



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided and fees paid for an application to be considered complete and accepted. Once accepted, all applications go through pre-screening prior to being routed for the initial review.

Failure to submit all requested items (in legible form) may delay the processing of your application. Additional information may be required during pre-screening or after the review of your proposal.

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 specific land uses actions below that you are applying for

- | | | |
|---|---|---|
| ☐ Accessory Dwelling Unit (ADU) | ☐ *Manufactured Home Community | ☒ Subdivision Plats |
| ☐ Director Determination | ☐ Outdoor Dining Permit | ☒ *Preliminary Plat |
| ☐ Administrative Development Review | ☐ Parcel Consolidation | ☐ Final Plat |
| ☐ *Annexation w/ Zoning | ☐ Planned Unit Development (PUD) | ☐ *Short Plat (Regular) |
| ☐ Business Permit (Business License) | ☐ *New | ☐ *Short Plat (Condo) |
| ☐ *Certificate of Appropriateness | ☐ **Modification | ☐ **Plat Modification ³ |
| ☐ *Comprehensive Plan Amendment | ☐ Public Art / Murals | ☐ *Replat |
| ☐ *Deannexation | ☒ *Rezone (Zoning Map Amendment) | ☐ Time Extension |
| ☐ **Design Review | ☐ Signs ¹ | ☐ Renewal |
| ☒ Development Agreement | ☐ Site Plan / Landscape Plan Review ² | ☐ Temporary Use Permit |
| ☒ *New | ☐ Special Use Permit (SUP) | ☐ New ☐ Renewal |
| ☐ **Modification | ☐ *New | ☐ Mobile Food Unit |
| ☐ *Termination | ☐ **Modification | ☐ Temporary Use Facility |
| ☐ Home Occupation Permit | ☐ Time Extension | ☐ Transient Merchant Facility |
| ☐ New | | ☐ Traffic Impact Study Review |
| ☐ Renewal | | ☐ Vacation |
| ☐ Lot Line Adjustment | | ☐ *Variance |
| ☐ Lot Split | | ☐ *Zoning Text Amendment |
| ☐ Administrative | | |
| ☐ Simple | | |

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

² Used when not associated with other land use applications or construction drawing submissions.

³ Re-plats are not considered plat modifications.



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION

Project or Business Name: Patriots Landing

Site Address (s): 2422 Syringa Ln
Caldwell, ID 83605

Suite #:

Parcel #(s): 0266001100, 02660010A0, 0266001000

Total Acres: 3.28 AC

General Location of Site:

2422 Syringa Ln Caldwell, ID 83605

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
☐ M-1 ☐ M-2 ☐ I-P ☐ A-D ☐ C-D ☐ H-D ☐ P-D ☐ T-N ☐ H-C
☐ County Zone: _____

☐ Not Applicable

Overlay Districts:

(if applicable)

☐ APO-1 ☐ APO-2 ☐ HD-1 ☐ City Center Indian Creek Corridor
☐ City Center Local Historic Area ☒ None ☐ Not Applicable

Is Parcel(s) in Floodplain:

☐ Yes ☒ No

Description of Proposed Project / Request:

See narrative.



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

APPLICANT INFORMATION:

Name: Andrew Wheeler

Company Name (if applicable): The Land Architect LLC

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

Mailing Address: 9201 W. State St. Ste 102. Boise, ID 83714

Phone: 855-787-6636

Email: andrew@thelandarchitect.com

PROPERTY OWNERS' INFORMATION

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

☐ Not Applicable

Name: Tim Davis

Mailing Address: 22493 Duff Lane Middleton, Idaho 83644

Phone: 208-513-0834

Email: tdavismorningstar@ilj.com

DESIGNATED CONTACT PERSON

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

Same as:

☒ Applicant ☐ Property Owner ☐ Other

Name: Andrew Wheeler

Company Name (if applicable): The Land Architect, LLC

Mailing Address: 9201 W. State St. Ste 102. Boise, ID 83714

Phone: 855-787-6636

Email: andrew@thelandarchitect.com



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

CONTRACTOR / DEVELOPER INFORMATION

☐ Not Applicable

Name: **Tim Davis**

Company Name (if applicable): **Morning Star Development**

Mailing Address: **22493 Duff Lane Middleton, Idaho 83644**

Phone: **208-513-0834**

Email: **tdavismorningstar@ilj.com**

ARCHITECT INFORMATION

☐ Not Applicable

Name: **Andrew Wheeler**

Company Name (if applicable): **The Land Architect, LLC**

Mailing Address: **9201 W. State St. Ste 102. Boise, ID 83714**

Phone: **8550787-6636**

Email: **andrew@thelandarchitect.com**

ENGINEER / SURVEYOR INFORMATION

☐ Not Applicable

Name: **Joseph Canning**

Company Name (if applicable): **Centurion Engineers, Inc**

Mailing Address: **2323 S. Vista Ave. Ste 206 Boise, ID 83705**

Phone: **208-343-3381**

Email: **jdcanning@centengr.com**



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

LANDSCAPE ARCHITECT INFORMATION

☐ Not Applicable

Name: **Ben Semple**

Company Name (if applicable): **Rodney Evans + Partners**

Mailing Address: **1450 W. Bannock St. Boise, ID 83702**

Phone: **208-514-3300**

Email: **ben@reandpartners.com**

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: *Andrew R. Wheeler* Date: 09/22/25

Printed Name: Andrew Wheeler



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Online Application Submittal Instructions

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

Step 1:

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

Step 2

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

Drawing Submittal Instructions:

1. All plan sheets must be uploaded in PDF format only (no CAD, JPEG, TIFF, PNG, etc.)
2. All plan sheets must be to scale.
3. All plan sheets must be uploaded to Citizenserve.
1. 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.



SUBDIVISION PRELIMINARY PLAT CHECKLIST

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

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



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

SECTION II

PRELIMINARY PLAT CONTENT		Applicant	Staff
Plans to Scale	All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").	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	
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	



City of Caldwell
Planning and Zoning Department

621 Cleveland Blvd., Caldwell, Idaho, 83605

Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

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	



City of Caldwell
Planning and Zoning Department

621 Cleveland Blvd., Caldwell, Idaho, 83605

Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

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	



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

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	x	
Public Transit Stops	Location of any public transit	x	
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	X	
Trash Enclosures	Location of all trash enclosures, to include details about screening and landscaping	x	
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:	<u>Residential only</u> 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 <u>No</u> <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 <u>No</u> If yes, how many phases are proposed?		
Development timeline for full build out?	After entitlement approvals, an estimate of 18 months to Final plat is estimated with another 12 months to final build out.		
LAND USE AND ZONING INFORMATION			
	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	R1	Medium density residential	Residential
Proposed (Subject Property)	R2	Medium density residential	Residential
North of Site	R1	Medium density residential	Residential
South of Site	R1	Medium density residential	Residential
East of Site	R1	Medium density residential	Residential
West of Site	R1	Medium density residential	Residential



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

PROJECT SPECIFIC INFORMATION						
	Number of Lots	Acres		Percent of "Net" Acres <i>Net acreage is the total acreage minus any public streets and public rights of way</i>		
Residential Lots	13	2.62		2.62		
Commercial Lots	0	0				
Industrial Lots	0	0				
Common Lots	5	.66				
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:		13	N/A	23	N/A	47,337 SF
Single-family (detached) homes	N/A	3	N/A	N/A	27'	N/A
Townhomes	N/A	N/A	N/A	N/A	N/A	N/A
Two-family (<i>duplex</i>)	N/A	10	N/A	N/A	27'	N/A
Three-family residential (<i>triplex</i>)	N/A	N/A	N/A	N/A	N/A	N/A
Four, five and six family (<i>fourplex, fiveplex, and sixplex</i>)	N/A	N/A	N/A	N/A	N/A	V
Multi-family (7 or > dwelling units) in a single building	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	N/A	N/A	N/A	N/A	N/A	N/A
Industrial	N/A	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		
	8			7.01		
Total Open Space	% Required			% Proposed		
	N/A			XX		
Total "Qualifying" Open Space	% Required			% Proposed		
	8%			4.6%		
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.					



City of Caldwell
Planning and Zoning Department

621 Cleveland Blvd., Caldwell, Idaho, 83605

Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

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

Description	Min. Required	Proposed
Electric vehicle parking spaces	0	0
Off-street parking spaces	0	0
Commercial loading spaces	N/A	N/A
Industrial loading spaces	N/A	N/A
Bicycle parking spaces:	0	0
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> N/A	

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> 5' Attached sidewalk along main R.O.W.
Micro Pathways	<i>Describe location, width, and landscaping:</i> 5' Attached sidewalk along main R.O.W.
Public Pathways (per Bicycles and Pathways Master Plan)	<i>Describe location, width, landscaping, and any proposed fencing:</i>



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

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)

BUFFERS BETWEEN LAND USES (CCC 10-07-10)							
Location (If not required, put N/A)	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Min. Shrub Spacing (in feet)
North Property Line							
South Property Line							
East Property Line							
West Property Line							

PUBLIC SIDEWALKS					
Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
Owyhee st	5	5	Meandering	Attached	Detached
Patrios Ridge Ave.	5	5	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:
	Irrigation District:



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

Stormwater:		Swales Detention Swale in Southeast corner	
		Ponds	
		Borrow Ditches	
		Other, Explain:	
Stormwater Management:	Does the site disturb one or more acres of land? Yes No		
Fire Suppression Water Supply Source:	City water service		
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):			
Type of Site Access:		Street Frontage Syringa Ave. - 56' ROW frontage	
		Easement	
		Easement Width:	Instrument #
Street(s) Providing Access:	Owhyee St. Syringa Ave.		
Will Secondary Access for Fire be Provided:		Yes	
		No	
Internal Roads:		Public	
		Private	
		Internal Circulation	
		Road User's Maintenance Agreement Inst#	
School Districts Serving this Location:		Caldwell School District	
		Vallivue School District	
SPECIAL ON-SITE CHARACTERISTICS			
	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?			
Evidence of Erosion?		x	
Fish Habitat?		x	
Floodplain?		x	
Riparian Vegetation?		x	
Steep Slopes?		x	
Streams/Creeks?	x		See Civil for existing topography and drainage ditch locations
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

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

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

☐ Property Owner as the Applicant

☒ Property Owner's Agent / Representative

Andrew Wheeler

09/22/25

Applicant / Applicant's Representative Printed Name

Date

Applicant / Applicant's Representative Signature



REZONE CHECKLIST

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

SECTION 1: Filing Requirements

- ☒ All applications, checklists, plans and supporting documents must be submitted through our [Online Permit Center](#).
- ☒ Filing fees (**see Section 2 below**)
- ☒ PDF Documents shall be formatted in accordance with **Section 5** below.
- ☒ All documents shall follow the [naming conventions as shown here](#).

SECTION 2: Filing Fees

Refer to the Department fee list for most current fees.

- ☒ Application / Permit fees. Fees will be required to be paid once the application has been submitted and received by the department.

SECTION 3: Submittal Documents

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

- ☒ **Master Land Use Application.** Copy of a completed and signed master land use application.
- ☒ **Application Checklist.** Copy of a completed and signed application checklist
- ☒ **Copy of Deeds or Proof of Ownership.** If the owner is a corporation or LLC, proof of the representative or agent for the LLC or corporation will be required.
- ☒ **Property Owner Acknowledgement.** Signed [Property Owner Acknowledgement form](#) (if applicable)
- ☒ **Neighborhood Meeting Information**, including;
 - ☐ A copy of the letter sent to all owners, residents and associations within 500' of the property boundary
 - ☐ A copy of the 500' mailing list
 - ☐ A copy of the sign-in sheet, with your signature for certification



City of Caldwell
Community Development Department
Planning & Zoning Division

Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

- ☒ **Legal Description and Exhibit.** 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 stamped and certified by a land surveyor registered to the State of Idaho and shall be accompanied by an exhibit stamped and certified by a land surveyor registered in the State of Idaho. For multiple parcels with different zoning designations, the legal descriptions and exhibit shall indicate the area for each zone, along with the acreage and boundaries.
- ☒ **Location / Vicinity Map.** Showing the boundaries of the subject property with relation to nearby roadways and landmarks.
- ☒ **Project Narrative.** A detailed project narrative addressing the following:
- ☒ Description of overall proposed rezone and future development plan.
 - ☒ Description of compliance with the City's Comprehensive Plan and Vision and compliance with zoning ordinances.
 - ☒ Description of overall project benefits, the impacts on surrounding properties, and the mitigation of those impacts.
- ☒ **Conceptual Development Plan** (If the rezone request is not associated with a special use permit, planned unit development or subdivision plat request).

SECTION 4: Project Specific Details

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

SUBJECT SITE LAND USE AND LAND USE INFORMATION	
Existing Zoning Designation:	R1
Proposed Zoning Designation:	R2
Existing City Comprehensive Plan Future Land Use Designation:	MDR
Existing Land Use:	RESIDENTIAL
Proposed Land Use:	RESIDENTIAL



City of Caldwell
Community Development Department
Planning & Zoning Division

Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

--	--

SURROUNDING LAND USE AND ZONING INFORMATION			
	Existing Zoning Designation	Existing City Comp Plan Designation	Existing Use of Site
North of Subject Site:	Residential	MDR	Residential
South of Subject Site:	Residential	MDR	Residential
East of Subject Site:	Residential	MDR	Residential
West of Subject Site:	Residential	MDR	Residential

EXISTING UTILITIES, INFRASTRUCTURE AND PUBLIC SERVICES INFORMATION		
Type of Site Access:	☒	Street Frontage
	☐	Easement Easement Width: _____ Instrument # _____
Street(s) Providing Access to Site:	Syringa Ave. & Owhyee Ave.	
Existing Domestic Water:	☐	Individual Domestic Well – How Many?
	☐	Centralized Public Water System
	☒	City Municipal Water System
	☐	N/A
	Nearest Water Line Connection:	
Existing Sewer (Wastewater):	☐	Individual Septic
	☒	City Municipal Sewer
	☐	N/A
	Nearest Sewer Line Connection:	
Existing Irrigation:	☐	Surface
	☐	Irrigation Well
	☐	Pressurized
	☒	Gravity
	☐	N/A
	Nearest Irrigation Connection:	
	Irrigation District:	
	☐	Caldwell School District



City of Caldwell
Community Development Department
Planning & Zoning Division

Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

School Districts Serving this Location:	☐	Vallivue School District
	☐	Nampa School District

CRITERIA FOR REZONE REQUEST

Please answer all of the questions below.

Please explain how the proposed zoning map amendment is consistent with the comprehensive plan's land use map, and the plan's established goals, objectives, and policies? Indicate which goals, objectives and policies it meets.

Please see narrative.

Please explain how the proposed map amendment is consistent with the purpose statement of the proposed zoning district as specified in Caldwell City Code.



City of Caldwell
Community Development Department
Planning & Zoning Division

Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

Please see narrative.

Please explain how the intensity of development in the new zoning district will not create significant adverse impacts to surrounding properties or the neighborhood or explain the impacts and how the impacts are proposed to be mitigated.

Please see narrative.

Will adequate public facilities exist, or be provided, to serve all uses allowed on this property under the proposed zone? Please explain.

Please see narrative.



City of Caldwell
Community Development Department
Planning & Zoning Division

Phone: (208) 455-3021 | Web: www.cityofcaldwell.org



SECTION 5: PDF Formatting Requirements

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

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

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

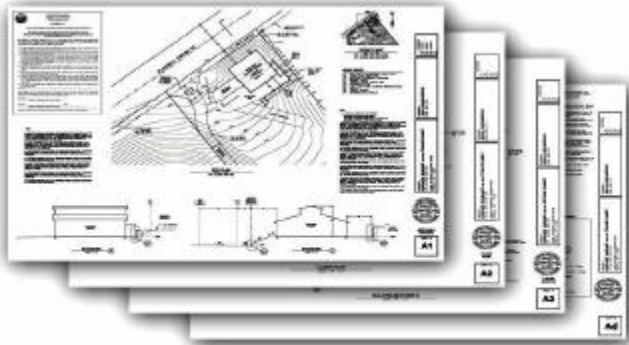
Resolution: Min. of 300 pixels per inch (PPI)

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



City of Caldwell
Community Development Department
Planning & Zoning Division

Phone: (208) 455-3021 | Web: www.cityofcaldwell.org



plans.pdf (multiple sheets)

✓ **Correct**

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

SECTION 6: Applicant Acknowledgement

- ☒ I acknowledge that all items on the checklist are included in the submittal package and that all documents have been named accordingly and submitted as single-sided, high-resolution pdf documents; and
- ☒ I acknowledge that I, the applicant, or my representative is responsible to attend all public hearings; and
- ☒ I acknowledge that applications are not deemed complete until the application has been submitted, all fees have been paid, and the application has been deemed accepted after completion of the prescreening process. This could impact neighborhood meeting deadlines and scheduling of public hearing dates.
- ☒ I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and
- ☒ I certify I am the:



City of Caldwell
Community Development Department
Planning & Zoning Division

Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

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

Andrew Wheeler

9/22/25

Applicant / Applicant's Representative Printed Name

Date

Andrew R. Wheeler

Applicant / Applicant's Representative Signature



INVOICE

Permit #: SPP25-000008

Address: 0 Georgia AVE

Fee	Account Code	Amount
P&Z Fees - Preliminary Plat (Base Fee)	10180	2,688.00
P&Z Fees - Preliminary Plat (Add'l Fee of \$20.00 per lot, to include common lots)	10180	380.00
Fire Fees - Preliminary Plat (Base Fee)	22025	254.10
Fire Fees - Preliminary Plat (Add'l Fee of \$1.35 per lot to include common lots)	22025	25.65
Eng Fees - Preliminary Plat (Base Fee)	12511	675.28
Eng Fees - Preliminary Plat (Add'l Fee of \$22.51 per lot to include common lots)	12511	427.69
TOTAL		4,450.72



INVOICE

Permit #: ZON25-000004

Address: 0 Georgia AVE

Fee	Account Code	Amount
P&Z Fees - Rezone - 2 acres and More	10220	3,080.50
Fire Fees - Rezone - 50 acres or Less	22025	181.33
TOTAL		3,261.83



THE LAND
ARCHITECT

DESIGN | ENTITLE | DEVELOP

THELANDARCHITECT.COM

Andrew Wheeler
9201 W. State St. Ste. 102
Boise, ID 83714
andrew@thelandarchitect.com
855-787-6636
09/22/28

RE: Patriots Landing Development
Planning & Zoning Commission
City of Caldwell
P.O. Box 1179
Caldwell, ID 83606

Re: Patriots Landing — Request for Rezone from R-1 to R-2 and Approval of a 23-Home Residential Development Serving Veterans

Dear Commissioners:

On behalf of the applicant/owner, we respectfully submit this narrative in support of Patriots Landing, a neighborhood of 23 attainable homes designed to serve Idaho veterans and their families. The site lies along Syringa Rd., with I-84 to the south (screened by the existing highway retaining wall), single-family residences to the east, and a single-family home plus an RV/metal shed storage use to the north/northeast adjacent to the site.

Proposed Rezone and Development Plan:

We request a rezone from R-1 (Residential Low Density) to R-2 (Residential Medium Density) to allow a modest increase in density and housing types consistent with surrounding development patterns and major transportation infrastructure.

Program summary:

- 23 dwelling units in 13 structures comprised of ten (10) duplex buildings (20 units) and three (3) detached single-unit homes (3 units).
- Homes are arranged on a shared lot/commons with private, fenced rear yards for each dwelling and common-area maintenance by an HOA (or similar association).
- A new public local street connection is proposed utilizing the existing right-of-way easement to improve circulation and emergency access.
- Open space is provided on the south portion of the site, integrated with a stormwater retention basin and informal recreation lawn.

www.thelandarchitect.com

855-787-6636



THE LAND ARCHITECT

DESIGN | ENTITLE | DEVELOP

THELANDARCHITECT.COM

- Building forms, heights, setbacks, landscaping, lighting, and parking will comply with the R-2 standards and applicable city development codes.

Veteran-serving intent:

Patriots Landing is purpose-built to welcome veterans through thoughtful design with durable materials, and HOA management of the common areas. We will coordinate with veteran-serving organizations during lease-up/sales to prioritize outreach and support.

Consistency with the Comprehensive Plan, Vision, and Zoning Ordinances:

Comprehensive Plan & Vision alignment

- Housing Choice & Attainability: Introduces duplex and small detached options that broaden the City's housing mix while remaining neighborhood-scale.
- Infill & Efficient Land Use: Converts an underutilized, vacant parcel near the I-84 corridor into productive housing with existing/planned utility and transportation capacity.
- Connectivity & Public Safety: Establishes a new public street connection for improved access, utility looping, and emergency response.
- Open Space & Stormwater: Delivers on-site common open space and on-site detention that meets City standards and protects downstream systems.
- Neighborhood Compatibility: utilizes two story single massing with the second floor stepped back, residential architecture, perimeter landscaping, and privacy fencing to transition sensitively to adjacent single-family homes.

Zoning compliance (R-2)

- Use: Duplex and detached single-family dwellings are permitted in R-2 zoning
- Dimensional standards: The site plan will be designed to meet or exceed R-2 setbacks, lot coverage, height, parking, landscaping, and fencing requirements.
- Access & circulation: The street section, sidewalks, and any private drive aisles will conform to City standards and Fire Code (turning radii, hydrant spacing, unobstructed width/height).
- Utilities & drainage: Water, sewer, and stormwater facilities will be designed per City/agency specifications; the south retention basin is sized to manage onsite runoff.
- Design quality: Materials, elevations, and lighting will comply with code and be reviewed with staff; lighting will be full cut-off and directed downward.

Project Benefits, Potential Impacts, and Mitigation:

Key public benefits

- Veteran-focused attainable housing in a small-neighborhood format.
- Infill development near regional transportation, reducing outward sprawl.
- New public street connection that improves block structure and safety.
- On-site open space and stormwater improvements.
- Neighborhood-scale design that complements adjacent single-family areas.



THE LAND
ARCHITECT

DESIGN | ENTITLE | DEVELOP

THELANDARCHITECT.COM

Potential impacts & mitigations:

- Traffic: A modest trip increase is expected for 23 homes; the new public connection disperses movements and enhances emergency access. Any warranted frontage or intersection improvements (signage, striping, curb/gutter/sidewalk) will be provided per City direction.
 - Noise/visual: I-84 is buffered by the existing retaining wall. Within the project, privacy fencing and landscape buffers along edges will screen rear and side yards from neighbors.
 - Stormwater: Managed on site in the south retention basin designed to City standards
 - Construction: We will adhere to City noise hours, erosion and dust control measures, and maintain clear haul routes and safety signage.
 - Neighborhood character: Building heights are residential scale; façades include varied materials, entries oriented to streets/paths, and garage/frontage treatments to avoid monotony.
-

Conclusion & Request:

Patriots Landing delivers the type of attainable, veteran-serving housing envisioned by the City's long-range plans, in a location where R-2 provides an appropriate, context-sensitive transition. The project upgrades local circulation, manages its stormwater responsibly, and integrates buffers and open space to respect adjacent homes.

We request your recommendation of approval for the R-1 to R-2 rezone and associated development approvals for Patriots Landing. We appreciate your consideration and look forward to collaborating with staff on final engineering and design details.

Regards,

Andrew Wheeler
Architect

	ARRANTS RICHARD M 2524 HILLCREST LN CALDWELL, ID, 83605	ASSEMBLY OF GOD CHURCH OF CALDWELL 821 N 16TH AVE CALDWELL, ID, 83605
BANUELOS DE LA CRUZ EULALIO 221 S GEORGIA AVE CALDWELL, ID, 83605	BARRAZA EDUARDO MARTINEZ 2623 OWYHEE ST CALDWEL, ID, 83605	BEIERLE MARK L 2306 CARTER CT CALDWELL, ID, 83605
BROTHERTON SCOTT 1130 PRINCETON RD WOODBURN, OR, 97071	BUCHANAN DOUGLAS 60192 HWY 26 JOHN DAY, OR, 97845	BURMEISTER WILLIAM A 203 S GEORGIA AVE CALDWELL, ID, 83605
BUTZ HELEN E REVOCABLE TRUST 2515 SYRINGA LN CALDWEL, ID, 83605	CALDWELL PACIFIC ASSOCIATES 430 E STATE ST STE 100 EAGLE, ID, 83616	CANO ELVIA 2407 PARADISE CIR CALDWELL, ID, 83605
CANTON REVOCABLE LIVING TRUST 115 S GEORGIA AVE CALDWELL, ID, 83605	CHRISTENSEN JAMES W 2623 SYRINGA LN CALDWELL, ID, 83605	CRUZ BALDEMAR LOPEZ 215 S HOMEDALE AVE CALDWELL, ID, 83605
D AND D CONSTRUCTION SPECIALIST LLC 9424 SOUTHSIDE BLVD NAMPA, ID, 83686	DALE KAREN 2708 SYRINGA LN CALDWELL, ID, 83605	ESCOBEDO EDGAR ALFREDO 224 DEARBORN ST CALDWELL, ID, 83605
ESCOBEDO EDGAR ALFREDO 224 DEARBORN ST CALDWELL, ID, 83605	FERGUSON JOSEPH 2404 PARADISE CIR CALDWELL, ID, 83605	FUQUA CINDI R 2616 SYRINGA LN CALDWELL, ID, 83605
GEBHARDT KORYNNE L 2408 PARADISE CIR CALDWELL, ID, 83605	GROVE RUSSELL 2600 HILLCREST LN CALDWELL, ID, 83605	HANSON SHASTAANN M 2505 SYRINGA LN CALDWELL, ID, 83605
HARKINS STEVEN G 2413 SYRINGA LN CALDWELL, ID, 83605	HERNANDEZ ANDREA TERESA 2506 W MIDWEST DR TAYLORSVILLE, UT, 84129	JAEGER JACOB M 421 HILL LN CALDWELL, ID, 83605
JEWETT PHYLLIS J PO BOX 993 CALDWELL, ID, 83606	KASUMOVIC AHMET 2716 SYRINGA LN CALDWELL, ID, 83605	KING LAVERN D 316 22ND AVE S NAMPA, ID, 83651

KINNEY BAILEY M
314 HILL LN
CALDWELL, ID, 83605

KINNEY BAILEY M
314 HILL LN
CALDWELL, ID, 83605

LOTZ BARBARA J IRREVOCABLE TRUST
805 COLUMBIA AVE
MOUNTAIN HOME, AR, 72653

MARIN CLAUDIO BENITEZ
2408 SYRINGA LN
CALDWELL, ID, 83605

MTP ACQUISITION 460 FLORIDA LLC
3605 BRAHMS WAY
MISSOULA, MT, 59802

MTP ACQUISITION 520 FLORIDA LLC
3605 BRAHMS WAY
MISSOULA, MT, 59802

MTP ACQUISITION 520 FLORIDA LLC
3605 BRAHMS WAY
MISSOULA, MT, 59802

MTP ACQUISITION 520 FLORIDA LLC
3605 BRAHMS WAY
MISSOULA, MT, 59802

MTP ACQUISITION 520 FLORIDA LLC
3605 BRAHMS WAY
MISSOULA, MT, 59802

MTP ACQUISITION 520 FLORIDA LLC
3605 BRAHMS WAY
MISSOULA, MT, 59802

MTP ACQUISITION 520 FLORIDA LLC
3605 BRAHMS WAY
MISSOULA, MT, 59802

MUHLENBECK ROBERT A
2324 SYRINGA LN
CALDWELL, ID, 83605

NELSON GARRY W
2307 SYRINGA LN
CALDWELL, ID, 83605

NORDBERG RICHARD A
2622 HILLCREST LN
CALDWELL, ID, 83605

PACHECO JORGE PEREZ
2508 SYRINGA LN
CALDWELL, ID, 83605

PATRIOT LANDING LLC
22493 DUFF LN
MIDDLETON, ID, 83644

PATRIOT LANDING LLC
22493 DUFF LN
MIDDLETON, ID, 83644

PATRIOT LANDING LLC
22493 DUFF LN
MIDDLETON, ID, 83644

PATRIOT LANDING LLC
22493 DUFF LN
MIDDLETON, ID, 83644

PEGRAM LILLIE M
114 S GEORGIA AVE
CALDWELL, ID, 83605

PEREZ RAUL
2413 PARADISE CIR
CALDWELL, ID, 83605

POUNDS DANIEL R
2703 SYRINGA LN
CALDWELL, ID, 83605

SHORT KIRBY
316 HILL LN
CALDWELL, ID, 83605

SILVA MAYRA
207 S HOMEDALE AVE
CALDWELL, ID, 83605

SNOW DANIEL J
2305 SYRINGA LN
CALDWELL, ID, 83605

SNYDER THOMAS A
2310 CARTER CT
CALDWELL, ID, 83605

SNYDER THOMAS A
2310 CARTER CT
CALDWELL, ID, 83605

SNYDER THOMAS ALAN
2310 CARTER CT
CALDWELL, ID, 83605

SNYDER THOMAS ALAN
2310 CARTER CT
CALDWELL, ID, 83605

SOUTHWESTERN IDAHO COOPERATIVE
HOUSING AUTHORITY
377 CORNELL ST
MIDDLETON, ID, 83644

SOUTHWESTERN IDAHO COOPERATIVE
HOUSING AUTHORITY
377 CORNELL ST
MIDDLETON, ID, 83644

TAYLOR KATHERINE L
2403 PARADISE CIR
CALDWELL, ID, 83605

TPC ENTERPRISE HOLDINGS LLC
430 E STATE ST
EAGLE, ID, 83616

VAZQUEZ GONZALO L
121 S GEORGIA AVE
CALDWELL, ID, 83605

WARD DIANNA J
1403 ARLINGTON AVE
CALDWELL, ID, 83605

WEBB CHARLES
2314 HILLCREST LN
CALDWELL, ID, 83605

WIDENER NADIA
2414 PARADISE CIR
CALDWELL, ID, 83605

WILLIS ORVAL D
2504 SYRINGA LN
CALDWELL, ID, 83605

ZUKIN JR CORPORATION DBA
PO BOX 331
THE DALLES, OR, 97058

May 2nd, 2025

The Land Architect LLC
9201 W. State St. Ste. 102
Boise, ID 83713

RE: Rezone, Development Agreement & Preliminary Plat for a proposed subdivision at 2422 Syringa Ln, Caldwell, ID, 83605

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: May 19th, 2025

Meeting Time: 4:00 pm

Meeting Location:
Idaho Room
Caldwell Public Library
1010 Dearborn St Caldwell ID 83605

Project Summary:

This project consists of a rezone, development agreement and preliminary plat application for a two story attached duplex single family and single family detached units in the City of Caldwell on a 2.88 acre parcel. The rezone will modify the existing zoning from R-1 (Low Density Residential) to R-2 (Medium Density Residential) and include (12) residential lots for (22) units.

If you would like to contact us ahead of the meeting, please feel free to reach out to us at 855-787-6636 or by email at andrew@thelandarchitect.com

Below is an illustration of our current site plan for the property which we will be discussing.



We look forward to hearing from you.

Thank you,

Andrew Wheeler
Project Architect
andrew@thelandarchitect.com
855-787-6636

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: 4:00 pm

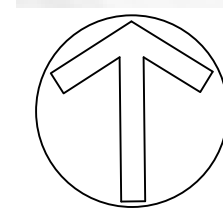
End Time of Neighborhood Meeting: _____

Those in attendance please print your name and address.

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

PRINTED NAME	ADDRESS, CITY, STATE, ZIP
1. Nick Snyder	2406 Springa Caldwell, ID 83605
2. Angela Kewett	403 Hill Ln Caldwell 83605
3. Carla Short	316 Hill Ln. Caldwell ID.
4. Kirby Short	316 Hill Ln. Caldwell
5. Bailey Kinney	314 Hill Ln Caldwell ID
6. Connie Snyder	
7. Tom Snyder	2406 Springa / 2310 Cantenct
8. Jacob Lancaster	1614 Blaine, caldwell, ID 83605
9. Coral Willis	2504 Springa Lane
10. Sharon Willis	2504 Springa Lane
11.	
12.	
13.	
14.	
15.	
16.	



 **SITE PLAN - R2 ZONING CONCEPT**
SCALE: 1/32" = 1'-0"

PLAN PREPARED BY APPLICANT

ANDREW WHEELER
THE LAND ARCHITECT
9201 W STATE ST.
BOISE, ID 83714
855-787-6636
ANDREW@THELANDARCHITECT.COM

ZONING REQUIREMENTS

ZONING DISTRICT: **R-2**
MAXIMUM HEIGHT: **35**
MINIMUM SETBACKS:
FRONT = **20 FT**
REAR YARD = **15 FT**
INTERIOR SIDE YARD = **6 FT**
STREET SIDE YARD = **15 FT**
MIN. LOT AREA (INTERIOR LOT) = **6,000 SF**
MIN. LOT AREA (CORNER LOT) = **7,500 SF**
MIN. LOT FRONTAGE = **45 FT**

UNIT MIX

LOT 1 = DUPLEX LOT (2) UNITS = 10,138 SF
LOT 2 = DUPLEX LOT (2) UNITS = 10,138 SF
LOT 3 = DUPLEX LOT (2) UNITS = 10,138 SF
LOT 4 = DUPLEX LOT (2) UNITS = 10,138 SF
LOT 5 = SINGLE-DETACHED LOT (1) UNIT = 8,705 SF
LOT 9 = DUPLEX LOT (2) UNITS = 7,252 SF
LOT 10 = DUPLEX LOT (2) UNITS = 7,252 SF
LOT 12 = DUPLEX LOT (2) UNITS = 6,468 SF
LOT 13 = DUPLEX LOT (2) UNITS = 6,638 SF
LOT 14 = DUPLEX LOT (2) UNITS = 6,636 SF
LOT 15 = DUPLEX LOT (2) UNITS = 6,467 SF
LOT 16 = SINGLE-DETACHED LOT (1) UNITS = 5,940 SF

TOTAL UNIT COUNT = (23) UNITS

SITE DENSITY:
SITE AREA = 139,360 SF
DENSITY = 7.63 UPA
MAX. UNIT COUNT = (23)

PARKING SUMMARY

REQUIRED:
(2) PARKING STALLS PER APARTMENT UNIT
(0.5) PARKING STALLS PER APARTMENT UNIT - GUEST PARKING

TOTAL REQUIRED:
PER UNIT:
(23) * (2) = (46) STALLS
(23) * (0.5) = (12) GUEST STALLS
TOTAL REQUIRED = (68) STALLS

PARKING STALL SIZE: 9 FT X 20 FT

PROVIDED:
(46) GARAGE STALLS
(46) UNCOVERED PARKING STALLS
TOTAL PARKING STALLS PROVIDED = (92) STALLS

OPEN SPACE REQUIREMENTS

REQUIRED: 8% OF SITE AREA

SITE AREA = 139,360 * 0.08
TOTAL REQUIRED OPEN SPACE = 11,149 SF
TOTAL OPEN SPACE PROVIDED = 23,933 SF



VICINITY MAP
SCALE: NTS

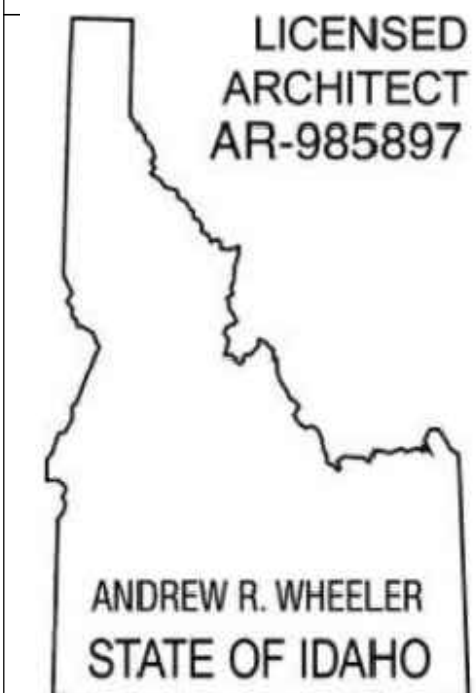
REVISION DATE



TLA 24-19
CLIENT
MORNING STAR DEVELOPMENT

PATRIOTS LANDING
PARCEL ID: R02660, R026600011, R02660010A
2422 SYRINGA LN. CALDWELL, IDAHO

ENTITLEMENT APPLICATION
09/22/25
**LICENSED
ARCHITECT
AR-985897**

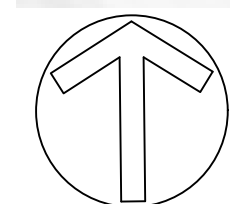


ANDREW R. WHEELER
STATE OF IDAHO

SITE PLAN

A100

SCALE 1/32" = 1'-0"



SITE PLAN - R2 ZONING CONCEPT
SCALE: 1/32" = 1'-0"

PLAN PREPARED BY APPLICANT

ANDREW WHEELER
THE LAND ARCHITECT
9201 W STATE ST.
BOISE, ID 83714
855-787-6636
ANDREW@THELANDARCHITECT.COM

ZONING REQUIREMENTS

ZONING DISTRICT: R-2
MAXIMUM HEIGHT: 35
MINIMUM SETBACKS:
FRONT = 20 FT
REAR YARD = 15 FT
INTERIOR SIDE YARD = 6 FT
STREET SIDE YARD = 15 FT
MIN. LOT AREA (INTERIOR LOT) = 6,000 SF
MIN. LOT AREA (CORNER LOT) = 7,500 SF
MIN. LOT FRONTAGE = 45 FT

UNIT MIX

LOT 1 = DUPLEX LOT (2) UNITS = 10,138 SF
LOT 2 = DUPLEX LOT (2) UNITS = 10,138 SF
LOT 3 = DUPLEX LOT (2) UNITS = 10,138 SF
LOT 4 = DUPLEX LOT (2) UNITS = 10,138 SF
LOT 5 = SINGLE-DETACHED LOT (1) UNIT = 8,705 SF
LOT 6 = DUPLEX LOT (2) UNITS = 7,252 SF
LOT 7 = DUPLEX LOT (2) UNITS = 7,252 SF
LOT 8 = DUPLEX LOT (2) UNITS = 6,468 SF
LOT 9 = DUPLEX LOT (2) UNITS = 6,468 SF
LOT 10 = DUPLEX LOT (2) UNITS = 6,468 SF
LOT 11 = DUPLEX LOT (2) UNITS = 6,468 SF
LOT 12 = DUPLEX LOT (2) UNITS = 6,468 SF
LOT 13 = DUPLEX LOT (2) UNITS = 6,468 SF
LOT 14 = DUPLEX LOT (2) UNITS = 6,468 SF
LOT 15 = DUPLEX LOT (2) UNITS = 6,468 SF
LOT 16 = SINGLE-DETACHED LOT (1) UNITS = 5,940 SF

TOTAL UNIT COUNT = (23) UNITS

SITE DENSITY:
SITE AREA = 139,360 SF
DENSITY = 7.63 UPA
MAX. UNIT COUNT = (23)

PARKING SUMMARY

REQUIRED:
(2) PARKING STALLS PER APARTMENT UNIT
(0.5) PARKING STALLS PER APARTMENT UNIT - GUEST PARKING

TOTAL REQUIRED:
PER UNIT:
(23) * (2) = (46) STALLS
(23) * (0.5) = (12) GUEST STALLS
TOTAL REQUIRED = (68) STALLS

PARKING STALL SIZE: 9 FT X 20 FT

PROVIDED:
(46) GARAGE STALLS
(46) UNCOVERED PARKING STALLS
TOTAL PARKING STALLS PROVIDED = (92) STALLS

OPEN SPACE REQUIREMENTS

REQUIRED: 8% OF SITE AREA

SITE AREA = 139,360 * 0.08

TOTAL REQUIRED OPEN SPACE = 11,149 SF

TOTAL OPEN SPACE PROVIDED = 23,933 SF

REVISION DATE



TLA 24-19
CLIENT
MORNING STAR DEVELOPMENT

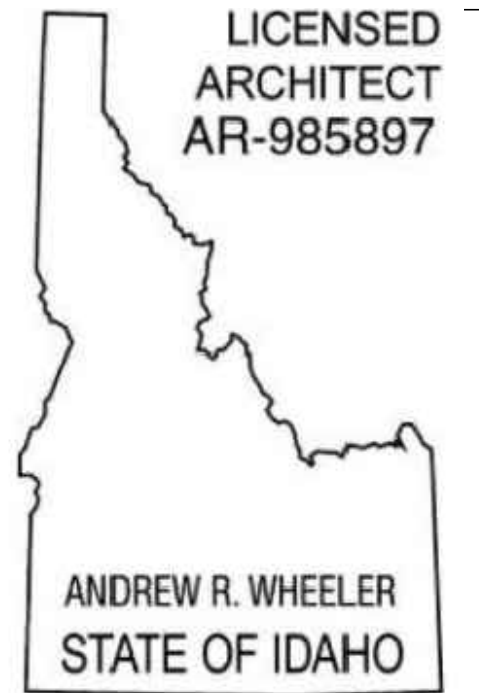
PATRIOTS LANDING

PARCEL ID: R02660, R026600011, R02660010A

2422 SYRINGA LN. CALDWELL, IDAHO

ENTITLEMENT APPLICATION
09/22/25

LICENSED
ARCHITECT
AR-985897



ANDREW R. WHEELER
STATE OF IDAHO

SITE PLAN

A100

SCALE 1/32" = 1'-0"

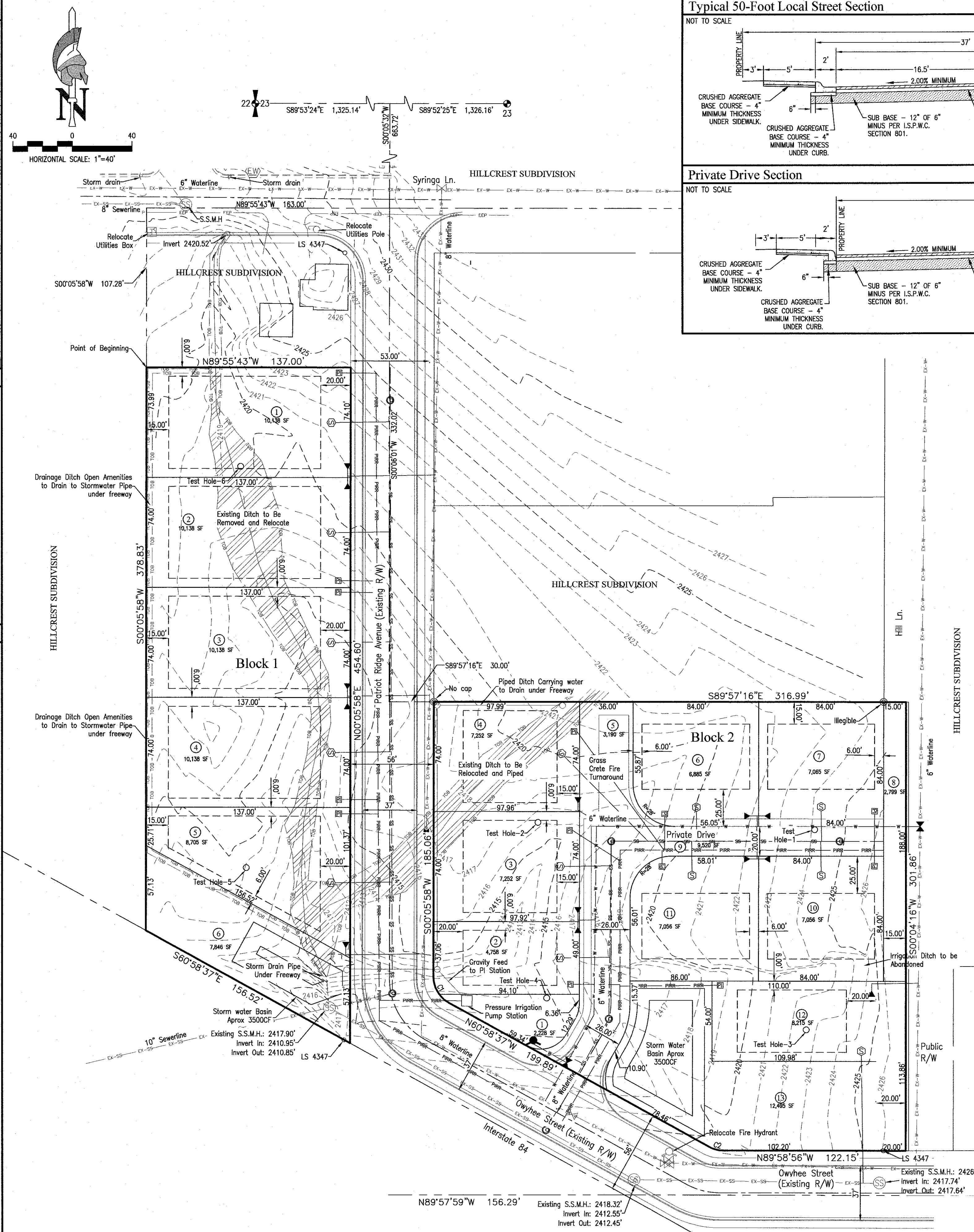


VICINITY MAP

SCALE: NTS

1. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
2. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF CALDWELL.
3. POTABLE WATER IS TO BE PROVIDED BY THE CITY OF CALDWELL.
4. PROPERTY LIES WITHIN THE PIONEER IRRIGATION DISTRICT.
5. FIRE SERVICES BY THE CITY OF CALDWELL.
6. THIS PROPERTY IS CURRENTLY ZONED R-1, TO BE REZONED TO R-2.
7. EXISTING USE: RURAL AND RESIDENTIAL.
8. CONTOUR INTERVAL: 1' FOOT DATUM: NAVD 88
9. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
10. THIS DEVELOPMENT ANTICIPATES USING SHALLOW RETENTION BASINS FOR STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE PROJECT.
11. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.
12. THE FOLLOWING TAX PARCEL NUMBER IS INCLUDED WITHIN THIS SUBDIVISION: R026600010A0 AND R02660001100.
13. COMMON AREAS ARE LOTS 6, BLOCK 1, LOTS 1, 5, 8, & 13, BLOCK 2.

	SUBDIVISION BOUNDARY
	LOT LINE
	ADJOINING PROPERTY LINE
	STREET CENTERLINE
	SECTION LINE
	EXISTING FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB AND GUTTER
	CONSTRUCT 3" ROLLED CURB & GUTTER
	EXISTING SANITARY SEWER MAIN LINE
	CONSTRUCT SANITARY SEWER MAIN LINE, SIZE NOTED
	CONSTRUCT SANITARY SEWER SERVICE
	BUILDING SETBACK LINE
	EXISTING WATER MAIN LINE
	CONSTRUCT WATER MAIN LINE
	CONSTRUCT WATER SERVICE
	CONSTRUCT PRESSURE IRRIGATION MAIN LINE
	CONSTRUCT PRESSURE IRRIGATION SERVICE
	CONSTRUCT GRAVITY IRRIGATION MAIN LINE
	EXISTING TOP OF BANK
	GRAVITY IRRIGATION BOX
	INSTALL WATER VALVE, SAME SIZE AS MAIN LINE
	INSTALL FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING TELEPHONE RISER
	EXISTING UTILITY POLE
	LOT NUMBER
	INSTALL SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING DITCH
	Found 1/2" pin with cap labeled as noted
	Found 5/8" pin with cap labeled as noted



NOT TO SCALE

53' RIGHT-OF-WAY

37' BACK TO BACK OF CURB

PROPERTY LINE

3'

5'

2'

16.5'

2.00% MINIMUM

2.00% MINIMUM

16.5'

2'

5'

3'

PROPERTY LINE

CRUSHED AGGREGATE
BASE COURSE - 4"
MINIMUM THICKNESS
UNDER SIDEWALK.

CRUSHED AGGREGATE
BASE COURSE - 4"
MINIMUM THICKNESS
UNDER CURB.

SUB BASE - 12" OF 6"
MINUS PER I.S.P.W.C.
SECTION 801.

BASE COURSE - 6" OF
3/4" MINUS PER
I.S.P.W.C. SECTION 802.

2 1/2" OF ASPHALTIC
CONCRETE PER I.S.P.W.C.
SECTION 805.

CONCRETE SIDEWALK PER ACHD
SUPPLEMENTAL STANDARD DRAWING
SD-709.

3" ROLLED CURB AND GUTTER PER
ACHD SUPPLEMENTAL DRAWING
SD-702.

6"

6"

NOT TO SCALE

26' or 20'

PROPERTY LINE

3'

5'

2'

PROPERTY LINE

2.00% MINIMUM

2.00% MINIMUM

CRUSHED AGGREGATE
BASE COURSE - 4"
MINIMUM THICKNESS
UNDER SIDEWALK.

6"

SUB BASE - 12" OF 6"
MINUS PER I.S.P.W.C.
SECTION 801.

BASE COURSE - 6" OF
3/4" MINUS PER
I.S.P.W.C. SECTION 802.

2 1/2" OF ASPHALTIC
CONCRETE PER I.S.P.W.C.
SECTION 805.

CRUSHED AGGREGATE
BASE COURSE - 4"
MINIMUM THICKNESS
UNDER CURB

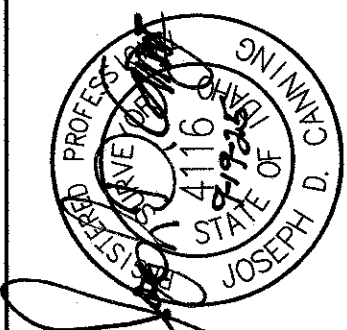
Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	61°04'35"	20.00'	21.32'	S30°26'19"E	20.32'
C2	29°00'19"	20.00'	10.12'	S75°28'47"E	10.02'

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

PROPOSED ZONE	R-2
MINIMUM LOT AREA - INTERIOR LOT	6,000 SF
MINIMUM LOT AREA - CORNER LOT	7,500 SF
FRONT YARD SETBACK	20 FEET
REAR YARD SETBACK	15 FEET
STREET SIDE YARD SETBACK	15 FEET
INTERIOR SIDE YARD SETBACK	6 FEET
EXISTING ZONE	R-1

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	3.28	100%
RESIDENTIAL LOTS	2.62	79.9%
OPEN SPACE AREA LOTS	0.66	20.1%

Tim Davis
22493 Duff Lane
Middleton, ID. 83644
(208) 513-0834



A PARCEL OF LAND BEING A PORTION OF TRACTS 12 AND 13 OF HILLCREST SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF; FILED IN BOOK 3 R PLATS AT PAGE 10, RECORDS OF CANYON COUNTY, IDAHO AND ADJOINING RIGHTS-OF-WAY, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO

Preliminary Plat

SCALE:
1" = 40'

DATE: SEPTEMBER 19, 2025

DRAWN BY:
J.E. COOPER

CHECKED BY:
J.D. CANNING

PROJECT NO.
PL06

DRAWING FILE NAME:
PL06 Const Plans.dwg

1.0

- KEY NOTES
1.

30 YEAR TYPE 'A' COMPOSITE SHINGLE
2.

FIBER CEMENT SIDING OR APPROVED EQUAL
3.

BOARD AND BATTEN SIDING OR APPROVED EQUAL
4.

WHITE VINYL WINDOWS
5.

PRE-FINISHED METAL GUTTER, SEE ROOF PLAN FOR EXTENT. DOWNSPOUT TO MATCH COLOR
6.

TRIM BOARD TYP.
7.

1" FINISH FASCIA
8.

MASONRY WALL VEENER, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED
9.

COLUMN POST, AND BEAM REFER TO BUILDING CROSS SECTIONS & DETAILS
10.

DETACHED WOOD PATIO COVER
11.

GARAGE DOOR
12.

ROOF VENT

MATERIAL FINISHES

5

PABCO PREMIER "PEWTER GRAY" OR EQUAL

A

SHERWIN WILLIAMS "PURE WHITE" SW 7005

C.1

SHERWIN WILLIAMS "PASSIVE" SW 7064

D.1

SHERWIN WILLIAMS "TIN LIZZIE" SW 7069

E.1

MASONRY TO MATCH "OLD WORLD LEDGE" DRY STACK LEDGE STONE OR EQUAL

C.2

MASONRY TO MATCH "OLD WORLD LEDGE" DRY STACK LEDGE STONE OR EQUAL

D.2

MASONRY TO MATCH "OLD WORLD LEDGE" DRY STACK LEDGE STONE OR EQUAL

E.2

MASONRY TO MATCH "OLD WORLD LEDGE" DRY STACK LEDGE STONE OR EQUAL

F.1

MASONRY TO MATCH "OLD WORLD LEDGE" DRY STACK LEDGE STONE OR EQUAL

F.2

MASONRY TO MATCH "OLD WORLD LEDGE" DRY STACK LEDGE STONE OR EQUAL

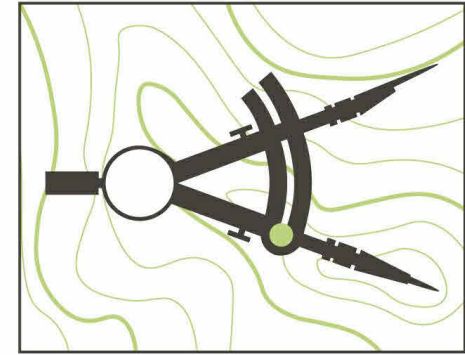
REVISION

DATE

THE LAND ARCHITECT

DESIGN | ENTITLE | DEVELOP

THELANDARCHITECT.COM



TLA 24-19

CLIENT
TIM DAVIS

PATRIOTS LANDING

2422 SYRINGAN LN.
CALDWELL IDAHO

ENTITLEMENT APPLICATION
09/22/25

LICENSED
ARCHITECT
AR-985897



ANDREW R. WHEELER
STATE OF IDAHO

BUILDING TYPE
A - MATERIALS
BOARD

A203

SCALE

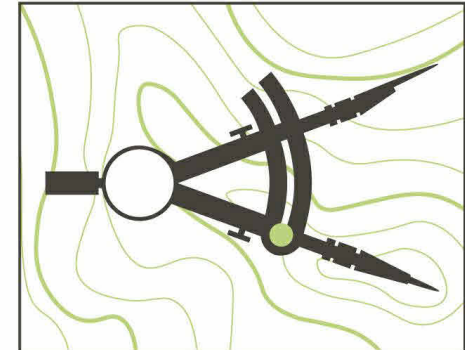
As indicated



BUILDING TYPE A -COOL TONE



BUILDING TYPE A - WARM TONE



TLA 24-19

CLIENT
TIM DAVIS

PATRIOTS LANDING

2422 SYRINGAN LN.
CALDWELL IDAHO

ENTITLEMENT APPLICATION
09/22/25

LICENSED
ARCHITECT
AR-985897



ANDREW R. WHEELER
STATE OF IDAHO

BUILDING TYPE
B - MATERIALS
BOARD

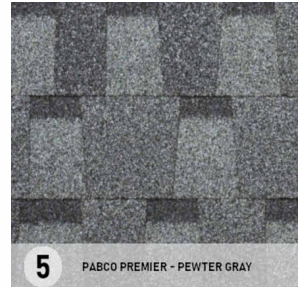
A203.1

SCALE As indicated

KEY NOTES

- 30 YEAR TYPE 'A' COMPOSITE SHINGLE
- FIBER CEMENT SIDING OR APPROVED EQUAL
- BOARD AND BATTEN SIDING OR APPROVED EQUAL
- WHITE VINYL WINDOWS
- PRE-FINISHED METAL GUTTER, SEE ROOF PLAN FOR EXTENT. DOWNSPOUT TO MATCH COLOR
- TRIM BOARD TYP.
- 1" FINISH FASCIA
- MASONRY WALL VEENER, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED
- COLUMN POST, AND BEAM REFER TO BUILDING CROSS SECTIONS & DETAILS
- DETACHED WOOD PATIO COVER
- GARAGE DOOR
- ROOF VENT

MATERIAL FINISHES



A
PABCO PREMIER
"PEWTER GRAY"
OR EQUAL



B
SHERWIN WILLIAMS
"PURE WHITE"
SW 7005



C.1
SHERWIN WILLIAMS
"PASSIVE"
SW 7064



D.1
SHERWIN WILLIAMS
"TIN LIZZIE"
SW 7069



E.1
MASONRY TO MATCH
"OLD WORLD LEDGE"
DRY STACK LEDGE
STONE OR EQUAL



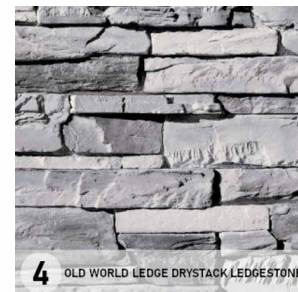
C.2
MASONRY TO MATCH
"OLD WORLD LEDGE"
DRY STACK LEDGE
STONE OR EQUAL



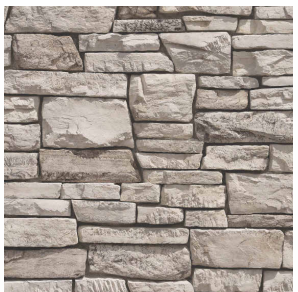
D.2
MASONRY TO MATCH
"OLD WORLD LEDGE"
DRY STACK LEDGE
STONE OR EQUAL



E.2
MASONRY TO MATCH
"OLD WORLD LEDGE"
DRY STACK LEDGE
STONE OR EQUAL



F.1
MASONRY TO MATCH
"OLD WORLD LEDGE"
DRY STACK LEDGE
STONE OR EQUAL



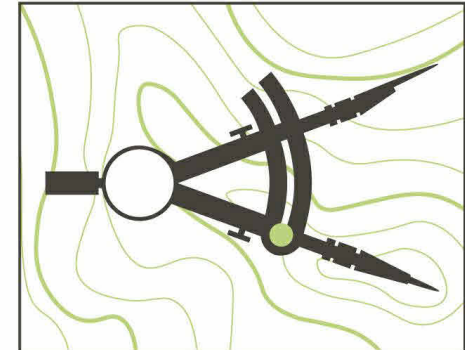
F.2
MASONRY TO MATCH
"OLD WORLD LEDGE"
DRY STACK LEDGE
STONE OR EQUAL



BUILDING TYPE B -COOL TONE



BUILDING TYPE B - WARM TONE



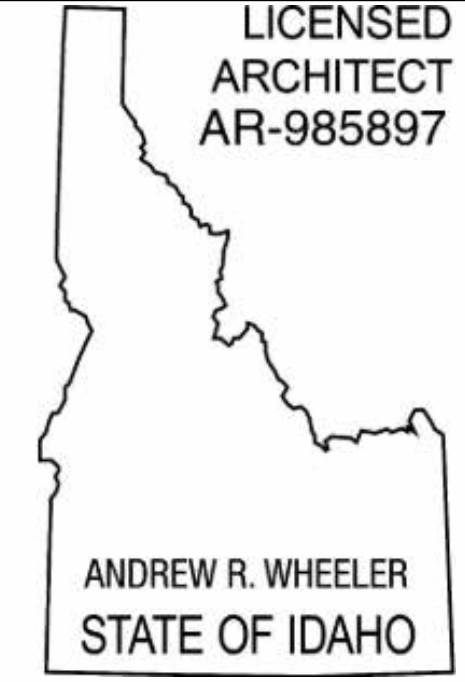
TLA 24-19

CLIENT
TIM DAVIS

PATRIOTS LANDING

2422 SYRINGAN LN.
CALDWELL IDAHO

ENTITLEMENT APPLICATION
09/22/25



BUILDING TYPE
C - MATERIALS
BOARD

A203.2

SCALE As indicated

KEY NOTES

1.

30 YEAR TYPE 'A' COMPOSITE SHINGLE

2.

FIBER CEMENT SIDING OR APPROVED EQUAL

3.

BOARD AND BATTEN SIDING OR APPROVED EQUAL

4.

WHITE VINYL WINDOWS

5.

PRE-FINISHED METAL GUTTER, SEE ROOF PLAN FOR EXTENT.
DOWNSPOUT TO MATCH COLOR

6.

TRIM BOARD TYP.

7.

1" FINISH FASCIA

8.

MASONRY WALL VEENER, SET IN MORTAR BED WITH FLASHING AND
WEEP SCREED

9.

COLUMN POST, AND BEAM REFER TO BUILDING CROSS SECTIONS &
DETAILS

10.

DETACHED WOOD PATIO COVER

11.

GARAGE DOOR

12.

ROOF VENT

MATERIAL FINISHES

5

A

PABCO PREMIER
'PEWTER GRAY'
OR EQUAL

B

SHERWIN WILLIAMS
'PURE WHITE'
SW 7005

C.1

SHERWIN WILLIAMS
'PASSIVE'
SW 7064

D.1

SHERWIN WILLIAMS
'TIN LIZZIE'
SW 7069

E.1

MASONRY TO MATCH
'OLD WORLD LEDGE'
DRY STACK LEDGE
STONE OR EQUAL

C.2

MASONRY TO MATCH
'OLD WORLD LEDGE'
DRY STACK LEDGE
STONE OR EQUAL

D.2

MASONRY TO MATCH
'OLD WORLD LEDGE'
DRY STACK LEDGE
STONE OR EQUAL

E.2

MASONRY TO MATCH
'OLD WORLD LEDGE'
DRY STACK LEDGE
STONE OR EQUAL

F.1

MASONRY TO MATCH
'OLD WORLD LEDGE'
DRY STACK LEDGE
STONE OR EQUAL

F.2

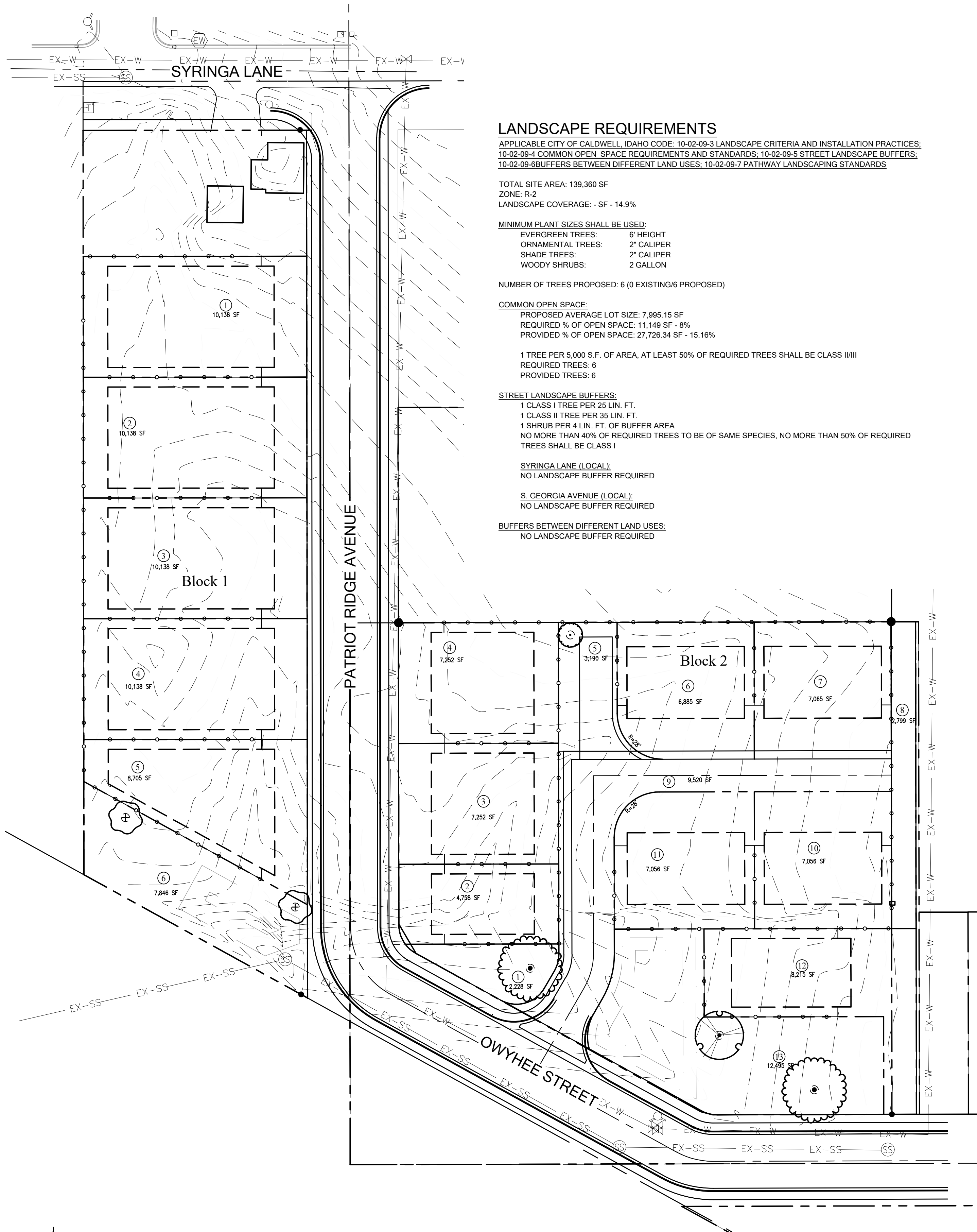
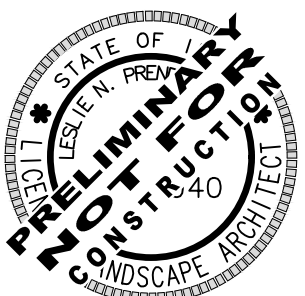
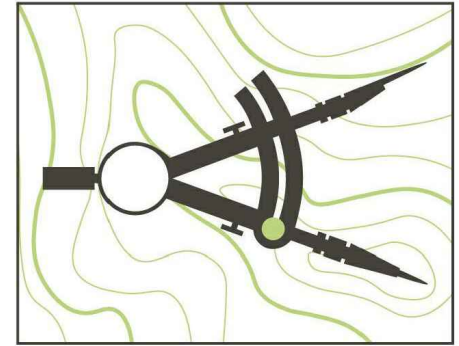
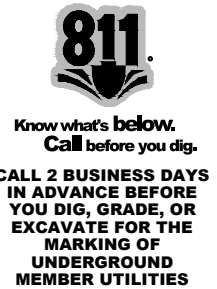
MASONRY TO MATCH
'OLD WORLD LEDGE'
DRY STACK LEDGE
STONE OR EQUAL



BUILDING TYPE C -COOL TONE



BUILDING TYPE C - WARM TONE



LANDSCAPE REQUIREMENTS

APPLICABLE CITY OF CALDWELL, IDAHO CODE: 10-02-09-3 LANDSCAPE CRITERIA AND INSTALLATION PRACTICES;
10-02-09-4 COMMON OPEN SPACE REQUIREMENTS AND STANDARDS; 10-02-09-5 STREET LANDSCAPE BUFFERS;
10-02-09-6 BUFFERS BETWEEN DIFFERENT LAND USES; 10-02-09-7 PATHWAY LANDSCAPING STANDARDS

TOTAL SITE AREA: 139,360 SF
ZONE: R-2
LANDSCAPE COVERAGE: - SF - 14.9%

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

NUMBER OF TREES PROPOSED: 6 (0 EXISTING/6 PROPOSED)

COMMON OPEN SPACE:
PROPOSED AVERAGE LOT SIZE: 7,995.15 SF
REQUIRED % OF OPEN SPACE: 11,149 SF - 8%
PROVIDED % OF OPEN SPACE: 27,726.34 SF - 15.16%

1 TREE PER 5,000 S.F. OF AREA, AT LEAST 50% OF REQUIRED TREES SHALL BE CLASS III/II
REQUIRED TREES: 6
PROVIDED TREES: 6

STREET LANDSCAPE BUFFERS:
1 CLASS I TREE PER 25 LIN. FT.
1 CLASS II TREE PER 35 LIN. FT.
1 SHRUB PER 4 LIN. FT. OF BUFFER AREA
NO MORE THAN 40% OF REQUIRED TREES TO BE OF SAME SPECIES, NO MORE THAN 50% OF REQUIRED TREES SHALL BE CLASS I

SYRINGA LANE (LOCAL):
NO LANDSCAPE BUFFER REQUIRED

S. GEORGIA AVENUE (LOCAL):
NO LANDSCAPE BUFFER REQUIRED

BUFFERS BETWEEN DIFFERENT LAND USES:
NO LANDSCAPE BUFFER REQUIRED

LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3/4" MINUS BLACK AND TAN PERMA BARK ROCK MULCH OVER TOPSOIL AS SPECIFIED. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER; REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE CIVIL GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY FERTILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH: 5.5 TO 7.6
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

WEED ABATEMENT NOTES:

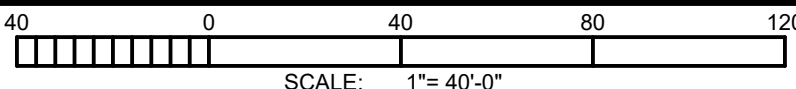
- ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH "ROUND-UP" (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF "ROUND-UP" TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

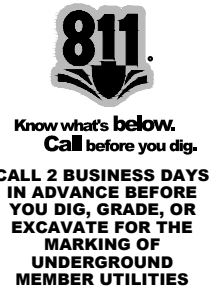
IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM, ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
a. PRECISE INDIVIDUAL STATION TIMING
b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
e. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVER SPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS)
- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.

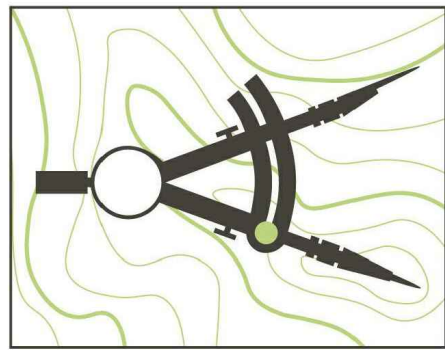


PRELIMINARY LANDSCAPE PLAN





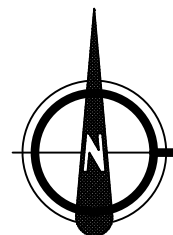
THE LAND
ARCHITECT
DESIGN | ENTITLE | DEVELOP
THELANDARCHITECT.COM



PATRIOTS LANDING
PARCEL ID: R02660, R02660011, R02660010A

L1.1

SCALE $1/32" = 1'-0"$



40 0 40 80 120

SCALE: 1"= 40'-0"

<u>SYMBOL</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>PLANTING SIZE</u>	<u>MATURITY SIZE</u>	<u>CLASS</u>
---------------	------------	--------------------------------	----------------------	----------------------	--------------

FLOWERING TREES

SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

<u>SYMBOL</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>SIZE</u>	<u>NOTES</u>
---------------	------------	--------------------------------	-------------	--------------

GROUND COVERS

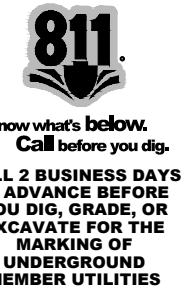
MULCH

TURF SOD

	27,931 sf	RTF Sod Rhizomatous Tall Fescue	---
---	-----------	------------------------------------	-----

	CUT EDGE AS DETAILED
	PROPERTY LINE (VERIFY)
	PROPOSED FENCE, BY OTHER

1. VISION TRIANGLE
2. PROPOSED SIDEWALK
3. PROPOSED TURF AREA
4. PROPOSED FENCE, BY OTHER
5. PROPOSED GRASS PAVER FIRE TRUCK TURNAROUND,
SEE DETAIL 4/L1.5



LANDSCAPE LEGEND

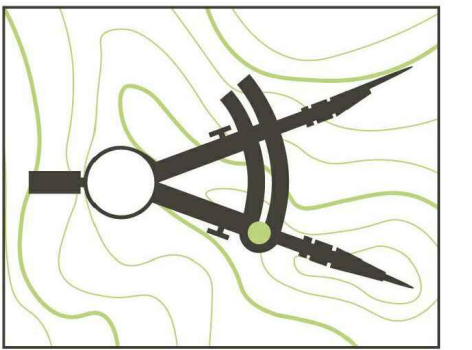
- PLANTS TO BE INSTALLED
- CUT EDGE AS DETAILED
- PROPERTY LINE (VERIFY)
- PROPOSED FENCE, BY OTHER

CALLOUT NOTES

- VISION TRIANGLE
- PROPOSED SIDEWALK
- PROPOSED TURF AREA
- PROPOSED FENCE, BY OTHER
- PROPOSED GRASS PAVER FIRE TRUCK TURNAROUND, SEE DETAIL 4/L1.5

REVISION DATE

THE LAND ARCHITECT
DESIGN | ENTITLE | DEVELOP
THELANDARCHITECT.COM



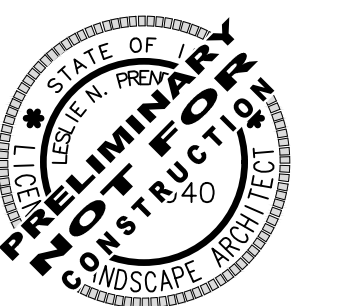
TLA 24-19
CLIENT
MORNING STAR DEVELOPMENT

PATRIOTS LANDING

PARCEL ID: R02660, R02660011, R02660010A

2422 SYRINGA LN. CALDWELL, IDAHO

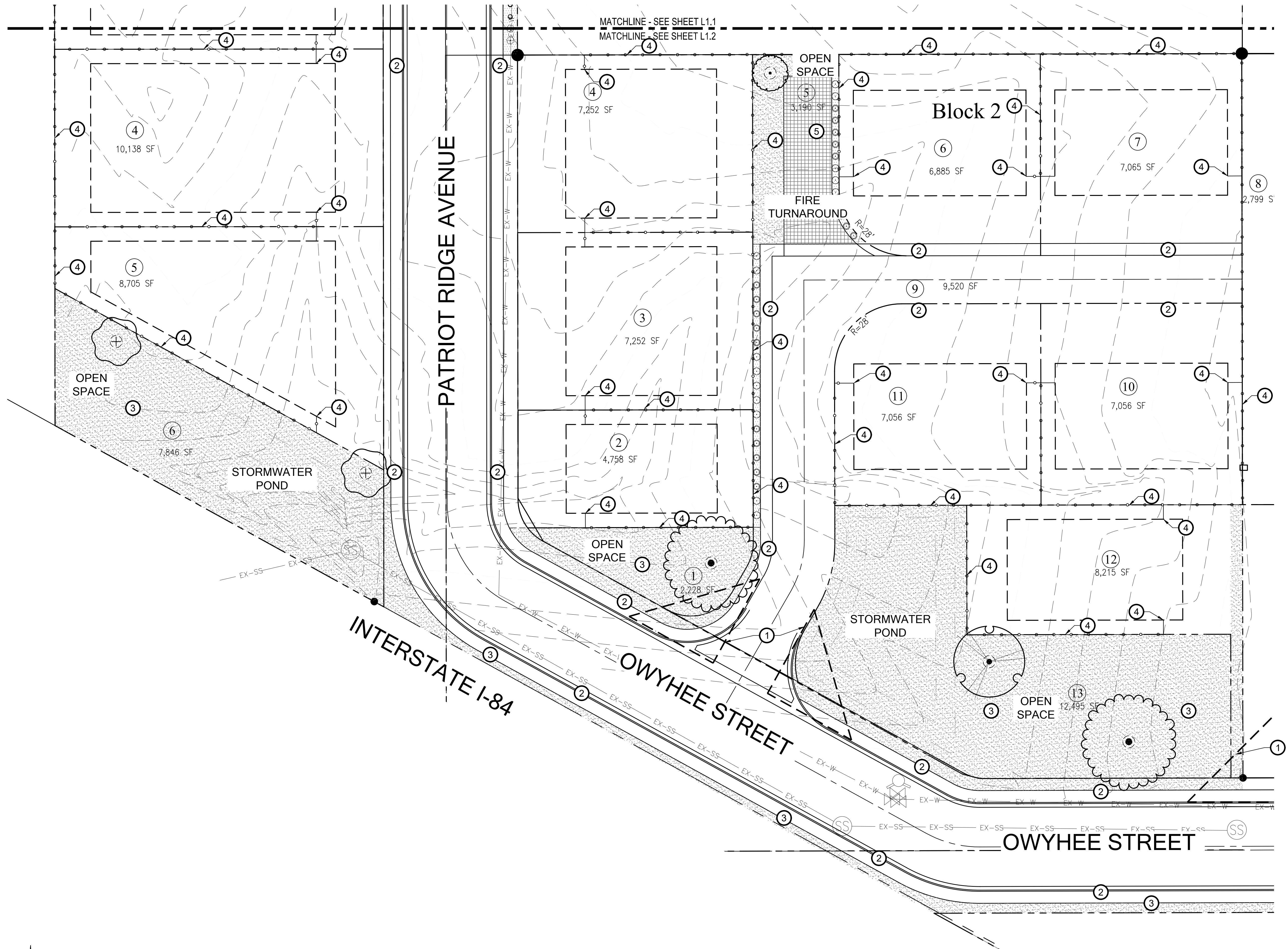
ENTITLEMENT APPLICATION
05/02/25

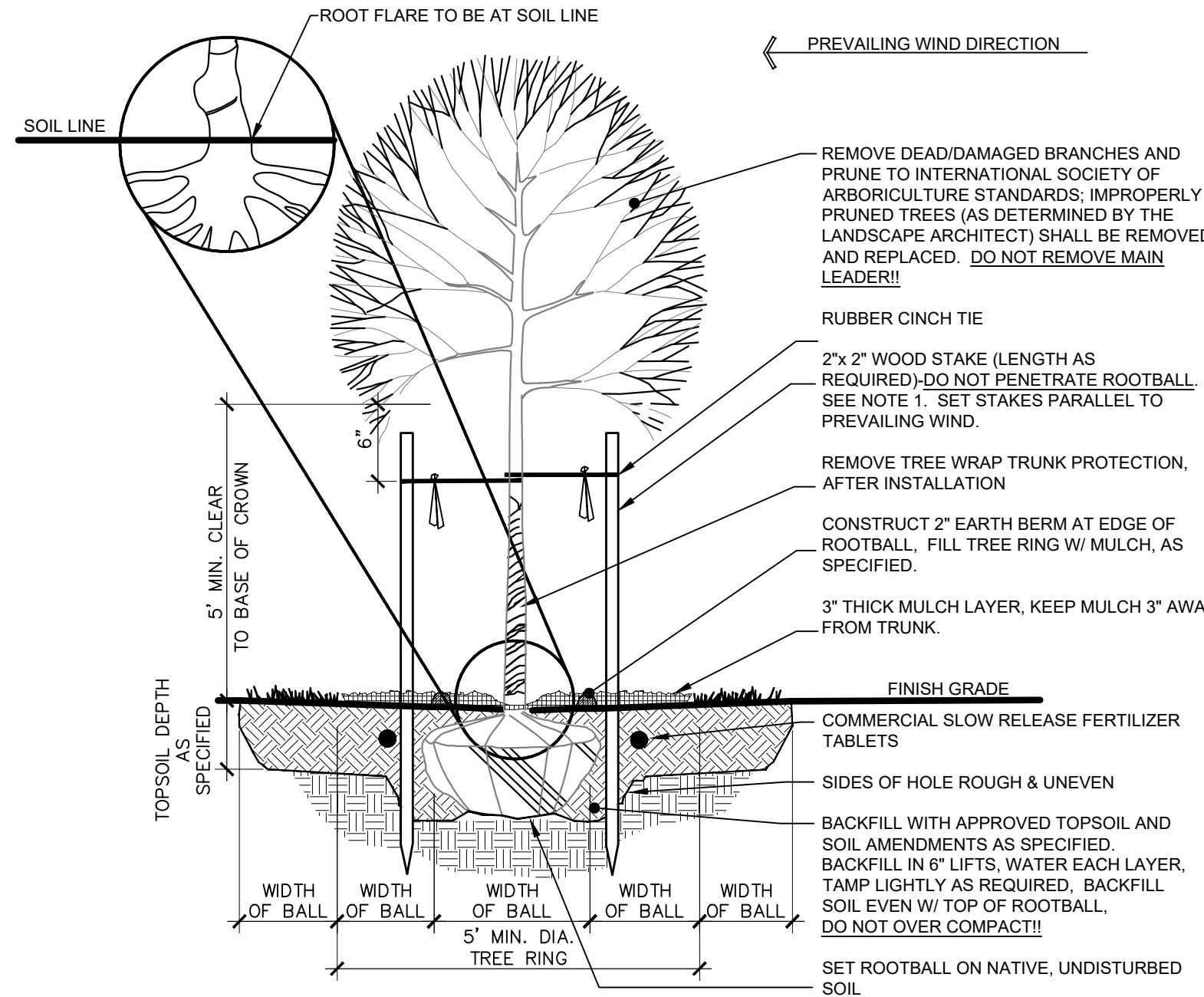
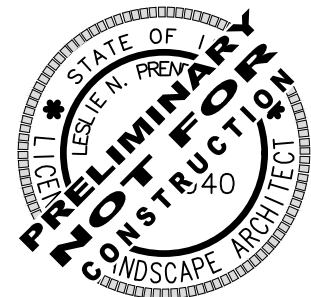
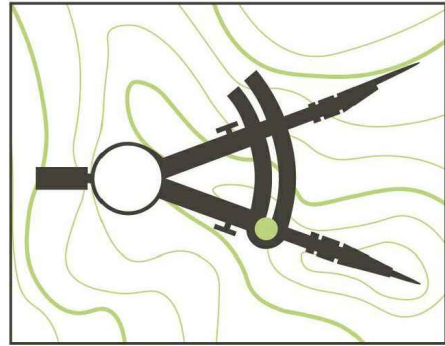


PRELIMINARY
LANDSCAPE PLAN -
AREA TWO

L1.2

SCALE 1/32" = 1'-0"



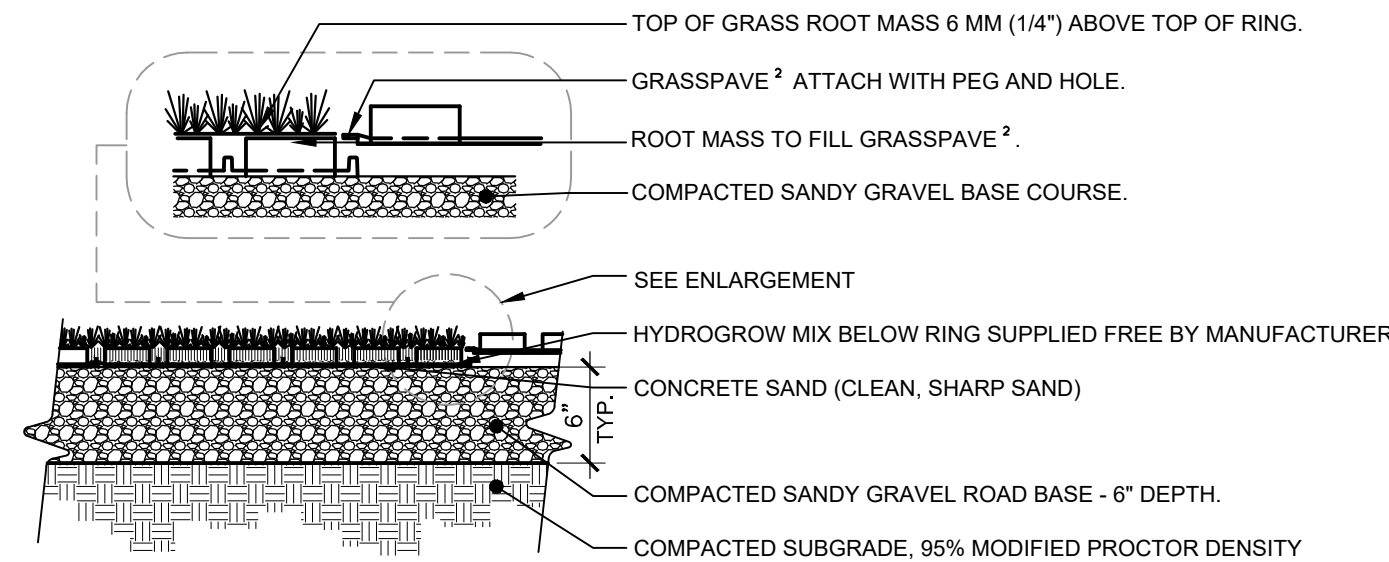


NOTES:

1. REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP 2/3 OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
2. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
3. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
4. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
6. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
7. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
8. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

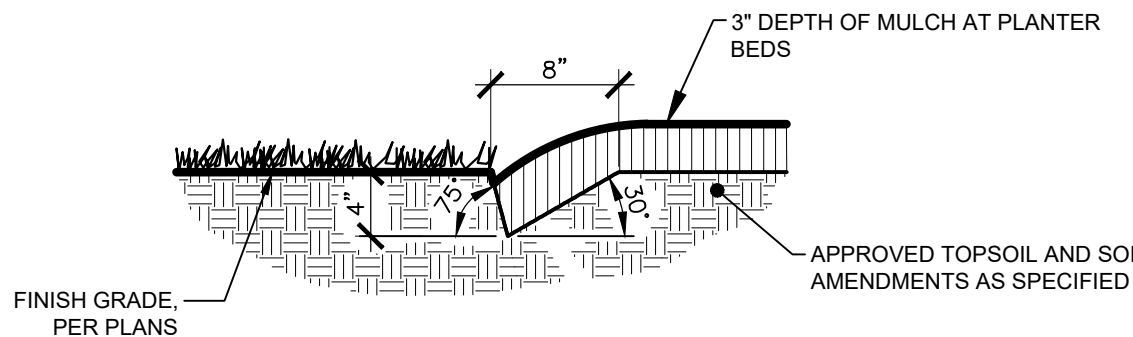
③ DECIDUOUS TREE PLANTING

NOT TO SCALE



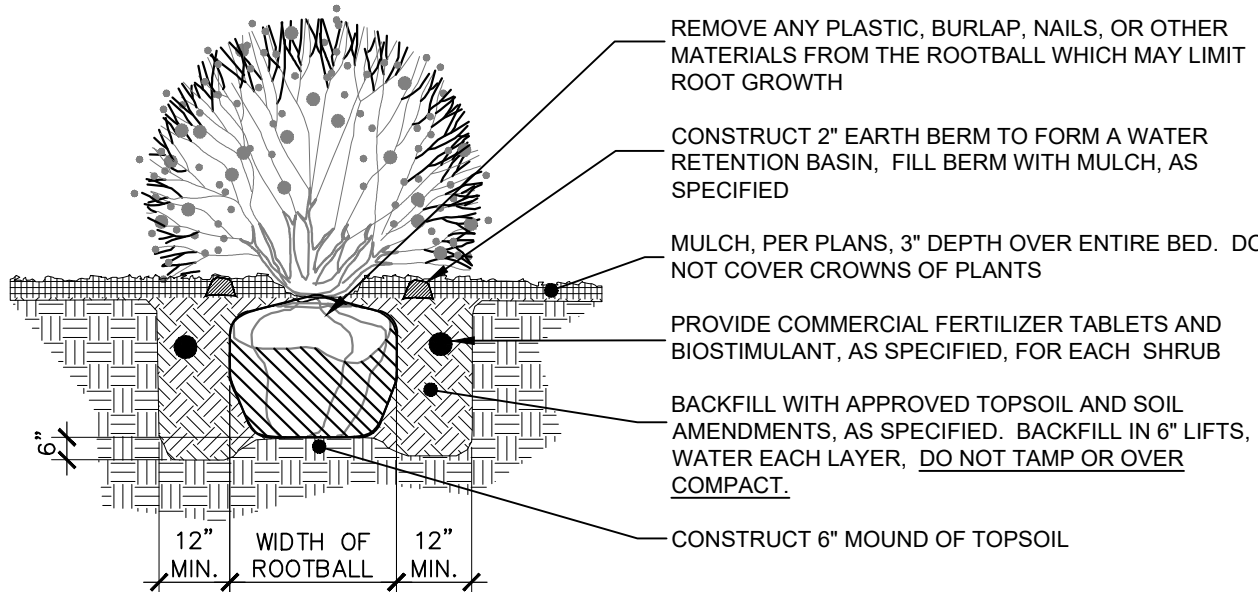
④ GRASSPAVE SECTION

NOT TO SCALE



① PLANTER BED CUT EDGE
(TYPICAL AT TREES IN TURF AREAS)

NOT TO SCALE

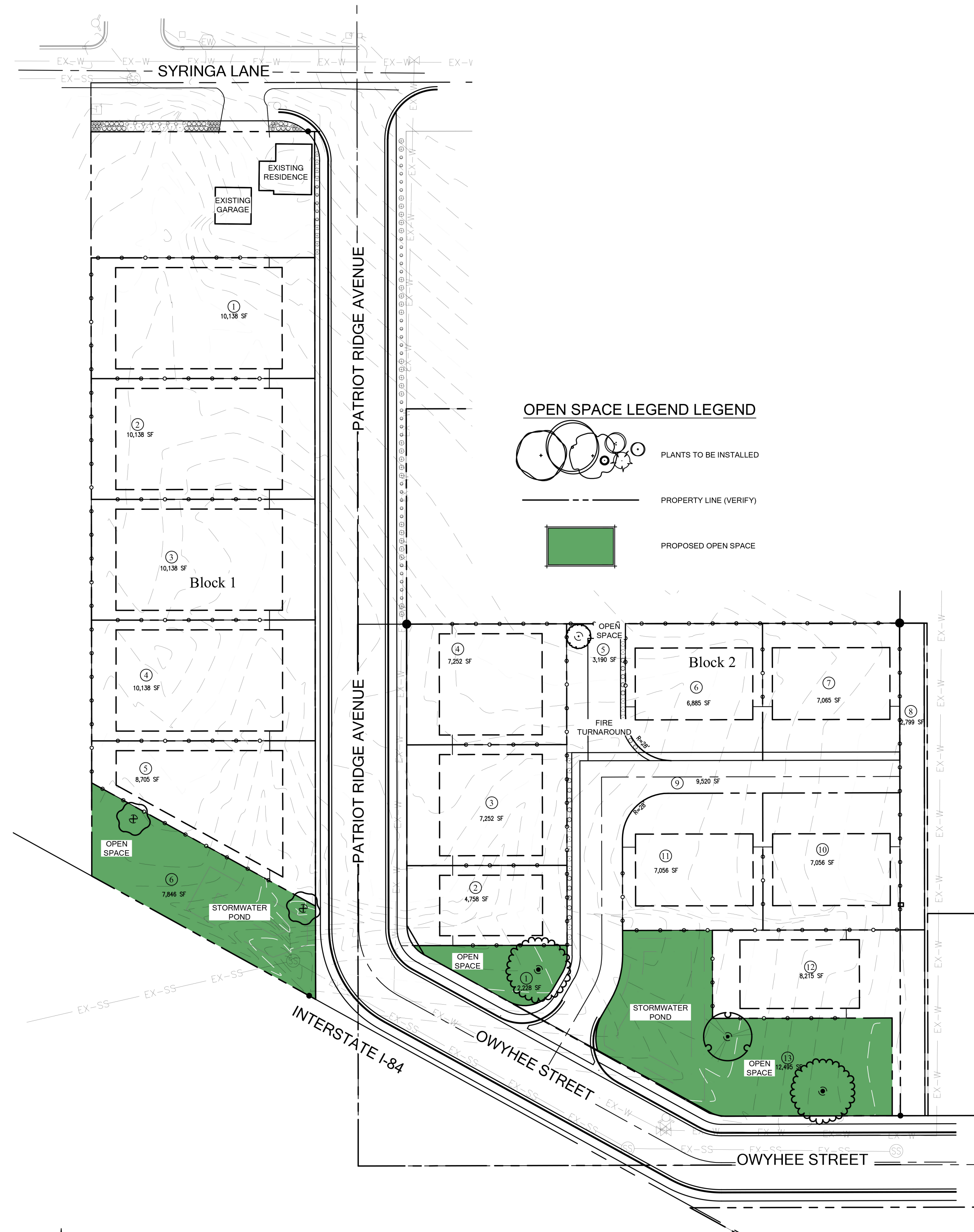
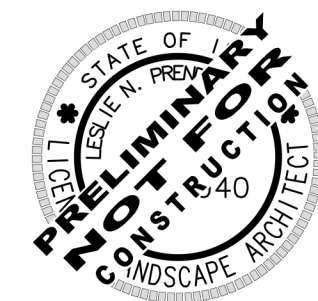
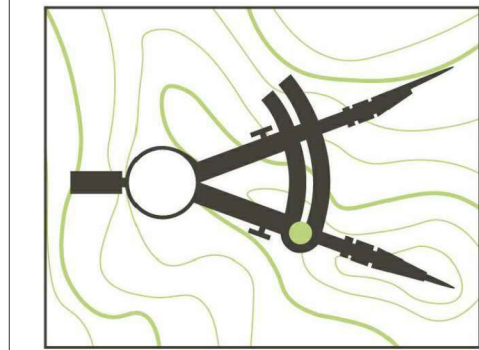
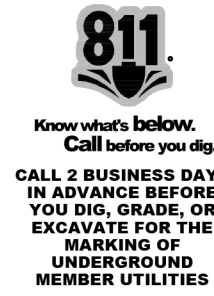


NOTES:

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

② SHRUB PLANTING

NOT TO SCALE

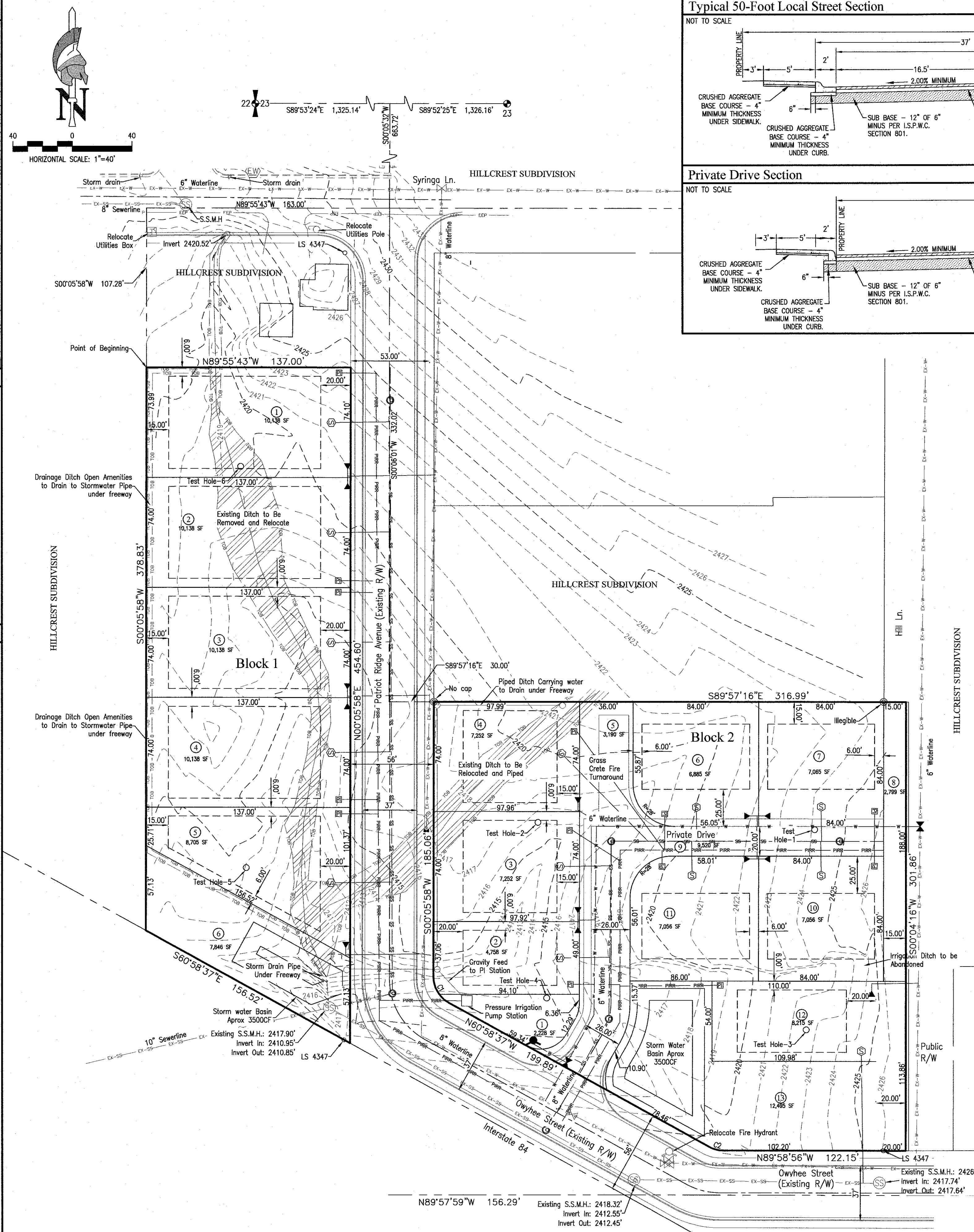


OPEN SPACE EXHIBIT
SCALE: 1"= 40'-0"

[illegible]

1. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
2. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF CALDWELL.
3. POTABLE WATER IS TO BE PROVIDED BY THE CITY OF CALDWELL.
4. PROPERTY LIES WITHIN THE PIONEER IRRIGATION DISTRICT.
5. FIRE SERVICES BY THE CITY OF CALDWELL.
6. THIS PROPERTY IS CURRENTLY ZONED R-1, TO BE REZONED TO R-2.
7. EXISTING USE: RURAL AND RESIDENTIAL.
8. CONTOUR INTERVAL: 1' FOOT DATUM: NAVD 88
9. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
10. THIS DEVELOPMENT ANTICIPATES USING SHALLOW RETENTION BASINS FOR STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE PROJECT.
11. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.
12. THE FOLLOWING TAX PARCEL NUMBER IS INCLUDED WITHIN THIS SUBDIVISION: R02660010A0 AND R0266001100.
13. COMMON AREAS ARE LOTS 6, BLOCK 1, LOTS 1, 5, 8, & 13, BLOCK 2.

	SUBDIVISION BOUNDARY
	LOT LINE
	ADJOINING PROPERTY LINE
	STREET CENTERLINE
	SECTION LINE
	EXISTING FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB AND GUTTER
	CONSTRUCT 3" ROLLED CURB & GUTTER
	EXISTING SANITARY SEWER MAIN LINE
	CONSTRUCT SANITARY SEWER MAIN LINE, SIZE NOTED
	CONSTRUCT SANITARY SEWER SERVICE
	BUILDING SETBACK LINE
	EXISTING WATER MAIN LINE
	CONSTRUCT WATER MAIN LINE
	CONSTRUCT WATER SERVICE
	CONSTRUCT PRESSURE IRRIGATION MAIN LINE
	CONSTRUCT PRESSURE IRRIGATION SERVICE
	CONSTRUCT GRAVITY IRRIGATION MAIN LINE
	EXISTING TOP OF BANK
	GRAVITY IRRIGATION BOX
	INSTALL WATER VALVE, SAME SIZE AS MAIN LINE
	INSTALL FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING TELEPHONE RISER
	EXISTING UTILITY POLE
	LOT NUMBER
	INSTALL SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING DITCH
	Found 1/2" pin with cap labeled as noted
	Found 5/8" pin with cap labeled as noted



NOT TO SCALE

PROPERTY LINE

53' RIGHT-OF-WAY

37' BACK TO BACK OF CURB

33'

3'

5'

2'

16.5'

2.00% MINIMUM

2.00% MINIMUM

16.5'

2'

5'

3'

PROPERTY LINE

CRUSHED AGGREGATE BASE COURSE - 4" MINIMUM THICKNESS UNDER SIDEWALK.

6"

CRUSHED AGGREGATE BASE COURSE - 4" MINIMUM THICKNESS UNDER CURB

SUB-BASE - 12" OF 6" MINUS PER I.S.P.W.C. SECTION 801.

BASE COURSE - 6" OF 3/4" MINUS PER I.S.P.W.C. SECTION 802.

2 1/2" OF ASPHALTIC CONCRETE PER I.S.P.W.C. SECTION 805.

CONCRETE SIDEWALK PER A.C.H.D. SUPPLEMENTAL STANDARD DRAWING SD-709.

3" ROLLED CURB AND GUTTER PER A.C.H.D. SUPPLEMENTAL DRAWING SD-702.

NOT TO SCALE

Diagram illustrating the cross-section of a street curb and gutter, showing various layers and dimensions:

- CRUSHED AGGREGATE BASE COURSE - 4" MINIMUM THICKNESS UNDER SIDEWALK.**
- CRUSHED AGGREGATE BASE COURSE - 4" MINIMUM THICKNESS UNDER CURB.**
- SUB BASE - 12" OF 6" MINUS PER I.S.P.W.C. SECTION 801.**
- BASE COURSE - 6" OF 3/4" MINUS PER I.S.P.W.C. SECTION 802.**
- 2 1/2" OF ASPHALTIC CONCRETE PER I.S.P.W.C. SECTION 805.**
- 2.00% MINIMUM** (Slopes for the asphaltic concrete and base course layers).
- 26' or 20'** (Overall width of the street).
- PROPERTY LINE** (Indicated on both sides of the street).

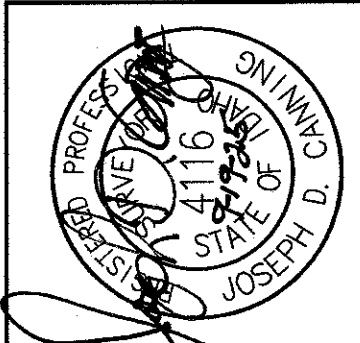
Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	61°04'35"	20.00'	21.32'	S30°26'19"E	20.32'
C2	29°00'19"	20.00'	10.12'	S75°28'47"E	10.02'

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE TO THE SURVEYOR. HE DOES NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

PROPOSED ZONE	R-2
MINIMUM LOT AREA - INTERIOR LOT	6,000 SF
MINIMUM LOT AREA - CORNER LOT	7,500 SF
FRONT YARD SETBACK	20 FEET
REAR YARD SETBACK	15 FEET
STREET SIDE YARD SETBACK	15 FEET
INTERIOR SIDE YARD SETBACK	6 FEET
EXISTING ZONE	R-1

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	3.28	100%
RESIDENTIAL LOTS	2.62	79.9%
OPEN SPACE AREA LOTS	0.66	20.1%

Tim Davis
22493 Duff Lane
Middleton, ID. 83644
(208) 513-0834



A PARCEL OF LAND BEING A PORTION OF TRACTS 12 AND 13 OF HILLCREST SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 3 OF PLATS AT PAGE 10, RECORDS OF CANYON COUNTY, IDAHO AND ADJOINING RIGHTS-OF-WAY, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO

Preliminary Plat

SCALE:
1" = 40'

DATE:
SEPTEMBER 19, 2025

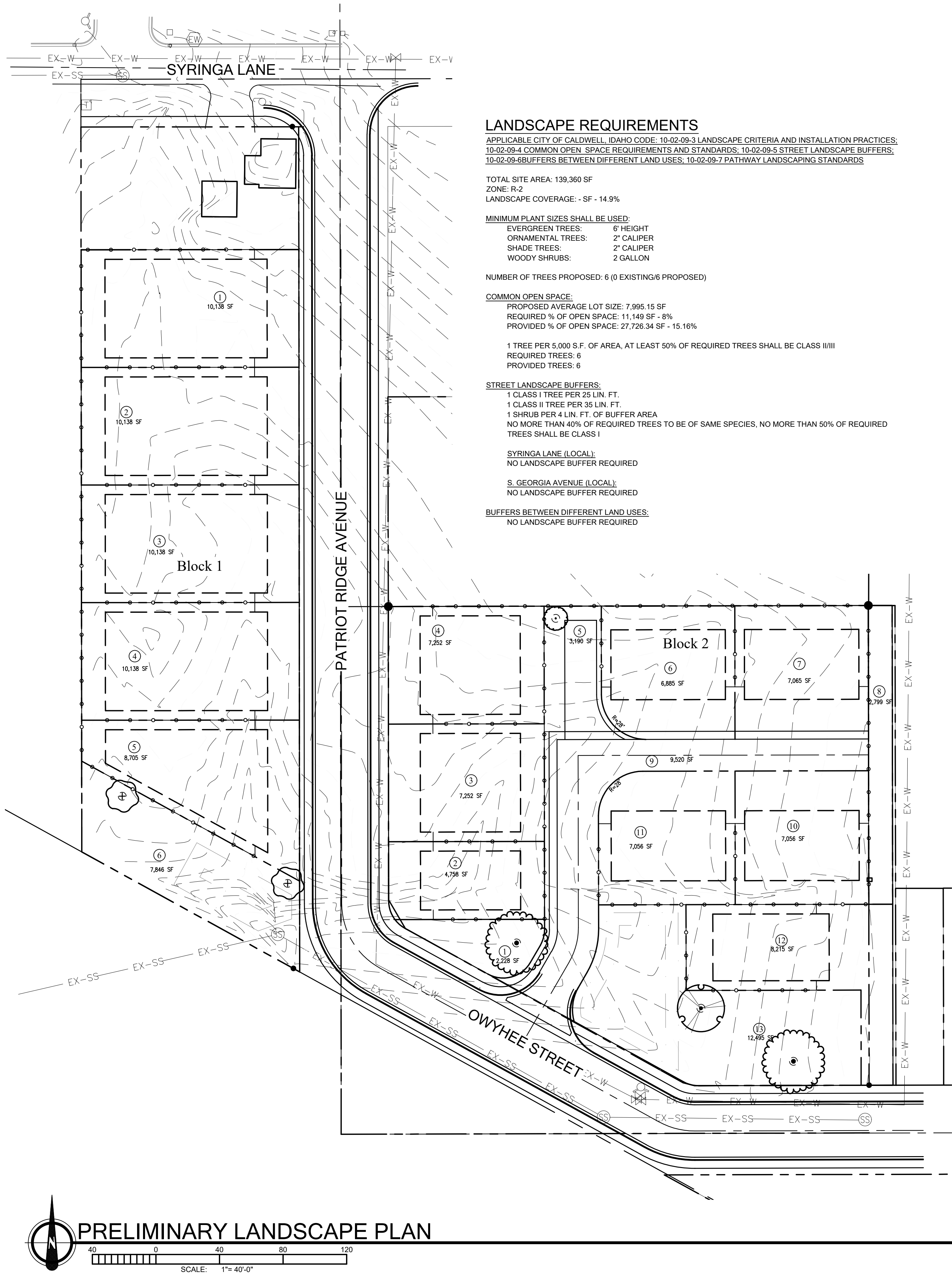
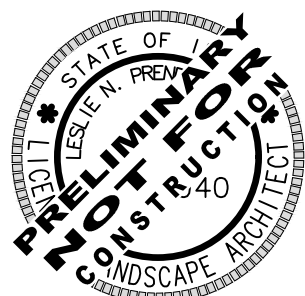
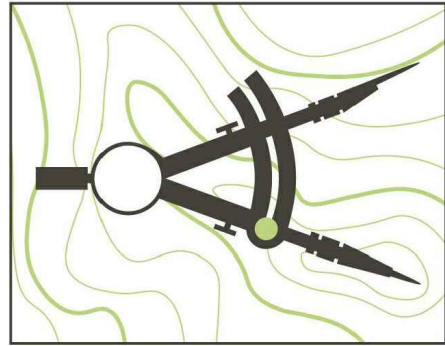
DRAWN BY:
J.E. COOPER

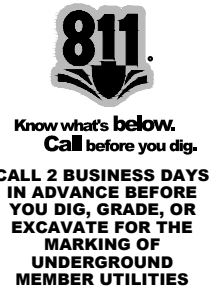
CHECKED BY:
J.D. CANNING

PROJECT NO.
PL06

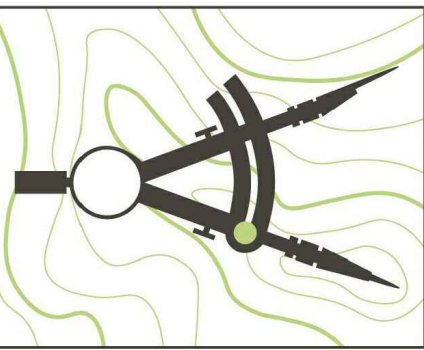
DRAWING FILE NAME:
PL06 Const Plans.dwg

1.0





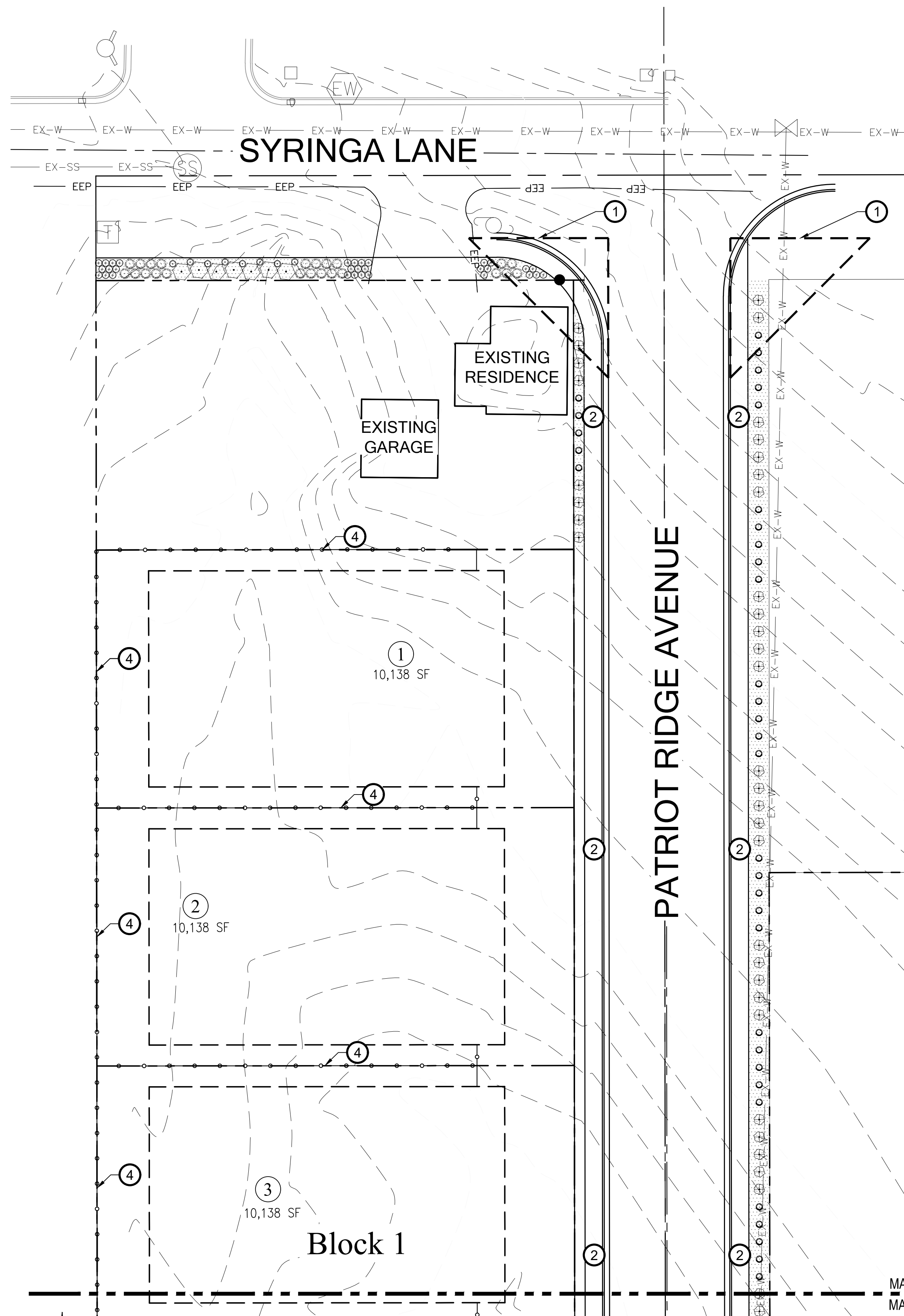
THE LAND
ARCHITECT
DESIGN | ENTITLE | DEVELOP
THELANDARCHITECT.COM



PATRIOTS LANDING
PARCEL ID: R02660, R02660011, R02660010A
2422 SYRINGA LN. CALDWELL, IDAHO

1.1

SCALE 1/32" = 1'-0"



<u>SYMBOL</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>PLANTING SIZE</u>	<u>MATURITY SIZE</u>	<u>CLASS</u>
---------------	------------	--------------------------------	----------------------	----------------------	--------------

DECIDUOUS TREES					
	2	Pacific Sunset Maple Acer truncatum x platanoideis 'Warrenred'™	2" Cal. B.&B	30" H x 25" W	Class II
	1	Bloodgood London Plane Tree Platanus x acerifolia 'Bloodgood'	2" Cal. B.&B	50" H x 40" W	Class III
	2	Village Green Japanese Zelkova Zelkova serrata 'Village Green'	2" Cal. B.&B	60" H x 50" W	Class II

	Canada Red Chokecherry <i>Prunus virginiana</i> 'Canada Red'	2" Cal. B&B	25' H x 20' W	Class I
---	---	-------------	---------------	---------

	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>PLANTING SIZE</u>	<u>MATURITY SIZE</u>	<u>NOTES</u>
<u>SHRUBS</u>					
	8	Slowmound Mugo Pine Pinus mugo 'Slowmound'	2 gal.	2' H x 2' W	
	7	Otto Luyken English Laurel Prunus laurocerasus 'Otto Luyken'	5 gal.	5' H x 5' W	
	37	Flower Carpet Pink Rose Rosa x 'Noatraum'	2 gal.	3' H x 3' W	
	16	Neon Flash Spiraea Spiraea japonica 'Neon Flash'	2 gal.	3' H x 3' W	

	35	Karl Foerster Feather Reed Grass Calamagrostis x acutiflora 'Karl Foerster'	1 gal.	6' H x 2' W
	23	Heavy Metal Switch Grass Panicum virgatum 'Heavy Metal'	1 gal.	3' H x 3' W
	17	Shenandoah Switch Grass Panicum virgatum 'Shenandoah'	1 gal.	4' H x 3' W

	31	Leading Lady Amethyst Bee Balm Monarda x 'Leading Lady Amethyst'	1 gal.	1' H x 2' W
---	----	---	--------	-------------

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	NOTES
--------	-----	-------------------------	------	-------

	1,474 sf	Grasspave	---
		Porous Grass Paver	

MULCH

	3,350 sf	1" minus Small Bark Mulch Bark Mulch	---
---	----------	---	-----

TUBE SOD

	27,931 sf	RTF Sod Rhizomatous Tall Fescue	---
---	-----------	------------------------------------	-----

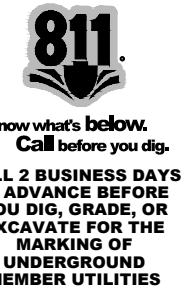
PLANTS TO BE INSTALLED

CUT EDGE AS DETAILED

PROPERTY LINE (VERIFY)

PROPOSED FENCE, BY OTHER

1. VISION TRIANGLE
2. PROPOSED SIDEWALK
3. PROPOSED TURF AREA
4. PROPOSED FENCE, BY OTHER
5. PROPOSED GRASS PAVER FIRE TRUCK TURNAROUND,
SEE DETAIL 4/L1.5



LANDSCAPE LEGEND

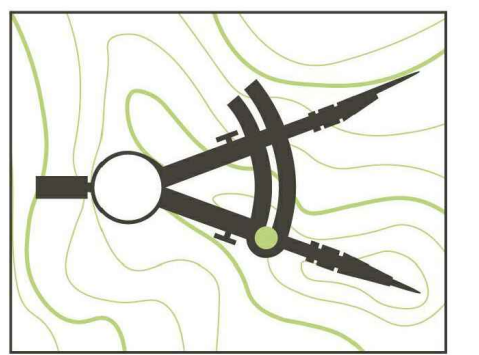
- PLANTS TO BE INSTALLED
- CUT EDGE AS DETAILED
- PROPERTY LINE (VERIFY)
- PROPOSED FENCE, BY OTHER

CALLOUT NOTES

- VISION TRIANGLE
- PROPOSED SIDEWALK
- PROPOSED TURF AREA
- PROPOSED FENCE, BY OTHER
- PROPOSED GRASS PAVER FIRE TRUCK TURNAROUND, SEE DETAIL 4/L1.5

REVISION DATE

THE LAND ARCHITECT
DESIGN | ENTITLE | DEVELOP
THELANDARCHITECT.COM

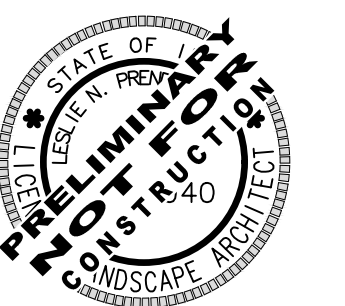


TLA 24-19
CLIENT
MORNING STAR DEVELOPMENT

PATRIOTS LANDING
PARCEL ID: R02660, R02660011, R02660010A

2422 SYRINGA LN. CALDWELL, IDAHO

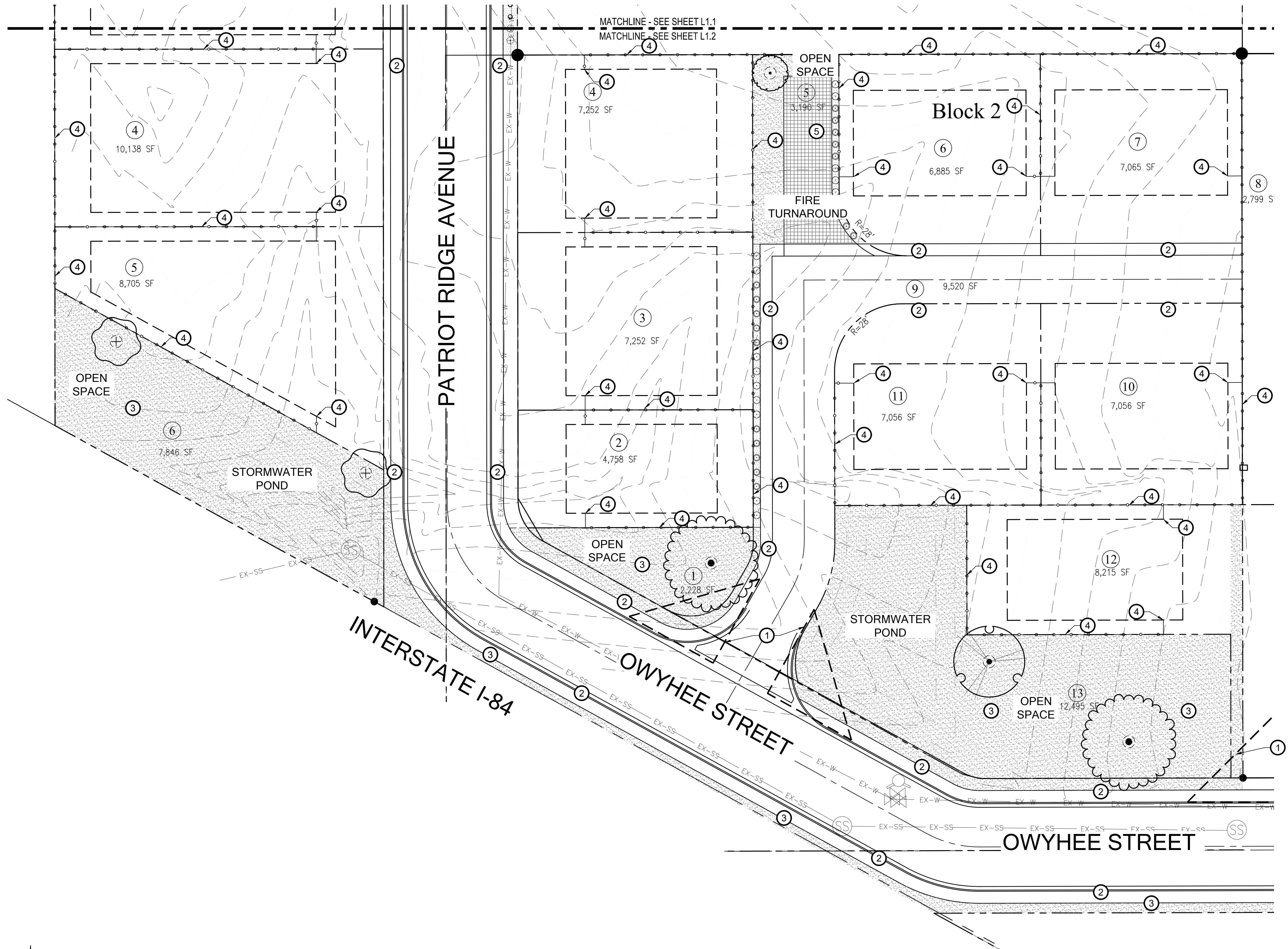
ENTITLEMENT APPLICATION
05/02/25

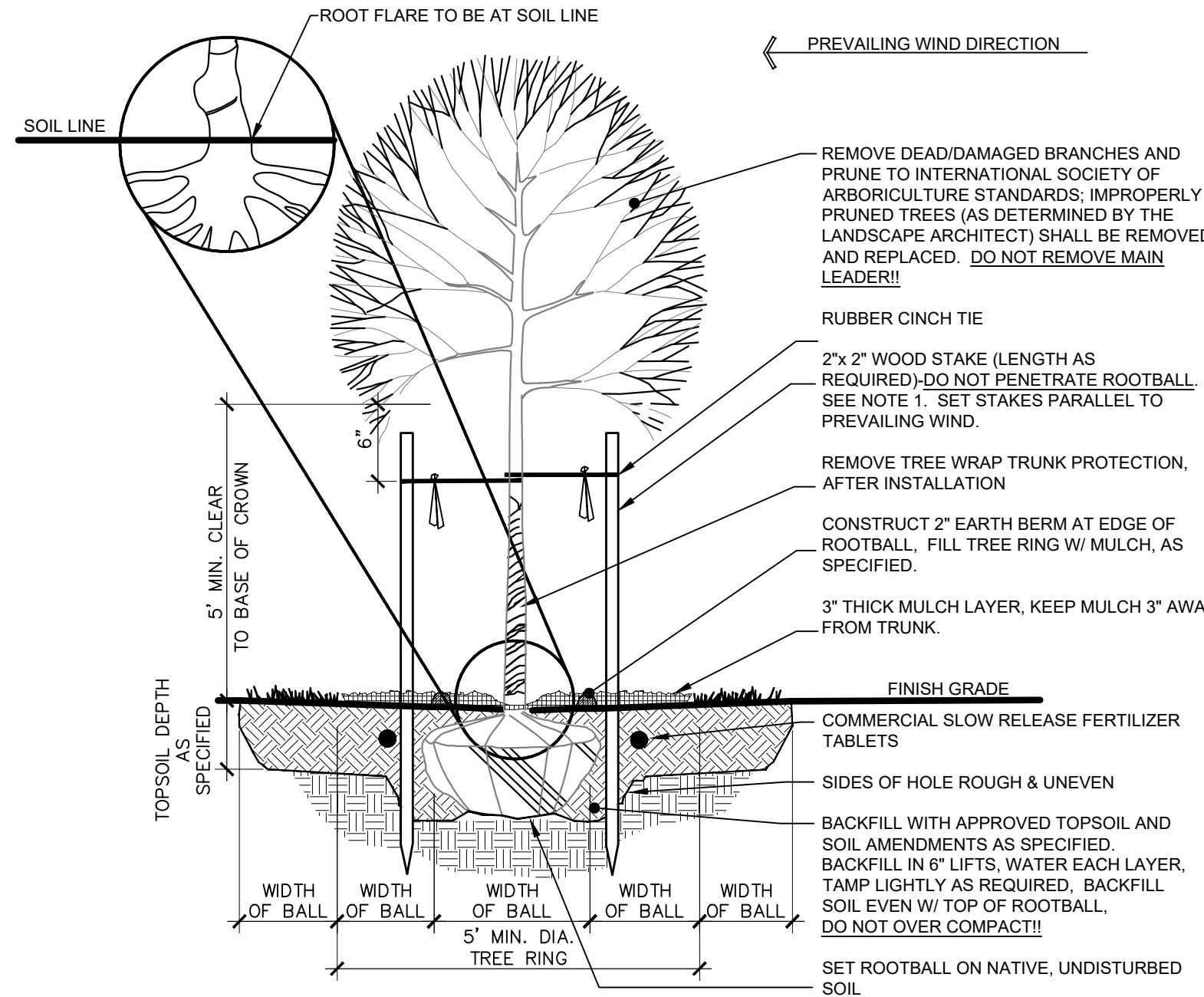
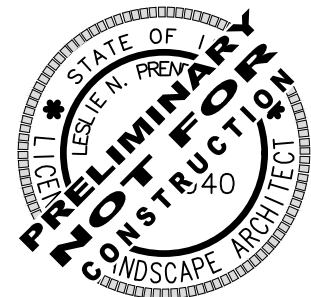
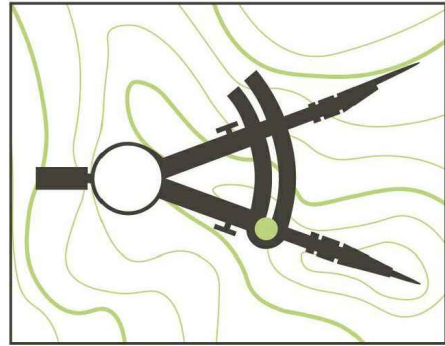


PRELIMINARY
LANDSCAPE PLAN -
AREA TWO

L1.2

SCALE 1/32" = 1'-0"

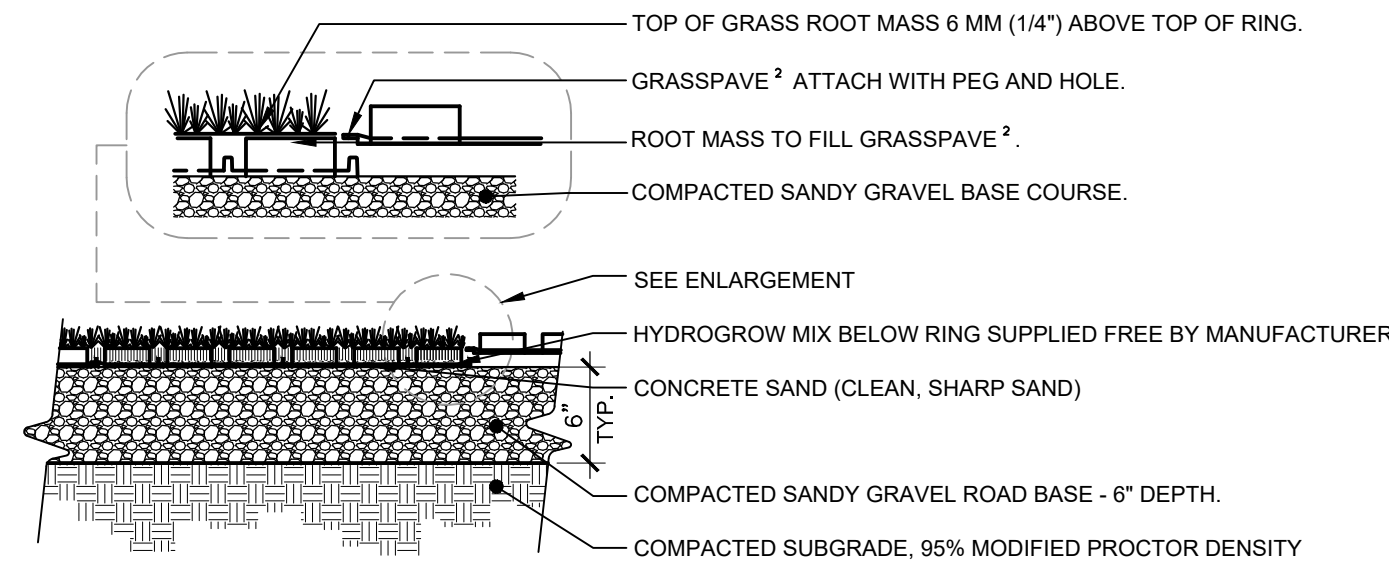




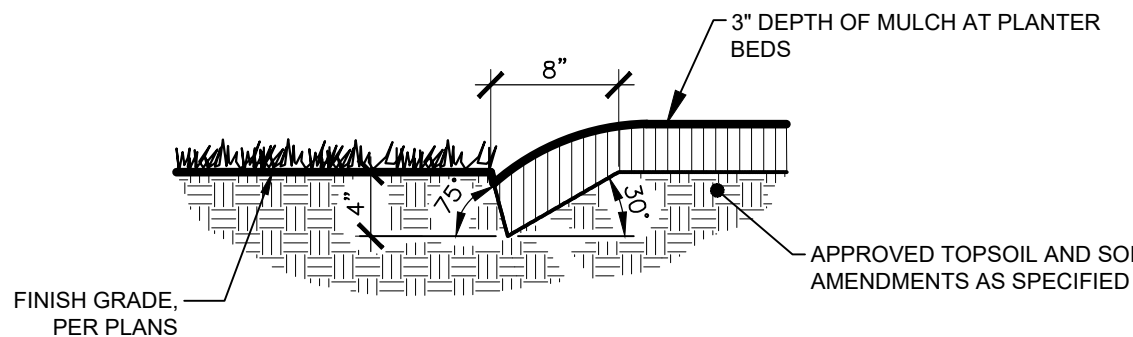
NOTES:

1. REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP 2/3 OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
2. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
3. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
4. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
6. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
7. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
8. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

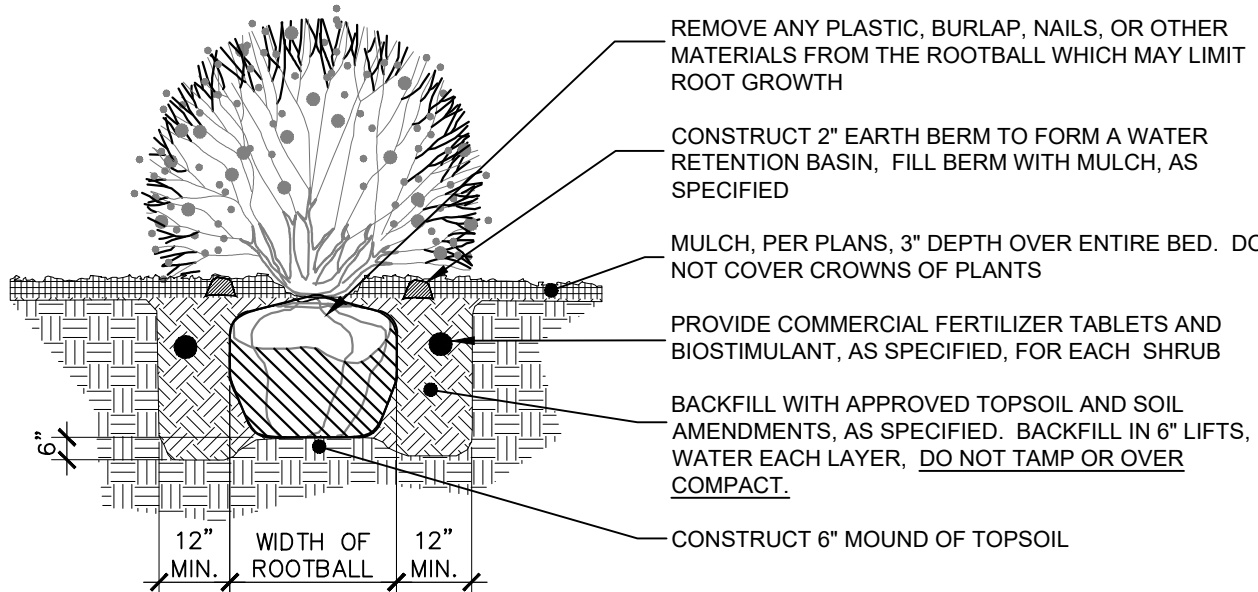
③ DECIDUOUS TREE PLANTING NOT TO SCALE



④ GRASSPAVE SECTION NOT TO SCALE



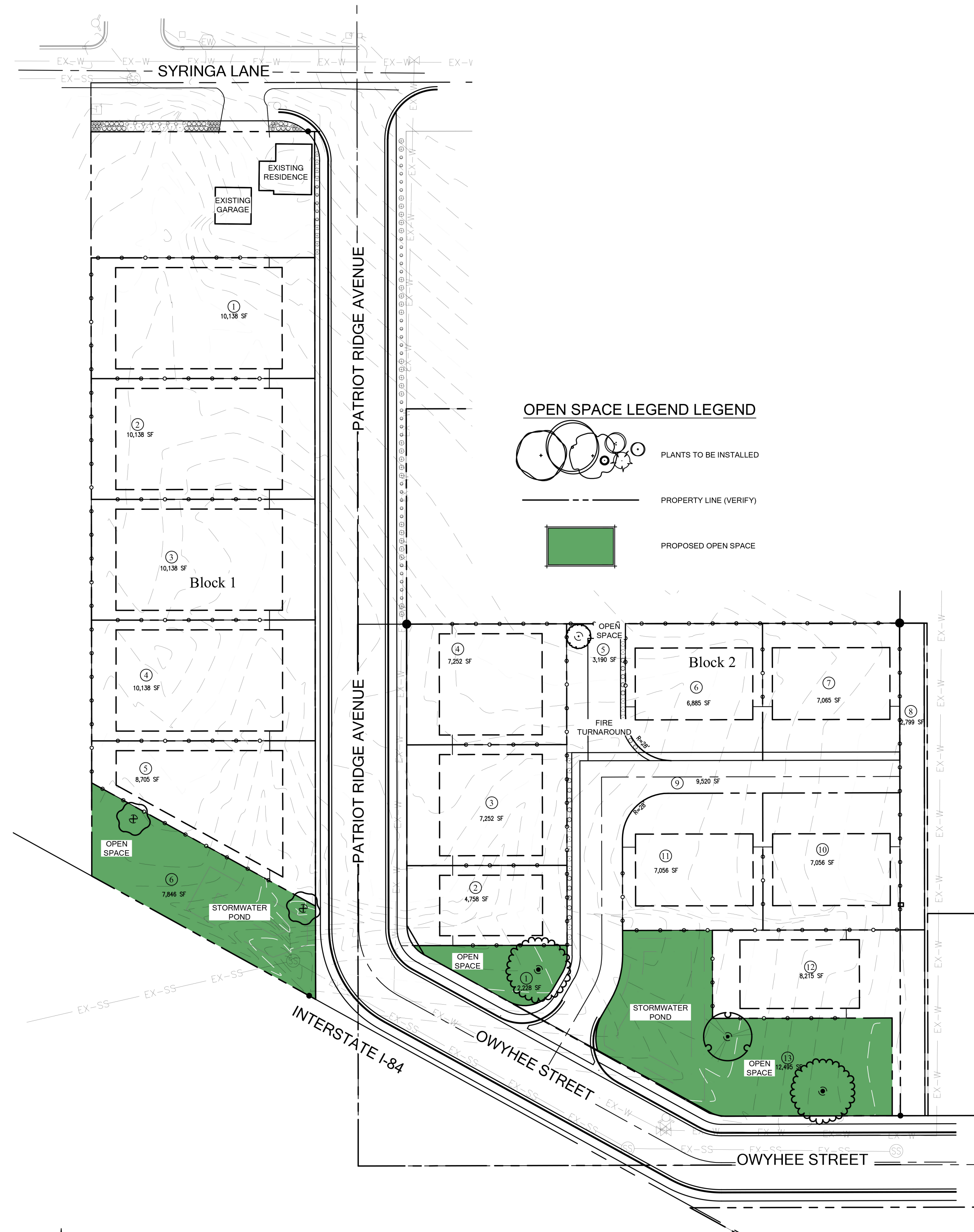
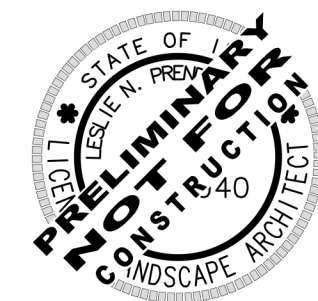
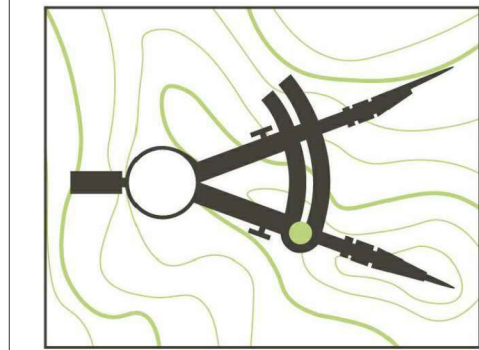
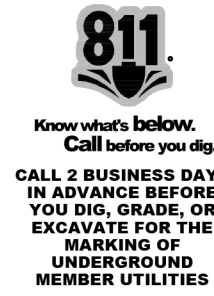
① PLANTER BED CUT EDGE (TYPICAL AT TREES IN TURF AREAS) NOT TO SCALE



NOTES:

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

② SHRUB PLANTING NOT TO SCALE



OPEN SPACE EXHIBIT
SCALE: 1"= 40'-0"







CANYON
CROSSING
SELF STORAGE

2704

NEW MOBILE
MOBILE























Project Name: Patriots Landing

--	--

Project Location: South of S. Georgia In and Springs In

L

Submittal Number: _____ Date: _____ Intersection _____

Date:

Intersection

[illegible]

Property Owner Acknowledgement

I, Timothy W Davis, Patriot Land LLC, the record owner for real property addressed as 2422 Syringa Lane, Caldwell ID, am aware of, in agreement with, and give my permission to Andrew Wheeler, Architect, to submit the accompanying application(s) pertaining to the that 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 10th ~~10th~~ day of February, 20 25

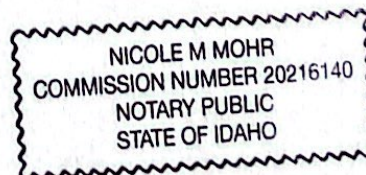
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
County of Ada NM) ss.

I, Nicole M Mohr, a Notary Public, do hereby certify that on this 10 day of February, 2020²⁵, personally appeared before me Timothy W Davis, 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 she signed the foregoing document, and that the statements therein contained are true.

Nicole M Mohr
NOTARY PUBLIC FOR IDAHO
Residing at Star, ID
My Commission Expires 12/21/27



2024-025772

RECORDED

08/15/2024 03:16 PM

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=5 JWINSLOW

\$15.00

TYPE: DEED

VENTURE TITLE & ESCROW COMPANY

ELECTRONICALLY RECORDED



File Number:V2413145

Warranty Deed

For value received,

Jerry E. Vavold, an unmarried person

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

Patriot Landing LLC, an Idaho limited liability company

whose current address is 22493 Duff Lane, Middleton, ID 83644

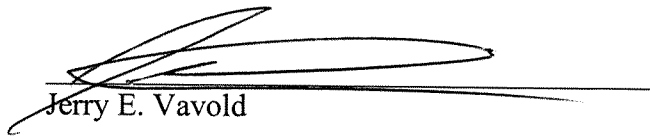
the grantee, the following described premises, in Canyon County, Idaho, to wit:

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: August 6, 2024


Jerry E. Vavold

State of Idaho,
County of Canyon, ss:

This record was signed or acknowledged before me on this 14th day of August, 2024, by Jerry E. Vavold.


Notary Public
Residing In: Nampa, ID
My Commission Expires: 9/25/2029
(seal)

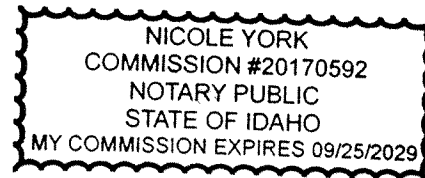


Exhibit A

Legal Description of the Premises

Parcel I:

A parcel of land being a portion of Tract 12 of Hillcrest Subdivision, according to the official plat thereof, filed in Book 3 of Plats at Page(s) 10, records of Canyon County, Idaho, lying in the Southwest quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Beginning at the Northeast corner of said Tract 12, a point marked by a 5/8" iron pin; thence along the North line of said Tract 12
North 89°54'12" West, a distance of 133 feet to a point marked by a 5/8" iron pin; thence along a line 133 feet West of and parallel with the East line of said Tract 12
South 00°07'29" West, a distance of 170 feet to a point marked by a 5/8" iron pin; thence along a line 170 feet South of and parallel to the North line of said Tract 12
South 89°54'12" East, a distance of 133 feet to a point on the East line of said Tract 12 marked by a 5/8" iron pin; thence along the East line of said Tract 12
North 00°07'29" East, a distance of 170 feet to the Point of Beginning.

Together with a 4' wide strip of land along the Easterly boundary of said Tract 12, vacated by the City of Caldwell, as disclosed by Ordinance No. 2452, recorded January 9, 2003 as Instrument No. 200301400, and re-recorded January 19, 2021 as Instrument No. 2021-003881, records of Canyon County, Idaho.

Parcel II:

A parcel of land being a portion of Tract 12 of Hillcrest Subdivision, according to the official plat thereof, filed in Book 3 of Plats at Page(s) 10, records of Canyon County, Idaho, lying in the Southwest quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at an iron pin marking the Northeast corner of the said Tract 12; thence along the Easterly boundary of the said Tract 12
South 00°07'29" West, 170.00 feet to an iron pin, also said point the Real Point of Beginning; thence continuing
South 00°07'29" West, 359.67 feet to an iron pin on the Northeasterly right of way line of Interstate I-84; thence along the said Northeasterly right of way line
North 60°57'06" West, 151.95 feet to an iron pin; thence leaving the said Northeasterly right of way line along a line 133.00 feet Westerly of and parallel with the said Easterly boundary of Tract 12
North 00°07'29" East, 286.11 feet to an iron pin; thence along a line 170.00 feet Southerly of and parallel with the Northerly boundary of the said Tract 12
South 89°54'12" East, 133.00 feet to the Point of Beginning.

Together with a 4' wide strip of land along the Easterly boundary of said Tract 12, vacated by the City of Caldwell, as disclosed by Ordinance No. 2452, recorded January 9, 2003 as Instrument No. 200301400, and re-recorded January 19, 2021 as Instrument No. 2021-003881, records of Canyon County, Idaho.

Parcel III:

A parcel of land being a portion of Tract 13 of Hillcrest Subdivision, according to the official plat thereof, filed in Book 3 of Plats at Page(s) 10, records of Canyon County, Idaho, lying in the Southwest quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a point marking the Northwest corner of the said Tract 13; thence along the Westerly boundary of the said Tract 13
South 00°07'29" West, 302.01 feet to an iron pin, said point being the Real Point of Beginning; thence leaving the said Westerly boundary
South 89°55'48" East, 301.99 feet to an iron pin; thence
South 00°05'47" West, 301.87 feet to an iron pin; thence along a line 30.00 feet Northerly of and parallel with the Southerly boundary of the said Tract 13
North 89°57'25" West, 227.83 feet to an iron pin on the Northeasterly right of way line of Interstate I-84; thence along the said Northeasterly right of way line
North 60°57'06" West, 84.90 feet to an iron pin on the said Westerly boundary of Tract 13; thence along the said Westerly boundary
North 00°07'29" East, 260.84 feet to the Point of Beginning.

Excepting therefrom, a portion of Tract 13 of Hillcrest Subdivision, according to the official plat thereof, filed in Book 3 of Plats at Page(s) 10, records of Canyon County, Idaho, also designated as a portion of Parcel 3 of Record of Survey recorded December 15, 1994 as Instrument No. 9437239, records of Canyon County, Idaho, and being a portion of the Southwest quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a brass marker located at Station 1514+80.00 on the Northeasterly right of way line of Interstate I-84; thence
North 60°57'06" West, a distance of 1418.44 feet to a point on the South boundary of said Parcel 3, and the True Point of Beginning; thence continuing along said right of way line
North 60°57'06" West, a distance of 84.90 feet to a point on the Westerly right of way line of South Georgia Avenue; thence along said right of way line of South Georgia Avenue
North 00°07'29" East, a distance of 75.78 feet to a point of curvature; thence along said curve to the left, a distance of 21.32 feet, said curve having a radius of 20.00 feet, a central angle of 61°04'35", a long chord bearing South 30°24'48" East, a distance of 20.32 feet to a point of tangency; thence
South 60°57'06" East, a distance of 199.89 feet to a point of curvature; thence along said curve to the left, a distance of 10.12 feet, said curve having a radius of 20.00 feet, a central angle of

29°00'19", and a long chord bearing South 75°27'15" East, a distance of 10.02 feet to a point on the South boundary of said Parcel 3; thence along said South boundary North 89°57'25" West, a distance of 120.67 feet to the Point of Beginning.

Parcel IV:

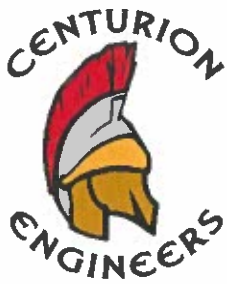
The South half of the West half of Tract 13 of Hillcrest Subdivision, according to the official plat thereof, filed in Book 3 of Plats at Page(s) 10, records of Canyon County, Idaho, lying in the North half of the Southwest quarter and the Northwest quarter of the Southeast quarter of Section 23, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho.

Excepting therefrom, a triangular parcel of land being on the Northeasterly side of right of way survey line, and lying over and across the Southwest corner of Tract 13 of said Hillcrest Subdivision, described as follows:

Beginning at the Southwest corner of Tract 13 of said Hillcrest Subdivision; thence North along the West line of said Tract 13, a distance of 30.0 feet, more or less, to a point; thence South 61°36" East, along a line 110.0 feet distant Northeasterly from and parallel to said right of way survey line, a distance of 62.0 feet, more or less, to a point on the South line of said Tract 13; thence West along the South line of said Tract 13, a distance of 54.0 feet, more or less, to the Point of Beginning.

Also excepting therefrom, a parcel of land being a portion of Tract 13 of Hillcrest Subdivision, according to the official plat thereof, filed in Book 3 of Plats at Page(s) 10, records of Canyon County, Idaho, lying in the Southwest quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Caldwell, Canyon County, Idaho, and more particularly described as follows:

Commencing at a point marking the Northwest corner of the said Tract 13; thence along the Westerly boundary of the said Tract 13 South 00°07'29" West, 302.01 feet to an iron pin, said point being the Real Point of Beginning; thence leaving the said Westerly boundary South 89°55'48" East, 301.99 feet to an iron pin; thence South 00°05'47" West, 301.87 feet to an iron pin; thence along a line 30.0 feet Northerly of and parallel with the Southerly boundary of the said Tract 13 North 89°57'25" West, 227.83 feet to an iron pin on the Northeasterly right of way line of Interstate I-84; thence along the said Northeasterly right of way line North 60°57'06" West, 84.90 feet to an iron pin on the said Westerly boundary of Tract 13; thence along the said Westerly boundary North 00°07'29" East, 260.84 feet to the Point of Beginning.



CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors and, Planners
2323 S. Vista Ave, Suite 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

Patriot Landing Subdivision Rezone Description R-1 to R-2

18 September 2025

A parcel of land being a portion of Tracts 12 and 13 of Hillcrest Subdivision, according to the official plat thereof, filed in Book 3 of Plats at Page 10, records of Canyon County, Idaho and adjoining right-of-way. Situate in the southwest quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at the west quarter corner of said Section 23; thence S89°53'24"E, 1,325.14 feet along the northerly boundary of the northwest quarter of the southwest quarter of said Section 23 to the northeast corner of northwest quarter of the southwest quarter of said Section 23, which bears N89°52'25"W, 1,326.16 feet from the center quarter of said Section 23; thence S00°05'32"W, 663.72 feet along the easterly boundary of the northwest quarter of the southwest quarter of said Section 23 to the centerline of Syringa Lane; thence N89°55'43"W, 163.00 feet along the centerline of Syringa Lane; thence S00°05'58"W, 30.00 feet to the southerly right-of-way of Syringa Lane; thence continuing S00°05'58"W, 77.28 feet to the ***Point of Beginning***:

Thence S89°55'43"E, 165.00 feet along a line parallel to the southerly right-of-way of Syringa Lane to the centerline of Patriot Ridge Avenue;

Thence S00°05'58"W, 224.74 feet along the centerline of Patriot Ridge Avenue;

Thence S89°57'16"E, 344.99 feet;

Thence S00°04'16"W, 331.86 feet to the centerline of Owyhee Street;

Thence N89°58'56"W, 188.68 feet along the centerline of Owyhee Street to the northeasterly right-of-way of I-84;

Thence N60°58'37"W, 367.29 feet along the northeasterly right-of-way of I-84;

Thence N00°05'58"E, 378.83 feet to the ***Point of Beginning.***

Comprising 4.08 acres, more or less.



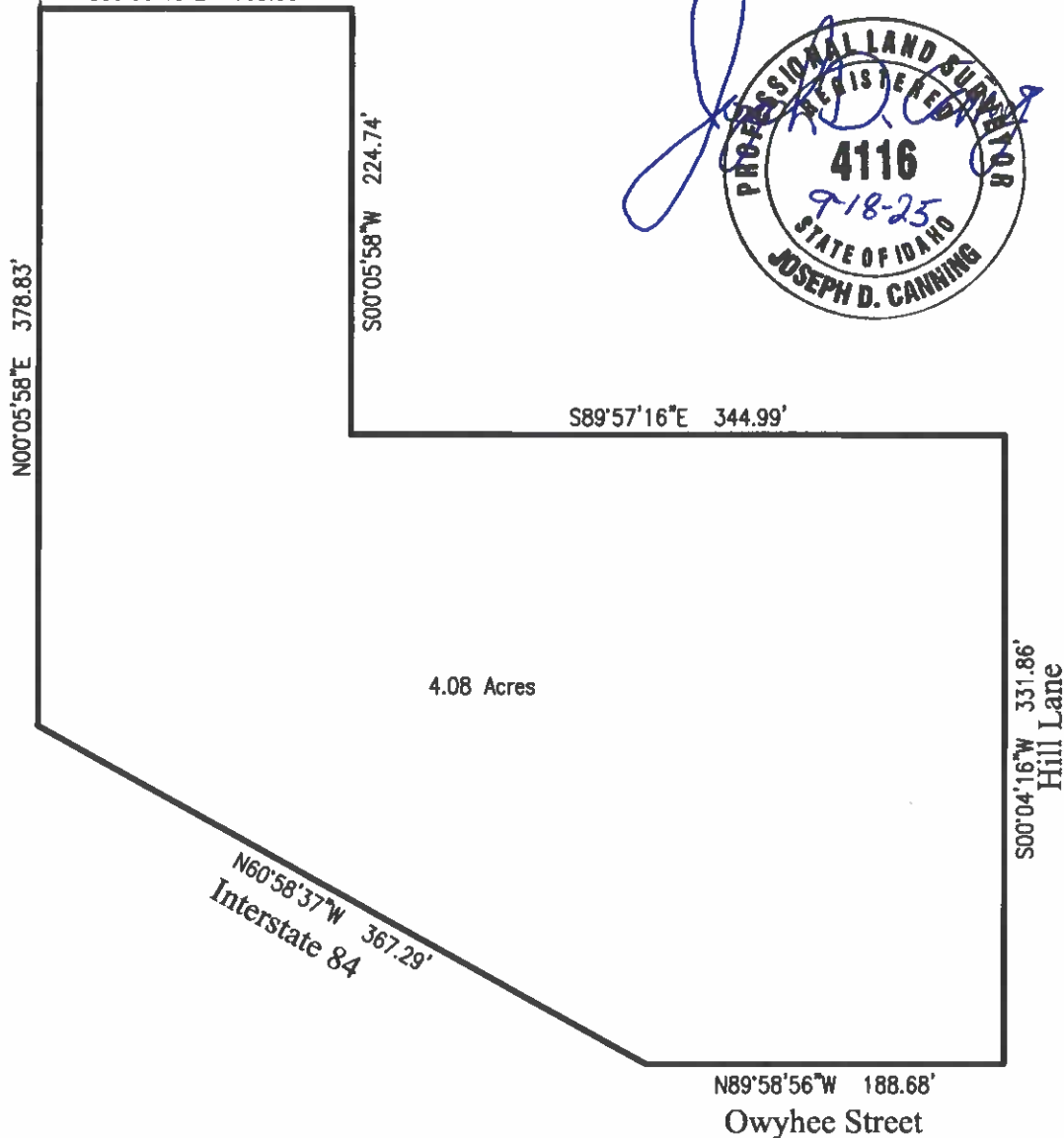
Patriot Landing Rezone Exhibit

22  23 — S89°53'24"E 1,325.14' — S89°52'25"E 1,326.16' —  23 Center quarter corner
West quarter corner Section 23

N89°55'43"W 163.00'
Syringa Lane
N00°05'49"E 30.00'

S00°05'58"W 77.28'
S89°55'43"E 165.00'

Portions of Tracts 12 and 13, Hillcrest Subdivision and adjoining right-of-way, situate in the southwest quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Caldwell, Canyon County, Idaho.

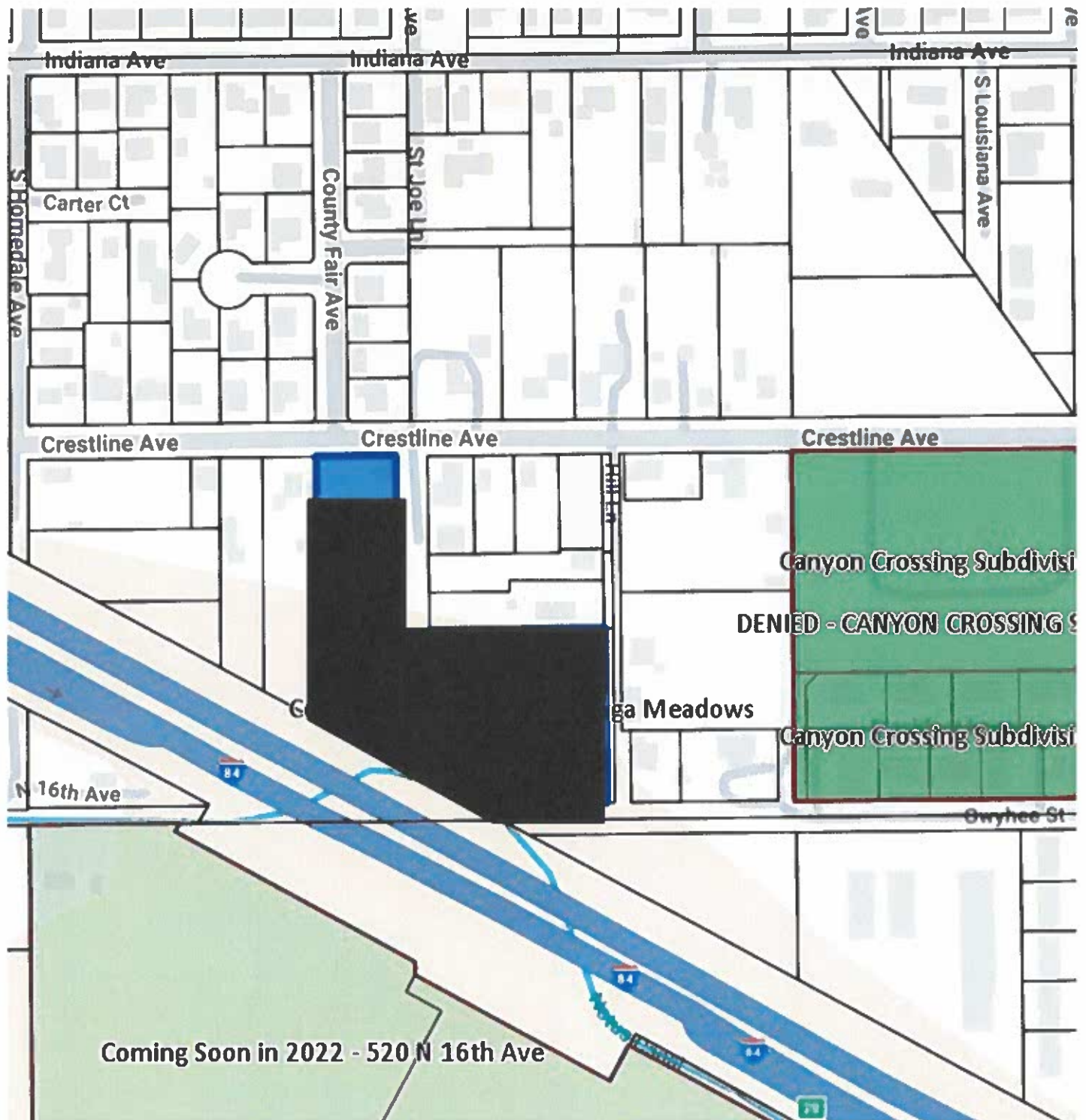


CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Suite 206 | Boise, ID 83705
208.343.3381 | www.centengr.com



SCALE: 1"=80'

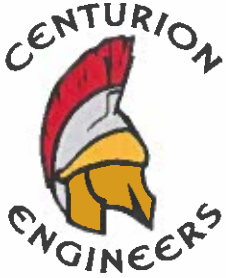
Patriot Landing Vicinity Map



CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Suite 206 | Boise, ID 83705
208.343.3381 | www.centengr.com



SCALE: 1"=80'



CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors and, Planners
2323 S. Vista Ave, Suite 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

Patriot Landing Subdivision Subdivision Boundary Description

18 September 2025

A parcel of land being a portion of Tract 12 of Hillcrest Subdivision, according to the official plat thereof, filed in Book 3 of Plats at Page 10, records of Canyon County, Idaho and adjoining vacated right-of-way. Situate in the southwest quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at the west quarter corner of said Section 23; thence $S89^{\circ}53'24''E$, 1,325.14 feet along the northerly boundary of the northwest quarter of the southwest quarter of said Section 23 to the northeast corner of northwest quarter of the southwest quarter of said Section 23, which bears $N89^{\circ}52'25''W$, 1,326.16 feet from the center quarter of said Section 23; thence $S00^{\circ}05'32''W$, 663.72 feet along the easterly boundary of the northwest quarter of the southwest quarter of said Section 23 to the centerline of Syringa Lane to Point "A"; thence $N89^{\circ}55'43''W$, 163.00 feet along the centerline of Syringa Lane; thence $S00^{\circ}05'58''W$, 30.00 feet to the southerly right-of-way of Syringa Lane; thence continuing $S00^{\circ}05'58''W$, 77.28 feet to the **Point of Beginning**:

Thence $S89^{\circ}55'43''E$, 137.00 feet along a line parallel to the southerly right-of-way of Syringa Lane to the westerly right-of-way of Patriot Ridge Avenue being 4.00 feet easterly of the easterly boundary of said Tract 12;

Thence $S00^{\circ}05'58''W$, 454.60 feet along the westerly right-of-way Patriot Ridge Avenue and along a line 4.00 feet easterly of and parallel with the easterly boundary of said Tract 12 to the northeasterly right-of-way of Interstate I-84;

Thence $N60^{\circ}58'37''W$, 156.52 feet along the northeasterly right-of-way of Interstate I-84;

Thence $N00^{\circ}05'58''E$, 378.83 feet to the **Point of Beginning**.

AND the following described parcel of land:

A parcel of land being a portion of Tract 13 of Hillcrest Subdivision, according to the official plat thereof, filed in Book 3 of Plats at Page 10, records of Canyon County, Idaho. Situate in the southwest quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at Point "A" as described above; thence S00°05'58"W, 332.02 feet; thence S89°57'16"E, 30.00 feet to the easterly right-of-way of Patriot Ridge Avenue and to the **Point of Beginning**:

Thence continuing S89°57'16"E, 316.99 feet;

Thence S00°04'16"W, 301.86 feet to the northerly right-of-way of Owyhee Street;

Thence N89°58'56"W, 122.15 feet along the northerly right-of-way of Owyhee Street to a Point of Curvature;

Thence along the northerly right-of-way of Owyhee Street, 10.12 feet along a tangent curve deflecting to the right, with a radius of 20.00 feet, a central angle of 29°00'19", a long chord of 10.02 feet and a chord bearing of N75°28'47"W to a Point of Tangency;

Thence N60°58'37"W, 199.89 feet along the northeasterly right-of-way of Owyhee Street to a Point of Curvature;

Thence along the northeasterly right-of-way of Owyhee Street, 21.32 feet along a tangent curve deflecting to the right, with a radius of 20.00 feet, a central angle of 61°04'35", a long chord of 20.32 feet and a chord bearing of N30°26'19"W to a Point of Tangency;

Thence N00°05'58"E, 185.06 feet along the easterly right-of-way of Patriot Ridge Avenue to the **Point of Beginning**.

Subject to easements of record or apparent.

Comprising a total land area of 3.28 acres, more or less.

