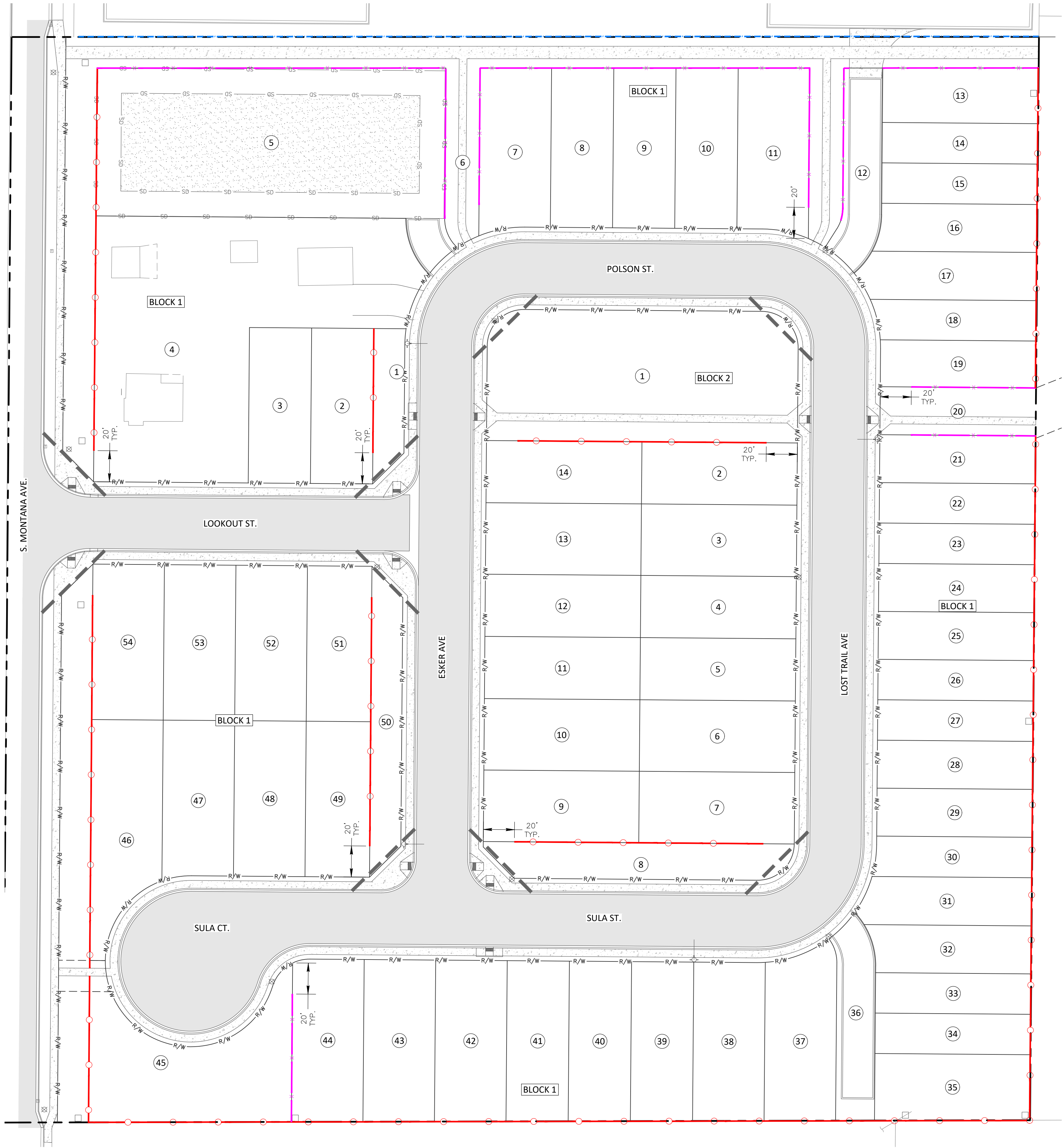
REVISIONS		
NO.	ITEM	DATE



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DATE: 06/17/26
PROJECT: 25-210
SHEET NO.
PPL3.0

PRELIMINARY - NOT FOR CONSTRUCTION



FENCE SCHEDULE

- 6' HEIGHT VINYL PRIVACY FENCE. SEE L4.0-01.
- 6' HEIGHT VINYL LATTICE FENCE. SEE L4.0-02.
- EXISTING FENCE. PRESERVE AND PROTECT.

NOTE:
1. ALL FENCING ALONG INTERIOR LOTS TO BE INSTALLED A MINIMUM OF 20' FROM THE RIGHT OF WAY LINE INTO THE LOT, UNLESS OTHERWISE NOTED.



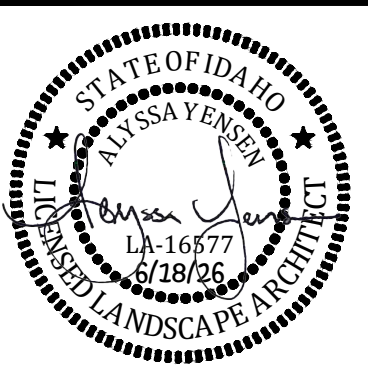
01 6-FOOT HEIGHT VINYL FENCE
NTS



02 6-FOOT HEIGHT VINYL LATTICE FENCE
NTS

P:\35-110\LANDSCAPE\CD\ENTIRETY PLANS\35-110 PRELIMINARY PLAT.DWG, GRACE BROADBARD, 6/18/2026, DWG TO PPL P4.3, ---

MONTANA RIDGE SUBDIVISION CALDWELL, ID FENCE EXHIBIT		
REVISIONS		
NO.	ITEM	DATE

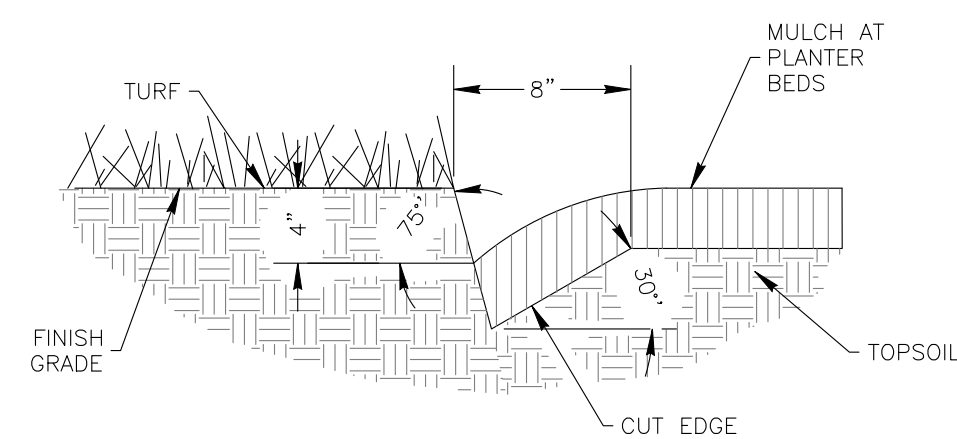


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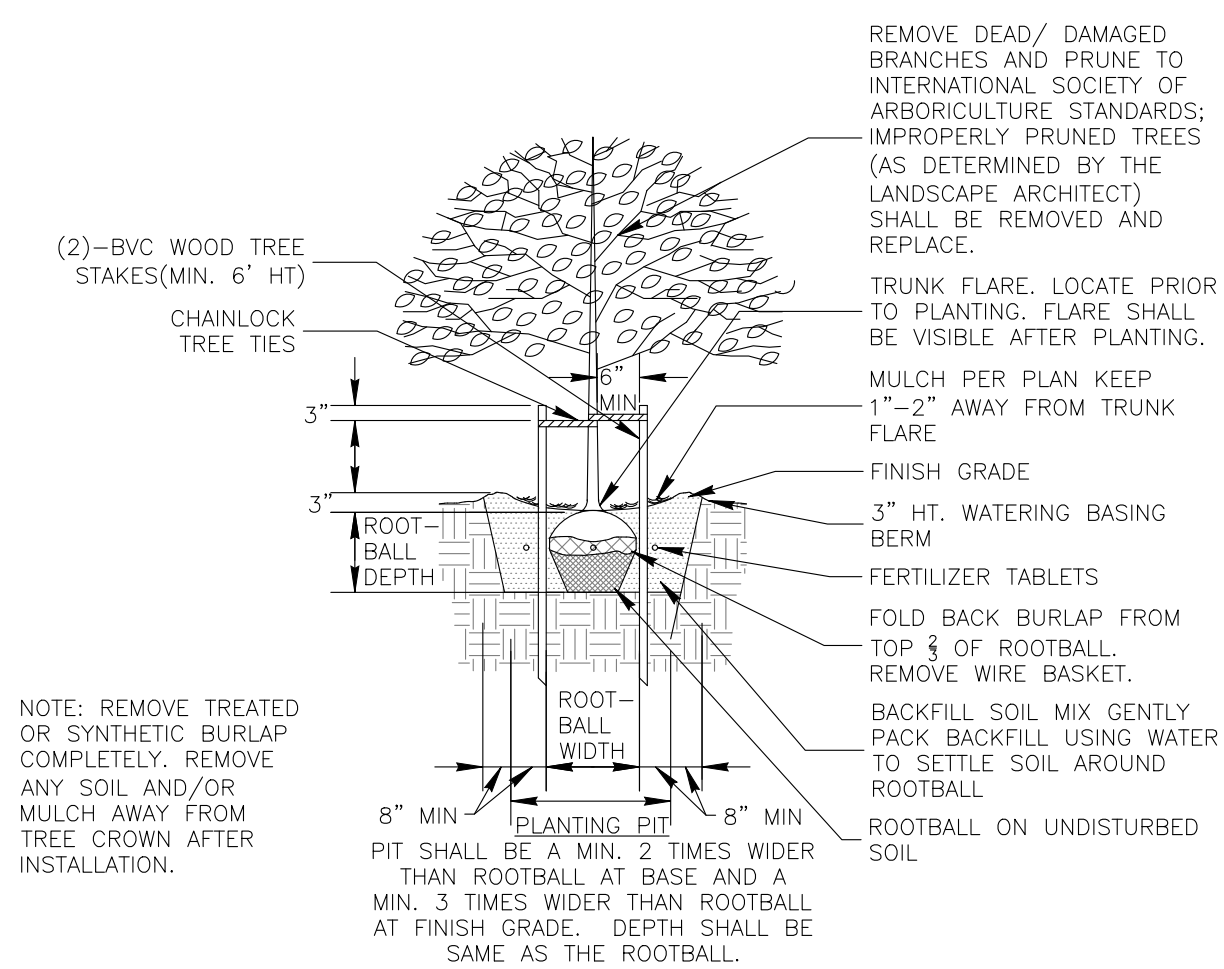
DATE: 06/17/26
PROJECT: 25-210
SHEET NO. PPL4.0

PRELIMINARY - NOT FOR CONSTRUCTION

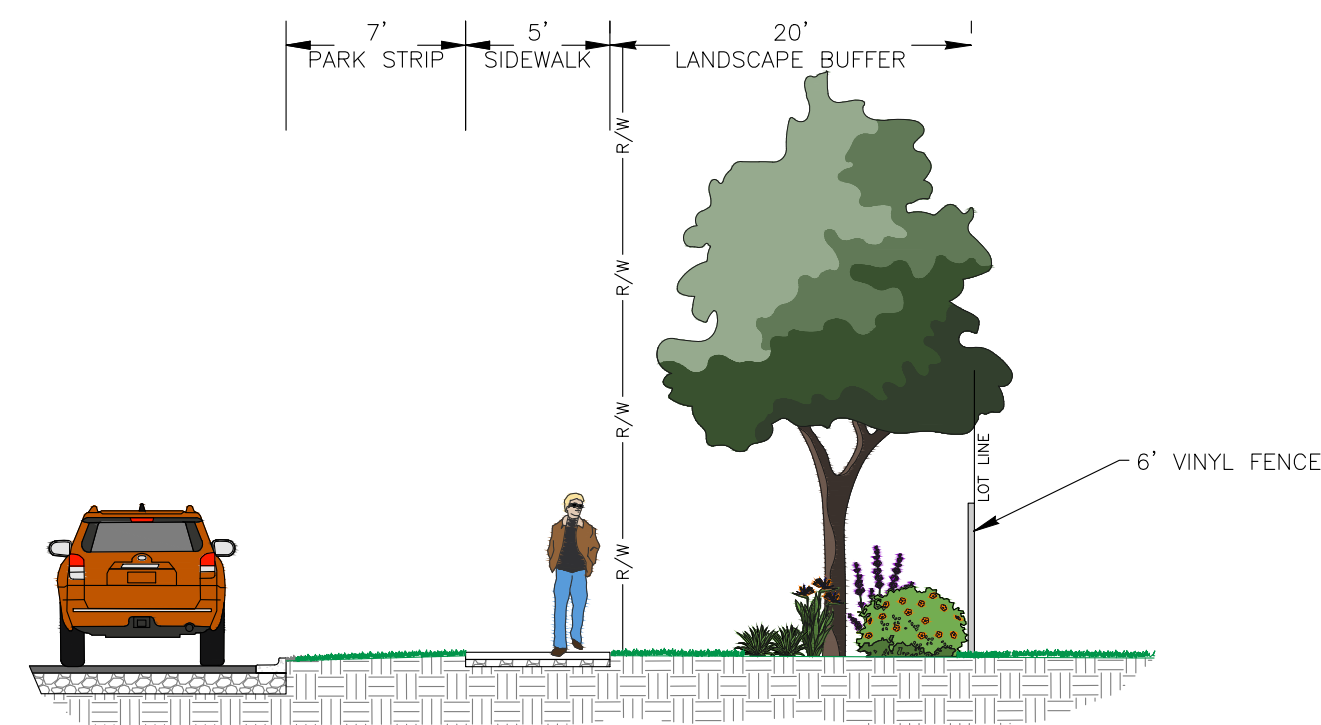
03 SHOVEL CUT EDGE

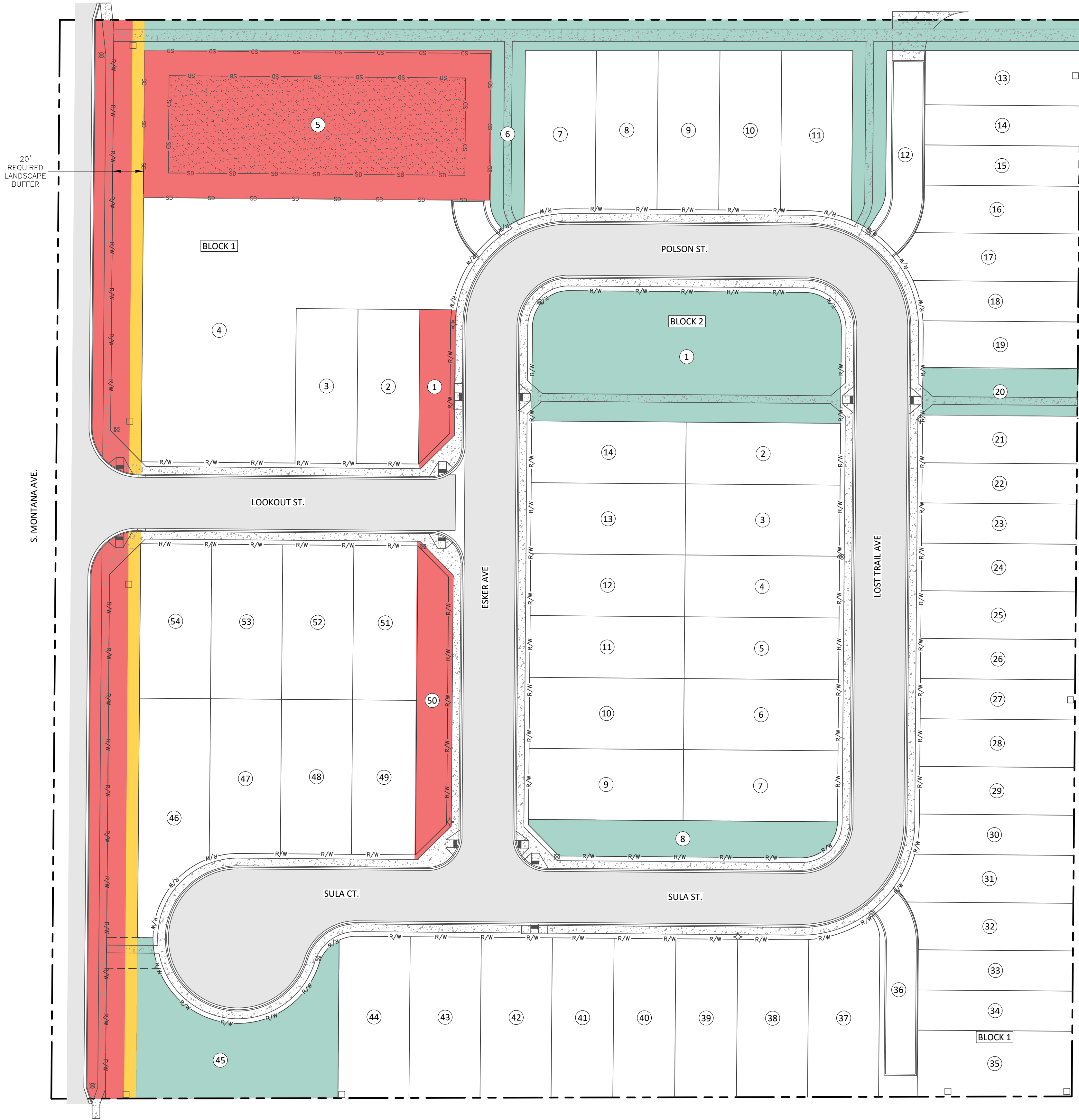


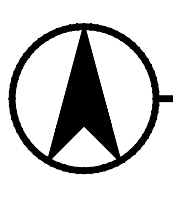
04 DECIDUOUS TREE PLANTING AND STAKING DETAIL



05 S MONTANA AVE SECTION

[illegible]



 **OPEN SPACE EXHIBIT**
0 40 80 120
Plan Scale: 1" = 40'

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

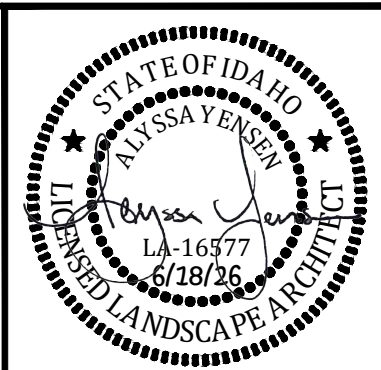
- COMMUNITY GARDENS
 - PONDS OR WATER FEATURES
 - PLAZAS
 - ADDITIONS TO A PUBLIC PARK OR OTHER PUBLIC OPEN SPACE ARE
 - CLUBHOUSE, FITNESS FACILITIES, ENCLOSED BIKE STORAGE, PICNIC AREAS, SWIMMING POOL, PLAY AREAS, OTHER GENERAL RECREATIONAL/AMENITY FACILITIES
 - BUFFERS BETWEEN DIFFERING LAND USES
 - 50% OF LANDSCAPE BUFFER WITH PATHWAY
 - ALL PATHWAYS AND ASSOCIATED LANDSCAPING (IF CONSTRUCTED TO MINIMUM CITY STANDARDS)
 - STORMWATER RETENTION/DETENTION AREAS (SEE CODE FOR MORE DETAILS)
-
- NOT STREET RIGHT-OF-WAY AREAS, AREAS DEDICATED FOR FUTURE RIGHT-OF-WAY PURPOSES, OR ISLANDS/MEDIANS/ROUNDBOUTS IN THE RIGHT-OF-WAY
 - NOT IRREGULARLY SHAPED, DISCONNECTED, OR ISOLATED LANDSCAPE AREAS THAT ARE LESS THAN 30' WIDE AT ANY DIMENSIONAL POINT
 - NOT RIPARIAN, WETLAND, AND WILDLIFE AREAS (AS DETERMINED BY THE APPROPRIATE JURISDICTIONAL AGENCY); FLOODWAY AREAS; OR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS

OPEN SPACE LEGEND

	NON QUALIFIED OPEN SPACE
	QUALIFIED OPEN SPACE
	QUALIFIED OPEN SPACE - LANDSCAPE BUFFERS

OPEN SPACE DATA

SITE DATA AND CALCULATIONS		ACREAGE	% OF SITE
TOTAL SITE AREA		±10.58 AC.	100%
CALCULATION TOTALS		ACREAGE	% OF SITE
REQUIRED: QUALIFIED OPEN SPACE		±1.06 AC.	10%
PROVIDED: QUALIFIED OPEN SPACE		±1.26 AC.	11.91%



REVISIONS		DATE
NO.	ITEM	

MONTANA RIDGE SUBDIVISION
CALDWELL, ID
OPEN SPACE EXHIBIT



DESIGN BY:	GKB
DRAWN BY:	GKB
CHECKED BY:	AY
DATE:	06/17/26
PROJECT:	25-210

SHEET NO.
EX1.0

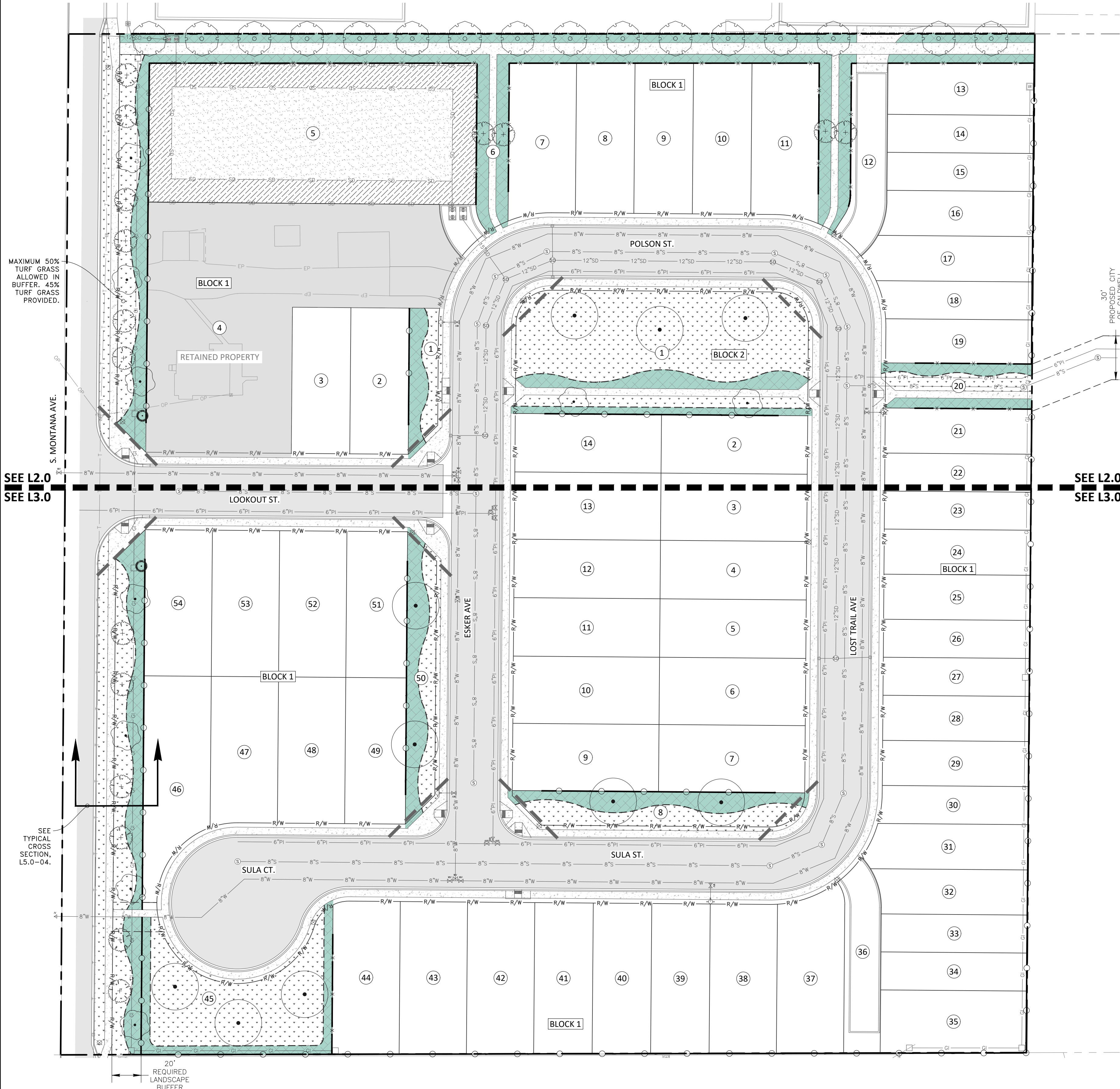












PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	CLASS
DECIDUOUS TREES					
	16	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE	2" CAL. B&B	50'X30'	CLASS II
	9	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	30'X25'	CLASS I
	16	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY® GINKGO MALE VARIETY ONLY	2" CAL. B&B	45'X20'	CLASS II
	10	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANESE ZELKOVA	2" CAL. B&B	60' X 40'	CLASS II

EVERGREEN TREES

	2	PINUS NIGRA 'ARNOLD SENTINEL'	6"-8"	B&B	25'X8'	EVERGREEN
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SOD/SEED

	9,398 SF	TURF SEED	SEED
	39,123 SF	TURF SOD RHIZOMATOUS TALL FESCUE	SOD
	28,363 SF	SHRUBS, PERENNIALS, OR GRASSES. ALL REQUIRED LANDSCAPED AREAS SHALL HAVE A MINIMUM OF 50% COVERAGE. ALL STREET BUFFERS SHALL BE PLANTED AT A MIN. OF 1 SHRUB PER 4 LF.	NONE

BOTANICAL / COMMON NAME

SHRUBS
BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM'
WINTER GEM BOXWOOD
HYDRANGEA PANCULATA 'LITTLE LIME'
LITTLE LIME HYDRANGEA
JUNIPERUS SCOPULORUM 'BLUE ARROW'
BLUE ARROW JUNIPER
JUNIPERUS SQAMATA 'BLUE STAR'
BLUE STAR JUNIPER
PHYSCARPUS OPULIFOLIUS 'SUMMER WINE'
SUMMER WINE NINEBARK
ROSA X 'NEARLY WILD'
NEARLY WILD ROSE
SPIRAEA X BUMALDA 'GOLDMOUND'
GOLD MOUND SPIREA

GRASSES
CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'
FEATHER REED GRASS
FESTUCA GLAUCA 'ELIAH BLUE'
ELIAH BLUE FESCUE
MISCANTHUS SINENSIS 'MORNING LIGHT'
EULALIA GRASS
PENNISSETUM ORIENTALE 'KARLEY ROSE'
KARLEY ROSE FOUNTAIN GRASS

PERENNIALS
PENSTEMON X MEXICALI 'P008S'
RED ROCKS®PENSTEMON
RUDBECKIA FULGIDA 'GOLDSTRUM'
GOLDSTRUM BLACK-EYED SUSAN
SALVIA NEMOROSA 'MAY NIGHT'
MAY NIGHT SAGE
SEDUM SPECTABILE 'AUTUMN JOY'
AUTUMN JOY STONECROP

NOTE: ALL SHRUBS TO BE INSTALLED AT A MINIMUM HEIGHT AND WIDTH OF 10-INCHES, PER CITY REQUIREMENT. GRASSES AND PERENNIALS EXCLUDED FROM THIS REQUIREMENT.

FENCE SCHEDULE

	6' HEIGHT VINYL PRIVACY FENCE. SEE L4.0-01.
	6' HEIGHT VINYL LATTICE FENCE. SEE L4.0-02.
	EXISTING FENCE. PRESERVE AND PROTECT.

NOTE:

- ALL FENCING ALONG INTERIOR LOTS TO BE INSTALLED A MINIMUM OF 20' FROM THE RIGHT OF WAY LINE INTO THE LOT, UNLESS OTHERWISE NOTED.

COMMON LOT CALCULATIONS

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

BLOCK #	LOT #	SQ.FT.	TREES	
			REQ	PRVD
1	1	1803	0	0
1	5	22296	4	0*
1	6	9807	2	4
1	20	3091	1	0*
1	45	13965	3	3
1	50	3600	1	2
2	1	16663	3	5
2	8	4381	1	2
			15	16

TOTAL COMMON LOT TREES

PATHWAY CALCULATIONS

8' COMMUNITY PATHWAY REQUIREMENTS ((1) CLASS I OR CLASS II / 40 LF, (15) SHRUBS / 100 LF)

BLOCK #	LOT #	LF	SHRUBS		TREES	
			REQ	PRVD	REQ	PRVD
1	6	625	94	87	16	16

5' MICRO PATHWAY ((25) SHRUBS / 100 LF)

BLOCK #	LOT #	LF	SHRUBS		TREES	
			REQ	PRVD	REQ	PRVD
1	6	241	60	64	—	—
1	20	94	24	29	—	—
2	1	187	47	47	—	—
					16	16

TOTAL PATHWAY TREES

STREET CALCULATIONS

20' COLLECTOR LANDSCAPE BUFFER: (1) CLASS I TREE / 25 LF OR (1) CLASS II / 35 LF; (1) SHRUB / 4 LF

STREET NAME	BUFFER WIDTH (FT)	LF	# OF DRIVES	LF - DRIVES	SHRUBS		TREES	
					REQ	PRVD	REQ	PRVD
S. MONTANA AVE.	20	698	1	33 LF	175	175	19	21

TOTAL STREET TREES

MITIGATION REQUIREMENTS

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

TOTAL TREES	50	53
-------------	----	----

* REQUIRED TREES PROVIDED IN OTHER LOTS DUE TO DRAINAGE FACILITY OR EASEMENT.
NOTE: SHRUB COUNT EXCLUDES ALL PERENNIALS AND GRASSES. IF PERENNIALS AND GRASSES ARE SUBSTITUTED FOR THE REQUIRED SHRUBS, THEY MUST BE PLANTED AT A MIN. 2 GAL. SIZE.

GENERAL LANDSCAPE NOTES

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

GENERAL IRRIGATION NOTES

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

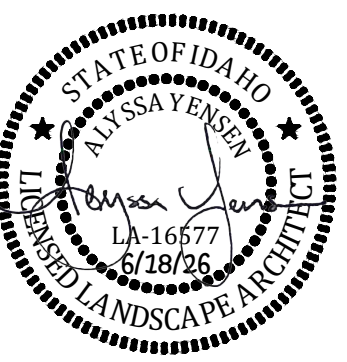
CONTACT INFORMATION

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CBH HOMES
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MERIDIAN, IDAHO 83642
PHONE: (208) 268-5560
CONTACT: KATIE MILLER
EMAIL: katiem@cbhhomes.com

LANDSCAPE CONSULTANT
KM ENGINEERING, LLP
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FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmenllp.com

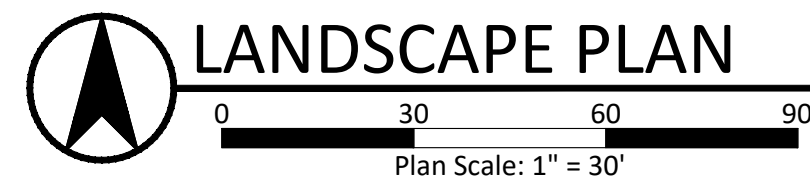
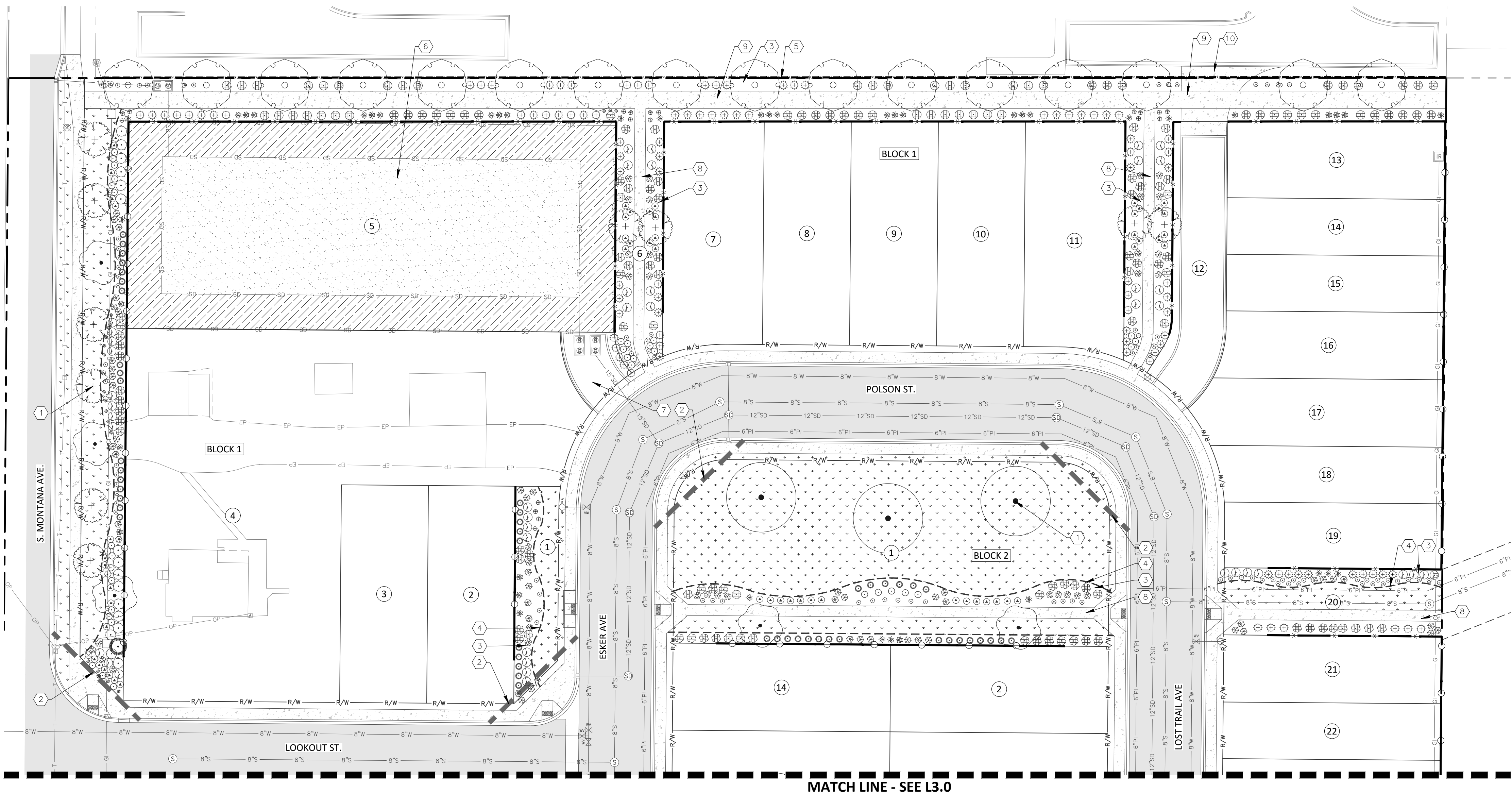
MONTANA RIDGE SUBDIVISION
CALDWELL, ID
LANDSCAPE COVER

REVISIONS		
NO.	ITEM	DATE



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DATE: 06/17/26
PROJECT: 25-210
SHEET NO.
PPL1.0



KEY NOTES (TYPICAL)

1. INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE, THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL5.0-03.
5. EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.
6. DRAINAGE FACILITY, TURF SEED AS SHOWN, DO NOT SEED OVER POND. SOD NOT ALLOWED. INSTALL DRAINAGE FACILITY PER CIVIL DETAILS.
7. GRAVEL ACCESS ROAD. SEE CIVIL PLANS.
8. 5' MICRO PATHWAY.
9. 8' COMMUNITY PATHWAY.
10. PROPOSED SECONDARY EMERGENCY ACCESS. SEE CIVIL PLANS.

FENCE SCHEDULE

- 6" HEIGHT VINYL PRIVACY FENCE. SEE L4.0-01.
- 6" HEIGHT VINYL LATTICE FENCE. SEE L4.0-02.
- EXISTING FENCE. PRESERVE AND PROTECT.

NOTE:
1. ALL FENCING ALONG INTERIOR LOTS TO BE INSTALLED A MINIMUM OF 20' FROM THE RIGHT OF WAY LINE INTO THE LOT, UNLESS OTHERWISE NOTED.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
	16	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE	2" CAL. B&B	50'X30'	CLASS II
	9	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	30'X25'	CLASS I
	16	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY® GINKGO MALE VARIETY ONLY	2" CAL. B&B	45'X20'	CLASS II
	10	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANESE ZELKOVA	2" CAL. B&B	60' X 40'	CLASS II
EVERGREEN TREES					
	2	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL AUSTRIAN PINE	6'-8" B&B	25'X8'	EVERGREEN
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	
SHRUBS					
	67	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	2 GAL.	4'X4'	
	104	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA	2 GAL.	4'X4'	
	83	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6'-8" B&B	12'X3'	
	61	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER	2 GAL.	2'X3'	
	42	PHYSCARPUS OPULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK	2 GAL.	5'X5'	
	104	ROSA X 'NEARLY WILD' NEARLY WILD ROSE	2 GAL.	2'X3'	
	92	SPIRAEA X BUMALDA 'GOLDMOUND' GOLD MOUND SPIREA	2 GAL.	2'X4'	
GRASSES					
	89	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.	4'X3'	
	45	FESTUCA GLAUCA 'ELUAH BLUE' ELUAH BLUE FESCUE	1 GAL.	1'X1.5'	
	115	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	1 GAL.	5'X4'	
	59	PENNISETUM ORIENTALE 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	1 GAL.	3'X3'	
PERENNIALS					
	85	PENSTEMON X MEXICALI 'P008S' RED ROCKS® PENSTEMON	1 GAL.	2'-3'	
	63	RUDBECKIA FULGIDA 'GOLDSTRUM' GOLDSTRUM BLACK-EYED SUSAN	1 GAL.	2'X2'	
	68	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	2'X2'	
	55	SEDUM SPECTABILE 'AUTUMN JOY' AUTUMN JOY STONECROP	1 GAL.	2'X2'	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT		
SOD/SEED					
	9,398 SF	TURF SEED	SEED		
	39,123 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD		

NOTE: ALL SHRUBS TO BE INSTALLED AT A MINIMUM HEIGHT AND WIDTH OF 10-INCHES, PER CITY REQUIREMENT. GRASSES AND PERENNIALS EXCLUDED FROM THIS REQUIREMENT.

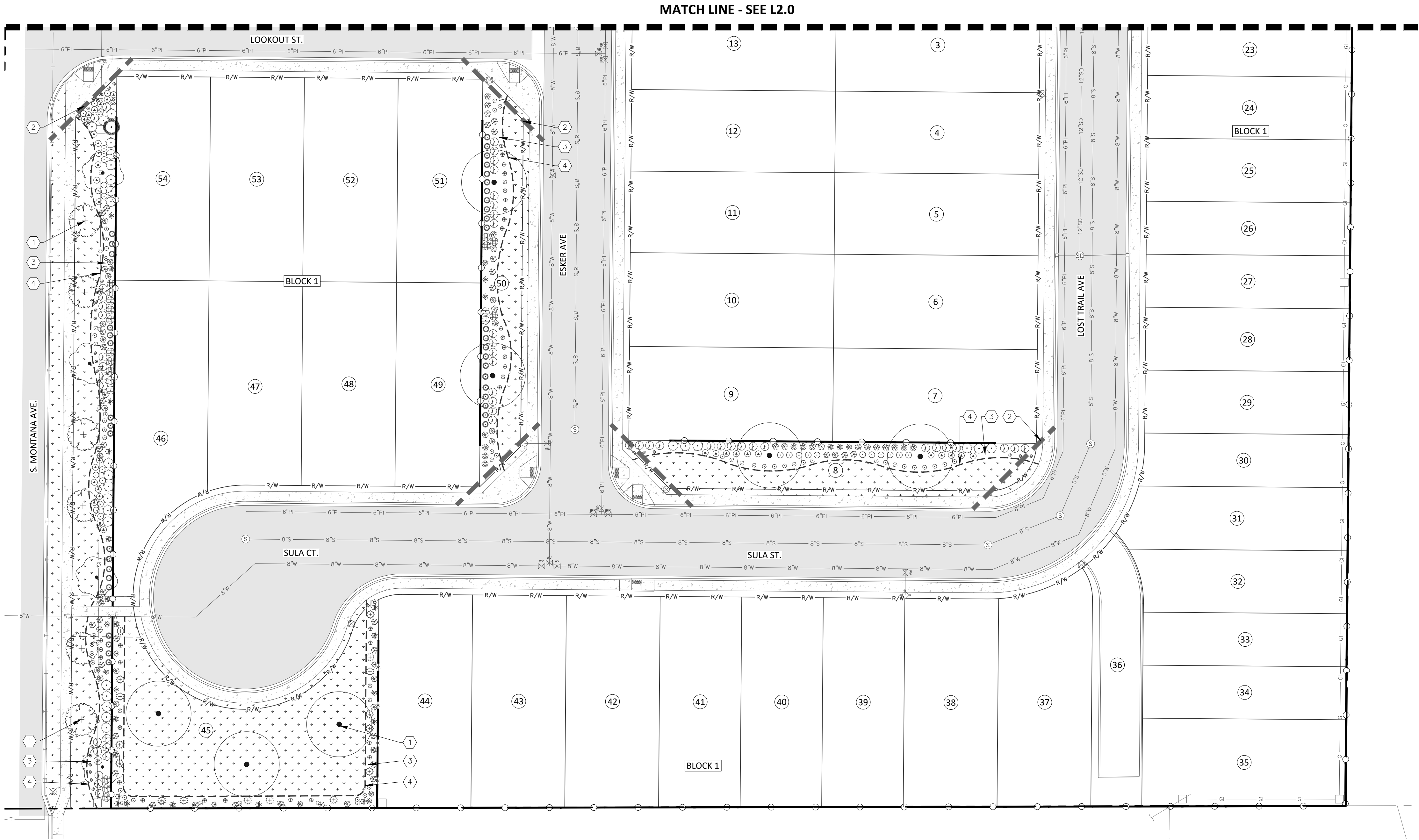
MONTANA RIDGE SUBDIVISION
CALDWELL, ID
LANDSCAPE PLAN

REVISIONS		
NO.	ITEM	DATE



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DATE: 06/17/26
PROJECT: 25-210
SHEET NO.
PPL2.0



KEY NOTES (TYPICAL)

1. INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE, THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
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FENCE SCHEDULE

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PLANT SCHEDULE

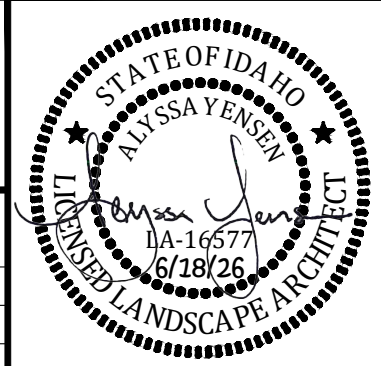
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
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		AUTUMN BLAZE MAPLE			
	9	CERCIS CANADENSIS	2" CAL. B&B	30'X25'	CLASS I
		EASTERN REDBUD			
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		PRINCETON SENTRY GINKGO MALE VARIETY ONLY			
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		AUTUMN JOY STONECROP			
SOD/SEED					
	9,398 SF	TURF SEED		SEED	
	39,123 SF	TURF SOD RHIZOMATOUS		SOD	
		RHIZOMATOUS TALL FESCUE			

NOTE: ALL SHRUBS TO BE INSTALLED AT A MINIMUM HEIGHT AND WIDTH OF 10-INCHES, PER CITY REQUIREMENT. GRASSES AND PERENNIALS EXCLUDED FROM THIS REQUIREMENT.

**MONTANA RIDGE SUBDIVISION
CALDWELL, ID
LANDSCAPE PLAN**

REVISIONS

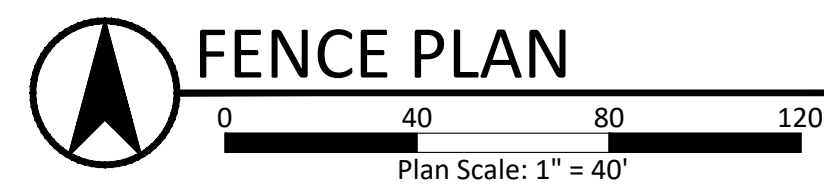
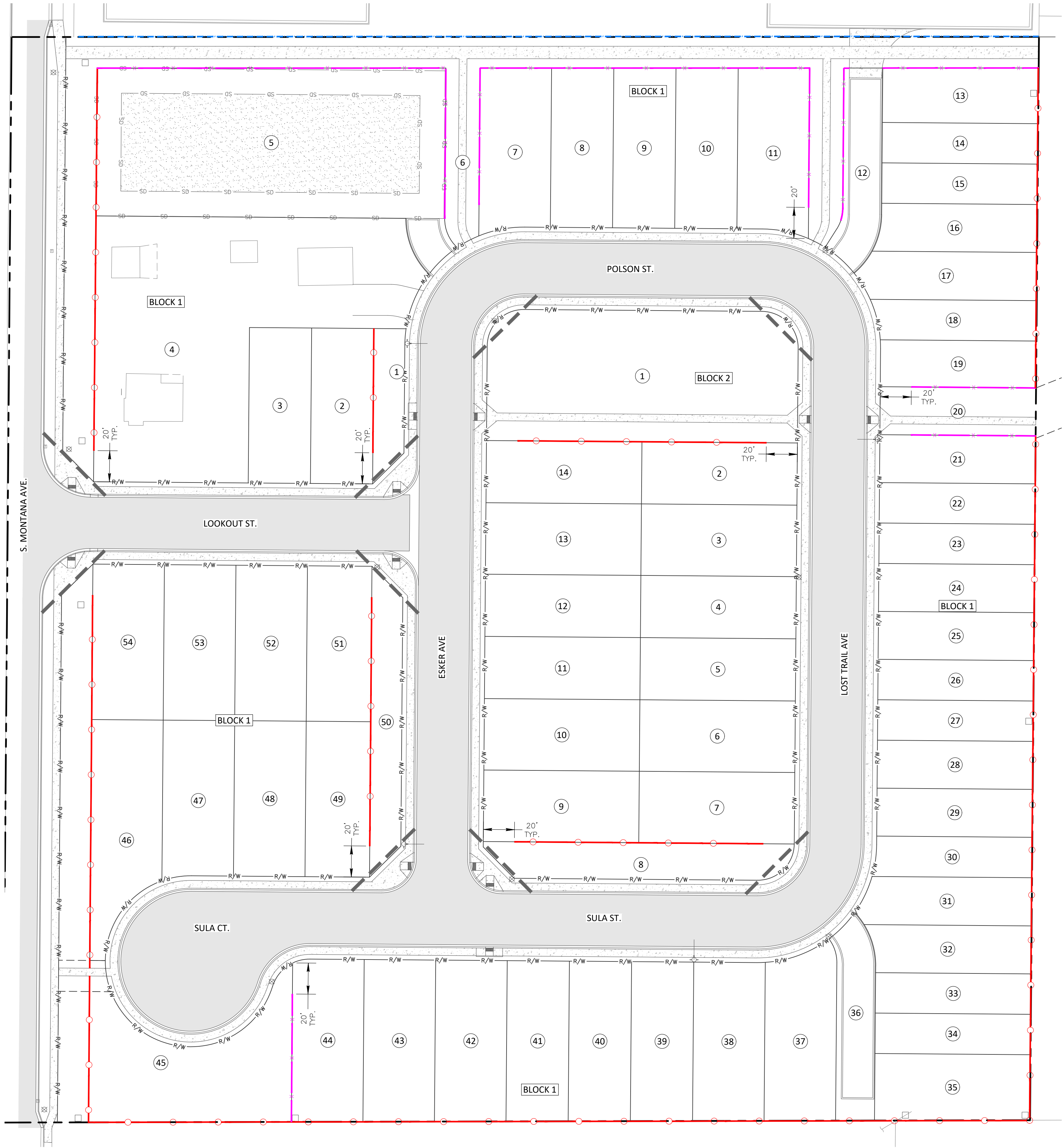
NO.	ITEM	DATE



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DATE: 06/17/26
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SHEET NO. PPL3.0

PRELIMINARY - NOT FOR CONSTRUCTION



- FENCE SCHEDULE**
- 6' HEIGHT VINYL PRIVACY FENCE. SEE L4.0-01.
 - 6' HEIGHT VINYL LATTICE FENCE. SEE L4.0-02.
 - EXISTING FENCE. PRESERVE AND PROTECT.
- NOTE:
1. ALL FENCING ALONG INTERIOR LOTS TO BE INSTALLED A MINIMUM OF 20' FROM THE RIGHT OF WAY LINE INTO THE LOT, UNLESS OTHERWISE NOTED.



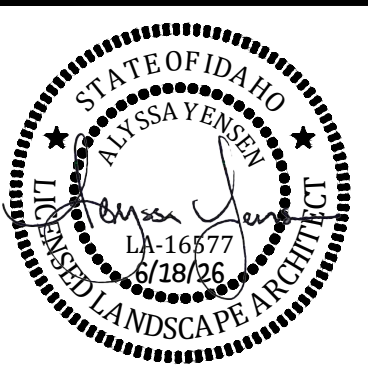
01 6-FOOT HEIGHT VINYL FENCE
NTS



02 6-FOOT HEIGHT VINYL LATTICE FENCE
NTS

P:\35-110\LANDSCAPE\CD\ENTIRETY PLANS\35-110 PRELIMINARY PLAT.DWG, GRACE BROADBARD, 6/18/2026, DWG TO PPL P4.0, ---

MONTANA RIDGE SUBDIVISION CALDWELL, ID FENCE EXHIBIT		
REVISIONS		
NO.	ITEM	DATE



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PRELIMINARY - NOT FOR CONSTRUCTION

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P:\25-110\LANDSCAPE\CD\EXHIBITS\25-110 S. MONTANA AVE RETAINED PROPERTY OPEN SPACE EXHIBIT.DWG, GRACE BROUSARD, 6/18/2026, DWG TO PDF P13, ---



OPEN SPACE EXHIBIT
0 40 80 120
Plan Scale: 1" = 40'

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

- COMMUNITY GARDENS
 - PONDS OR WATER FEATURES
 - PLAZAS
 - ADDITIONS TO A PUBLIC PARK OR OTHER PUBLIC OPEN SPACE ARE
 - CLUBHOUSE, FITNESS FACILITIES, ENCLOSED BIKE STORAGE, PICNIC AREAS, SWIMMING POOL, PLAY AREAS, OTHER GENERAL RECREATIONAL/AMENITY FACILITIES
 - BUFFERS BETWEEN DIFFERING LAND USES
 - 50% OF LANDSCAPE BUFFER WITH PATHWAY
 - ALL PATHWAYS AND ASSOCIATED LANDSCAPING (IF CONSTRUCTED TO MINIMUM CITY STANDARDS)
 - STORMWATER RETENTION/DETENTION AREAS (SEE CODE FOR MORE DETAILS)
-
- NOT STREET RIGHT-OF-WAY AREAS, AREAS DEDICATED FOR FUTURE RIGHT-OF-WAY PURPOSES, OR ISLANDS/MEDIANS/ROUNDBOUTS IN THE RIGHT-OF-WAY
 - NOT IRREGULARLY SHAPED, DISCONNECTED, OR ISOLATED LANDSCAPE AREAS THAT ARE LESS THAN 30' WIDE AT ANY DIMENSIONAL POINT
 - NOT RIPARIAN, WETLAND, AND WILDLIFE AREAS (AS DETERMINED BY THE APPROPRIATE JURISDICTIONAL AGENCY); FLOODWAY AREAS; OR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS

OPEN SPACE LEGEND

	NON QUALIFIED OPEN SPACE
	QUALIFIED OPEN SPACE
	QUALIFIED OPEN SPACE - LANDSCAPE BUFFERS

OPEN SPACE DATA

SITE DATA AND CALCULATIONS		ACREAGE	% OF SITE
TOTAL SITE AREA		±10.58 AC.	100%
CALCULATION TOTALS		ACREAGE	% OF SITE
REQUIRED: QUALIFIED OPEN SPACE		±1.06 AC.	10%
PROVIDED: QUALIFIED OPEN SPACE		±1.26 AC.	11.91%



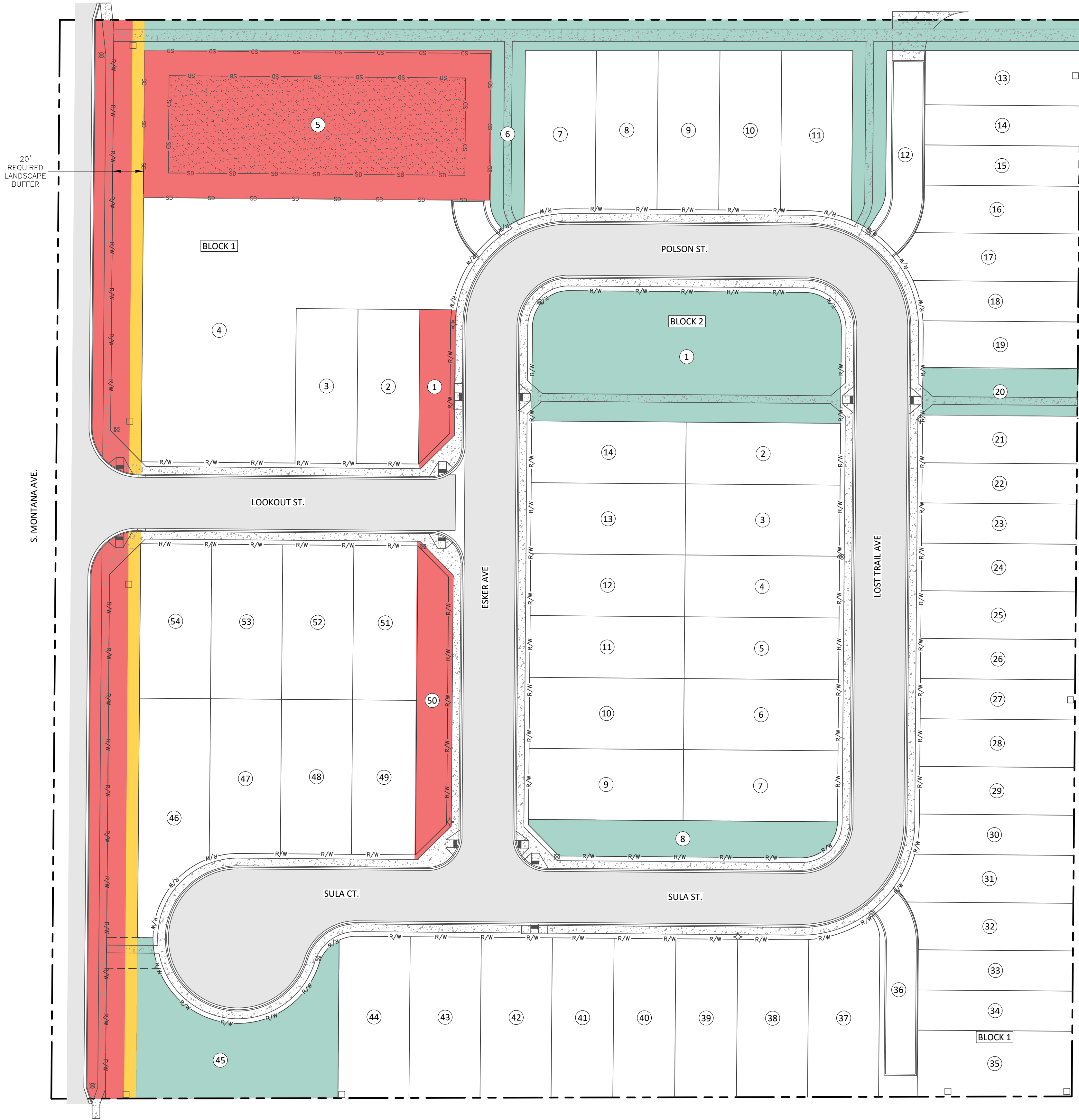
REVISIONS		DATE
NO.	ITEM	

MONTANA RIDGE SUBDIVISION
CALDWELL, ID
OPEN SPACE EXHIBIT

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DESIGN BY:	GKB
DRAWN BY:	GKB
CHECKED BY:	AY
DATE:	06/17/26
PROJECT:	25-210

SHEET NO. EX1.0



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

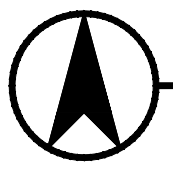
- COMMUNITY GARDENS
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- NOT STREET RIGHT-OF-WAY AREAS, AREAS DEDICATED FOR FUTURE RIGHT-OF-WAY PURPOSES, OR ISLANDS/MEDIANS/ROUNDBOUTS IN THE RIGHT-OF-WAY
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 - NOT RIPARIAN, WETLAND, AND WILDLIFE AREAS (AS DETERMINED BY THE APPROPRIATE JURISDICTIONAL AGENCY); FLOODWAY AREAS; OR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS

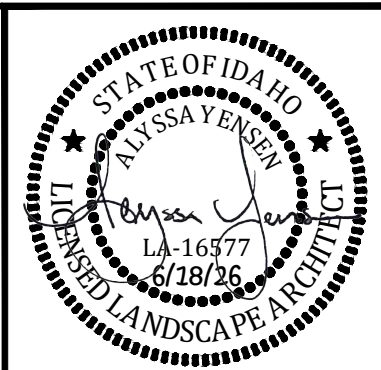
OPEN SPACE LEGEND

	NON QUALIFIED OPEN SPACE
	QUALIFIED OPEN SPACE
	QUALIFIED OPEN SPACE - LANDSCAPE BUFFERS

OPEN SPACE DATA

SITE DATA AND CALCULATIONS		ACREAGE	% OF SITE
TOTAL SITE AREA		±10.58 AC.	100%
CALCULATION TOTALS		ACREAGE	% OF SITE
REQUIRED: QUALIFIED OPEN SPACE		±1.06 AC.	10%
PROVIDED: QUALIFIED OPEN SPACE		±1.26 AC.	11.91%

 **OPEN SPACE EXHIBIT**
0 40 80 120
Plan Scale: 1" = 40'



REVISIONS		DATE
NO.	ITEM	

MONTANA RIDGE SUBDIVISION
CALDWELL, ID
OPEN SPACE EXHIBIT

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

DESIGN BY:	GKB
DRAWN BY:	GKB
CHECKED BY:	AY
DATE:	06/17/26
PROJECT:	25-210

SHEET NO. **EX1.0**

January 21, 2026
Project No. 25-210
Annexation
Legal Description

Exhibit A

A parcel of land being the Southwest 1/4 of Government Lot 2 of Section 3, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

BEGINNING at a found 5/8-inch rebar marking the Southwest corner of said Government Lot 2, which bears S00°27'11"W a distance of 1,396.77 feet from a found aluminum cap marking the North 1/4 corner of said Section 3, thence following the westerly line of said Southwest 1/4 of Government Lot 2, N00°27'11"E a distance of 698.39 feet to the Northwest corner of said Southwest 1/4 of Government Lot 2;
Thence leaving said westerly line and following the northerly line of said Southwest 1/4 of Government Lot 2, N89°59'39"E a distance of 660.80 feet to a found 5/8-inch rebar marking the Northeast corner of said Southwest 1/4 of Government Lot 2;
Thence leaving said northerly line and following the easterly line of said Southwest 1/4 of Government Lot 2, S00°28'17"W a distance of 696.95 feet to a found 5/8-inch rebar marking the Southeast corner of said Southwest 1/4 of Government Lot 2;
Thence leaving said easterly line and following the southerly line of said Southwest 1/4 of Government Lot 2, S89°52'11"W a distance of 660.59 feet to the **POINT OF BEGINNING**.

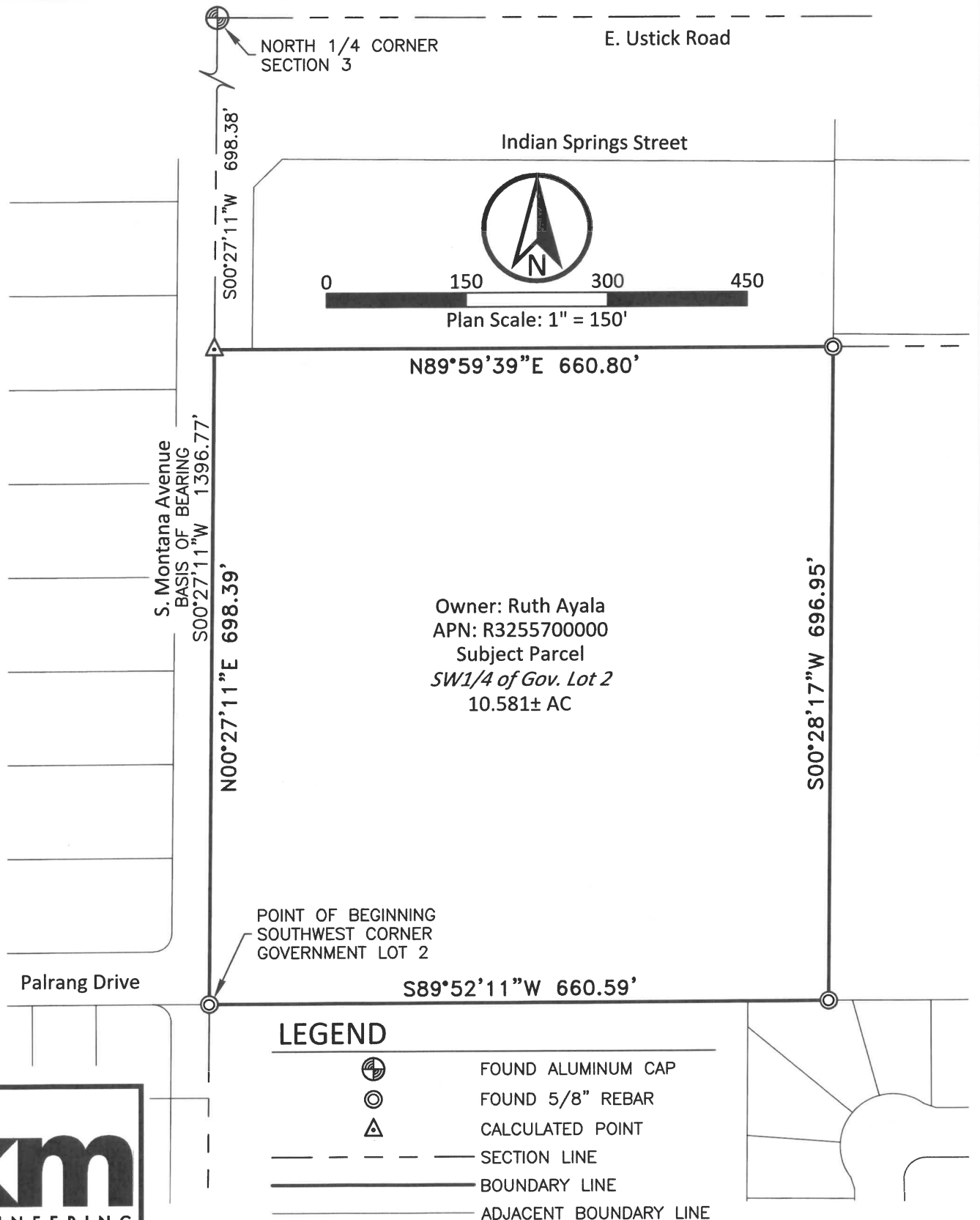
Said parcel contains 10.581 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.



1.21.2026

P:\25-210\SURVEY\CAD\EXHIBITS\260121 ANNEXATION LEGAL 25-210.DWG, KOBE ZIMMERMAN, 1/21/2026, DWG TO PDF.PC3, 08.5X11 P [PDF]



km

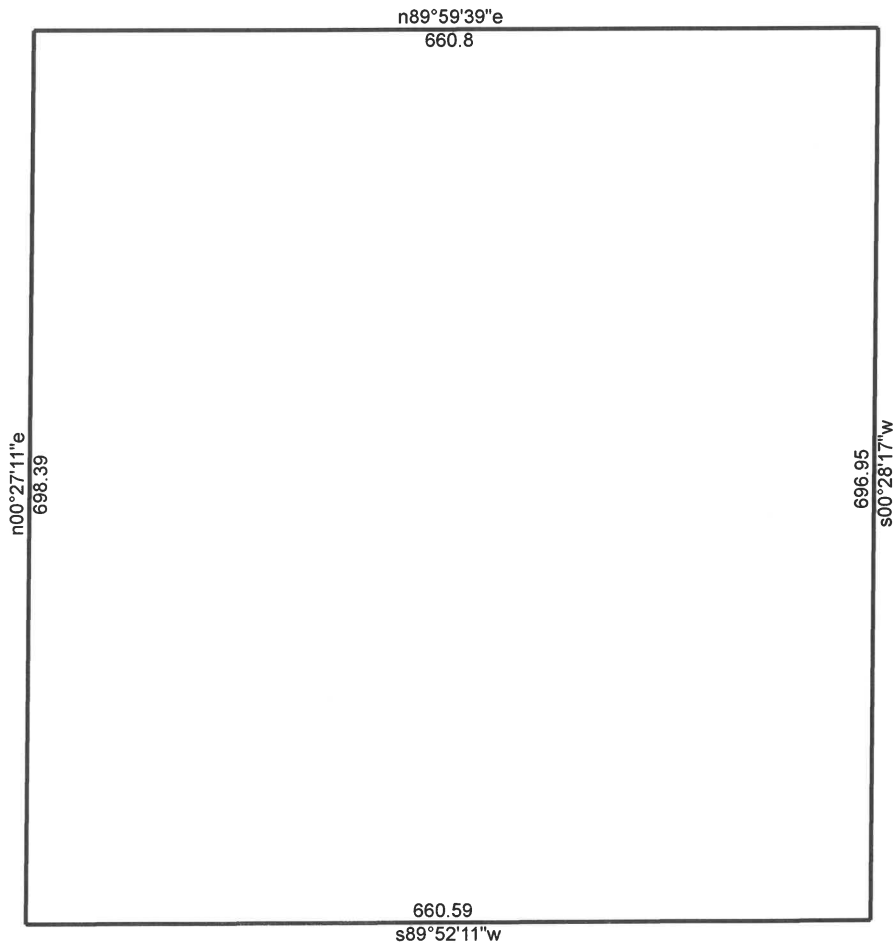
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: JANUARY, 2026
PROJECT: 25-210

SHEET:
1 OF 1

Exhibit B Annexation

A parcel of land being the Southwest 1/4 of Government Lot 2 of Section 3,
Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho



1/21/2026

Scale: 1 inch= 150 feet

File:

Tract 1: 10.5814 Acres, Closure: s00.4409w 0.01 ft. (1/388119), Perimeter=2717 ft.

01 n00.2711e 698.39

02 n89.5939e 660.8

03 s00.2817w 696.95

04 s89.5211w 660.59

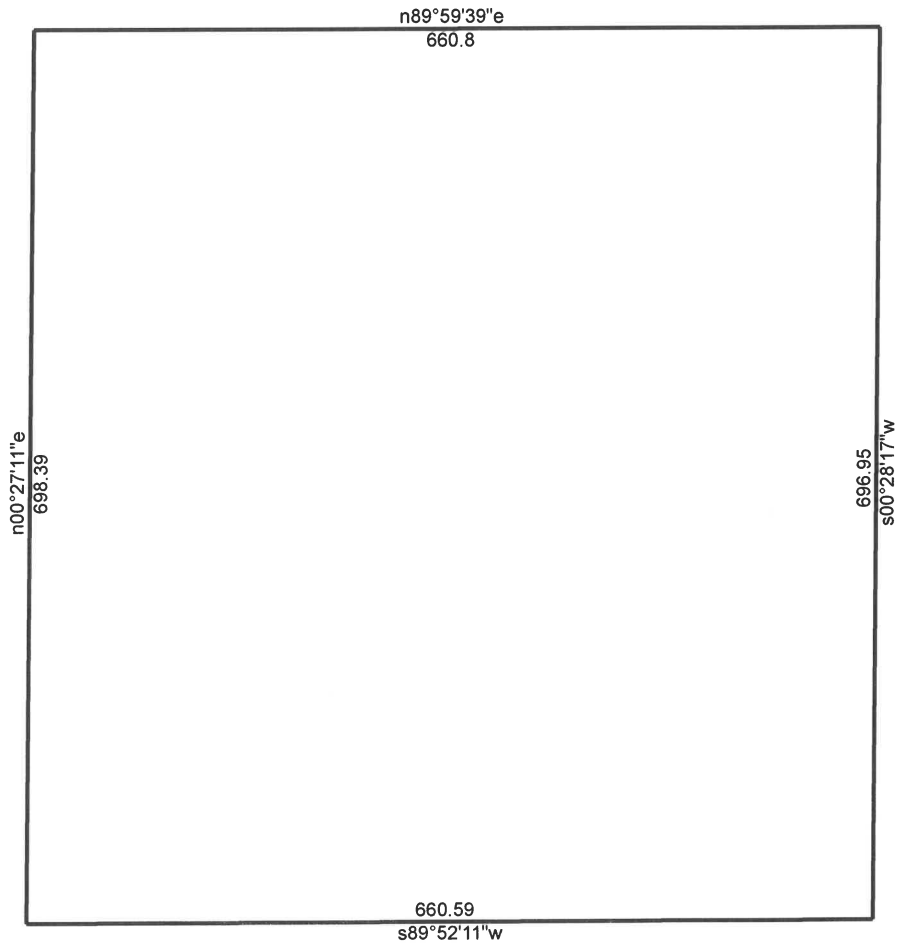
January 21, 2026
Project No. 25-210
Legal Description

A parcel of land being the Southwest 1/4 of Government Lot 2 of Section 3, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

BEGINNING at a found 5/8-inch rebar marking the Southwest corner of said Government Lot 2, which bears S00°27'11"W a distance of 1,396.77 feet from a found aluminum cap marking the North 1/4 corner of said Section 3, thence following the westerly line of said Southwest 1/4 of Government Lot 2, N00°27'11"E a distance of 698.39 feet to the Northwest corner of said Southwest 1/4 of Government Lot 2; Thence leaving said westerly line and following the northerly line of said Southwest 1/4 of Government Lot 2, N89°59'39"E a distance of 660.80 feet to a found 5/8-inch rebar marking the Northeast corner of said Southwest 1/4 of Government Lot 2; Thence leaving said northerly line and following the easterly line of said Southwest 1/4 of Government Lot 2, S00°28'17"W a distance of 696.95 feet to a found 5/8-inch rebar marking the Southeast corner of said Southwest 1/4 of Government Lot 2; Thence leaving said easterly line and following the southerly line of said Southwest 1/4 of Government Lot 2, S89°52'11"W a distance of 660.59 feet to the **POINT OF BEGINNING**.

Said parcel contains 10.581 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.





1/21/2026

Scale: 1 inch= 150 feet

File:

Tract 1: 10.5814 Acres, Closure: s00.4409w 0.01 ft. (1/388119), Perimeter=2717 ft.

- 01 n00.2711e 698.39
- 02 n89.5939e 660.8
- 03 s00.2817w 696.95
- 04 s89.5211w 660.59

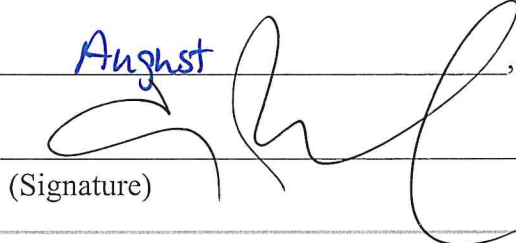


PROPERTY OWNER ACKNOWLEDGEMENT

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

I, Authorized signatory for Open Door Rentals, LLC., the recorded owner for real property addressed as 4321 S Montana Avenue, Suite # , City Caldwell State ID Zip 83607, am aware of, in agreement with, and give my permission to KM Engineering, LLP., 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).

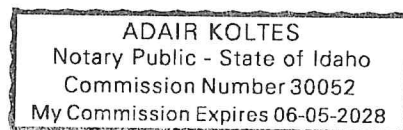
Dated this 6th day of August, 2026

(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Ada)

I, Adair Koltes, a Notary Public, do hereby certify that on this 6th day of August, in the year, 2026, personally appeared before me Corey Banton, 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 Nampa, ID
My Commission Expires 6-05-2028



QUITCLAIM DEED

FOR VALUE RECEIVED

I, ROBERT R. BOOK, A MARRIED MAN,
do hereby convey, release, remise and forever quit claim

unto RUTH AYALA, A MARRIED WOMAN,

whose address is 4321 S. MONTANA AVE. CALDWELL, ID. 83607-1833

the following described premises, to-wit:

PARCEL DESCRIPTION:

32557000 0

03-3N-3W NE

SW1/4 OF LT 2

PARCEL NUMBER:

03N03W030900

THE SOUTHWEST QUARTER OF LOT 2, SECTION 3,
TOWNSHIP 3 NORTH, RANGE 3 WEST BOISE MERIDIAN,
IN CANYON COUNTY, IDAHO.

together with their appurtenances.

Dated: JULY 3, 2008
Robert R. Book

REQUEST Robert R. Book
TYPE Real FEE 3.00

WILLIAM H. HURST
CANYON CNTY RECORDER
BY Jma Brown

2008 JUL 3 PM 1 18

RECORDED

2008036355

STATE OF IDAHO, COUNTY OF

On this 3 day of July, 2008,
before me, a notary public in and for said State, personally
appeared

Robert R. Book

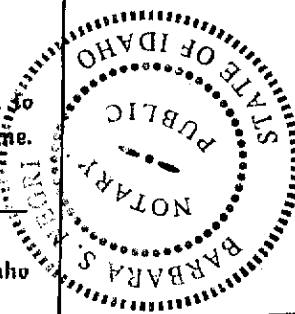
known to me to be the person who name is
subscribed to the within instrument, and acknowledged to
me that party executed the same.

Barbara S. Hagen

Notary Public

Residing at Parma, Idaho
Comm. Expires 12-13-2010

, Idaho



PIONEER TITLE COMPANY
OF CANYON COUNTY

610 So. Khuball
Caldwell, Idaho 83605

100 - 10th Ave. South
Nampa, Idaho 83651

2026-021675

RECORDED

06/02/2026 11:49 AM

JESS URRESTI

CANYON COUNTY RECORDER

Pgs=4 JGOLDMAN

\$15.00

TYPE: DEED

VENTURE TITLE & ESCROW COMPANY

ELECTRONICALLY RECORDED



File Number: V2516032

Warranty Deed

For value received,

**Crystal Edmond, as personal representative of the estate of Ruth Ayala, deceased, in
Canyon County Probate Case No. CV14-24-03875**

the grantor, does hereby grant, bargain, sell, and convey unto

Open Door Rentals, LLC, an Idaho limited liability company

whose current address is 1977 W. Overland Road, Meridian, ID 83642

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Attached Exhibit A

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: May 27, 2026

Estate of Ruth Ayala, deceased, in Canyon County Probate Case No. CV14-24-03875

By: Crystal Edmond, personal representative
Crystal Edmond, Personal Representative

State of _____,
County of _____, ss:

This record was signed or acknowledged before me on this _____ day of _____ 2026,
by Crystal Edmond, as Personal Representative of Estate of Ruth Ayala, deceased, in Canyon
County Probate Case No. CV14-24-03875.

Notary Public
Residing In:
My Commission Expires:
(seal)

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT

Civil Practice & Remedies Code § 121.007

The State of Texas

County of Harris

Before me,

Cordelia M. Williams, Notary Public,

*Name and Character of Notarizing Officer,
e.g., "John Smith, Notary Public"*

on this day personally appeared

Crystal Edmond

Name of Signer

☐ known to me

☐ proved to me on the oath of

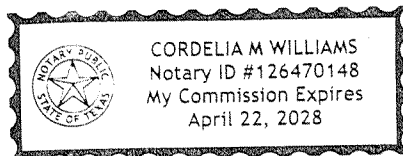
Name of Credible Witness

☒ proved to me through

CA
TX Driver License

C.M.W. 05/29/2026

Description of Identity Card or Document



to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this

29th day of May, 2026

Day

Month

Year

Cordelia M. Williams

Signature of Notarizing Officer

Place Notary Seal and/or Stamp Above

OPTIONAL

*Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.*

Description of Attached Document

Title or Type of Document: Warranty Deed / Crystal Edmond, as Personal Representative of Estate of Ruth Ayala,
deceased, in Canyon County Probate Case No. CV14-24-03875

Document Date: 5/27/2026 Number of Pages: 3

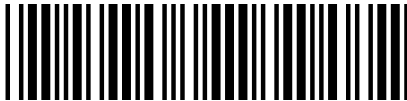
Signer(s) Other Than Named Above: n/a

Exhibit A

Legal Description of the Premises

A parcel of land being a portion of the Southwest 1/4 of Government Lot 2 of Section 3, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

BEGINNING at a found 5/8 inch rebar marking the Center North 1/16 of said Section 3, which bears S00°27'11"W a distance of 1,396.77 feet from a found aluminum cap marking the North 1/4 corner of said Section 3, thence following the westerly line of said Government Lot 2, N00°27'11"E a distance of 412.72 feet;
Thence leaving said westerly line, S89°32'49"E a distance of 154.50 feet;
Thence N00°27'11"E a distance of 100.00 feet;
Thence S89°32'49"E a distance of 100.72 feet;
Thence 38.41 feet along the arc of a curve to the right, said curve having a radius of 76.50 feet, a delta angle of 28°45'52", a chord bearing of N22°43'28"E and a chord distance of 38.00 feet;
Thence 39.95 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet, a delta angle of 45°46'37", a chord bearing of N22°26'07"W and a chord distance of 38.89 feet;
Thence N89°32'49"W a distance of 254.50 feet to a said westerly line;
Thence following said westerly line, N00°27'11"E a distance of 114.67 feet to the Northwest corner of said Southwest 1/4 of Government Lot 2;
Thence leaving said westerly line and following the northerly line of said Southwest 1/4 of Government Lot 2, N89°59'39"E a distance of 660.80 feet to a found 5/8 inch rebar marking the Northeast corner of said Southwest 1/4 of Government Lot 2;
Thence leaving said northerly line and following the easterly line of said Southwest 1/4 of Government Lot 2, S00°28'17"W a distance of 696.95 feet to a found 5/8 inch rebar marking the Southeast corner of said Southwest 1/4 of Government Lot 2;
Thence leaving said easterly line and following the southerly line of the said Southwest 1/4 of Government Lot 2, S89°52'11"W a distance of 660.59 feet to the POINT OF BEGINNING.



0006549625

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***ANNUAL REPORT**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0006549625

Date Filed: 12/3/2025 7:56:14 AM

Entity Name and Mailing Address:

Entity Name: OPEN DOOR RENTALS LLC
The file number of this entity on the records of the Idaho
Secretary of State is: 0000217677
Address: 1977 E OVERLAND RD
MERIDIAN, ID 83642-6649

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of
the Idaho Secretary of State was: W68984

The registered agent on record is:

Registered Agent: COREY D BARTON
Registered Agent
Physical Address
1977 E OVERLAND RD
MERIDIAN, ID 83642
Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
Corey Barton	Member	1977 E OVERLAND RD MERIDIAN, ID 83642

The annual report must be signed by an authorized signer of the entity.

Job Title: Member

Corey Barton

Sign Here

12/03/2025

Date

B1070-3939 12/03/2025 7:56 AM Received by Office of the Idaho Secretary of State