



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

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

APPLICATION REQUESTS

Note: Please check all that apply.

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

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

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



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PROJECT and SITE/PROPERTY INFORMATION

Project or Business Name: Summit Grove Subdivision

Site Address (s):

2615 Dorman Avenue Caldwell, ID 83605

Suite #:

Parcel #(s):

R2799800000

Total Acres:

4.626

General Location of Site:

On East side of Dorman Ave. 500 feet south of Linden St.

Current Zoning of Parcel(s):

(Check all that apply)

☐ RS-1 ☐ RS-2 ☐ R-1 ☐ R-2 ☐ R-3 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ C-C
☐ DCB ☐ M-1 ☐ M-2 ☐ I-P ☐ A-D ☐ C-D ☐ H-D ☐ P-D ☐ T-N ☐ H-C

☒ Property currently In County

R-1

Please list the current county zoning designation: _____

Overlay Districts:

(Check all that apply)

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

**City of Caldwell Comprehensive
Plan Designation of Parcel(s):**

(Check all that apply)

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

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

☐ Yes ☒ No



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Description of Proposed Project / Request:

New subdivision consisting of 32 residential lots. 31 single family attached townhome lots and retain the existing single family home. Requesting Annexation and zoning into the R-2 zone.

APPLICANT INFORMATION:

Name: Taylor Schmidt

Company Name (if applicable): SI Construction LLC

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

Mailing Address: 802 N. Acer Loop Ste. 100 Nampa, ID 83687

Phone: 208-890-2824

Email: Taylorschmidt208@outlook.com

PROPERTY OWNERS' INFORMATION

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

☐ Not Applicable

Name: SI Construction LLC

Mailing Address: 802 N. Acer Loop Ste. 100 Nampa, ID 83687

Phone: 208-890-2824

Email: Taylorschmidt208@outlook.com



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DESIGNATED CONTACT PERSON

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

Same as:

☒ Applicant ☒ Property Owner ☐ Other

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

CONTRACTOR / DEVELOPER INFORMATION

☒ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

ARCHITECT INFORMATION

☒ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:



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ENGINEER / SURVEYOR INFORMATION

☐ Not Applicable

Name: Jadon Schneider

Company Name (if applicable): Bronze Bow Land

Mailing Address: P.O. Box 8525 Boise, ID 83707

Phone: (480) 232-2999

Email: jadon@bronzebowland.com

LANDSCAPE ARCHITECT INFORMATION

☐ Not Applicable

Name: Emily Voges

Company Name (if applicable): Emily Voges Landscape Architect

Mailing Address: 1889 W. Grand Teton Dr. Meridian, ID 83646

Phone: 818-983-5347

Email: emily.voges@gmail.com



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MASTER LAND USE APPLICATION

ACKNOWLEDGEMENTS

- ☒ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application.
- ☒ I certify that I am the owner of this property, the owner's authorized agent, or the petitioner (if for a vacation). If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application.
- ☒ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

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

Applicant Signature: Taylor Schmidt Date: 10/14/25

Printed Name: Taylor Schmidt



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Online Application Submittal Instructions

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

Step 1:

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

Step 2

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

Drawing Submittal Instructions:

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



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Annexation (with initial zoning)

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

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

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

I. Filing and Submittal Standards

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

II. Submittal Documents

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

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



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☐	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	NeighborhoodMtg_ProjectName
☐	Legal Description. • Attach a metes and bounds legal description of the property including 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.	Legals_ProjectName
☐	Annexation Exhibit Map. An exhibit map, stamped and signed by the land surveyor outlining the area being annexed, to include the adjacent rights of ways.	
☐	Site Plan (to scale). Site plan, drawn to scale, showing: ☐ Location of all property lines and dimensions ☐ All streets with street names ☐ All existing and proposed buildings and structures ☐ All setbacks to the property lines and between buildings ☐ All utilities ☐ All easements	SitePlan_ProjectName
☐	Vicinity Map. Showing the boundaries of the subject property with relation to nearby roadways and landmarks.	VicinityMap_ProjectName
☐	Project Narrative. A detailed project narrative addressing the following: • Description of overall proposed development plan • Description of compliance with the City's Comprehensive Plan and Vision and compliance with zoning ordinances. • Description of overall project benefits, the impacts on surrounding properties, and the mitigation of those impacts. • List of all proposed land uses	Narrative_ProjectName
☐	Conceptual Development Plan. <i>If the annexation is not associated with a special use permit, planned unit development or subdivision plat, please submit a concept future development plan.</i>	ConceptPlan_ProjectName



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III. Project Specifics

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

Will the Existing Land Use on the Property Continue:

☐ Yes ☐ No

Explain any Future Development Plans:

Subdivision within the R-2 (medium density residential) zone including 32 residential lots in total. 31 single family, sing level, attached townhomes for seniors (55 years of age or older) plus the existing single family home on property.

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

North of the Site:

Low Density

South of the Site:

Low Density

East of the Site

Low Density + County R

West of the Site:

Low Density

Type of Access to Subject Parcel(s)

☒ Street Frontage ☐ Easement

If easement, list easement width and Instrument # below:

Easement Width

Instrument #

Name of Streets Providing Access:

Dorman Avenue

Manchester Drive

Existing Domestic Water:

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



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Nearest Water Line Connection:

Dorman Avenue and Manchester Drive

Existing Sewer:

☐ Individual Septic ☐ City Municipal Sewer ☐ Not Applicable

Nearest Sewer Connection:

Manchester Drive

Existing Irrigation:

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

Nearest Irrigation Connection:

Gravity on Dorman Avenue

Irrigation District:

Pioneer Irrigation District

School District Serving this Location:

☐ Caldwell SD ☐ Nampa SD ☐ Vallivue SD



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IV. PDF Formatting Requirements

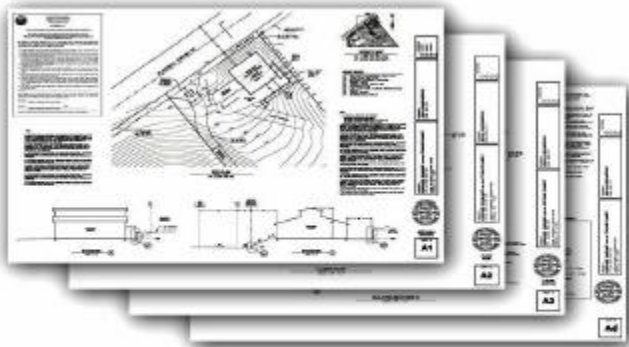
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for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

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

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

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

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



plans.pdf (multiple sheets)

✓Correct

Labeling:

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



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V. Applicant Acknowledgement

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

Taylor Schmidt

10/14/25

Applicant / Applicant's Representative Printed Name

Date

Applicant / Applicant's Representative Signature



SUBDIVISION PRELIMINARY PLAT CHECKLIST

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

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



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SECTION II

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



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



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

SECTION III

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



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LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
School Bus Stops	Location of school bus stop areas within a common lot or common easement	NA	
Public Transit Stops	Location of any public transit	NA	
Street Landscape Buffers	Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	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.	NA	
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	NA	
Fencing	Location, height, color, and materials for all existing or proposed fencing	X	
Other Landscape Amenities	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.	X	
Landscape Schedule	Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.	X	

SECTION IV

GENERAL PROJECT INFORMATION			
Type of land uses within subdivision:	Residential only Commercial only Industrial only Mixed-use (<i>mix of residential and non-residential uses</i>)		
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes No <i>If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?</i> Yes No		
Will the subdivision be phased?	Yes No If yes, how many phases are proposed?		
Development timeline for full build out?	December 2027		
LAND USE AND ZONING INFORMATION			
	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	County R-1	Neighborhood 2	Single family home with acreage
Proposed (Subject Property)	R-2 City of Caldwell	Neighborhood 2	Single Family attached townhomes
North of Site	R-1 City of Caldwell	Neighborhood 2	Single family homes
South of Site	R-1 City of Caldwell	Neighborhood 2	Single family homes
East of Site	R-1 City of Caldwell	Neighborhood 2	Single family homes
West of Site	R-1 City of Caldwell	Neighborhood 2	Single family homes



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PROJECT SPECIFIC INFORMATION						
	Number of Lots	Acres		Percent of "Net" Acres <i>Net acreage is the total acreage minus any public streets and public rights of way</i>		
Residential Lots	32	4.65		3.60		
Commercial Lots	0					
Industrial Lots	0					
Common Lots	0					
EXISTING AND PROPOSED BUILDING DATA						
	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
Residential:						
Single-family (detached) homes	1		1		28 feet	4128 SF
Townhomes		31		31	20 feet	50,139
Two-family (<i>duplex</i>)						
Three-family residential (<i>triplex</i>)						
Four, five and six family (<i>fourplex, fiveplex, and sixplex</i>)						
Multi-family (7 or > dwelling units) in a single building						
Commercial			N/A	N/A		
Industrial			N/A	N/A		
Type of Commercial or Industrial Buildings:			Single-tenant building(s)		Multi-tenant buildings	
DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)						
Dwelling units per gross acre (Density):	Max. Allowed			Proposed		
	8			6.88		
Total Open Space	% Required			% Proposed		
	10 %			12.7 %		
Total "Qualifying" Open Space	% Required			% Proposed		
	10 %			10.3 %		
Included	NOTE: Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space.					



City of Caldwell
Planning and Zoning Department

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PARKING, LOADING AND PEDESTRIAN AMENITIES (CCC 10-02-05)		
Description	Min. Required	Proposed
Electric vehicle parking spaces	0	0
Off-street parking spaces	0	0
Commercial loading spaces		
Industrial loading spaces		
Bicycle parking spaces:		
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)	NA	
Public Amenities:	<i>Provide a description of the type of public amenities proposed:</i> Shade structure	
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> None	
Micro Pathways	<i>Describe location, width, and landscaping:</i> None	
Public Pathways (per Bicycles and Pathways Master Plan)	<i>Describe location, width, landscaping, and any proposed fencing:</i> None	



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STREET LANDSCAPE BUFFERS (CCC 10-07-08)							
Location (Enter Street Name)	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Min. Shrub Spacing (in feet)
Dorman Avenue and Manchester Drive	15 feet	25 feet	41%	8	10 feet	72	2 feet
Manchester Drive	10 feet	10 feet	100%	0	NA	0	NA

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

PUBLIC SIDEWALKS					
Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
Dorman Avenue	5 feet	6 feet	Meandering	Attached	Detached
Manchester Drive	5 feet	6 feet	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 Yes
	N/A
	Nearest Water Line Connection: Dorman Avenue
Sewer (Wastewater):	Individual Septic
	☒ City Municipal Sewer Yes
	N/A
	Nearest Sewer Line Connection: Manchester Road East of Development
Irrigation:	Surface
	Irrigation Well
	☒ Pressurized Yes
	Gravity
	N/A
	Nearest Irrigation Connection: Gravity on Dorman Avenue
Irrigation District: Pioneer Irrigation	



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Stormwater:		Swales	
		Ponds	
		Borrow Ditches	
		Other, Explain: Seepage bed (subsurface infiltration facility)	
Stormwater Management:	Does the site disturb one or more acres of land? Yes No		
Fire Suppression Water Supply Source:	NA		
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	None		
Type of Site Access:	X	Street Frontage Yes	
		Easement Easement Width: _____ Instrument # _____	
Street(s) Providing Access:	Dorman avenue and Manchester Drive		
Will Secondary Access for Fire be Provided:	X	Yes YES	
		No	
Internal Roads:	X	Public YES	
		Private	
		Internal Circulation	
		Road User's Maintenance Agreement Inst# _____	
School Districts Serving this Location:	X	Caldwell School District Yes	
		Vallivue School District	
SPECIAL ON-SITE CHARACTERISTICS			
	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?		X	
Evidence of Erosion?		X	
Fish Habitat?		X	
Floodplain?		X	
Riparian Vegetation?		X	
Steep Slopes?		X	
Streams/Creeks?		X	
Unique Animal/Plant Life?		X	
Unstable Soils?		X	
Wildlife Habitat?		X	
Historic Buildings or Features?		X	



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Describe any other unique site characteristics:	None
---	------

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

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

☒ Property Owner as the Applicant

☐ Property Owner's Agent / Representative

Taylor Schmidt

10/14/25

Applicant / Applicant's Representative Printed Name

Date

Applicant / Applicant's Representative Signature



INVOICE

Permit #: ANN25-000009
Address: 2615 DORMAN AVE

Fee	Account Code	Amount
P&Z Fees - Annexation - More than 2 acres	10240	3,080.50
Fire Fees - Annexation - More than 1 acre	22025	224.70
Eng Fees - Annexation - 2 to 20 acres	12550	544.89
P&Z Fees - Application Prescreening	10216	50.00
TOTAL		3,900.09



INVOICE

Permit #: SPP25-000012
Address: 2615 DORMAN 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	760.00
Fire Fees - Preliminary Plat (Base Fee)	12512	254.10
Fire Fees - Preliminary Plat (Add'l Fee of \$1.35 per lot to include common lots)	12512	51.30
Eng Fees - Preliminary Plat (Base Fee)	12511	708.37
Eng Fees - Preliminary Plat (Add'l Fee of \$23.61 per lot to include common lots)	12511	897.18
P&Z Fees - Application Prescreening	10216	50.00
TOTAL	◆	5,408.95

Robin Collins
City of Caldwell Planning and Zoning Department
205 S. 6th Ave., 2nd Floor
Caldwell, ID 83605

RE: Proposed Annexation, Rezone, and Preliminary Plat of Summit Grove Subdivision

Dear Ms. Collins:

On behalf of SI Construction LLC (the “**Applicant**”), please find enclosed application materials related to the proposed annexation, zoning, and preliminary plat (the “**Application**”) of a 4.6-acre parcel located off Dorman Ave and proceeding through the property through to Manchester Drive (Parcel number R2799800000) (the “**Property**”).



1. Property Background and Site Characteristics

This is real property located within the area of impact of the City of Caldwell (the “**City**”) and is designated by the City’s future land use map as **Neighborhood 2**.

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

Density Minimum: 2 du/ac

Density Maximum: 8 du/ac

Comprehensive Plan, p. 24

The Property currently consists of an existing single-family residence that will remain on the Property.



Surrounding characteristics of the site are as follows:

- North – Single Family Residential.
- East – Single Family Residential
- South – Single Family Residential
- West – Single Family Residential / Farm ground

2. The Application

The Application calls for a R-2 zoning designation to allow for 38 lots – consisting of one detached single-family lots (the existing home), 31 attached single-level single family buildable residential units, and 6 common area lots. The proposed residential lots will be for sale lots.

In the pre-application meeting, Caldwell city planning staff recommended that the Property, if annexed and rezoned, be zoned as R-2 (Community Residential), with a maximum density of 8 units per acre. The Applicant is seeking approval for an R-2 zoning designation, with a density of 6.9 units per acre.

R-2 ZONE: The purpose of this zone is to provide areas by zoning procedures in accordance with the comprehensive plan that accommodates a larger variety of lot sizes and housing types. This includes single-family residential (including accessory dwelling units) and missing middle housing types such as townhomes, duplexes, triplexes, fourplexes, cottage courts, small scale multi-family, or mansion house apartments. Supporting or secondary land uses may include small-scale mixed-use or live/work housing types, and commercial activities and services that are generally only found at major intersections of arterial and collector roadways.

An important component of the Application is the proposed restriction of residence ownership to owners 55 and over. This provides the community will much needed residential opportunities to older community residents nearby to existing services (such as neighborhood parks, gathering areas, or shopping opportunities). The low-maintenance lifestyle and amenities will attract empty-nesters looking

to downsize and enjoy a more relaxed retirement in Caldwell and what the City has to offer. The age restrictions contribute to a quieter atmosphere, making it a desirable option for those seeking a tranquil and relaxing environment, providing another available housing product for Caldwell as the City accommodates the needs of its current and future residents.

3. Comprehensive Plan

The goals of the Caldwell Comprehensive Plan will be put into effect with this application. This is infill development, bringing into the City an enclave of County property with services immediately available, thereby fulfilling the Annexation Policy, specifically page 98, and meeting the need for additional housing:

Caldwell has fewer housing units than households and is growing faster than new housing units are added.

Comp. Plan, p. 8

Chapter 6 – Goal 3.2 Promote infill housing developments to maximize existing infrastructure and slow the loss of open space.

The Application also address the Neighborhood 2 recommended Design Characteristic in the Comprehensive Plan and the single level townhomes are consistent with the adjacent 1-2 story residences and will blend with the existing homes seamlessly.

Neighborhood 2 contains a diverse mix of uses. Where uses or intensity of uses change, efforts to blend building scales should be made to avoid abrupt changes in height and building size.

Comp. Plan p. 24-25

The proposed project also meets the goal of connecting existing streets in the City, as the Project will connect Manchester Drive to Dorman.

Chapter 3 – Goal 1.4 Connect residential development with existing streets and require future connection to the City's planned system.

The proposed project will connect the existing residential development to the east, providing increased traffic connectivity. Based on the road layout, the curve in the proposed extension of Manchester Drive will encourage slow moving traffic through the neighborhood. Based on the size of the proposed development, a traffic study is not required or warranted.

4. Services

Dorman Townhomes Subdivision is adequately served with all public services and utilities. A summary of each service is available below.

- **Sewer:** The Project will be served by City of Caldwell Sewer via the existing 8-inch sewer stub on Manchester Drive. The Developer has confirmed with the City that adequate capacity exists to serve the Project.

- **Domestic Water:** Water service is available from the City of Caldwell via existing water mains on both Manchester Drive (8 inch main) or on Dorman Ave. (12 inch main) to the property. The Developer discussed the water services with City staff during the roundtable discussion and the City has adequate capacity to serve the Project.
- **Irrigation:** Gravity irrigation is provided by Pioneer Irrigation District via the Phyllis Canal. A pump station will be constructed onsite for pressure irrigation service with the review and appropriate permitting/license agreement process. Potable water will not be used for irrigation.
- **Schools:** The Project is in the Caldwell School District. Because the proposed development will be restricted to residents 55 years and older, it is anticipated there will be no impact on the capacity of the Caldwell School District. For informational purposes, Woodrow Wilson Elementary School, Jefferson Middle School, and Caldwell Senior High School would be served by the residents of the Project.
- **Fire:** The project is approximately 2.2 miles from Fire Station #2 and wholly within the Caldwell Fire response time goal of 5 minutes.
- **Police:** The project is approximately 2.9 miles from Caldwell Police Department Headquarters and will have a response time to an emergency within 5 minutes or less.
- **Stormwater:** Stormwater drainage will be on site and will handled via seepage beds.

5. Open Space

The Applicant is retaining 10% of the project in qualified open space. As you can see from the attached rendering, a community common space will be provided, suitable for a shade structure and picnic tables, as well as grassy open space areas around the required drainage spaces.

The subdivision will be accessed from Dorman Street and will proceed through the property through Manchester Drive. The newly constructed road will be a local street and will be designed and constructed to the City of Caldwell's standards. The common area lots at the entrances to the subdivision will be landscaped and will frame the development and be welcoming and visually appealing. The existing farmhouse will be retained and will provide a transition to the single-story residences to be developed.

6. **Conclusion**

We appreciate your review of these materials and look forward to further dialogue as these Applications approach hearing.

Sincerely,

Taylor Schmidt

Taylor Schmidt

SI Construction LLC

CANYON COUNTY LISTING -R27998-000 0 500 FEET**May 28, 2025**

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.



PIN	Owner Name	In Care Of	Address	City, State, Zip
03087636 0	3915 LLC		PO BOX 190958	BOISE, ID, 83719
03087660 0	AARDE PROPERTIES LLC		18439 MIDLAND BLVD	NAMPA, ID, 83687
03087582 0	AGUILAR SENEN		17568 N FRANKLIN BLVD	NAMPA, ID, 83687
05897226 0	ATKINSON LAINE AND VICKIE TRUST		1014 COVEY CT	CALDWELL, ID, 83605
03087586 0	AUCK EDRICK J III		814 MANCHESTER DR	CALDWELL, ID, 83605
03087626 0	BABCOCK RICHARD TYSON		802 BRADFORD CT	CALDWELL, ID, 83605
03087603 0	BEEBE TAYLOR J		2716 BRISTOL AVE	CALDWELL, ID, 83605
27999010 0	BRESHEARS MICHAEL T		2511 DORMAN AVE	CALDWELL, ID, 83605
05897206 0	BROOKS LOUIS W JR		914 QUAIL PL	CALDWELL, ID, 83605
03087584 0	BRUNNING TOMMIE		2601 MANCHESTER DR	CALDWELL, ID, 83605
27983010 0	BST DEV LLC		802 N. Acer Loop Ste. 100	NAMPA, ID, 83687
03087581 0	CAGWIN TODD		2621 MANCHESTER DR	CALDWELL, ID, 83605
35698000 0	CONTRERAS ROGELIO VILLASENOR		709 W LINDEN ST	CALDWELL, ID, 83605
03087597 0	CROCKER JAKE		2723 BRISTOL AVE	CALDWELL, ID, 83605
05897225 0	CUDDEBACK FAMILY TRUST		1004 COVEY CT	CALDWELL, ID, 83605
28000010C0	CUELLAR BEVERLY J		2623 MARSHALL PLACE	CALDWELL, ID, 83605
05897203 0	DUQUE ANDRES DE JESUS		2719 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
03087593 0	EAKIN DOUGLAS M		2701 BRISTOL AVE	CALDWELL, ID, 83605
03087591 0	ESCUTIA LUIS M		2620 MANCHESTER DR	CALDWELL, ID, 83605
03087592 0	FERNANDES RAYMOND CHRISTOPHER		2618 MANCHESTER DR	CALDWELL, ID, 83605
24563000 0	FIRST SOUTHERN BAPTIST CHURCH OF CALDWELL INC		912 W LINDEN ST	CALDWELL, ID, 83605
03087628 0	FREE JOEL		622 W MAPLE ST	CALDWELL, ID, 83605
03087595 0	FREEDMAN DANIEL F		12752 S AREZZO WAY	NAMPA, ID, 83686
28000000 0	GORDON GAIL		2510 MARSHALL PL	CALDWELL, ID, 83605
03087596 0	GREVER CYNTHIA D		2717 BRISTOL AVE	CALDWELL, ID, 83605
03087605 0	HARLAN JENNIFER M		2802 BRISTOL AVE	CALDWELL, ID, 83605
27998000 0	HART FAMILY TRUST		2615 DORMAN AVE	CALDWELL, ID, 83605
03087588 0	HARTWAY ZACHARY A		2704 MANCHESTER DR	CALDWELL, ID, 83605
05853000 0	HERNANDEZ YOLANDA		820 W LINDEN ST	CALDWELL, ID, 83605
05897209 0	HORRELL RAY D JR		2815 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
03087583 0	IBARRA RACHEL R		2611 MANCHESTER DR	CALDWELL, ID, 83605
05897238 0	KING BRADY J		2809 DORMAN AVE	CALDWELL, ID, 83605
03087594 0	LANNIGAN LEE TRUST		2007 HOWARD AVE	CALDWELL, ID, 83605
03087635 0	MADRID ALEXANDRA		811 BRADFORD CT	CALDWELL, ID, 83605

28000013 0	MADRIGAL JOSE A		2620 MARSHALL PL	CALDWELL, ID, 83605
05852010 0	MADRON JUDY M		804 W LINDEN ST	CALDWELL, ID, 83605
03087599 0	MANCHESTER PARK NEIGH ASSOC	MGM MANAGEMENT =	PO BOX 1246	MERIDIAN, ID, 83680
05897221 0	MCCULLOUGH LINDA		2712 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
05897207 0	MCINTYRE RICHARD AND LINDA TRUST		908 QUAIL PL	CALDWELL, ID, 83605
28000010B0	MCKINNEY MICHAEL T FAMILY TRUST		2615 MARSHALL PL	CALDWELL, ID, 83605
05897202 0	MEFFERD SHARON		2715 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
03087598 0	MENDOZA LISA		2803 BRISTOL AVE	CALDWELL, ID, 83605
05897237 0	MERRITT JENNIFER L		2815 DORMAN AVE	CALDWELL, ID, 83605
05897205 0	MILLER SHIRLEY L		3918 MEADOW AVE	CALDWELL, ID, 83605
27999000 0	MILLER-SIMS AMBER		1005 W LINDEN ST	CALDWELL, ID, 83605
03087601 0	NOBLE KENDALL AUSTIN		2706 BRISTOL AVE	CALDWELL, ID, 83605
05897224 0	PERCIFIELD LETTY D		2808 QUAIL MEADOW LOOP	CALDWELL, ID, 83607
05897208 0	PIERCE DELBERT EUGENE		2811 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
05897223 0	PIKE WILLIAM C		2722 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
05897200 0	QUAIL MEADOW HOMEOWNERS ASSOC		PO BOX 102	CALDWELL, ID, 83606
03087589 0	RASMUSSEN SCOTT		6332 NE 36TH AVE	PORTLAND, OR, 97211
03087585 0	ROCHLITZ SIDNEY I		412 COTTONWOOD ST	CALDWELL, ID, 83605
05897201 0	ROHALL MARTHA A		2711 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
24564010 0	ROMAN CATHOLIC DIOCESE OF BOISE		1501 S FEDERAL WAY STE 400	BOISE, ID, 83705
28000012 0	ROUSSOPOULOS BARBARA J		2606 MARSHALL PL	CALDWELL, ID, 83605
03087659 0	RUDOLPH JERRY L		2810 BRISTOL AVE	CALDWELL, ID, 83605
28000010A0	RUELAS ALFREDO R		2505 MARSHALL PL	CALDWELL, ID, 83605
03087600 0	RUIZ GERARDO		2702 BRISTOL AVE	CALDWELL, ID, 83605
28000011A0	SANCHEZ GERARDO AND SILVIA SANCHEZ REVOCABLE TRUST		913 W LINDEN ST	CALDWELL, ID, 83605
03087587 0	SANDOVAL DANIEL R		824 MANCHESTER DR	CALDWELL, ID, 83605
03087629 0	SAWYER JAMES		718 BRADFORD CT	CALDWELL, ID, 83605
05897210 0	SCHAAP TIMOTHY R		2819 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
05897227 0	SHEA GERALD F		1020 COVEY CT	CALDWELL, ID, 83605
03087606 0	SIMPSON LEWIS AND ANGELA FAMILY TRUST		2806 BRISTOL AVE	CALDWELL, ID, 83605
03087580 0	SMITH MICHAEL T		2623 MANCHESTER DR	CALDWELL, ID, 83605
05852000 0	SORTE ALEXANDRIA		808 W LINDEN ST	CALDWELL, ID, 83605
05851010 0	SOUTHERN LARRY B		2423 MARSHALL AVE	CALDWELL, ID, 83605
05897222 0	TABOR SHELLEY D		2718 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
03087590 0	TAPIA MIGUEL		3301 E RED SUNSET MAPLE DR	NAMPA, ID, 83687
03087634 0	THOMAS CLINT T		801 BRADFORD CT	CALDWELL, ID, 83605
05897204 0	TUTTLE EARL D		923 QUAIL PL	CALDWELL, ID, 83605
03087602 0	VAN KOMEN LARRY J		2710 BRISTOL AVE	CALDWELL, ID, 83605
27983000 0	WATERMAN LIN AND TEREASA LIVING TRUST		1215 W LINDEN ST	CALDWELL, ID, 83605
03087604 0	WILLRAE PROPERTIES LLC		64835 HUNNELL RD	BEND, OR, 97703

May 29, 2025

NOTICE OF NEIGHBORHOOD MEETING

DORMAN TOWNHOMES
4.626 ACRES ON THE EAST SIDE OF DORMAN AVENUE IN BETWEEN W. LINDEN STREET AND
QUAIL MEADOW LOOP
2615 DORMAN AVENUE CALDWELL, IDAHO 83605
ANNEXATION AND PRELIMINARY PLAT APPLICATION

Dear Property Owner,

This letter is to inform you of a Neighborhood Meeting for an annexation and preliminary plat application for Dorman Townhomes Subdivision to the City of Caldwell. On this 4.626 acres +/- property we are proposing a 32 lot single family attached townhome subdivision in the R-2 (Community Residential) zoning. This will comprise of 31 new townhomes plus the existing house on property totaling 32 homes. This subdivision will be single story, except for the existing home, and age restricted to 55 years of age or older.

This is NOT a public hearing before a governing body of Caldwell. After the neighborhood meeting and after the official application has been submitted and processed, a public hearing date will be set by the City of Caldwell. Prior to that hearing, you will receive official notification of the public hearing date via postal mail, newspaper publication, and/or a display on the property.

The Neighborhood Meeting details are as follows:

DATE: TUESDAY June 24, 2025
TIME: 6:00-6:30 PM
LOCATION: 2615 Dorman Ave. Caldwell, ID 83605 On the subject property

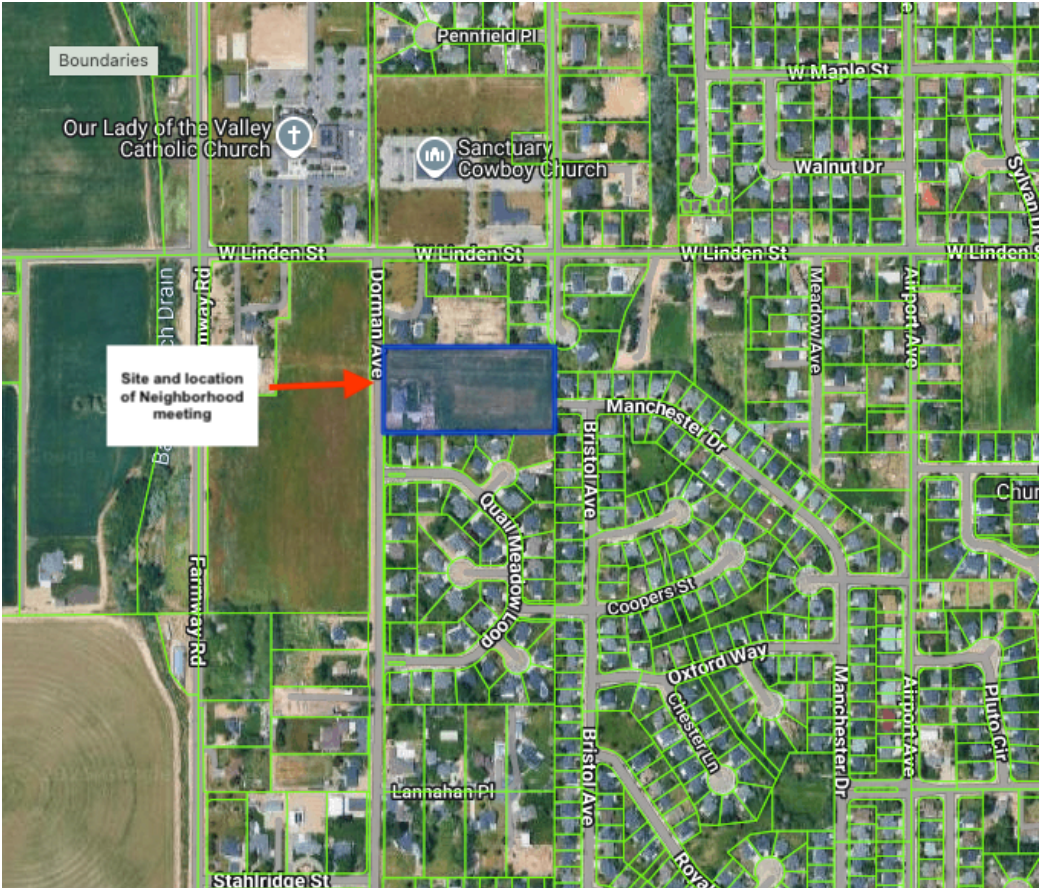
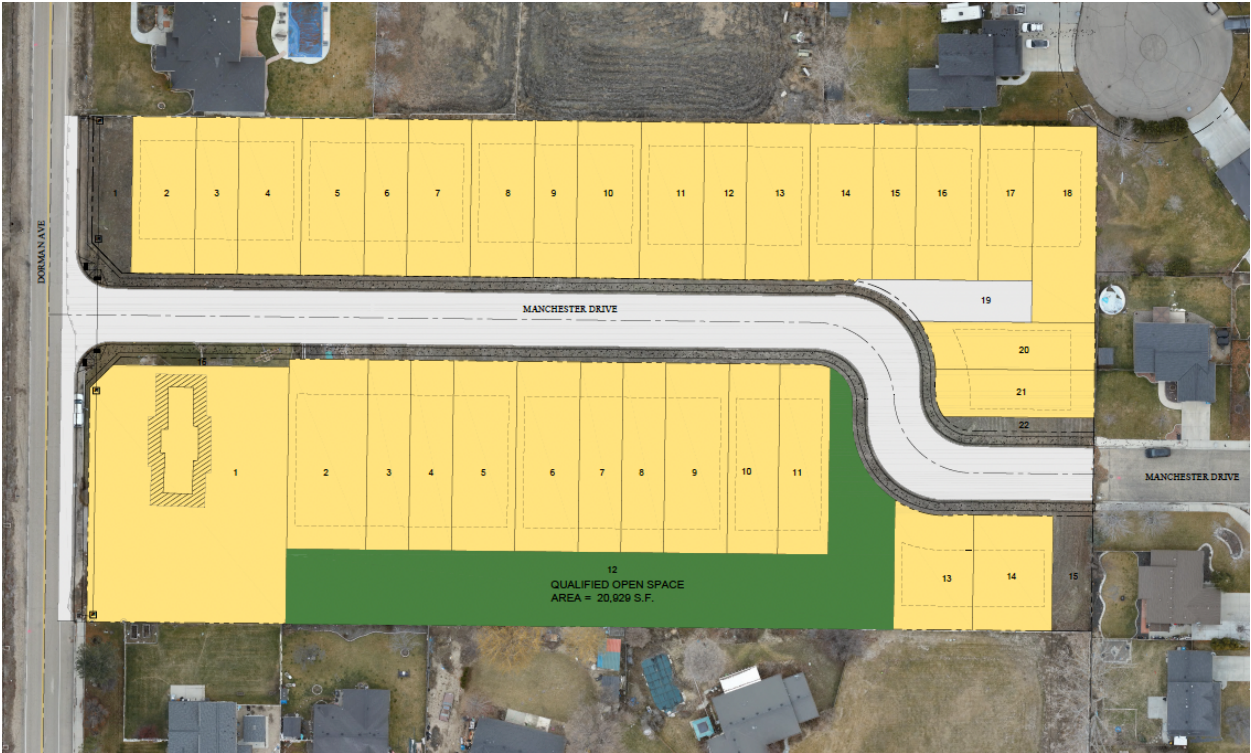
*Call Taylor Schmidt at 208-890-2824 if lost

Site plan and location of meeting on back. We look forward to answering any questions you may have at the meeting or you may contact me anytime at (208) 890-2824 or taylorschmidt208@outlook.com

Sincerely,

Taylor Schmidt

Taylor Schmidt
SI Construction LLC
208-890-2824



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

Start Time of Neighborhood Meeting: 6:00 PM

End Time of Neighborhood Meeting: 7:04 PM

Those in attendance please print your name and address.

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

<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1. <u>June & Roy Dugan</u>	<u>2701 Manchester Dr. 541-3506863</u>
2. <u>Kathleen Tibbitts-Zack Hartung</u>	<u>2704 Manchester Dr.</u>
3. <u>Krista King</u>	<u>2809 Dorman Ave - Caldwell</u>
4. <u>Jennifer Merritt</u>	<u>2815 '1</u>
5. <u>Brad Crenshaw</u>	<u>2909 '11</u>
6. <u>RANDY + MONICA SEWARD</u>	<u>2916 Quail Meadow Loop</u>
7. <u>Bill & Barbara Pike</u>	<u>2722 Quail Meadow Loop Caldwell 454-1820</u>
8. <u>Betty Rantion</u>	<u>2821 Borman Caldwell</u>
9. <u>DOUG + CAROL EAKIN</u>	<u>2701 BRISTOL AVE CALDWELL, ID 83605</u>
10. <u>Brad Crenshaw</u>	<u>2909 Dorman Ave Caldwell</u>
11. <u>Gerardo Ruiz</u>	<u>2702 Brick Lane Caldwell</u>
12. <u>Martha Robell</u>	<u>2711 Quail Meadow Loop</u>
13. <u>Michael Brashears</u>	<u>2511 Dorman Ave Caldwell</u>
14. <u>Taylor Schmidt - Developer</u>	<u>- 802 N Acier St NW Nampa, ID 83687</u>
15. <u></u>	<u></u>
16. <u></u>	<u></u>

NEIGHBORHOOD MEETING CERTIFICATION:

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

Description of the proposed project:

Annexation & Subdivision for 32 total residential
lots. 31 single family attached townhomes and
retain the existing single family home. R-2 zone

Date of Round Table meeting: 2/6/25 9 Am

Notice sent to neighbors on: May 29, 2005

Date & time of the neighborhood meeting: 6/24/25 @ 6:00 PM on site

Location of the neighborhood meeting:

On Site - 2615 Darman Ave.

Developer/Applicant:

Name: SI Construction LLC - Taylor Schmidt

Address, City, State, Zip: 802 N. Acer Loop Ste 100 Nampa, ID 83687

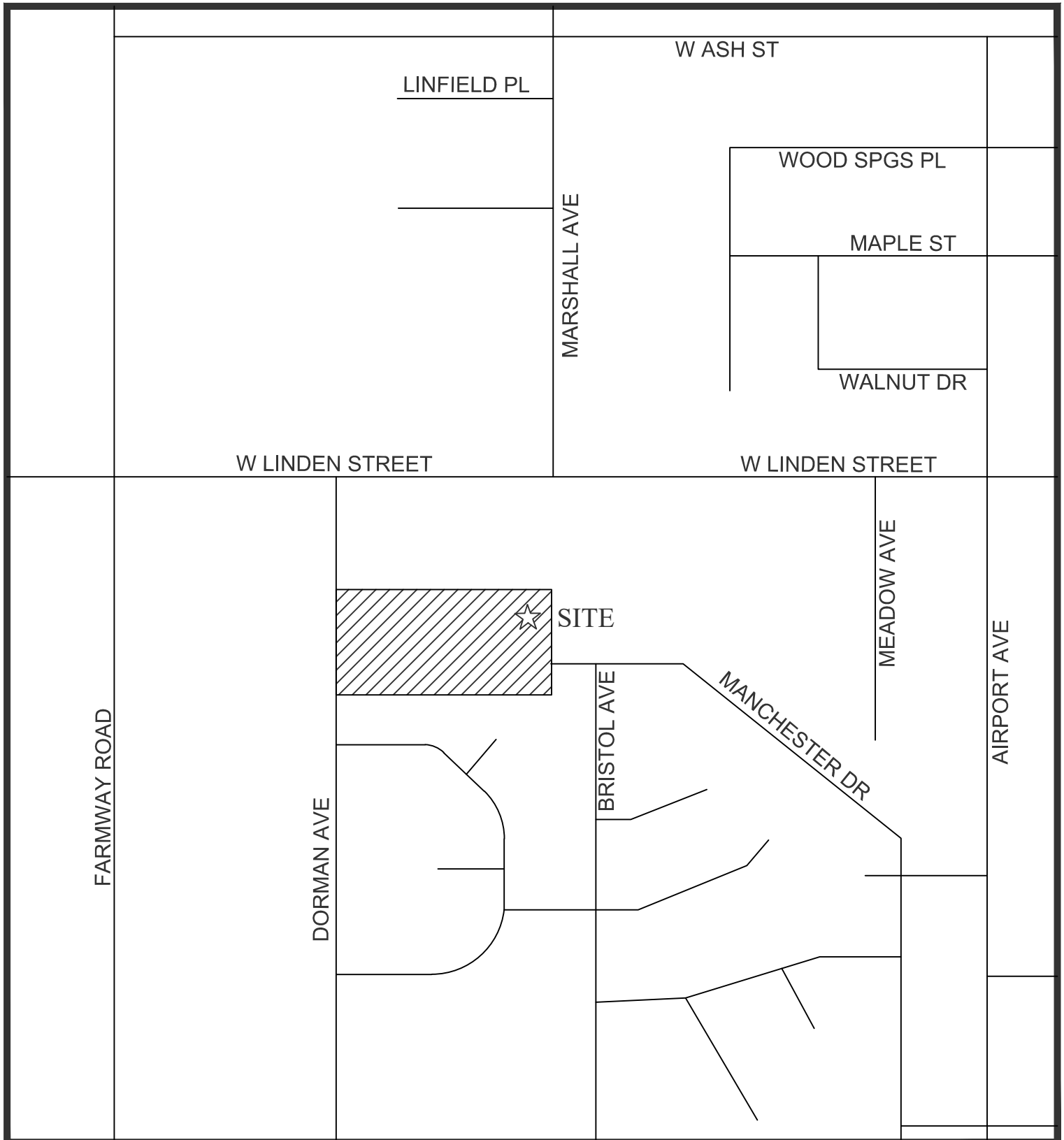
I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE

DATE

Taylor Schmidt
6/24/25

SUMMIT GROVE SUBDIVISION

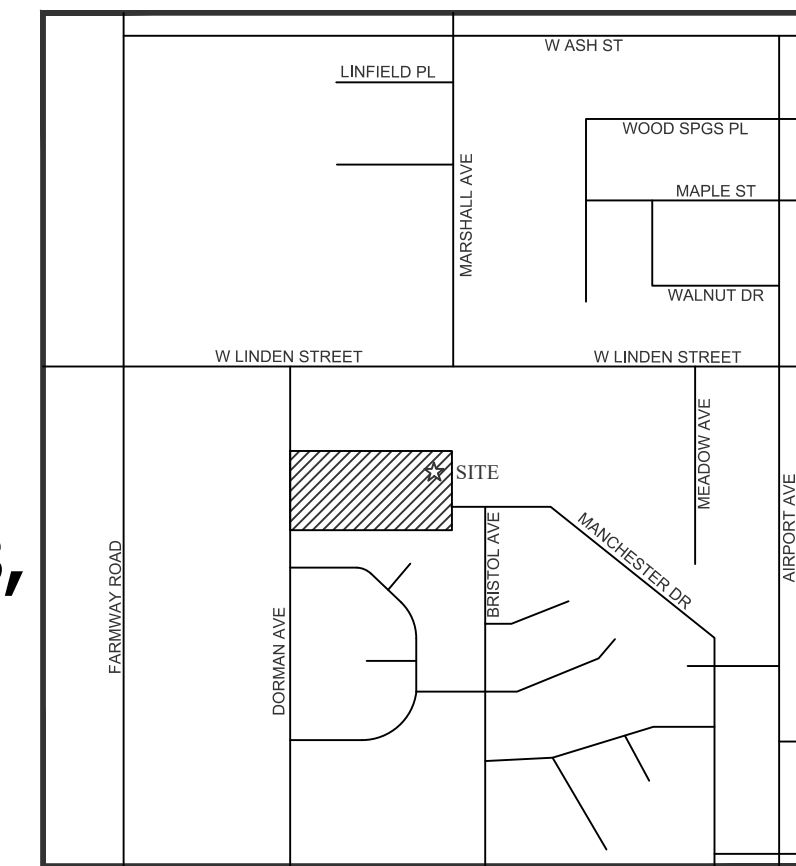


Vicinity Map
NOT TO SCALE

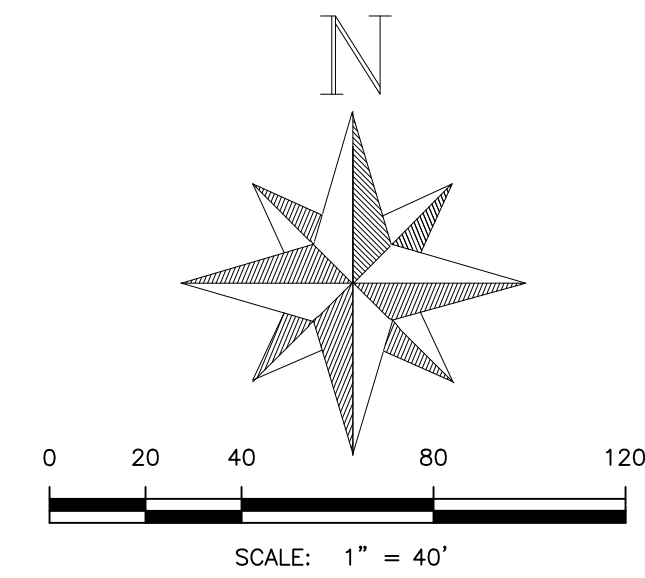
BRONZE BOW
P.O. BOX 8525 BOISE, ID 83704
JADON@BRONZEBOWLAND.COM

ENGINEER
KEITH SCHNEIDER
EMAIL: KEITH@BRONZEBOWLAND.COM

**PRELIMINARY PLAT
FOR
SUMMIT GROVE SUBDIVISION
LOCATION: LOT 23 OF WOODS ACERAGE, BOOK 1, PAGE 29,
A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CITY OF CALDWELL, CANYON COUNTY, IDAHO
MAY 2025**



Vicinity Map
NOT TO SCALE



SITE AREA = ±4.63 ACRES
CANYON COUNTY PARCEL #27998000 0
CURRENT LAND USE ZONE: R-1 (CANYON COUNTY)
PROPOSED LAND USE ZONE: R-2

FRONT SETBACK (GARAGE)	22 FEET
FRONT SETBACK (LIVING)	15 FEET
SIDE SETBACK (ATTACHED)	0 FEET
SIDE SETBACK (DETACHED)	5 FEET
SIDE SETBACK (STREET SIDE)	15 FEET
REAR SETBACK	15 FEET

AVERAGE LOT SIZE	4247 SF
RESIDENTIAL DENSITY	6.9 DU/AC
PROVIDED (QUALIFIED OPEN SPACE)	0.48 ACRES

1. MAINTENANCE OF THE COMMON AREAS SHALL BE BY THE SUMMIT GROVE SUBDIVISION/HOMEOWNERS'S ASSOCIATION.
2. ANY RESUBDIVISION OF THE PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF CALDWELL STANDARDS FOR THE APPLICABLE ZONE, R-2.
4. THE ENGINEER CERTIFIES THAT THE INFORMATION PROVIDED HAS BEEN PREPARED TO SUPPORT PRELIMINARY PLAT REVIEW AND APPROVAL AND IS NOT SUITABLE FOR CONSTRUCTION AT THIS STAGE.

LOT SUMMARY		
	NUMBER	AREA (AC)
DETACHED SINGLE FAMILY RESIDENTIAL	1	0.46
ATTACHED SINGLE FAMILY RESIDENTIAL	31	2.65
COMMON	6	0.66
PUBLIC RIGHT-OF-WAY (ON-SITE)	N/A	0.86
TOTAL	38	4.63

UTILITY / PUBLIC SERVICE PROVIDERS	
ELECTRICITY	IDAHO POWER
GAS	INTERMOUNTAIN GAS
TELEPHONE	CENTURY LINK/CABLE ONE
SEWER	CITY OF CALDWELL
WATER	CITY OF CALDWELL
IRRIGATION	PIONEER IRRIGATION DISTRICT
FIRE	CALDWELL FIRE DISTRICT
SCHOOL DISTRICT	CALDWELL SCHOOL DISTRICT
STREETS	CITY OF CALDWELL



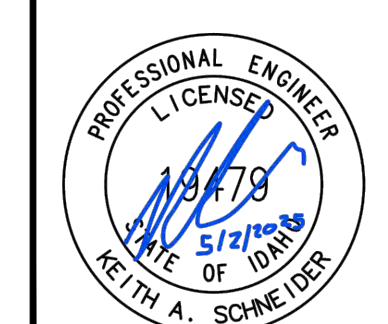
SUMMIT GROVE SUBDIVISION

COVER

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

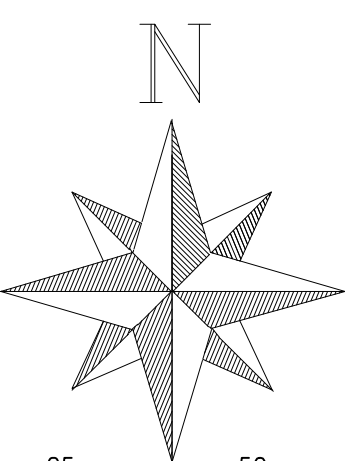
PROJECT REVISIONS		
NO.	ITEM	DATE

E-FILE NAME
25003 - COVER (P)

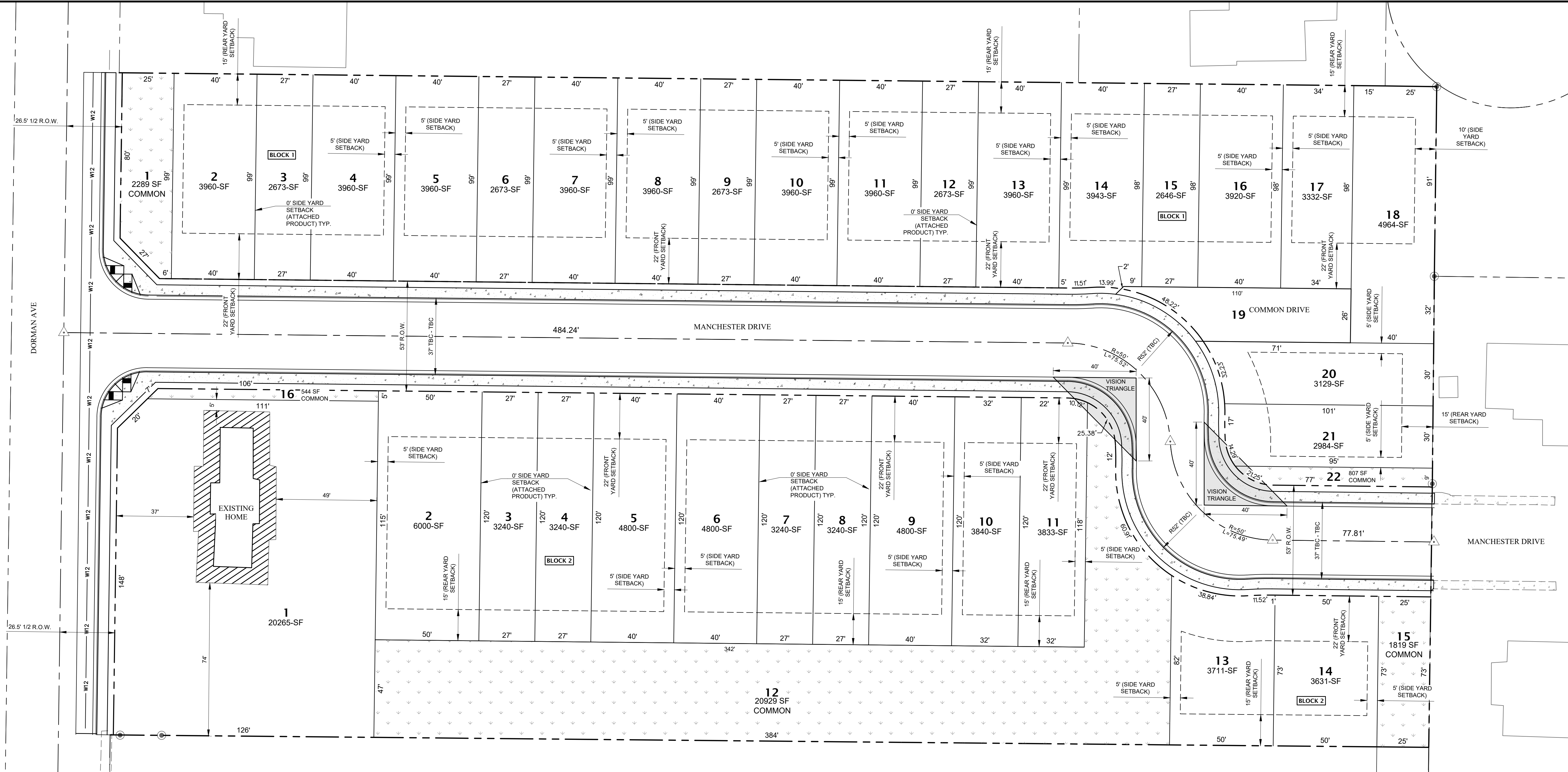
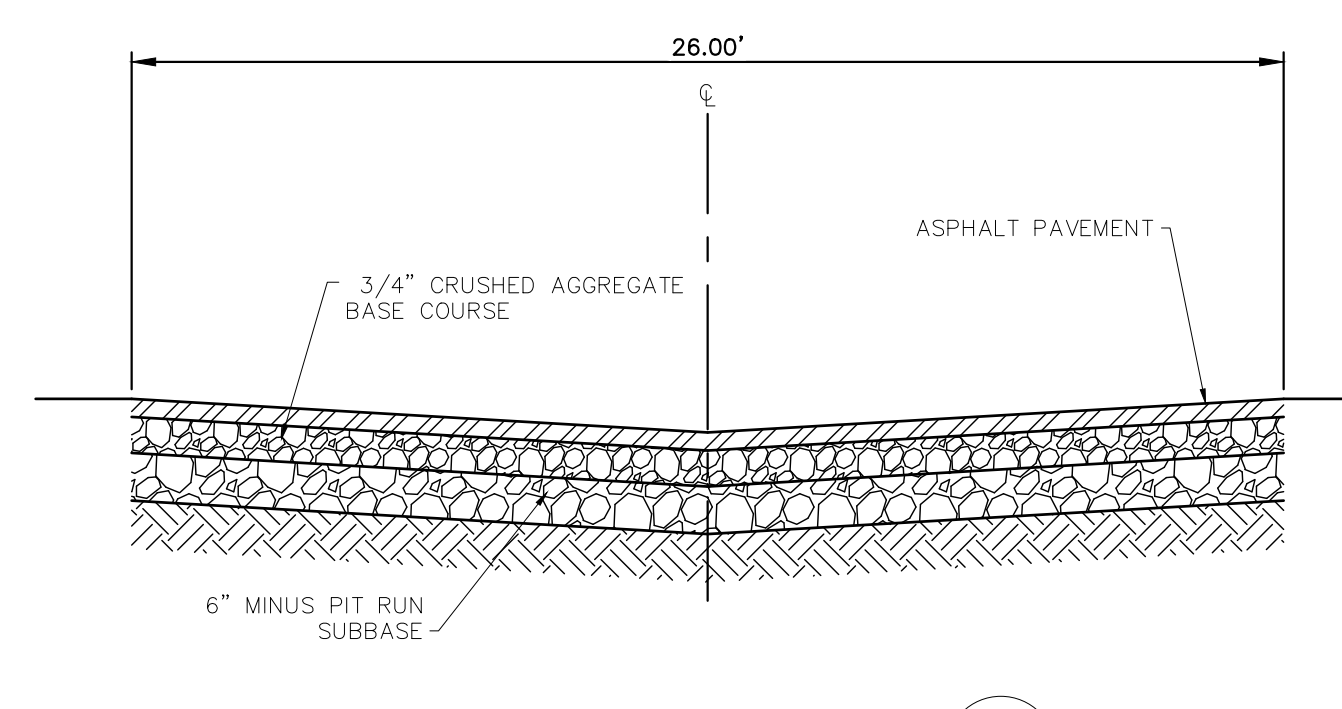
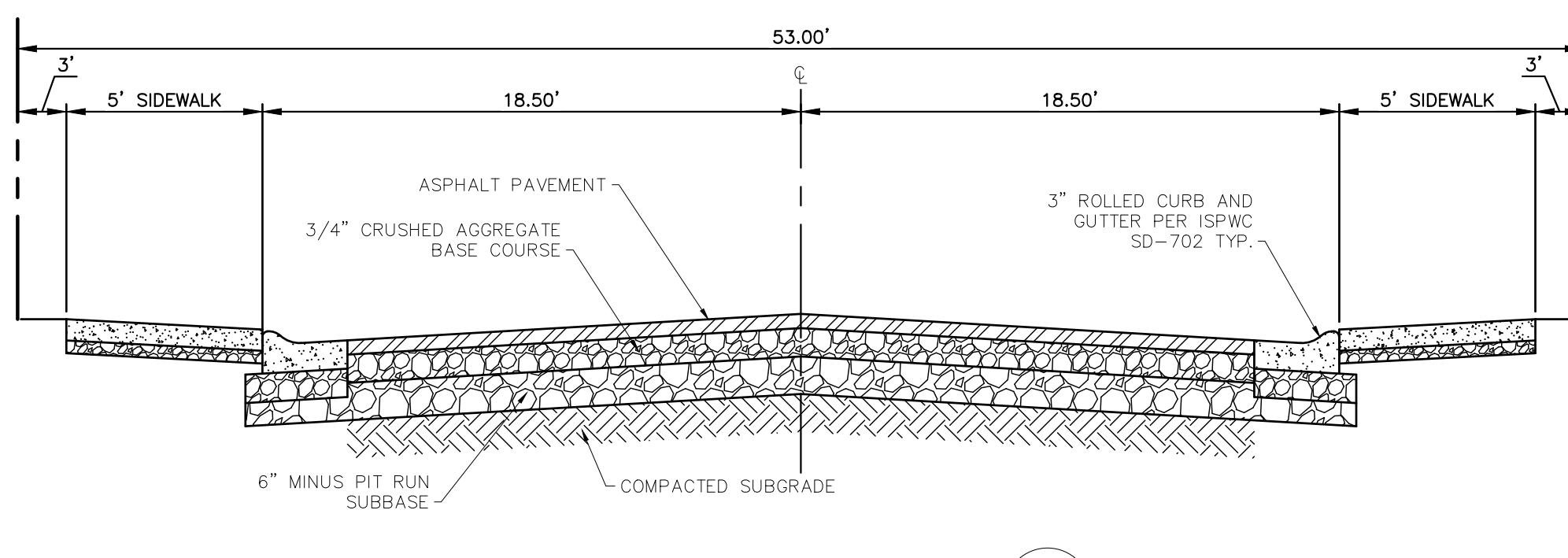
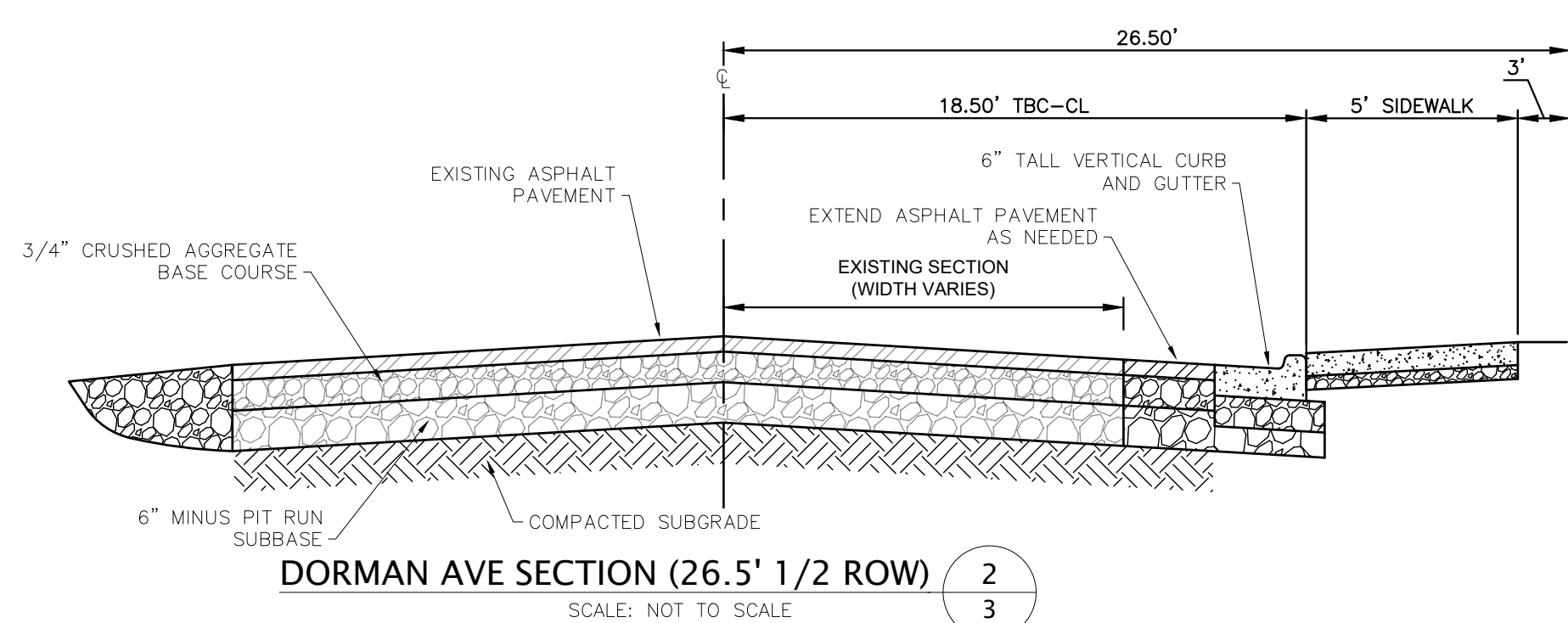


SHEET 1 OF 5

DATE:	MAY 2025
BRONZE BOW PROJECT NO:	25003



0 12.5 25 50 75
SCALE: 1" = 25'



DESIGNED

DRAWN

CHECKED

APPROVED

JKS

JKS

KS

KS

DATE

5/21/2025

PROJECT REVISIONS

ITEM

NO

PROFESSIONAL ENGINEER

LICENSED

5/21/2025

KEITH A. SCHNEIDER

SHEET 3 OF 5

DATE: MAY 2025

BRONZE BOW PROJECT NO: 25003

RONZE BOW

P.O. BOX 6525
BOISE, ID 83707
JADON@BRONZEBOWLAND.COM

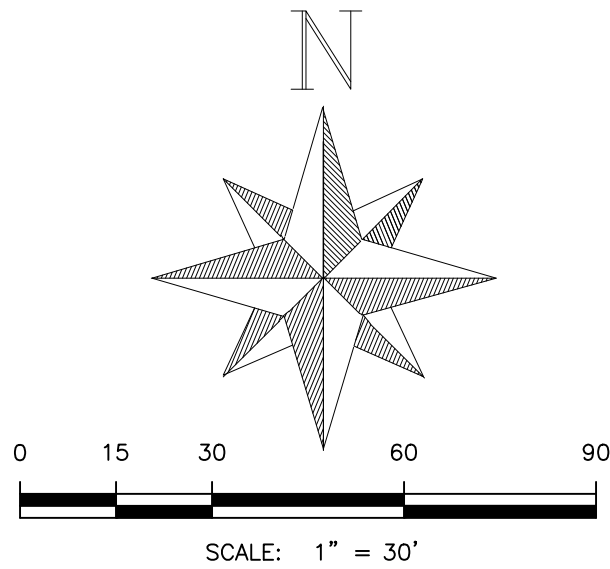
SUMMIT GROVE SUBDIVISION

LOT DIMENSIONS

25003 - LOT DIMS

E-FILE NAME

C:\USERS\JADON\BRONZE BOW DROPBOX\JADON SCHNEIDER\BRONZE BOW LAND\PROJECTS\25003 - SUMMIT GROVE SUBDIVISION\CAD\SHEETS\PREL\25003 - LOT DIMS (PP).DWG



PRELIMINARY PLAT DATA

11-02-02-C-25. SPECIAL DEVELOPMENT AREAS: THERE ARE NO SPECIAL DEVELOPMENT AREAS LOCATED WITHIN THE SUBDIVISION.

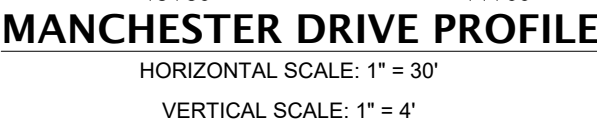
11-02-02-C-26. DRAINAGE: THE SUBDIVISION APPROACH OF MANCHESTER DRIVE TO DORMAN AVENUE IS PROPOSED AS FULL ACCESS.

11-02-02-C-28A. SEWER DISPOSAL: THIS SUBDIVISION WILL BE SERVED BY GRAVITY SEWER THAT WILL TIE INTO THE CITY OF CALDWELL SANITARY DISPOSAL SYSTEM. THE CITY OF CALDWELL WILL OWN THE SANITARY SEWER MAINS UPON FINAL ACCEPTANCE.

11-02-02-C-28B. WATER SUPPLY: WATER MAINS WILL BE PROPOSED TO SERVE THE SUBDIVISION. THE CITY OF CALDWELL WILL OWN THE DOMESTIC WATER SUPPLY. THE CITY OF CALDWELL WILL OWN AND MAINTAIN THE WATER MAINS UPON FINAL ACCEPTANCE.

11-02-02-C-28C. STORMWATER DISPOSAL: STORMWATER DISPOSAL FOR THE PUBLIC STREETS WILL OCCUR THROUGH THE CITY OF CALDWELL STORMWATER DISPOSAL SYSTEM. THE CITY OF CALDWELL HAS AN EASEMENT WILL BE PROVIDED TO THE CITY FOR OWNERSHIP AND MAINTENANCE OF THE STORM SYSTEMS SERVING THE PUBLIC STREETS.

11-02-02-C-28D. IRRIGATION SYSTEM: A PRESSURE IRRIGATION SYSTEM WILL BE INSTALLED OR THE DEVELOPER WILL CONNECT TO AN EXISTING SYSTEM, AT THE CITY'S DISCRETION. OWNERSHIP AND MAINTENANCE OF THE PUMP STATION AND PRESSURE IRRIGATION SYSTEM WILL BE TRANSFERRED TO THE CALDWELL MUNICIPAL IRRIGATION DISTRICT (CMID).



SUMMIT GROVE SUBDIVISION

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

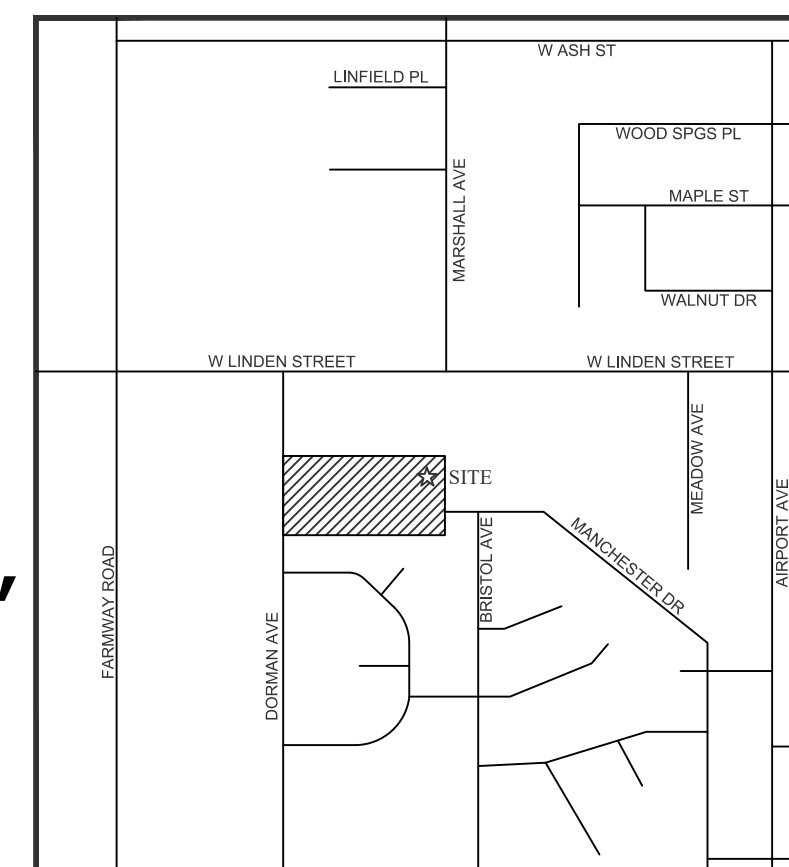
PROJECT REVISIONS		
NO.	ITEM	DATE



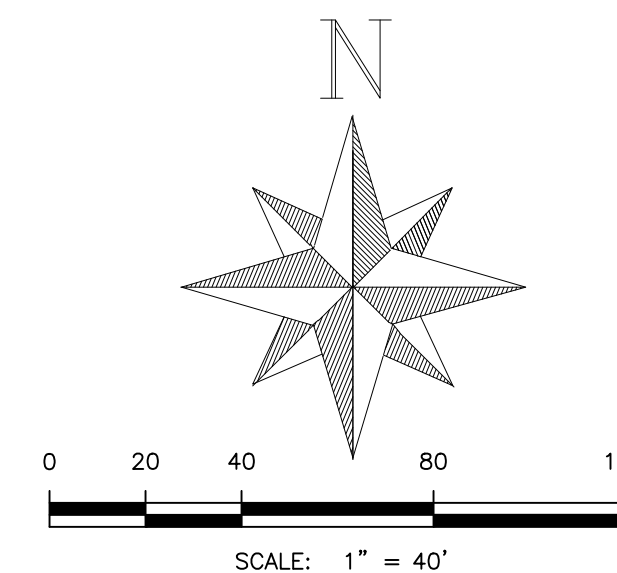
ENGINEER

KEITH SCHNEIDER
EMAIL: KEITH@BRONZEBOWLAND.COM

**PRELIMINARY PLAT
FOR
SUMMIT GROVE SUBDIVISION**
LOCATION: LOT 23 OF WOODS ACERAGE, BOOK 1, PAGE 29,
A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CITY OF CALDWELL, CANYON COUNTY, IDAHO
MAY 2025



Vicinity Map
NOT TO SCALE



SITE DATA

SITE AREA = ±4.63 ACRES
CANYON COUNTY PARCEL #27998000 0
CURRENT LAND USE ZONE: R-1 (CANYON COUNTY)
PROPOSED LAND USE ZONE: R-2

SINGLE-FAMILY RESIDENTIAL SETBACKS

FRONT SETBACK (GARAGE)	22 FEET
FRONT SETBACK (LIVING)	15 FEET
SIDE SETBACK (ATTACHED)	0 FEET
SIDE SETBACK (DETACHED)	5 FEET
SIDE SETBACK (STREET SIDE)	15 FEET
REAR SETBACK	15 FEET

AREA CALCULATIONS

AVERAGE LOT SIZE	4247 SF
RESIDENTIAL DENSITY	6.9 DU/AC
PROVIDED (QUALIFIED OPEN SPACE)	0.48 ACRES

NOTES

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2. ANY RESUBDIVISION OF THE PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
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LOT SUMMARY		
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TOTAL	38	4.63

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GAS	INTERMOUNTAIN GAS
TELEPHONE	CENTURY LINK/CABLE ONE
SEWER	CITY OF CALDWELL
WATER	CITY OF CALDWELL
IRRIGATION	PIONEER IRRIGATION DISTRICT
FIRE	CALDWELL FIRE DISTRICT
SCHOOL DISTRICT	CALDWELL SCHOOL DISTRICT
STREETS	CITY OF CALDWELL

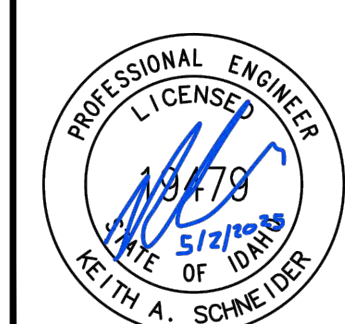


SUMMIT GROVE SUBDIVISION

COVER

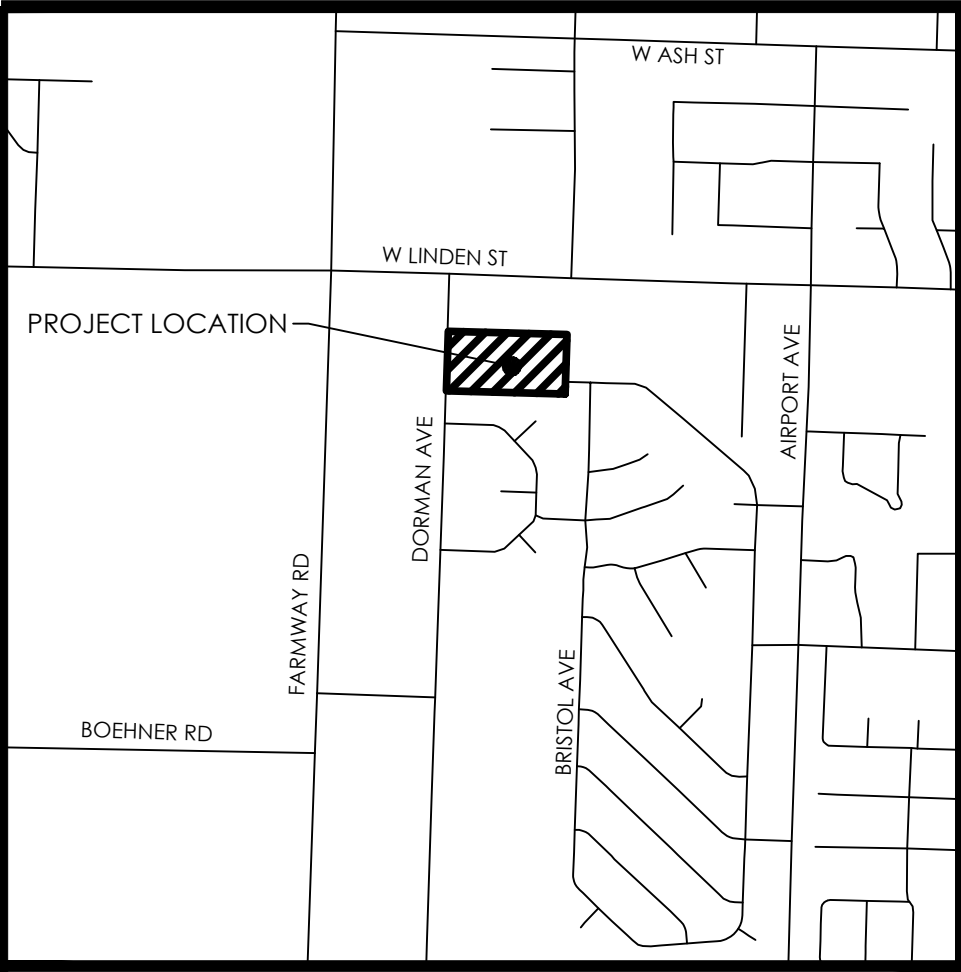
DESIGNED	JKS
DRAWN	JKS
CHECKED	KJS
APPROVED	KJS

PROJECT REVISIONS	
NO.	DATE
ITEM	



SHEET 1 OF 5

DATE:	MAY 202
BRONZE BOW PROJECT NO:	25003



VICINITY MAP
N.T.S

SURVEYOR'S NARRATIVE

In regards to the Right-of-Way dedication as depicted in the Record of Survey Inst. No. 9828989 & Woods Acreage Plat, Book 1, Page 29, evidence suggests that the portion of Right-of-Way of Park Ave has been vacated, as described in 2000-19970 Utility Easement, Paragraph 2. Our research suggests that the said vacation incorporated said Right-of-Way parcel with the subject parcel. There are no remainder parcels as a result of this vacation. The boundary, as interpreted in this survey, represents the intention of the Right-of-Way vacation.

No formal record was found describing the specific vacation of Right-of-Way on Park Avenue, other than those indicated.

A found 1/2" Rebar with Cap, JUB PLS 944, located in the southwesterly corner of the subject parcel, monuments the northwest corner of Lot 1, Block 1 of Quail Meadows Subdivision, Inst. No. 200025011, Book 28, Page 28. We accepted this to be congruent with the subject parcel description, and have held this as representation of the southerly line of said parcel. The survey depicts potential fence encroachment along said southerly line.

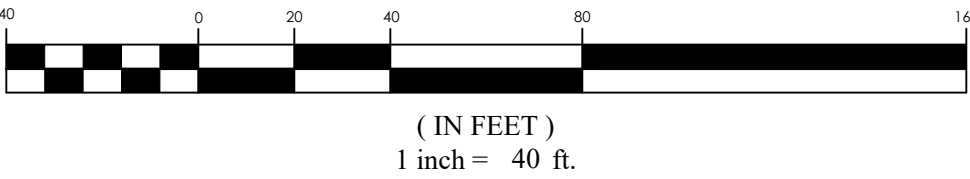
NOT FOR CONSTRUCTION

THIS TOPOGRAPHIC SURVEY IS INTENDED SOLELY FOR CLIENT USE AND IS NOT AN OFFICIAL DOCUMENT. THE INFORMATION CONTAINED HEREIN IS NOT TO BE RECORDED OR SUBMITTED TO ANY CITY, COUNTY, OR OTHER GOVERNMENT ENTITY. IT IS NOT INTENDED FOR USE IN ANY BUILDING OR CONSTRUCTION ACTIVITIES AND SHOULD NOT BE RELIED UPON FOR SUCH PURPOSES.

NOTE CONCERNING UTILITIES:

WITH REGARD TO LOCATIONS OF UTILITIES ON OR SERVING THE SURVEYED PROPERTY, INFORMATION FROM SOURCES WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, §11 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

GRAPHIC SCALE

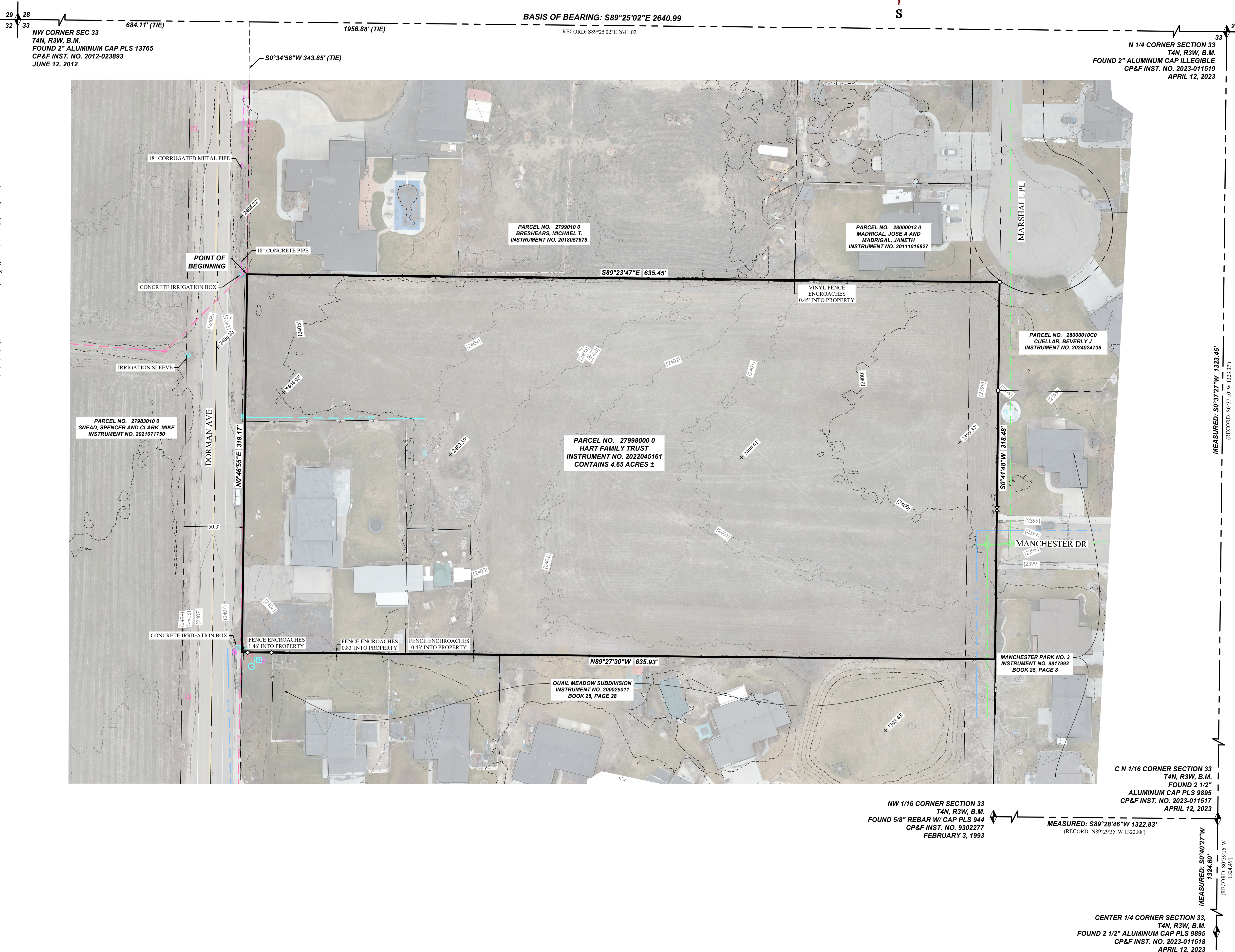


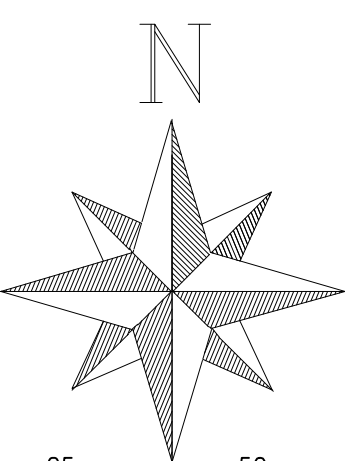
LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. SECONDARY WATER
- EXIST. IRRIGATION
- EXIST. NATURAL GAS
- EXIST. COMMUNICATIONS
- EXIST. OVERHEAD POWER
- EXIST. FENCE
- EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
- EXIST. EDGE OF ASPHALT
- SECTION MONUMENT (FOUND)
- FOUND 1/2" REBAR WITH CAP JUB PLS 944
- FOUND 1/2" REBAR WITH CAP LS 8960
- FOUND 1/2" REBAR WITH CAP LS 477
- EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. IRRIGATION BOX
- EXIST. GAS VALVE & GAS METER
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- EXIST. SPOT ELEVATION

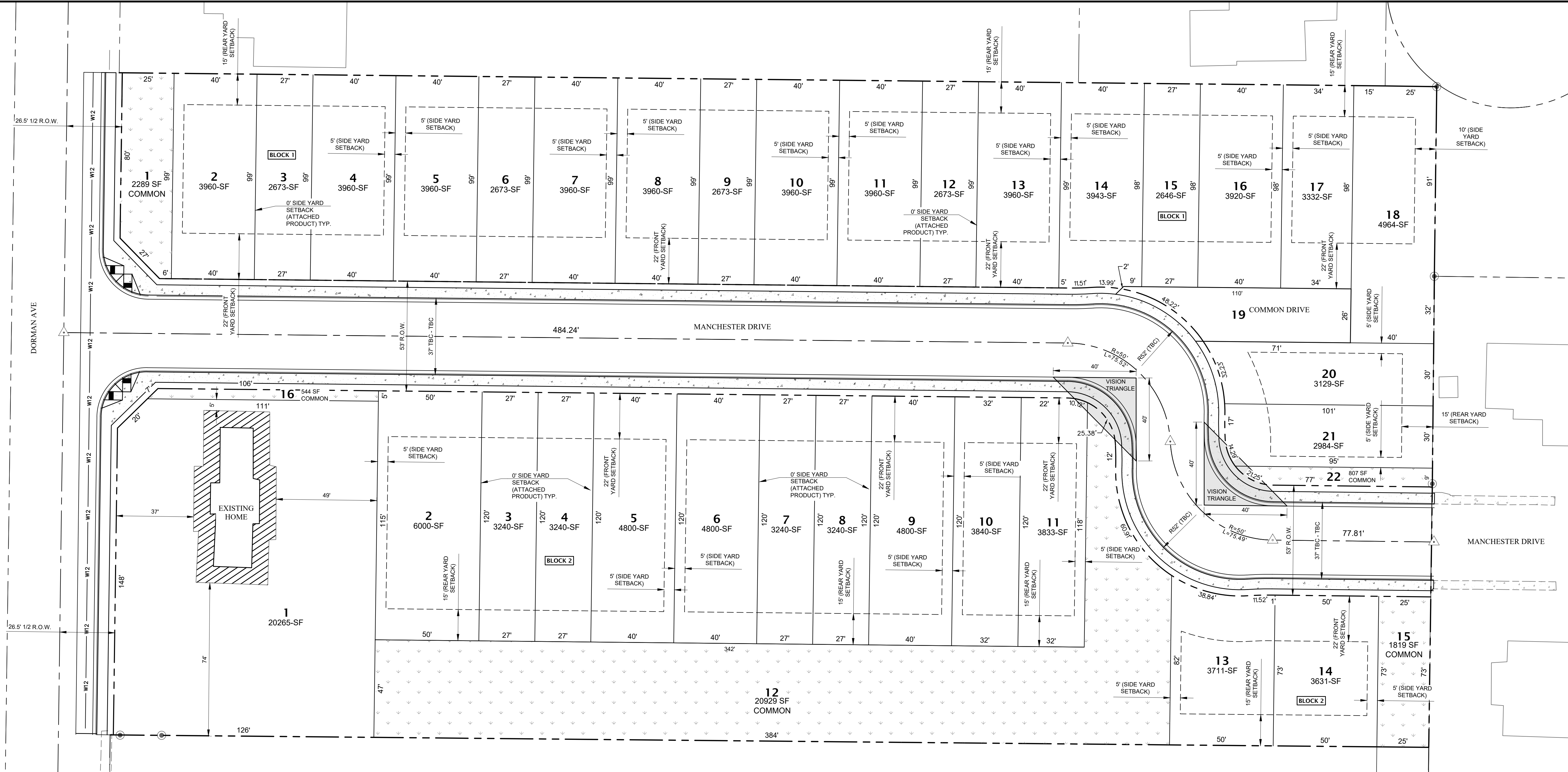
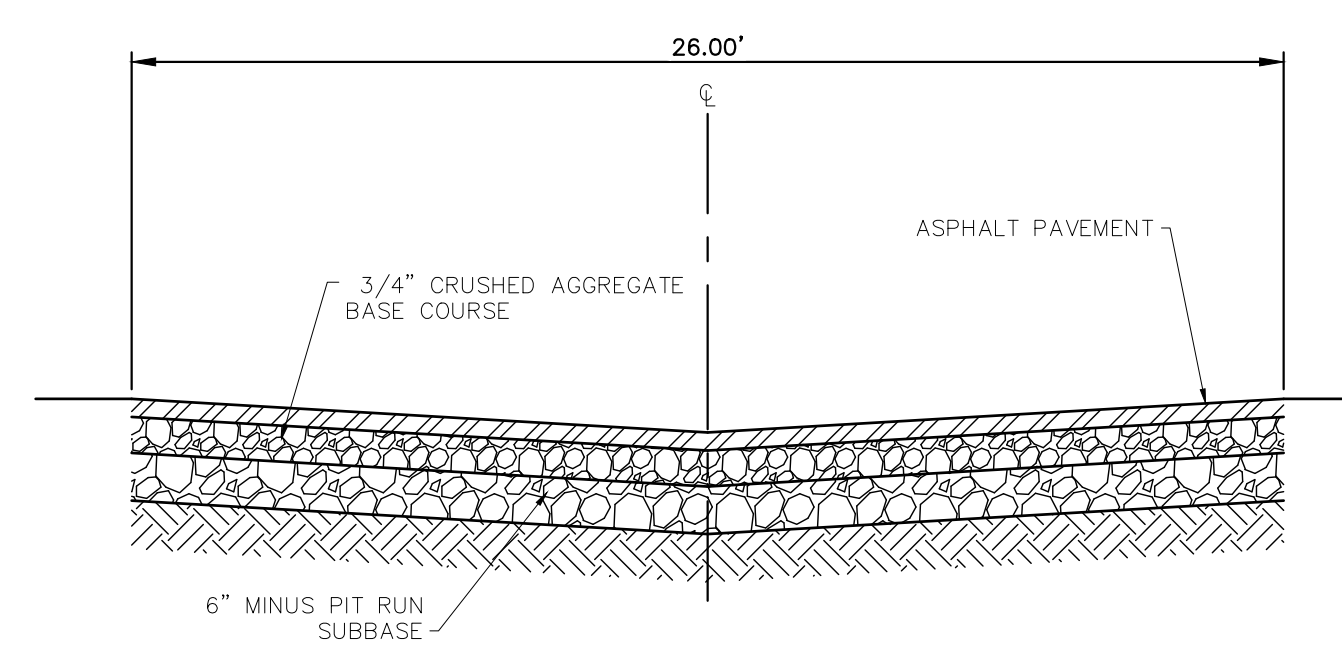
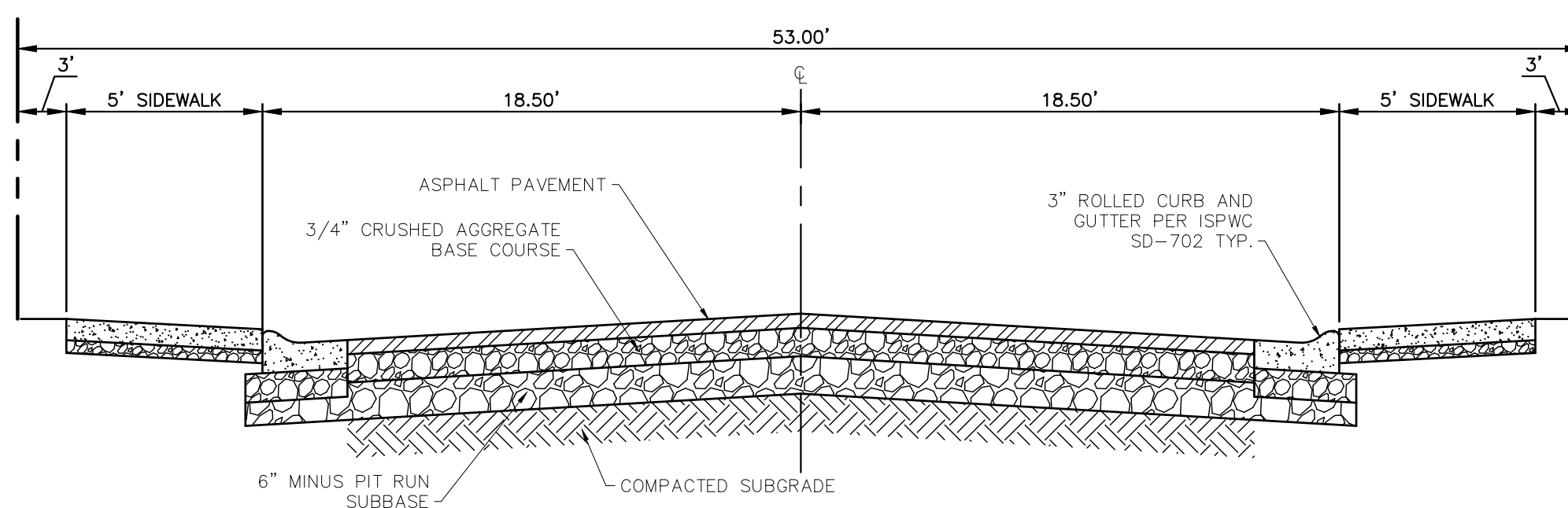
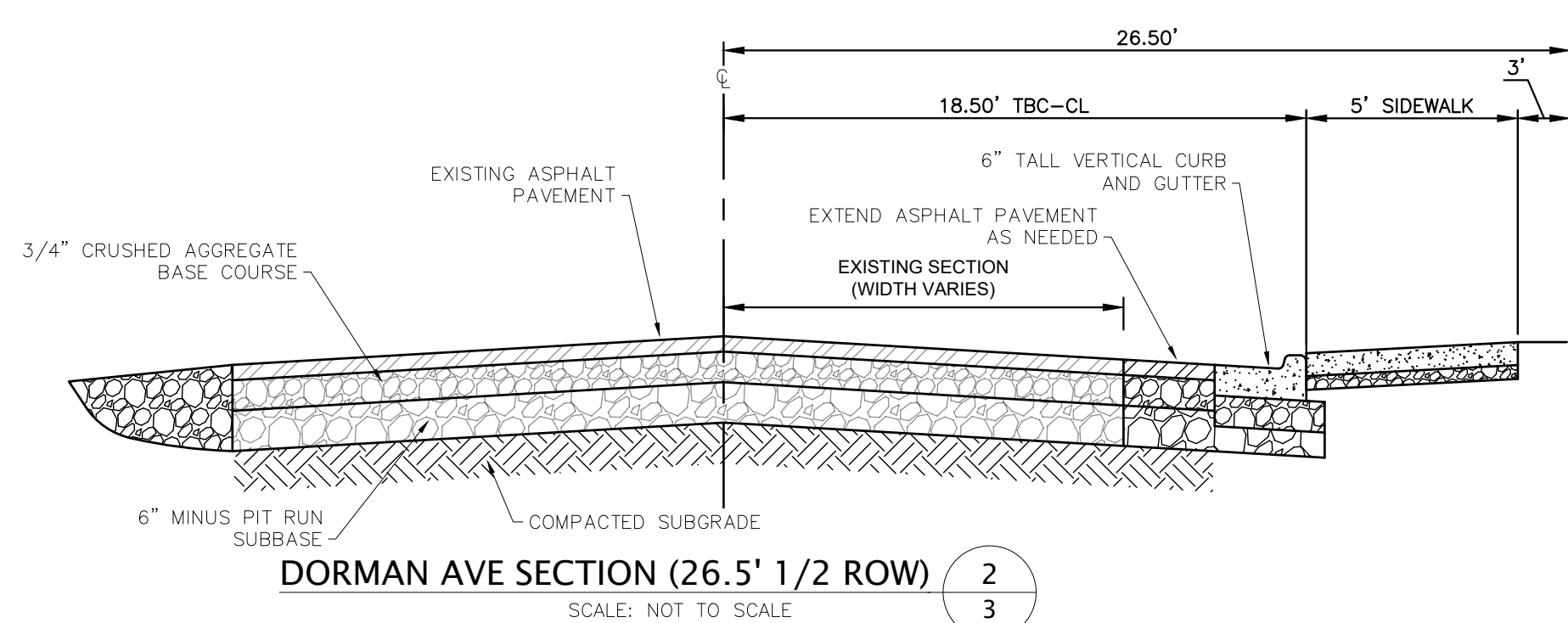
BOUNDARY & TOPOGRAPHIC SURVEY

LOCATION: LOT 23 OF WOODS ACERAGE, BOOK 1, PAGE 29,
A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CITY OF CALDWELL, CANYON COUNTY, IDAHO





0 12.5 25 50 75
SCALE: 1" = 25'



DESIGNED

DRAWN

CHECKED

APPROVED

JKS

JKS

KS

KS

DATE

5/21/2025

PROJECT REVISIONS

ITEM

NO

PROFESSIONAL ENGINEER

LICENSED

5/21/2025

KEITH A. SCHNEIDER

SHEET 3 OF 5

DATE: MAY 2025

BRONZE BOW PROJECT NO: 25003

SUMMIT GROVE SUBDIVISION

LOT DIMENSIONS

DESIGNED JKS

DRAWN JKS

CHECKED KS

APPROVED KS

DATE 5/21/2025

PROJECT REVISIONS

ITEM

NO

PROFESSIONAL ENGINEER LICENSED 5/21/2025 KEITH A. SCHNEIDER

SHEET 3 OF 5

DATE: MAY 2025

BRONZE BOW PROJECT NO: 25003

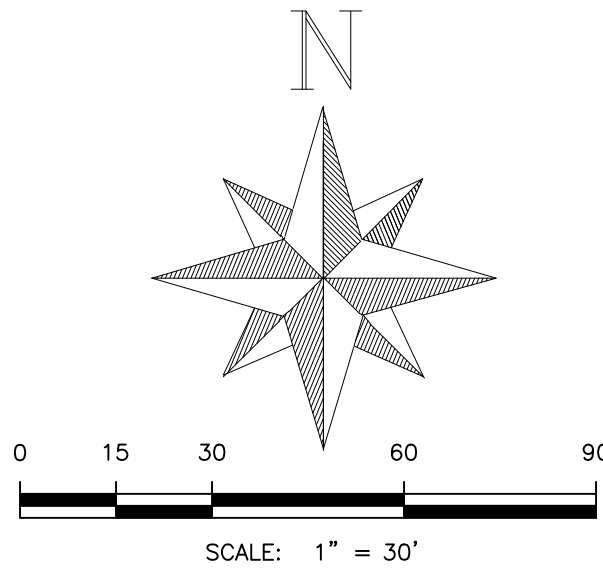
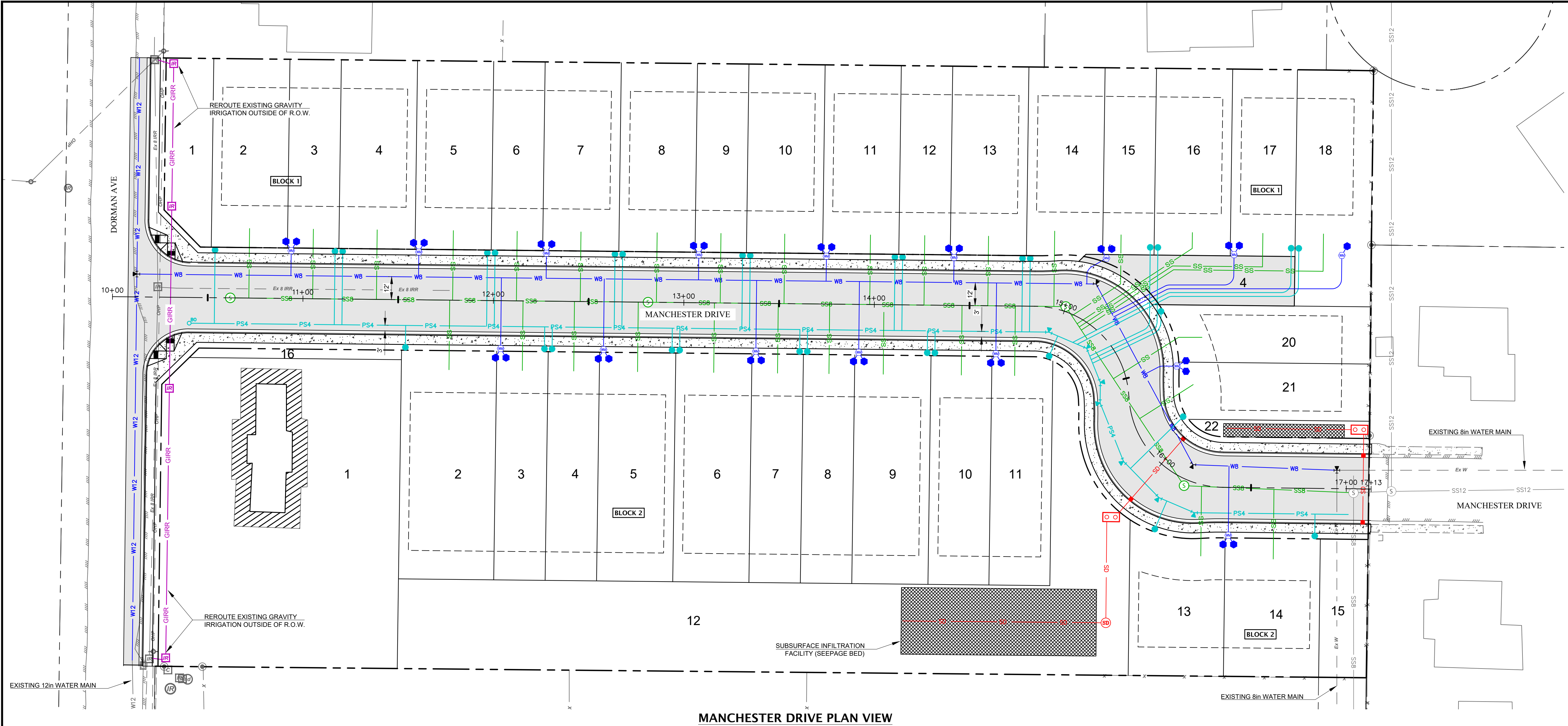
RONZE BOW

P.O. BOX 6525

BOISE, ID 83707

JADON@BRONZEBOWLAND.COM

C:\USERS\JADON\BRONZE BOW DROPBOX\JADON SCHNEIDER\BRONZE BOW LAND\PROJECTS\25003 - SUMMIT GROVE SUBDIVISION\CAD\SHEETS\PREL\25003 - LOT DIMS (PP).DWG



PRELIMINARY PLAT DATA

11-02-02-C-25. SPECIAL DEVELOPMENT AREAS: THERE ARE NO SPECIAL DEVELOPMENT AREAS LOCATED WITHIN THE SUBDIVISION BOUNDARY

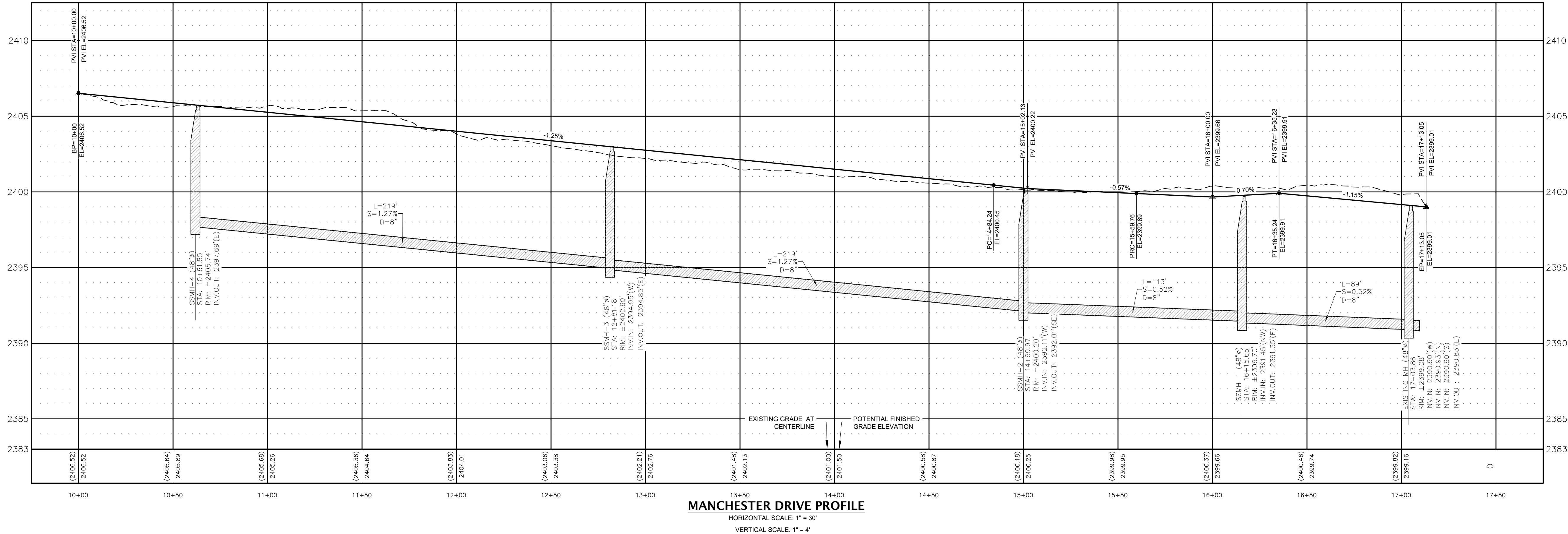
11-02-02-C-27. THE SUBDIVISION APPROACH OF MANCHESTER DRIVE TO DORMAN AVENUE IS PROPOSED AS FULL ACCESS.

11-02-02-C-28A. SEWER DISPOSAL: THIS SUBDIVISION WILL BE SERVED BY GRAVITY SEWER THAT WILL TIE INTO THE CITY OF CALDWELL SANITARY DISPOSAL SYSTEM. THE CITY OF CALDWELL WILL OWN THE SANITARY SEWER MAINS UPON FINAL ACCEPTANCE.

11-02-02-C-28B. WATER SUPPLY: WATER MAINS WILL BE LOOPED THROUGH THE SITE TO CONNECT TO THE CALDWELL DOMESTIC WATER SUPPLY. THE CITY OF CALDWELL WILL OWN AND MAINTAIN THE WATER MAINS UPON FINAL ACCEPTANCE.

11-02-02-C-28C. STORMWATER DISPOSAL: STORMWATER DISPOSAL FOR THE PUBLIC STREETS WILL OCCUR THROUGH THE USE OF SHALLOW INFILTRATION SWALES OR SUBSURFACE SEEPAGE BEDS. AN EASEMENT WILL BE PROVIDED TO THE CITY FOR OWNERSHIP AND MAINTENANCE OF THE STORM SYSTEMS SERVING THE PUBLIC STREETS.

11-02-02-C-28D. IRRIGATION SYSTEM: A PRESSURE IRRIGATION PUMP STATION WILL BE INSTALLED OR THE DEVELOPER WILL CONNECT TO AN EXISTING SYSTEM. AT THE CITY'S DISCRETION, OWNERSHIP AND MAINTENANCE OF THE PUMP STATION AND PRESSURE IRRIGATION MAINLINES WILL BE TRANSFERRED TO THE CALDWELL MUNICIPAL IRRIGATION DISTRICT (CMID).



RONZE BOW
P.O. BOX 6525
BOISE, ID 83707
JADON@RONZEBOWLAND.COM

SUMMIT GROVE SUBDIVISION

UTILITIES

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS		DATE
NO.	ITEM	

PROFESSIONAL ENGINEER
LICENSED
KEITH A. SCHNEIDER
5121796

SHEET 4 OF 5

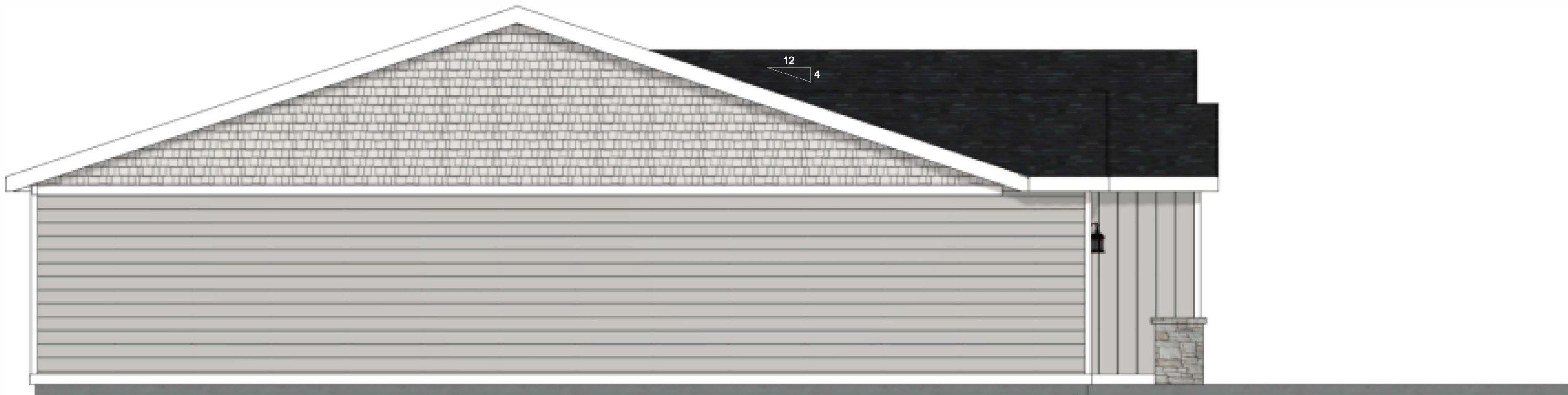
DATE: MAY 2025
PROJECT: BRONZE BOW
PROJECT NO: 25003



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR NOTES:

1. ALLOW 1 SQUARE FOOT OF VENTILATION AREA FOR EVERY 300 SQ FT OF VENTILATED SPACE.
2. MIN MASONITE SOFFIT BOARD AT ALL SOFFITS.
3. ROOF VENTS 1:300 PER R806.2 TYPICAL TO REAR OF RIDGELINE. MINIMUM OF 38 SQ IN. NET FREE AREA OF EACH.
4. GABLE END VENT MINIMUM 118 SQ IN. NET FREE AREA
5. PROVIDE 8" x 16" SCREENED SOFFIT VENTS OR 2" CONTINUOUS VENTING AS PREFERRED PER R806.2
6. VERIFY ALL MATERIALS AND ROOF PITCHES SHOWN IN THESE DRAWINGS WITH SUBDIVISION CC&R'S PRIOR TO CONSTRUCTION.
7. DO NOT SCALE ELEVATIONS. VERIFY ALL UNKNOWN DIMENSIONS WITH BUILDER OR DESIGNER PRIOR TO CONSTRUCTION.
8. INSTALL ALL EXTERIOR FINISHES PER MANUFACTURES SPECIFICATIONS.
9. INSTALL SIDING AND BATTENS PER SEC. 703.5

MEMBER
A |
BD
AMERICAN INSTITUTE of
BUILDING DESIGN

DRAFTTECH
Turning Dreams into Plans
1334 E STATE STREET - EAGLE, ID 83616
(208) 887-1751

Draftech, LLC
retains all rights and ownership
of design, plans and specifications

SI
CONSTRUCTION

Summit Grove Subdivision
2-unit Townhome

PLAN CONFORMS
TO CURRENT
PRESCRIPTIVE CODE

PRELIMINARY DRAWINGS	
REV 1	7/10/25
REV 2	7/30/25
REV 3	8/15/25

CONTRACTOR TO REVIEW DRAWINGS
PRIOR TO BIDDING AND CONSTRUCTION.
ANY ERRORS AND OMISSIONS SHALL BE
BROUGHT TO THE ATTENTION OF THE
DRAFTER/DESIGNER FOR CORRECTION.

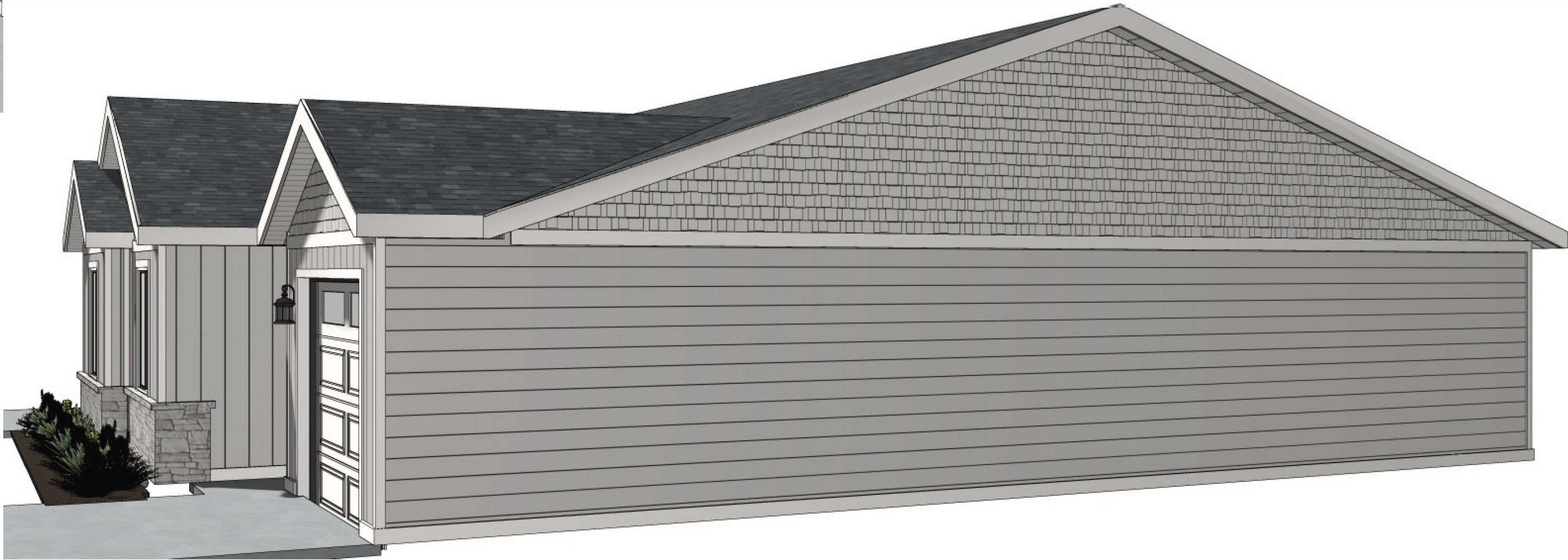
FINAL DRAWINGS

CURRENT REVISION:	3
DESIGNER:	A. BEAP
DRAFTSMAN:	J. MAHAN
CHECKED BY:	—

DRAWING:
ELEVATIONS
7

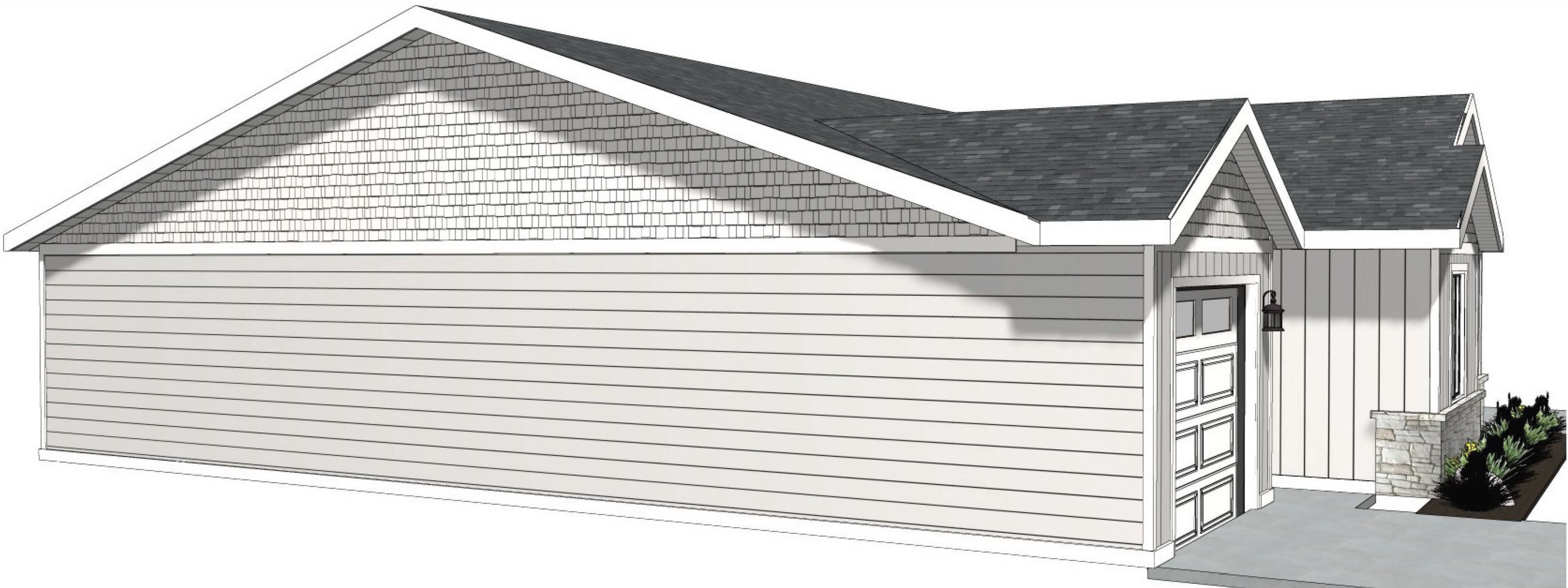


FRONT ELEVATION



RIGHT ELEVATION

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



LEFT ELEVATION

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



REAR ELEVATION

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)

MEMBER

A | BD

AMERICAN INSTITUTE OF BUILDING DESIGN

DRAFTTECH

Turning Dreams into Plans

1334 E STATE STREET - EAGLE, ID 83616

(208) 887-1751

Drafttech, LLC
retains all rights and ownership
of design, plans and specifications

SI
CONSTRUCTION

PROJECT:
Summit Grove Subdivision
2-unit Townhome

PLAN CONFORMS
TO CURRENT
PRESCRIPTIVE CODE

PRELIMINARY DRAWINGS	
REV 1	7/10/25
REV 2	7/30/25
REV 3	8/15/25

CONTRACTOR TO REVIEW DRAWINGS
PRIOR TO BIDDING AND CONSTRUCTION.
ANY ERRORS AND OMISSIONS SHALL BE
BROUGHT TO THE ATTENTION OF THE
DRAFTER/DESIGNER FOR CORRECTION.

FINAL DRAWINGS

CURRENT REVISION: 3

DESIGNER: A. DEAP

DRAFTSMAN: J. AGUIRRE

CHECKED BY: —

DRAWING:
3D VIEWS
8



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR NOTES:

1. ALLOW 1 SQUARE FOOT OF VENTILATION AREA FOR EVERY 300 SQ FT OF VENTILATED SPACE.
2. MIN MASONITE SOFFIT BOARD AT ALL SOFFITS.
3. ROOF VENTS 1:300 PER R806.2 TYPICAL TO REAR OF RIDGELINE. MINIMUM OF 38 SQ IN. NET FREE AREA OF EACH.
4. GABLE END VENT MINIMUM 118 SQ IN. NET FREE AREA
5. PROVIDE 8" x 16" SCREENED SOFFIT VENTS OR 2" CONTINUOUS VENTING AS PREFERRED PER R806.2
6. VERIFY ALL MATERIALS AND ROOF PITCHES SHOWN IN THESE DRAWINGS WITH SUBDIVISION CC&RS PRIOR TO CONSTRUCTION.
7. DO NOT SCALE ELEVATIONS. VERIFY ALL UNKNOWN DIMENSIONS WITH BUILDER OR DESIGNER PRIOR TO CONSTRUCTION.
8. INSTALL ALL EXTERIOR FINISHES PER MANUFACTURES SPECIFICATIONS.
9. INSTALL SIDING AND BATTENS PER SEC. 703.5

MEMBER
A | I | B | D
AMERICAN INSTITUTE of
BUILDING DESIGN

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**SI
CONSTRUCTION**

**Summit Grove Subdivision
3-unit Townhome**

PLAN CONFORMS
TO CURRENT
PRESCRIPTIVE CODE

PRELIMINARY DRAWINGS

REV 1	7/11/25
REV 2	7/30/25
REV 3	9/16/25

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FINAL DRAWINGS

CURRENT REVISION: **3**

DESIGNER: **A. HEAP**

DRAFTSMAN: **J. AGARON**

CHECKED BY: **—**

DRAWING:

ELEVATIONS

7

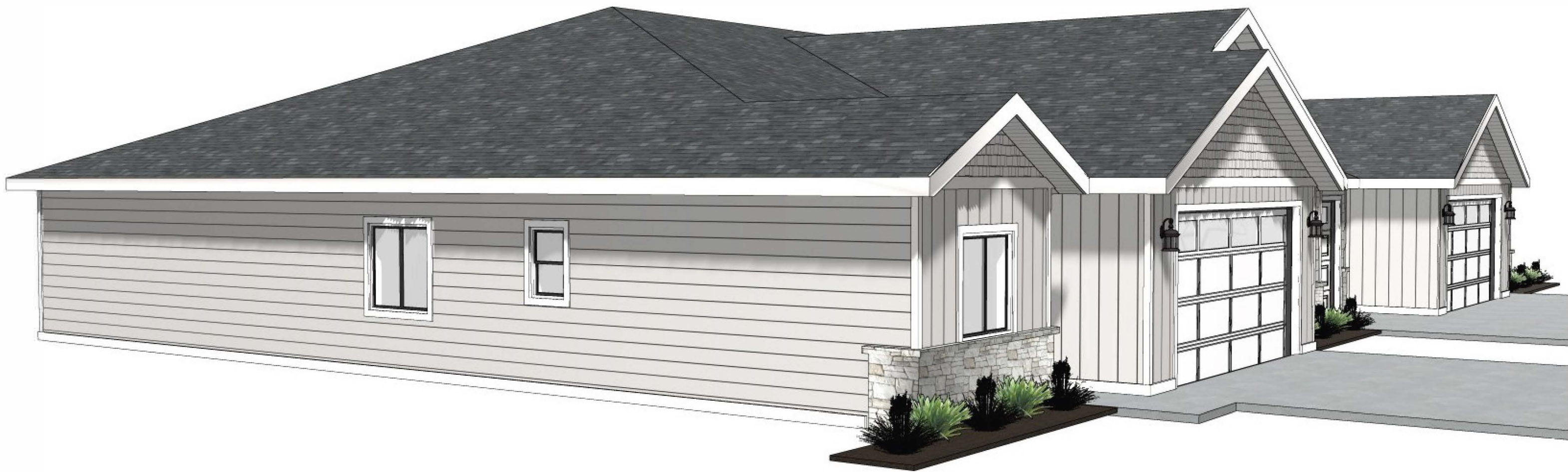


FRONT ELEVATION



RIGHT ELEVATION

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



LEFT ELEVATION

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



REAR ELEVATION

SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)

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REV 2	7/30/25
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DESIGNER: **A. HEAP**

DRAFTSMAN: **J. MAURAN**

CHECKED BY: **—**

DRAWING:
3D VIEWS
8

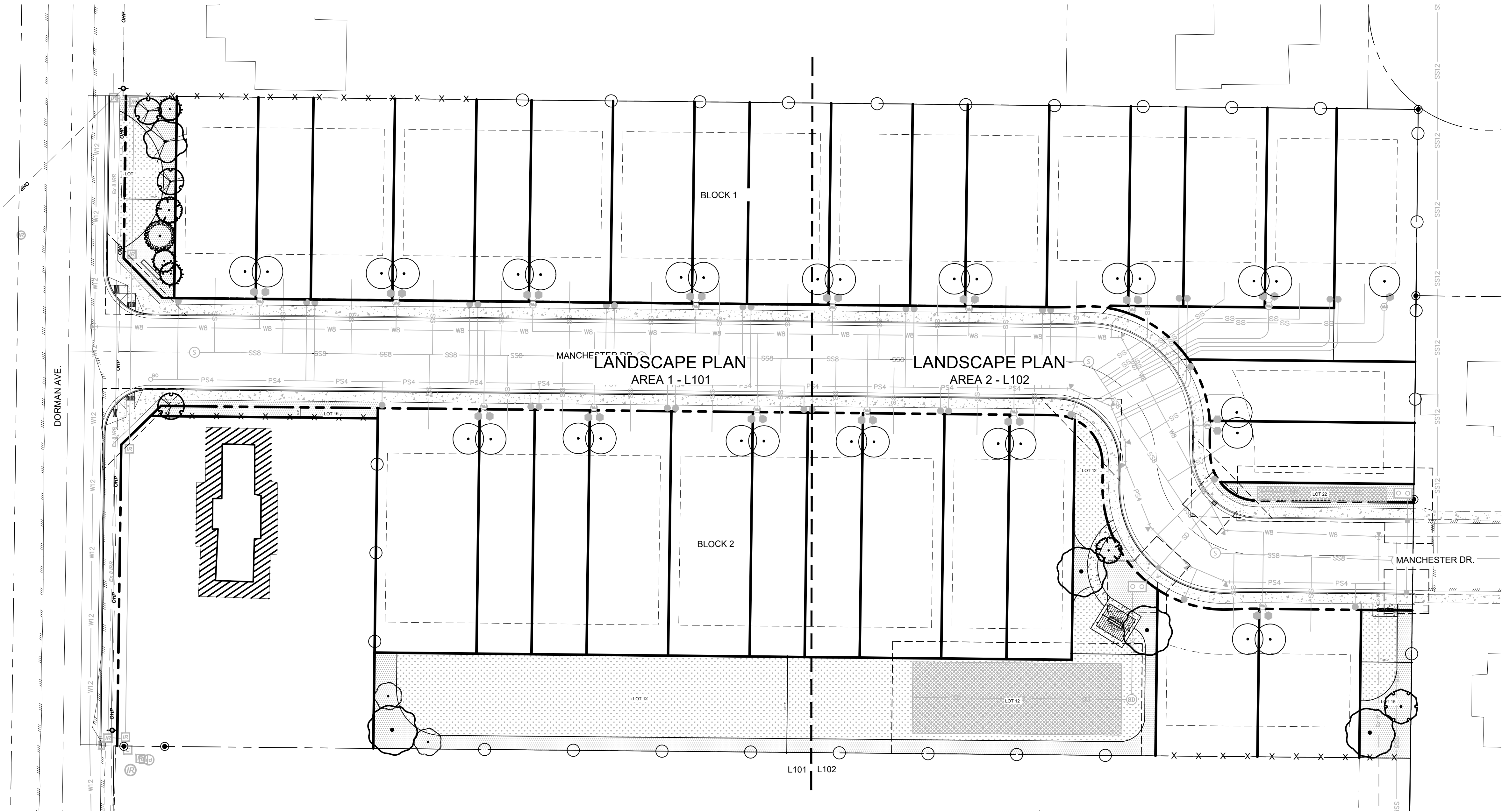
1. ALLOW 1 SQUARE FOOT OF VENTILATION AREA FOR EVERY 300 SQ FT OF VENTILATED SPACE.
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8. INSTALL ALL EXTERIOR FINISHES PER MANUFACTURERS SPECIFICATIONS
9. INSTALL SIDING AND BATTENS PER SEC. 703.5





LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
- 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2023; and City of Caldwell, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
- 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
- 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
- 2.3. See Civil Engineer's plans for information about existing features; all drainage pipes and locations. Protect and retain drainage at all times.
3. GRADING & SITE PREPARATION
- 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
- 3.2. All gravel overprep to be removed and disposed of off site.
- 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
- 3.4. Refer to Civil Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
- 3.5. No pooling or standing water will be accepted per industry standards.
4. SOILS
- 4.1. All planter beds to receive a minimum of 18" depth of screened topsoil. Spread, compact, and fine grade to smooth and uniform grade 2.5" below adjacent surfaces.
- 4.2. All lawn areas to receive a minimum of 12" depth of screened topsoil. Spread, compact, and fine grade topsoil to a smooth uniform grade 1" below adjacent surfaces.
- 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
- 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests. And
- 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
- 4.3.3. Topsoil should have a pH of 6.5 to 8.
- 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
- 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter.
- 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
- 4.6. Prepare finish grade of topsoil to elevations set by Civil Engineer's plans with positive drainage away from structures. Refer to Civil Engineer's plans for grading information.
- 4.7. Amend all new plantings with 2 parts topsoil and 1 part compost.
5. PLANTER BED MULCH
- 5.1. Planter beds to receive 3" depth shredded walk on bark mulch or approved other by landscape architect.
- 5.2. Install over commercial grade weed barrier fabric.
- 5.3. All planter beds shall be shovel edged to create a distinct separation to landscape types.
6. LAWN AREAS
- 6.1. All lawn areas shall be sodded with tall turf type fescue.
- 6.2. Sod shall be regionally harvested, laid within 24 hours of harvesting, and laid with tight fitting joints.
7. PLANTS
- 7.1. All plant material shall be installed per industry standards.
- 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
- 7.3. All trees and shrubs to be installed per details.
- 7.4. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturer's recommendations.
- 7.5. All plants shall adhere to plant schedule, species & sizes. Any necessary substitutions due to availability or alternatives shall be coordinated to the landscape architect via submittal.
8. IRRIGATION
- 8.1. Irrigation system shall be built to the following specifications:
- 8.2. Adhere to city codes when connecting to city water.
- 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
- 8.4. Install outdoor rated controller in specified location on plan. Coordinate with project manager on exact location.
- 8.5. Controller to include On/Off rain switch or other rain shut off device that does not alter program.
- 8.6. Irrigation system piping in landscape areas to be minimum schedule 40 PVC or approved equal. sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
- 8.7. Coordinate all sleeving & pipe runs with owner (Local Construct) & Builder before installing.
- 8.8. Use common trenching where possible.
- 8.9. All wires to be 18 gauge direct, bury wire at a minimum of 12" below finished grade. Size wire for correct voltage loss.
- 8.10. Supply a minimum of (2) spare wires to furthest valves from controller in all directions.
- 8.11. Flow control device to be included on all remote control valves, including master control valve.
- 8.12. Connect mainline to point of connection in approximate location shown on plan.
- 8.13. Provide 3/4" winterization port in location near POC. Winterization port to be located inside of its own standard valve box.
- 8.14. Contractor is responsible complying with all codes and paying all permits necessary.
- 8.15. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
- 8.16. Locate irrigation materials in planters when possible and screen with vegetation when possible.
9. CONTRACTOR RESPONSIBILITIES
- 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
- 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Substantial Completion. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner. Landscape contractor to turn in as built drawings at the end of project. Substantial Completion will not be granted until 2 copies @ 1" = 20' scale are turned in and approved by Owner's Representative.
10. In the event of a discrepancy, notify the Architect.



LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CALDWELL, ID 2025

PATHWAY LANDSCAPING STANDARDS:

- * NEIGHBORHOOD PATHWAY 5' MIN: 25 SHRUBS/100 LF, NO EVERGREENS, CLASS I AND II TREES 1/40LF.

	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
• NEIGHBORHOOD PATHWAY		
• LOT 12 BLOCK 2 - 43'	1/11	9/11+ (TBD)

STREET BUFFER:

- * LOCAL: MINIMUM 10' BUFFER WIDTH.
- * ENTRANCE BUFFERS: MINIMUM 15' BUFFER WIDTH.
- * MINIMUM (1) CLASS II TREE PER 35 LINEAL FEET OR (1) CLASS I TREE PER 25', CLASS III ARE PROHIBITED IN STREET BUFFERS.
- * MINIMUM (1) SHRUB PER 4 LINEAL FEET.
- * TURF - 20% MIN. NOT TO EXCEED 50%

BUFFER - LENGTH MINUS CURB CUTS (LF)	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
• DORMAN AVE. (LOCAL) - 285'	8/72	8/72+ (TBD)
•• LAWN SQ.FT: 1,085 = 41%		
•• PLANTER BED SQ.FT: 1,534		

NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE.

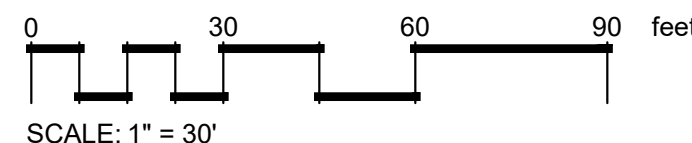
COMMON OPEN SPACE:

- * (1) TREE PER EVERY 5,000 SQUARE FEET OF AREA SHALL BE REQUIRED. AT LEAST 50% OF THE REQUIRED TREES SHALL BE CLASS II OR CLASS III TREES TO SUPPLY SHADE FOR USERS.

OPEN SPACE - SQUARE FOOTAGE (SQ.FT.)	TREES REQUIRED	TREES PROVIDED
• LOT 16 BLOCK 2 - 893 SQ.FT.	1	1
• LOT 12 BLOCK 2 - 21,225 SQ.FT.	5	5
• LOT 15 BLOCK 2 - 1,877 SQ.FT.	1	2 * ALT. COMPLIANCE LOT 22/BLK 1
• LOT 22 BLOCK 1 - 1,102 SQ.FT.	1	0 * DUE TO SEEPAGE BED

MINIMUM PLANT SIZES:

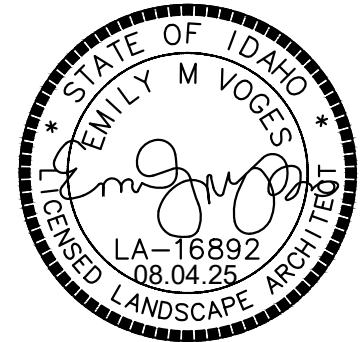
PLANT TYPE:	MINIMUM SIZE
• EVERGREEN TREES:	6' HT. MIN.
• ORNAMENTAL TREES:	2" CALIPER MIN.
• SHADE TREES:	2" CALIPER MIN.
• SHRUBS/PERENNIALS:	10' SPREAD MIN. DEPENDING ON PLANT SPECIES



EMILY VOGES
Landscape
Architect
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818.983.5347

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NOT FOR
CONSTRUCTION

SUMMIT GROVE
SUBDIVISION
2615 DORMAN AVE., CALDWELL, ID 83605

Revision No: Date: Desc:

Date: 09.08.2025

Drawn By: EV

Drawing Title:

LANDSCAPE
PLAN -
OVERALL

Drawing No:

L100

SOD LAWN -
SEE NOTE
5/L100

6' VINYL PRIVACY FENCE,
WHITE PANELS SEE
DETAIL 6/L150.
CONTRACTOR TO
VERIFY EXISTING WHITE
VINYL AND DETERMINE
WHERE NEW/REPLACED
FENCE IS NEEDED.

CONCRETE
PAVING, NATURAL
GREY. SEE CIVIL
FOR DETAIL

— X — X — 6' VINYL PRIVACY FENCE,
TO REMAIN IN PLACE.

SYM	COMMON NAME	SYM	COMMON NAME
-----	-------------	-----	-------------

Diagram illustrating the spatial arrangement of trees in a plot. The trees are labeled:

- EUROPEAN HORNBEAM
- HONEY LOCUST
- AUTUMN PURPLE
- ASH
- HERITAGE BIRCH

BLACK HILLS
SPRUCE
LAYERED BLUE
SPRUCE
GOLDEN DEODAR
CEDAR

ROBIN HILL
SERVICEBERRY
THUNDERCLOUD
PLUM
PRAIRIE FIRE
CRABAPPLE

BLACK EYED SUSAN
GLOBE BLUE SPRUCE
MUGO PINE
KARL FOERSTER REED
GRASS
DOGWOOD, SPP.
BURNING BUSH
LAVENDER, SPP
BOXWOOD, SPP.
JUNIPER, SPP.
MANZANITA, SPP.
CHOKEBERRY
BARBERRY
ZAGREB COREOPSIS
SPIRAEA, SPP.
BUTTERFLY BUSH, SPP
CAROL, MACKIE
DAPHNE
FINE LINE BUCKTHORN
ROSE, SPP.
GOLD TIDE FORSYTHIA
NINEBARK, SPP.
FOUNTAIN GRASS, SPP
MAIDEN GRASS, SPP
BLANKET FLOWER, SPP
RUSSIAN SAGE
HUMMINGBIRD MINT,
SPP.
LAUREL, SPP.
NEST SPRUCE
GRO-LOW SUMAC

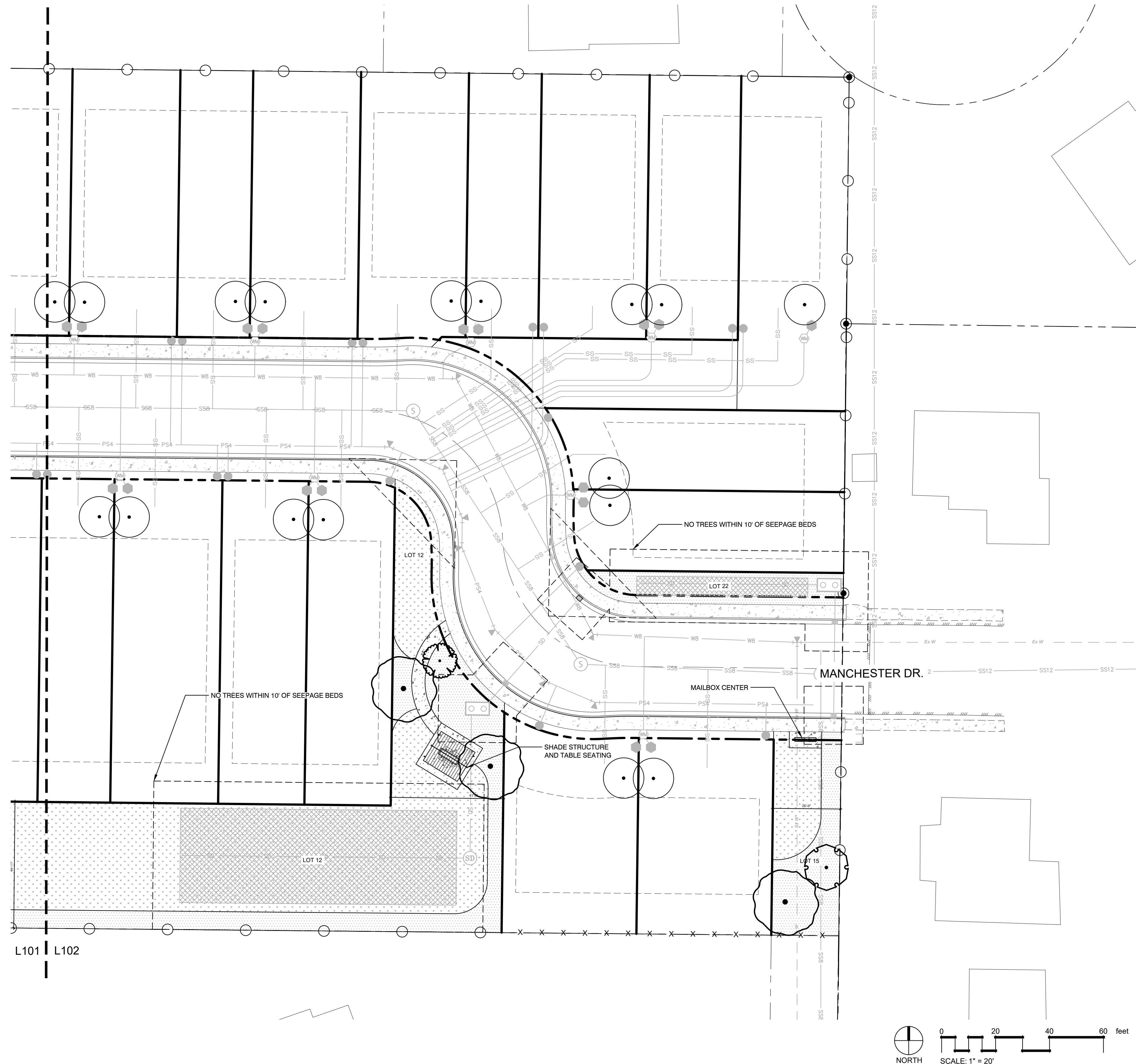
LOT TREE - SHOWN FOR
REFERENCE ONLY, EXACT
PLACEMENT TBD

- LISTED BELOW:
- PYRUS CALLERYANA
'REDSPIRE' - REDSPIRE
CALLERY PEAR
 - QUERCUS ROBUR X
ALBA - OAK HYBRIDS
'COLUMNAR'
 - LIRIODENDRON
TULIPIFERA
'FASTIGATUM' -
COLUMNAR TULIP TREE
 - GINKGO BILBOA -
MAIDENHAIR TREE
 - CARPINUS BETULUS
'FRANS FONTAINE' -
FRANS FONTAINE
EUROPEAN HORNBEAM

****ALL PARKWAY LANDSCAPING AND LANDSCAPE AROUND BUILDING ENVELOPES INCLUDING TREES, LAWNS, IRRIGATION, AND CONCRETE APRONS TBD.**

-6' CLOSED VISION PRIVACY FENCE AT ALL PERIMETER LOCATIONS, BETWEEN LOTS AND ARTERIALS/COLLECTOR STREETS, AND BLOCK ENDS

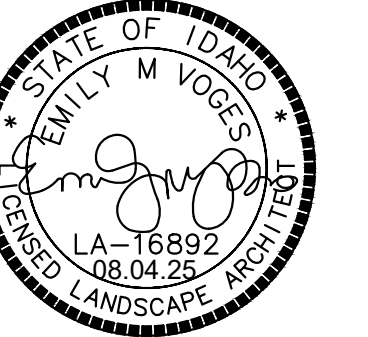
**FINAL PLACEMENT OF TREES ARE DEPENDENT ON FINAL PLACEMENTS OF SEEPAGE BEDS/DRAINAGE BASINS



emily.voges@gmail.com
818.983.5347

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NOT FOR
CONSTRUCTION

**SUMMIT GROVE
SUBDIVISION**
2615 DORMAN AVE., CALDWELL, ID 83605

Revision No:	Date:	Desc:
Date:	09.08.2025	
Drawn By:	EV	

Drawing Title:

LANDSCAPE
PLAN - AREA 2

Drawing No:

102



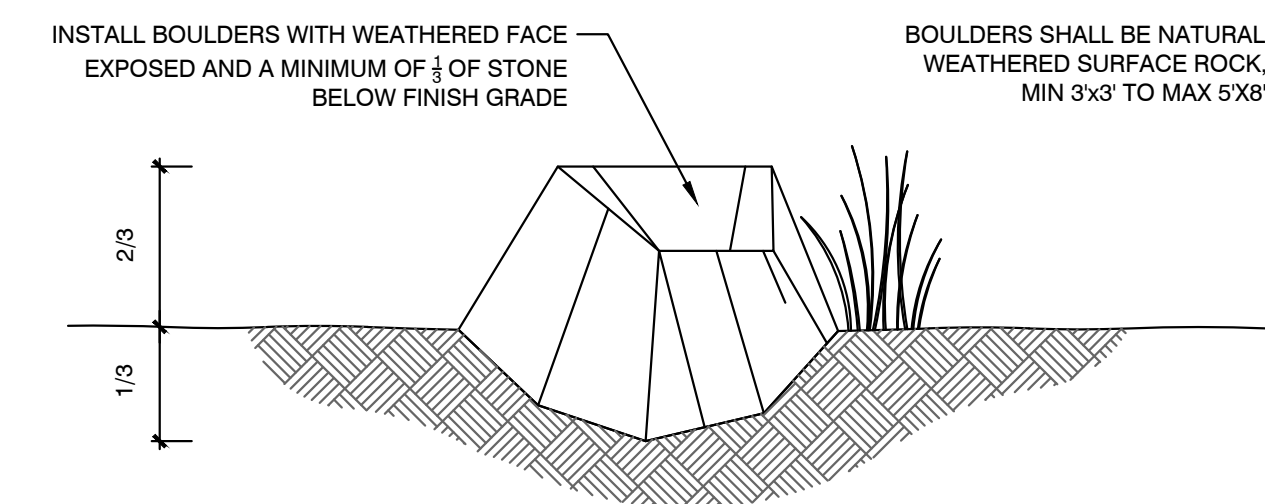
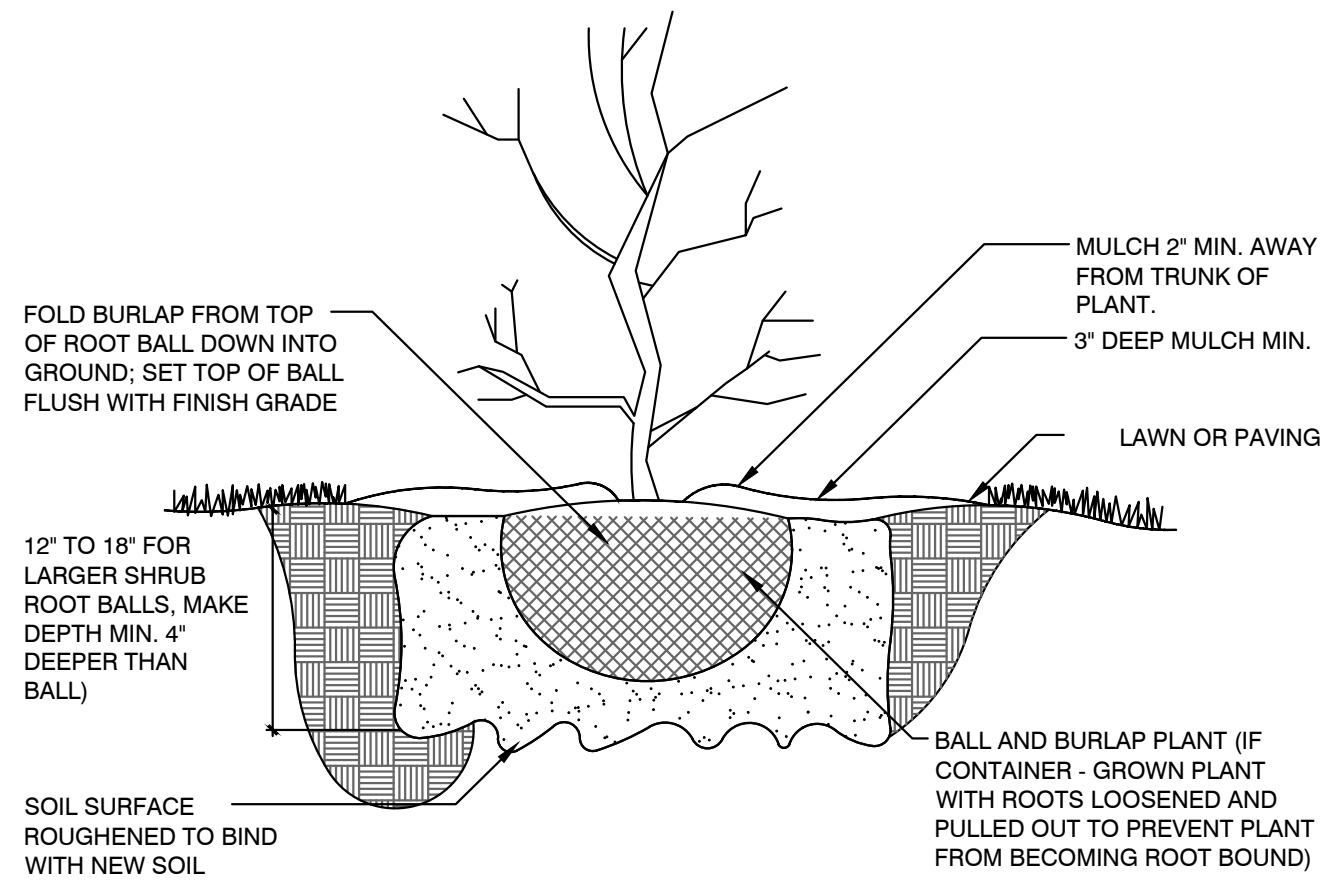
Division No:	Date:	Desc:
te:	09.08.2025	
own By:	EV	

Drawing No:

L150

- NOTE:**
REMOVE ALL TAGS, TWINE OR OTHER
NON BIODEGRADABLE MATERIALS
ATTACHED TO PLANT OR ROOT MASS.

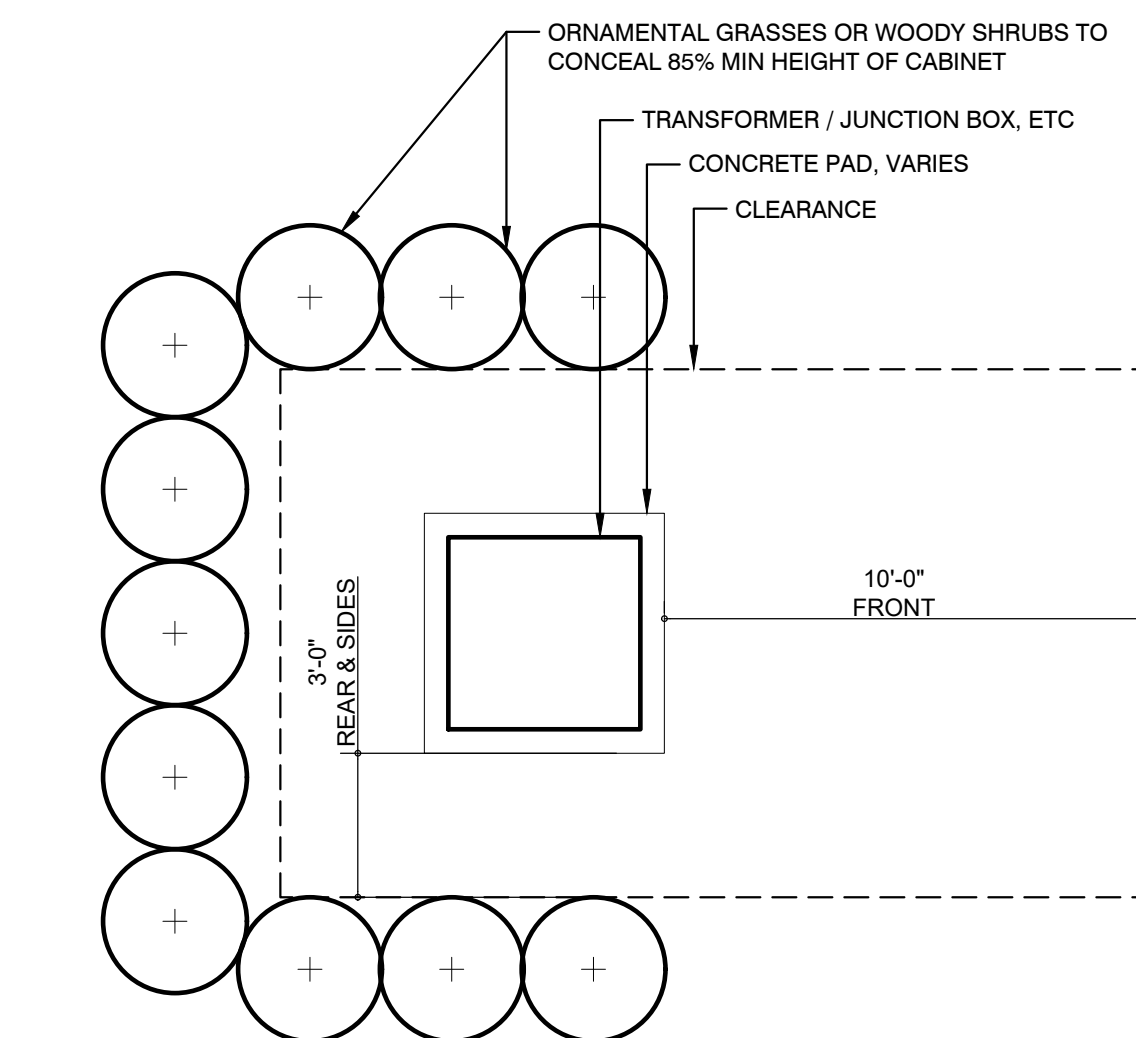
BACKFILL SHALL BE 100% TOPSOIL.
WATER SETTLE ALL PLANTINGS TO
ENSURE PLANT ROOTBALL
MAINTAINS $\frac{1}{2}$ HEIGHT ABOVE
EXISTING SOILS WHEN COMPLETE.



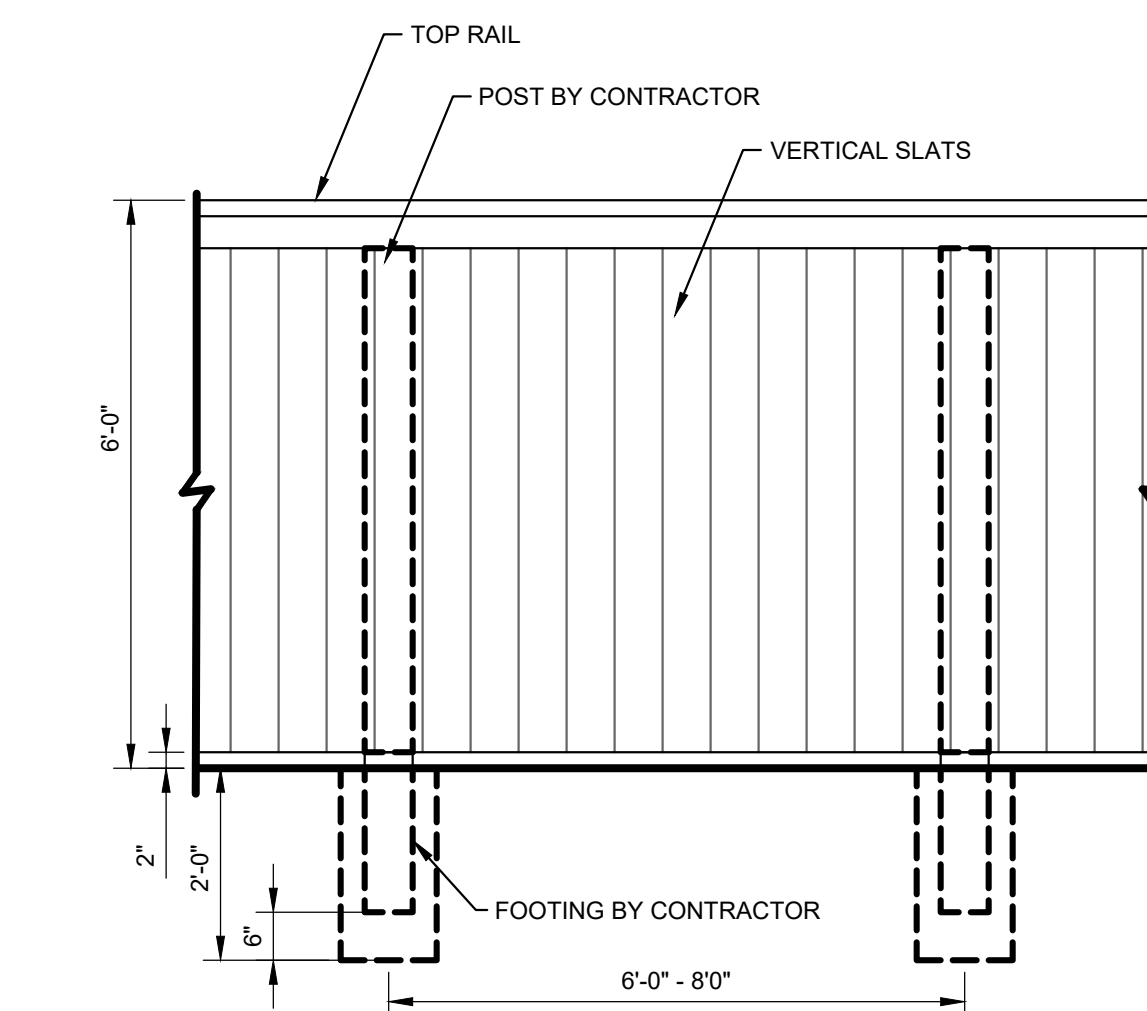
2 SHRUB PLANTING

3 LANDSCAPE BOULDER PLACEMENT (TYP)
1" = 1'-0" DETAIL-1

NOTE:
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



5 TRANSFORMER SCREENING 32 9339-01

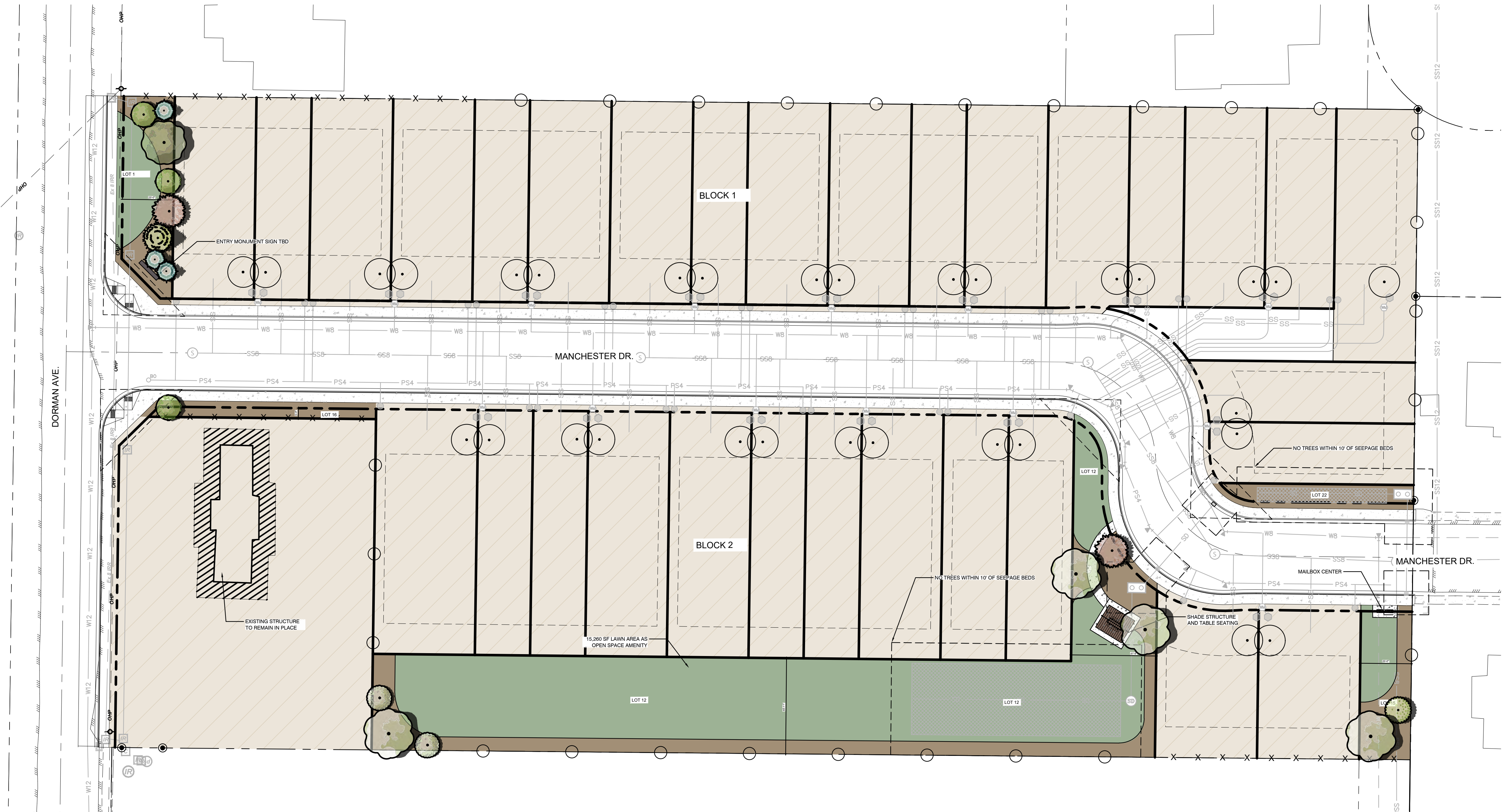


6 6` CLOSED VISION FENCE
 1/2" = 1'-0" 32310

Revision No:	Date:	Desc:
Date:	09.08.2025	
Drawn By:	EV	

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 - Landscape contractor to turn in as built drawings at the end of project. Substantial Completion will not be granted until 2 copies @ 1" = 20' scale are turned in and approved by Owner's Representative.
 - In the event of a discrepancy, notify the Architect.



LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CALDWELL, ID 2025

PATHWAY LANDSCAPING STANDARDS:

- NEIGHBORHOOD PATHWAY 5' MIN: 25 SHRUBS/100 LF, NO EVERGREENS, CLASS I AND II TREES 1/40LF.

NEIGHBORHOOD PATHWAY	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
LOT 12 BLOCK 2 - 43'	1/11	9/11+ (TBD)

STREET BUFFER:

- LOCAL: MINIMUM 10' BUFFER WIDTH.
- ENTRANCE BUFFERS: MINIMUM 15' BUFFER WIDTH.
- MINIMUM (1) CLASS II TREE PER 35 LINEAL FEET OR (1) CLASS I TREE PER 25', CLASS III ARE PROHIBITED IN STREET BUFFERS.
- MINIMUM (1) SHRUB PER 4 LINEAL FEET.
- TURF - 20% MIN, NOT TO EXCEED 50%

BUFFER - LENGTH MINUS CURB CUTS (LF)	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
DORMAN AVE. (LOCAL) - 285'	8/72	8/72+ (TBD)
LAWN SQ.FT: 1,085 = 41%		
PLANTER BED SQ.FT: 1,534		

NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE.

COMMON OPEN SPACE:

- (1) TREE PER EVERY 5,000 SQUARE FEET OF AREA SHALL BE REQUIRED. AT LEAST 50% OF THE REQUIRED TREES SHALL BE CLASS II OR CLASS III TREES TO SUPPLY SHADE FOR USERS.

OPEN SPACE - SQUARE FOOTAGE (SQ.FT.)	TREES REQUIRED	TREES PROVIDED
LOT 16 BLOCK 2 - 893 SQ.FT.	1	1
LOT 12 BLOCK 2 - 21,225 SQ.FT.	5	5
LOT 15 BLOCK 2 - 1,877 SQ.FT.	1	2 * ALT. COMPLIANCE LOT 22/BLK 1
LOT 22 BLOCK 1 - 1,102 SQ.FT.	1	0 * DUE TO SEEPAGE BED

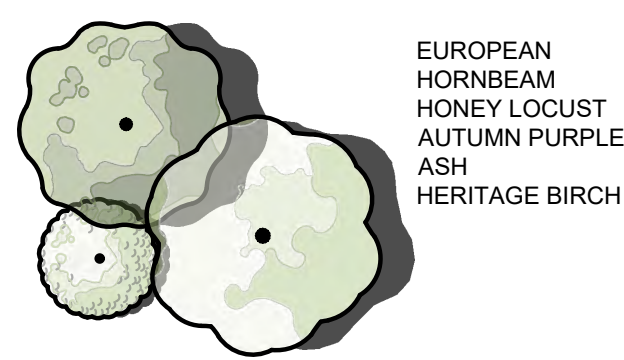
MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
EVERGREEN TREES:	6' HT. MIN.
ORNAMENTAL TREES:	2" CALIPER MIN.
SHADE TREES:	2" CALIPER MIN.
SHRUBS/PERENNIALS:	10' SPREAD MIN. DEPENDING ON PLANT SPECIES

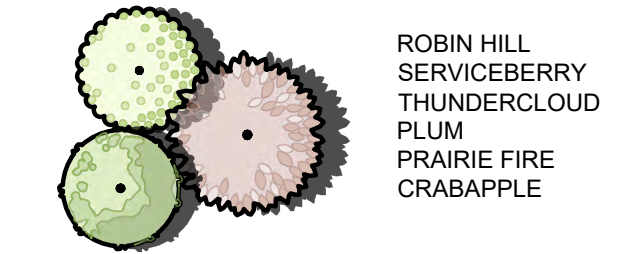
PLANT PALETTE:

SYM	COMMON NAME	SYM	COMMON NAME
-----	-------------	-----	-------------

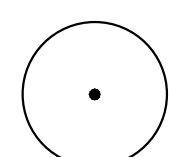
SHADE/STREET TREES (CLASS II)



ORNAMENTAL TREES (CLASS I)



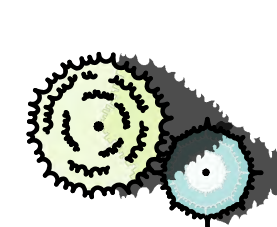
LOT TREES



LOT TREE - SHOWN FOR REFERENCE ONLY, EXACT PLACEMENT TBD
LOT TREE TO BE ANY LISTED BELOW:

- PYRUS CALLERYANA
- 'RED SPIRE' - RED SPIRE CALLERY PEAR
- QUERCUS ROBUR X ALBA - OAK HYBRIDS
- 'COLUMNAR'
- LIRIODENDRON
- TULIPIFERA
- 'FASTIGIATUM'
- COLUMNAR TULIP TREE
- GINKGO BILBOA
- MAIDENHAIR TREE
- CARPINUS BETULUS
- 'FRANS FONTAINE'
- EUROPEAN HORNBEAM

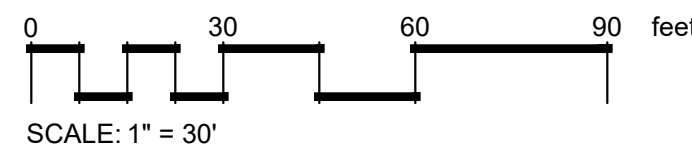
EVERGREEN TREES



SHRUBS/ORNAMENTAL GRASSES/PERENNIALS



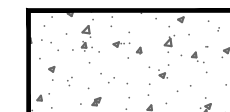
- DOGWOOD, SPP.
- BURNING BUSH
- LAVENDER, SPP.
- BOXWOOD, SPP.
- JUNIPER, SPP.
- MANZANITA, SPP.
- CHOKEBERRY
- BARBERRY
- ZAGREB COREOPSIS
- SPIRAEA, SPP.
- BUTTERFLY BUSH, SPP.
- CAROL MACKIE
- DAPHNE
- FINE LINE BUCKTHORN
- ROSE, SPP.
- GOLD TIDE FORSYTHIA
- NINEBARK, SPP.
- FOUNTAIN GRASS, SPP.
- MAIDEN GRASS, SPP.
- BLANKET FLOWER, SPP.
- RUSSIAN SAGE
- HUMMINGBIRD MINT, SPP.
- LAUREL, SPP.
- NEST SPRUCE
- GRO-LOW SUMAC



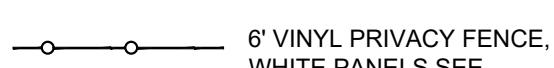
LANDSCAPE MATERIALS LEGEND:



SOD LAWN - SEE NOTE 5/L100



CONCRETE PAVING, NATURAL GREY. SEE CIVIL FOR DETAIL



6' VINYL PRIVACY FENCE, WHITE PANELS SEE DETAIL 6/L150. CONTRACTOR TO VERIFY EXISTING WHITE VINYL AND DETERMINE WHERE NEW/REPLACED FENCE IS NEEDED.

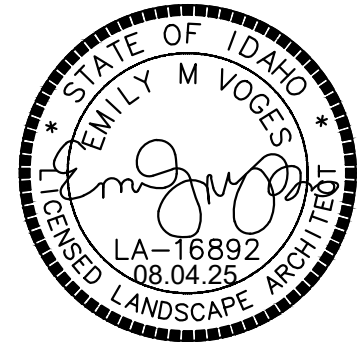


6' VINYL PRIVACY FENCE, TO REMAIN IN PLACE.

EMILY VOGES
Landscape
Architect
emily.voges@gmail.com
818.983.5347

These plans, and the ideas contained herein, are the exclusive property of Emily Voges Landscape Architect. Any use, reproduction, or transfer of these plans without express written permission is illegal and is in violation of applicable copyright laws.

COPYRIGHT 2025



NOT FOR
CONSTRUCTION

SUMMIT GROVE
SUBDIVISION
2615 DORMAN AVE., CALDWELL, ID 83605

Revision No: Date: Desc:

Date: 09.08.2025

Drawn By: EV

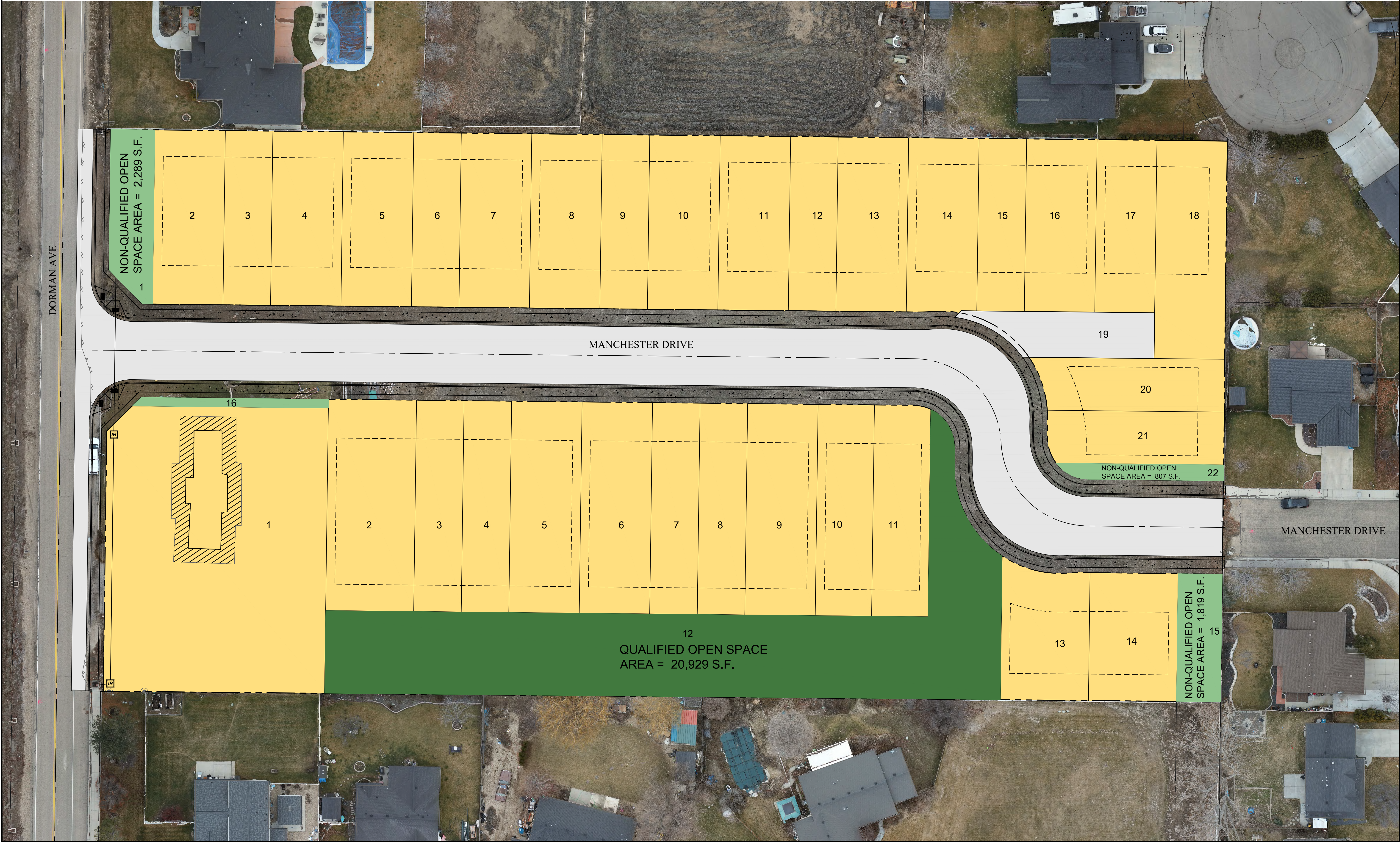
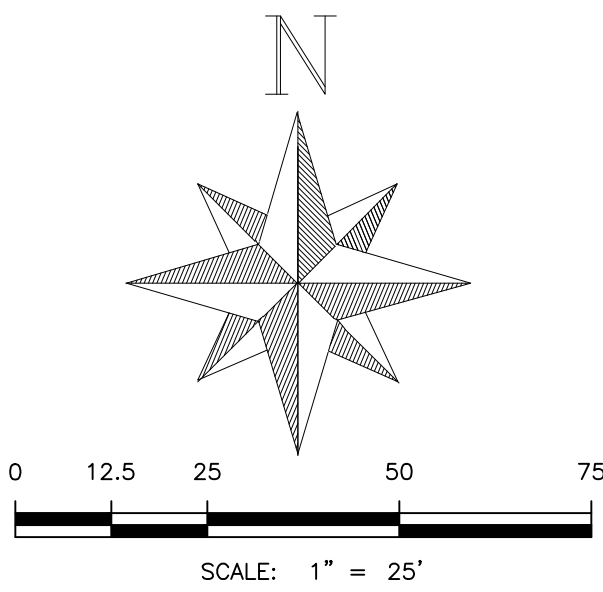
Drawing Title:

LANDSCAPE
PLAN -
OVERALL

Drawing No:

L100

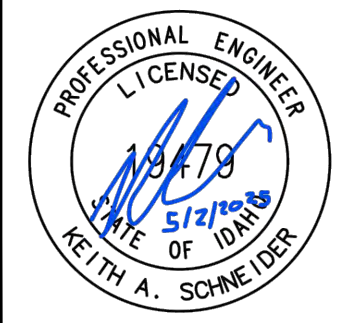
OPEN SPACE				
BLOCK	LOT	AREA (S.F.)	QUALIFIED OR NON-QUALIFIED	PERCENT OF TOTAL SITE
1	1	2,289	NON-QUALIFIED	1.13%
1	22	807	NON-QUALIFIED	0.40%
2	12	20,929	QUALIFIED	10.00%
2	15	1,819	NON-QUALIFIED	0.89%
2	16	544	NON-QUALIFIED	0.26%
TOTAL QUALIFIED OPEN SPACE = 20,292 S.F. (10% OF TOTAL SITE AREA)				



DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS		DATE
NO.	ITEM	

E-FILE NAME: 25003 - OPEN SPA



Site Condition Photos





Project Name: Summit Grove Subdivision
Project Location: Dorman Street, south of Linden
Submittal Number: 1 Date: 10/22/25

Resubmission Required:

[illegible]

NW CORNER SEC 33
T4N, R3W, B.M.
FOUND 2" ALUMINUM CAP PLS 13765
CP&F INST. NO. 2012-023893
JUNE 12, 2012

N 1/4 CORNER SECTION 33
T4N, R3W, B.M.
FOUND 2" ALUMINUM CAP ILLEGIBLE
CP&F INST. NO. 2023-011519
APRIL 12, 2023

Record: S89°25'02"E 2641.02'

BASIS OF BEARING: S89°25'02"E 2640.99'

29
32
28
33
660.30'
(TIE)

1981.88' (TIE)

28
33

S00°46'55"W 343.84'
(TIE)



PARCEL NO. 2799010 0
BRESHEARS, MICHAEL T.
INSTRUMENT NO.
2018057678

PARCEL NO. 28000013 0
MADRIGAL, JOSE A AND
MADRIGAL, JANETH
INSTRUMENT NO.
20111016827

S89°23'47"E 660.45'

POINT OF
BEGINNING

DORMAN AVE (PUBLIC)
WIDTH - 50'

N0°46'55"E 319.20'

PARCEL NO. 27998000 0
SI CONSTRUCTION LLC
INSTRUMENT NO. 2025015806
CONTAINS: 4.83 ACRES +/-

PARCEL NO. 28000010C0
CUELLAR, BEVERLY J
INSTRUMENT NO.
2024024736

S0°41'48"W 318.48'

MANCHESTER
PARK NO. 3
INSTRUMENT NO.
9817992
BOOK 25, PAGE 8

N89°27'30"W
29.91'

S0°47'04"W
1.37'

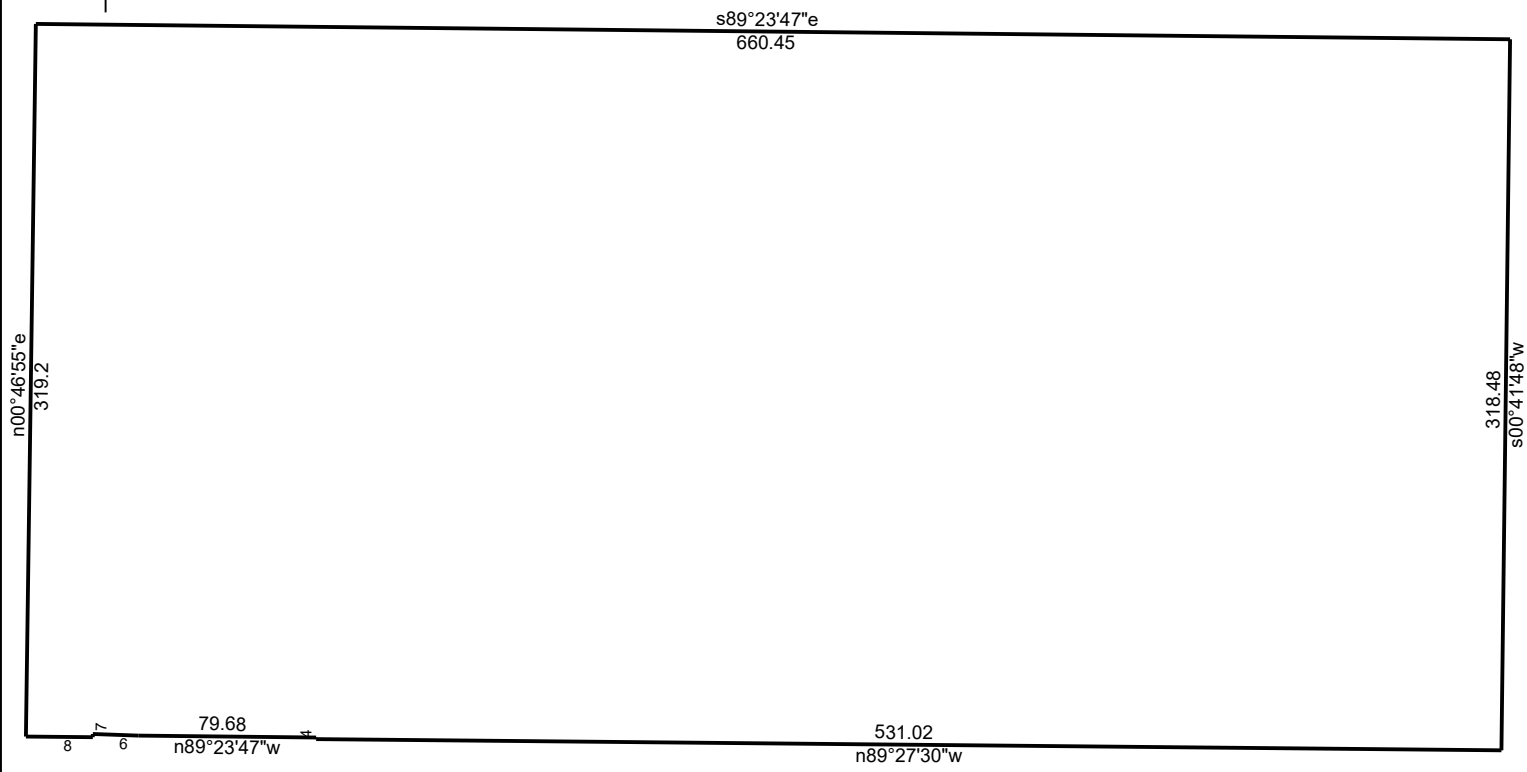
N88°06'26"W
20.32'

N0°32'50"E
0.80'
N89°23'47"W
79.68'

N89°27'30"W 531.02'

QUAIL MEADOW SUBDIVISION
INSTRUMENT NO. 200025011
BOOK 28, PAGE 28





10/21/2025

Scale: 1 inch= 86 feet

File:

Tract 1: 4.8338 Acres (210562 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/575858), Perimeter=1961 ft.

- | | |
|---------------------|--------------------|
| 01 s89.2347e 660.45 | 08 n89.2730w 29.91 |
| 02 s00.4148w 318.48 | 09 n00.4655e 319.2 |
| 03 n89.2730w 531.02 | |
| 04 n00.3250e 0.8 | |
| 05 n89.2347w 79.68 | |
| 06 n88.0626w 20.32 | |
| 07 s00.4704w 1.37 | |

2025-015806

RECORDED

05/09/2025 09:53 AM

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=3 JWINSLOW

\$15.00

TYPE: DEED

VENTURE TITLE & ESCROW COMPANY

ELECTRONICALLY RECORDED



File Number: V2414029

Warranty Deed

For value received,

**Raymond Olin Hart III and Elizabeth Anne Hart, as Trustees of The Hart Family Trust
under Trust Agreement dated September 29, 2022**

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

SI Construction LLC, an Idaho limited liability company

whose current address is 1016 W Sanetta Street, Nampa, ID 83651

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

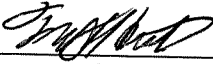
See Attached Exhibit A

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

Remainder of page intentionally left blank.

Dated: May 9, 2025

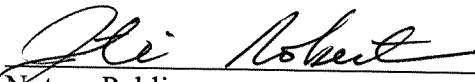
The Hart Family Trust under Trust Agreement dated September 29, 2022

By: 
Raymond Olin Hart, III, Trustee

By: 
Elizabeth Anne Hart, Trustee

State of Idaho,
County of Ada, ss:

This record was signed or acknowledged before me on this 9th day of May 2025, by
Raymond Olin Hart III and Elizabeth Anne Hart, as Trustees of The Hart Family Trust under
Trust Agreement dated September 29, 2022.


Notary Public
Residing In: Mendota, WI
My Commission Expires: 10/28/29
(seal)

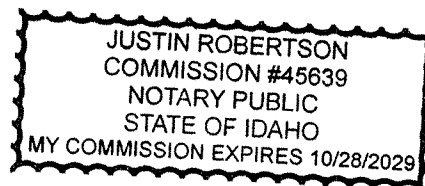


Exhibit A

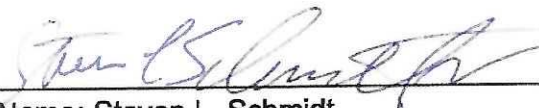
Legal Description of the Premises

Lot 23 of Wood's Acreage, according to the official plat thereof, filed in Book 1 of Plats at Page(s) 29, records of Canyon County, Idaho.

LIMITED LIABILITY COMPANY RESOLUTION

1. **Name and Authorization.** The undersigned are the members of **SI Construction LLC**, a Limited Liability Company organized and existing under the laws of the State of Idaho (hereinafter "**LLC**").
2. **Authorization of Members.** The undersigned confirm that the management of the LLC is vested in its managers, the undersigned are all of the managers of the LLC and have the necessary authority and consent to authorize Steven L. Schmidt or Taylor A. Schmidt to sign singly on behalf of the LLC in the purchase, sale or encumbrance of real property. This consent and authorization shall be in full force and effect immediately and shall remain in place until revoked by the managers.
3. **Dissolution.** Nothing has occurred by which the LLC has been dissolved.
4. **Indemnity.** The undersigned understands that various title companies and other entities and their respective agents (collectively, "Companies") may rely upon these statements and representations to issue title insurance policies in relation to the conveyance, acquisition or encumbrance of real property. The undersigned agree to indemnify the Companies from and against any loss or damage caused by misrepresentations, inaccuracies, or omissions arising in connection with the statements and representations set forth herein, created, suffered or agreed to by the undersigned and not disclosed in writing to the Companies by this resolution.

Dated this 15 day of February, 2023.

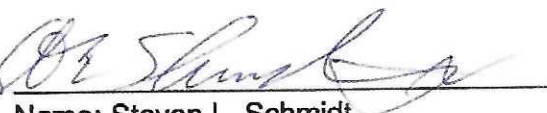

Name: Steven L. Schmidt
Title: Manager


Name: Taylor A. Schmidt
Title: Manager

ACKNOWLEDGED BY THE MEMBERS OF THE COMPANY:

SCHMIDT PROPERTIES, L.L.C.

TAS REAL ESTATE, INC.


Name: Steven L. Schmidt
Title: Member


Name: Taylor A. Schmidt
Title: Member

**REZONE DESCRIPTION
PREPARED FOR
SUMMIT GROVE SUBDIVISION
CALDWELL, IDAHO**

10/21/2025
25-5008
(GWS)

SUMMIT GROVE REZONE DESCRIPTION

A part of the Northwest Quarter of Section 33, Township 4 North, Range 3 West, Boise Meridian, located in Caldwell, Canyon County, Idaho, being more particularly described as follows:

Commencing from the Northwest Corner of Section 33, Township 4 North, Range 3 West, Boise Meridian;
thence S89°25'02"E 660.30 feet along the North line of the Northwest Quarter of said Section 33;
thence S00°46'55"W 343.84 feet to a point on the Centerline of Dorman Ave, said Point of Beginning;

thence S89°23'47"E 660.45 feet to a 1/2" rebar and cap PLS 8960 marking the Northwest corner of a parcel, Instrument No. 2024-024736;
thence S00°41'48"W 318.48 feet along the Westerly line of said parcel and the Westerly line of Manchester Park No. 3 Subdivision, Instrument No. 9817992, Book 25 Page 8 to a point, said point being the Northeast corner of Quail Meadow Subdivision Instrument No. 200025011, Book 28 Page 28;
thence N89°27'30"W 531.02 feet along the Northerly line of said Quail Meadow Subdivision;
thence N00°32'50"E 0.80 feet;
thence N89°23'47"W 79.68 feet along a fence;
thence N88°06'26"W 20.32 feet along a fence;
thence S00°47'04"W 1.37 feet to a 1/2" rebar and cap PLS 944;
thence N89°27'30"W 29.91 feet to the said Centerline of Dorman Ave;
thence N00°46'55"E 319.20 feet along said Centerline of Dorman Ave to the Point of Beginning.

Contains 4.83 acres +/-



NW CORNER SEC 33
T4N, R3W, B.M.
FOUND 2" ALUMINUM CAP PLS 13765
CP&F INST. NO. 2012-023893
JUNE 12, 2012

N 1/4 CORNER SECTION 33
T4N, R3W, B.M.
FOUND 2" ALUMINUM CAP ILLEGIBLE
CP&F INST. NO. 2023-011519
APRIL 12, 2023

Record: S89°25'02"E 2641.02'

BASIS OF BEARING: S89°25'02"E 2640.99'

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660.30'
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1981.88' (TIE)

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S00°46'55"W 343.84'
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MADRIGAL, JOSE A AND
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S89°23'47"E 660.45'

POINT OF
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WIDTH - 50'

N0°46'55"E 319.20'

PARCEL NO. 27998000 0
SI CONSTRUCTION LLC
INSTRUMENT NO. 2025015806
CONTAINS: 4.83 ACRES +/-

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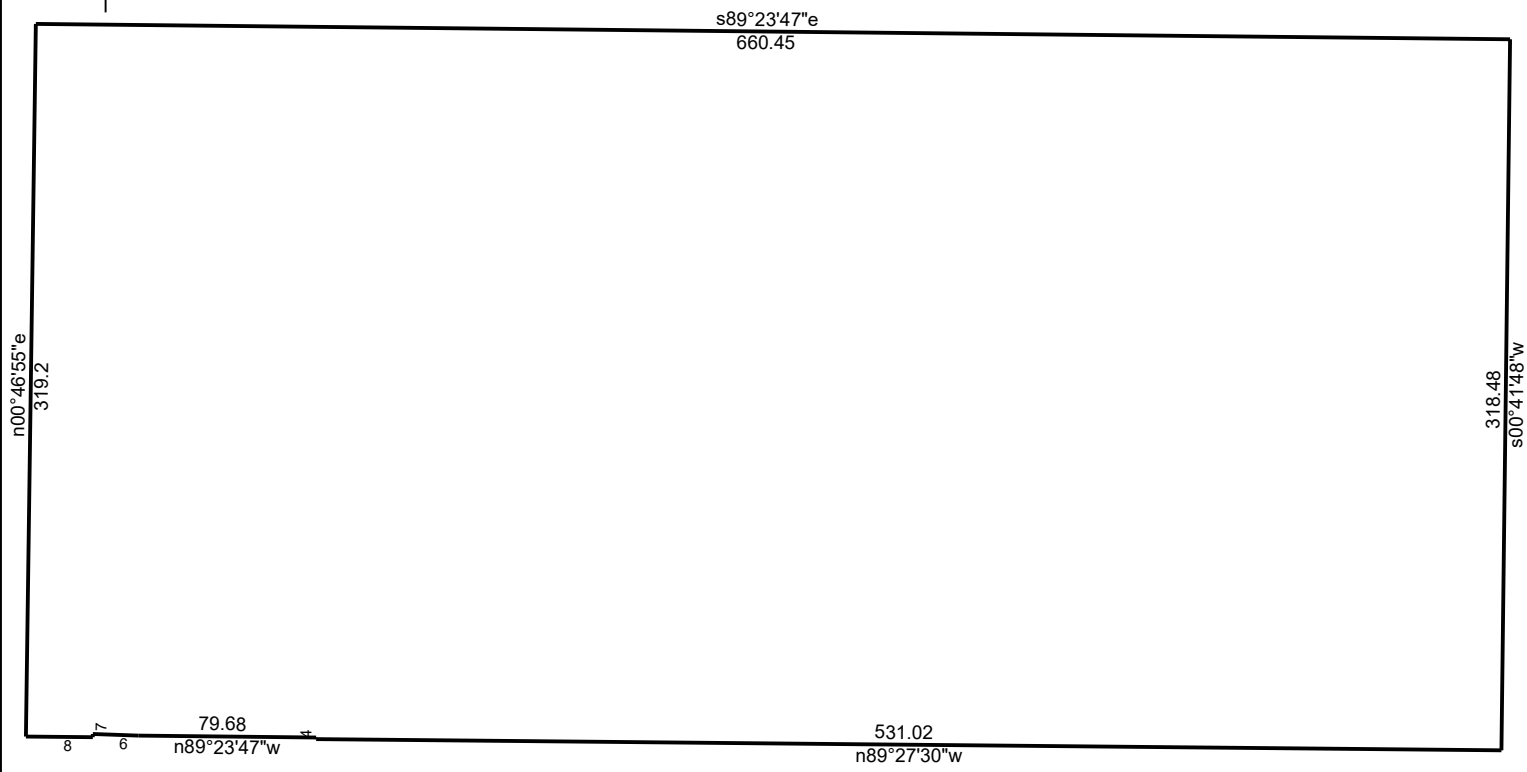
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INSTRUMENT NO. 200025011
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10/21/2025

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