



COMMUNITY DEVELOPMENT DEPARTMENT Planning & Zoning Division

Caldwell City Hall: 205 S 6th Avenue | Mail: PO Box 1179 Caldwell, ID 83606 | Phone: 208-455-3024
<https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division>

Robin Collins, PCED, CBO | Community Development Director & Building Official

EAST

Master Land Use Application

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided, prescreening passed, and fees paid for an application to be considered complete and accepted.

Hearing dates and codes utilized for review are based on the date is "complete and accepted".

Failure to submit all requested items (in legible form) may delay the processing of your application.

APPLICATION LEGEND:

* = Public hearing(s) required

** = May require public hearing

*** = City Council consent agenda

All others are considered Administrative Staff Level Reviews

I. Application Requests (check all that apply)

- | | | |
|---|--|---|
| ☐ Admin Director Determination | ☐ Lot Split (Administrative) | ☐ Subdivision (Prelim) Plat* |
| ☐ Administrative Development Review ² | ☐ Lot Split (Simple) | ☐ Subdivision (Final) Plat*** |
| ☐ Alternative Method of Compliance | ☐ Manufactured Home Community* | ☒ Subdivision (Short) Plat* |
| ☐ Annexation w/Zoning* | ☐ Mobile Food Unit (Individual) | ☐ Subdivision Plat Modification** |
| ☐ Business License (Permit) | ☐ Mobile Food Unit Park / Court | ☐ Subdivision Plat (Time Extension) |
| ☐ Certificate of Appropriateness* | ☐ Modification to Conditions of Approval** | ☐ Subdivision Plat (Renewal) |
| ☐ Comprehensive Plan (Map) Amendment* | ☐ Outdoor Dining Permit | ☐ Temporary Use Permit |
| ☐ Comprehensive Plan (Text) Amendment* | ☐ Parcel Consolidation | ☐ Traffic Impact Study Review |
| ☐ Deannexation* | ☐ Performance Bonding | ☐ Vacation (Easement)* |
| ☐ Design Review** | ☐ Planned Unit Development (New)* | ☐ Vacation (Plat Note) * |
| ☐ Development Agreement (New)* | ☐ Planned Unit Development (Modification)** | ☐ Vacation (ROW) * |
| ☐ Development Agreement (Modification)** | ☐ Public Art / Mural | ☐ Variance* |
| ☐ Development Agreement (Termination)* | ☐ Rezone* (Zoning Map Amendment) | ☐ Zoning Ordinance Text Amendment* |
| ☐ Home Occupation Permit (New) | ☐ Signs ¹ | |
| ☐ Home Occupation Permit (Renewal) | ☐ Special Use Permit (New)* | |
| ☐ Lot Line / Boundary Line Adjustment | ☐ Special Use Permit (Modification)** | |

Footnotes:

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

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

II. General Project / Site Information

Project or Development

Name: (for business licensing, use business name)

Lenity II / Tirzah East Subdivision

Site Address(s):

Upload separate attached sheet if more than six (6) site addresses

0 Lenity Living Avenue

Suite #s:**Parcel #s:**

R325550012

Total Acres:

4.75

Prior Use of Property:

VACANT

Proposed Use of Property:

APPROVED MULTI-FAMILY SUP23-000012 / RECORDED DA NO. 2023-038 ¹⁸⁸

Current Zoning of Subject Parcel(s):
(check all that apply)

☐ RS-1

☐ C-1

☐ M-1

☐ D-CC

☐ A-D

☐ Property in County

☐ RS-2

☐ C-2

☐ M-2

☐ C-CB

☐ C-D

☐ -1

☐ C-3

☐ I-P

☐ T-N

☐ H-D

List County Designation:

☐ R-2

☐ C-4

☐ P-D

☒ R-3

☐ H-C

**Proposed Zoning of
Subject Parcel(s):**
(check all that apply)

- | | | | | |
|---|------------------------------|------------------------------|-------------------------------|------------------------------|
| ☒ No Change | ☐ C-1 | ☐ M-1 | ☐ D-CC | ☐ A-D |
| ☐ RS-1 | ☐ C-2 | ☐ M-2 | ☐ C-CB | ☐ C-D |
| ☐ RS-2 | ☐ C-3 | ☐ I-P | ☐ T-N | ☐ H-D |
| ☐ R-1 | ☐ C-4 | | | ☐ P-D |
| ☐ R-2 | ☐ H-C | | | |
| ☐ R-3 | | | | |

**Select the Overlay
District for the
Subject Parcel(s):**
(check all that apply)

- | | | | | | |
|--|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| ☒ Not in
Overlay Zone | ☐ ED-1 | ☐ FP-1 | ☐ HD-1 | ☐ SO-1 | ☐ UD-1 |
| ☐ APO-1 | | | ☐ HD-2 | ☐ SO-2 | ☐ UD-2 |
| ☐ APO-2 | | | ☐ HD-3 | ☐ SO-3 | ☐ UD-3 |

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

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

**Is/Are Subject Parcel(s) located within an "Area Hub" as indicated within the City of Caldwell
Comprehensive Plan?**

☐ Yes ☒ No

III. Applicant Information

Note: If applicant is an LLC, proof of authorized signer will be required from the Secretary of State.

Name:

Penelope Constantikes

Company Name:
(if applicable)

Riley Planning Services

Mailing Address:

P.O. Box 405

Boise, ID

83701

Phone:

208.908.1609

Email:

penelope@rileyplanning.com

Email Address:

penelope@rileyplanning.com

**Applicants Relationship to
Property Owner:**

- ☐ Property Owner ☒ Authorized Agent/Representative
☐ Purchaser ☐ Petitioner (vacation requests only)

IV. Property Owners' Information *(if different from applicant)*

Name:

Mailing Address:

Phone: **Email:**

V. Contractor / Developer Information *(fill out, if applicable)*

Name:

Company Name:
(if applicable)

Mailing Address:

Phone: **Email:**

VI. Architect Information *(fill out, if applicable)*

Name:

Company Name:
(if applicable)

Mailing Address:

Phone: **Email:**

VII. Civil Engineer / Surveyor Information *(fill out, if applicable)*

Name: Lance Warnick

Company Name: Aspen Engineers
(if applicable)

Mailing Address: 1619 N. Linder Road
Kuna, ID 83634

Phone: 208.922.9910 **Email:** lance@aspenengineers.com

VIII. Landscape Architect Information *(fill out, if applicable)*

Name: Greg Baer

Company Name: Baer Design Group
(if applicable)

Mailing Address: Eagle, ID

Phone: 208.859.1980 **Email:** greg@baerdg.com

IX. Applicant Acknowledgement

- ☒ 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; and
- ☒ I certify that I am the owner of this property, the owner's authorized agent/representative, or the petitioner (if for a vacation). If acting as an authorized agent or representative, 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; and
- ☒ I certify that failure to submit all required documents in compliance with the checklist could result in delayed acceptance, processing, and hearing date timelines; and
- ☒ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I certify that I am the:

☐ Property Owner ☒ Authorized Agent / Representative ☐ Petitioner (Vacations Only)

PENELOPE CONSTANTIKES
Applicant / Applicant's Representative Printed Name

8/20/26
Date

P. CONSTANTIKES
Applicant / Applicant's Representative Signature



East

SUBDIVISION PRELIMINARY PLAT CHECKLIST

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

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

* FOR CONSTRUCTION



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SECTION II

PRELIMINARY PLAT CONTENT		Applicant	Staff
Plans to Scale	All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").	✓	
Subdivision Name and Location SUB NAME APPROVED	The proposed subdivision name and location shall be provided on the plat and shall meet the following: - Said name shall be approved by the City Mapping Department and shall not being a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County; - Location of subdivision by section, township and range; reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments. (Ord. 3374, 12-6-2021)	✓	
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 bench mark, 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 common boundary with the tract.	✓	
Table Schedule (see attached example)	Table Schedule of: - Existing zoning classification of the tract with any requested zoning changes. - Total acreage of the entire subdivision - Total number of buildable lots by land use type. - Total number of common lots. - Total gross acreage - Average buildable lot size - Dwelling units per gross acre.	✓	



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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Subdivision Boundary	The subdivision boundary with dimensions and bearings shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.	✓	
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.	✓ ROUTED. COMPLETED	
Names, Addresses, and Tax Parcel Numbers	Names, addresses and tax parcel numbers for all property owners within three hundred feet (300') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations.	✓	
Utilities APPROVED *	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 Dimensions	Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.	✓	
Land Use and Zoning Classification (Each Area)	If plat includes land for which multi-family, commercial, industrial or mixed use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.	✓	
Special Development Areas	Appropriate information that sufficiently details the proposed subdivision within any special development area, such as: • Hillside • Floodplain	N/A	
On and Off-Site Improvements	The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage. APPROVED *	✓	
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.	✓	
Proposed Utility Methods APPROVED *	(A) Sewage Disposal: Such evidence relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (B) Water Supply: Such evidence relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (C) Stormwater Disposal: Such evidence relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater design shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal. (D) Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of the Caldwell City Code, shall appear on the preliminary plat.	✓	

* APPROVED BY CITY OF CALDWELL FOR CONSTRUCTION



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

SECTION III

LANDSCAPE PLAN CONTENT (CCC 10-07-03) * LSP APPROVED FOR CONST.		Applicant	Staff
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.	✓	
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	✓	
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	- A note listing the required number of parking spaces and bicycle parking spaces. - A note listing the provided number of parking spaces and bicycle parking spaces. The provided number of parking spaces and bicycle parking spaces shall equal or exceed the required number of parking spaces and bicycle parking spaces. - Circulation area required to serve the parking spaces with typical dimensions.	✓	
Existing Trees and/or Shrubs	Location of all existing trees and shrubs, and the approximate size and type of any existing trees and shrubs. Indicate by note which trees and/or shrubs will remain, if any. NO EXISTING VEGETATION	✓	
Existing and Proposed Structures	Location of all existing and proposed structures and a note of whether or not the existing structures will remain NO EXISTING STRUCTURES	✓	
Pathways <i>Approved *</i>	Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts: - Micro Pathways - Major Pathways - Public Pathways - Regional Pathways - Indian Creek Corridor Pathways (if applicable) * LSP W/ OPEN SPACE & AMENITIES APPROVED FOR CONSTRUCTION	✓	
Open Space Exhibit <i>Approved *</i>	All open space clearly delineated using colored shading so it is readily identifiable. The open space exhibit shall contain a table identifying: - The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open space - The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project - The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project	✓	
Public Amenities	Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc)	N/A	

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

SECTION IV

GENERAL PROJECT INFORMATION

Type of land uses within subdivision:	<u>Residential only</u> 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?	Yes No <i>SUBNAME + STREET NAME APPROVED</i> If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping? Yes <u>No</u>
Will the subdivision be phased?	<u>Yes</u> No If yes, how many phases are proposed? <i>6</i>
Development timeline for full build out?	

LAND USE AND ZONING INFORMATION

	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	<i>R-3</i>		
Proposed (Subject Property)	<i>NO CHANGE</i>		
North of Site	<i>C-2</i>		
South of Site	<i>R-1</i>		
East of Site	<i>CANYON CO</i>		
West of Site	<i>CANYON CO</i>		



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PROJECT SPECIFIC INFORMATION						
	Number of Lots	Acres	Percent of "Net" Acres <i>Net acreage is the total acreage minus any public streets and public rights of way</i>			
	4 TOTAL					
Residential Lots						
Commercial Lots						
Industrial Lots						
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
Residential:						
Single-family (detached) homes	0					
Townhomes	0					
Two-family (duplex)	0					
Three-family residential (triplex)	0	2	APPROVED W/SUP	6	22'	
Four, five and six family (fourplex, fiveplex, and sixplex)	0					
Multi-family (7 or > dwelling units) in a single building	0	3	APPROVED W/SUP	108	38'	
Commercial	0		N/A	N/A		
Industrial	0		N/A	N/A		
Type of Commercial or Industrial Buildings:			Single-tenant building(s) Multi-tenant buildings			
DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05) ELEMENTS APPROVED FOR CONST.						
Dwelling units per gross acre (Density):	Max. Allowed			Proposed		
Total Open Space	% Required			% Proposed		
Total "Qualifying" Open Space	% Required			% Proposed		
Included	NOTE: Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space.					



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PARKING, LOADING AND PEDESTRIAN AMENITIES (CCC 10-02-05)		
Description	Min. Required	Proposed
Electric vehicle parking spaces		
Off-street parking spaces		<i>* APPROVED By City PER SUP</i>
Commercial loading spaces		
Industrial loading spaces		
Bicycle parking spaces:		<i>* APPROVED By City PER SUP</i>
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)		
Public Amenities:	<i>Provide a description of the type of public amenities proposed:</i>	
LANDSCAPING AND PATHWAYS (CCC Chapter 10, Article 7) <i>APPROVED By City For Construction PER SUP</i>		
Landscaping: (Please check all locations where landscaping will be provided)	Parking lot Between different land uses Other _____ Common areas Pathways Street landscape buffers Around building exterior	
Major Pathways	<i>Describe location, width, and landscaping:</i>	
Micro Pathways	<i>Describe location, width, and landscaping</i>	
Public Pathways (per Bicycles and Pathways Master Plan)	<i>Describe location, width, landscaping, and any proposed fencing:</i>	

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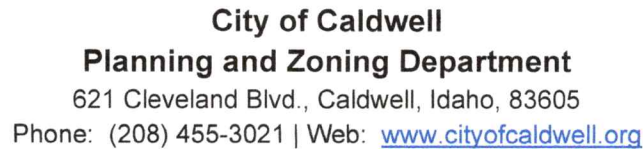
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STREET LANDSCAPE BUFFERS (CCC 10-07-08) <i>APPROVED FOR CONST. PER SUP BY CITY</i>							
Location (Enter Street Name)	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Min. Shrub Spacing (in feet)

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

PUBLIC SIDEWALKS <i>APPROVED BY CITY OF CALDWELL IN SITE CIVIL DWGS</i>					
Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
			Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION <i>APPROVED w/ CIVIL DWGS</i>	
Domestic Water:	Individual Domestic Well – How Many?
	Centralized Public Water System
	City Municipal Water System
	N/A
	Nearest Water Line Connection:
Sewer (Wastewater):	Individual Septic
	City Municipal Sewer
	N/A
	Nearest Sewer Line Connection:
Irrigation:	Surface
	Irrigation Well
	Pressurized
	Gravity
	N/A
	Nearest Irrigation Connection:
Irrigation District:	

City of Caldwell Planning and Zoning – Preliminary Plat Submittal Checklist Updated 6/6/23



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Describe any other unique site characteristics:

ACKNOWLEDGEMENT

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

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

☐ Property Owner as the Applicant

☒ Property Owner's Agent / Representative

PENELOPE CONSTANTINES
Applicant / Applicant's Representative Printed Name

8/20/26
Date

PENELOPE CONSTANTINES
Applicant / Applicant's Representative Signature



INVOICE

Permit #: SSP26-000002

Address: 0 E USTICK RD

Fee	Account Code	Amount
P&Z Fees - Short Plat (Base Fee)	10180	1,889.00
P&Z Fees - Short Plat (Add'l Fee of \$20.00 per lot, to include common lots)	10180	80.00
Fire Fees - Short Plat (Base Fee)	22025	404.25
Fire Fees - Short Plat (Add'l Fee of \$1.35 per lot to include common lots)	22025	5.40
Eng Fees - Short Plat (Base Fee)	12512	908.16
Eng Fees - Short Plat (Add'l Fee of \$23.61 per lot to include common lots)	12512	94.44
Police - Plan Review	21022	90.00
TOTAL		3,471.25



August 20, 2026

City of Caldwell Mayor and Council
Caldwell Planning & Zoning Commission
Caldwell Planning & Zoning Division
ATTN: Katie Wright, Sr. Planner
621 Cleveland Blvd.
Caldwell, ID 83605

**RE: TIRZAH EAST SUBDIVISION / TIRZAH WEST SUBDIVISION
COMBINED PRELIMINARY & FINAL PLAT APPLICATIONS
PARCELS: R32555012 / R32555012A**

Dear Ms. Wright:

On behalf of Mr. Douglas Clegg and Tirzah, LLC, please accept the attached combined preliminary and final plat applications for Tirzah East Subdivision and Tirzah West Subdivision. Each plat is for 4 lots.

Originally the site was one parcel. As a condition of approval for Lenity II, a Record of Survey was created to extend Lenity Living Avenue through the site creating 2 parcels on either side of the new public ROW.

The City of Caldwell approved CPM23-000008 and ZON23-000007 modifying the Comprehensive Plan Land Use Map designation for this site as High Density Residential and assigned the zoning designation as R-3. A Special Use Permit, SUP23-000012, was also approved for the Lenity Apartments Phase II multi-family development with a community center and pool amenity. A future day care is also planned. A buffer for separation between the single family residential area to the south and Lenity II is provided with single story over 55 townhomes separated from the shared property line by 38-feet. With the adjacent residences rear setback the distance is 53'

A Development Agreement (2023-038788) was recorded as a part of the Lenity II approval and is included in the submittal materials for your convenience. Conditions of approval are provided in Exhibit F (Caldwell Engineering) and G (Caldwell Fire).

The purpose of the Combined Preliminary and Final Plat Applications is to facilitate an orderly site development through the subdivision process in the same manner as a standard subdivision due to the 'nature, complexity and many civil improvements' associated with the approved Lenity Phase II development as recommended by the City Engineering Department.

Some of the benefits of the subdivision process as the final step of Lenity II are:

- To better facilitate dedication of easements and public utilities;

- Conform with the requested process identified by the City of Caldwell Engineering Department;
- Reduces large single visit use of City Engineering staff resources by implementing a phasing process that makes inspections and punch lists more manageable through smaller increments of the site;
- Incorporating smaller sign-off segments of the development to prevent overloading Planning & Zoning Division staff for inspections of landscaping, etc.;
- To provide a measured approach to use of Building Department staff resources with a phased approach to construction and occupancy permits; and
- Dedication of site improvements including the extension of Lenity Living Avenue.

All Civil drawings have been submitted, reviewed, approved and stamped for constructions. These drawings include:

1. Phasing and Parking Plans
2. Site Plan
3. Master Civil Utility Plans
4. Civil, Utility and Storm Water Plans
5. Street Plan and Profiles
6. Civil Site Plans
7. Site Grading Plans
8. Landscape Plans
9. Drainage Report
10. Post Office Approval
11. SWPPP
12. Transfer of Water Rights.

Approved and stamped plans provide confirmation that all site design elements and improvements meet City of Caldwell Engineering, Fire Department and Planning SUP Approval Conditions.

Four (4) building permits have been approved and are ready for pick up. To avoid confusion during the plat approval process the remaining building permits will be delayed until the platting process is completed.

The property owner / developer and project team are pleased to present this final step of Lenity II to the City Council and P&Z Commission for their review and respectfully request approval.

Please do not hesitate to reach out if you have questions.

Best regards.

RILEY PLANNING SERVICES llc

P. CONSTANTIKES

Penelope Constantikes
Principal

2C ACUITY LLC
16670 BOEHNER RD
CALDWELL, ID 83607

CONNER ALLAN
4404 BELETHOR AVE
CALDWELL, ID 83607

FOSTER STEVEN
1508 WHITE FISH LAKE ST
CALDWELL, ID 83607

AYALA RUTH
4321 S. MONTANA AVE
CALDWELL, ID 83607

CORDOVA MADISON
1520 WHITE FISH LAKE ST
CALDWELL, ID 83607

FREEMAN KRISTA
1417 LIVINGSTON ST
CALDWELL, ID 83607

BENTLY DUSTIN WADE
4512 BIGFORK AVE
CALDWELL, ID 83607

CORP. OF PRESIDING BISHOP OF
JESUS CHRIS OF LDS
TAX DIVISION
P.O.BOX 511196
SALT LAKE CITY, UT 84151

GARCIA TALON
4609 GREAT FALLS AVE
CALDWELL, ID 83607

BOONE JORDAN MICHAIAH
1603 HESPER ST
CALDWELL, ID 83607

CRITES KRISTA
4600 BIGFORK AVE
CALDWELL, ID 83607

GREENMONT SUB HOA INC.
ALLIANCE MGMT PARTNERS
1520 HERITAGE PRK ST, STE 125
MERIDIAN, ID 83646

BROWN BLAKE
1509 HESPER ST
CALDWELL, ID 83607

DISHMAN BAILEY
4516 BIGFISH AVE
CALDWELL, ID 83607

HESPER LLC
672 N STOCKHELM WAY
EAGLE, ID 83616

CAMERON CAROL S
1802 WINDHELM ST
CALDWELL, ID 83607

EQUESTRIAN LIFE STONECREEK
LLC
53 SOARKING BIRD CT
LAS VEGAS, NV 89135

HIGHT PHILLIP
1401 LIVINGSTON ST
CALDWELL, ID 83607

CANYON BROOK HOA ASSO.
ATTN: AMI
3140 W BELLTOWER DR
MERIDIAN, ID 83646

FABER JAHAIRA DENISSE
1516 WHITE FISH LAKE ST
CALDWELL, ID 83607

HIRSCH MICHAEL
1607 WHITE FISH LAKE ST
CALDWELL, ID 83607

CASTRO MELISSA
4412 BELETHOR AVE
CALDWELL ID 83607

FEDER BRIAN KARL
1507 WHITE FISH LAKE ST
CALDWELL, ID 83607

HOWARD BRENDA
1421 LIVINGSTON ST
CALDWELL, ID 83607

CLAUSEN KELSEY
1409 LIVINGSTON ST
CALDWELL, ID 83607

FELLER LIMITED PARTNERSHIP
512 N 16TH AVE
CALDWELL, ID 83605

HUBBLE HOMES LLC
701 S ALLEN ST STE 104
MERIDIAN, ID 83642

CLOCK TOWER PROFESSIONAL
PARK OWNERS ASSO. INC
P.O. BOX 1821
IDAHO FALLS, ID 83403

FLOYD ROBERT ALAN
1603 WHITE FISH LAKE ST
CALDWELL, ID 83607

INGRAM NANCI
1405 LIVINGSTON ST
CALDWELL, ID 83607

JOHNSON DEBROAH
4605 GREAT FALLS AVE
CALDWELL, ID 83607

PICKETT BODIE EDWARD
7640 E MYRTLE BEACH DR
NAMPA, ID 83687

URRESTI JESS DUSTIN
1519 WHITE FISH LAKE ST
CALDWELL, ID 83607

JOHNSON ROBERT
1513 HESPER ST
CALDWELL, ID 83607

ROMERO DAVID MENDEZ
1704 E USTICK RD
CALDWELL, ID 83605

WILLIAMS NATHAN TODD
1806 WINDHELM ST
CALDWELL, ID 83607

KEEN JERAMIE
11283 W ROYAL RIDGE CT
NAMPA, ID 83686

ROUSE PATRICIA
1611 WHITE FISH LAKE ST
CALDWELL, ID 83607

WINEGAR JALEN
4523 GREAT FALLS AVE
CALDWELL, ID 83607

KENNY ANTHONY
1602 WHITE FISH LAKE ST
CALDWELL, ID 83607

SALGADO ROGELIO MARTINEZ
1517 HESPER ST
CALDWELL, ID 83607

RILEY PLANNING SERVICES
P.O. BOX 405
BOISE, ID 83701

LC PROPERTIES LLC
4203 CLOCKTOWER AVE
CALDWELL, ID 83607

SNIDER LOGAN RAY
4601 GREAT FALLS AVE
CALDWELL, ID 83607

NYEIN CHO
2495E LACHLAN ST
MERIDIAN, ID 83642

LAS BRISAS APARTMENTS LLC
420 W MAIN ST STE 300
BOISE, ID 83702

STEELHEAD LLC
4121 CLOCK TOWER AVE
CALDWELL, ID 83607

MALDONADO JOSE H MATA
19163 RALSTON WAY
CALDWELL, ID 83605

SWEET N RHINO LLC
4101 CLOCK TOWER AVE
CALDWELL, ID 83607

MARCH PAIGE
4613 GREAT FALLS AVE
CALDWELL, ID 83607

TALLWATCH LLC
14052 SPRINT CT
CALDWELL, ID 83607

MIRIAM LLC
715 BLUE SPRUCE RD
ALPINE, UT 84004

TAYLOR KOREY
4604 BIGFORK AVE
CALDWELL, ID 83607

PARKER DENTON JAMESON
1515 WHITE FISH LAKE ST
CALDWELL, ID 83607

UNDERWOOD LORRAINE
4520 BIGFORK AVE
CALDWELL, ID 83607

July 21, 2026

Dear Neighbor:

Please join me for a neighborhood meeting about a proposed set of subdivisions near your property. The purpose of the meeting is to provide you with information about the subdivision and to discuss your questions and comments.

DATE: Wednesday, August 5, 2026

TIME: 6:00 TO 6:30 PM

WHERE: On Site – adjacent to the apartments north of the project site

This site has already been approved for a multi-family as a companion to the associated Stone Creek Apartments north of the site and construction of the apartments are anticipate to begin soon with review of construction drawings nearing completion.

Lenity Living Avenue will divide the parcel in to two pieces connecting the north and south ends of Lenity Living Avenue and the proposed subdivisions will simply locate each of the approved apartment buildings on individual lots. The proposed subdivisions are shown on the following page.

Combined Preliminary and Final Plat applications will be submitted to the City of Caldwell after the neighborhood meeting.

Construction on the multi-family buildings will begin soon. The subdivisions infrastructure will occur concurrently.

This is not a public hearing and no elected or appointed city officials will be present.

Please feel reach out to me at penelope@rileyplanning.com if you have any questions.

Best regards,

Riley Planning Services



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

Start Time of Neighborhood Meeting: 6:00 PM

End Time of Neighborhood Meeting: 7:00 PM

Those in attendance please print your name and address.

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

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

1. SEE ATTACHED
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____

17. _____
18. _____
19. _____
20. _____

NEIGHBORHOOD MEETING CERTIFICATION:

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

Description of the proposed project:

Combined Preliminary and Final Plat

Date of Round Table meeting: N/A - MULTIPLE MEETINGS HELD WITH STAFF

Notice sent to neighbors on: JULY 21, 2026

Date & time of the neighborhood meeting: AUGUST 5, 2026 - 6:00 TO 7:00 pm

Location of the neighborhood meeting: ON SITE AT THE NORTH BOUNDARY

Developer/Applicant:

Name: RILEY PLANNING SERVICES / TIRZAH LLC

Address, City, State, Zip: P.O. BOX, BOISE, ID

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

P. CONSTANTINES

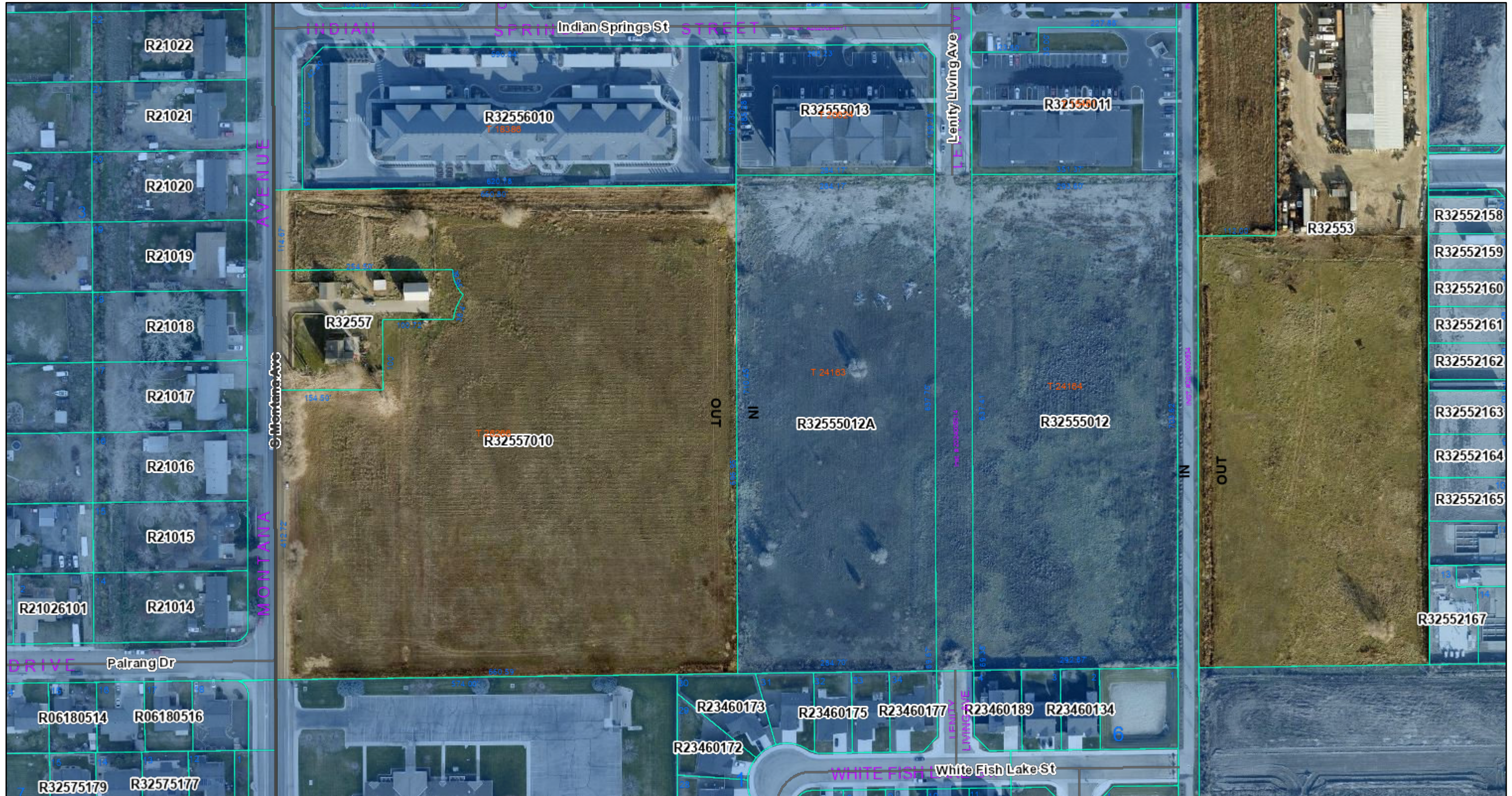
DATE

8/6/26

**TIRZAH EAST SUBDIVISION / TIRZAH WEST SUBDIVISION – COMBINED PRELIMINARY / FINAL PLATS
WEDNESDAY, AUGUST 5, 2026 – 6:00 TO 6:30 PM / NORTH SITE BOUNDARY AT LENITY LIVING AVE**

[illegible]

Canyon County Assessor



8/25/2026, 2:15:51 PM

Imagery 2026

Red: Band_1
Green: Band_2
Blue: Band_3

Canyon County Roads

Canyon County Roads

Sections-Adjusted for Assessment

County

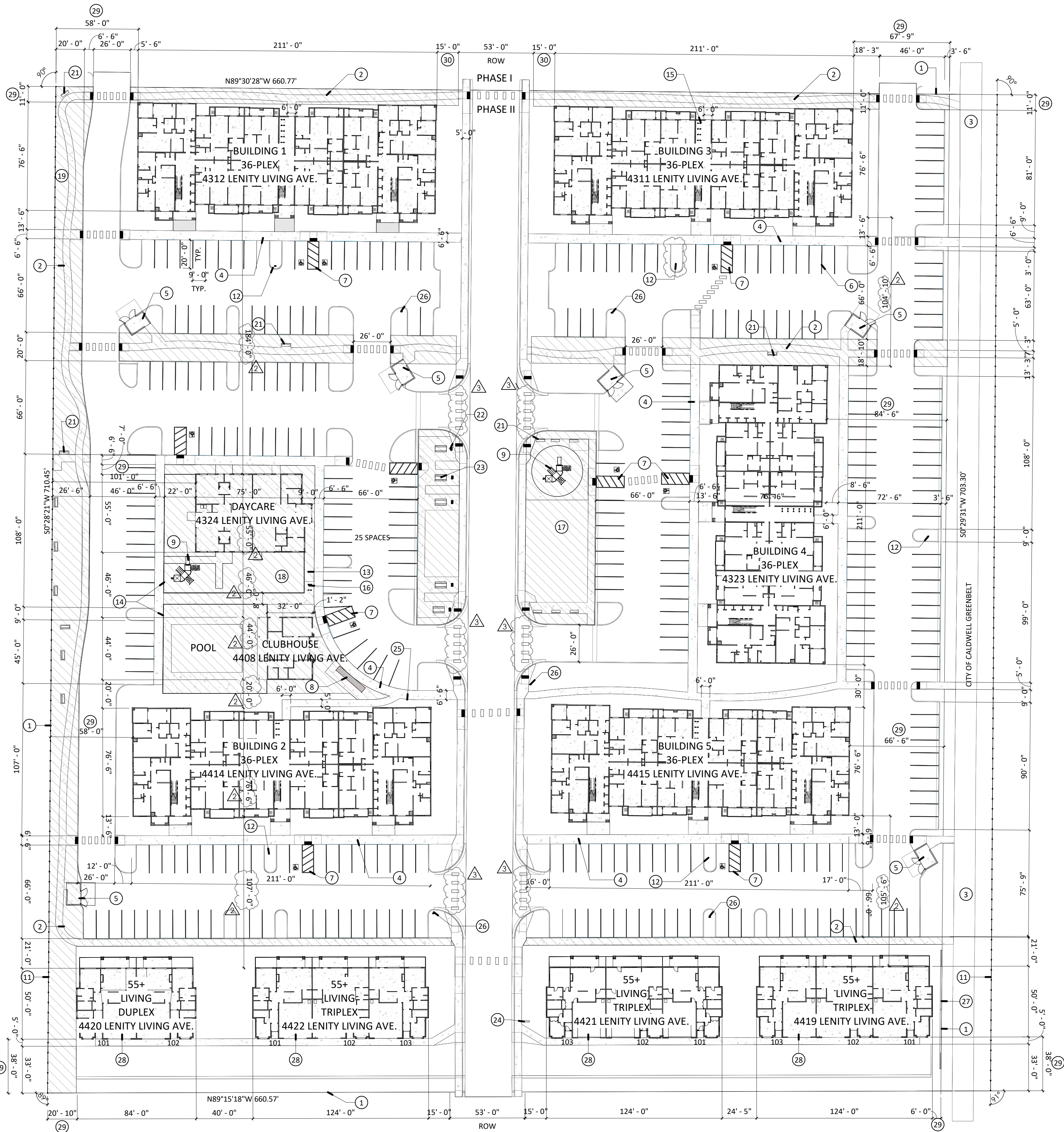
Taxparcels

City Limits (TY 2026)

CALDWELL

1:2,257

0 0.02 0.04 0.08 mi
0 0.03 0.07 0.13 km



1 SITE PLAN
1" = 40'-0"

#	Note
1	PROPERTY BOUNDARY LINE
2	5' WIDE CONCRETE SIDEWALK
3	EXISTING ASPHALT SIDEWALK
4	6'-6" WIDE SIDEWALK AT PARKING IN FRONT OF BUILDING, TYP.
5	TRASH ENCLOSURE: 6' HIGH CMU WALL.
6	9'X20' STANDARD PARKING STALL, TYP.
7	ADA PARKING, TYP. RE: DETAIL.
8	MAILBOXES: 24'-0W X 4'-0. RE: MAILBOX DETAILS. PROVIDE 5'-0" MIN. CONCRETE SIDEWALK FOR ACCESS TO ALL MAIL.
9	PREMANUFACTURED PLAYGROUND. RE: LANDSCAPE.
10	FIRE TRUCK TURNAROUND
11	6' HIGH WHITE VINYL FENCE
12	9'X20' LANDSCAPE ISLAND, TYP. RE: LANDSCAPE PLANS.
13	DAYCARE & CLUBHOUSE TO BE LOCATED ON EASEMENT AND TO BE FOR RESIDENTS OF LENITY PHASE I AND II.
14	6' HIGH WROUGHT IRON FENCE AT POOL AND DAYCARE.
15	BIKE PARKING LOCATED ON FIRST FLOOR OF BUILDING. 18 SPACES PER BUILDING @ 2'X6' PER SPACE, TYP. RE: BUILDING FLOOR PLANS.
16	6'X8' BIKE PARKING FOR 4 BIKES.
17	OPEN SPACE EASEMENT 1: 6363 SF (INDICATED BY DIAGONAL LINES)
18	OPEN SPACE EASEMENT 2: 18,003 SF (INDICATED BY DIAGONAL LINES)
19	OPEN SPACE EASEMENT 3: 35,697 SF (INDICATED BY DIAGONAL LINES)
21	PARK BENCH, TYP. RE: LANDSCAPE
22	BBQ. RE: LANDSCAPE.
23	PICNIC TABLE, TYP. RE: LANDSCAPE.
24	1'-0"x4'-0" SIGN BY OTHERS.
25	"POSTAL PARKING ONLY" SIGN.
26	FIRE HYDRANT. RE: CIVIL.
27	2'-0"H CONCRETE RETAINING WALL. RE: CIVIL.
28	TWO CAR GARAGE, TYP. @ EACH HOME FOR A TOTAL OF 22 GARAGE SPACES.
29	BUIDING SETBACK FROM PROPERTY LINE.
30	BUILDING SETBACK FROM R.O.W.

PHASE II PARKING & OPEN SPACE

PARKING STALLS REQ'D.:
191 APTS - 1.5 EA. = 287 SPACES
1376 SF CLUBHOUSE - 1 PER 150 SF = 10 SPACES
DAYCARE - 1 PER 20 CHILDREN = 2
299 TOTAL PARKING SPACES REQUIRED
359 TOTAL PROVIDED (10 ADA & 22 GARAGE INCL.)

BIKE PARKING REQ'D: 1 PER 2 UNITS = 90 SPACES
DAYCARE: 1 PER 20 CHILDREN = 2 SPACES
CLUBHOUSE: 15% OF PARKING = 2 SPACES
94 TOTAL REQUIRED
94 TOTAL PROVIDED

TOTAL PHASE II PROJECT AREA: 10.24 ACRES
(446,054 SF)-(37,475 SF ROAD ROW)= **408,579 SF TOTAL AREA**

10 % QUALIFYING PHASE II OPEN SPACE:
OPEN SPACE 1 (PLAY/PICNIC E&W OF LENITY LIVING AVE): 10,333 SF
OPEN SPACE 2 (CLUBHOUSE AND DAYCARE): 18,003 SF
OPEN SPACE 3 (WALKING PATH): 35,697 SF
TOTAL OPEN SPACE PROVIDED 64,033 SF (40,858 REQ'D)

ADDITIONAL SHARED AMENITIES PROVIDED IN PHASE I:
1. PICKLEBALL COURT
2. HALF COURT BASKETBALL
3. CHILDREN'S PLAY STRUCTURE

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 approval.

Name: **Martin Gergen**



Marla Carson,
Architect
Eagle, Idaho 83616
208.631.4195

LENITY APTS
PHASE II

Site
LENITY LIVING AVE
CALDWELL, IDAHO 83605

Project No. Project Number



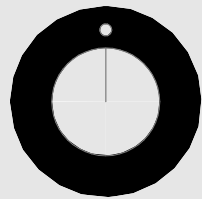
Revisions

- | | |
|---|--------------------------|
| 1 | 12.04.25 Permit |
| 2 | 01.19.26 Plan Check Rev. |
| 3 | 2.25.26 Plan Check Rev. |

Notes

1. -
2. -
3. -

Project North



Scale

1" = 40'-0"

SITE PLAN

A-101

Sheet No.

©2021

REVISIONS	
A	05/29/26 - REVIEW
B	07/10/26 - CLIENT

DAVID M. ADAMS
PROFESSIONAL ENGINEER
STATE OF ALASKA
LICENSE NO. 10077
05/07/2008

PROJECT NAME:	TIRZAH EAST SUBDIVISION
EXISTING ZONING:	HIGH DENSITY RESIDENTIAL (NO CHANGE REQUESTED)
TOTAL ACREAGE:	4.75 ACRES±
NUMBER OF BUILDABLE LOTS:	4 1-LOT WITH 2 TRIPLEXES (6 UNITS) 1-LOT WITH 36 APARTMENTS 1-LOT WITH 36 APARTMENTS 1-LOT WITH 36 APARTMENTS
NUMBER OF COMMON LOTS:	0
TOTAL GROSS ACREAGE:	4.75 ACRES± (ROAD DEDICATION PREVIOUSLY DONE)
AVERAGE BUILDABLE LOT SIZE:	1.19 ACRES±
DWELLING UNITS PER GROSS ACRE:	24± (114 UNITS / 4.75 ACRES±)

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL COMPLY WITH IDAHO CODE CHAPTER 22, TITLE 55 REGARDING UNDERGROUND FACILITIES DAMAGE PREVENTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. CALL DIALONE, INC., 48 HOURS BEFORE COMMENCING ANY UNDERGROUND WORK AT 811 OR 208-342-1585.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW) AND THE CURRENT CITY OF CALDWELL SUPPLEMENTAL SPECIFICATIONS.
3. SEWER SERVICE SHALL BE PROVIDED BY THE CITY OF CALDWELL. ALL SANITARY SEWER MAINS SHALL BE 8" DIAMETER UNLESS OTHERWISE NOTED.
4. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF CALDWELL. ALL DOMESTIC WATER MAINS SHALL BE 8" DIAMETER UNLESS OTHERWISE NOTED.
5. STORMWATER RUNOFF FOR THE SITE AND ADJACENT STREETS WILL BE RETAINED ON SITE IN PRIVATE STORM RAINS. THIS PLAT SHOWS THE LOCATION OF 6 PROPOSED SEEPAGE BEDS WHICH ARE BASED ON CONSTRUCTION PLANS PREVIOUSLY PREPARED FOR THE PROJECT.
6. PRESSURE IRRIGATION SERVICE WILL BE PROVIDED TO THIS DEVELOPMENT BY THE CALDWELL MUNICIPAL IRRIGATION DISTRICT (COWID). ALL PRESSURE IRRIGATION MAINS SHALL BE 6" DIAMETER UNLESS OTHERWISE NOTED.
7. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY IDAHO SURVEY GROUP AND IS BASED ON THE NAVD 88 DATUM.
8. EXISTING CONTOUR LINES SHOWN ON THIS PLAT ARE ON A 1' INTERVAL.
9. THIS SUBDIVISION IS NOT LOCATED WITHIN A MAPPED FLOODPLAIN AREA.
10. THIS SUBDIVISION IS NOT LOCATED WITHIN A HILLSIDE AREA.
11. ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE CURRENT SUBDIVISION STANDARDS OF THE CITY OF CALDWELL.
12. THERE ARE NOT ANY KNOWN SEPTIC FIELDS ON THE PROPERTY.
13. THERE ARE NOT ANY KNOWN WELLS ON THE PROPERTY.
14. THERE ARE NOT ANY KNOWN LISTED HISTORIC PLACES ON OR ADJACENT TO THE PROPERTY.
15. TO THE BEST OF OUR KNOWLEDGE, THIS PRELIMINARY PLAT MEETS THE APPLICABLE REQUIREMENTS OF CITY CODE WITH THE ASSOCIATED APPROXIMAS AS ALLOWED PER THE LENITY APARTMENTS PHASE II PROJECT.

MIRIAM, LLC
715 BLUE SPRUCE RD
ALPINE, UTAH 84004

CONTACT:
DOUG CLEGG
208-870-5900
dclegg@springcreekenterprise.net

ASPEN ENGINEERS, CHARTERED
1619 N. LINDER RD, SUITE 110
KUNA, IDAHO 83634

CONTACT:
LANCE WARNICK, PE
208-466-8181
lance@AspenEngineers.com

RILEY PLANNING SERVICES
PO BOX 405
BOISE, IDAHO 83701

IDAHO SURVEY GROUP
9939 W. EMERALD ST
BOISE, IDAHO 83704

CONTACT:
CODY McCAMMON, PLS
208-846-8570
codym@idahosurvey.com

DEVELOPER

MIRIAM, LLC
715 W. BLUE SPRUCE RD
ALPINE, UTAH 84004

CONTACT: DOUG CLEGG
208-870-5900
dclegg@springcreekenterprise.net

PRELIMINARY PLAT FOR:
WH EAST SUBDIVISION
LENITY LIVING AVE
CALDWELL, IDAHO 83607

DRAWN BRW	SCALE SHOWN
CHECKED LBW	REVISION B

DATE 07/10/2026

PROJECT 26015

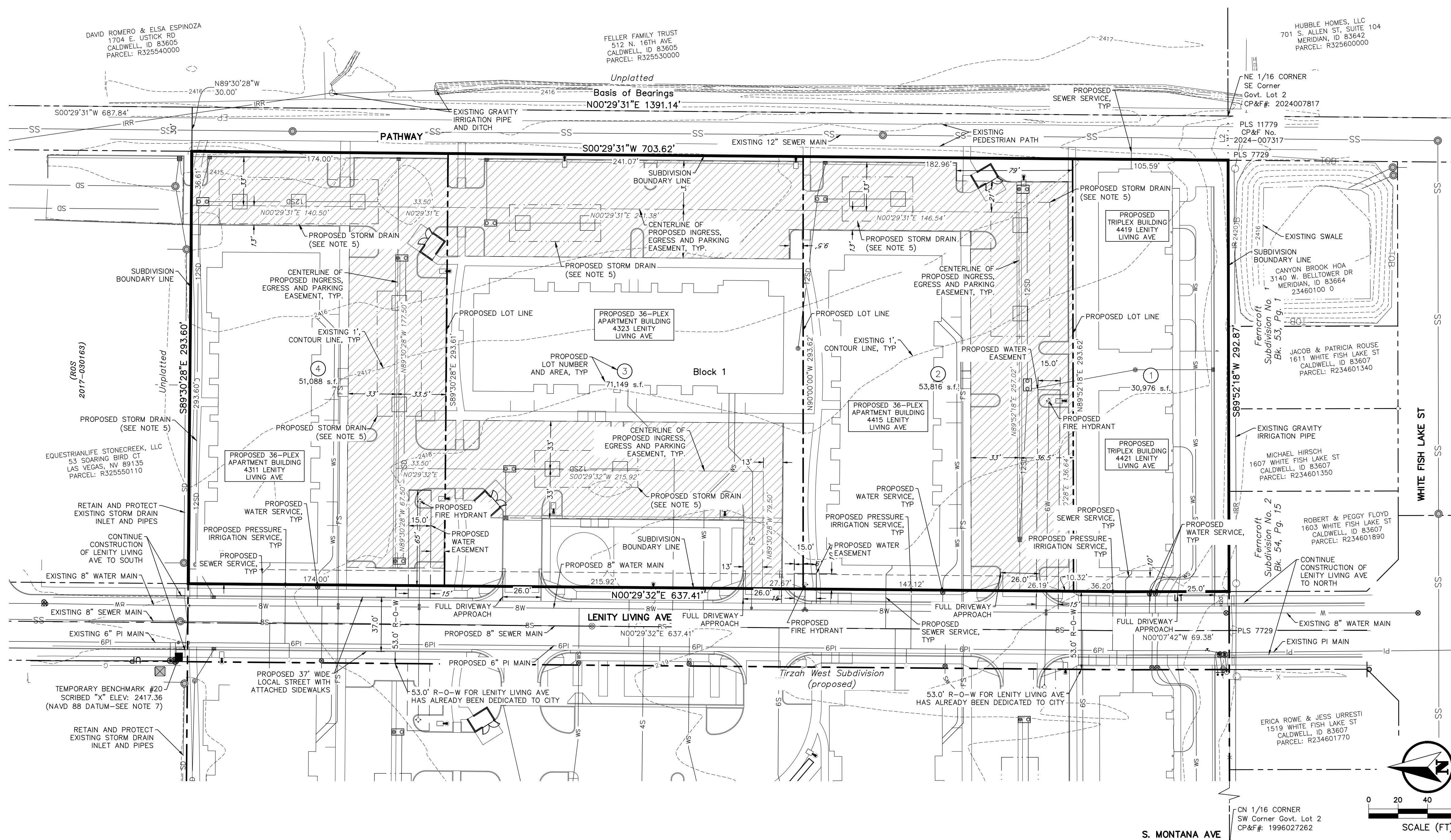
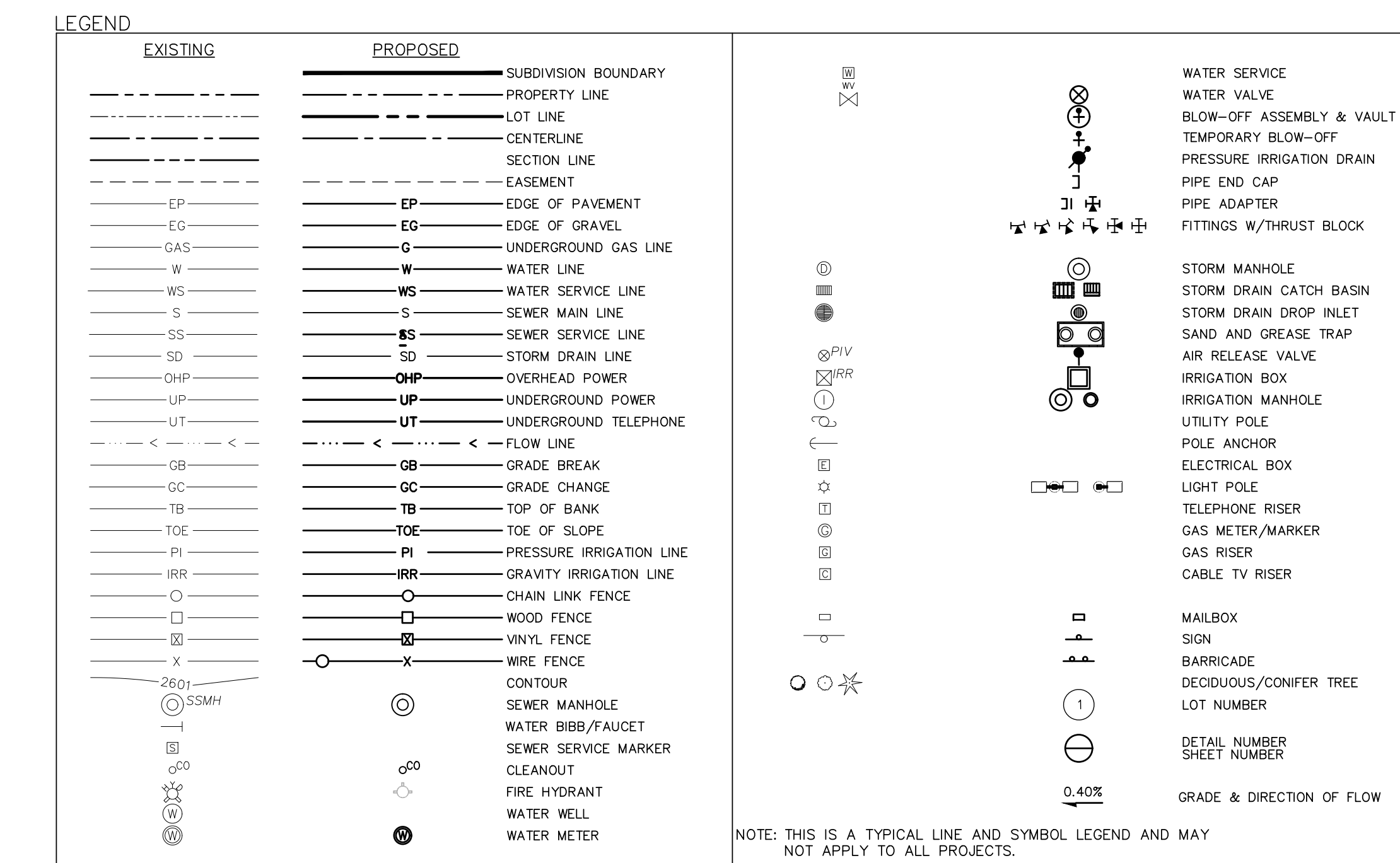
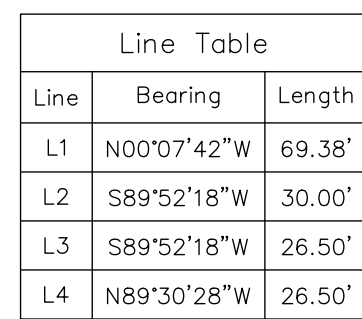
TIRZAH EAST
SUBDIVISION

PRELIMINARY
PLAT
DRAWING

SHEET

PP-1

1 of 1





LOOKING SOUTH FROM LENITY I SITE



VIEW OF NORTH SECTION OF SITE IN ALIGNMENT WITH DEDICATED ROW
FOR EXTENSION OF LENITY LIVING AVENUE SOUTH BOUND

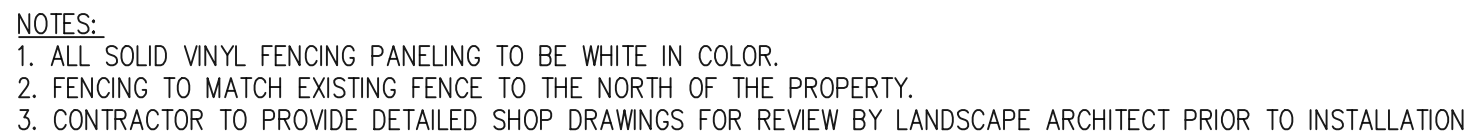


AERIAL VIEW OF SITE INCLUDING LENITY I, REGIONAL PATH ALONG EAST SIDE OF SITE
AND RESIDENTIAL DEVELOPMENT SOUTH OF SITE

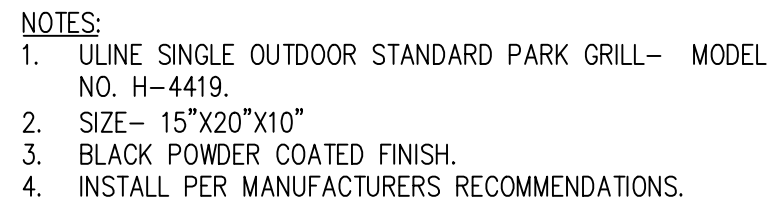


LOOKING NORTH TOWARDS LENITY I IN ALIGNMENT WITH FUTURE EXTENSION
OF LENITY LIVING AVENUE

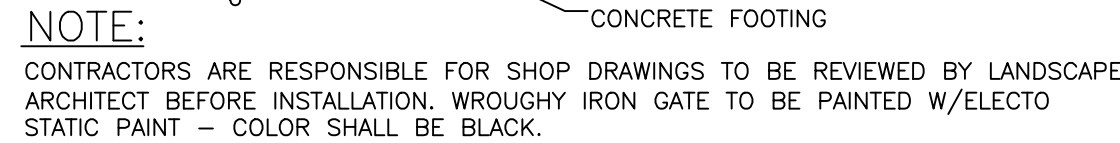




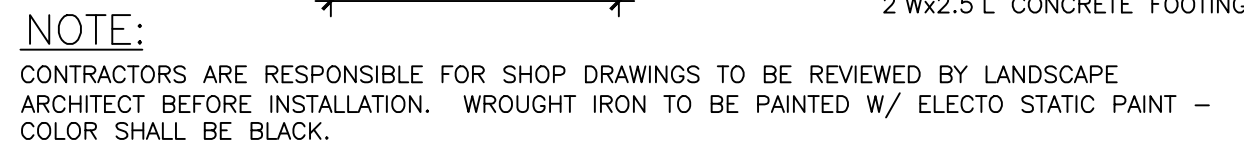
NTS



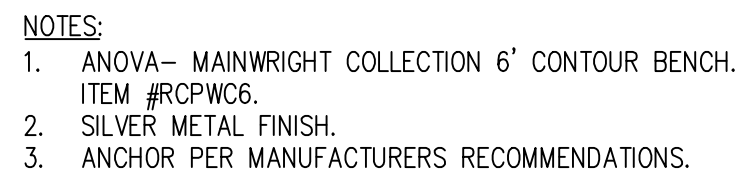
NTS



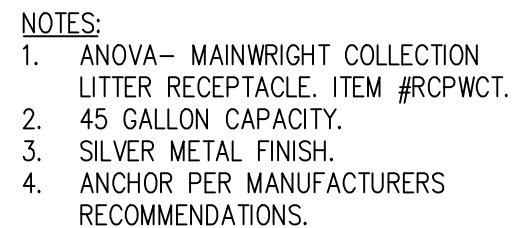
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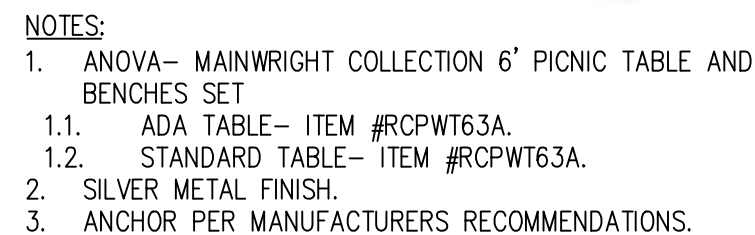
NTC



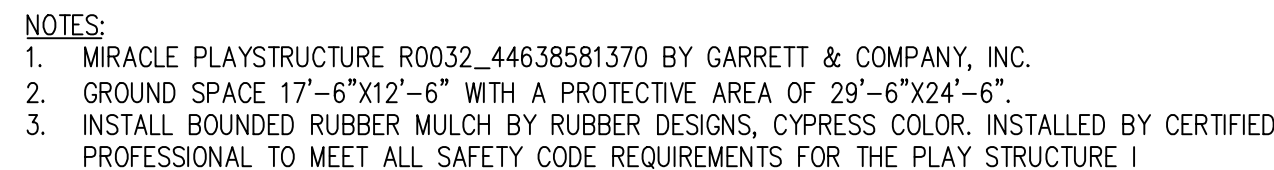
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NTS



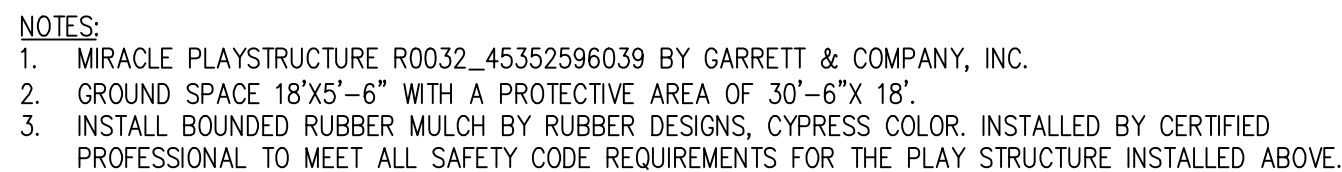
NTS



NT:



NTS

NT^a

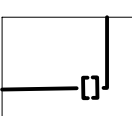
These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all currently applicable federal, state, and 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 approval.

Name: **Martin Gergen**

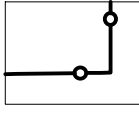
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Drawn by:	M
Checked by:	BD
Date:	4.9.202
Sheet No.:	

L1.2

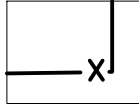
LANDSCAPE MATERIALS



WHITE VINYL FENCE — 6'-0" TALL FENCE TO MATCH EXISTING FENCE ON THE WEST.



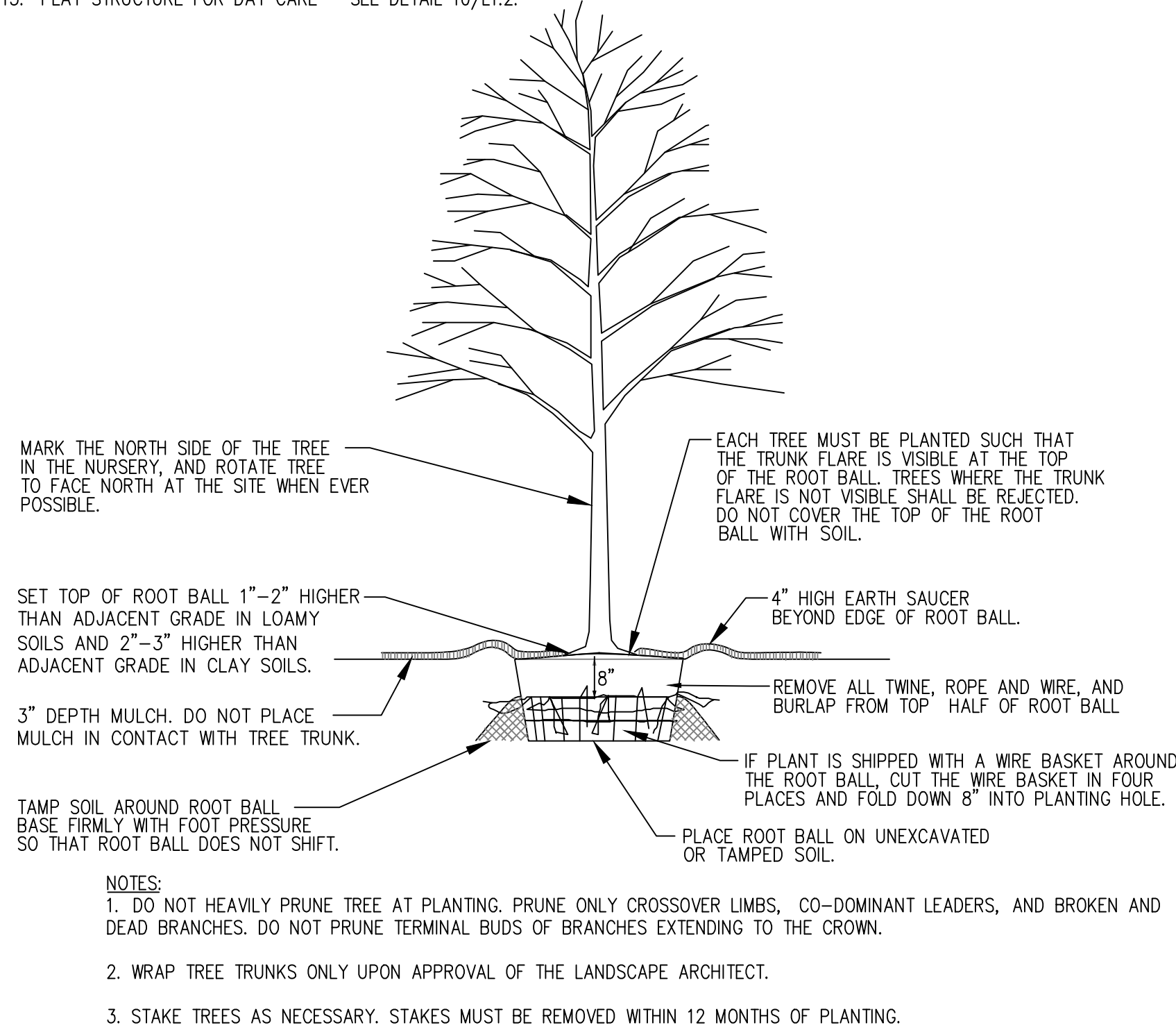
BLACK WROUGHT IRON — 4'-0" TALL FENCE.



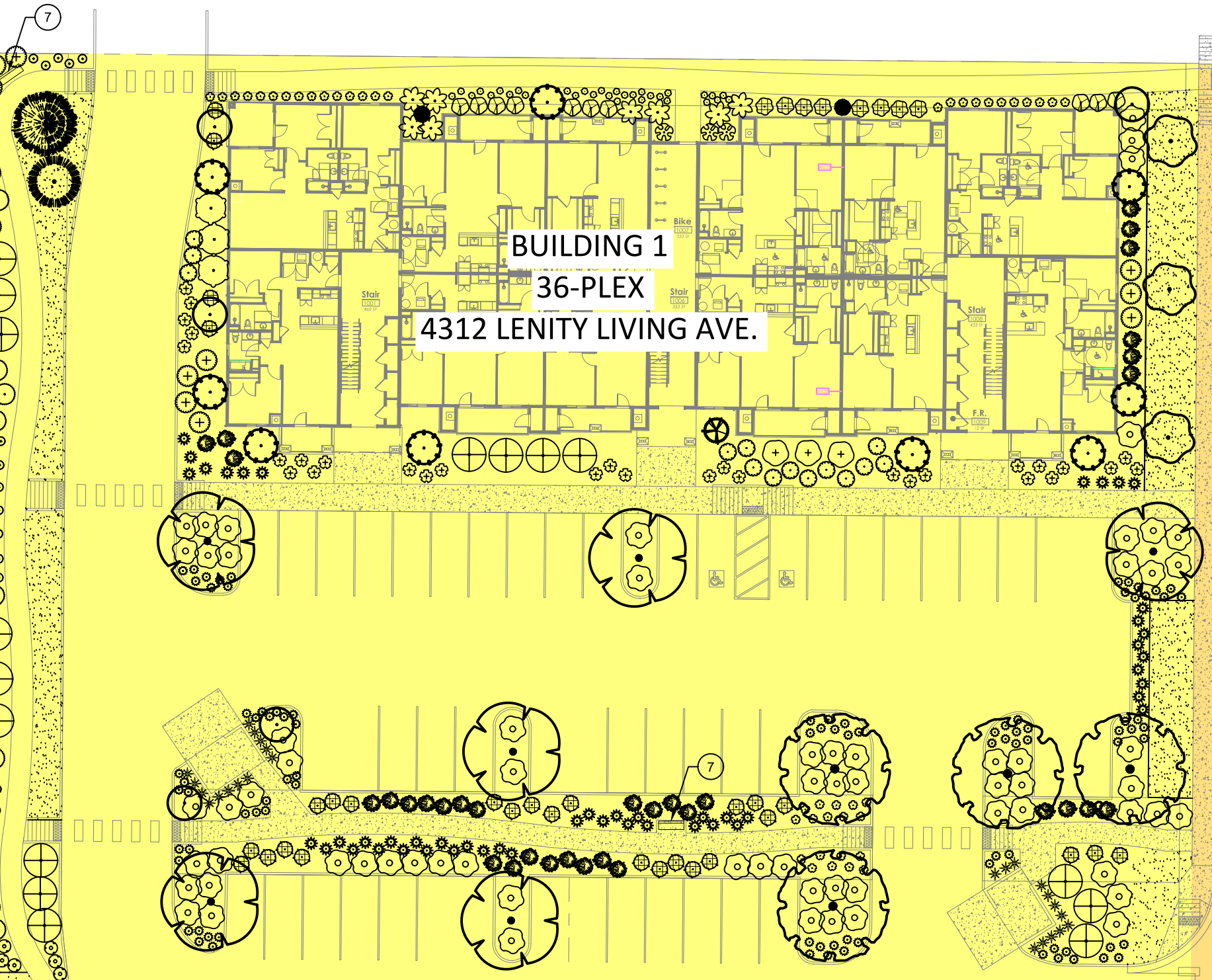
BLACK WROUGHT IRON — 6'-0" TALL FENCE.

KEYNOTES

1. MAIL BOX — SEE ARCHITECTURAL.
2. 6' TALL WHITE VINYL PRIVACY FENCE, MATCH EXISTING — SEE DETAIL 1/L1.2.
3. GARBAGE RECEPTACLE — SEE DETAIL 6/L1.2.
4. 6' TALL BLACK WROUGHT IRON FENCE — SEE DETAIL 3&4/L1.2.
5. 4' TALL BLACK WROUGHT IRON FENCE — SEE DETAIL 3&4/L1.2.
6. 3' WIDE BLACK WROUGHT IRON GATE — SEE DETAIL 3&4/L1.2.
7. BENCH — SEE DETAIL 5/L1.2.
8. ADA PICNIC TABLE — SEE DETAIL 7/L1.2.
9. ADA ACCESSIBLE BENCH — SEE DETAIL 5/L1.2.
10. PICNIC TABLE — SEE DETAIL 7/L1.2.
11. GRILL STAND — SEE DETAIL 2/L1.2.
12. PLAY STRUCTURE FOR PARK AREA — SEE DETAIL 8/L1.2.
13. DOG PARK WITH SYNTHETIC TURF SURFACING — SEE DETAIL 9/L1.2.
14. BONDED RUBBER MULCH BY RUBBER DESIGNS, CYPRESS COLOR. INSTALLED BY CERTIFIED PROFESSIONAL. SHALL MEET ALL SAFETY CODE REQUIREMENTS FOR THE PLAY STRUCTURES INSTALLED ABOVE.
15. PLAY STRUCTURE FOR DAY CARE — SEE DETAIL 10/L1.2.

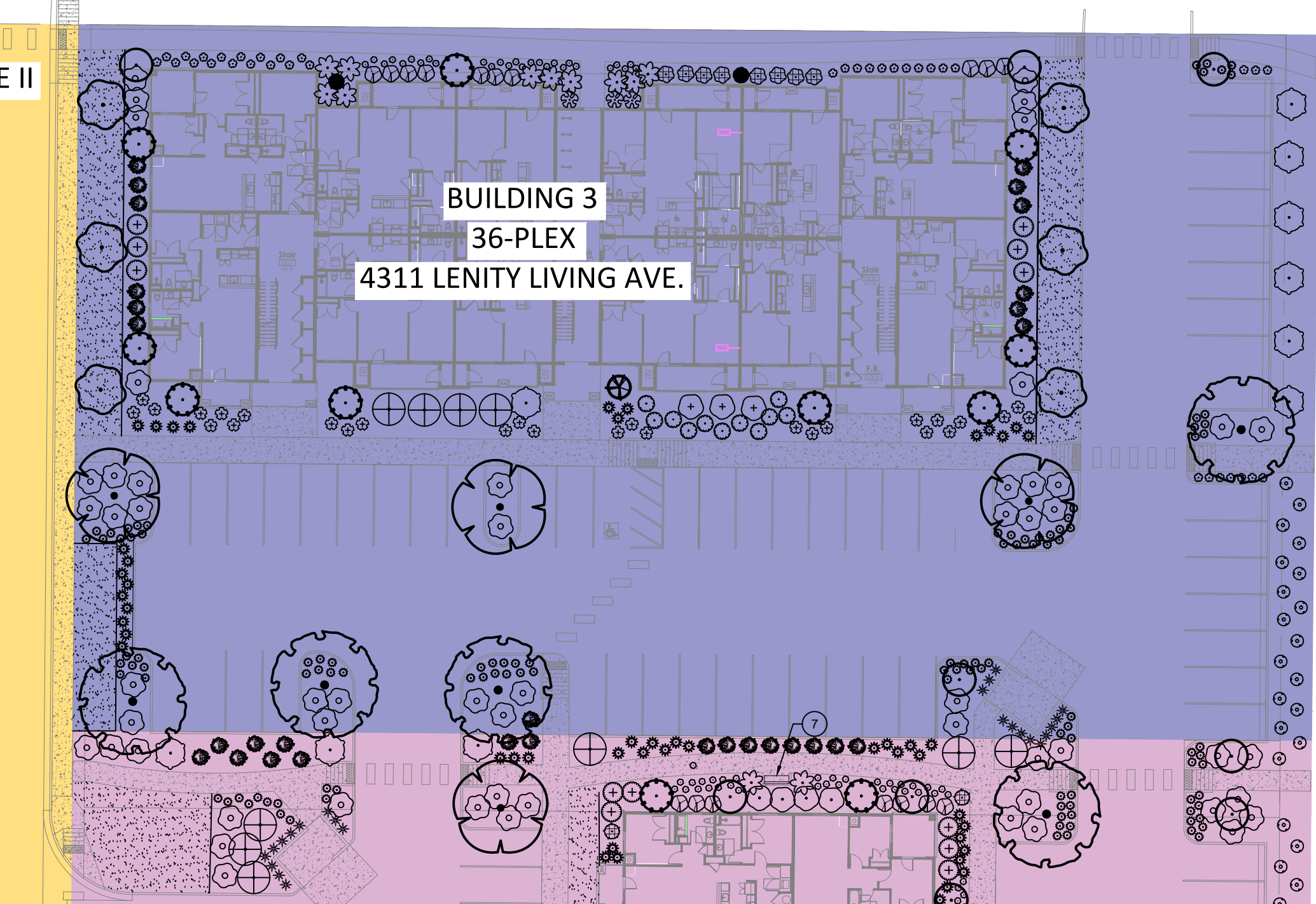


1 TREE PLANTING DETAIL



PHASE I

PHASE II

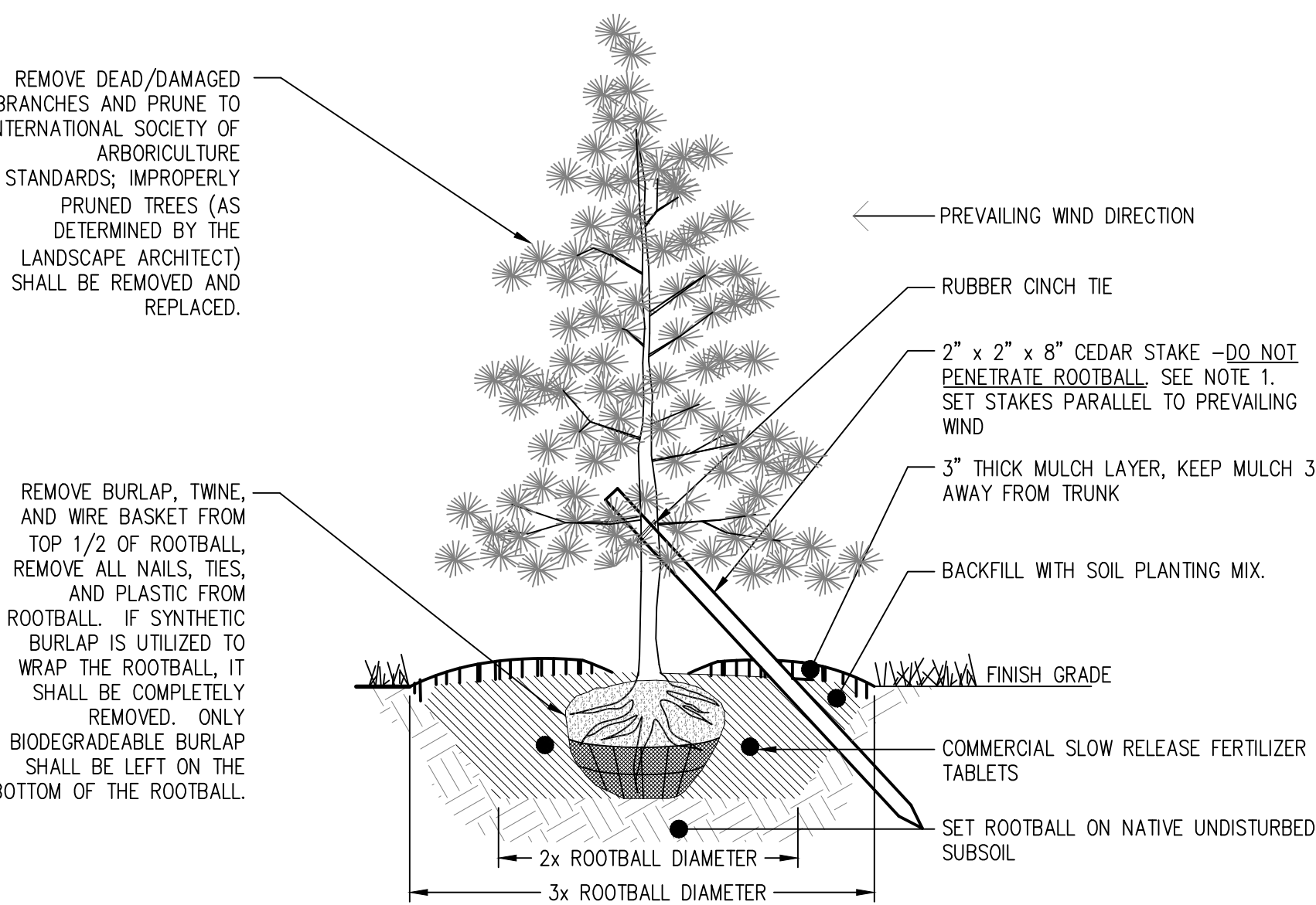


MATCHLINE - AREA ONE- SEE SHEET L1.0

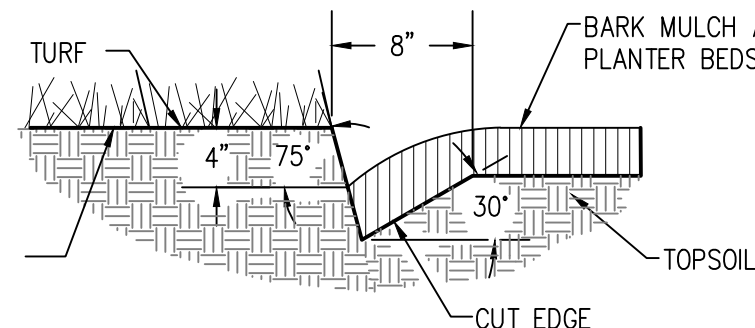
MATCHLINE - AREA TWO- SEE SHEET L1.1

2 CONIFER TREE DETAIL

NTS



- NOTES:
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
2. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
3. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.

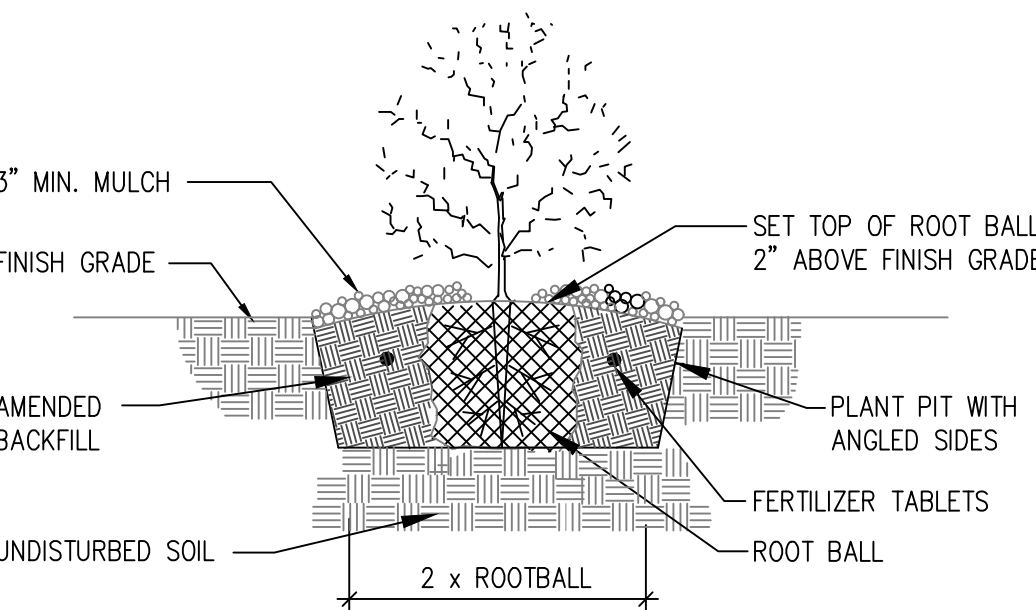


3 EDGING DETAIL

NTS

4 SHRUB PLANTING DETAIL

NTS



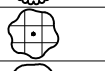
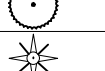
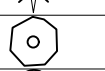
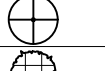
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HXW	CLASS	QTY
DECIDUOUS TREES							
	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	3" CAL. B&B	45'X35'		Class II	17
	Liquidambar styraciflua 'Slender Silhouette'	Columnar Sweet Gum	3" CAL. B&B	60'X8'		Class II	21
	Platanus x acerifolia	London Plane Tree	2" CAL. B&B	80' x 80'		Class III	4
	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" CAL. B&B	40' x 30'		Class II	37
EVERGREEN TREES							
	Cedrus deodara 'Karl Fuchs'	Karl Fuchs Deodar Cedar	6'-8' B&B	10'x6'			7
	Juniperus Scopulorum 'Blue Arrow'	Blue Arrow Juniper	5'-6' B&B	15'X4'			7
	Picea abies 'Cupressina'	Norway Spruce	7'-8' B&B	20'x6'			9
	Picea pungens 'Hoopsii'	Hoopsi Blue Spruce	10'-12' B&B	40'X15'			5
	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	10'-12' B&B	25'X15'			4
	Sequoiadendron giganteum 'Pendulum'	Weeping Giant Sequoia	6'-8' B&B	25'X3'			6
	x Cupressocyparis leylandii	Leylandi Cypress	10'-12' B&B	35'x10'			39

FLOWERING TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HXW	CLASS	QTY
	Pyrus calleryana 'Capita'	Capital Pear	2" CAL. B&B	35'X15'		Class I	18

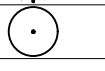
SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HXW	CLASS	QTY
	Coryopteris x clandonensis 'Blue Mist'	Blue Mist Shrub	5 GAL.	3'X3'			89
	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	5 GAL.	6'X6'			16
	Euonymus fortunei 'Moonshadow' TM	Moonshadow Euonymus	2 GAL.	3'X5'			126
	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	5 GAL.	4'X4'			33
	Hydrangea paniculata 'Pinky Winky'	Panicle Hydrangea	5 GAL.	6'X6'			65
	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	2 GAL.	1'x6'			47
	Juniperus Scopulorum 'Blue Arrow'	Blue Arrow Juniper	6'-8' B&B	12'X3'			112
	Ligularia dentata 'Othello'	Othello Ligularia	1 GAL.	3'X3'			14
	Ligularia stenoccephala 'Little Rocket'	Little Rocket Ligularia	2 GAL.	3'X4'			15
	Ligustrum vicaryi	Golden Privet	5 GAL.	10'X10'			36
	Mahonia aquifolium	Oregon Grape	5 GAL.	5'X5'			31
	Mahonia repens	Creeping Mahonia	1 GAL.	2'X2'			112
	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 GAL.	1'X1'			16
	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5 GAL.	8'x8'			78
	Picea abies 'Nidiformis'	Nest Spruce	5 GAL.	4'X5'			83
	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	5 GAL.	3'X6'			21
	Rhus aromatica 'Gra-Low'	Gra-Low Fragrant Sumac	2 GAL.	3'X6'			272
	Rosa x 'Noare'	Flower Carpet Red Groundcover Rose	5 GAL.	3'X3'			168
	Spiraea nipponica 'Snowmound'	Snowmound Spiraea	5 GAL.	4'X4'			65
	Syringa x 'Penda'	Bloomerang Lilac	5 GAL.	4'X4'			107

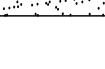
GRASSES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HXW	CLASS	QTY
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 GAL.	4'X2'			88
	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 GAL.	6'X2'			126
	Helictotrichon sempervirens 'Blue Oats'	Blue Oat Grass	1 GAL.	3'X3'			220
	Pennisetum alopecuroides 'Hamein'	Hamein Dwarf Fountain Grass	1 GAL.	2'X2'			36

ANNUALS/PERENNIALS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HXW	CLASS	QTY
	Heuchera x 'Sugar Plum'	Sugar Plum Coral Bells	1 GAL.	3'X3'			247
	Hosta x 'Blue Angel'	Plantain Lily	3 GAL.	3'X6'			61
	Hosta x 'Fire and Ice'	Plantain Lily	1 GAL.	1'X2'			28
	Penstemon eatonii	Firecracker Penstemon	1 GAL.	2'X2'			414
	Salvia nemorosa 'May Night'	May Night Sage	1 GAL.	2'X2'			44

GROUND COVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HXW	CLASS	QTY
	Synthetic Turf						2,231 sf
	Turf Sod Rhizomatous	Rhizomatous Tall Fescue					29,127 sf

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 approval.

Name: Martin Gergen



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greg@baerdg.com
Ph. 208.859.1980



LENITY APARTMENTS PHASE II

IDAHO

CALDWELL

LANDSCAPE PLAN- AREA ONE

Revisions

Project Name: 23010

Drawn by: MC

Checked by: BDG

Date: 4.9.24

Sheet No:

L1.0

PERMIT SET LANDSCAPE PLAN- AREA ONE

0 30 60
Scale 1" = 30'-0"

GENERAL LANDSCAPE NOTES - AGENCY SUBMITTAL

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. © 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
3. ALL TOPSOIL TO BE AMENDED AT A RATIO OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 SQ. FT. ROTO-TILL ORGANIC MATER INTO THE TOP 6 INCHES OF TOPSOIL.
4. ALL SHRUB BEDS SHALL HAVE A MIN 12 INCHES OF TOPSOIL, ALL PLANTER ISLANDS SHALL HAVE MIN 12" TOPSOIL AND ALL LAWN AREAS SHALL HAVE MIN 6" TOPSOIL. SPREAD, COMPACT AND FINE GRADE SMOOTHLY TO 3 INCHES BELOW THE SURFACE OF WALKWAYS AND CURBS.
5. FINISH GRADES ARE TO BE SMOOTH WITH POSITIVE DRAINAGE IN ACCORDANCE WITH THE GRADING PLAN.
6. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF ROCKS (LARGER THAN 2 INCHES), WEEDS, ROOTS, GRASS, OR OTHER FOREIGN MATERIAL THAT IS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH OF 5.5 TO 7.0.
7. WHERE POSSIBLE, RE-USE EXISTING SURFACE TOPSOIL FROM SITE. VERIFY TOPSOIL WILL MEET THE REQUIREMENTS AND AMEND AS NECESSARY. IMPORT WHEN EXISTING TOPSOIL QUANTITIES ARE INSUFFICIENT.
8. IF IMPORTING TOPSOIL FROM OFFSITE, OBTAIN FROM LOCAL SOURCES THAT HAVE SIMILAR SOIL CHARACTERISTICS TO THE PROJECT SITE. NEW TOPSOIL MUST BE FERTILE, FRIABLE, NATURAL LOAM, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, WEEDS, ROOTS, STONES LARGER THAN 1 INCH. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE. COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
9. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH 2" MINUS ROCK MULCH. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER BARK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED. STAPLE ALL EDGES 10' MAX.
10. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
11. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT.
12. CONTRACTOR SHALL STAKE ALL TREES NECESSARY TO PREVENT THEM FROM BEING BLOWN OVER.
13. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL REPLACE ALL PLANT

MATERIAL FOUND DEAD OR UNHEALTHY IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.

14. FERTILIZE ALL TREES WITH 'AGRIFORM' PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEAN UP OF ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.

GENERAL IRRIGATION NOTES - AGENCY SUBMITTAL

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

KEYNOTES —⑦

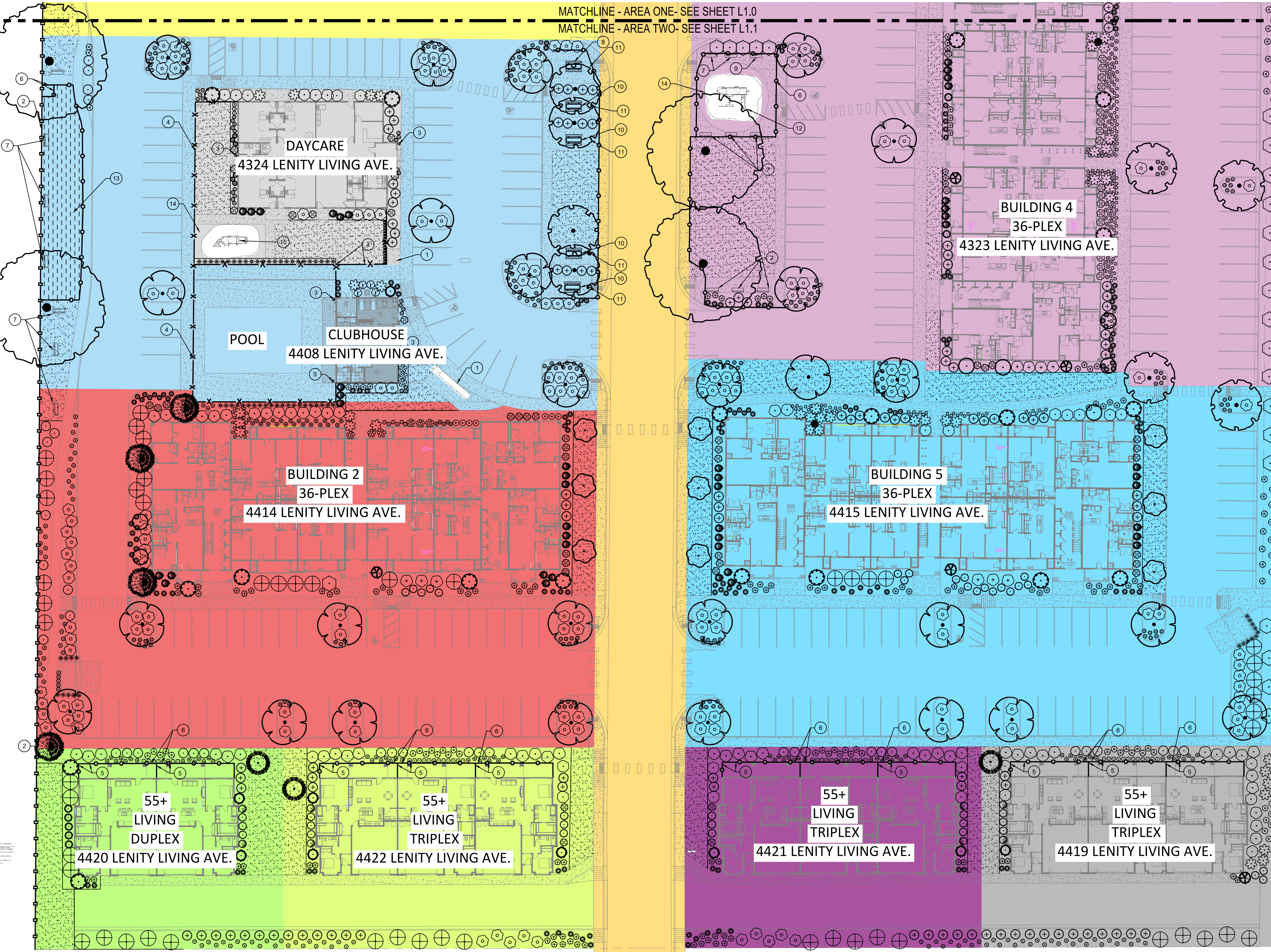
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2. 6' TALL WHITE VINYL PRIVACY FENCE, MATCH EXISTING — SEE DETAIL 1/L1.2.
3. GARBAGE RECEPTACLE — SEE DETAIL 6/L1.2.
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8. ADA PICNIC TABLE — SEE DETAIL 7/L1.2.
9. ADA ACCESSIBLE BENCH — SEE DETAIL 5/L1.2.
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12. PLAY STRUCTURE FOR PARK AREA — SEE DETAIL 8/L1.2.
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15. PLAY STRUCTURE FOR DAY CARE — SEE DETAIL 10/L1.2.

LANDSCAPE MATERIALS

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- BLACK WROUGHT IRON — 4'-0" TALL FENCE.
- BLACK WROUGHT IRON — 6'-0" TALL FENCE.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HXW	CLASS	QTY
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	Liquidambar styraciflua 'Slender Silhouette'	Columnnar Sweet Gum	3" CAL. B&B	60'X8'		Class II	21
	Platanus x acerifolia	London Plane Tree	2" CAL. B&B	80' x 80'		Class III	4
	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" CAL. B&B	40' x 30'		Class II	37
EVERGREEN TREES							
	Cedrus deodara 'Karl Fuchs'	Karl Fuchs Deodar Cedar	6"-8" B&B	10'x6'			7
	Juniperus Scopulorum 'Blue Arrow'	Blue Arrow Juniper	5"-6" B&B	15'X4'			7
	Picea abies 'Cupressina'	Norway Spruce	7"-8" B&B	20'x6'			9
	Picea pungens 'Hoopsii'	Hoopsii Blue Spruce	10"-12" B&B	40'X15'			5
	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	10"-12" B&B	25'X15'			4
	Sequoiadendron giganteum 'Pendulum'	Weeping Giant Sequoia	6"-8" B&B	25'X3'			6
	x Cupressocyparis leylandii	Leylandi Cypress	10"-12" B&B	35'x10'			39
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	Pyrus calleryana 'Capital'	Capital Pear	2" CAL. B&B	35'X15'		Class I	18
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HXW		QTY
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	Hydrangea paniculata 'Pinky Winky'	Panicled Hydrangea	5 GAL.	6'X6'			65
	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	2 GAL.	1'x6'			47
	Juniperus Scopulorum 'Blue Arrow'	Blue Arrow Juniper	6"-8" B&B	12'X3'			112
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	Ligularia stenoccephala 'Little Rocket'	Little Rocket Ligularia	2 GAL.	3'X4'			15
	Ligustrum vicaryi	Golden Privet	5 GAL.	10'X10'			36
	Mahonia aquifolium	Oregon Grape	5 GAL.	5'X5'			31
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	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 GAL.	1'X1'			16
	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5 GAL.	8'x8'			78
	Picea abies 'Nidiformis'	Nest Spruce	5 GAL.	4'X5'			83
	Prunus lauracerasus 'Otto Luyken'	Luykens Laurel	5 GAL.	3'X6'			21
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	2 GAL.	3'X6'			272
	Rosa x 'Noare'	Flower Carpet Red Groundcover Rose	5 GAL.	4'X4'			168
	Spiraea nipponica 'Snowmound'	Snowmound Spirea					65
	Syringa x 'Penda'	Blooming Lilac	5 GAL.	4'X4'			107
GRASSES							
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass					88
	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass					126
	Helictotrichon sempervirens 'Blue Oats'	Blue Oat Grass					220
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ANNUALS/PERENNIALS							
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	Hosta x 'Blue Angel'	Plantain Lily					61
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	Penstemon eatonii	Firecracker Penstemon	1 GAL.	2'X2'			414
	Salvia nemorosa 'May Night'	May Night Sage	1 GAL.	2'X2'			44
SYMBOL	BOTANICAL NAME	COMMON NAME	Name: Martin Gergen				QTY
GROUND COVERS							
	Synthetic Turf						2,231 sf
	Turf Sod Rhizomatous	Rhizomatous Tall Fescue					29,127 sf



PERMIT SET LANDSCAPE PLAN- AREA TWO

0 30 60
Scale 1" = 30'-0"



BAER DESIGN GROUP, LLC
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LENITY APARTMENTS PHASE II

IDAHO

CALDWELL

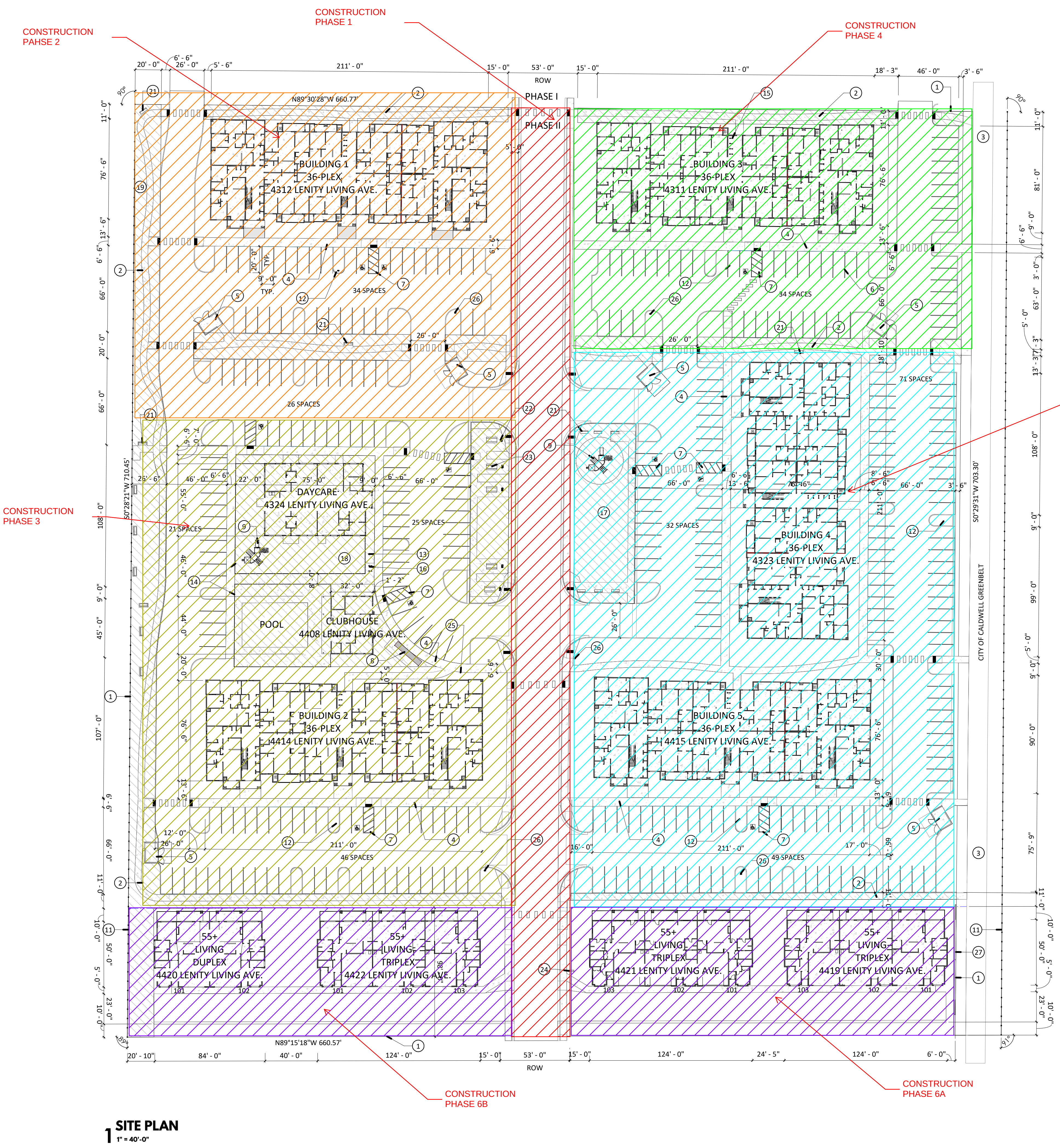
LANDSCAPE PLAN- AREA TWO

Revisions

Project Name: 23010
Drawn by: MC
Checked by: BDC
Date: 4.9.24

Sheet No:

L1.1



1 SITE PLAN
1" = 40'-0"

SITE NOTES	
#	Note
1	PROPERTY BOUNDARY LINE
2	5' WIDE CONCRETE SIDEWALK
3	EXISTING ASPHALT SIDEWALK
4	6'-6" WIDE SIDEWALK AT PARKING IN FRONT OF BUILDING, TYP.
5	TRASH ENCLOSURE: 6' HIGH CMU WALL.
6	9'X20' STANDARD PARKING STALL, TYP.
7	ADA PARKING, TYP. RE: DETAIL.
8	MAILBOXES: 24'-0W X 4'-0. RE: MAILBOX DETAILS. PROVIDE 5'-0" MIN. CONCRETE SIDEWALK FOR ACCESS TO ALL MAIL.
9	PREMANUFACTURED PLAYGROUND. RE: LANDSCAPE.
10	FIRE TRUCK TURNAROUND
11	6' HIGH WHITE VINYL FENCE
12	9'X20' LANDSCAPE ISLAND, TYP. RE: LANDSCAPE PLANS.
13	DAYCARE & CLUBHOUSE TO BE LOCATED ON EASEMENT AND TO BE FOR RESIDENTS OF LENITY PHASE I AND II.
14	6' HIGH WROUGHT IRON FENCE AT POOL AND DAYCARE.
15	BIKE PARKING LOCATED ON FIRST FLOOR OF BUILDING. 18 SPACES PER BUILDING @ 2'X6' PER SPACE, TYP. RE: BUILDING FLOOR PLANS.
16	6'X8' BIKE PARKING FOR 4 BIKES.
17	OPEN SPACE EASEMENT 1: 6363 SF (INDICATED BY DIAGONAL LINES)
18	OPEN SPACE EASEMENT 2: 18,003 SF (INDICATED BY DIAGONAL LINES)
19	OPEN SPACE EASEMENT 3: 35,697 SF (INDICATED BY DIAGONAL LINES)
20	PARK BENCH, TYP. RE: LANDSCAPE
21	BBQ. RE: LANDSCAPE.
22	PICNIC TABLE, TYP. RE: LANDSCAPE.
23	1'-0"x4'-0" SIGN BY OTHERS.
24	"POSTAL PARKING ONLY" SIGN.
25	FIRE HYDRANT. RE: CIVIL.
26	2'-0"H CONCRETE RETAINING WALL. RE: CIVIL.

PHASE II PARKING & OPEN SPACE

PARKING STALLS REQ'D.:
191 APTS - 1.5 EA. = 287 SPACES
1376 SF CLUBHOUSE - 1 PER 150 SF = 10 SPACES
DAYCARE - 1 PER 20 CHILDREN = 2
299 TOTAL PARKING SPACES REQUIRED
360 TOTAL PROVIDED (10 ADA & 22 GARAGE INCL.)

BIKE PARKING REQ'D: 1 PER 2 UNITS = 90 SPACES
DAYCARE: 1 PER 20 CHILDREN = 2 SPACES
CLUBHOUSE: 15% OF PARKING = 2 SPACES
94 TOTAL REQUIRED
94 TOTAL PROVIDED

TOTAL PHASE II PROJECT AREA: 10.24 ACRES
(446,054 SF)-(37,475 SF ROAD ROW)= **408,579 SF TOTAL AREA**

10 % QUALIFYING PHASE II OPEN SPACE:	
OPEN SPACE 1 (PLAY/PICNIC E&W OF LENITY LIVING AVE):	10,333 SF
OPEN SPACE 2 (CLUBHOUSE AND DAYCARE):	18,003 SF
OPEN SPACE 3 (WALKING PATH):	35,697 SF
TOTAL OPEN SPACE PROVIDED	64,033 SF (40,858 REQ'D)

ADDITIONAL SHARED AMENITIES PROVIDED IN PHASE I:
1. PICKLEBALL COURT
2. HALF COURT BASKETBALL
3. CHILDREN'S PLAY STRUCTURE

- PHASE I
LENTY LIVING AVE R.O.W.
- PHASE 2
BUILDING 1
(INCLUDES PLAN REVIEW FOR FULL CIVIL AND LANDSCAPE SETS)
- PHASE 3
DAYCARE, CLUBHOUSE, BUILDING 2
- PHASE 4
BUILDING 3
- PHASE 5
BUILDING 4 & 5
- PHASE 6
TRIPLEXES & DUPLEX

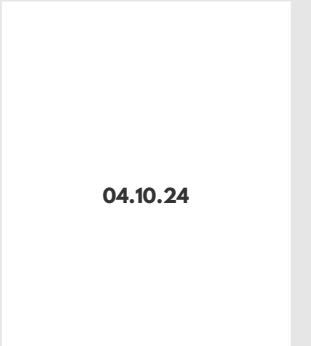
*CIVIL AND LANDSCAPE SETS TO BE SUBMITTED WITH BUILDING 1. VALUES FOR CIVIL AND LANDSCAPE TO BE A PERCENTAGE OF TOTAL CIVIL AND LANDSCAPE AS APPROPRIATE FOR EA. PHASE.



LENTY APTS
PHASE II

Site
LENTY LIVING AVE
CALDWELL, IDAHO 83605

Project No. Project Number

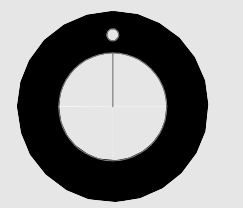


Revisions
1 04.10.24 Permit

Notes

1.
2.
3.

Project North



Scale 1" = 40'-0"

SITE PLAN

A-101

Sheet No.

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Marla Carson,
Architect
Eagle, Idaho 83616
208.631.4195

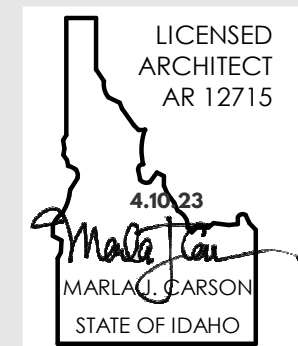
LENITY APTS PHASE II

36-Plex

LENITY LIVING AVE
CALDWELL, IDAHO 83405

Project No.

Project Number



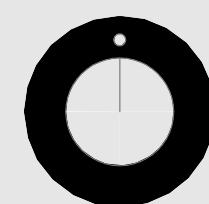
Revisions

A 4.10.23 SUP/Rezone

Notes

1. -
2. -
3. -

Project North



Scale

As Indicated

EXTERIOR
ELEVATIONS

A-211

Sheet No.

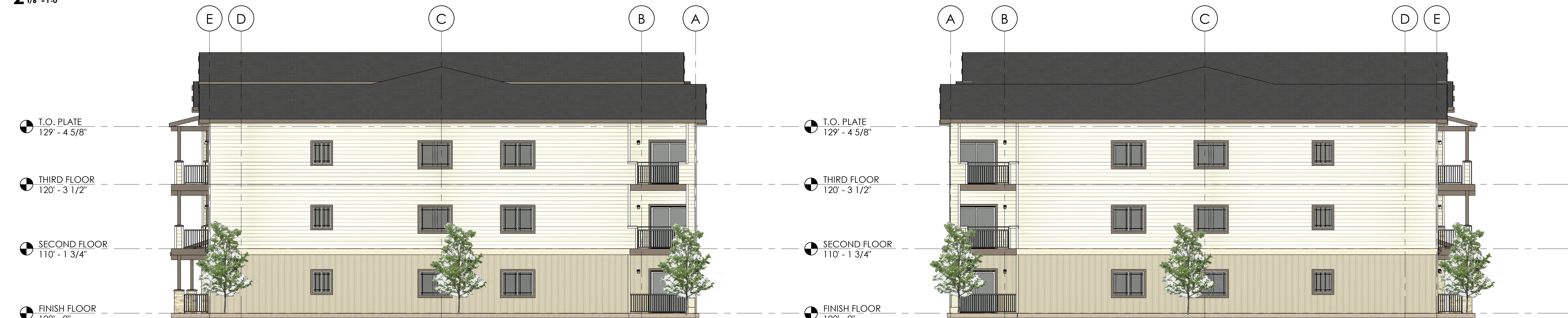
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1 EAST ELEVATION
1/8" = 1'-0"



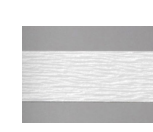
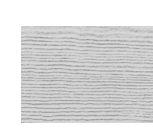
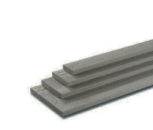
2 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"

4 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

	HARDIE PLANK LAP SIDING SELECT CEDARMILL 8.25" WIDTH, 7" EXPOSURE SW 7001 MARSHMALLOW		HARDIE RUSTIC GRAIN BATTEN BOARDS .75" THICK, 2.5" WIDE SW 7001 MARSHMALLOW UPPER BODY ACCENT SW 7017 DORIAN GRAY LOWER BODY		HARDIE SOFFIT PANEL NON-VENTED CEDARMILL .25" THICK SW 7001 MARSHMALLOW		CULTURED STONE WATERTABLE/SILL 2.5"X18"X3" SABLE		METAL ROOF COLD ROLLED STEEL, COLD SNAP BLACK		WHITE VINYL WINDOW DOUBLE PANE JELD-WEN OR APPROVED EQUAL		WALL SCONCE AFX LED SECURITY BWSW70050BK		SECURITY LIGHT STONCO WPM WNPM10PMAL-6
	HARDIE PANEL VERTICAL SIDING SELECT CEDARMILL .312" THICK, 48"X120" SW 7001 MARSHMALLOW UPPER BODY ACCENT SW 7017 DORIAN GRAY LOWER BODY		LP TRIM & FASCIA 440 SERIES CEDAR TEXTURE .75" THICK, 4" WIDE SW 7020 BLACK FOX WD. TRIM, CORBELS, COLS, FASCIA SW 7017 DORIAN GRAY LOWER BELLY BAND SW 7001 MARSHMALLOW UPPER BELLY BAND		CULTURED STONE PRO-FIT ALPINE LEDGESTONE - ECHO RIDGE		GAF TIMBERLINE NS SHINGLE ARCHITECTURAL SHINGLE CHARCOAL 5 5/8" EXPOSURE		STEEL RAILING BLACK		STEEL ENTRY DOOR, PAINTED INSULATED PANEL 20 MIN. RATING		WALL SCONCE KICHLER 7" 11309BKLED		



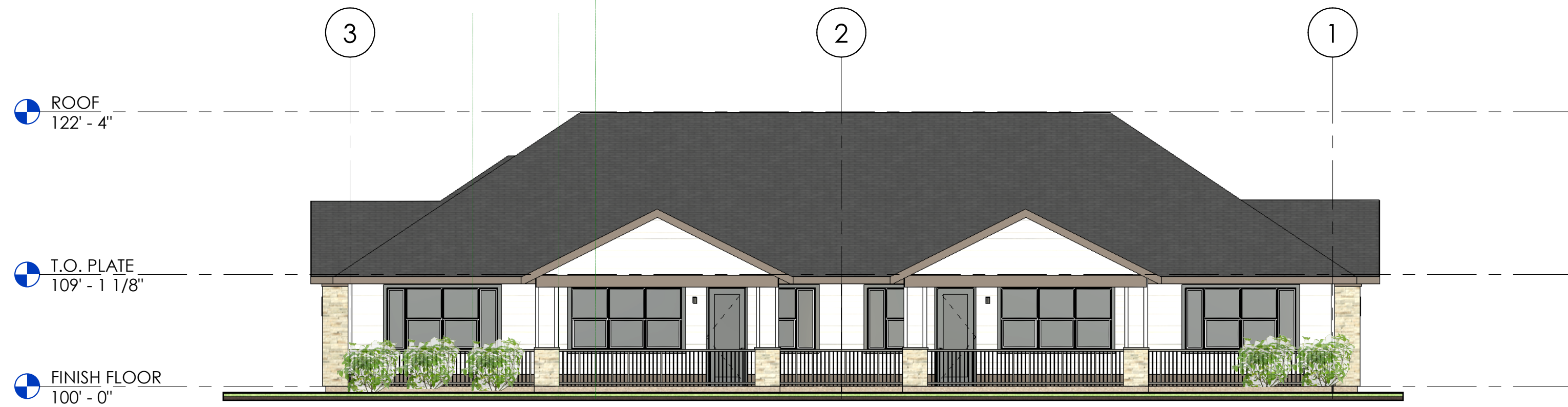
6 3D View 1



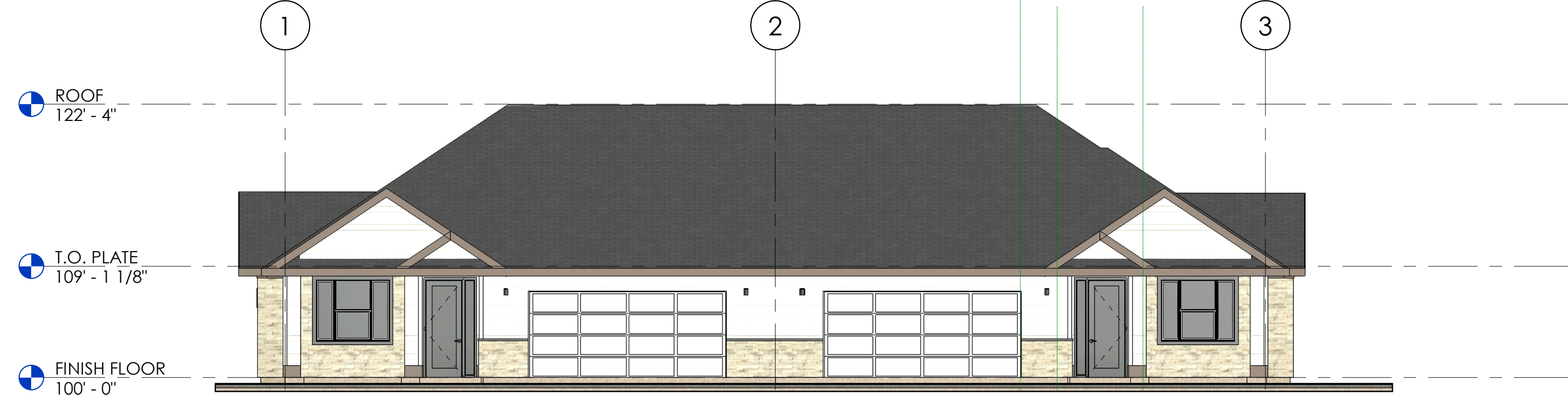
5 3D View 2



4 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

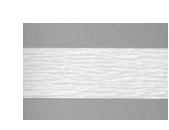


1 SOUTH ELEVATION
1/8" = 1'-0"

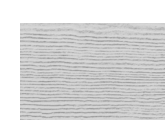
EXTERIOR MATERIALS LEGEND



HARDIE PLANK LAP SIDING
SELECT CEDARMILL
8.25" WIDTH, 7" EXPOSURE
SW 7001 MARSHMALLOW



HARDIE RUSTIC GRAIN BATTEN BOARDS
.75" THICK, 2.5" WIDE
SW 7001 MARSHMALLOW UPPER BODY ACCENT
SW 7017 DORIAN GRAY LOWER BODY



HARDIE SOFFIT PANEL
NON-VENTED CEDARMILL
.25" THICK
SW 7001 MARSHMALLOW



CULTURED STONE
WATERTABLE/SILL
2.5"X18"X3"
SABLE



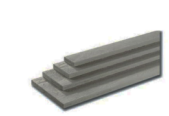
WALL SCONCE
KICHLER 7"
11309BKLED



WHITE VINYL WINDOW
DOUBLE PANE
JELD-WEN OR APPROVED EQUAL



HARDIE PANEL VERTICAL SIDING
SELECT CEDARMILL
.312" THICK, 48"X120"
SW 7001 MARSHMALLOW UPPER BODY ACCENT
SW 7017 DORIAN GRAY LOWER BODY



LP TRIM & FASCIA
440 SERIES CEDAR TEXTURE
.75" THICK, 4" WIDE
SW 7020 BLACK FOX WD, TRIM, CORBELS, COLS, FASCIA
SW 7017 DORIAN GRAY LOWER BELLY BAND
SW 7001 MARSHMALLOW UPPER BELLY BAND



CULTURED STONE
PRO-FIT ALPINE LEDGESTONE -
ECHO RIDGE



GAF TIMBERLINE NS SHINGLE
ARCHITECTURAL SHINGLE
CHARCOAL
5 5/8" EXPOSURE



STEEL RAILING
BLACK



STEEL ENTRY DOOR, PAINTED
INSULATED PANEL
20 MIN. RATING



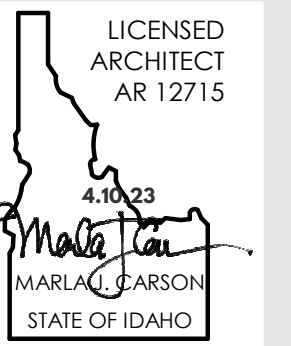
Marla Carson,
Architect
Eagle, Idaho 83616
208.631.4195

Lenity Ph II 55+ Housing

Duplex
LENITY LIVING AVE
CALDWELL, IDAHO 83605

Project No.

Project Number



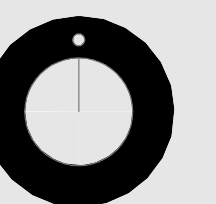
Revisions

A 4.10.23 SUP/Rezone

Notes

1. -
2. -
3. -

Project North



Scale

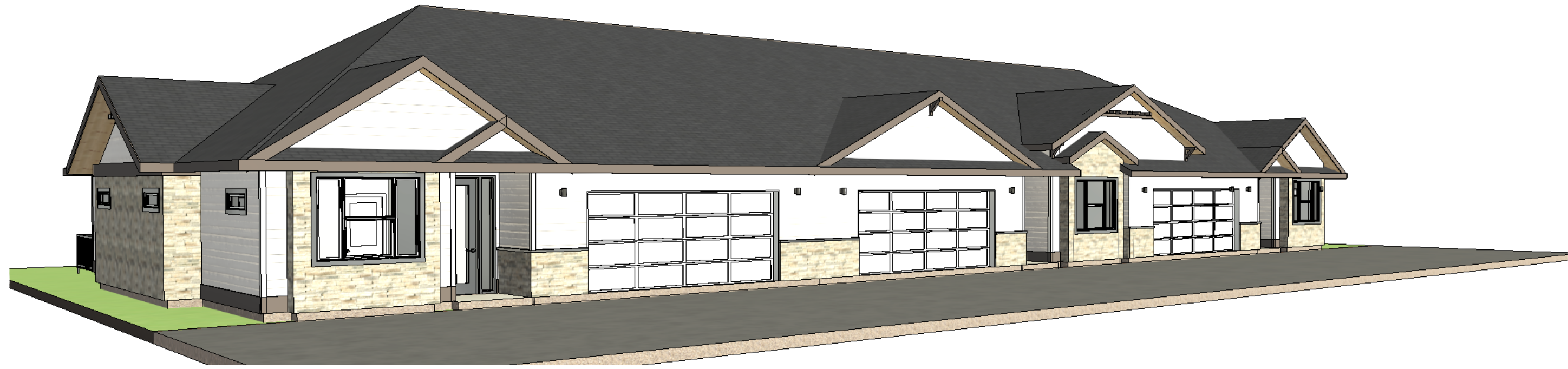
As Indicated

EXTERIOR
ELEVATIONS

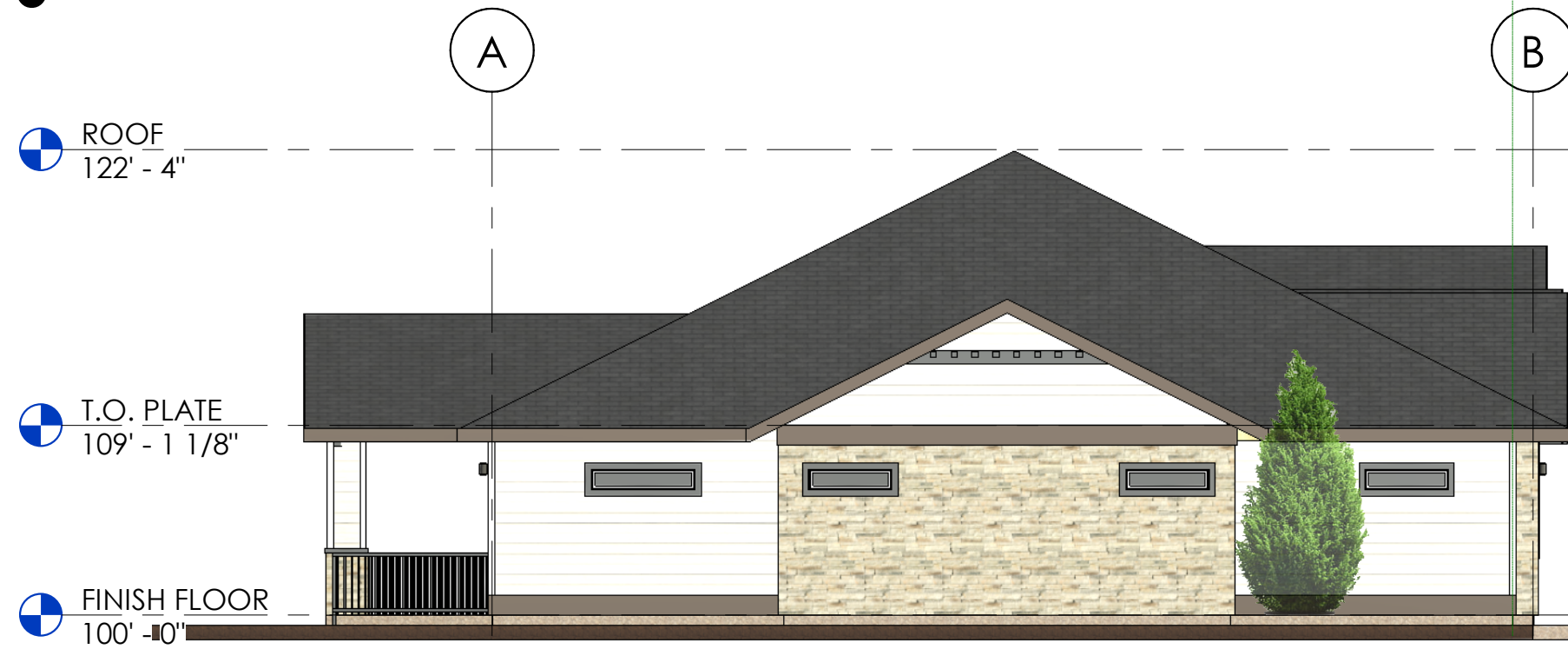
A-211

Sheet No.

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6 3D View 1



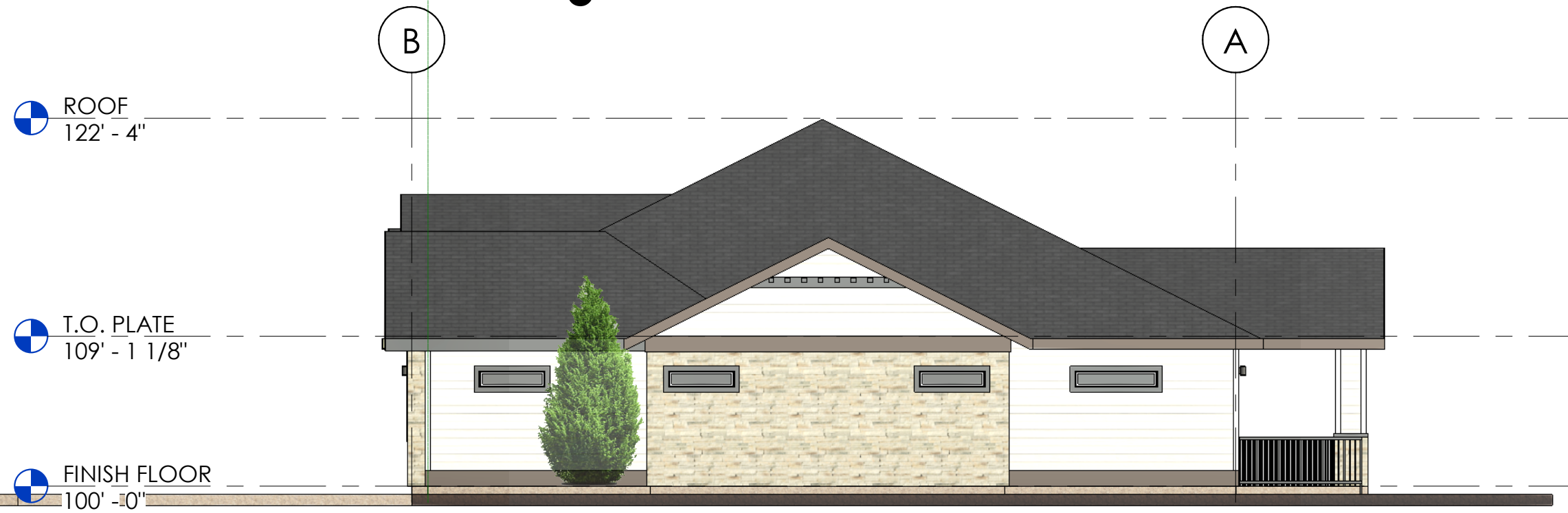
ROOF
122' - 4"

T.O. PLATE
109' - 1 1/8"

FINISH FLOOR
100' - 0"



5 3D View 2



ROOF
122' - 4"

T.O. PLATE
109' - 1 1/8"

FINISH FLOOR
100' - 0"

4 WEST ELEVATION
1/8" = 1'-0"



ROOF
122' - 4"

T.O. PLATE
109' - 1 1/8"

FINISH FLOOR
100' - 0"

3 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



ROOF
122' - 4"

T.O. PLATE
109' - 1 1/8"

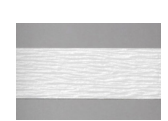
FINISH FLOOR
100' - 0"

1 SOUTH ELEVATION
1/8" = 1'-0"

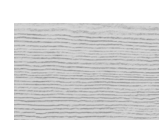
EXTERIOR MATERIALS LEGEND



HARDIE PLANK LAP SIDING
SELECT CEDARMILL
8.25" WIDTH, 7" EXPOSURE
SW 7001 MARSHMALLOW



HARDIE RUSTIC GRAIN BATTEN BOARDS
.75" THICK, 2.5" WIDE
SW 7001 MARSHMALLOW UPPER BODY ACCENT
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HARDIE SOFFIT PANEL
NON-VENTED CEDARMILL
.25" THICK
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CULTURED STONE
WATERTABLE/SILL
2.5"X18"X3"
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WALL SCONCE
KICHLER 7"
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WHITE VINYL WINDOW
DOUBLE PANE
JELD-WEN OR APPROVED EQUAL



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PRO-FIT ALPINE LEDGESTONE -
ECHO RIDGE



GAF TIMBERLINE NS SHINGLE
ARCHITECTURAL SHINGLE
CHARCOAL
5 5/8" EXPOSURE



STEEL RAILING
BLACK



STEEL ENTRY DOOR, PAINTED
INSULATED PANEL
20 MIN. RATING



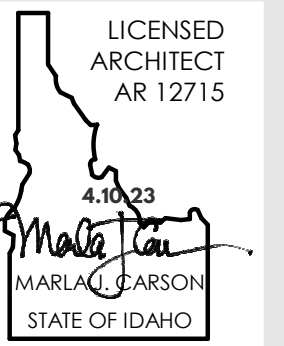
Marla Carson,
Architect
Eagle, Idaho 83616
208.631.4195

Lenity Ph II 55+ Housing

Triplex
LENTY LIVING AVE
CALDWELL, IDAHO 83605

Project No.

Project Number



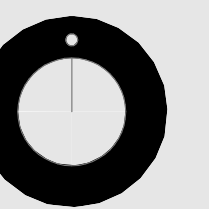
Revisions

A 4.10.23 SUP/Rezone

Notes

1. -
2. -
3. -

Project North



Scale

As Indicated

EXTERIOR
ELEVATIONS

A-211

Sheet No.

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4 WEST

TIRZAH EAST SUBDIVISIONS

Approved:

Resubmission Required:

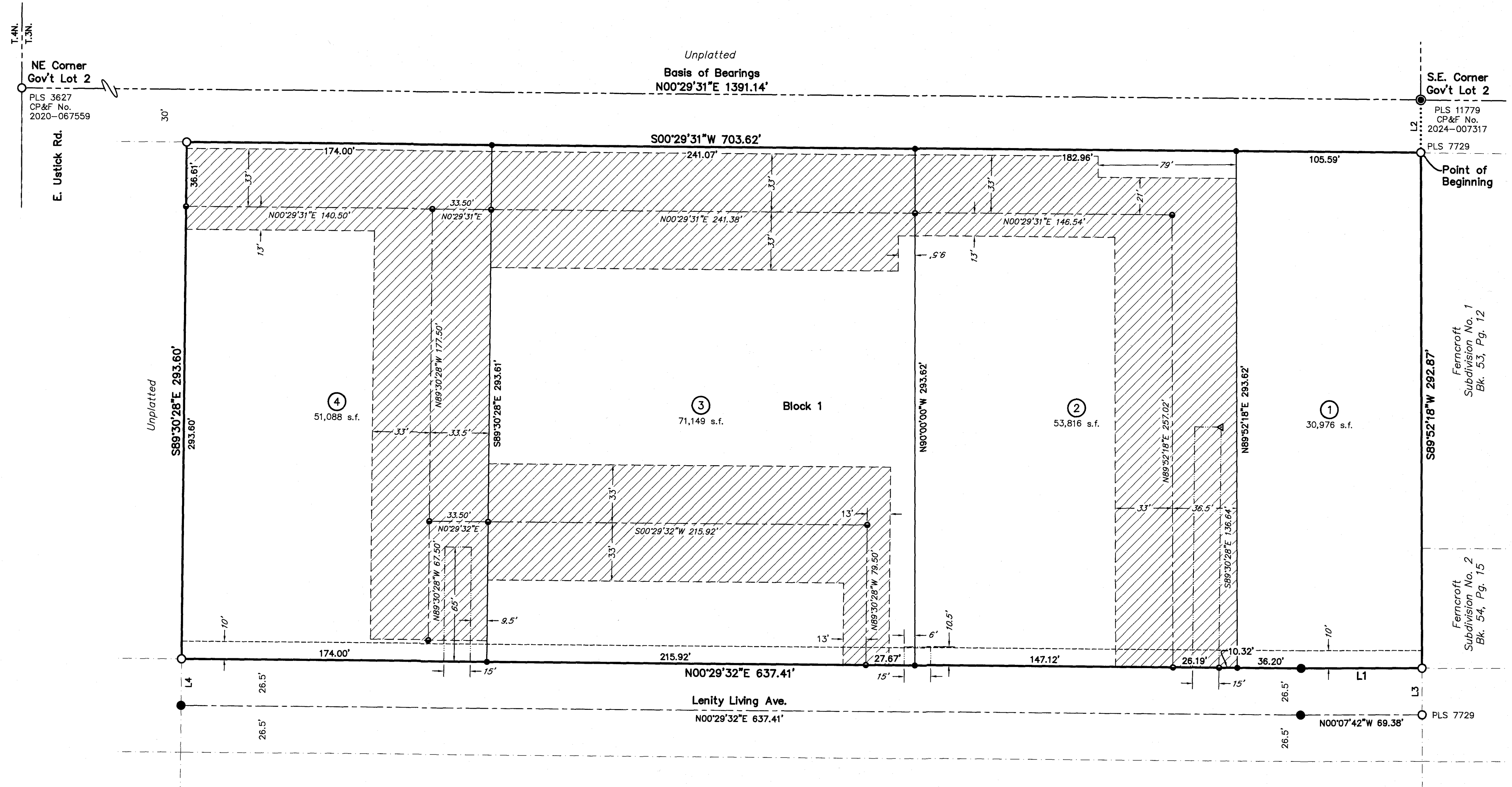
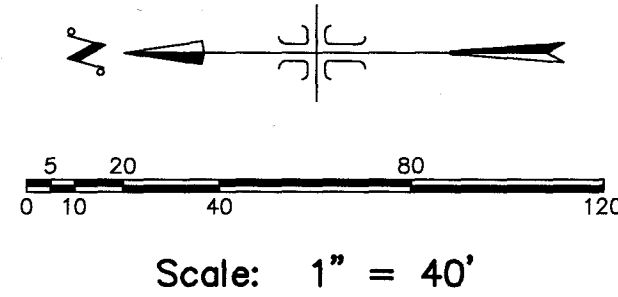
Submission Number:

Date:

[illegible]

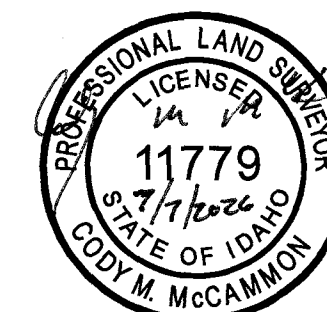
Plat Showing Tirzah East Subdivision

Located in the East 1/2 of Government Lot 2 of Section 3,
Township 3 North, Range 3 West, Boise Meridian,
City of Caldwell, Canyon County, Idaho.
2026



Line Table		
Line	Bearing	Length
L1	N00°07'42"W	69.38'
L2	S89°52'18"W	30.00'
L3	S89°52'18"W	26.50'
L4	N89°30'28"W	26.50'

See Sheet 2 for Notes,
Legend, Surveyor's Narrative
and Reference Documents



Book Page



IDAHO
SURVEY
GROUP, LLC

9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

Job No. 24-084
Sheet 1 of 4

Plat Showing
Tirzah East Subdivision

Legend

●	Found Aluminum Cap, as Noted
○	Found 5/8" Iron Pin, PLS 11779, Unless Otherwise Noted
●	Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
●	Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
●	Set 1/2" x 24" Iron Pin with Plastic Cap "ESMT ISG PLS 11779"
△	Calculated Point, Nothing Found or Set
①	Lot Number
—————	Subdivision Boundary Line
-----	Section Line
-----	Adjacent Subdivision Boundary/ Right-of-Way/ Parcel Line
—————	Lot Line
-----	Centerline
-----	Easement Line (Note 1)
~~~~~	Easement (Note 9)
-----	Easement Line (Note 10)
.....	Tie Line
100.00'	Easement Dimension
s.f.	Square Feet

**Surveyor's Narrative:**

The purpose of this survey is to subdivide the property as conveyed by Warranty Deed recorded as Instrument No. 2024-010001 and as depicted on a Record of Survey recorded as Instrument No. 2024-007318, records of Canyon County, Idaho. The property is adjacent to the right-of-way of Lenity Living Avenue adopted by City of Caldwell Resolution No. 55-24 conveyed by Quitclaim Deed 2024-005014, Ferncroft Subdivision No. 1 as filed in Book 53 of Plats at Page 12 and Ferncroft Subdivision No. 2 as filed in Book 54 of Plats at Page 15, records of Canyon County, Idaho.

The record bearing of N00°29'31"E as shown on the above mentioned Record of Survey was held between the found Aluminum Cap marking the Southeast corner of Government Lot 2, T.3N., R.3W., B.M., Canyon County, Idaho and the found 5/8" Iron Pin marking the Northeast corner of said Government Lot 2 as the Basis of Bearing for this survey. The monuments found per said record of survey and plats are in substantial agreement with the record and were held as controlling corners for this survey.

**Reference Documents:**

Deed Inst. No.s: 2024-010001, 2024-005014,  
2020-005339, 2019-000934 and 2018-009604,

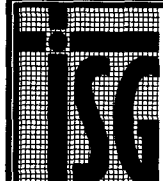
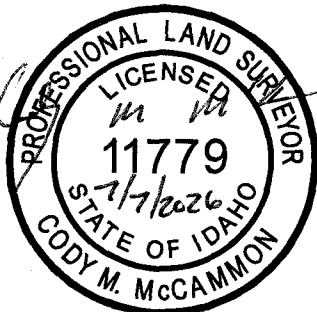
ROS No.s: 2024-007318, 2020-067560, 2017-030163,  
2015-041667, 200680783, 200553867, & 200017863.

Ferncroft Sub. No. 1, Bk. 53, Pg. 12.

Ferncroft Sub. No. 2, Bk. 54, Pg. 15

**Notes:**

1. A ten (10) foot wide permanent public utilities, property drainage and pressure irrigation easement is hereby designated on all lots adjacent to a public right-of-way as shown hereon.
2. This development recognizes Idaho Code Section 22-4503, 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 operation, facility or expansion was not a nuisance at the time it began or was constructed. the provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
3. Any resubdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of resubdivision.
4. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Caldwell.
5. All lot, parcel, and tract sizes shall meet dimensional standards established in the applicable zoning ordinance or as specifically approved.
6. All lots within this subdivision are subject to the Covenants, Conditions and Restrictions for Tirzah East Subdivision recorded in conjunction with this plat, and as amended and supplemented from time to time.
7. The lands included in this plat This subdivision is located in the Pioneer Irrigation District service area and irrigation water will be provided to all lots through a Caldwell Municipal Irrigation District (Phone Number: 208-455-3070) pressure irrigation delivery system which has been approved pursuant to Section 31-3805(4), Idaho Code. The purchaser or each lot shall remain subject to all assessments levied by the Caldwell Municipal Irrigation District. All unpaid irrigation entity assessments are a lien on the land.
8. The maintenance of any irrigation or drainage pipe or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity.
9. A perpetual, non-exclusive easement for ingress, egress and parking is hereby designated as shown and dimensioned. The use, maintenance and operation of said easement are governed by the Covenants, Conditions and Restrictions for Tirzah East Subdivision.
10. A fifteen (15) foot wide City of Caldwell water main easement is hereby designated as shown and dimensioned.





Tirzah East Subdivision

Certificate Of Owners

Know all men by these presents: that Tirzah, LLC, an Idaho limited liability company is the owner of the property described as follows:

A parcel of land located in the East 1/2 of Government Lot 2 of Section 3, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho more particularly described as follows:

Commencing at the Southeast corner of said Government Lot 2, from which the Northeast corner of said Government Lot 2 bears North 00°29'31" East, 1,391.14 feet, thence on the south boundary line of said Government Lot 2, South 89°52'18" West, 30.00 feet to the Northeast corner of Ferncroft Subdivision No. 1 as filed in Book 53 of Plats at Page 12, records of Canyon County, Idaho, and the POINT OF BEGINNING;

thence continuing on the south boundary line of said Government Lot 2, coincident with the north boundary line of said Ferncroft Subdivision No. 1 and the north boundary line of Ferncroft Subdivision No. 2 as filed in Book 54 of Plats at Page 15, records of Canyon County, South 89°52'18" West, 292.87 feet to the east right-of-way line of Lenity Living Avenue;

thence on said east right-of-way line the following two (2) courses and distances:

North 00°07'42" West, 69.38 feet;

North 00°29'32" East, 637.41 feet;

thence leaving said east right-of-way line, South 89°30'28" East, 293.60 feet;

thence South 00°29'31" West, 703.62 feet to the POINT OF BEGINNING.

Containing 4.753 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat. The easements indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes or such other uses are to be erected within the limits of said easements. The lots in this plat will be eligible to receive domestic water service from an existing City of Caldwell main line and the City of Caldwell has agreed in writing to serve all the lots in this subdivision. Tirzah, LLC hereby certifies that surface water for irrigation is reasonably available, per Section 67-6537, Idaho Code, and that they are in compliance with Section 31-3805, Idaho Code.

Tirzah, LLC, an Idaho limited liability company

Douglas B. Clegg - Manager

Acknowledgment

State of Idaho }  
County of Ada } s.s.

On this _____ day of _____, 2026, before me, the undersigned, a notary public in and for said State, personally appeared Douglas B. Clegg, known or identified to me to be the manager of Tirzah, LLC, the Idaho Limited Liability that executed the foregoing instrument or the person who executed the instrument on behalf of said Limited Liability Company, and acknowledged to me that said Limited Liability Company executed the same.

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

My Commission Expires

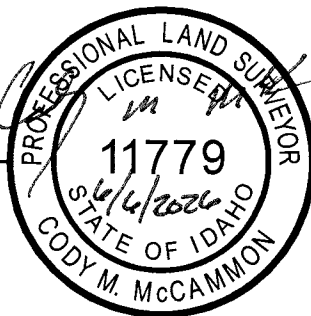
Notary Public, State of Idaho

Residing In _____, Idaho

Certificate of Surveyor

I, Cody M. McCammon, 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" is 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.

Cody M. McCammon

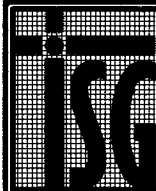


P.L.S. No. 11779

Book

Page

Job No. 24-084  
Sheet 3 of 4



IDAHO  
SURVEY  
GROUP, LLC

9939 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570  
WWW.IDAHOSURVEY.COM



Tirzah East Subdivision

Health Certificate

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 City of Caldwell Public Works, and the QLPE approval of the design plans and 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. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

District Health Department, REHS Date

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Caldwell, Canyon County, Idaho, hereby approve this plat.

City of Caldwell Engineer, P.E. Date

Approval of City Council

I, the undersigned, City Clerk in and for the City of Caldwell, Canyon County, Idaho do hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 20____, this plat was duly accepted and approved.

City Clerk, Caldwell, Idaho Date

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor, for Canyon County, Idaho, do hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

Canyon County Surveyor, Under IC 50-1305, Date

Certificate of County Treasurer

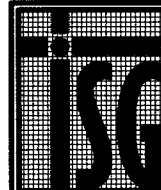
I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C.50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

County Treasurer Date



Book Page

Job No. 24-084  
Sheet 4 of 4



IDAHO  
SURVEY  
GROUP, LLC

9939 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570  
WWW.IDAHOSURVEY.COM



EXHIBIT A  
Description for  
**Parcel D1**  
November 20, 2023

A portion of the East 1/2 of Government Lot 2 of Section 3, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho more particularly described as follows:

Commencing at the Southeast corner of said Government Lot 2 (as witnessed by 5/8" Iron Pin, North 00°29'31" East, 1.0 feet), from which the East 1/16 corner common to said Section 3 and Section 34, T.4N., R.3W., B.M., bears North 00°29'31" East, 1,391.14 feet, thence on the south boundary line of said Government Lot 2, South 89°52'18" West, 30.00 feet to the northeast corner of Ferncroft Subdivision No. 1, as filed in Book 53 of Plats at Page 12, records of Canyon County, Idaho, and the **POINT OF BEGINNING**;

thence continuing on the south boundary line of said Government Lot 2, coincident with the north boundary line of said Ferncroft Subdivision No. 1 and the north boundary line of Ferncroft Subdivision No. 2, as filed in Book 54 of Plats at Page 15, records of Canyon County, South 89°52'18" West, 292.87 feet to the east right-of-way line of Lenity Living Avenue;

thence on said east right-of-way line the following two (2) courses and distances:

North 00°07'42" West, 69.38 feet;

North 00°29'32" East, 637.41 feet;

thence South 89°30'28" East, 293.60 feet;

thence South 00°29'31" West, 703.62 feet to the **POINT OF BEGINNING**.

Containing 4.753 acres, more or less.

End of Description.





# Property Owner Acknowledgement

I, Douglas B. Clegg, the record owner for real property addressed as Parcel Number R32555012 # R32555012A, am aware of, in agreement with, and give my permission to Penelope Constantikes, Riley Planning Services, to submit the accompanying application(s) pertaining to that property.

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

Dated this 15TH day of June, 2023

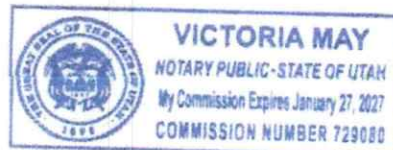
(Signature)

## CERTIFICATE OF VERIFICATION

STATE OF ~~IDAHO~~ ^{UTAH} )  
County of ~~Canyon~~ ^{UTAH} ) ss.

I, VICTORIA MAY, a Notary Public, do hereby certify that on this 15TH day of JUNE, 2023, personally appeared before me DOUGLAS CLEGG, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

[Signature]  
NOTARY PUBLIC FOR ~~IDAHO~~ ^{UTAH}  
Residing at 5513 W 11000 N  
My Commission Expires JANUARY 27, 2027







0006432794



**STATE OF IDAHO**  
*Office of the secretary of state, Phil McGrane*  
**ANNUAL REPORT**  
Idaho Secretary of State  
PO Box 83720  
Boise, ID 83720-0080  
(208) 334-2301  
Filing Fee: \$0.00

For Office Use Only

**-FILED-**

File #: 0006432794

Date Filed: 9/9/2025 3:43:02 PM

## Entity Name and Mailing Address:

Entity Name: TIRZAH, LLC  
The file number of this entity on the records of the Idaho Secretary of State is: 0000576648  
Address: DOUGLAS CLEGG  
715 BLUE SPRUCE RD  
ALPINE, UT 84004-2302

## Entity Details:

Entity Status: Active-Existing  
This entity is organized under the laws of: IDAHO  
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W190969

## The registered agent on record is:

Registered Agent: Ashley Taylor  
Registered Agent  
Physical Address  
3910 E MURCHISON ST  
MERIDIAN, ID 83642  
Mailing Address  
3910 E MURCHISON ST  
MERIDIAN, ID 83642-5387

## Agent or Address Change

☐ Select if you are appointing a new agent.

## Limited Liability Company Managers and Members

Name	Title	Business Address
Douglas B Clegg	Manager	715 BLUE SPRUCE RD. ALPINE, UT 84004

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

Job Title: CEO

Ashley Taylor

Sign Here

09/09/2025

Date

B1047-9050 09/09/2025 3:43 PM Received by Office of the Idaho Secretary of State



Recording Requested By and  
When Recorded Return to:

Tyree Bauer Baldner PLLC  
Attn: Timothy W. Tyree  
618 W. Franklin St.  
Boise, ID 83702

<b>2026-018654</b>	
RECORDED	
<b>05/13/2026 03:55 PM</b>	
JESS URRESTI	
CANYON COUNTY RECORDER	
Pgs=4 ABARDEN	\$15.00
TYPE: DEED	
TYREE BAUER PLLC	
ELECTRONICALLY RECORDED	

---

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

### GENERAL WARRANTY DEED

This General Warranty Deed is made between Douglas B. Clegg and Sandra Clegg, husband and wife, herein referred to as "**Grantor**," and Tirzah, LLC, an Idaho limited liability company, whose address is 715 Blue Spruce Road, Alpine, UT 84004-2302, herein referred to as "**Grantee**," witnesseth:

That Grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and does, by these presents, grant, bargain, sell, convey, and confirm unto Grantee and its heirs and assigns forever, all of the following described real estate situated in the County of Canyon, State of Idaho:

See Exhibit "A" attached hereto, incorporated herein, and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; all water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all estate, right, title, and interest in and to the property, as well in law as in equity.

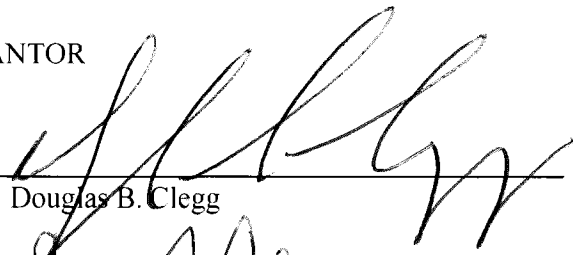
To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and Grantee's successors and assigns forever.

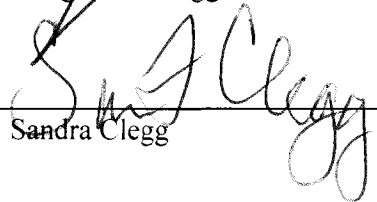
And Grantor and Grantor's successors and assigns shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee against Grantor and Grantor's successors and assigns and against all and every person or persons whomsoever, lawfully claiming the same. The foregoing warranties and obligations to defend are limited to the extent Grantor has title insurance coverage or is entitled to claim coverage by any predecessor in interest of Grantor, if any, and to the extent such claims and expenses are covered by such title insurance or are actually recovered from such predecessor in interest, net of any costs of recovery, including attorney fees and costs. In no event shall Grantor incur any liability to Grantee for liabilities, costs or expenses not covered by title insurance, if any, for amounts which exceed any such title insurance coverage, if any, or are actually recovered from any predecessor in interest, net of any costs of recovery, including attorney fees and costs.



IN WITNESS WHEREOF, this General Warranty Deed has been duly executed on behalf of Grantor.

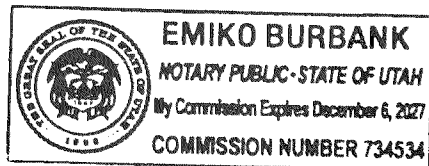
GRANTOR

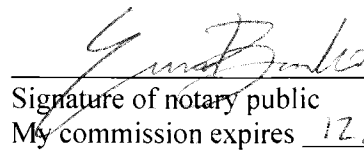
  
_____  
Douglas B. Clegg

  
_____  
Sandra Clegg

STATE OF UTAH )  
 ) ss.  
County of UTAH )

This record was acknowledged before me on 05/11/2026 by Douglas B. Clegg and Sandra Clegg.



  
_____  
Signature of notary public

My commission expires 12/06/2027

EXHIBIT A  
Description for  
**Parcel D1**  
November 20, 2023

A portion of the East 1/2 of Government Lot 2 of Section 3, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho more particularly described as follows:

Commencing at the Southeast corner of said Government Lot 2 (as witnessed by 5/8" Iron Pin, North 00°29'31" East, 1.0 feet), from which the East 1/16 corner common to said Section 3 and Section 34, T.4N., R.3W., B.M., bears North 00°29'31" East, 1,391.14 feet, thence on the south boundary line of said Government Lot 2, South 89°52'18" West, 30.00 feet to the northeast corner of Ferncroft Subdivision No. 1, as filed in Book 53 of Plats at Page 12, records of Canyon County, Idaho, and the **POINT OF BEGINNING**;

thence continuing on the south boundary line of said Government Lot 2, coincident with the north boundary line of said Ferncroft Subdivision No. 1 and the north boundary line of Ferncroft Subdivision No. 2, as filed in Book 54 of Plats at Page 15, records of Canyon County, South 89°52'18" West, 292.87 feet to the east right-of-way line of Lenity Living Avenue;

thence on said east right-of-way line the following two (2) courses and distances:

North 00°07'42" West, 69.38 feet;

North 00°29'32" East, 637.41 feet;

thence South 89°30'28" East, 293.60 feet;

thence South 00°29'31" West, 703.62 feet to the **POINT OF BEGINNING**.

Containing 4.753 acres, more or less.

End of Description.

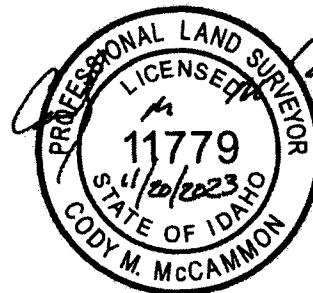




EXHIBIT A  
Description for  
**Parcel D2**  
March 12, 2024

A portion of the East 1/2 of Government Lot 2 of Section 3, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho more particularly described as follows:

Commencing at the Southeast corner of said Government Lot 2 (as witnessed by 5/8" Iron Pin, North 00°29'31" East, 1.0 feet), from which the East 1/16 corner common to said Section 3 and Section 34, T.4N., R.3W., B.M., bears North 00°29'31" East, 1,391.14 feet, thence on the south boundary line of said Government Lot 2, coincident with the north boundary lines of Ferncroft Subdivision No. 1, as filed in Book 53 of Plats at Page 12 and Ferncroft Subdivision No. 2, as filed in Book 54 of Plats at Page 15, records of Canyon County, South 89°52'18" West, 375.87 to the northeast corner of Lot 34, Block 1 of said Ferncroft Subdivision No. 2, and the **POINT OF BEGINNING**;

thence continuing on the south boundary line of said Government Lot 2 and the north boundary line of said Ferncroft Subdivision No. 2, South 89°52'18" West, 284.70 feet to the west boundary line of the East 1/2 of Government Lot 2 ;

thence on said west boundary line, North 00°28'21" East, 710.45 feet;

thence leaving said west boundary line, South 89°30'28" East, 284.17 feet to the west right-of-way line of Lenity Living Avenue;

thence on said west right-of-way line the following two (2) courses and distances:

South 00°29'32" West, 637.70 feet;

South 00°07'42" East, 69.67 feet to the **POINT OF BEGINNING**.

Containing 4.623 acres, more or less.

End of Description.





**BOWEN COLLINS**  
& ASSOCIATES

May 20, 2026

776 EAST RIVERSIDE DRIVE, SUITE 250 • EAGLE, IDAHO 83616  
TEL: 208.939.9561 • FAX: 208.939.9571

John Prebonick  
City Engineer  
205 S 6th Ave  
Caldwell, Idaho 83605

Subject: Development Review Services

Dear John:

Thank you for allowing Bowen, Collins & Associates (BC&A) to serve the City of Caldwell (City) by providing miscellaneous on-call water system services, including development review and water system model updates. This letter summarizes the services to be provided under this scope.

**1. Development Review - Coordinate with City Staff and Developers:**

- a. Receive and review data on proposed water system improvements from City staff or developers under the direction of City staff. This includes written descriptions, sketches, CAD drawings, GIS files, utility layouts, projected demands, and other information pertinent to potential impacts on the City's potable water system.
- b. To promote efficient and timely review, we recommended development-specific project submittals include the following information for buildout conditions of the development:
  - i. A GIS shapefile of the proposed water infrastructure with water main attributes for proposed diameter and material. A shapefile for design grading of the proposed development.
  - ii. The shapefiles should be in the City's standard horizontal and vertical coordinate systems. NAD 1983 State Plane Idaho West FIPS 1103 (US Feet)
  - iii. A summary of the number of homes, stories, average square footage, or types of businesses with square footage that will be served by the new water infrastructure.
  - iv. Provide the number of units and stories per complex and mix of number of bedrooms per apartment for high-density housing.
  - v. Details on water fixture types in non-residential facilities that will use water such as community clubhouses, gyms, or swimming pools.
  - vi. Confirmation from the fire chief on required fire flow for non-residential parts of developments.
  - vii. Identify areas with planned cut or fill greater than 5 feet.
- c. Planning level reviews can provide a simple GIS shapefile of the project extents at buildout with estimates for applicable information listed in item 1b.