



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- De-Annexation
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other _____

STAFF USE ONLY:

File number(s): SUB-19P-01
Highlight Estates

Project name: _____

Date filed: 1/10/19 Date complete: _____

Related files: _____

Subject Property Information

Address: Ustick Road, Caldwell ID 83605 (West of Meadow Ave) Parcel Number(s): R356800000

Subdivision: _____ Block: _____ Lot: _____ Acreage: 16.48 Zoning: R-1

Prior Use of the Property: Agriculture

Proposed Use of the Property: Residential

Applicant Information:

Whispering Pines Development, LLC
 Applicant Name: Tim Kristovich Phone: (406) 581-8688

Address: 2335 N. Grey Hawk Ave. City: Kuna State: ID Zip: 83634

Email: kristyconstruction@gmail.com Cell: (406) 581-8688

Whispering Pines Development, LLC
 Owner Name: Tim Kristovich Phone: (406) 581-8688

Address: 2335 N. Grey Hawk Ave. City: Kuna State: ID Zip: 83634

Email: kristyconstruction@gmail.com Cell: (406) 581-8688

Agent Name: (e.g., architect, engineer, developer, representative) Caleb LaClair, P.E. T-O Engineers

Address: 332 N. Broadmore Way, Suite 101 City: Nampa State: ID Zip: 83687

Email: claclair@to-engineers.com Cell: (208) 631.3056

Authorization

Print applicant name: Tim Kristovich

Applicant Signature: [Signature] Date: 1-9-19

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CITY OF
Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: HIGHLIGHT ESTATES SUBDIVISION	File #: <u>SUB-19P-01</u>
Applicant/Agent: TIM KRISTOVICH	

Applicant (v)	Description	Staff (v)
X	Completed & signed Hearing Review Master Application	
X	Narrative fully describing the proposed use/request	
X	Recorded warranty deed for the subject property	
X	Preliminary Plat – Submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
X	Landscape Plan– Submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
X	Vicinity map – Submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
NA	Traffic Study – Submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
X	Neighborhood Meeting sign-in sheet	
X	Fee	

Total # Lots

Residential: 50 Commercial: _____ Industrial: _____ Common: 5

Phased Project: Yes No If "yes", Phase #: _____ Total Acreage: 16.48

Min. Lot Size (excluding common lots): 8,176 SF Max. Lot Size (excluding common lots): 15,190 SF

Avg. Lot Size (excluding common lots): 9,320 SF % Useable Open Space: 11.6%

List all types of useable open space: Large Centralized Open space with walking paths; passive landscape buffers

STAFF USE ONLY:

Date Application Received: 1/10/2019

Received by: TC

Proposed Hearing Date: _____

Hearing Body: _____

AL



T-O ENGINEERS

January 10, 2019

Jarom Wagoner
City of Caldwell Planning Department
621 Cleveland Blvd
Caldwell, ID 83605

RE: Highlight Estates Subdivision – Preliminary Plat Cover Letter & Project Narrative

Dear Mr. Wagoner:

We are pleased to submit the attached Preliminary Plat application for consideration of the proposed Highlight Estates Subdivision on behalf of Whispering Pines Development, LLC (Owner/Applicant). The submittal includes the required Hearing Review Application and checklists for "Subdivision – Preliminary Plat" and "Landscape Plan". In the event the checklists require duplicate information, only a single copy of that item is provided in addition with an electronic copy.

A Pre-Application Roundtable Meeting was held on December 13, 2018 with the City. It was noted during the meeting, as well as in previous communication, that a traffic study was not required due to the number of buildable lots (50 total) being below the required threshold. As such, a traffic study has not been prepared or included with this application.

A Neighborhood Meeting was held on January 3, 2019, and a copy of the attendance roster is included with this application. The main concerns voiced during the meeting were:

- Increased traffic and general access to the site through existing Easy Street;
- Wear and tear on existing Southgate Subdivision local streets due to increased traffic;
- Site access during construction;
- Fencing type and height around the property; and,
- Management of existing shared irrigation surface water.

Many neighbors voiced a desire to include a project access off Ustick Road. The Applicant is open to this option, but understands access from Ustick Road is not allowed due to its classification as a Principal Arterial. The Applicant is also committed to work with the neighbors and City to address the other concerns to the maximum extent practicable.

Additional project information is provided in the following narrative. We appreciate your consideration of this application. Please contact myself or the applicant at any time should you have any questions or require additional information.

Respectfully,

Caleb LaClair, P.E.
Project Manager (Agent/Representative)

cc: 180426
Tim Kristovich (Whispering Pines Development, LLC)



Highlight Estates Subdivision – Project Narrative for Preliminary Plat

The proposed Highlight Estates Subdivision is located north of Ustick Road and west of Airport Avenue in Caldwell, Idaho. The site currently consists of one parcel (# R3568000000) approximately 16.48 acres in size. The property has historically been used for agricultural purposes, most recently for hay/alfalfa production. There is an old barn and one other minor structure located near the southwest property corner; otherwise the site is vacant. The property is bounded by the following uses:

- North – Easy Street and Southgate Subdivision (Caldwell R-1 Zoning);
- East – Southgate Subdivision (Caldwell R-1 Zoning);
- South – Ustick Road, Nazarene Church and rural residential parcels (County R-2 Zoning); and,
- West – Karndell Subdivision and rural residential parcels (County R-2 Zoning).

There are a handful of existing trees along the easterly and westerly property boundaries, as well as two trees near the existing barn. The trees along the boundary are intended to remain and be protected if considered healthy, while any trees internal to the site will be removed.

The property was recently annexed and zoned as “Residential R-1” within the City of Caldwell in October 2018 as part of Case No. ANN-18-06. The proposed Highlight Estates Subdivision consists of 50 buildable single-family lots; four (4) common open space lots; and one common lot for the pressure irrigation pump station. The pump station lot may be dedicated to the Caldwell Municipal Irrigation District if desired. The gross project density is 3.03 DU/acre. The minimum buildable lot size is 8,176-SF, with an average size of 9,320-SF. All proposed lots meet the dimensional lot standards of the “R-1” zone. The Applicant intends to develop the project in a single phase, with the duration of home construction dependent on market trends and absorption rates.

The project proposes primary access from Easy Street with secondary access from Dewey Lane, both being existing local roads constructed with the Southgate Subdivision. Easy Street and Dewey Lane both provide direct access to Airport Avenue (Collector), while adjacent Meadow Avenue provides access to Ustick Road (Principal Arterial). The project proposes to widen pavement and install curb, gutter, and sidewalk along the Easy Street and Ustick Road frontage to meet current City standards. The Caldwell City Engineer indicated that direct street access to Ustick Road is not allowed due to its classification as a principal arterial, and is therefore, not proposed with the project. The Applicant would be open to providing street access to Ustick Road if allowed by the City, as residents from Southgate Subdivision voiced concern over traffic and wear on Easy Street and the other roads internal to their development.

Southgate Subdivision was originally a Canyon County development platted in 1970 and 1972. According to residents of the subdivision, the roads were originally gravel, and eventually paved with a shallow lift of asphalt at the expense of the HOA. There is currently a 24’ wide section of paved asphalt within a 56’ wide public Right-of-Way for Easy Street and the other existing local roads. Southgate Subdivision, along with the public roadways, were annexed into the City of Caldwell approximately 15 years ago to allow the City to provide municipal water service due to high nitrate levels in the subdivision community wells. The municipal water system was installed in 2002, and the wells and private water system converted for irrigation only use.

The City of Caldwell owns and maintains an 8” water main in Easy Street and Meadow Avenue, which connect to 10” and 12” water mains in Airport Avenue Ustick Road respectively. The Highlight Estates project proposes to connect to the City water system at the project entry off Easy Street and at the



T-O ENGINEERS

Dewey Lane and Meadow Avenue intersection. The project will also extend the 12" water main in Ustick Road across the project frontage concurrent with road widening.

The City of Caldwell owns and maintains an 8" sewer main located at the intersection of Airport Avenue and Rothbury Drive, which was installed as part of the Newbury Subdivision in 2005/2006.

Approximately 920 lineal feet of offsite sewer main extension in Airport Avenue and Easy Street is required to serve the property. The City requested the Applicant/Developer install sewer laterals to existing adjacent lots at the time the sewer main is constructed to provide opportunity for future connection, and indicated the Applicant/Developer would be eligible for latecomer reimbursement.

Overhead power and communication lines are located along the south side of Ustick Road and along the easterly property boundary. Systems maps and record drawings also indicate the presence of gas mains along both Ustick Road and Easy Street.

The property is located within the Wilder Irrigation District and has 15.31 acres of water rights. Boise Project Board of Control delivers the water via head-gate 6.28 off the Pioneer Lateral. This head-gate is shared by both the subject property and the Southgate Wilder Lateral Ditch User's Association, which includes the Southgate Subdivision and the Gary Allington property located at the south west property corner. Irrigation water is conveyed from the head-gate to a concrete ditch located along the westerly boundary of the property. Water flows to the northwest property corner where it is piped across Easy Street to the Southgate Subdivision irrigation system. An overflow structure releases unused irrigation water to a pipe along Marshall Avenue and back into the Phyllis Canal. A second and separate delivery pipe runs along the west side of the westerly property boundary to a separate structure at the northwest property corner that discharges to a ditch along the south side of Easy Street. The ditch terminates at the northeast property corner and enters a pipe along Easy Street that conveys irrigation water and runoff to a structure on the east side of Airport Avenue, and eventually back to the Phyllis Canal. It is our understanding that this lateral used to provide irrigation water to the property that is now the Newbury Subdivision, but is not actively used at this time. Regardless, the project proposes to pipe the ditch along Easy Street to maintain lateral functionality.

To supply irrigation water, the project proposes to pipe the existing concrete ditch along the westerly property boundary, and install a new flow diversion box at the proposed irrigation pump station lot. The diversion box would be designed to split flow between the Highlight Estates and Southgate Subdivision uses, while also providing overflow back into the pipe. A preliminary design has already been reviewed by both Caldwell Municipal Irrigation District (CMID) and representatives of the Southgate Wilder Lateral Ditch User's Association. The Applicant intends to construct the gravity irrigation improvements prior to the start of the 2019 irrigation season. Also, as required by CMID for projects that receive water from BPBC, the project is proposing to install a backup irrigation supply well. Both the well, pump station, and irrigation system would be constructed to CMID standards. The Applicant has already submitted a supplemental irrigation water right application with the Idaho Department of Water Resources on behalf of CMID to procure the water rights necessary for the well. The adjacent Gary Allington property is irrigated via siphon tubes off the concrete ditch. Since the ditch is proposed to be tiled, the Applicant plans to provide pressure irrigation service to the Gary Allington property.

The site drains generally from the northwest corner to the southeast corner at slope of 1% or less. A waste ditch is located along the north side of Ustick Road, with culverts at driveway approaches, and along the easterly property boundary. Both ditches convey to an existing 10" storm drain pipe near the



T-O ENGINEERS

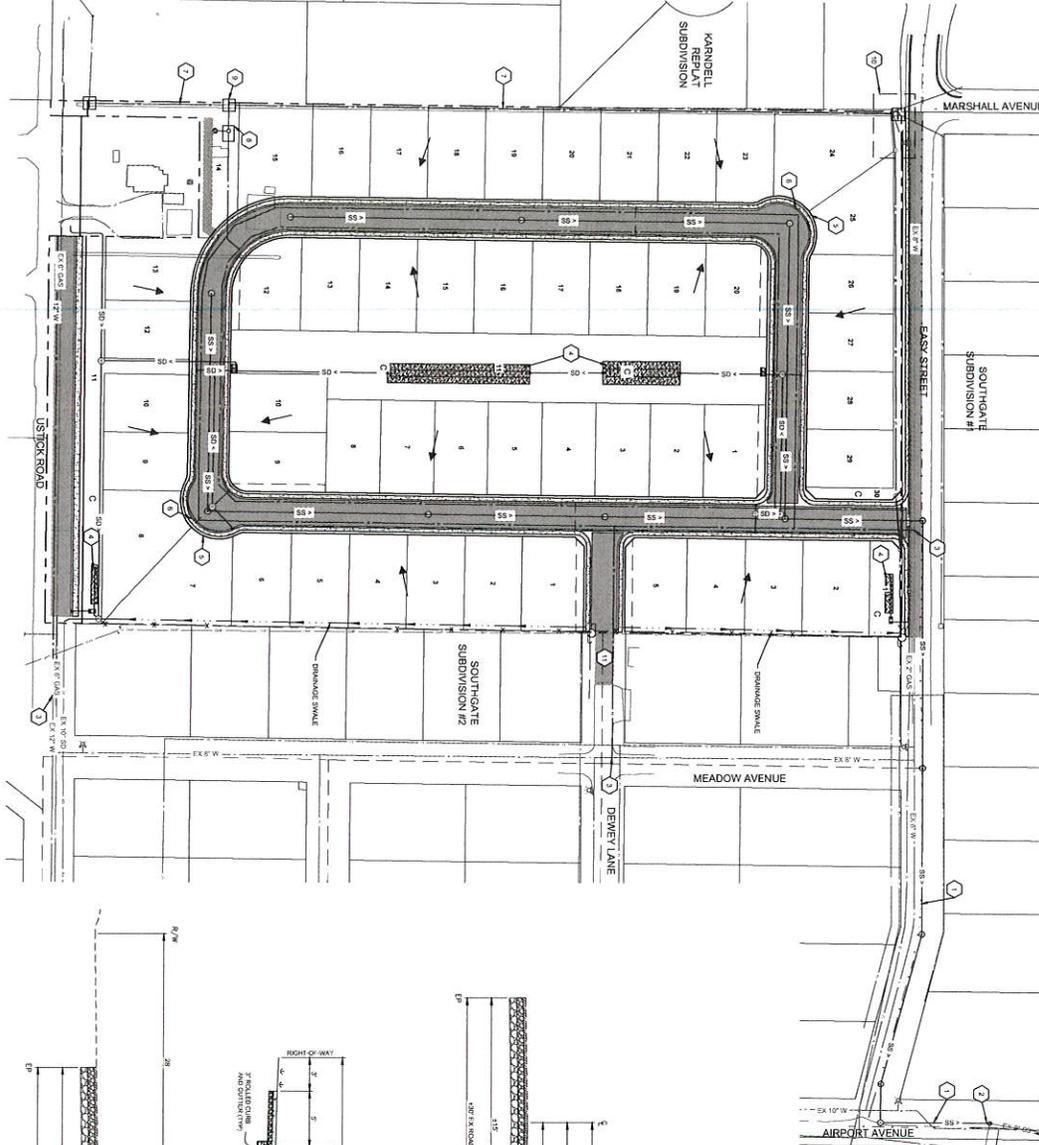
southeast property corner that runs to the east along Ustick Road. The project proposes to install a pipe along the Ustick Road landscape buffer to maintain drainage flow. Onsite drainage is proposed to be conveyed to a combined seepage bed and surface detention facility located in the central open space. An emergency overflow pipe will connect to the Ustick Road drain pipe. Runoff from Ustick Road and Easy Street are proposed to be conveyed to new seepage beds located at the southeast and northeast property corners respectively. All site drainage features will be designed to conform with the current Caldwell Municipal Stormwater Management Manual.

A geotechnical analysis has been performed for the site. Test pits revealed a sandy layer with gravel at approximately 10 feet below ground surface. Groundwater was not encountered in any test pits down to 14 feet below ground surface. This indicates favorable conditions for both drainage facilities and general site development. There are no floodways or floodplains on the property based on FEMA Flood Insurance Rate Maps.

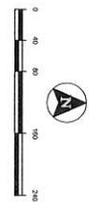
The proposed project includes significant active open space along with passive landscaping. A 10' and 25' landscape buffer is incorporated along Easy Street and Ustick Road respectively, totaling approximately 0.61 acres. The proposed tree plantings meet the requirements of the City of Caldwell Landscape Ordinance. The project also includes a large central open space totaling approximately 1.31 acres. The open space is designed with walking paths with connectivity to Ustick Road, a large grassed active use area, and two reserve use areas to allow the HOA to incorporate future amenities as desired. A smaller landscaped common lot near the Easy Street project entry will include a monument sign and staging area for school pickup. Based on comments at the neighborhood meeting, the Applicant proposes to install a 6' high cedar or vinyl fence along the perimeter of the subdivision. The total useable open space is approximately 1.92 acres, or 11.6% of the gross project area.

Based on the information provided above, we believe the proposed project complies with all City of Caldwell codes and standards. We believe there is sufficient utility and roadway infrastructure, both existing and proposed, to serve the development. Additional and ongoing public services will be supported via development impact fees paid at the time of Building Permit issuance, as well as, increased property taxes due to the land use change from agriculture to residential.

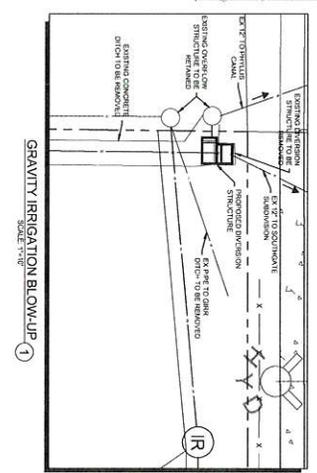
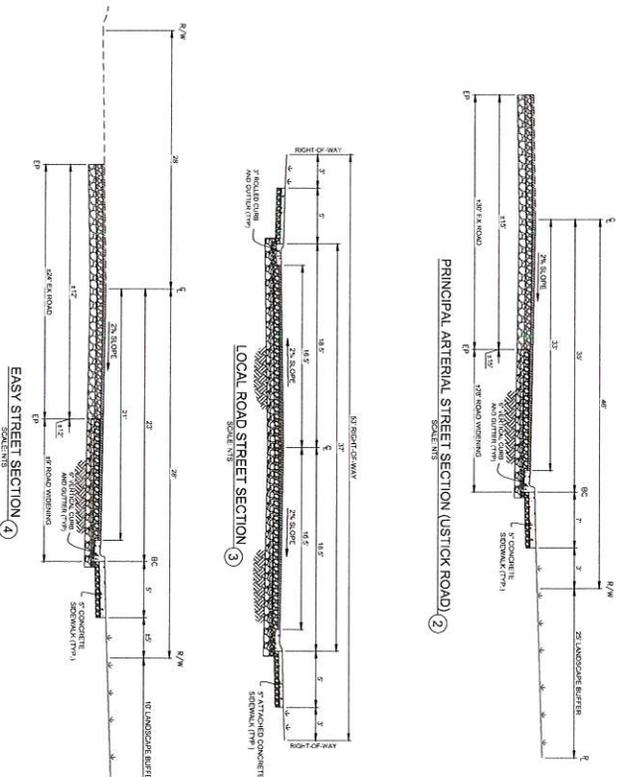
ASX



- NOTES**
1. THE SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS SANITARY SEWER DESIGN MANUAL AND BE EXTENDED TO EAST STREET AND WEST STREET FROM THE SANITARY MAIN LINE AT THE INTERSECTION WITH MARSHALL AVENUE TO THE SANITARY MAIN LINE.
 2. ALL INTERSECTION TURNING ANGLES TO BE 90 DEGREES.



**PRELIMINARY PLAN FOR
HIGHLIGHT ESTATES SUBDIVISION**
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 33
TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CANYON, 2019



- KEY NOTES**
1. 18" DIA. CONCRETE SANITARY SEWER MAIN
 2. 24" DIA. CONCRETE SANITARY SEWER MANHOLE
 3. 18" DIA. CONCRETE CATCH BASIN
 4. SAND AND GRAVEL TRAP
 5. EXISTING POWER POLE
 6. AREA IN LEFT
 7. PRESSURE IRRIGATION WELL
 8. DRAINAGE DITCH
 9. SLOPE ARROW
 10. SUBDIVISION BOUNDARY
 11. ROAD RIGHT-OF-WAY
 12. EASEMENT
 13. SANITARY SEWER LINE
 14. WATER LINE
 15. STORM DRAINAGE
 16. PRESSURE IRRIGATION LINE
 17. GRAVITY IRRIGATION LINE
 18. EXISTING EDGE OF PAVEMENT
 19. DRAINAGE DITCH
 20. SLOPE ARROW

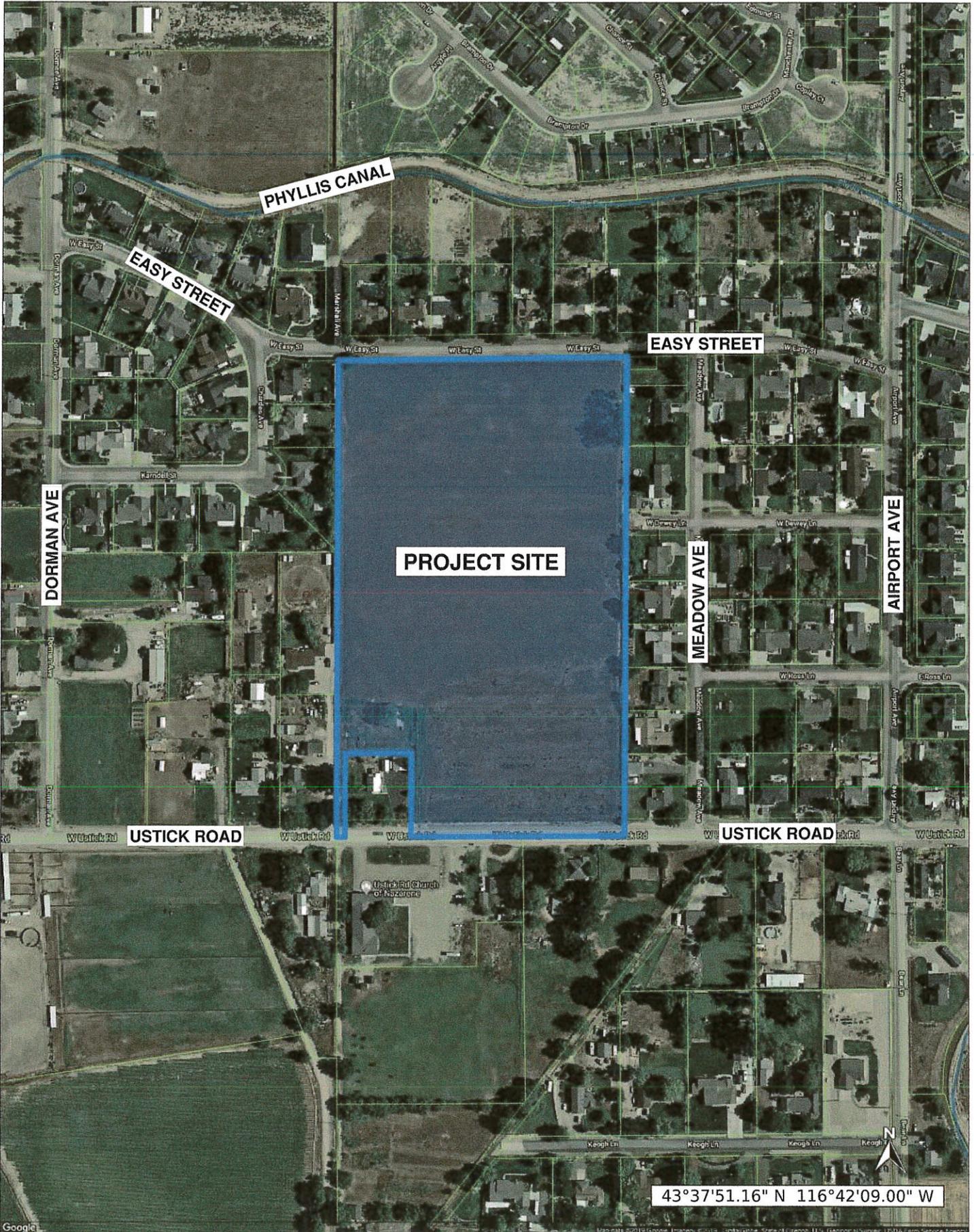
LEGEND

--- (dashed line)	SUBDIVISION BOUNDARY
--- (dashed line)	ROAD RIGHT-OF-WAY
--- (dashed line)	EASEMENT
--- (dashed line)	SANITARY SEWER LINE
--- (dashed line)	WATER LINE
--- (dashed line)	STORM DRAINAGE
--- (dashed line)	PRESSURE IRRIGATION LINE
--- (dashed line)	GRAVITY IRRIGATION LINE
--- (dashed line)	EXISTING EDGE OF PAVEMENT
--- (dashed line)	DRAINAGE DITCH
--- (dashed line)	SLOPE ARROW

<p>PRELIMINARY PLAN FOR: HIGHLIGHT ESTATES SUBDIVISION DEVELOPMENT PLAN</p>		<p>T-O ENGINEERS CONSULTING ENGINEERS, SURVEYORS & PLANNERS 332 N. BROADMORE WAY NAMPA, IDAHO 83657 PHONE: (208) 442-6300 WWW.T-OENGINEERS.COM</p>		<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DESCRIPTION	DATE							<p>BORDER SIZE: 22"x34" DESIGNED: [Signature] DRAWN: J. FRI CHECKED: [Signature] APPROVED: [Signature]</p>	
NO.	DESCRIPTION	DATE														
<p>ATTENTION: [Signature] DATE: [Signature] SCALE: [Signature]</p>		<p>DATE: [Signature] SCALE: [Signature]</p>		<p>PROJECT NUMBER: 17192 DATE: 11/19/19 SCALE: 1/8" = 1'-0"</p>												
<p>IF THIS DRAWING IS NOT VISIBLE IN THIS SHEET, THEN DRAWING IS NOT TO SCALE.</p>		<p>DATE: [Signature] SCALE: [Signature]</p>		<p>DATE: [Signature] SCALE: [Signature]</p>												
<p>C-1.00</p>		<p>DATE: [Signature] SCALE: [Signature]</p>		<p>DATE: [Signature] SCALE: [Signature]</p>												

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HIGHLIGHT ESTATES SUBDIVISION VICINITY MAP



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

Start Time of Neighborhood Meeting: 6:30 PM

End Time of Neighborhood Meeting: 8:00 PM

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1. Ed + Karen Hulme	
2. Robert + Barbara Wade	618 W. Easy St
3. Bill Young	3905 Meadows -
4. Justin, Melanie + Carol Farrell	908 W. Ustick
5. Gregg Allington	709 W. Ustick Rd.
6. Stacy Allington	818 W. Ustick + 909 W. Ustick
7. Douglas and Stacy Mitchell	3914 Meadow Ave
8. Brian Dyer	811 W. Ustick Rd
9. Rick + Deanna White	904 W. Easy St.
10. Chris + Christina Randolph	806 W. Easy St.
11. Harry Guenther	515 W. Dewey St
12. Arnaldo Hernandez	709 W. Easy St.
13. Alena + Darrell Snodgrass	908 W. Easy St.
14. CALED LACLAIR (T-O ENGINEERS)	332 N. BROADMORE WAY, NAMPA
15. Joshua Fry (T-O ENGINEERS)	332 N. BROADMORE WAY, NAMPA
16.	
17.	
18.	
19.	

- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____

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: Highlight Estates Subdivision

Date of Round Table meeting: 12/13/2018

Notice sent to neighbors on: 12/20/2018

Date & time of the neighborhood meeting: 1/3/2019 - 6:30 PM

Location of the neighborhood meeting: Ustick Rd. Church of the Nazarene

Developer/Applicant:

Name: Tim Kristovich - Whispering Pines Development LLC

Address, City, State, Zip: 2335 N Grey Hawk Ave. Kuna, ID 83634

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

DEVELOPER/APPLICANT SIGNATURE _____ DATE _____



NXID-0301677
PTC-665410

2018-049814
RECORDED
11/02/2018 09:21 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 SDUPUIS \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

FOR VALUE RECEIVED

Kendall Hopkins, a married man as his sole and separate property GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Whispering Pines, LLC, an Idaho limited liability company GRANTEE(s), whose current address is: 2335 N. Grey Hawk Ave., Kuna, ID 83634 the following described real property in Canyon County, State of Idaho more particularly described as follows, to wit:

See Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated:

[Signature]
Kendall Hopkins

11/1/2018

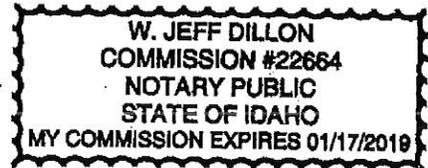
STATE OF: Idaho)
COUNTY OF CANYON)

On this 1st day of November, in the year of 2018, before me the undersigned Notary Public in and for said State, personally appeared KENDALL HOPKINS known or identified to me (or proved to me on the oath of), to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they 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.

[Signature]

Notary Public for IDAHO
Residing at: NAMPA
My commission expires: 1-12-19



AL

EXHIBIT A

In the County of Canyon, State of Idaho:

The Southeast Quarter of the Southwest Quarter of Section 33, Township 4 North, Range 3 West the Boise Meridian, Canyon County, Idaho.

EXCEPT:

A portion of the Southeast Quarter of the Southwest Quarter of Section 33, Township 4 North, Range 3 West, of the Boise Meridian, more particularly described to wit:

Commencing at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 33, the INITIAL POINT: Thence

South 89°45' West, 650.9 feet along the South line of the said Southeast Quarter of the Southwest Quarter; thence

North 0°22' East, 1109.3 feet; thence

South 89°19' West 677.8 feet to a point in the west line of the said Southeast Quarter of the Southwest Quarter; thence

North 0°12' East, 221.2 feet along the said West line to the Northwest corner of the said Southeast Quarter of the Southwest Quarter; thence North 89°49' East, 1324.25 feet along the North line of the said Southeast Quarter of the Southwest Quarter to the Northeast corner of the said Southeast Quarter of the Southwest Quarter; thence

South 0°09' West, 1323.8 feet along the East line of said Southeast Quarter of the Southwest Quarter to the INITIAL POINT .

ALSO EXCEPT:

A part of the Southeast Quarter of the Southwest Quarter in Section 33, Township 4 North, Range 3 west, Boise Meridian, more particularly described as follows:

COMMENCING at the Southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 89°45'00" East 20.00 feet to the POINT OF BEGINNING: thence continuing

North 89°45'00" East 155.00 feet along the south boundary of said Southeast Quarter of the Southwest Quarter; thence

North 0°08'35" East 194.00 feet parallel to the West boundary of said Southeast Quarter of the Southwest Quarter; thence

South 89°45'00" West 155.00 feet parallel to the South boundary of said Southeast Quarter of the Southwest Quarter; thence

South 0°08'35" West 194.00 feet parallel to the West boundary of said Southeast Quarter of the Southwest Quarter to the POINT OF BEGINNING.

120



T-O ENGINEERS

Project No: 180426
Date: January 10, 2019
Page 1 of 1

HIGHLIGHT ESTATES SUBDIVISION
Preliminary Plat Description of Land

A parcel of land located in the SE1/4 of the SW1/4 of Section 33, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of said SE1/4 of the SW1/4 (S1/4 corner); thence, along the south boundary of said SE1/4 of the SW1/4,

- A) N.89°42'32"W., 650.89 feet to the **POINT OF BEGINNING**; thence continuing,
- 1) N.89°42'32"W., 499.06 feet; thence, parallel with the west boundary of said SE1/4 of the SW1/4,
 - 2) N.00°41'00"E., 194.00 feet; thence, parallel with the south boundary of said SE1/4 of the SW1/4,
 - 3) N.89°42'32"W., 155.00 feet; thence, parallel with the west boundary of said SE1/4 of the SW1/4,
 - 4) S.00°41'00"W., 194.00 feet to the south boundary of said SE1/4 of the SW1/4; thence, along said boundary,
 - 5) N.89°42'32"W., 20.00 feet to the west boundary of said SE1/4 of the SW1/4; thence, along said boundary,
 - 6) N.00°41'00"E., 1104.59 feet to the south right-of-way of West Easy Street; thence, along said right-of-way,
 - 7) N.89°53'24"E., 677.39 feet to the west boundary of Southgate Subdivision No.2, recorded in Book 11 of Plats, at Page 28, records of Canyon County, Idaho; thence, along said boundary and the prolongation thereof,
 - 8) S.00°51'09"W., 1109.36 feet to the **POINT OF BEGINNING**.

CONTAINING: 16.48 acres.
SUBJECT TO: all Record Documents.



Ab



CITY OF
Caldwell, Idaho

Planning & Zoning

LANDSCAPE PLAN

Project Name: Highlight Estates Subdivision	File #:
Project Address: Ustick Road, Caldwell, Idaho (West of Meadow Ave) Parcel Number: R3568000000	

Applicant (v)	Description	Staff (v)
x	Detailed plan at a scale no smaller than 1" to 50' submitted in 8 1/2 x 11 paper format AND in electronic format (PDF)	
<u>Landscape Plan must include a table with the following information:</u>		
x	Names of all streets upon which the property has frontage, including amount of linear feet of frontage	
x	# of trees provided in each street landscape buffer	
x	# of shrubs provided in each street landscape buffer	
x	Width of each street landscape buffer	
x	Total # of parking spaces provided (regular, ADA, and bicycle)	
x	Types of vegetation and/or rock ground cover	
x	Note indicating whether or not the landscape plan complies with City Code Chapter 10-07 (Caldwell Landscaping Ordinance). If plan does not comply, state which areas & the reason for the variation.	

Landscape plans shall be prepared by a landscape architect, a landscape designer, or a qualified nursery person. Landscape plans shall be stamped by a licensed landscape architect.

<p><u>STAFF USE ONLY:</u></p> <p>Date Application Received: _____</p> <p>Received by: _____</p> <p>Date Approved: _____</p> <p>Approved by: _____</p>
--

AS

