



# CITY OF Caldwell, Idaho

Planning & Zoning

## HEARING REVIEW APPLICATION

### Type of Review Requested (check all that apply)

- Annexation/Deannexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- Design Review
- 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-02

Project name: Marblefront Sub

Date filed: 3/29/19 Date complete: \_\_\_\_\_

Related files: \_\_\_\_\_

### Subject Property Information

Address: 0 KCID ROAD, CALDWELL, IDAHO 83605 Parcel Number(s): R35237013009 & R3523700000

Subdivision: MARBLEFRONT SUBDIVISION Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 62.58 Zoning: R1

Prior Use of the Property: AGRICULTURE

Proposed Use of the Property: RESIDENTIAL SUBDIVISION WITH AN R1 ZONING DESIGNATION

### Applicant Information:

Applicant Name: KATIE MILLER Phone: 208-412-3478

Address: 4242 N. BROOKSIDE LANE City: BOISE State: ID Zip: 83714

Email: KMILLER@BAILEYENGINEERS.COM Cell: 208-412-3478

Owner Name: ENDURANCE HOLDINGS, LLC. Phone: 208-895-8858

Address: 9839 W. CABLE CAR STE, STE 101 City: BOISE State: ID Zip: 83709

Email: SHAWN@TRILOGYIDAHO.COM Cell: 208-860-8371

Agent Name: (e.g., architect, engineer, developer, representative) KATIE MILLER, BAILEY ENGINEERING, INC.

Address: 4242 N. BROOKSIDE LANE City: BOISE State: ID Zip: 83714

Email: KMILLER@BAILEYENGINEERS.COM Cell: 208-412-3478

### Authorization

Print applicant name: KATIE MILLER

Applicant Signature:  Date: 3-27-19

*AM*



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: MARBLEFRONT SUBDIVISION	File #: <u>Sub 19P-02</u>
Applicant/Agent: KATIE MILLER - BAILEY ENGINEERING, INC.	

Applicant (v)	Please provide the following REQUIRED documentation:	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	
X	Landscape Plan	
X	Vicinity map	
	Traffic Study (if applicable) <b>WILL BE SUBMITTED AS SOON AS THE UPDATE IS COMPLETE</b>	
	Neighborhood Meeting sign-in sheet <b>WILL BE SUBMITTED 4/4/19</b>	
X	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
X	Fee	

**Total # Lots**

Residential: 187 Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_ Common: 17

Phased Project:  Yes  No If "yes", Phase #: 5 Total Acreage: 62.39

Min. Lot Size (excluding common lots): 8,007 Max. Lot Size (excluding common lots): 13,377

Avg. Lot Size (excluding common lots): 8,727 % Useable Open Space: 7.3%

List all types of useable open space: 53 acres. There is an additional 1.48 acres dedicated to smaller common areas and pathways making connectivity by bike or foot throughout the community very convenient.

This development has three large green spaces for recreation. First, is 1.76 acres. Second is 1.31 acres, which will contain a play structure and sitting area. The last is

**STAFF USE ONLY:**

Date Application Received: 3/29/19

Received by: LC

Proposed Hearing Date: 5/4/19

Hearing Body: PZ

*AC*

# Bailey Engineering, Inc.

CIVIL ENGINEERING|PLANNING|CADD

March 27, 2019

City of Caldwell  
Planning and Zoning Commission and City Council  
c/o City of Caldwell Planning Department  
621 Cleveland Blvd.  
Caldwell, ID 83605

RE: **Marblefront Subdivision – Preliminary Plat**

Dear Commissioners and City Council Members:

On behalf of Bailey Engineering Inc., in conjunction with Trilogy Development, we are pleased to submit our application for Preliminary Plat approval for the **Marblefront Subdivision**, 62.39 acre, 187 unit single-family residential development in north Caldwell. The project is located on the northeast corner of KCID Road and Marble Front Road, north of Hwy 20/26.



# *B* Bailey Engineering, Inc.

**CIVIL ENGINEERING|PLANNING|CADD**

This site consists of two parcels which are currently used for agriculture.

Parcel #1 R3523700000

Parcel #2 R3253701300

## **Proposed Zoning**

This site is currently zone R1, which we are not requesting be changed. The proposed Preliminary Plat meets all R1 zoning requirements.

## **Adjoining Land Use**

The properties that surround the subject lands are not all within Caldwell's city limits however, all adjoining properties are located within the City of Caldwell's impact area.

North: Agriculture County Property  
South: Low Density Residential, County Agriculture and Commercial (C3) for Future High School  
East: Medium Density R1, old dimensional standards (6,000 sf lot minimums) and Agriculture  
West: Agriculture County Property

## **Sewer and Water:**

Sewer will be brought from an existing manhole located at Aviation and Marble Front Road. We will run force main from this location east to the Mason Creek and will then gravity to the northwest corner of our site where we will have a sewer lift station.

Water will be provided to the site from existing 12" mains located in KCID Road and Marble Front Road.

## **Pressure Irrigation**

Pressure irrigation will be provided to the site from the Horton 400 lateral, which is to the south. A new pressure irrigation pump station will be installed to service our development and at the direction of the city, will also provide pressure irrigation service to the future school site with an upgrade to the pump.

# **B** Bailey Engineering, Inc.

**CIVIL ENGINEERING|PLANNING|CADD**

## **Storm Drainage**

Storm drainage will be mitigated by retention ponds in accordance with ACHD design criteria as designed during the final plat and development plan process.

## **Project Features:**

### **Open Space, Common Areas and Pathways**

This project contains 8.20 acres (13.1%) of open space, 4.58 acres (7.3%) of which are qualified open space to include three parks: 2.11 acres, 1.33 acres (which will have a tot lot), and .6 acres, all of which are placed thoughtfully throughout the community.

There are pathways throughout this development making pedestrian circulation safe, efficient and convenient.

## **Traffic Circulation**

- A traffic impact study has been conducted and is submitted for review with this application.
- This development will have three access points. Two along Marble Front Road, and one on KCID Road, approximately 1,200 feet south of the intersection of KCID and Marble Front Rd.

## **Project Phasing**

- The first of 5 phases of the Marblefront Subdivision, as depicted on the phasing plan submitted with this application, will commence on the northwest boundary and continue east with the final phase being on the northeast corner of Marble Front Road and KCID Road. The development is projected to occur over the next 8 years.

Phase 1 – 51 Lots

Phase 2 – 26 Lots

Phase 3 – 41 Lots

Phase 4 - 36 Lots

Phase 5 – 33 Lots

AR

**Project/Preliminary Plat Information**

- **Total Site Area**
  - Preliminary Plat 62.39 Acres
  
- **Number of Lots**
  - Single-family Residential Lots 187
  - Common Lots 17
  - Total Lots 204**
  
- **Density**
  - Gross 3.0 Dwellings/Acre
  
- **Open Space**
  - Total Open Space 8.20 Acres/ 13.1%
  - Qualified Open Space 4.58 Acres/ 7.3%

**Summary**

The proposed Plat application for the Marblefront Subdivision carefully considered all aspects of Caldwell's Zoning Ordinance, the Comprehensive Plan, site location and surrounding neighborhoods. We respectfully request your approval of these applications.

Sincerely,



Katie Miller  
Project Manager

APR



Curve #	Radius	Length	Chord	Bearing	Delta
C1	144.00'	141.81'	142.77'	149°33'36"	233°34'47"

Block	Lot #	Area	Perimeter	Type
BLOCK 1	Lot 1: 0751	5428	840	LOT
BLOCK 1	Lot 2: 0752	5742	415	STREET LIGHT STATION
BLOCK 1	Lot 3: 0753	5728	497	RESERVED
BLOCK 1	Lot 4: 0754	10421	242	BRANDAGE
BLOCK 1	Lot 5: 0755	5272	245	BRANDAGE
BLOCK 1	Lot 6: 0756	5272	245	BRANDAGE
BLOCK 1	Lot 7: 0757	5272	245	BRANDAGE
BLOCK 1	Lot 8: 0758	5272	245	BRANDAGE
BLOCK 1	Lot 9: 0759	5272	245	BRANDAGE
BLOCK 1	Lot 10: 0760	5272	245	BRANDAGE
BLOCK 1	Lot 11: 0761	5272	245	BRANDAGE
BLOCK 1	Lot 12: 0762	5272	245	BRANDAGE
BLOCK 1	Lot 13: 0763	5272	245	BRANDAGE
BLOCK 1	Lot 14: 0764	5272	245	BRANDAGE
BLOCK 2	Lot 1: 0765	15146	324	PANTRY
BLOCK 2	Lot 2: 0766	15146	324	PANTRY
BLOCK 2	Lot 3: 0767	15146	324	PANTRY
BLOCK 2	Lot 4: 0768	15146	324	PANTRY
BLOCK 2	Lot 5: 0769	15146	324	PANTRY
BLOCK 2	Lot 6: 0770	15146	324	PANTRY
BLOCK 2	Lot 7: 0771	15146	324	PANTRY
BLOCK 2	Lot 8: 0772	15146	324	PANTRY
BLOCK 2	Lot 9: 0773	15146	324	PANTRY
BLOCK 2	Lot 10: 0774	15146	324	PANTRY
BLOCK 2	Lot 11: 0775	15146	324	PANTRY
BLOCK 2	Lot 12: 0776	15146	324	PANTRY
BLOCK 2	Lot 13: 0777	15146	324	PANTRY
BLOCK 2	Lot 14: 0778	15146	324	PANTRY
BLOCK 2	Lot 15: 0779	15146	324	PANTRY
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BLOCK 2	Lot 17: 0781	15146	324	PANTRY
BLOCK 2	Lot 18: 0782	15146	324	PANTRY
BLOCK 2	Lot 19: 0783	15146	324	PANTRY
BLOCK 2	Lot 20: 0784	15146	324	PANTRY
BLOCK 2	Lot 21: 0785	15146	324	PANTRY
BLOCK 2	Lot 22: 0786	15146	324	PANTRY
BLOCK 2	Lot 23: 0787	15146	324	PANTRY
BLOCK 2	Lot 24: 0788	15146	324	PANTRY
BLOCK 2	Lot 25: 0789	15146	324	PANTRY
BLOCK 2	Lot 26: 0790	15146	324	PANTRY
BLOCK 2	Lot 27: 0791	15146	324	PANTRY
BLOCK 2	Lot 28: 0792	15146	324	PANTRY
BLOCK 2	Lot 29: 0793	15146	324	PANTRY
BLOCK 2	Lot 30: 0794	15146	324	PANTRY
BLOCK 2	Lot 31: 0795	15146	324	PANTRY
BLOCK 2	Lot 32: 0796	15146	324	PANTRY
BLOCK 2	Lot 33: 0797	15146	324	PANTRY
BLOCK 2	Lot 34: 0798	15146	324	PANTRY
BLOCK 2	Lot 35: 0799	15146	324	PANTRY
BLOCK 2	Lot 36: 0800	15146	324	PANTRY
BLOCK 2	Lot 37: 0801	15146	324	PANTRY
BLOCK 2	Lot 38: 0802	15146	324	PANTRY
BLOCK 2	Lot 39: 0803	15146	324	PANTRY
BLOCK 2	Lot 40: 0804	15146	324	PANTRY
BLOCK 2	Lot 41: 0805	15146	324	PANTRY
BLOCK 2	Lot 42: 0806	15146	324	PANTRY
BLOCK 2	Lot 43: 0807	15146	324	PANTRY
BLOCK 2	Lot 44: 0808	15146	324	PANTRY
BLOCK 2	Lot 45: 0809	15146	324	PANTRY
BLOCK 2	Lot 46: 0810	15146	324	PANTRY
BLOCK 2	Lot 47: 0811	15146	324	PANTRY
BLOCK 2	Lot 48: 0812	15146	324	PANTRY
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BLOCK 2	Lot 50: 0814	15146	324	PANTRY
BLOCK 2	Lot 51: 0815	15146	324	PANTRY
BLOCK 2	Lot 52: 0816	15146	324	PANTRY
BLOCK 2	Lot 53: 0817	15146	324	PANTRY
BLOCK 2	Lot 54: 0818	15146	324	PANTRY
BLOCK 2	Lot 55: 0819	15146	324	PANTRY
BLOCK 2	Lot 56: 0820	15146	324	PANTRY
BLOCK 2	Lot 57: 0821	15146	324	PANTRY
BLOCK 2	Lot 58: 0822	15146	324	PANTRY
BLOCK 2	Lot 59: 0823	15146	324	PANTRY
BLOCK 2	Lot 60: 0824	15146	324	PANTRY
BLOCK 2	Lot 61: 0825	15146	324	PANTRY
BLOCK 2	Lot 62: 0826	15146	324	PANTRY
BLOCK 2	Lot 63: 0827	15146	324	PANTRY
BLOCK 2	Lot 64: 0828	15146	324	PANTRY
BLOCK 2	Lot 65: 0829	15146	324	PANTRY
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BLOCK 2	Lot 67: 0831	15146	324	PANTRY
BLOCK 2	Lot 68: 0832	15146	324	PANTRY
BLOCK 2	Lot 69: 0833	15146	324	PANTRY
BLOCK 2	Lot 70: 0834	15146	324	PANTRY
BLOCK 2	Lot 71: 0835	15146	324	PANTRY
BLOCK 2	Lot 72: 0836	15146	324	PANTRY
BLOCK 2	Lot 73: 0837	15146	324	PANTRY
BLOCK 2	Lot 74: 0838	15146	324	PANTRY
BLOCK 2	Lot 75: 0839	15146	324	PANTRY
BLOCK 2	Lot 76: 0840	15146	324	PANTRY
BLOCK 2	Lot 77: 0841	15146	324	PANTRY
BLOCK 2	Lot 78: 0842	15146	324	PANTRY
BLOCK 2	Lot 79: 0843	15146	324	PANTRY
BLOCK 2	Lot 80: 0844	15146	324	PANTRY
BLOCK 2	Lot 81: 0845	15146	324	PANTRY
BLOCK 2	Lot 82: 0846	15146	324	PANTRY
BLOCK 2	Lot 83: 0847	15146	324	PANTRY
BLOCK 2	Lot 84: 0848	15146	324	PANTRY
BLOCK 2	Lot 85: 0849	15146	324	PANTRY
BLOCK 2	Lot 86: 0850	15146	324	PANTRY
BLOCK 2	Lot 87: 0851	15146	324	PANTRY
BLOCK 2	Lot 88: 0852	15146	324	PANTRY
BLOCK 2	Lot 89: 0853	15146	324	PANTRY
BLOCK 2	Lot 90: 0854	15146	324	PANTRY
BLOCK 2	Lot 91: 0855	15146	324	PANTRY
BLOCK 2	Lot 92: 0856	15146	324	PANTRY
BLOCK 2	Lot 93: 0857	15146	324	PANTRY
BLOCK 2	Lot 94: 0858	15146	324	PANTRY
BLOCK 2	Lot 95: 0859	15146	324	PANTRY
BLOCK 2	Lot 96: 0860	15146	324	PANTRY
BLOCK 2	Lot 97: 0861	15146	324	PANTRY
BLOCK 2	Lot 98: 0862	15146	324	PANTRY
BLOCK 2	Lot 99: 0863	15146	324	PANTRY
BLOCK 2	Lot 100: 0864	15146	324	PANTRY



- PLAN SHEET INDEX**
- SHEET DESCRIPTION**
- PP-1 COVER SHEET, INDEX, VICINITY MAP, & NOTES
  - PP-2 PRELIMINARY PLAT LAYOUT
  - PP-3 LOT & CURVE TABLES
  - PP-4 CONCEPTUAL ENGINEERING PLAN
  - PP-5 CONCEPTUAL SEWER PLAN
  - PP-6 CONCEPTUAL SEWER PROFILES
  - PP-7 CONCEPTUAL OFFSITE SEWER PLAN & PROFILE

- DEVELOPMENT FEATURES**
- OWNER:** TONY WATKINS, 12345 W. 10TH ST., SUITE 100, JACKSON, MISSISSIPPI 39208
- DEVELOPER:** DWT ENGINEERING/PLANNING (CAD)
- ENGINEER:** DWT ENGINEERING/PLANNING (CAD)
- PLANNING:** DWT ENGINEERING/PLANNING (CAD)
- CONCEPTUAL ENGINEERING:** DWT ENGINEERING/PLANNING (CAD)
- CONCEPTUAL SEWER PLAN:** DWT ENGINEERING/PLANNING (CAD)
- CONCEPTUAL SEWER PROFILES:** DWT ENGINEERING/PLANNING (CAD)
- CONCEPTUAL OFFSITE SEWER PLAN & PROFILE:** DWT ENGINEERING/PLANNING (CAD)



**Valley Engineering, Inc.**  
 CIVIL ENGINEERING/PLANNING (CAD)

**PRELIMINARY PLAT FOR MARBLEFRONT SUBDIVISION**

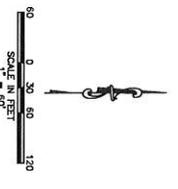
**TRILogy DEVELOPMENT (PP-1)**

Lot	Area	Permitted	Type
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BLOCK 1 Lot 2: OPEN	64.30	64.30	LOTTERY
BLOCK 1 Lot 3: OPEN	64.30	64.30	LOTTERY
BLOCK 1 Lot 4: OPEN	64.30	64.30	LOTTERY
BLOCK 1 Lot 5: OPEN	64.30	64.30	LOTTERY
BLOCK 1 Lot 6: OPEN	64.30	64.30	LOTTERY
BLOCK 1 Lot 7: OPEN	64.30	64.30	LOTTERY
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BLOCK 1 Lot 9: OPEN	64.30	64.30	LOTTERY
BLOCK 1 Lot 10: OPEN	64.30	64.30	LOTTERY
BLOCK 1 Lot 11: OPEN	64.30	64.30	LOTTERY
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BLOCK 1 Lot 97: OPEN	64.30	64.30	LOTTERY
BLOCK 1 Lot 98: OPEN	64.30	64.30	LOTTERY
BLOCK 1 Lot 99: OPEN	64.30	64.30	LOTTERY
BLOCK 1 Lot 100: OPEN	64.30	64.30	LOTTERY

**AT LEGEND**

BOUNDARY  
ROAD CENTERLINE  
LOT NUMBER  
BLOCK NUMBER  
STREET WIDTH 30'  
STREET NAME  
SEWER LINE  
WATER LINE  
STREET LIGHT LOCATION  
DRAWN BY: [Name]  
DATE: [Date]  
PROJECT: [Project Name]

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**PRELIMINARY PLAT**  
MARBLEFRONT SUBDIVISION  
TRILOGY DEVELOPMENT

BAILEY Engineering, Inc.  
CIVIL ENGINEERING PLANNING CAD  
DATE: 08/20/2018  
PROJECT: 2018-001

SCALE: 1" = 60'



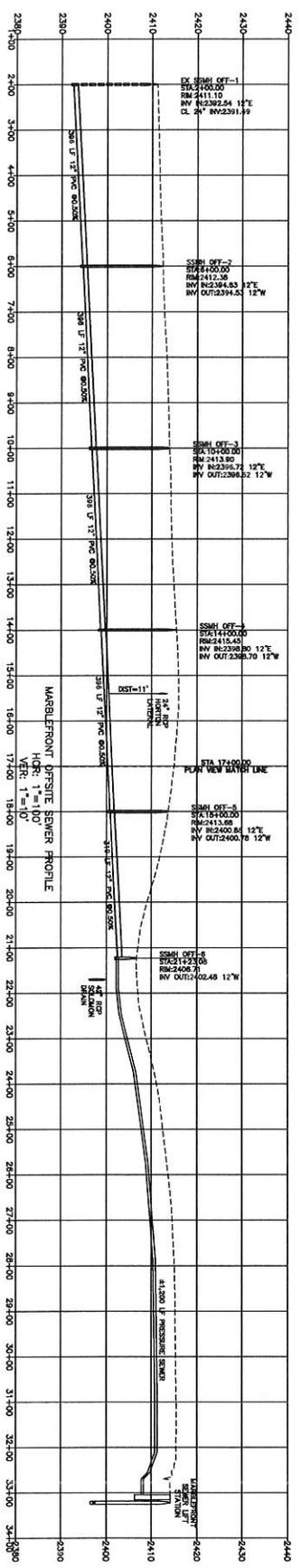
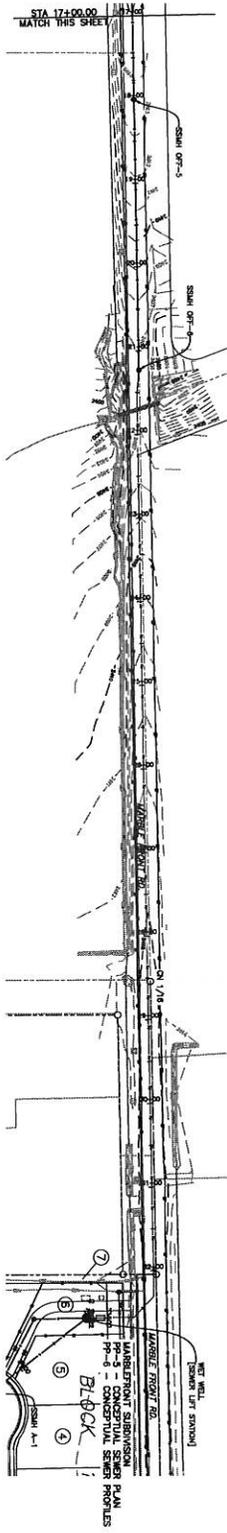
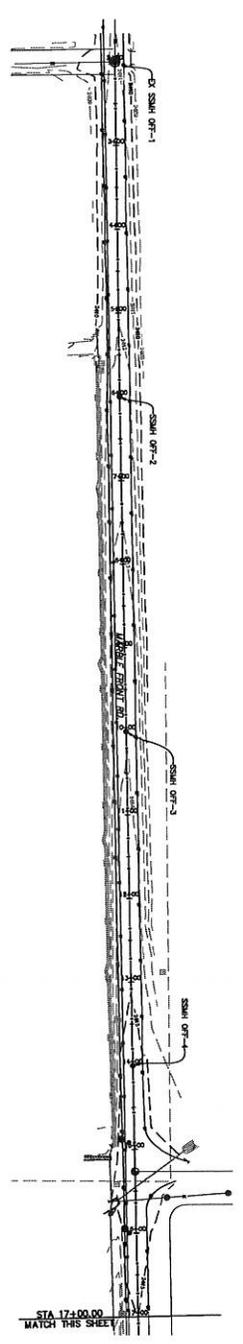
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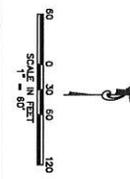
**JB** Valley Engineering, Inc.  
 Civil Engineering Planning/CADD  
 10110 RICHMOND ROAD  
 SUITE 100  
 MARIETTA, GA 30067  
 PHONE: (770) 575-2200  
 FAX: (770) 575-2210  
 WWW: www.jbvalley.com

PROJECT: MARBLEFRONT SUBDIVISION PLAN & PROFILE  
 SHEET: OFFSITE SEWER CONCEPTUAL PLAN & PROFILE  
 DATE: 03-28-2017  
 DRAWN BY: J. WALKER  
 CHECKED BY: J. WALKER  
 PROJECT: 17400.00

TRILOGY DEVELOPMENT LLC



AB

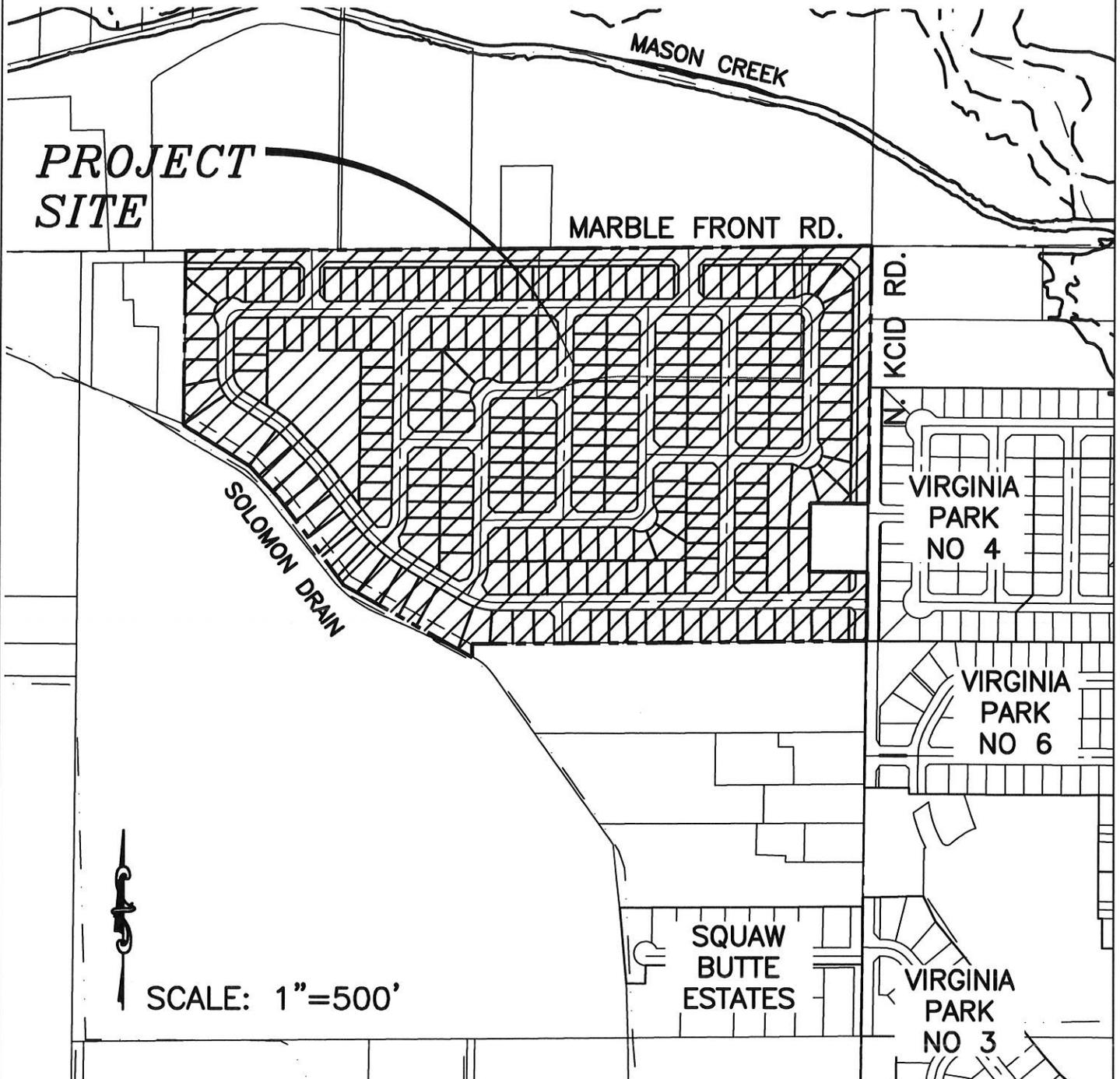


PROJECT NO.	DATE
DESCRIPTION	
<b>Balliey Engineering, Inc.</b> CIVIL ENGINEERING/PLANNING/CADD 1000 S. W. 10TH AVENUE, SUITE 100 MIAMI, FL 33135 PHONE: (305) 441-1111 FAX: (305) 441-1112 WWW.BALLEYENGINEERING.COM	
DESIGNED BY	DATE
CHECKED BY	
APPROVED BY	
<b>PHASINS ENGINEERING</b> MARBLEFRONT SUBDIVISION TRILOGY DEVELOPMENT	

AB

VICINITY MAP  
MARBLEFRONT SUBDIVISION

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24  
TOWNSHIP 4 NORTH, RANGE 3 WEST, B.M.  
CALDWELL, CANYON COUNTY, IDAHO  
2018





**2018-0356**  
 RECORDED  
**08/10/2018 03:57 PM**  
 CHRIS YAMAMOTO  
 CANYON COUNTY RECORDER  
 Pgs=4 MBROWN \$15.00  
 TYPE: DEED  
 TITLEONE BOISE  
 ELECTRONICALLY RECORDED

Order Number: 18318034

**Warranty Deed**

For value received,

**1099 LCC, an Idaho Limited Liability Company**

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

**Endurance Holdings, LLC, an Idaho Limited Liability Company**

whose current address is 1977 W. Overland Road Meridian, ID 83642

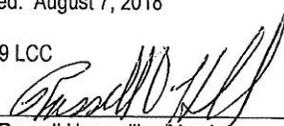
the grantee, the following described premises, in Canyon County, Idaho, to wit:

See attached Exhibit "A" comprised of \_\_\_ page(s)

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

Dated: August 7, 2018

1099 LCC

By:   
 Russell Hunemiller, Member

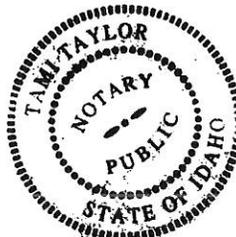
State of Idaho)  
 County of Ada )

On this 9<sup>th</sup> day of August, 20 18, before me, the undersigned, a Notary Public in and for said State, personally appeared Russell Hunemiller, known or identified to me to be a member of the limited liability company of 1099 LLC, and the member who subscribed said company name to the foregoing instrument, and acknowledged to me that he executed the same in said company name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary  
 Residing In: Meridian, ID  
 Expires: 11/17/2023



126

## Exhibit A

Parcel 1:

A parcel of land located in the Southeast quarter of the Northeast quarter of Section 24, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a 5/8-inch iron rod marking the Northeast corner of the said Southeast quarter of the Northeast quarter and referenced in C.P.&F. Instrument No. 8426664, on file in the office of the Recorder, Canyon County; thence along the North boundary of said Southeast quarter of the Northeast quarter  
South 88°54'53" West, 232.00 feet to the Point of Beginning; thence parallel with the East boundary of said Southeast quarter of the Northeast quarter  
South 00°02'43" West, 442.34 feet; thence perpendicular to the East boundary of said Southeast quarter of the Northeast quarter  
North 89°57'17" West, 576.73 feet to a tangent point of curvature; thence along a curve to the left, having an arc length of 321.93 feet, a radius of 679.00 feet, through a central angle of 27°09'55" and having a long chord which bears South 76°27'46" West, 318.92 feet to a Point of Non-Tangency; thence parallel with the East boundary of said Southeast quarter of the Northeast quarter  
North 00°02'43" East, 499.74 feet to a point on the North boundary of said Southeast quarter of the Northeast quarter; thence along said North boundary  
North 88°54'53" East, 886.90 feet to the Point of Beginning.

Parcel II:

This parcel is situated in the Northwest quarter of the Southeast quarter and a portion of the Northeast quarter of the Southeast quarter, the Southeast quarter of the Northeast quarter and the Southwest quarter of the Northeast quarter of Section 24, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Beginning at a 5/8-inch iron rod marking the Northeast corner of said Southeast quarter of the Northeast quarter and referenced in C.P.&F. Instrument No. 8426664, on file in the office of the Recorder, Canyon County; thence along the East boundary of said Southeast quarter of the Northeast quarter  
South 00°02'43" West, 863.89 feet to the Northeast corner of a parcel described in Instrument No. 2007046241, on file in the office of the Recorder, Canyon County; thence along the North boundary of said Instrument No. 2007046241  
North 89°57'17" West, 195.00 feet to the Northwest corner of said Instrument No. 2007046241; thence along the West boundary of said Instrument No. 2007046241  
South 00°02'43" West, 230.00 feet to the Southwest corner of said Instrument No. 2007046241; thence along the South boundary of said Instrument No. 2007046241  
South 89°57'17" East, 195.00 feet to the Southeast corner of said Instrument No. 2007046241; thence along the East boundary of said Southeast quarter of the Northeast quarter  
South 00°02'43" West, 229.54 feet to the Northeast corner of said Northeast quarter of the Southeast quarter; thence along the North boundary of said Northeast quarter of the Southeast quarter  
South 88°54'24" West, 1,325.13 feet to the Northwest corner of said Northeast quarter of the Southeast quarter; thence along the West boundary of said Northeast quarter of the Southeast quarter  
South 00°01'58" East, 44.65 feet to a point on the centerline of the Solomon Drain Slough; thence traversing said centerline  
South 65°36'00" East, 6.22 feet to a tangent point of curvature; thence along a curve to the right, having an arc length of 88.84 feet, a radius of 170.00 feet, through a central angle of 29°56'36" and a long chord which bears South 50°37'42" East, 87.84 feet to a Point of Tangency; thence continuing along said centerline  
South 35°39'25" East, 243.61 feet; thence  
South 36°01'14" East, 371.93 feet; thence  
South 35°59'56" East, 84.61 feet; thence  
South 06°34'00" East, 212.24 feet; thence  
South 05°55'23" East, 254.82 feet; thence  
South 02°17'29" East, 180.17 feet to a point on the South boundary of said Northeast quarter of the Southeast quarter; thence along said South boundary  
South 88°50'52" West, 541.17 feet to the Southeast corner of said Northwest quarter of the Southeast quarter; thence along the South boundary of said Northwest quarter of the Southeast quarter  
South 88°51'26" West, 1,322.35 feet to the Southwest corner of said Northwest quarter of the Southeast quarter; thence along the West boundary of said Northwest quarter of the Southeast quarter

North 00°09'13" West, 1,326.45 feet to the Southwest corner of said Southwest quarter of the Northeast quarter; thence along the West boundary of said Southwest quarter of the Northeast quarter  
North 00°09'34" West, 1,323.72 feet to the Northwest corner of said Southwest quarter of the Northeast quarter; thence along the North boundary of said Southwest quarter of the Northeast quarter  
North 88°54'53" East, 1,327.72 feet to the Northwest corner of said Southeast quarter of the Northeast quarter; thence along the North boundary of said Southeast quarter of the Northeast quarter  
North 88°54'53" East, 208.36 feet; thence parallel with the East boundary of said Southeast quarter of the Northeast quarter  
South 00°02'43" West, 499.74 feet to a non-tangent point of curvature; thence along a curve to the right, having an arc length of 321.93 feet, a radius of 679.00 feet, through a central angle of 27°09'55" and having a long chord which bears North 76°27'46" East, 318.92 feet to a Point of Tangency; thence  
South 89°57'17" East, 576.73 feet; thence parallel with the East boundary of said Southeast quarter of the Northeast quarter  
North 00°02'43" East, 442.34 feet to a point on the North boundary of said Southeast quarter of the Northeast quarter; thence along said North boundary  
North 88°54'53" East, 232.00 feet to the Point of Beginning.

Excepting therefrom:

This parcel is situated in a portion of the Southwest quarter of the Northeast quarter of Section 24, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at a 5/8-inch iron rod marking the Northwest corner of said Southwest quarter of the Northeast quarter; thence along the North boundary of said Southwest quarter of the Northeast quarter  
North 88°54'53" East, 40.00 feet; thence parallel with the West boundary of said Southwest quarter of the Northeast quarter  
South 00°09'34" East, 40.00 feet to the Point of Beginning; thence parallel with the North boundary of said Southwest quarter of the Northeast quarter  
North 88°54'53" East, 310.00 feet; thence parallel with the West boundary of said Southwest quarter of the Northeast quarter  
South 00°09'34" East, 542.72 feet; thence  
North 68°40'43" West, 333.10 feet to a point which lies 40.00 feet East of the West boundary of said Southwest quarter of the Northeast quarter; thence parallel with the said West boundary  
North 00°09'34" West, 415.74 feet to the Point of Beginning.

Further excepting therefrom:

This parcel is a portion of the Southwest quarter of the Northeast quarter of the Northwest quarter of the Southeast quarter and the Northeast quarter of the Southeast quarter of Section 24 in Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Beginning at the Southwest corner of the Southwest quarter of the Northeast quarter (C quarter corner, Section 24), a found 5/8-inch diameter rebar; thence  
North 00°09'34" West along the West boundary of the Southwest quarter of the Northeast quarter a distance of 1,323.72 feet to the Northwest corner of the Southwest quarter of the Northeast quarter, a found 5/8-inch diameter rebar; thence  
North 88°54'53" East along the North boundary of the Southwest quarter of the Northeast quarter a distance of 210.00 feet; thence  
South 00°09'34" East parallel with the West boundary of the Southwest quarter of the Northeast quarter a distance of 40.01 feet to a point on a line that lies 40.00 feet South of and parallel to the North boundary of the Southwest quarter of the Northeast quarter; thence  
South 88°54'53" West along said line a distance of 169.99 feet to a point on a line that lies 40.00 feet East of and parallel to the West boundary of the Southwest quarter of the Northeast quarter; thence  
South 00°09'34" East along said line a distance of 415.73 feet to a point on the centerline of the Solomon Drain Ditch; thence traversing said centerline as follows:

South 68°40'43" East a distance of 119.04 feet; thence  
South 58°00'35" East a distance of 233.46 feet; thence  
South 60°19'54" East a distance of 201.62 feet; thence Southeasterly 135.95 feet along the arc of a curve to the right having a radius of 362.00 feet and a central angle of 21°31'03" and a long chord which bears South 49°34'22" East a distance of 135.15 feet; thence  
South 38°48'51" East a distance of 353.53 feet; thence Southeasterly 193.65 feet along the arc of a curve to the left having a radius of 388.00 feet and a central angle of 28°35'46" and a long chord which bears South 53°06'44" East a distance of 191.65 feet; thence  
South 67°24'37" East a distance of 128.59 feet; thence

South 65°36'00" East a distance of 233.24 feet, thence Southeasterly 88.85 feet along the arc of a curve to the right having a radius of 170.00 feet and a central angle of 29°56'41" and a long chord which bears South 50°37'42" East a distance of 87.84 feet; thence South 35°39'25" East a distance of 243.61 feet; thence South 36°01'14" East a distance of 371.93 feet; thence South 35°59'56" East a distance of 84.61 feet; thence South 06°34'00" East a distance of 212.24 feet; thence South 05°55'23" East a distance of 254.82 feet; thence South 02°17'29" East a distance of 180.17 feet to a point on the South boundary of the Northeast quarter of the Southeast quarter; thence leaving said centerline and bearing South 88°50'52" West along the South boundary of the Northeast quarter of the Southeast quarter a distance of 541.17 feet to the Southwest corner of the Northeast quarter of the Southeast quarter, a found 5/8-inch diameter rebar; thence South 88°51'26" West along the South boundary of the Northwest quarter of the Southeast quarter a distance of 1,322.35 feet to the Southwest corner of the Northwest quarter of the Southeast quarter, a found 5/8-inch diameter rebar; thence North 00°09'13" West along the West boundary of the Northwest quarter of the Southeast quarter a distance of 1,326.45 feet to the Point of Beginning.



CITY OF  
*Caldwell, Idaho*

Planning & Zoning  
 LANDSCAPE PLAN

Project Name: MARBLEFRONT SUBDIVISION	File #:
Project Address: 0 KCID ROAD, CALDWELL, IDAHO 83605	

Applicant (v)	Description	Staff (v)
X	Detailed plan at a scale no smaller than 1" to 50' submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
<b><u>Landscape Plan must include a table with the following information:</u></b>		
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	
N/A	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><b>STAFF USE ONLY:</b></p> <p>Date Application Received: _____</p> <p>Received by: _____</p> <p>Date Approved: _____</p> <p>Approved by: _____</p>
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