

APPLICATION REQUESTS

City of Caldwell

Community Development Department - Planning & Zoning Division

MASTER LAND USE APPLICATION

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

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

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

Note: Please check all specific land uses actions below that you are applying for				
\square Accessory Dwelling Unit (ADU)	☐ *Manufactured Home Community	☐ Subdivision Plats		
\square Director Determination	☐ Outdoor Dining Permit	☐ *Preliminary Plat		
\square Administrative Development Review	☐ Parcel Consolidation	☐ Final Plat		
☐ *Annexation w/ Zoning	\square Planned Unit Development (PUD)	*Short Plat (Regular)		
☐ Business Permit (Business License)	□ *New	☐ *Short Plat (Condo)		
☐ *Certificate of Appropriateness	☐ **Modification	☐ **Plat Modification ³		
☐ *Comprehensive Plan Amendment	☐ Public Art / Murals	□ *Replat		
☐ *Deannexation	☐ *Rezone (Zoning Map Amendment)	☐ Time Extension		
☐ **Design Review	☐ Signs¹	☐ Renewal		
☐ Development Agreement	☐ Site Plan / Landscape Plan Review²	☐ Temporary Use Permit		
□ *New	☐ Special Use Permit (SUP)	□ New □ Renewal		
**Modification	□ *New	☐ Mobile Food Unit		
☐ *Termination	☐ **Modification	☐ Temporary Use Facility		
\square Home Occupation Permit	☐ Time Extension	☐ Transient Merchant Facility		
□ New		☐ Traffic Impact Study Review		
☐ Renewal		☐ Vacation		
☐ Lot Line Adjustment		□ *Variance		
☐ Lot Split		☐ *Zoning Text Amendment		
☐ Administrative				
☐ Simple				

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

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

³ Re-plats are not considered plat modifications.

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MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION			
Project or Business Name:			
Site Address (s):	Suite #:		
Parcel #(s):			
Total Acres:			
General Location of Site:			
and south of Aviation Way			
Current Zoning of Parcel(s): (check all that apply)	□ RS-1 □ RS-2 □ R-1 □ R-2 □ R-3 □ C-1 □ C-2 □ C-3 □ C-4 □ C-C □ M-1 □ M-2 □ I-P □ A-D □ C-D □ H-D □ P-D □ T-N □ H-C □ County Zone: □ <t< th=""></t<>		
0 1 2000	□ Not Applicable		
Overlay Districts: (if applicable)	 □ APO-1 □ APO-2 □ HD-1 □ City Center Indian Creek Corridor □ City Center Local Historic Area □ None □ Not Applicable 		
Is Parcel(s) in Floodplain:	☐ Yes ☐ No		
Description of Proposed Project /	Request:		

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

APPLICANT INFORMATION:
Name:
Company Name (if applicable):
☐ Property Owner ☐ Authorized Agent ☐ Purchaser ☐ Petitioner (Vacations only)
Mailing Address:
Phone:
Email:
PROPERTY OWNERS' INFORMATION (If an LLC, please provide documentation of being an authorized signer)
☐ Not Applicable
Name:
Mailing Address:
Phone:
Email:
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:
ENGINEER / SURVEYOR INFORMATION
□ Not Applicable
Name:
Company Name (if applicable):
Mailing Address:
Phone:
Email:



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

LANDSCAPE ARCHITECT INFORMATION		
☐ Not Applicable		
Name:		
Company Name (if applicable):		
Mailing Address:		
Phone:		
Email:		
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: \square Property Owner \square Authorized Agent \square Petitioner (Vacations Only)		
Applicant Signature: Date:		
Printed Name:		

Online Application Submittal Instructions

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

Step 1:

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

Step 2

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

Drawing Submittal Instructions:

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



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PRELIMINARY PLAT CHECKLIST

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

SECTION 1: Filing Requirements



All applications, checklists, plans and supporting documents must be submitted through our Online Permit Center.



All applications, checklists, plans and supporting documents shall follow the naming schematic as provided in Section 8.



Filing fees (see Section 2)



Documents shall be formatted in accordance with Section 7.

SECTION 2: Filing Fees

Refer to the Planning Department fee list for most current fees.



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

SECTION 3: Submittal Documents

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



Master Land Use Application: Copy of a completed and signed master land use application.



Application Checklist: Copy of a completed and signed application checklist.



Copy of Deeds or Proof of Ownership: If the owner is a corporation or LLC, proof of the representative for the LLC or corporation will be required.



Property Owner Acknowledgement: Signed Property Owner Acknowledgement form (if applicable)



Neighborhood Meeting Information: This verification shall include:

A copy of the letter mailed by the applicant (min. 15 days prior to meeting);

✓ A copy of the 500' mailing list indicating all notified owners, residents and associations; and

▼ A copy of the sign-up sheet from the meeting and certification with your signature.

Note: Neighborhood meetings must have been held within four (4) months of application submission.



	Legal Descriptions: 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 in the State of Idaho.
	Vicinity Map (to scale). Provide a site/vicinity map that shows the location of the subject property, surrounding properties, and streets.
V	Project Narrative. Narrative fully describing the application request(s), the purpose of the
	development, existing site conditions, and what is being proposed.
	Preliminary Plat: High resolution preliminary plat, to scale. See Requirements for Contents of Plat in Section 4.
	Landscape Plan: High resolution landscape plan, to scale. See Requirements for "Contents of Landscape Plan" in Section 5.
M	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
	□ All utilities
	☐ All easements
	Building Elevations: Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.
V	Site Photos: Photographs of existing site conditions.
□N//	A Street Name Request Form: A completed street name request form. Below is a link for street and subdivision tables used for street naming approval. Names that are sound-alikes, duplicates, or names difficult to pronounce are not allowed. The table links are located just above the "Planning and Zoning Application Tracker."
	https://www.canyoncounty.id.gov/elected-officials/commissioners/development-services/dsd-gis/
□N//	A <i>Open Space Exhibit:</i> Open space exhibit shall clearly delineate 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.
	$\hfill\Box$ The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project.
□N/A	A <i>Landscape Exhibit:</i> Colored landscape exhibit showing all the open space, plantings, amenities, and pathways, and overlayed with dark colored phasing lines.



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SECTION 4: Preliminary Plat Content

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



	I otal number of common lots.
	★ Total gross acreage
	☐ Minimum buildable lot size
	☐ Average buildable lot size
	☐ Dwelling units per gross acre.
	Subdivision Boundary: The subdivision boundary with dimensions and bearings shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.
	Public Dedications of Rights of Way or Easements: Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. Designation of all land to be dedicated or reserved for public use with purpose indicated.
	Names, Addresses, and Tax Parcel Numbers: Names, addresses and tax parcel numbers for all property owners within five hundred feet (500') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations.
	Utilities: Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.
	Proposed Street Layout: Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways, and easements; pedestrian and vehicular connections to adjoining properties.
	Lot Layout: Lot layout with 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.
	$\ \square$ Graphically depict the minimum setbacks and describe them in legend.
	☐ Identify zero lot line properties.
	Land Use and Zoning Classification (for 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.
□N//	A Special Development Areas: Appropriate information that sufficiently details the proposed subdivision within any special development area, such as:
	☐ Hillside
	☐ Floodplain
	On and Off-Site Improvements: The proposed on and off-site improvements including water supply systems, sanitary sewer systems and stormwater drainage.
	Access and Approaches: Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.



M	Proposed Utility Methods: Proposed utility methods for the following:
	☐ <u>Sewage Disposal:</u> 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.
	☐ <u>Water Supply:</u> 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.
	☐ <u>Stormwater Disposal:</u> 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 designs shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal.
	☐ <u>Irrigation System:</u> A statement describing the proposed irrigation system, consistent with section 10-07-12 of the Caldwell City Code, shall appear on the preliminary plat.
	Phasing Plan (if multi-phase development): A colored phasing plan showing lots, streets, lot and block numbers, and street names. Include a table schedule indicating the following:
	□ Number # of lots per phase.
	\square Number of dwelling units and type of dwelling units per phase
	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.
SEC	CTION 5: Landscape Plan Content
	Plan Preparation: Landscaping plans shall be prepared by a landscape architect, a landscape designer, or a qualified nursery person; Landscape plans shall be stamped by a licensed landscape architect.
V	Plan Size: Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')
	Streets, Setbacks and Easements: Show all streets, setbacks, and easements, Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements.
M	Sight Visibility Triangles: Show and label all sign visibility triangles.
	Storm Water Facilities and Berms: Show all storm water facilities and berms. Indicate berm heights, slopes, and proposed landscaping.



	Off-Street Parking & Bicycle Parking: Include the following:			
	$\ \square$ 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.			
	$\ \square$ Circulation area required to serve the parking spaces with typical dimensions.			
	Existing Trees and/or Shrubs: Location of all existing trees and shrubs, and the size and type of any existing trees and shrubs. Indicate by note which trees and/or shrubs will remain, if any.			
	Street Landscape Buffers: Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed. Provide calculation for the minimum percentage of sod. All plantings shall be proposed in a way that appropriately landscapes the entire length of the buffer and shall not be clustered all in one single location.			
	Planting Schedule: A table indicating the type of trees, shrubs, and other vegetation. Indicate spacing, tree caliper, height and width at full growth, and gallon size of shrubs.			
	Other Landscape Amenities: Provide location, size, type, and description of all other landscape improvements such as berms, decorative rock, boulders, etc. For berms, please indicate the height and slope of the berm.			
$\square N/A$	A School Bus Stops: Location of school bus stop areas within a common lot or common easement.			
	Public Transit Stops: Location of any public transit			
	Land Use Buffers: Location and width of all landscape buffers between different land uses. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.			
	Parking Lot Landscaping: Location and size of all landscape islands within parking lots, Include the location, type, and size of all landscaping materials proposed.			
	Trash Enclosures: Location of all trash enclosures, to include details about screening and landscaping.			
	Screening: Location of all mechanical equipment and the type of screening to be used.			
M	Fencing: Location, height, color, and materials for all existing or proposed fencing.			
	Existing and Proposed Structures: Location of all existing and proposed structures and a note of whether or not the existing structures will remain.			
	Pathways: Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts:			
	Micro Pathways			
	Major Pathways			
	Public Pathways			
	Regional Pathways			
	Irrigation Pathways			
	Indian Creek Corridor Pathways (if applicable)			
	$\hfill \square$ Include note that all pathways will be maintained by the homeowner's association.			



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□ **Public Amenities:** Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc.)

SECTION 6: Information Tables

GENERAL PROJECT INFORMATION			
Type of land uses within subdivision:	 □ Residential only □ Commercial only ☑ Industrial only □ Mixed-use (mix of residential and non-residential uses) 		
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?			
Will the subdivision be phased?	☐ Yes ✔ No If yes, how many phases are proposed?		
Development timeline for full build out?	2-4 years		

LAND USE AND ZONING INFORMATION			
	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	M-1	Manufacturing & Production	Industrial
Proposed (Subject Property)	M-1	Manufacturing & Production	Industrial
North of Site	C-3	Commercial & Service	Commercial
South of Site	M-1	Manufacturing & Production	Industrial
East of Site	C-3	Commercial & Service	Commercial
West of Site	C-3 & M-1	Commercial & Industrial	vacant

PROJECT SPECIFIC INFORMATION									
	Number of Lots	Acres	Percent of "Net" Acres Net acreage is the total acreage minus any public streets and public rights of way						
Residential Lots									
Commercial Lots									
Industrial Lots	4	16.788	16.788						
Common Lots									



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				
		N/A	N/A						
1	4	N/A	N/A	per code	270,000				
		Single-tenant buil	dings M multi-t	enant buildings					
	# of EXISTING buildings	# of # of PROPOSED buildings 1 4	# of EXISTING buildings bu	# of EXISTING buildings	# of EXISTING buildings building buildings building buildings buil				

DENSITY AND OPEN SPAC E								
Dwelling units per	Max. Allowed	Prop	osed					
gross acre (Density):								
Total Ones Ones	% Required	% Proposed	Acreage Proposed					
Total Open Space								
Total "Qualifying"	% Required	% Proposed	Acreage Proposed					
Open Space								



PARKING, LOADING AND PEDESTRIAN AMENITIES - Determined at time of use/building permit								
	Min. # Required	# Proposed						
Electric vehicle parking spaces	-							
	2	2						
Off-street parking spaces	543 415							
Commercial loading spaces								
Industrial loading spaces		2						
Bicycle parking spaces:								
Public Transportation:	Describe any public transportation facilities that None	t are proposed.						
	Public sidewalks							



LANDSCAPING AND PATHWAY	rs
Landscaping:	Please check all locations where landscaping will be provided ✓ Parking lot □ Common areas ✓ Street landscape buffers □ Between different land uses □ Adjacent to Pathways □ Around building exterior Other
Major Pathways:	Describe location, width, and landscaping. N/A
Micro Pathways:	Describe location, width, and landscaping. Existing 10' detached micro-path along Hwy 20/26. Landscaping per included plans.
Public or Regional Pathways	Describe location, width, landscaping, and fencing per Bicycles and Pathways Master Plan. Hwy 20/26 Existing 10' wide detached concrete sidewalk with landscape buffer Smeed Parkway Existing 5' wide detached concrete sidewalk with landscape buffer Green bike lane on parkway



LANDSCAPE STREET BUFFERS								
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)	
Hwy 20/26	20'	20'	permit ap	proved for co	nstruction			
Smeed Parkway	20'	20'	permit ap	proved for co	nstruction			

LAND USE BUFFERS								
Location	Proposed Buffer Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Caliper at Planting	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Size of Shrubs at Planting (in gallons)	Min. Shrub Spacing (in feet)
North Property Line	20'	permit a	proved for	constructio	n			
South Property Line	15'	permit a	pproved for	constructio	n			
East Property Line	20'	permit a	pproved fo	construction	n			
West Property Line	0'	permit a	pproved for	constructio	n			

SIDEWALKS			
Location (Street Name)	Existing Sidewalk?	Proposed Width	Type of Proposed Sidewalk
HWY 20/26	✓Yes □ No If existing, specify width:		☐ Meandering ☐ Attached M Detached
Smeed Parkway	Yes □ No If existing, specify width:		☐ Meandering ☐ Attached ☑ Detached
	☐ Yes ☐ No If existing, specify width:		☐ Meandering ☐ Attached ☐ Detached
	☐ Yes ☐ No If existing, specify width:		☐ Meandering ☐ Attached ☐ Detached



UTILITIES INFORMATION					
		Individual Domestic Well – How Many?			
		Centralized Public Water System			
Domestic Water:	M	City Municipal Water System			
		N/A			
	Nearest	Water Line Connection:			
		Individual Septic			
Sewer (Wastewater):	V	City Municipal Sewer			
Sewer (Wastewater).		N/A			
	Nearest	Sewer Line Connection:			
		Surface			
		Irrigation Well			
		Pressurized			
Irrigation:		Gravity			
		N/A			
	Nearest Irrigation Connection:				
	Irrigation District: Caldwell Municipal Irrigation District				
		Swales			
		Ponds			
Stormwater:		Borrow Ditches			
		Other, Explain:			
Stormwater Management:	Does the site disturb one or more acres of land? ☐ Yes No				
Fire Suppression Water Supply Source:	City Municipal Water System				
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):					



INFRASTRUCTURE, AND PUBLIC SEF	INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION					
	V	Street Frontage				
Type of Site Access:		Easement				
		If easement, specify width: Instrument #				
Street(s) Providing Access:	•	20/26 & Smeed Parkway				
Will Secondary Access for Fire be Provided:	Yes If yes, p	□ No please describe:				
		Public				
Internal Roads: N/A		Private				
IV/A		Internal Circulation				
		Road User's Maintenance Agreement Inst#				
School Districts Serving this Location:		Caldwell School District				
	V	Vallivue School District				



SPECIAL ON-SITE CHARACTERISTIC	S		
	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?			
Evidence of Erosion?		V	
Fish Habitat?		√	
Floodplain?		V	
Riparian Vegetation?			
Steep Slopes?			
Streams/Creeks?			
Unique Animal/Plant Life?			
Unstable Soils?			
Wildlife Habitat?			
Historic Buildings or Features?			
Describe any other unique site characteristics:			



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SECTION 7: PDF Formatting Requirements

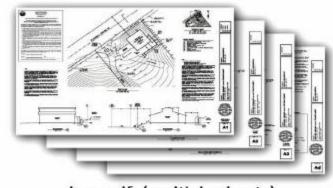
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for 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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SECTION 8: Application Processes

Application and document Submittal:

All applications, checklists, required documents and plans shall be submitted through the online portal. Application fees may also be paid for through the online portal.

<u>NOTE:</u> All plans and documents shall be labeled correctly by using the standard naming schematic and shall be tied to the correct "document source" as specified in Table 1 below.

The software provider recommends utilizing Google Chrome. If you have any issues uploading documents on the portal, please contact the support line at 1-800-325-9818.

Revised Plans or Document Submissions:

All revised plans shall be submitted through the online portal by going to your original application and clicking on it, then hitting the "upload documents" button.

<u>NOTE:</u> All revised plans shall be labeled correctly by using the standard naming schematic and shall be tied to the correct "document source" as specified in Table 1 below.

Application Prescreening:

Once your application and required documents have been submitted, submittals will go through an initial prescreening process to check to ensure all required documents as listed on the checklists have been completed in their entirety and that all documents and plans are in a high-quality legible format. An application submission WILL NOT be considered accepted, and date stamped until it has completed the pre-screening process.

Scheduling Initial Hearing Dates:

The date of acceptance of an application is the date used to meet hearing deadlines for scheduling the initial TENTATIVE public hearing date.

Land use applications are not accepted until all required documentation has been submitted, fees have been paid, and the application submission has completed the "pre-screening" process.

NOTE: Hearing dates ARE NOT GUARANTEED AND ARE SUBJECT TO CHANGE OR DELAY based on the following:

- Current application backlog
- Number of hearings already scheduled for a particular date (only 2-3 hearings are scheduled per meeting)
- Outstanding redlines or correction items.



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

• A land use application that was continued to a future hearing date (this may cause your application to get bumped out further)

Online Submission Troubleshooting:

1. I am having trouble uploading documents online?

The software provider recommends utilizing Google Chrome. If you have any issues uploading documents on the portal, please contact the support line at 1-800-325-9818.



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

TABLE 1: STANDARD DOCUMENT NAMING SCHEMATIC AND ASSOCIATED DOCUMENT SOURCE

	LANNING AND ZONING - DOCUMENT NA	
Document Source	Initial Submittal Naming Schematic	Revised Plans Naming Schematic
Application	Application_ProjectName_V1	
Application Checklist	Checklist_ProjectName_V1	
Building Elevations	BldgElevations_ProjectName_V1	
Deeds / Proof of Ownership	OwnershipProof_ProjectName_V1	
Development Agreement	DevAgreement_ProjectName_V1	
Final Plat	FinalPlat_ProjectName_V1	
Floor Plans	FloorPlan_ProjectName_V1	
Gates and/or Private Roads Exhibit	PrivateRoadsExh_ProjectName_V1	
Preliminary Plat	PrelimPlat_ProjectName_V1	
Landscaping Plans	LandscapePlan_ProjectName_V1	
Landscape Exhibit	LandscapeExh_ProjectName_V1	
Landscape Renderings (3D)	LandscapeRenderings_ProjectName_V1	
Legal Description (metes and bounds)	LegalDescription_ProjectName_V1	
List of Proposed Street Name Document	StreetNameList_ProjectName_V1	
Mapping Exhibit	MappingExh_ProjectName_V1	Revised plans/documents
Narrative	Narrative_ProjectName_V1	shall be labeled correctly by
Neighborhood Meeting Sign-in Sheet and Certification	NeighborhoodMtgCert_ProjectName_V1	using a standard naming schematic of the "Type of
Neighborhood Meeting Mailing List	NeighborhoodMtgList_ProjectName_V1	Plan or Document Name" followed by the version
Neighborhood Meeting Letter Sent	NeighborhoodMtgLetter_ProjectName_V1	number (V2, V3, V4, V5).
Open Space Exhibit	OpenSpaceExh_ProjectName_V1	Evenne
Pathway Exhibit	PathwayExhibit_ProjectName_V1	- <u>Example:</u> - PrelimPlat_ ProjectName_V2
Phasing Plan (subdivision or development)	PhasingPlan_ProjectName_V1	- FreiimFlatFlojectivame_v2
Planned Unit Development Amenities Exhibit	AmenitiesExh_ProjectName_V1	
Property Owner Acknowledgement	OwnerAck_ProjectName_V1	
Roundtable (Pre-App) Meeting Notes/Minutes	RoundTableMtgNotes_ProjectName_V1	
Sign Calculations	SignCalcs_ProjectName_V1	1
Sign Elevations	SignElevations_ProjectName_V1	1
Site Photos	SitePhotos_ProjectName_V1	1
Site Plan	SitePlan_ProjectName_V1	
Street Elevation Renderings (3D)	StreetElevations_ProjectName_V1	
Traffic Impact Study	TIS_ProjectName_V1	1
Vicinity Map	VicinityMap_ProjectName_V1	1
Zoning Property Report	ZoningReport_ProjectName_V1	
Zoning Verification Letter	ZoningVerificationLtr_ProjectName_V1	



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

SECTION 9: Applicant Acknowledgement

☒ I acknowledge that all items on the checklist are included have been submitted as single-sided, high-resolution per personal process. ☒ I acknowledge that all items on the checklist are included have been submitted as single-sided, high-resolution per personal process. ☒ I acknowledge that all items on the checklist are included have been submitted as single-sided, high-resolution per personal process. ☒ I acknowledge that all items on the checklist are included have been submitted as single-sided. ☒ I acknowledge that all items on the checklist are included have been submitted as single-sided. ☒ I acknowledge that all items on the checklist are included have been submitted as single-sided. ☒ I acknowledge that all items on the checklist are included have been submitted as single-sided. ☒ I acknowledge that all items on the checklist are included have been submitted as single-sided. ☒ I acknowledge that all items on the checklist are included have been submitted as single-sided. ☒ I acknowledge that all items of the checklist are included have been submitted as single-sided. ☒ I acknowledge that all items of the checklist are included have been submitted as a single-sided have been all items of the checklist are included have been submitted as a single-sided have been all items of the checklist are included have been submitted	
▼ I acknowledge that I have read, understand, and am ir requirements listed in Caldwell City Code;	n compliance with all standards, terms, and
☒ I acknowledge that the applicant or the applicant's rep public hearings for this application; and	resentative IS REQUIRED to be present at all
☐ I certify I am the:	
\square Property Owner as the Applicant \square Prope	rty Owner's Agent / Representative
Tamara Thompson/The Land Group, Inc.	04/01/2025
Applicant / Applicant's Representative Printed Name	Date
Jamara Ligupson	
Applicant / Applicant's Representative Signature	



INVOICE

Permit #: SSP25-000002 Address: 4202 HWY 20 26

Fee	Account Code	Amount
P&Z Fees - Short Plat (Base Fee)	10180	1,889.00
P&Z Fees - Short Plat (Add'l fee of \$20 per lot)	10180	80.00
Fire Fees - Prelim and Final Plat (Base Fee)	22025	404.25
Fire Fees - Prelim and Final Plat (Add'l fee of \$1.35 per lot)	22025	5.40
Eng Fees - Short Plat (Base Fee)	12512	865.74
Eng Fees - Short Plat (Add'l fee of \$22.51 per lot)	12512	90.04
TOTAL	•	3,334.43



April 2, 2025

Joe Dodson, Senior Planner City of Caldwell Planning and Zoning Department 205 S. 6th Ave Caldwell, ID 83605

RE: Home Depot Short Plat Application | 4106 HWY 20/26

Dear Joe:

Attached to this letter is an application for a short plat for the Home Depot Subdivision. The property is located at 4106 HWY 20/26 (Parcel #R3530700000). The Land Group is pleased to represent the landowner, Home Depot, as the applicant for this request.



The 16.78-acre parcel is located on the southwest corner of Highway 20/26 and Smeed Parkway. Please note, the included legal description states 20.36-acres as it complies with the checklist to the centerline of the adjacent public rights-of-way. The property is zoned M-1.

Short Plat:

The Home Depot Subdivision short plat includes 4 industrial lots on 16.78-acres. The Home Depot associated parcel, and public road improvements are currently under construction under permit # BC24-000147. The eastern portion of the parcel has surplus land after the Home Depot building is built. Home Depot desires to divide the property for future development. Other than Home Depot, there are no tenants known at this time. Future development will be complimentary to the Home Depot architecture and will be required to meet City of Caldwell design standards.

The site plan included is conceptual; lot specific site plans will be determined at the time of development. The anticipated uses could be fuel with convenience store, bank, fast food with drive thru, multi-tenant retail, car wash, etc. The planned uses will be consistent with uses permitted and those requiring special-use approval in the existing M-1 zoning.

Vehicular access to the development is via a shared driveway from Smeed Parkway, and two driveways to Highway 20/26. No new public roads are proposed. Accesses and drive isles within the development will be private. A traffic study was submitted, and access approval was obtained with the Home Depot permits.

Public utilities are available and adequately sized to support the project. Utility stubs to each parcel and internal access drive isles are being constructed with the Home Depot permits.

Storm drainage will be retained on each parcel.

As you complete your review, please let me know if we can provide any additional information. I can be reached via email team-review, please let me know if we can provide any additional information. I can be reached via email team-review, please let me know if we can provide any additional information. I can be reached via email team-review, please let me know if we can provide any additional information. I can be reached via email team-review, please let me know if we can provide any additional information. I can be reached via email team-review, please let me know if we can provide any additional information. I can be reached via email team-review, please let me know if we can provide any additional information. I can be reached via email team-review, please let me know if we can provide any additional information.

Sincerely,

Tamara Thompson
Director of Client Services

₿**⋘** THE

BEACON FLEX LLC PO BOX 2579 EAGLE ID 83616

BVA NORTH RANCH RETAIL 1 LLC 1144 S SILVERSTONE WAY STE 500 MERIDIAN ID 83642

CC LOT 2 LLC 3638 HOLL DR EAGLE ID 83616

CRE-WPL SKY RANCH OWNER LLC 1211 SW 5TH AVE STE 700 PORTLAND OR 97204

GB CALDWELL LLC 277 STEWART RD SW PACIFIC WA 98047

HOME DEPOT USA INC 2455 PACES FERRY RD ATLANTA GA 30339

KUM AND GO LC 1150 LOCUST ST STE 301 DES MOINES IA 50309

RICTUS HOLDINGS LLC 17874 MOUNTAIN SPRINGS AVE NAMPA ID 83687

SRB EW LLC PO BOX 2579 EAGLE ID 83616 BVA NORTH RANCH LLC 1144 S SILVERSTONE WAY SUITE 500

MERIDIAN ID 83642

BVA NORTH RANCH RETAIL 2 LLC 1144 S SILVERSTONE WAY STE 500 MERIDIAN ID 83642

CHERRY HILL PARK INC 5455 PORTLAND RD NE SALEM OR 97305

DAJGAJID LLC PO BOX 139 SWAN VALLEY ID 83449

GENESIS COMMUNITY HEALTH INC 215 W 35TH ST GARDEN CITY ID 83714

ICI PROPERTIES LLC 615 CASTLEROCK LN IDAHO FALLS ID 83404

LEXINGTON PARTNERS LLC 100 N 9TH ST STE 200 BOISE ID 83702

SKY RANCH BUSINESS CENTER SUBDIVISIONS OWNERS ASSOC INC 9601 W STATE ST BOISE ID 83714 BVA NORTH RANCH MOB 1 LLC 1144 S SILVERSTONE SUITE 500 MERIDIAN ID 83642

CC CORNER LLC 3638 HOLL DR EAGLE ID 83616

CORWIN BROTHERS PROPERTIES LLC 201 40TH ST S FARGO ND 58103

EA CALDWELL LLC 4123 CHALLENGER WAY CALDWELL ID 83605

GRAPEVINE 7 INC 10555 HORSESHOE BEND RD BOISE ID 83714-9684

IDAHO CENTRAL CREDIT UNION 4400 CENTRAL WAY CHUBBUCK ID 83202

MSBR LLC 3303 E LINDEN ST CALDWELL ID 83605

SKY RANCH MED LLC 2667 E GALA CT STE 120 MERIDIAN ID 83642



February 26, 2025

Re: Notice of Neighborhood Meeting | Home Depot

Dear Neighbor:

Prior to submitting planning applications, the City of Caldwell requires a meeting between the applicant and the neighbors. You are invited to attend an informational neighborhood meeting regarding the Home Depot property highlighted in blue below, which is located on the southwest corner of Hwy 20/26 and Smeed Parkway.

Purpose:

To review plans for platting the property into four parcels.

When and Where:

The meeting will be held on Wednesday, March 13, 2025, from 6:00 – 6:30 p.m. on the property. The meeting will be held outside near the job trailer. Please enter the property off Smeed Pkwy at the southeast corner of the property.

Description:

We will be presenting applications to the City of Caldwell for a Short Plat to create four building lots.

The meeting will be designed to discuss the specifics of the plan and address any questions that you may have.



Please note, this is an informational meeting, not a public hearing. Attendees will be asked to sign-in, the sign-in sheet will be submitted to the city with the applications.

If you have any questions, feel free to contact me at comments@thelandgroupinc.com.

We look forward to your participation and support.

Sincerely,

Tamara Thompson,
Director of Client Services

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.

Date of Round Table meeting: 2/6/2025
Notice sent to neighbors on: 2/26/2025
Date & time of the neighborhood meeting: 3/13/2025, 6:00 PM
Location of the neighborhood meeting: On property
Developer/Applicant:
Name: Tamara Thompson
Address, City, State, Zip: 462 E Shore Drive, Suite 100, Eagle, ID 83616
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 Jamaia Lampson
DATE 04/01/2025

NEIGHBORHOOD MEETING ATTENDANCE RECORD

Project: Home Depot Pre Plat / Final Plat

Meeting Date, Time & Location: March 13, 2025, 6:00PM, On Site



Tamara Thompson Print Name Jamie Schaefer 462 E. Shore Drive, Ste 100 Address Eagle, ID 83616 1850 W. Janet Ct. Gorgle, ID 83616 tamara@thelandgroupinc.com Email/Phone 208.939.4041 jamie. Schaefer @freightlinar nu. com 208-483-0117 THE LAND GROUP, INC.

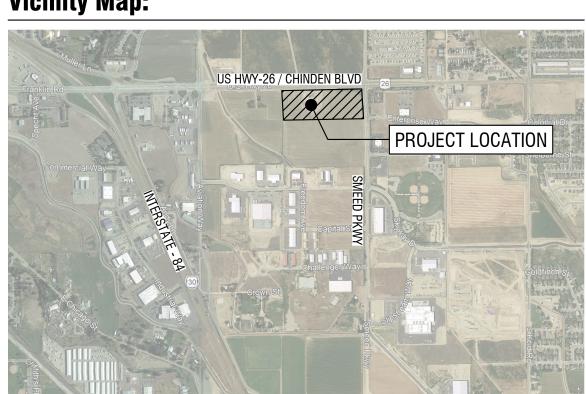


Home Depot Short Plat

Vicinity Map







Project Contacts:

Preliminary Plat

ROLE	FIRM	CONTACT
PROPERTY OWNER / SUBDIVIDER	HOME DEPOT USA, INC. 2455 PACES FERRY RD. ATLANTA, GA 30339	BARRY L. SIMMONS KEITH KING
PLANNER	THE LAND GROUP, INC. 462 E. SHORE DR., SUITE 100 EAGLE, IDAHO 83616	TAMARA THOMPSON tamara@thelandgroupinc.com (208) 939-4041
CIVIL ENGINEER	THE LAND GROUP, INC. 462 E. SHORE DR., SUITE 100 EAGLE, IDAHO 83616	JASON DENSMER, PE jason@thelandgroupinc.com (208) 939-4041
SURVEYOR	THE LAND GROUP, INC. 462 E. SHORE DR., SUITE 100 EAGLE, IDAHO 83616	MIKE FEMENIA, PLS mfemenia@thelandgroupinc.com (208) 939-4041
		1

Notes:

1. SOME IMPROVEMENTS SHOWN ON THE PARCEL ARE UNDER CONSTRUCTION AT THE TIME OF SUBMITTAL

AND ARE SHOWN BASED ON THE APPROVED PLANS.

- BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 4. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CALDWELL CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR
- 5. THE SUBJECT PARCEL HAS DIRECT ACCESS TO U.S. HIGHWAY 20/26 AND SMEED PARKWAY. NO NEW STREETS OR ACCESSES ARE PROPOSED WITH THIS APPLICATION.
- 6. ALL STREET RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PUBLIC USE.
- 7.1. EXCEPT AS SHOWN OR WHERE SUBSEQUENTLY IDENTIFIED TO BE REQUIRED BY A UTILITY PROVIDER, NO EASEMENTS ARE PROVIDED ALONG INTERIOR SIDE YARD LOT LINES.
- ANY SPECIAL EASEMENTS ARE SHOWN ON THE PRELIMINARY PLAT. 7.3. ALL EXISTING EASEMENTS ARE SHOWN PER CURRENT TITLE REPORTS.
- OF CALDWELL. 9. ALL LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH SANITARY SEWER SERVICE BY THE CITY OF

8. ALL LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH DOMESTIC WATER SERVICE FROM THE CITY

- CALDWELL. 10. PRESSURE IRRIGATION SYSTEM TO BE PROVIDED. THIS SUBDIVISION LIES WITHIN THE CITY OF CALDWELL AND CALDWELL MUNICIPAL IRRIGATION DISTRICT. A PRESSURE IRRIGATION SYSTEM WILL SERVICE EACH
- 11. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.

LOT. INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR IRRIGATION ASSESSMENTS.

12. STORMWATER RUNOFF WILL BE COLLECTED AND INFILTRATED ON-SITE WITH DETENTION BASINS, SWALES, SEEPAGE BEDS OR OTHER COMMONLY USED AND APPROVED INFILTRATION FACILITIES.

Preliminary Plat

Home Depot Subdivision

Situate in a Portion of the NE 1/4 of the NW 1/4 of Section 25 Township 4 North, Range 3 West, Boise Meridian City of Caldwell, Canyon County, Idaho

Project Summary:

EXISTING ZONING: PROPOSED ZONING:	M-1 (CITY OF CALDWELL) M-1 (NO CHANGE)			
TOTAL PROJECT AREA:	16.787-AC ±			
TOTAL LOTS:	4 (ALL COMMERCIAL	4 (ALL COMMERCIAL BUILDABLE LOTS)		
TOTAL COMMON AREA:	0.0± AC (NO COMMON LOTS)			
PROPOSED LAND USES: COMMERCIAL R/W (PROPOSED)	4	ACRES (% OF TOTAL) 16.727-AC (99.6%) 0.06-AC (0.4%)		
TOTAL	4	16.787-AC (100%)		
MIN. BUILDABLE LOT SIZE: AVG. BUILDABLE LOT SIZE: DWELLINGS PER ACRE:	0-SF ± PER CODE 10 4.182-AC ± N/A	0-02-03 FOR M-1 ZONING DISTRICT		
SETBACKS: FRONT YARD: REAR YARD: INTERIOR SIDE YARD: STREET SIDE YARD:	FOR M-1 ZONING DIS 20-FT 0-FT 0-FT 20-FT	TRICT		
HILLSIDE: FLOODPLAIN:	THE PROPERTY IS NOT A HILLSIDE DEVELOPMENT. THE PROPERTY DOES NOT LIE WITHIN AN ESTABLISHED FLOOD HAZARD			

Acknowledgment:

TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED PRELIMINARY PLAT MEETS ALL REQUIREMENTS OF CITY

Legend:

		SUBJECT PARCEL BOUNDARY LINE PROPOSED LOT LINE EXISTING / PROPOSED RIGHT-OF-WAY LINE
	·	SECTION LINE
		TIE LINE
		EASEMENT LINE
EP		EDGE OF PAVEMENT
SS		SANITARY SEWER LINE
SD) ————	STORM DRAIN LINE
——— W ———	W	WATER LINE
GIR	R	GRAVITY IRRIGATION LINE
——— ОН	P	OVERHEAD POWER LINE
UG	P	UNDERGROUND POWER LINE
OH		OVERHEAD TELEPHONE LINE
T	T	UNDERGROUND TELEPHONE LINE
F0		FIBER OPTICS LINE
G	 -	NATURAL GAS LINE
	. 1	CONCRETE AREA
		CURB AND GUTTER
/ — — — — — — — — — — — — — — — — — — —	0 – – –	EXISTING GROUND CONTOUR (2-FT INTERVAL)

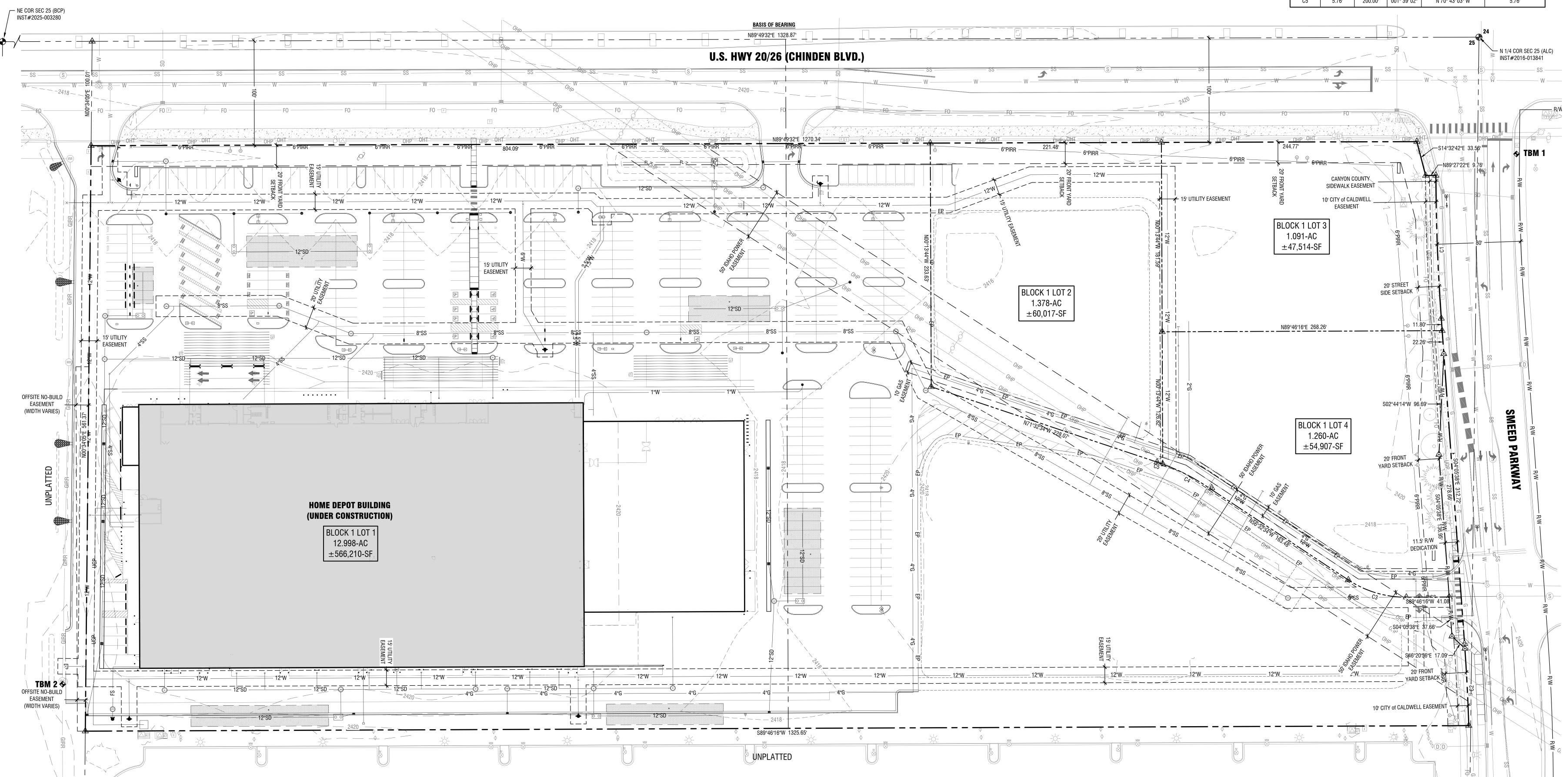
Survey Benchmarks:

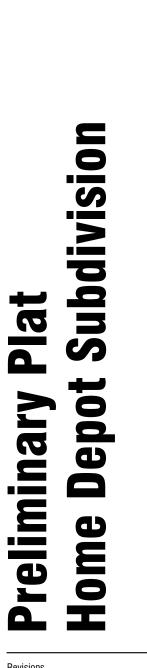
TBM #1		TBM #2	
NORTHING:	728,721.208	NORTHING:	728,212.787
EASTING:	2,388,649.466	EASTING:	2,387,256.368
ELEVATION:	2419.93	ELEVATION:	2421.15
DESCRIPTION:	5/8" REBAR WITH CAP LOCATED	DESCRIPTION:	SCRIBED X IN CONCRETE
	BETWEEN CURB AND SIDEWALK		MANHOLE COLLAR

	Curve Table				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	137.23'	2,040.00'	003° 51' 15"	S 02° 10' 01" E	137.20'
C2	74.00'	1,960.00'	002° 09' 48"	N 02° 52' 40" W	74.00'
C3	58.79'	100.00'	033° 41' 10"	N 73° 23' 09" W	57.95'
C4	46.60'	200.00'	013° 20' 58"	N 63° 13' 03" W	46.49'
C5	5.76'	200.00'	001° 39' 02"	N 70° 43' 03" W	5.76'

C 1/4 COR SEC 25 (ALC) -

INST#2025-____



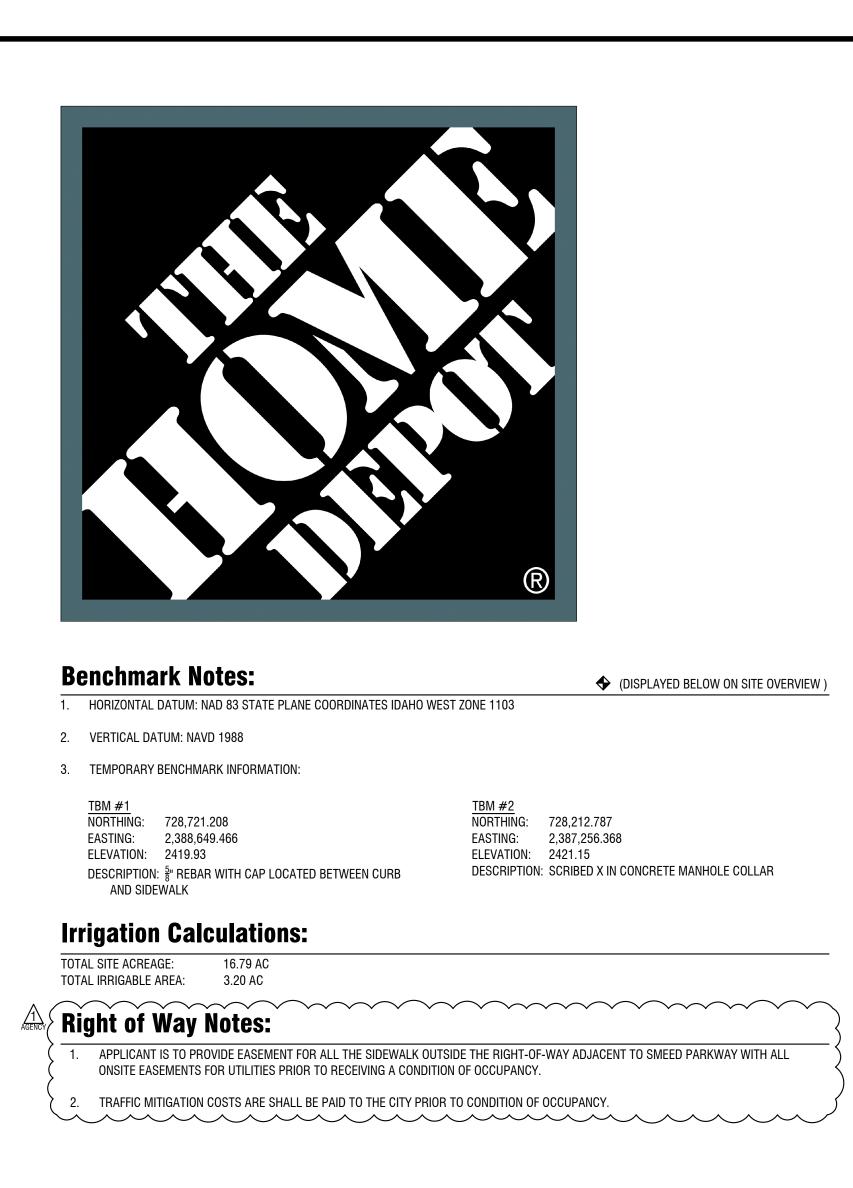


SURVEYOR'S STAMP PERTAINS ONLY TO THE BOUNDARY SURVEY

HOME DEPOT STORE -

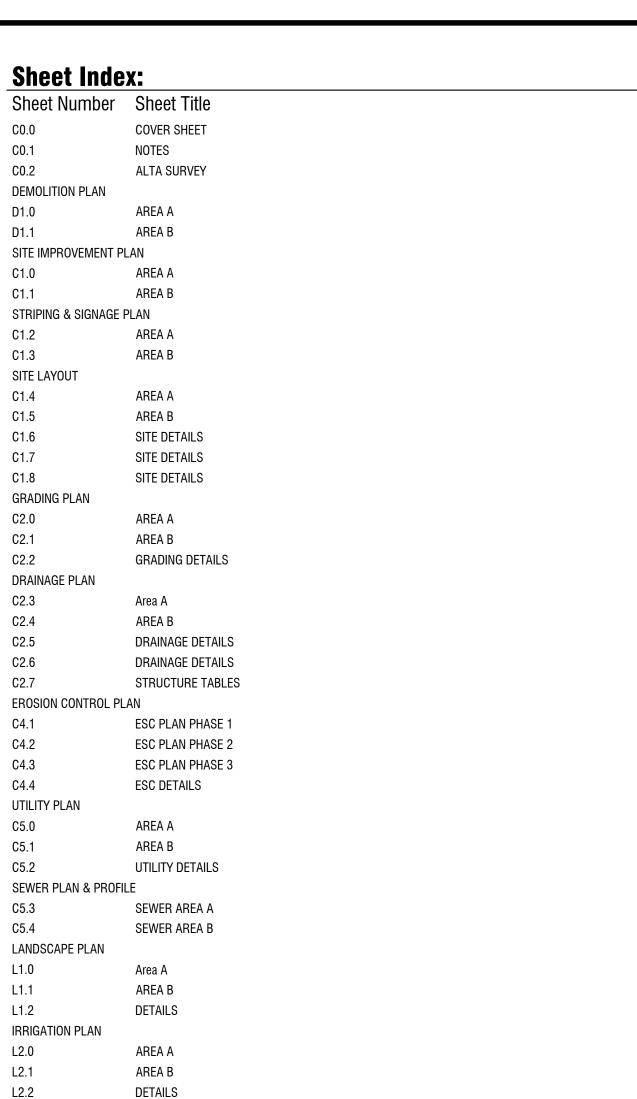


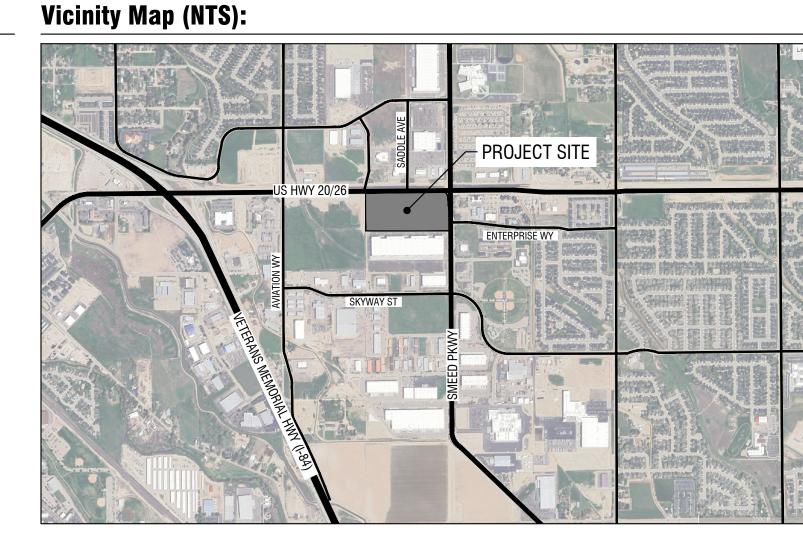
4106 HWY 20/26, CALDWELL, IDAHO 83605

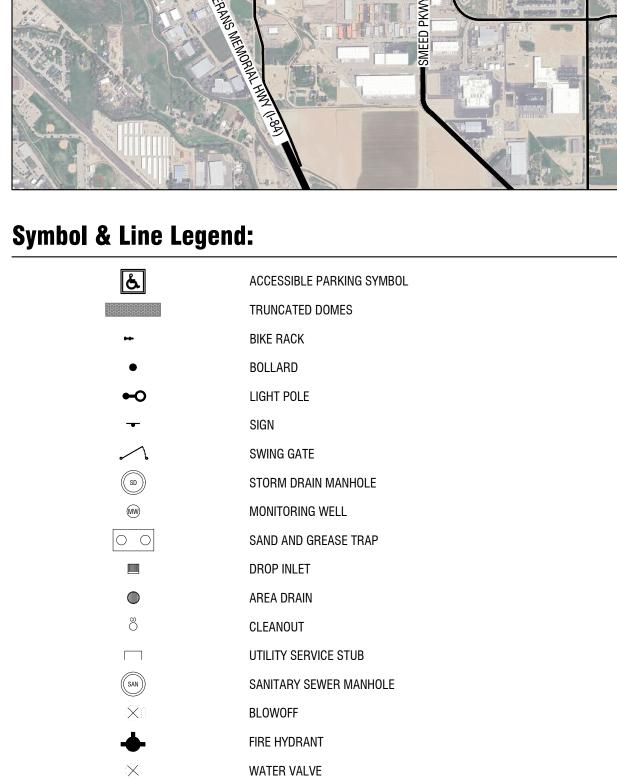


Site Overview:

ROLE	FIRM	CONTACT	
PROJECT MANAGER	LARS ANDERSEN & ASSOCIATES, INC. 4694 W. JACQUELYN AVE. FRESNO, CA 93722	DAN ZOLDAK, PE dzoldak@larsandersen.com (559) 978-7059	
REAL ESTATE MANAGER	THE HOME DEPOT 2455 PACES FERRY ROAD, C-19 ATLANTA, GA 30339	BARRY L. SIMMONS simmons@homedepot.com (648) 637-2140	
CONSTRUCTION MANAGER	THE HOME DEPOT 2455 PACES FERRY ROAD, C-19 ATLANTA, GA 30339	KEITH KING keith_king@homedepot.com (847) 630-4682	
ARCHITECT	WD PARTNERS 7077 DISCOVERY BLVD DUBLIN, OH 43017	MATT BARTHOLOMEW matt.bartholomew@wdpartners.com (470) 328-4199	
CIVIL ENGINEER	THE LAND GROUP, INC. 462 E. SHORE DR., SUITE 100 EAGLE, IDAHO 83616	JASON DENSMER, PE jason@thelandgroupinc.com (208) 939-4041	
LANDSCAPE ARCHITECT	THE LAND GROUP, INC. 462 E. SHORE DR., SUITE 100 EAGLE, IDAHO 83616	DAVID DUPERAULT, RLA dduperault@thelandgroupinc.com (208) 939-4041	
SURVEYOR	THE LAND GROUP, INC. 462 E. SHORE DR., SUITE 100 EAGLE, IDAHO 83616	MICHAEL FEMINIA, PLS mfeminia@thelandgroupinc.com (208) 939-4041	
GEOTECHNICAL ENGINEER	ATC ASSOCIATES OF NORTH CAROLINA 7606 WHITEHALL EXECUTIVE CENTER DRIVE, SUITE 800 CHRLOTTE, NC 28273	GEORGE M. ADAIR, PE george.adair@oneatlas.com (704) 529-3200	
LIGHTING / ELECTRICAL	ORION ENERGY SYSTEMS, INC. 9143 PHILIPS HIGHWAY, SUITE 420 JACKSONVILLE, FL 32256	MICHAEL FLYNN mflynn@oesx.com (904) 479-6454	
Agencies Having Jui	isdiction:		
ROLE	FIRM	CONTACT	
CITY OF CALDWELL PUBLIC WORKS (SITE & UTILITIES)	CITY OF CALDWELL 205 SOUTH 6TH AVE. CALDWELL, ID 83605	STEVE PENDLETON spendleton@cityofcaldwell.org (208) 455-4683	
CITY OF CALDWELL (BUILDING DEPARTMENT)	CITY OF CALDWELL 205 SOUTH 6TH AVE. CALDWELL, ID 83605	BRETT CLARK bclark@cityofcaldwell.org (208) 455-4658	
ELECTRICAL	IDAHO POWER 2420 CHACARTEGUI LN. NAMPA, ID 83687	DERREK BEAGLEY dbeagley@idahopower.com (208) 465-6826	
NATURAL GAS	INTERMOUNTAIN GAS COMPANY 2921 CALDWELL BLVD. NAMPA, ID 83651	JESSICA MANSELL jessica.mansell@intgas.com (208) 468-6727	



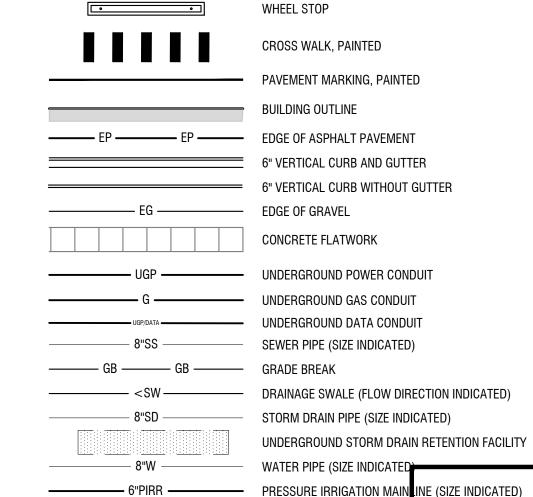




WATER METER 2"

TRANSFORMER

LANDSCAPE PLANTER EDGI





— — SETBACK LINE

— — — — — — EASEMENT LINE

City of Caldwell

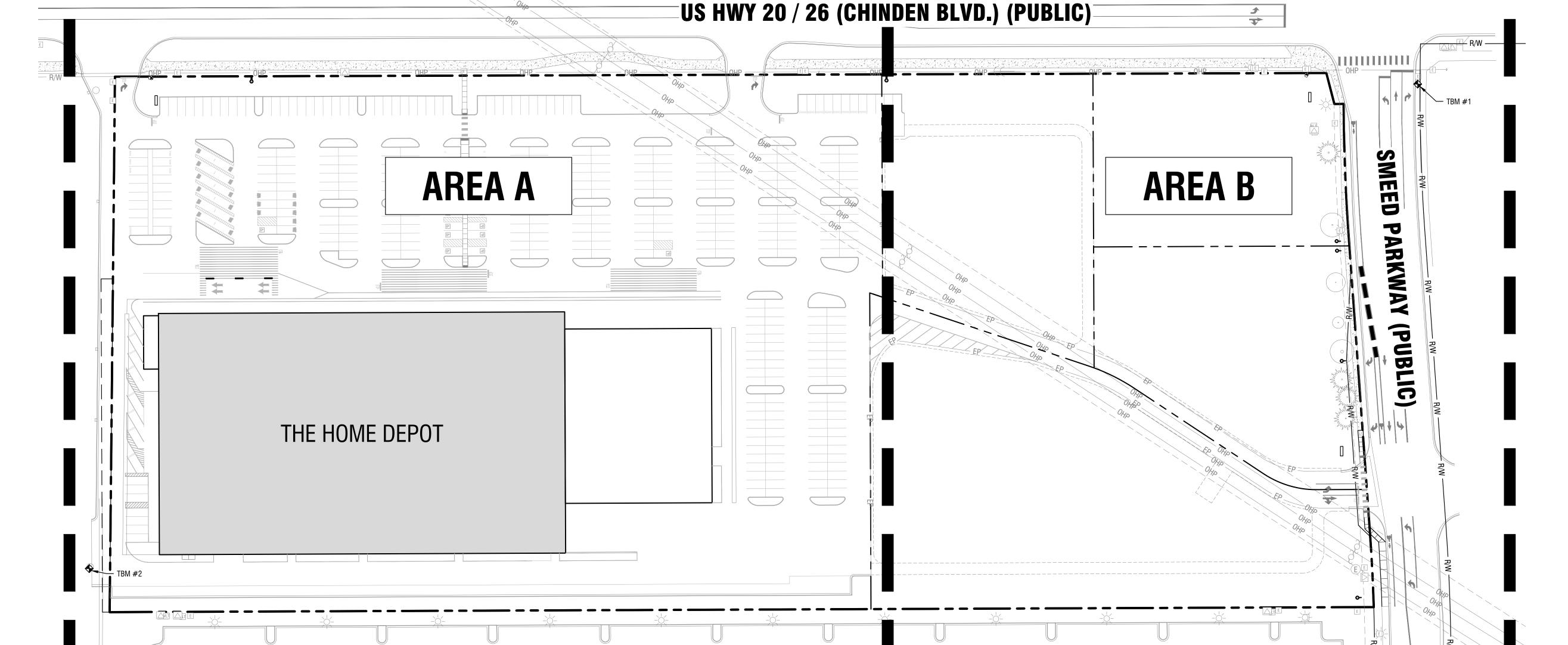
APPROVED FOR CONSTRUCTION

These plane and/or ensitientians have

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable leral, state, and local laws, rules, regulations, ordinances, orders of prisions, development agreements, or specifications. Inconsistencies not

specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and

Name: Steven Pendleton



Home Depot - Store #
Caldwell, Idaho

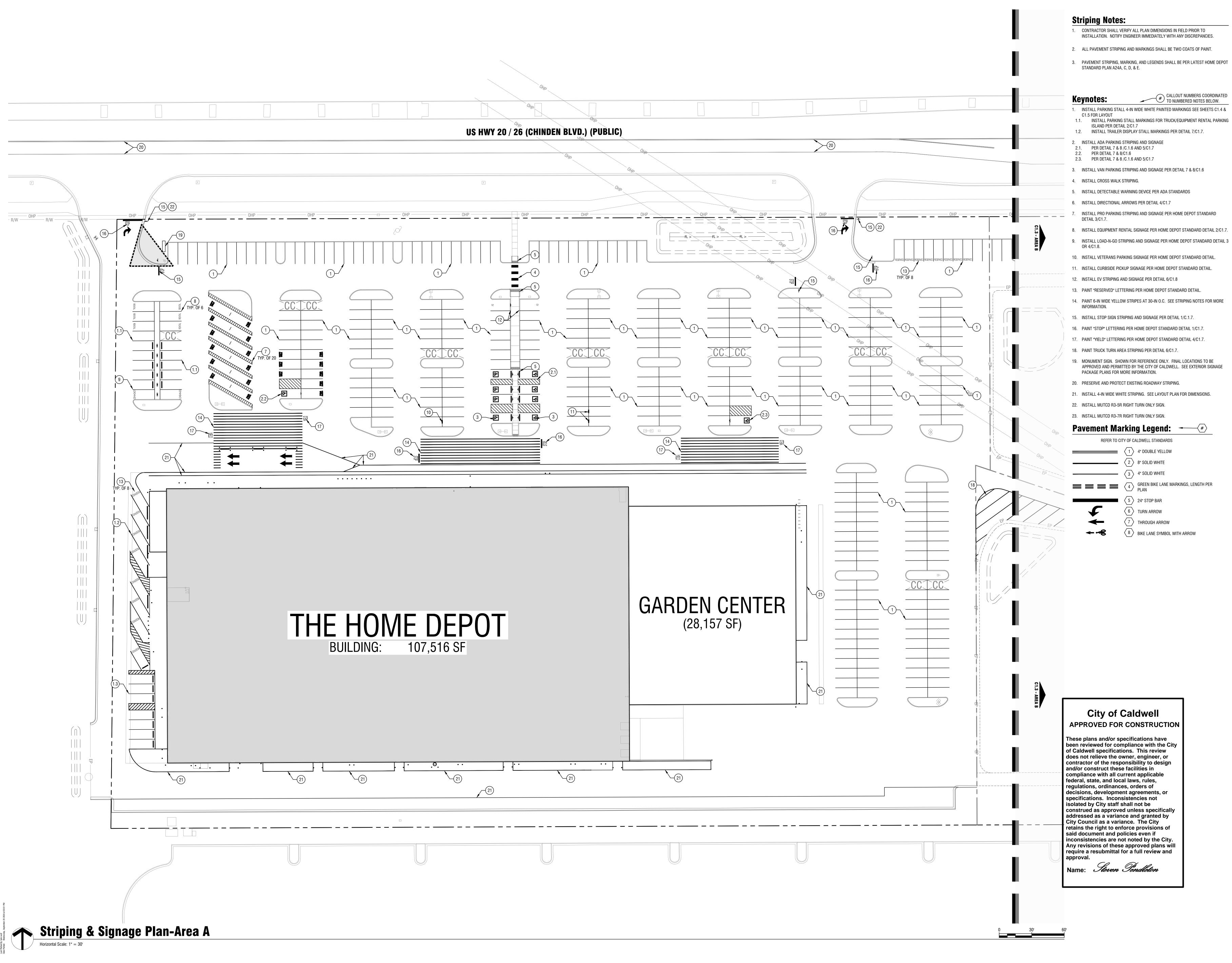
1. AGENCY COMMENTS

ect No.:
e of Issuance:
ect Milestone: PERMI

Cover Sheet

CO.0

File Location: gi/2024/124082\cad\, cds/124082 cd c0.0 con Last Political by jisson delinener 27 2004 at 02-20 bus Data bished - Existan Commander 27 2004 at 02-20 bus





AGENCY COMMENTS

10961

10961

Project No.: 124082.00

Date of Issuance: 09-25-2024

Project Milestone: PERMIT SUBMITTAL

C1.2

Striping & Signage Plan Area A

Striping Notes:

1. CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS IN FIELD PRIOR TO INSTALLATION. NOTIFY ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES.

- 2. ALL PAVEMENT STRIPING AND MARKINGS SHALL BE TWO COATS OF PAINT.
- 3. PAVEMENT STRIPING, MARKING, AND LEGENDS SHALL BE PER LATEST HOME DEPOT STANDARD PLAN A24A, C, D, & E.

CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.

- 1. INSTALL PARKING STALL 4-IN WIDE WHITE PAINTED MARKINGS SEE SHEETS C1.4 & C1.5 FOR LAYOUT
- 1.1. INSTALL PARKING STALL MARKINGS FOR TRUCK/EQUIPMENT RENTAL PARKING ISLAND PER DETAIL 2/C1.7
- 1.2. INSTALL TRAILER DISPLAY STALL MARKINGS PER DETAIL 7/C1.7.
- 2. INSTALL ADA PARKING STRIPING AND SIGNAGE 2.1. PER DETAIL 7 & 8 /C.1.6 AND 5/C1.7
- 2.2. PER DETAIL 7 & 8/C1.6
- 2.3. PER DETAIL 7 & 8 /C.1.6 AND 5/C1.7
- 3. INSTALL VAN PARKING STRIPING AND SIGNAGE PER DETAIL 7 & 8/C1.6 4. INSTALL CROSS WALK STRIPING.

DETAIL 3/C1.7.

- 5. INSTALL DETECTABLE WARNING DEVICE PER ADA STANDARDS
- 6. INSTALL DIRECTIONAL ARROWS PER DETAIL 4/C1.7
- 7. INSTALL PRO PARKING STRIPING AND SIGNAGE PER HOME DEPOT STANDARD
- 8. INSTALL EQUIPMENT RENTAL SIGNAGE PER HOME DEPOT STANDARD DETAIL 2/C1.7.
- 9. INSTALL LOAD-N-GO STRIPING AND SIGNAGE PER HOME DEPOT STANDARD DETAIL 3
- OR 4/C1.8.
- 10. INSTALL VETERANS PARKING SIGNAGE PER HOME DEPOT STANDARD DETAIL.
- 11. INSTALL CURBSIDE PICKUP SIGNAGE PER HOME DEPOT STANDARD DETAIL.
- 12. INSTALL EV STRIPING AND SIGNAGE PER DETAIL 6/C1.8
- 13. PAINT "RESERVED" LETTERING PER HOME DEPOT STANDARD DETAIL. 14. PAINT 6-IN WIDE YELLOW STRIPES AT 30-IN O.C. SEE STRIPING NOTES FOR MORE
- 15. INSTALL STOP SIGN STRIPING AND SIGNAGE PER DETAIL 1/C.1.7.
- 16. PAINT "STOP" LETTERING PER HOME DEPOT STANDARD DETAIL 1/C1.7.
- 17. PAINT "YIELD" LETTERING PER HOME DEPOT STANDARD DETAIL 4/C1.7.
- 18. PAINT TRUCK TURN AREA STRIPING PER DETAIL 6/C1.7.
- 19. MONUMENT SIGN. SHOWN FOR REFERENCE ONLY. FINAL LOCATIONS TO BE APPROVED AND PERMITTED BY THE CITY OF CALDWELL. SEE EXTERIOR SIGNAGE
- 20. PRESERVE AND PROTECT EXISTING ROADWAY STRIPING.

PACKAGE PLANS FOR MORE INFORMATION.

- 21. INSTALL 4-IN WIDE WHITE STRIPING. SEE LAYOUT PLAN FOR DIMENSIONS.
- 22. INSTALL MUTCD R3-5R RIGHT TURN ONLY SIGN.
- 23. INSTALL MUTCD R3-7R RIGHT TURN ONLY SIGN.

Pavement Marking Legend: -

REFER TO CITY OF CALDWELL STANDARDS



7 THROUGH ARROW

8 BIKE LANE SYMBOL WITH ARROW

City of Caldwell APPROVED FOR CONSTRUCTION

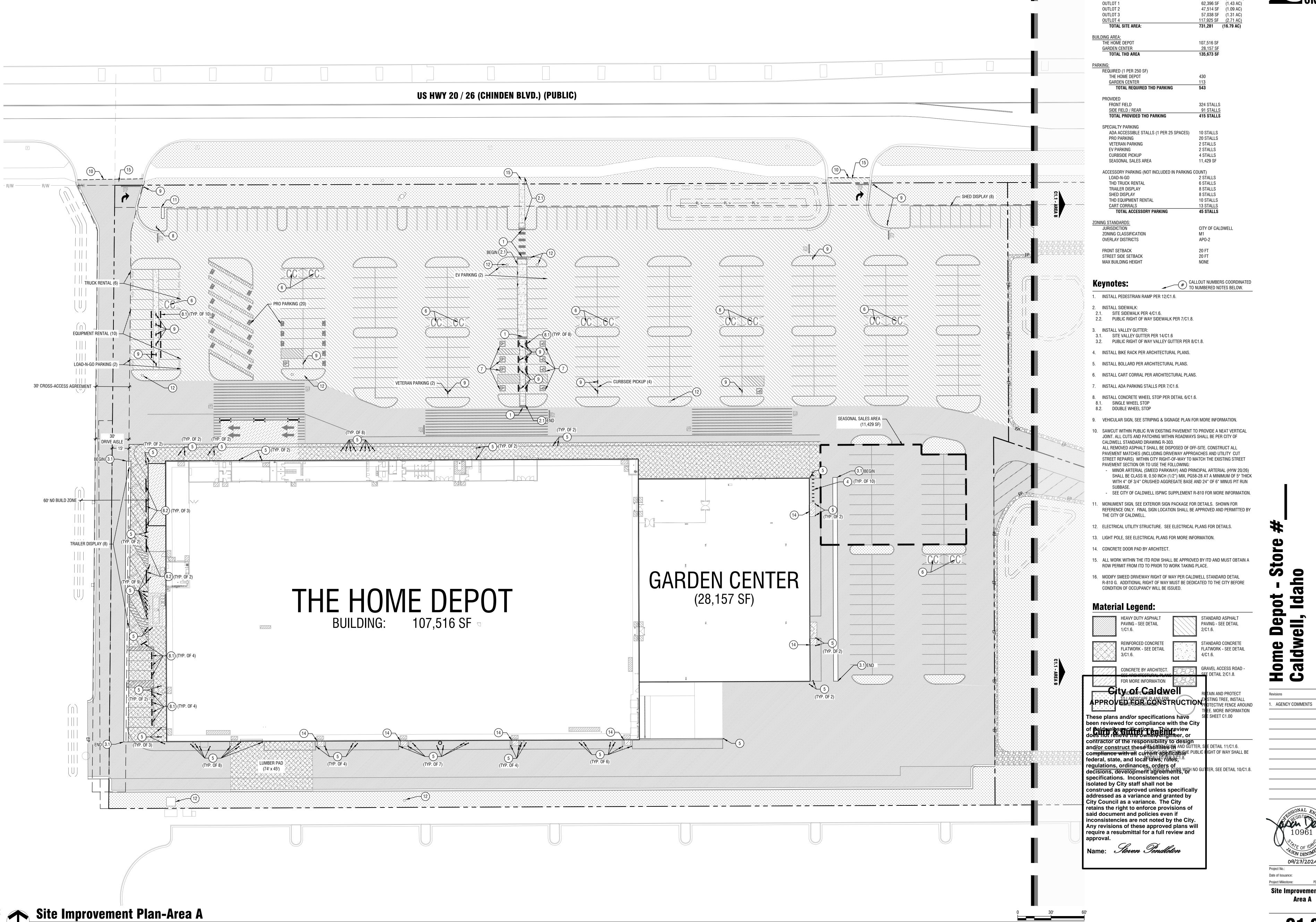
These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and

Name: Steven Pendleton

AGENCY COMMENTS

Area B C1.3

Striping & Signage Plan



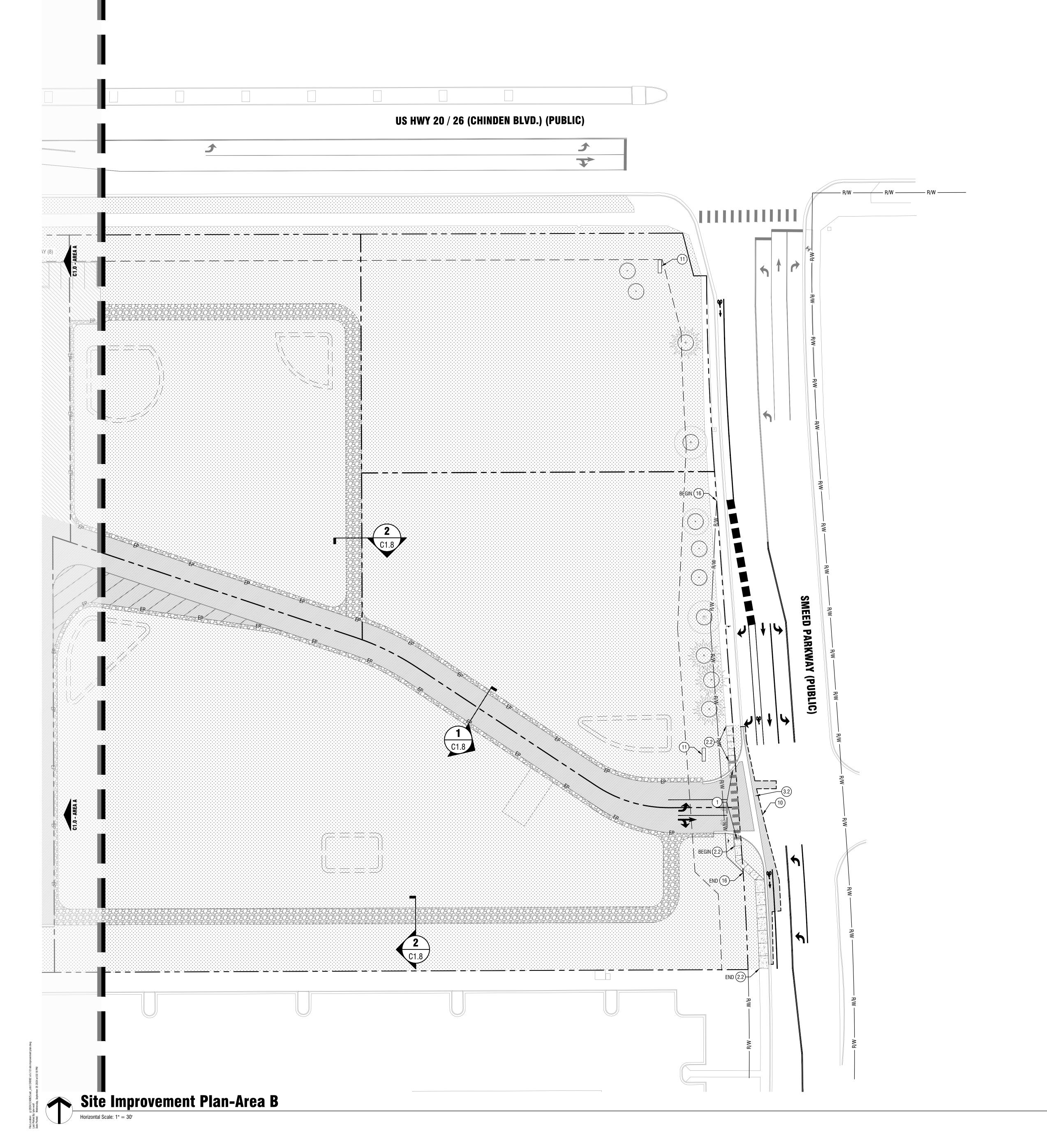


446,408 SF (10.24 AC)

Project Information:

SITE AREA: THE HOME DEPOT PARCEL

Site Improvement Plan Area A



Project Information:

SITE AREA:		
THE HOME DEPOT PARCEL	446,408 SF	(10.2
OUTLOT 1	62,396 SF	(1.43
OUTLOT 2	47,514 SF	(1.09
OUTLOT 3	57,038 SF	(1.31
OUTLOT 4	117,925 SF	(2.71
TOTAL SITE AREA:	731,281	(16.79

BUILDING AREA:
THE HOME DEPOT
GARDEN CENTER 107,516 SF

PARKING: REQUIRED (1 PER 250 SF) THE HOME DEPOT

CURBSIDE PICKUP

SEASONAL SALES AREA

GARDEN CENTER PROVIDED

FRONT FIELD 324 STALLS 91 STALLS 415 STALLS SPECIALTY PARKING 10 STALLS ADA ACCESSIBLE STALLS (1 PER 25 SPACES) 20 STALLS PRO PARKING 2 STALLS 2 STALLS VETERAN PARKING **EV PARKING** 4 STALLS

11,429 SF ACCESSORY PARKING (NOT INCLUDED IN PARKING COUNT) LOAD-N-GO 2 STALLS THD TRUCK RENTAL 6 STALLS TRAILER DISPLAY 8 STALLS SHED DISPLAY 8 STALLS THD EQUIPMENT RENTAL 10 STALLS 13 STALLS 45 STALLS

JURISDICTION CITY OF CALDWELL ZONING CLASSIFICATION OVERLAY DISTRICTS AP0-2 20 FT FRONT SETBACK STREET SIDE SETBACK 20 FT NONE MAX BUILDING HEIGHT

CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.

- 1. INSTALL PEDESTRIAN RAMP PER 12/C1.6.
- 2. INSTALL SIDEWALK: 2.1. SITE SIDEWALK PER 4/C1.6.
- 2.2. PUBLIC RIGHT OF WAY SIDEWALK PER 7/C1.8.
- 3. INSTALL VALLEY GUTTER: 3.1. SITE VALLEY GUTTER PER 14/C1.6
- 3.2. PUBLIC RIGHT OF WAY VALLEY GUTTER PER 8/C1.8.
- 4. INSTALL BIKE RACK PER ARCHITECTURAL PLANS.
- 5. INSTALL BOLLARD PER ARCHITECTURAL PLANS.
- 6. INSTALL CART CORRAL PER ARCHITECTURAL PLANS. 7. INSTALL ADA PARKING STALLS PER 7/C1.6.
- 8. INSTALL CONCRETE WHEEL STOP PER DETAIL 6/C1.6.
- 8.1. SINGLE WHEEL STOP 8.2. DOUBLE WHEEL STOP
- 9. VEHICULAR SIGN, SEE STRIPING & SIGNAGE PLAN FOR MORE INFORMATION.
- 10. SAWCUT WITHIN PUBLIC R/W EXISTING PAVEMENT TO PROVIDE A NEAT VERTICAL JOINT. ALL CUTS AND PATCHING WITHIN ROADWAYS SHALL BE PER CITY OF
- CALDWELL STANDARD DRAWING R-303. ALL REMOVED ASPHALT SHALL BE DISPOSED OF OFF-SITE. CONSTRUCT ALL
- PAVEMENT MATCHES (INCLUDING DRIVEWAY APPROACHES AND UTILITY CUT STREET REPAIRS) WITHIN CITY RIGHT-OF-WAY TO MATCH THE EXISTING STREET
- PAVEMENT SECTION OR TO USE THE FOLLOWING: MINOR ARTERIAL (SMEED PARKWAY) AND PRINCIPAL ARTERIAL (HYW 20/26) SHALL BE CLASS III, 0.50 INCH (1/2") MIX, PG58-28 AT A MINIMUM OF 5" THICK WITH 4" OF 3/4" CRUSHED AGGREGATE BASE AND 24" OF 6" MINUS PIT RUN
- SEE CITY OF CALDWELL ISPWC SUPPLEMENT R-810 FOR MORE INFORMATION.
- 11. MONUMENT SIGN, SEE EXTERIOR SIGN PACKAGE FOR DETAILS. SHOWN FOR REFERENCE ONLY. FINAL SIGN LOCATION SHALL BE APPROVED AND PERMITTED BY
- THE CITY OF CALDWELL.
- 12. ELECTRICAL UTILITY STRUCTURE. SEE ELECTRICAL PLANS FOR DETAILS. 13. LIGHT POLE, SEE ELECTRICAL PLANS FOR MORE INFORMATION.
- 14. CONCRETE DOOR PAD BY ARCHITECT.
- 15. ALL WORK WITHIN THE ITD ROW SHALL BE APPROVED BY ITD AND MUST OBTAIN A ROW PERMIT FROM ITD TO PRIOR TO WORK TAKING PLACE.
- 16. MODIFY SMEED DRIVEWAY RIGHT OF WAY PER CALDWELL STANDARD DETAIL R-810 G. ADDITIONAL RIGHT OF WAY MUST BE DEDICATED TO THE CITY BEFORE CONDITION OF OCCUPANCY WILL BE ISSUED.

Material Legend:

HEAVY DUTY ASPHALT PAVING - SEE DETAIL PAVING - SEE DETAIL 1/C1.6. 2/C1.6. FLATWORK - SEE DETAIL FLATWORK - SEE DETAIL

CONCRETE BY ARCHITECT.

Citynofe Caldwell TAIN AND PROTECT TO LANDSCAPE PLANS FOR LOCATION EX STING TREE, INSTALL PROPERTIES AROUND PROTECTIVE FENCE AROUND

These plans and/or specifications have

and/or construct these facilities in AND GUTTER, SEE DETAIL 11/C1.6. compliance with all cument of the property of the public right of way shall be federal, state, and local laws, rules, 1.8.

regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be

construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and

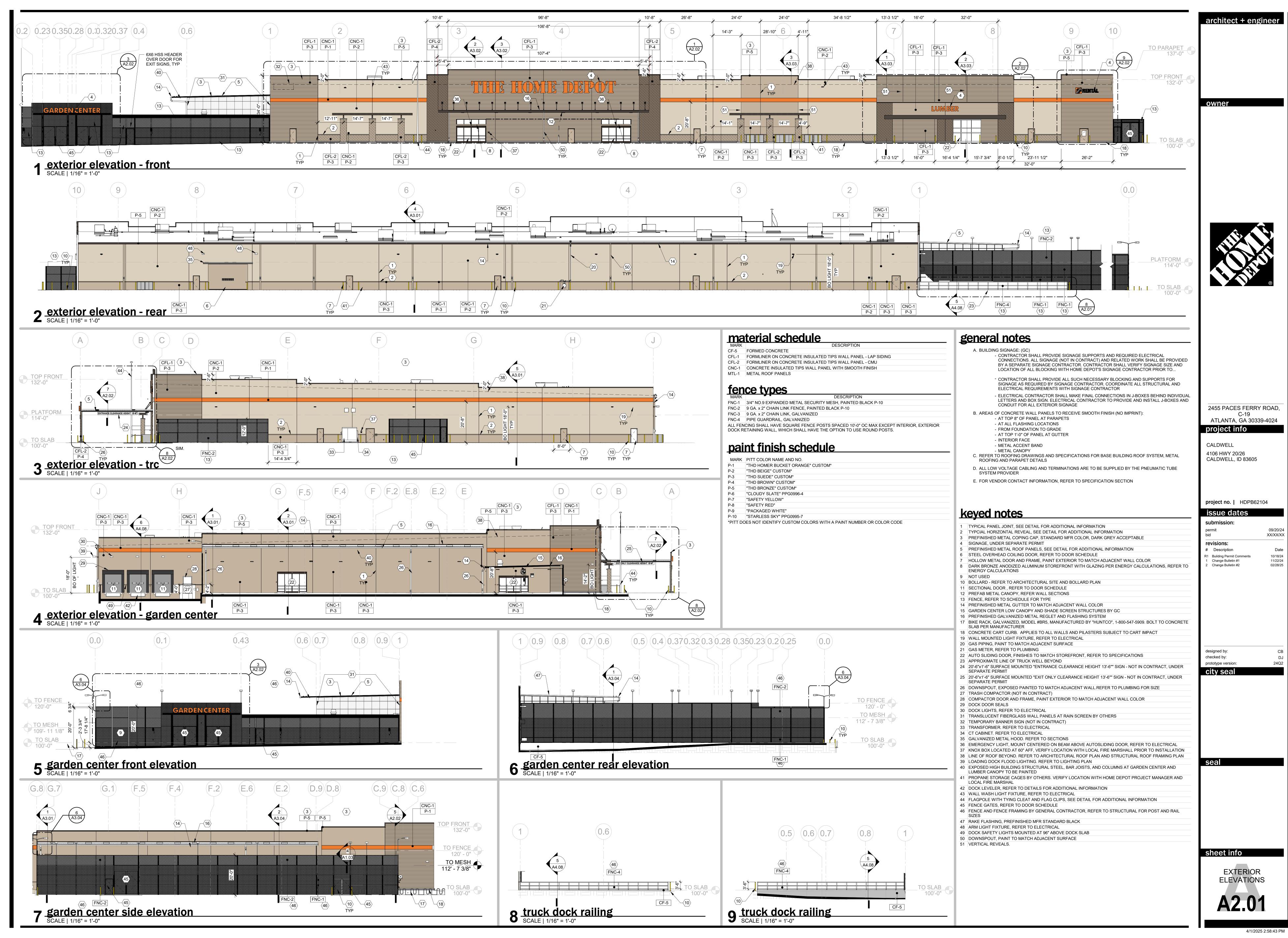
Name: Steven Pendleton

AGENCY COMMENTS

E. MORE INFORMATION

C1.1

Site Improvement Plan Area B



Project Calculations

TREET BUFFERS - CALDWELL CITY CODE SECTION 10-07-08 20-FT MIN. BUFFER WIDTH WITH 1 TREE PER 35 L.F. AND 1 SHRUB PER 7 L.F.

LAND USE BUFFERS - CALDWELL CITY CODE SECTION 10-07-10 MIX OF DECIDUOUS AND EVERGREEN TREES WITH TURF AND SHRUBS. TREES SPACED AT 30' INTERVALS AND SHRUBS SPACED AT 2' & 8' INTERVALS.

ALL TREES INTERNAL TO THE SITE THAT ARE PROPOSED TO BE REMOVED ARE DEAD OR NOT OF HEALTHY CONDITION. NO

MITIGATION NECESSARY. ONE WILLOW TREE AND TWO CONIFEROUS TREES ALONG SMEED PARKWAY ARE TO BE REMOVED. MITIGATION METHODS WILL BE TO PROPOSE THREE TREES ALONG THE SOUTH SITE BOUNDARY, PER CITY OF CALDWELL

STANDARDS. SEE DEMOLITION PLAN FOR LOCATIONS OF TREES TO BE REMOVED.

Landscape Notes:

- A. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- B. ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION. REMOVE ALL ROOTS, WEEDS,
- FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:
- C.A. 1" BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.

ROCKS AND FOREIGN MATERIAL ON THE SURFACE.

- 3" BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
- D. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" OF MEDIUM BARK MULCH. SUBMIT SAMPLE FOR APPROVAL. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL, SOD AREAS A MINIMUM OF 12" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE. RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM; CLEAN AND FREE OF
- 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B.) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND WITH A PH OF 5.5 TO

- G. $\,\,\,$ IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT
- H. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT
- I. NEW TREE PLANTING, SEE DETAILS 1 & 2/L1.2. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E...FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- K. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME
- M. IN ALL PLANTER BED AND LAWN AREAS, THE TOP 6 INCHES OF TOPSOIL WILL BE AMENDED AT A RATIO OF 3 CUBIC YARDS OF COMPOST/ORGANIC MATTER PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6" INTO TOPSOIL. ALL TREE PITS SHALL BE A MIX OF SEVEN PARTS TOPSOIL (AS SPECIFIED IN THESE NOTES) AND THREE PARTS COMPOST/ORGANIC
- MATTER, BY VOLUME. N. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS OR APPROVED EQUAL. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- D. TREE PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. TREE PITS SHALL BE 5'x5'x1.5' (37.5 CF/ 1.5 CY).
- HUMIC ACID: 25 LBS PER TREE PIT
- P. SHRUB PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR SHRUB PIT BACKFILL AT THE

J. NEW SHRUB PLANTING. SEE DETAIL 3/L1.2.

SIZE AND SPECIES AT NO COST TO THE OWNER.

- HUMIC ACID: 2 LBS PER SHRUB PIT COMMERCIAL GRADE COMPOST - 2 CUBIC FEET PER SHRUB PIT
- PLANTING TABLET FERTILIZER 2 TABLETS PER SHRUB PIT
- CALCIFIED DIATOMACEOUS EARTH 15 LBS PER SHRUB PIT Q. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE
- R. IN THE EVENT OF A DISCREPANCY NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY

Tree Protection Notes:

- PROTECT THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED ON SITE: (NOTE: CRITICAL ROOT ZONE IS THE AREA A.A. CONSTRUCT PROTECTIVE FENCING OF CHAIN-LINK AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR
 - DO NOT ALLOW COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION. DO NOT ALLOW CEMENT TRUCKS TO RINSE WITHIN THE PROTECTION AREA, ANYWHERE THAT TREE ROOTS EXIST OR IN
 - DO NOT STOCKPILE MATERIALS, DEBRIS OR DIRT WITHIN THE TREE PROTECTION AREA.

- EQUAL TO THE CORRESPONDING CALIPER INCH OF TREES TO A TREE BANK FOR FUTURE TREE PLANTING. THE CITY MAY

CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.

. VISION TRIANGLE PER CALDWELL CITY CODE. 2. SAVE AND PROTECT EXISTING TREES. SEE TREE PROTECTION NOTES THIS SHEET.

MEDIUM BARK MULCH, 3" DEPTH 80:20 KENTUCKY BLUEGRASS: RYE GRASS PERCULTY OF Caldwell APPROVED FOR CONSTRUCTION
VISION TRIANGLE These plans and/or specifications have been reviewed for compliance with the City

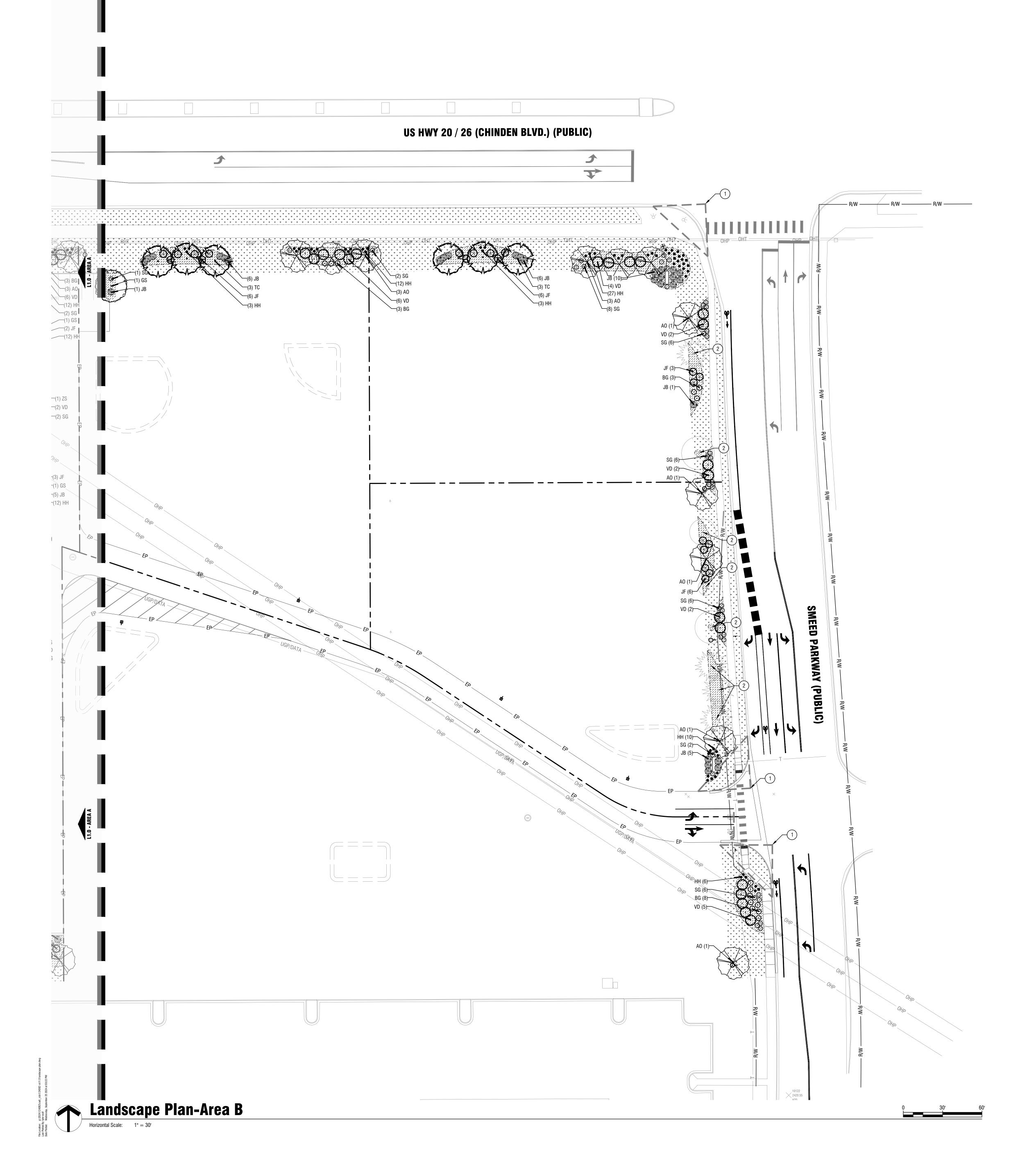
PLANT SCHEDULE of Caldwell specifications. This review does not relieve the owner continuous. addressed as a variance and granted by

City Council as a variance. The City
POT
Tetains the right to enforce provisions of
POT
Sald decument and policies syen if
PACIFIC ASSISTED OF THE POT
INCONSISTENCIES are not noted by the City.
GREEN / SEA GREEN JONE THOSE approved plans will
AMY / COUNTY AND SOUTH AND SOUTH AND SEA GREEN SOUTH AND SEA GREEN SOUTH AND SOUTH HEMEROCALLIS X 'HAPPY JB JUNIPERUS CONFERTA ' JUNIPERUS CHINENSIS 'SE NOTE: DO NOT PLANT ANY TREE SPECIES BUT WIRELES POWER LINES. THIS TREE AND PROPOSERIORS Seven Sendleton RICTIONS.

AGENCY COMMENTS

Landscape Plan Area A

L1.0



Project Calculations

STREET BUFFERS - CALDWELL CITY CODE SECTION 10-07-08
20-FT MIN. BUFFER WIDTH WITH 1 TREE PER 35 L.F. AND 1 SHRUB PER 7 L.F.

HIGHWAY 20/26:

BUFFER L.F. TREES REQUIRED / PROVIDED SHRUBS REQUIRED / PROVIDID 1,056 L.F. 30 / 32 151 / 191

SMEED PARKWAY:

BUFFER L.F. TREES REQUIRED / PROVIDED SHRUBS REQUIRED / PROVIDID

LAND USE BUFFERS - CALDWELL CITY CODE SECTION 10-07-10
MIX OF DECIDUOUS AND EVERGREEN TREES WITH TURF AND SHRUBS.

MIX OF DECIDUOUS AND EVERGREEN TREES WITH TURF AND SHRUBS.
TREES SPACED AT 30' INTERVALS AND SHRUBS SPACED AT 2' & 8' INTERVALS.

798 L.F. 18 6

TREE MITIGATION I

ALL TREES INTERNAL TO THE SITE THAT ARE PROPOSED TO BE REMOVED ARE DEAD OR NOT OF HEALTHY CONDITION. NO MITIGATION NECESSARY. ONE WILLOW TREE AND TWO CONIFEROUS TREES ALONG SMEED PARKWAY ARE TO BE REMOVED. MITIGATION METHODS WILL BE TO PROPOSE THREE TREES ALONG THE SOUTH SITE BOUNDARY, PER CITY OF CALDWELL STANDARDS. SEE DEMOLITION PLAN FOR LOCATIONS OF TREES TO BE REMOVED.

Landscape Notes:

- A. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- B. ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION. REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.
- C. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:

C.A. 1" BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.

- C.B. 3" BELOW TOP OF CURB UNLESS NOTED OTHERWISE.

 D. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" OF MEDIUM BARK MULCH. SUBMIT SAMPLE FOR APPROVAL.
- E. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL, SOD AREAS A MINIMUM OF 12" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
 F. RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM; CLEAN AND FREE OF TOWN MATERIAL AND MISTING AND M
- TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND WITH A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B.) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- LOAM SURFACE SOIL REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

 H. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT

G. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL

- PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4".

 I. NEW TREE PLANTING, SEE DETAILS 1 & 2/L1.2. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E...FROM BEING
- BLOWN OVER, PLANTING, SEE DETAILS 1 & 2/L1.2. CONTRACTOR SHALL STARE ALL TREES DECIMED NECESSART, 1.E...FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.

 J. NEW SHRUB PLANTING. SEE DETAIL 3/L1.2.
- K. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
 L. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME
- SIZE AND SPECIES AT NO COST TO THE OWNER.

 M. IN ALL PLANTER BED AND LAWN AREAS, THE TOP 6 INCHES OF TOPSOIL WILL BE AMENDED AT A RATIO OF 3 CUBIC YARDS OF COMPOST/ORGANIC MATTER PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6" INTO TOPSOIL. ALL TREE PITS SHALL BE A MIX OF SEVEN PARTS TOPSOIL (AS SPECIFIED IN THESE NOTES) AND THREE PARTS COMPOST/ORGANIC
- MATTER, BY VOLUME.

 N. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS OR APPROVED EQUAL. QUANTITY PER
- MANUFACTURER'S RECOMMENDATIONS.

 O. TREE PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. TREE PITS SHALL BE 5'x5'x1.5' (37.5 CF/ 1.5 CY).
- O.A.A. HUMIC ACID: 25 LBS PER TREE PIT
- O.A.B. COMMERCIAL GRADE COMPOST 10 CUBIC FEET PER TREE PIT
- O.A.C. PLANTING TABLET FERTILIZER 4 TABLETS PER TREE PIT O.A.D. CALCIFIED DIATOMACEOUS EARTH 75 LBS PER TREE PIT
- P. SHRUB PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR SHRUB PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS WITH THOROUGHLY WITH SOIL BACKFILL. SHRUB PITS SHALL BE 2.5'x2.5'x1' (6.25 CF/
- P.A. APPLICATION RATES:

O.A. APPLICATION RATES:

- P.A.A. HUMIC ACID: 2 LBS PER SHRUB PIT
- P.A.B. COMMERCIAL GRADE COMPOST 2 CUBIC FEET PER SHRUB PIT P.A.C. PLANTING TABLET FERTILIZER 2 TABLETS PER SHRUB PIT
- P.A.D. CALCIFIED DIATOMACEOUS EARTH 15 LBS PER SHRUB PIT

 Q. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE
 OF PROPERTY OF SITE.
- OF PROPERLY OFF SITE.

 R. IN THE EVENT OF A DISCREPANCY NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

Tree Protection Notes:

- A. PROTECT THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED ON SITE: (NOTE: CRITICAL ROOT ZONE IS THE AREA DIRECTLY BELOW THE DRIP LINE OF THE TREE.)

 A.A. CONSTRUCT PROTECTIVE FENCING OF CHAIN-LINK AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR
- CONSTRUCTION.

 CONSTRUCTION.
- A.B. DO NOT ALLOW COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
 A.C. DO NOT ALLOW CEMENT TRUCKS TO RINSE WITHIN THE PROTECTION AREA, ANYWHERE THAT TREE ROOTS EXIST OR IN
- PLANNED PLANTING BEDS.
 A.D. DO NOT STOCKPILE MATERIALS, DEBRIS OR DIRT WITHIN THE TREE PROTECTION AREA.
- A.E. MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.

 A.F. DO NOT TRENCH, EXCAVATE, FILL OR OTHERWISE DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE.
- A.G. ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.

 B. PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE:
- B. PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE:B.A. OPERATE EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
- B. PRUNING OF PUBLIC PROPERTY TREES SHALL BE PERFORMED BY A LICENSED ARBORIST.
- C. ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED WITH A ONE AND ONE-HALF INCH (1 ½ ")
 TO THREE INCH (3") CALIPER TREE, RATED AS A #1 QUALITY TREE AND AS VERIFIED BY THE CITY FORESTER. SELECTION OF
 WHAT SPECIES TO REPLACE WILL COME FROM THE TREE SELECTION GUIDE. IF THERE IS NOT ENOUGH ROOM ON THE SUBJECT
 SITE TO REPLACE THE CALIPER INCH OF TREES THAT WERE REMOVED, THE DEVELOPER WILL CONTRIBUTE A DOLLAR AMOUNT
 EQUAL TO THE CORRESPONDING CALIPER INCH OF TREES TO A TREE BANK FOR FUTURE TREE PLANTING. THE CITY MAY

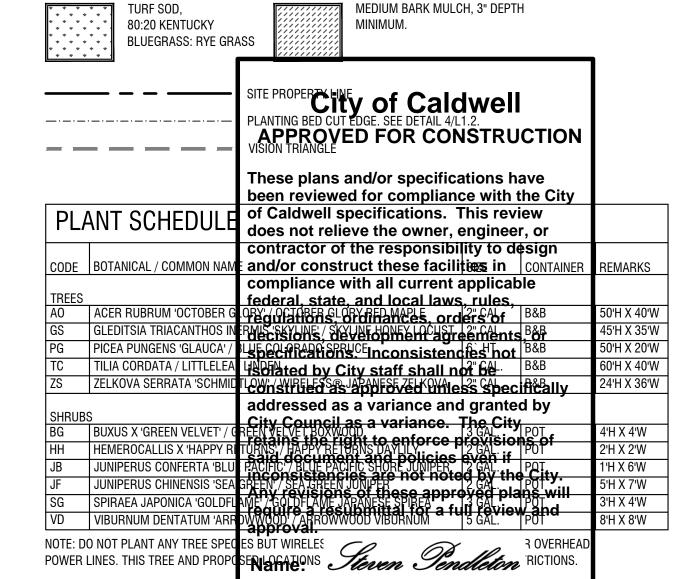
Counctes:

CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.

VISION TRIANGLE PER CALDWELL CITY CODE.
 SAVE AND PROTECT EXISTING TREES. SEE TREE PROTECTION NOTES THIS SHEET.

CHOOSE WHICH PARK, CEMETERY, OR SITE MOST IN NEED OF TREES.

Legend



Home Depot - Store Caldwell, Idaho

AGENCY COMMENTS



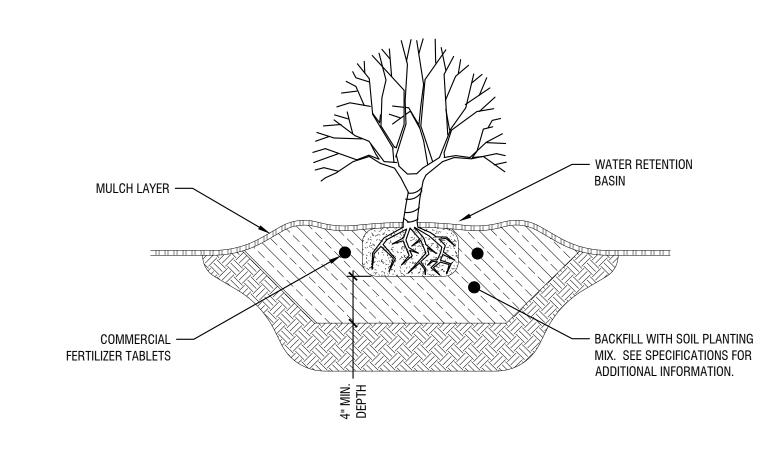
Project No.: 124082.00
Date of Issuance: 09-25-2024
Project Milestone: PERMIT SUBMITTAL

Landscape Plan
Area B

L1.1

5 Typical Parking Island





Shrub Plant

REMOVE DEAD/DAMAGED BRANCHES AND PRUNE TO

IMPROPERLY PRUNED TREES (AS DETERMINED BY THE

----- 2" x 2" x 8' CEDAR STAKE - DO NOT PENETRATE ROOTBALL.

— MULCH LAYER, KEEP MULCH 3" AWAY FROM

— BACKFILL WITH SOIL PLANTING MIX. SEE

COMMERCIAL SLOW RELEASE FERTILIZER TABLETS

SPECIFICATIONS FOR ADDITIONAL INFORMATION.

— SET ROOTBALL ON NATIVE UNDISTURBED SUBSOIL

SEE NOTE 1. SET STAKES PARALLEL TO PREVAILING WIND.

PREVAILING WIND DIRECTION

— RUBBER CINCH TIE

INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS;

LANDSCAPE ARCHITECT) SHALL BE REMOVED AND REPLACED.

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: Steven Pendleton

Home Depot - Store #

Caldwell, Idaho

Berisions

1. AGENCY COMMENTS

NOT FOR

CONSTRUCTION

Project No.: 124082.00
Date of Issuance: 09-25-2024
Project Milestone: PERMIT SUBMITTAL

Landscape Plan

Details

Irrigation Notes:

- A. REFER TO IRRIGATION SCHEDULE SHEET L2.1. SYSTEM DESIGN BASED ON THE ASSUMPTION OF THE AVAILABILITY OF 34 G.P.M. AND 55 P.S.I. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S
- COORDINATE ALL IRRIGATION INSTALLATION OPERATIONS WITH CIVIL, MECHANICAL, AND ELECTRICAL ENGINEERING SHEETS.
- CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION CONDUIT AND SLEEVES UNDER HARD SURFACES WITH RESPECTIVE CONTRACTORS.
- ALL SLEEVES TO BE INSTALLED AS PART OF IRRIGATION CONTRACT. APPROXIMATE LOCATION OF SLEEVES ARE SHOWN ON THE IRRIGATION PLAN. FIELD VERIFY LOCATION. ALL ENDS OF SLEEVES TO BE TAPED OR CAPPED AND MARKED WITH A 2"X 4" PAINTED STAKE EXTENDING TO 24" ABOVE GRADE. STAKES ARE NOT TO BE REMOVED UNTIL THE IRRIGATION SYSTEM IS COMPLETE. ALL SLEEVES SHALL EXTEND A MINIMUM OF 18" BEYOND BACK OF CURB OR EDGE OF PAVEMENT. PROVIDE COMPACTED BACKFILL.
 - CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK. IRRIGATION CONTROLLER(S) ARE TO BE LOCATED AS SHOWN ON PLAN. CONTROLLERS SHALL BE WIRED TO POWER SUPPLY BY A LICENSED ELECTRICIAN PER LOCAL CODES. IRRIGATION CONTRACTOR TO PROVIDE ALL REQUIRED CONNECTIONS TO 24 VOLT IRRIGATION CONTROL WIRE INSIDE THE BUILDINGS THROUGH APPROPRIATE SIZED CONDUIT. IRRIGATED AREAS CONTAINING VEGETATION WHICH POTENTIALLY MAY IMPEDE PERFORMANCE OF A POP-UP SPRINKLER AND/OR ROTOR HEADS ARE TO BE REPLACED WITH A 12" HIGH POP-UP
- J. ALL ELECTRICAL WORK TO MEET OR EXCEED N.E.C., STATE CODES, LOCAL CODES, AND MANUFACTURER'S RECOMMENDATIONS.
- K. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ROCK AND DEBRIS BROUGHT TO THE
- SURFACE AS A RESULT OF TRENCHING OPERATIONS. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND DETAIL DRAWINGS FOR ADDITIONAL
- REQUIREMENTS. M. ALL 24 VOLT POWER WIRES SHALL BE #14 AWG COPPER. ALL ABOVE GROUND 120 VOLT AND 24 VOLT WIRE SHALL BE IN PVC CONDUIT. ALL 24 VOLT WIRES SHALL BE TAPED TOGETHER AT TEN FOOT (10'-0") INTERVALS.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES. IRRIGATION CONTRACTOR SHALL PROVIDE AN AS-BUILT IRRIGATION PLAN UPON COMPLETION OF
- INSTALLATION AND PRIOR TO FINAL PAYMENT. THE ENTIRE SYSTEM SHALL BE GUARANTEED TO BE COMPLETE AND FULLY FUNCTIONAL IN EVERY DETAIL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ITS ACCEPTANCE; REPAIR OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THAT YEAR SHALL BE FREE OF EXPENSE TO
- Q. AS PART OF THIS CONTRACT, PERFORM AT NO EXTRA COST WINTERIZATION AND SPRING START UP OF THE SYSTEM DURING THE GUARANTEE PERIOD.
 - ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN
- PERMISSION OF THE OWNER. IRRIGATION CONTRACTOR SHALL MAKE NECESSARY MINOR FIELD ADJUSTMENTS TO SPRINKLER NOZZLES, SPRINKLERS, PIPE, AND OTHER IRRIGATION EQUIPMENT LOCATIONS TO FIT THE
- AS-BUILT SITE. ADJUST HEAD AND PIPE LOCATIONS AS REQUIRED TO AVOID DAMAGING EXISTING TREE ROOTS. ADJUSTMENTS SHALL ENSURE HEAD TO HEAD COVERAGE. T. IRRIGATION PIPING LAYOUT IS SCHEMATIC. WHERE LINES ARE SHOWN BELOW PAVEMENT ADJACENT TO LANDSCAPE AREAS, THEY ARE TO BE LOCATED IN THE LANDSCAPE AREA UNLESS
- SHOWN WITH A SLEEVE SYMBOL. T.A. IRRIGATION MAINLINE SHALL BE SLEEVED UNDER ALL HARDSCAPE. SLEEVING MAY NOT BE SHOWN FOR MAINLINE FOR GRAPHICAL PURPOSES.
- LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE AND EXISTING IRRIGATION ELEMENTS AND CONDITIONS PRIOR TO CONSTRUCTION AND PROVIDE
- **NECESSARY ADJUSTMENTS** V. IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.
- W. CONTRACTOR SHALL SCHEDULE A MEETING WITH LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF IRRIGATION CONTROL SYSTEM TO DETERMINE PROCEDURES OF INSTALLATION OF IRRIGATION CONTROL SYSTEM. X. PIPE VELOCITIES SHALL NOT EXCEED 5 FT/SEC.
- AREAS WHERE FULL CIRCLE HEADS ARE REQUIRED, NON-REVERSING CIRCLE HEADS SHALL BE INSTALLED. PARTIAL CIRCLE HEADS WITH REVERSING DIRECTION ARE PROHIBITED FOR USE OF
- PROVIDE AND INSTALL GROUNDING ALONG THE TWO WIRE PATH PER MANUFACTURERS RECOMMENDATIONS.

Irrigation Execution:

A. REMOTE CONTROL VALVES:

- A.A. INSTALL (1) REMOTE CONTROL VALVE PER VALVE BOX. ENSURE THAT ADEQUATE SPACE IS PROVIDED AROUND ENTIRE VALVE FOR EASE OF MAINTENANCE. ROUND VALVE BOXES ARE NOT PERMITTED.
- A.B. VALVE BOXES SHALL BE GREEN OR BLACK WITH GREEN LIDS. B. IRRIGATION CONTROL WIRE: B.A. ALL WIRE SPLICES SHALL BE INSTALLED WITH A WATERPROOF WIRE CONNECTORS AND
- DBY/R CAP OR BLAZING NUT WIRE SPLICE CONNECTOR. B.B. ALL WIRE SPLICES SHALL BE LOCATED IN VALVE BOXES AND INDICATED ON AS-BUILT
- DRAWINGS. PROVIDE AS A MINIMUM, 36" OF EXTRA WIRE AT ALL WIRE SPLICES AND REMOTE B.C. CONTROL WIRE SHALL BE INSTALLED WITH PROPOSED MAINLINE. IF CONTROL WIRE LEAVES
- PIPING TRENCH, WIRE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12". C. PIPING (USE THE FOLLOWING):
- C.A. 2-1/2" AND SMALLER | SDR 21 SCH. 40 PVC, SOLVENT-CEMENT JOINTS: C.B. 3" AND LARGER | SDR 26 CLASS 200 RUBBER GASKETED PVC WITH DUCTILE IRON JOINT
- RESTRAINT SYSTEM, LEEMCO OR APPROVED EQUAL. C.C. TRENCHES SHALL BE PHOTO DOCUMENTED AND SUBMITTED TO ARCHITECT PRIOR TO
- C.D. BACKFILL CONSISTING OF SAND, FINE GRAVEL OR SELECT EARTH FREE OF LARGE LUMPS OR ROCKS LARGER THAN $\frac{3}{4}$ " SHALL BE USED IN AND AROUND INSTALLED PIPE.

- A. CONTROLLER TWO-WIRE PATH NOT SHOWN. WIRE PATH SHALL CONNECT TO CONTROLLER AND PARALLEL MAINLINE ROUTE. COIL 36-IN OF EXTRA WIRE IN EVERY VALVE BOX AND SECURE TO INSIDE OF BOX IN A NEAT LOOP. COLOR: GREEN
- B. WIRE CONNECTORS: BLAZING BVS WIRE CONNECTORS. . LOCATE ALL TWO-WIRE PATH SPLICES IN A VALVE BOX WITH 36-IN MINIMUM SLACK BUNDLED
- $\mbox{D.} \quad \mbox{DECODERS SHALL MATCH CONTROLLER MANUFACTURER'S SPECIFICATIONS.}$ E. #14 GAUGE WIRE SHALL NOT EXCEED 4500 LINEAR FEET BEFORE SIZING UP TO #12 GAUGE WIRE.

Keynotes:

CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.

- 1. FIELD LOCATE EXISTING PRESSURE IRRIGATION LINE AND CONNECT 1" SERVICE STUB TO MAINLINE PER CITY OF CALDWELL IRRIGATION STANDARDS. EXTEND MAINLINE AS SHOWN ON PLANS. INSTALL IRRIGATION CONTROLLER WITH RAIN SENSOR PER IRRIGATION EQUIPMENT SCHEDULE IN A STAINLESS STEEL PEDESTAL ENCLOSURE IN THIS APPROXIMATE LOCATION. IRRIGATION CONTRACTOR SHALL PROVIDE ALL REQUIRED ELECTRICAL CONNECTIONS FOR A FULLY
- OPERATIONAL SYSTEM. CONTRACTOR SHALL CONNECT ALL LOW VOLTAGE AND 120 VOLT POWER WIRES. ALL ABOVE GRADE WIRES SHALL BE LOCATED IN RIGID STEEL CONDUIT. INSTALL (2) BLUE 14 GAUGE WIRES FROM THE CONTROLLER TO THE LAST VALVE FROM EACH CONTROLLER FOR

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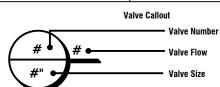
AGENCY COMMENTS

Irrigation Plan Area A

L2.0



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
CORNER	HUNTER MP CORNER PROS-04-PRS30-CV-F-R TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, RECLAIMED BODY CAP, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS30 BODY.	30	10/L2.2
LST SST RST	HUNTER MP STRIP PROS-04-PRS30-CV-F-R TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, RECLAIMED BODY CAP, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	30	10/L2.2
1000	HUNTER MP1000 PROS-04-PRS30-CV-F-R TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, FLOGUARD, RECLAIMED BODY CAP, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. M=MAR00N ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, 0=OLIVE 360 ARC.	30	10/L2.2
2000	HUNTER MP2000 PROS-04-PRS30-CV-F-R TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, FLOGUARD, RECLAIMED BODY CAP, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	30	10/L2.2
3000	HUNTER MP3000 PROS-04-PRS30-CV-F-R TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, RECLAIMED BODY CAP, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	30	10/L2.2
3500	HUNTER MP3500 PROS-04-PRS30-CV-F-R TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, RECLAIMED PURPLE CAP, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	30	10/L2.2
800 A 800 F	HUNTER MP800SR PROS-04-PRS30-CV-F-R TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	30	10/L2.2
CORNER	HUNTER MP CORNER PROS-06-PRS30-CV-F-R SHRUB ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, RECLAIMED BODY CAP, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. T=TURQUOISE ADJ ARC 45-105.	30	10/L2.2
LST SST RST	HUNTER MP STRIP PROS-06-PRS30-CV-F-R SHRUB ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, RECLAIMED BODY CAP, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	30	10/L2.2
1000	HUNTER MP1000 PROS-06-PRS30-CV-F-R SHRUB ROTATOR, 6IN. POP-UP WITH CHECK VALVE, FLOGUARD, RECLAIMED BODY CAP, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	30	10/L2.2
2000	HUNTER MP2000 PROS-06-PRS30-CV-F-R SHRUB ROTATOR, 6IN. POP-UP WITH CHECK VALVE, FLOGUARD, RECLAIMED BODY CAP, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	30	10/L2.2
3000	HUNTER MP3000 PROS-06-PRS30-CV-F-R SHRUB ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, RECLAIMED BODY CAP, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	30	10/L2.2
800 A 800 F	HUNTER MP800SR PROS-06-PRS30-CV-F-R SHRUB ROTATOR, 6IN. POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	30	10/L2.2
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		DETAIL
•	HUNTER ICV-G 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.		9/L2.2
(DRAIN VALVE		3/L2.2
CP	HUNTER ACC-PED-A2C-75D-M 75-STATION DECODER CONTROLLER IN AN OUTDOOR METAL PEDESTAL.		7/L2.2
10000	HUNTER ICD-100 SINGLE STATION DECODER W/SURGE SUPPRESSION AND GROUND WIRE. TO BE INSTALLED ON UNIVERSAL DECODER STAKE KIT (DECSTAKE10). HUNTER MINI-CLIK		8/L2.2
P0C1	RAIN SENSOR, MOUNT AS NOTED POINT OF CONNECTION		
P0C1 P0C2	CITY OF CALDWELL PRESSURE IRRIGATION - 1-IN SERVICE CONNECTION		1/L2.2
P0C2 ⊕	POINT OF CONNECTION CITY OF CALDWELL PRESSURE IRRIGATION - 1-IN SERVICE CONNECTION IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCH. 40 PIPE SHALL BE USED WITH SOLVENT WELD SCH. 40 FITTINGS		1/L2.2 5/L2.2
	FROM 1/2" - 2-1/2" PIPE SIZES. ALL PIPE 3" AND ABOVE SHALL BE CLASS 200 WITH DUCTILE JOINT RESTRAIN FITTINGS BY LEEMCO. IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCH. 40 PIPE SHALL BE USED WITH SOLVENT WELD SCH. 40 FITTINGS		
	FROM 1/2" - 2-1/2" PIPE SIZES. ALL PIPE 3" AND ABOVE SHALL BE CLASS 200 WITH DUCTILE JOINT RESTRAINT FITTINGS BY LEEMCO. PIPE SLEEVE: PVC CLASS 200 SDR 21 PIPE SLEEVE SHALL BE TWICE THE SIZE OF DESIGNED PIPE DIAMETER FOR		5/L2.2
	MAINLINE AND 4" FOR LATERAL LINES. INSTALL ADDITIONAL 2" SLEEVE AT ALL MAINLINE SLEEVES FOR CONTROL WIRES OR WHERE CONTROL WIRE LEAVES MAINLINE ROUTE.		6/L2.2



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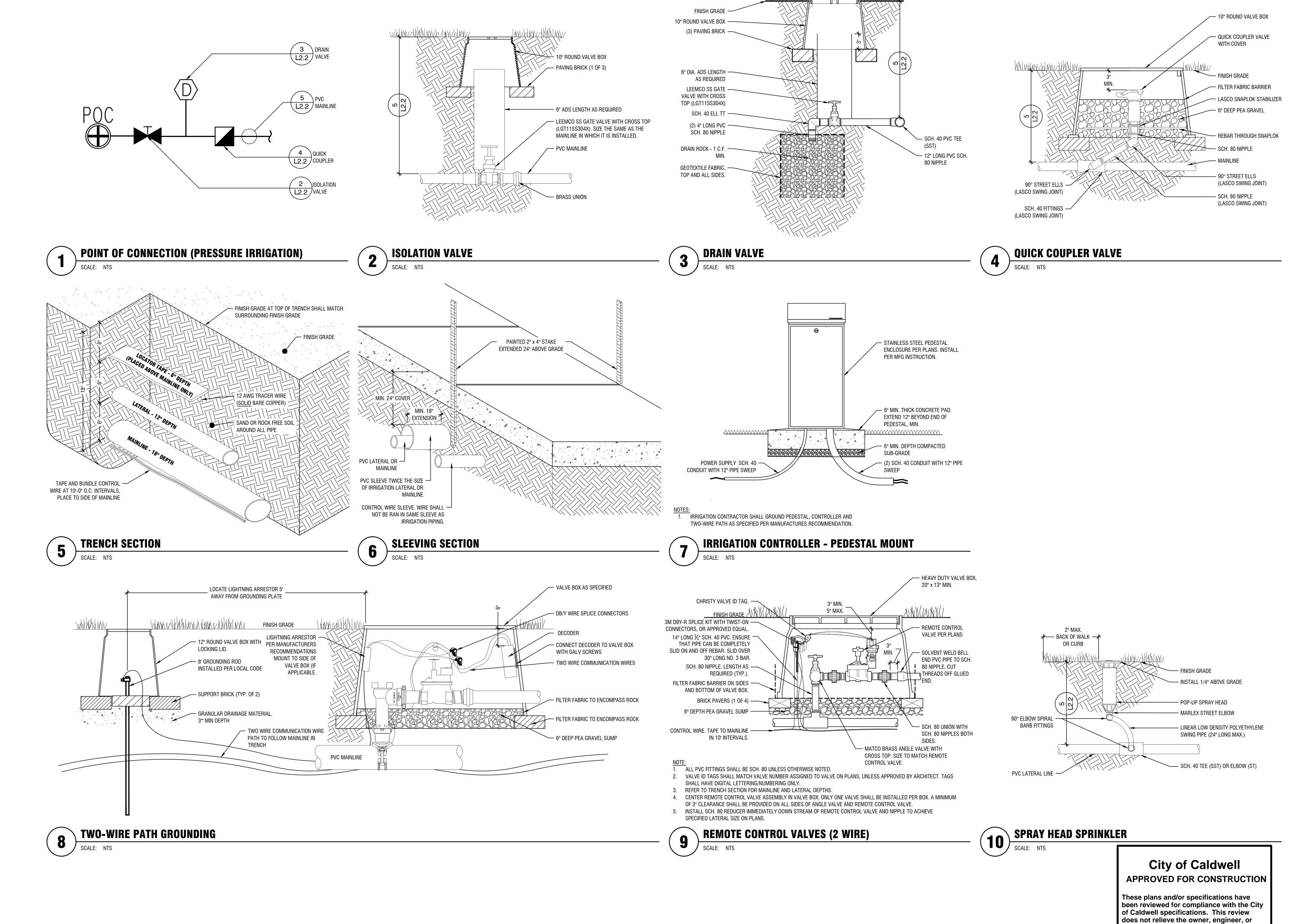
Name: Steven Pendleton

1. AGENCY COMMENTS



Irrigation Plan Area B

L2.1



De

contractor of the responsibility to design

construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of

inconsistencies are not noted by the City.

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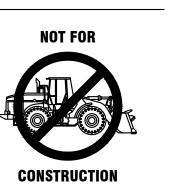
and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be

said document and policies even if

Name: Steven Pendleton

approval.

AGENCY COMMENTS



Date of Issuance: Project Milestone: PERMIT SUBMITTAL **Irrigation Plan**

Home Depot – SWC Hwy 20/26 & Smeed Parkway

From intersection looking south



From intersection looking north



From Intersection looking east



From intersection looking west



From intersection looking southwest across property



From southeast corner on Smeed, looking east



Development on the north side of Hwy 20/26



Looking east from the western side of property along Hwy 20/26



Final Plat

Home Depot Subdivision

Situate in a Portion of the NE 1/4 of the NW 1/4 of Section 25 Township 4 North, Range 3 West, Boise Meridian City of Caldwell, Canyon County, Idaho

Legend:

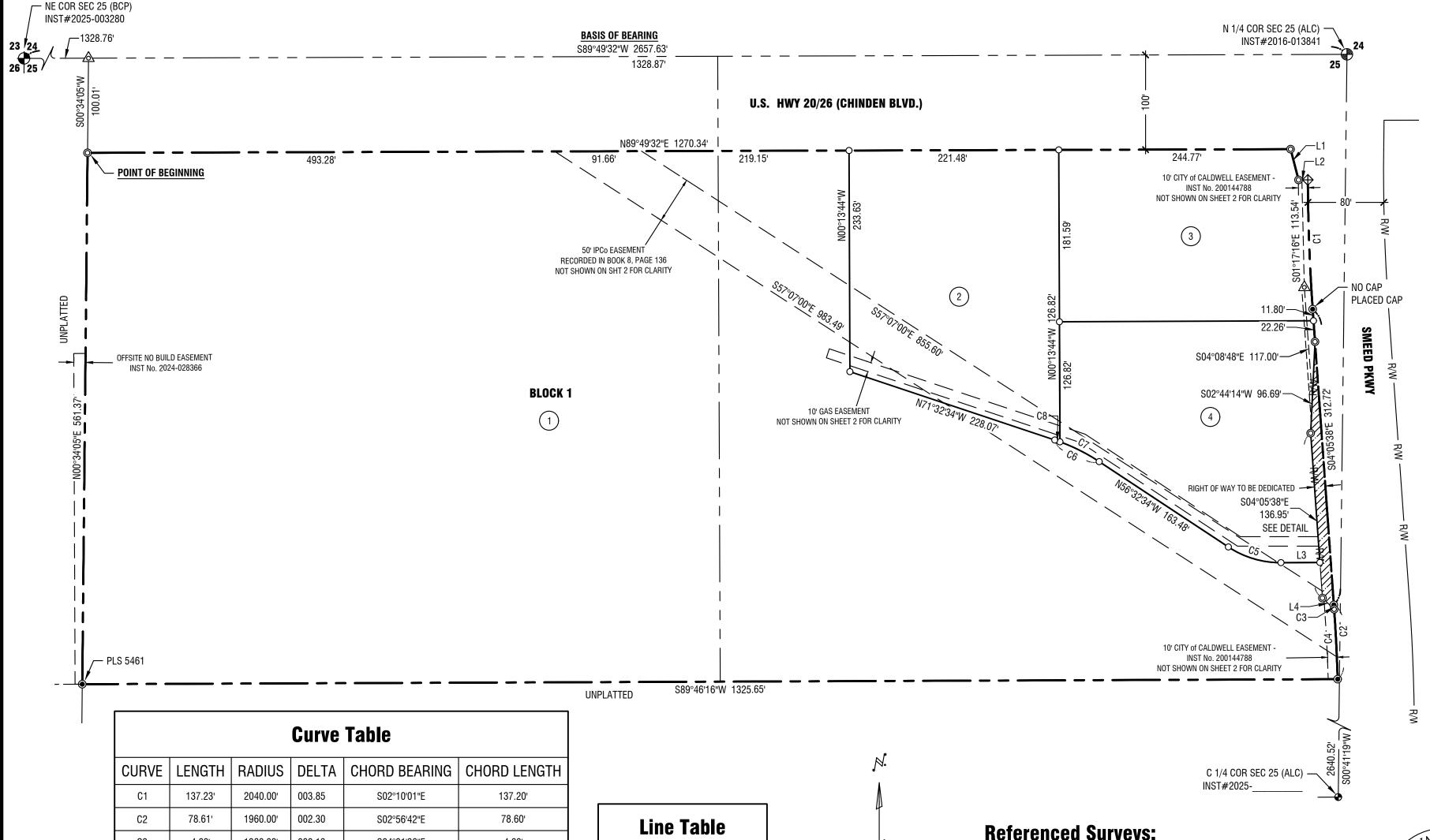
- FOUND BRASS(BCP) OR ALUMINUM(ALC) CAP, AS SHOWN
- FOUND 5/8" REBAR, "MSF 13550" OR AS SHOWN
- SET 5/8"X24" REBAR W/ PLASTIC CAP, "MSF 13550
- SET 1/2"x24" REBAR W/ PLASTIC CAP, "MSF 13550"

SET 1-1/4" COPPER DISC W/ MAGNET, "PLS 13550"

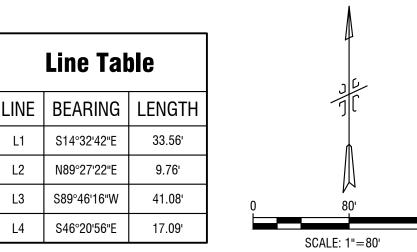
- SET 2-1/2" ALC ON FOUND 5/8" REBAR
- CALCULATED POINT (NOTHING FOUND OR SET)
- LOT NUMBER

Notes:

- THIS SUBDIVISION LIES WITHIN THE CITY OF CALDWELL AND PIONEER IRRIGATION DISTRICT. A PRESSURE IRRIGATION SYSTEM SERVICES EACH LOT WITHIN THE SUBDIVISION. THE INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR IRRIGATIONS ASSESSMENTS.
- ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 3. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGÉ AND PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR THE HOME DEPOT SUBDIVISION
- 4. EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR THE HOME DEPOT SUBDIVISION BUSINESS ASSOCIATION.
- REAR LOT LINES AND ALONG THE EXTERIOR SUBDIVISION BOUNDARY HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR THE HOME DEPOT SUBDIVISION BUSINESS ASSOCIATION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- 7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR. WHEN THE THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."



C3 4.60' 1960.00' 000.13 S04°01'36"E 4.60' 74.00' 1960.00' 002.16 74.00' C4 S02°52'40"E 100.00' 033.69 S73°23'09"E 57.95' C5 58.79' C6 200.00' 015.00 N64°02'34"W 52.21' 52.36' C7 200.00' 013.35 46.49' 46.60' N63°13'03"W C8 200.00' 001.65 N70°43'03"W 5.76' 5.76'



Referenced Surveys:

R1. RECORD OF SURVEY, INSTRUMENT #2012-066805, RECORDS OF CANYON COUNTY. RECORD OF SURVEY, INSTRUMENT #2021-064538, RECORDS OF CANYON COUNTY.

BOUNDARY LINE

SECTION LINE

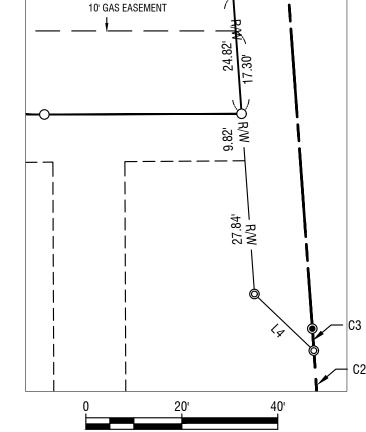
RIGHT OF WAY LINE

UTILITY EASEMENT LINE

R2. RECORD OF SURVEY, INSTRUMENT #2022-018819, RECORDS OF CANYON COUNTY.

Easement Note:

SEE SHEET 2 FOR EASEMENT DETAILS AND LINE TABLE



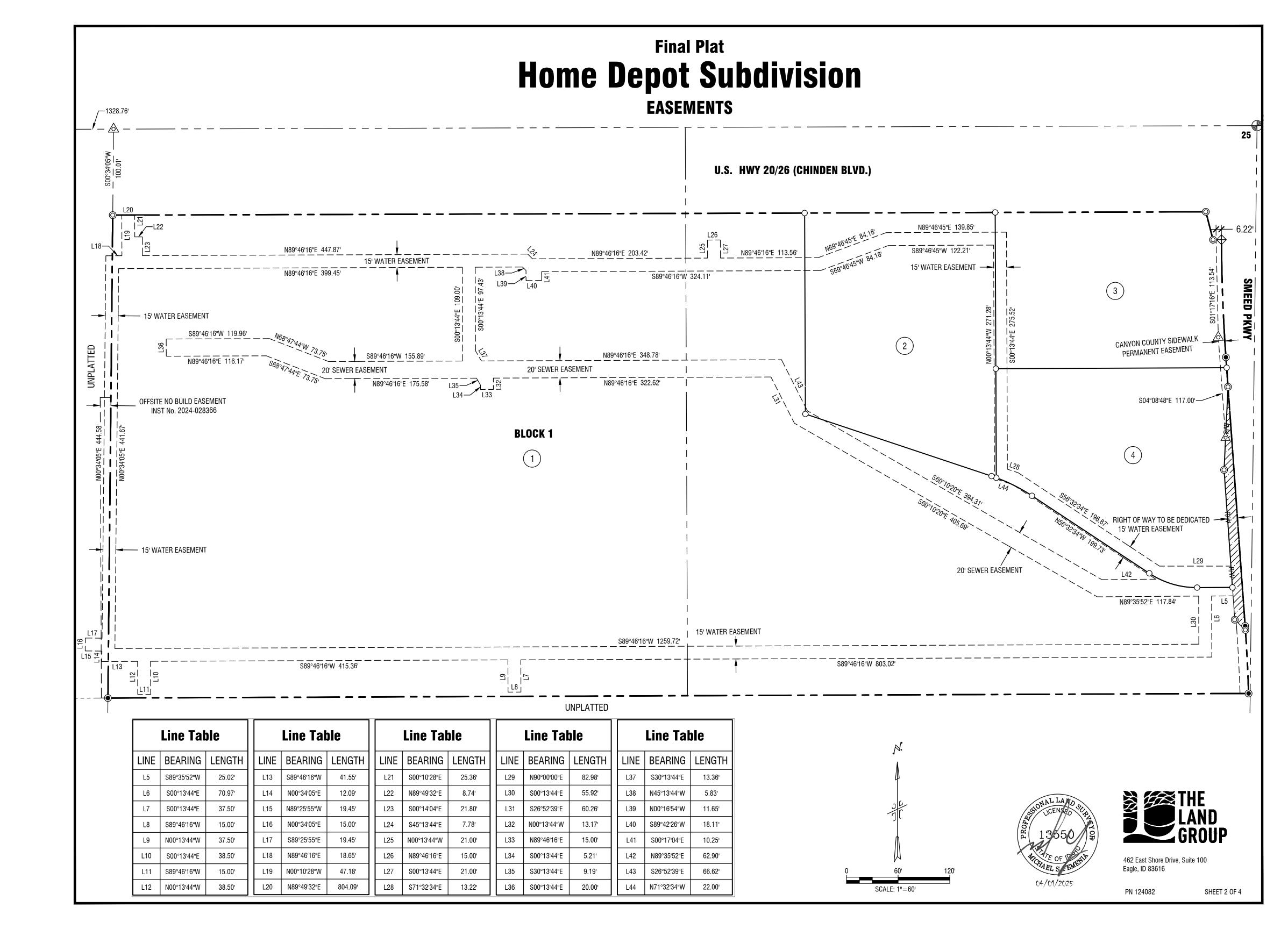
DETAIL



462 East Shore Drive, Suite 100 Eagle, ID 83616

PN 124082

SHEET 1 OF 4



Final Plat Home Depot Subdivision

Certificate of Owner

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED, IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CANYON, STATE OF IDAHO, AND IS DESCRIBED AS FOLLOWS:

PARCEL A OF RECORD OF SURVEY RECORDED APRIL 7, 2022 AS INSTRUMENT NO. 2022-018819, RECORDS OF CANYON COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN A PORTION OF THE NORTH ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE QUARTER CORNER OF SAID SECTION 25, THENCE ON THE NORTH SECTION LINE OF SAID SECTION 25, SOUTH 89°49'32" WEST, 1328.87 FEET, TO THE WEST ONE SIXTEENTH NORTH CORNER OF SAID SECTION 25 (FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 25 BEARS SOUTH 89°49'32" WEST, 1328.76 FEET DISTANCE);

THENCE LEAVING SAID NORTH SECTION LINE, SOUTH 00°34'05" WEST, 100.01 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HWY 20/26 (CHINDEN BLVD.) AS DESCRIBED IN WARRANTY DEED (ITD ROW) INST. NO. 2022-006136, CANYON COUNTY RECORDS, AND THE POINT OF BEGINNING:

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 89°49'32" EAST, 1270.34 FEET;

THENCE SOUTH 14°32'42" EAST. 33.56 FEET:

THENCE NORTH 89°27'22" EAST, 9.76 FEET, TO A POINT OF CURVATURE ON THE WESTERLY RIGHT OF WAY LINE OF SMEED PARKWAY; THENCE ON SAID WESTERLY RIGHT OF WAY LINE, 137.23 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2040.00 FEET, A CENTRAL ANGLE OF 03°51'15", AND WHOSE LONG CHORD BEARS SOUTH 02°10'01" EAST, 137.20 FEET;

THENCE SOUTH 04°05'38" EAST, 312.72 FEET TO A POINT OF CURVATURE;

THENCE 78.61 FEET ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1960.00 FEET, A CENTRAL ANGEL OF 02°17'52", AND WHOSE LONG CHORD BEARS SOUTH 02°56'42" EAST, 78.60 FEET;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE SOUTH 89°46'16" WEST, 1325.65 FEET, TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE ON SAID WEST LINE, NORTH 00°34'05" EAST, 561.37 FEET, TO THE POINT OF BEGINNING.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF CALDWELL, AND THE CITY OF CALDWELL HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

OME DEPOT U.S.A., INC., a DELAWARE CORPORATION	
Y MICHAEL DEARMEY MANAGER	

Acknowledament:

acknowleagn	nent:	
STATE OF)	
COUNTY OF) SS)	
AND FOR SAID STATE, PER OF HOME DEPOT U.S.A., IN	RSONALLY APPEARED MICHAEL DeARI IC., a DELAWARE CORPORATION AND	, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN MEY , KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMEN IE THAT SUCH CORPORATION EXECUTED THE SAME.
N WITNESS WHEREOF, I H <i>I</i> IRST ABOVE WRITTEN.	AVE HEREUNTO SET MY HAND AND AI	FFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE
		NOTARY PUBLIC FOR RESIDING IN
		MY COMMISSION EXPIRES

Certificate of Surveyor:

I. MICHAEL S. FEMENIA. DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO. AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.





Final Plat Home Depot Subdivision

Approval of Southwest District Health Department

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF CALDWELL AND THE QLPE APPROVAL OF THE DESIGN PLANS A SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED, OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN THE SANITARY RESTRICTIONS

MAY BE BE IMPOSED. IN ACCORDANCE WITH SECTION 50-1326. IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF

DPROVAL OF CITY ENGINEER DE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDA CITY ENGINEER	
IE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDA	DATE
IE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDA	
CITY ENGINEER	DAHO, HEREBY APPROVE THIS I
CITY ENGINEER	
proval of City Council	

Certificate of County Surveyor

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR, IN AND FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY S	URVEYOR
PLS	
DATE	
\ L	
er annvan ata	TE OF IDALIO DED THE

Certificate of the County Treasure

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE	COUNTY TREASURER

MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF ______ , _____ , THIS PLAT WAS DULY ACCEPTED AND APPROVED.

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR

CITY CLERK, CALDWELL, IDAHO





SHEET 4 OF 4

Street Name Request Form Project Name: Approved: Project Location: Resubmission Required: Submittal Number: Date: FOR STAFF REVIEW Street Name Street Suffix Requested Street Name Notes Approved Approved Denied Denied

RECORDING REQUESTED BY:

First American Title Insurance Company

WHEN RECORDED MAIL TO:

Troutman Pepper Attn.: Randal Lejuwaan

11682 El Camino Real. Suite 400

San Diego, CA 92130

ncs 1210368

2024-029540

RECORDED

09/17/2024 12:35 PM

RICK HOGABOAM CANYON COUNTY RECORDER

Pgs=4 JWINSLOW \$15.00 TŸPE: DEED

FIRST AMERICAN TITLE INSURANCE ELECTRONICALLY RECORDED

2024-028365

RECORDED

09/06/2024 03:19 PM

RICK HOGABOAM CANYON COUNTY RECORDER

Pas=3 JWINSLOW

\$15.00

TYPE: DEED

FIRST AMERICAN TITLE INSURANCE ELECTRONICALLY RECORDED

NOTE TO CLERK: THIS DEED IS BEING RE-RECORDED TO CLARIFY TO **GRANTOR'S NAME**

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten and NO/100 Dollars, CRP/PDC CALDWELL OWNER, L.L.C., a Delaware limited liability company*("Grantor"), whose address is c/o The Carlyle Group, 1001 Pennsylvania Avenue, NW, Washington D.C. 20004, does hereby convey to HOME DEPOT U.S.A., INC., a Delaware corporation ("Grantee"), whose address is 2455 Paces Ferry Road, Atlanta, Georgia 30339, all of Grantor's right, title and interest in and to that certain land situated in Canyon County, Idaho, and described on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").

SUBJECT TO: taxes and assessments which are not vet due or payable; patent reservations; all covenants, conditions, restrictions, reservations, easements, declarations, encumbrances, liens, obligations and liabilities or other matters recorded in the official records of Canyon County, Idaho (the "Records") or to which reference is made in the Records; any and all conditions, easements. encroachments, rights-of-way, or restrictions which a physical inspection, or accurate ALTA survey, of the Property would reveal; and the applicable municipal, county, state or federal zoning and use regulations.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters set forth above.

*formerly known as CRP/PDC Eisenburg Owner, L.L.C., a Delaware limited liability company

[Remainder of page intentionally left blank.]

RECORDING REQUESTED BY:

First American Title Insurance Company

WHEN RECORDED MAIL TO:

Troutman Pepper Attn.: Randal Lejuwaan 11682 El Camino Real, Suite 400 San Diego, CA 92130

SPECIAL WARRANTY DEED

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SUBJECT TO: taxes and assessments which are not yet due or payable; patent reservations; all covenants, conditions, restrictions, reservations, easements, declarations, encumbrances, liens, obligations and liabilities or other matters recorded in the official records of Canyon County, Idaho (the "Records") or to which reference is made in the Records; any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate ALTA survey, of the Property would reveal; and the applicable municipal, county, state or federal zoning and use regulations.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters set forth above.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of September 6 ____, 2024.

GRANTOR:

CRP/PDC CALDWELL OWNER, L.L.C., a Delaware limited liability company

By: CRP/PDC Caldwell Venture, L.L.C., a Delaware limited liability company, its sole member

> By: Phelan-MJD2 LLC, a California limited liability company, its authorized member

By: DeArmey Investments, LLC, a California limited liability company, its Manager

• 0

Michael DeArmey, Manager

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)				
County of Orange)				
On August 19,2024	, before me	, <u>Nhung</u>	Mais No	otany	Public,
	1	(ins	sert name and	title of t	he officer)
Notary Public, personally appeared					
who proved to me on the basis of satis	factory evidence	e to be the per	son(s) whose	name(s)	is/are subscribed
to the within instrument and acknow	ledged to me	that he/she/th	ey executed	the same	e in his/her/their
authorized capacity(ies), and that by h	is/her/their sign	ature(s) on the	e instrument t	he nerso	n(s) or the entity
upon behalf of which the person(s) act	ed executed the	ainatrumant	o mistrament t	ne perso.	in(a), or the entity
upon behan of which the person(s) act	ed, executed till	e msu ument.			

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature NRM



(Seal)

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Canyon, State of Idaho, and is described as follows:

PARCEL A OF RECORD OF SURVEY RECORDED APRIL 7, 2022 AS INSTRUMENT NO. <u>2022-018819</u>, RECORDS OF CANYON COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN A PORTION OF THE NORTH ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE QUARTER CORNER OF SAID SECTION 25, THENCE ON THE NORTH SECTION LINE OF SAID SECTION 25, SOUTH 89°49'32" WEST, 1328.87 FEET, TO THE WEST ONE SIXTEENTH NORTH CORNER OF SAID SECTION 25 (FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 25 BEARS SOUTH 89°49'32" WEST, 1328.76 FEET DISTANCE); THENCE LEAVING SAID NORTH SECTION LINE, SOUTH 00°34'05" WEST, 100.01 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HWY 20/26 (CHINDEN BLVD.) AS DESCRIBED IN WARRANTY DEED (ITD ROW) INST. NO. 2022-006136, CANYON COUNTY RECORDS, AND THE POINT OF BEGINNING:

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 89°49'32" EAST, 1270.34 FEET; THENCE SOUTH 14°32'42" EAST, 33.56 FEET;

THENCE NORTH 89°27'22" EAST, 9.76 FEET, TO A POINT OF CURVATURE ON THE WESTERLY RIGHT OF WAY LINE OF SMEED PARKWAY;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE, 137.23 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2040.00 FEET, A CENTRAL ANGLE OF 03°51'15", AND WHOSE LONG CHORD BEARS SOUTH 02°10'01" EAST, 137.20 FEET;

THENCE SOUTH 04°05'38" EAST, 312.72 FEET TO A POINT OF CURVATURE;

THENCE 78.61 FEET ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1960.00 FEET, A CENTRAL ANGEL OF 02°17'52", AND WHOSE LONG CHORD BEARS SOUTH 02°56'42" EAST, 78.60 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE SOUTH 89°46'16" WEST, 1325.65 FEET, TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE ON SAID WEST LINE, NORTH 00°34'05" EAST, 561.37 FEET, TO THE POINT OF BEGINNING.

APN: 35307000 0



PROPERTY OWNER ACKNOWLEDGEMENT

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

I, Home Depot U.S.A., Inc	C.	, the record	ed owner for real property addressed
as 4106 HWY 20 26			, Suite #,
City Caldwell	State Idaho	Zip <u>83605</u>	, am aware of, in agreement with,
and give my permission to The La	and Group, Inc	- 462 E Shore D	Orive, Eagle Idaho, to submit the
accompanying application(s) pertai	ning to this prop	erty.	
or liability resulting from any dispurproperty which is the subject of the	ite as to the stater application. ty of Caldwell sta	ment(s) contained	employees harmless from any claim herein or as to the ownership of the bject property for the purpose of site
Dated this 28th day of	of Ma	arch	, 2025
	<u> </u>		c. a Delaware corporation
CE	RTIFICATE O	F VERIFICATIO	ON
STATE OF Georgia)			
County of Cobb) ss.			
I, Connie D. Rockwell		, a Notary I	Public, do hereby certify that on this
day ofMarch	, in t	he year, 2025	, personally appeared before me
Doug Pyne	, known or ide	ntified to me to be	e the person whose name is subscribed
to the foregoing instrument, who, being	g by me first duly	sworn, declared	that he/she/they signed the foregoing
document, and that the statements there	ein contained are	true.	
Connie D. Rockwell		Connie D Rockwell NOTARY PUBLIC obb County, GEORGIA mmission Expires 10/16/2027	
NOTARY PUBLIC FOR Georgia	ŕ		
Residing at 2455 Paces Ferry Rd. A		39	
My Commission Expires _10/16/2027			



April 1, 2025 Project No.: 124082

HOME DEPOT SUBDIVISION

HOME DEPOT U.S.A., INC. PRE-PLAT

An area of land situate in a portion of the North One Half of Section 25, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, being more particularly described as follows:

BEGINNING at the North One Quarter corner of said Section 25, thence on the east section line of said Section 25, South 00° 41' 19" West, 100.01 feet to a point of curvature, on the centerline of Smeed Parkway;

Thence on said centerline, 166.94 feet on the arc of a curve to the left, having a radius of 2000.00 feet, a central angle of 04° 46' 57", and whose chord bears South 01° 42' 10" East, 166.89 feet;

Thence South 04° 05′ 38″ East, 312.72 feet to a point of curvature;

Thence 81.30 feet on the arc of a curve to the right, having a radius of 2000.00 feet, a central angle of 02° 19' 45", and whose chord bears South 02° 55' 46" East, 81.30 feet;

Thence leaving said centerline, South 89° 46′ 16″ West, 1365.66 feet;

Thence North 00° 34' 05" East, 661.38 feet, to a point on the north section line of said Section 25; Thence on said north section line, North 89° 49' 32" East, 1328.87 feet to the **POINT OF BEGINNING**.

The above-described area of land contains 20.36 acres, more or less.

PREPARED BY: The Land Group, Inc.

Michael Femenia, PLS



DELEGATION OF AUTHORITY

I, Teresa Wynn Roseborough, Executive Vice President, General Counsel and Corporate Secretary of The Home Depot, Inc. (the "Company") and of its wholly owned subsidiary, Home Depot U.S.A., Inc., do hereby designate each Vice President and Deputy General Counsel and each of Jessica Borgert, John Chescavage, Doug Pyne and Michael A. Dalton as my designees and authorize each of them acting either alone or together to execute and deliver, or cause to be executed and delivered, any and all contracts, assignments, easements, conveyances, deeds, leases, subleases, agreements, certificates, instruments, or any other documents on behalf of the Company and each of its direct and indirect subsidiaries related to real property owned or leased or to be acquired or leased by the Company or its direct and indirect subsidiaries (the "Documents") and to take, or cause to be taken, any and all actions in connection therewith as such individual or individuals may consider necessary or desirable, with such necessity or desirability being conclusively evidenced by the actions so taken. Further, I hereby ratify and approve all previous actions taken with respect to the execution and delivery of such Documents in the name of and on behalf of the Company and its direct and indirect subsidiaries.

IN WITNESS WHEREOF, I have hereunto set my hand this <u>27th</u> day of January 2025.

Teresa Wynn Roseborough

Executive Vice President, General Counsel and Corporate Secretary