



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): 201-19-06

SUB-19P-10

Project name: Shadow Glen Sub

Date filed: 12.23.19 Date complete: _____

Related files: TE-19-09
SUB-140P-06 / Ann-113.06

Subject Property Information

Address: 19186 Ward Rd., Caldwell, ID Parcel Number(s): R3432001200; R3431900000; R3431801100; R34318011A0

Subdivision: _____ Block: _____ Lot: _____ Acreage: 86.3 Zoning: Ag R-1

Prior Use of the Property: Agriculture, Previously approved SUB-104P-06

Proposed Use of the Property: Medium Density Residential (R-2) and Neighborhood Commercial (C-1)

Applicant Information:

Applicant Name: Tim Mokwa, Hayden Homes Idaho Phone: _____

Address: 1406 W. Main St., Suite 109 City: Meridian State: ID Zip: 83642

Email: Tmokwa@hayden-homes.com Cell: (208) 869-9785

Owner Name: Marvin Quenzer Phone: _____

Address: 3320 Marble Front City: Caldwell State: ID Zip: 83605

Email: _____ Cell: _____

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

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

Email: jcarpenter@to-engineers.com Cell: 208-899-0688

Authorization

Print applicant name: Tim Mokwa (Hayden Homes Idaho)

Applicant Signature:  Date: 12/23/19

AI



CITY OF
Caldwell, Idaho

Planning & Zoning

REZONE

Project Name: Shadow Glen Subdivision	File #: 201-19-06
Applicant/Agent: Tim Mokwa, Hayden Homes Idaho LLC	

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	Signed Property Owner Acknowledgement (if applicable)	
X	Vicinity map, showing the location of the subject property	
X	Site Plan	
	The following are suggested items that may be shown on the site plan:	
X	• Property boundaries of the site	
No	• Existing buildings on the site	
N/A	• Parking stalls and drive aisles	
X	• Sidewalks or pathways (proposed and existing)	
X	• Fencing (proposed and existing)	
X	Metes and bounds legal description for the site to be rezoned in WORD format	
X	Landscape Plan (if applicable)	
X	Neighborhood Meeting sign-in sheet	
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	

STAFF USE ONLY:

Date Application Received: 12-23-19

Received by: LC

Proposed Hearing Date: 2-11-20

Hearing Body: PZ



CITY OF
Caldwell, Idaho

Planning & Zoning

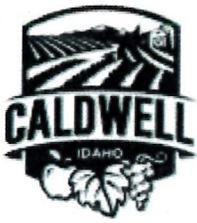
COMP PLAN MAP CHANGE

Project Name: Shadow Glen Subdivision	File #:
Applicant/Agent: Tim Mokwa (Hayden Homes Idaho)	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
X	Completed and signed Hearing Review Application	✓
X	Narrative fully describing the proposed map change, including the following: <ul style="list-style-type: none"> ➤ Total # of acres being re-classified and the new map classification ➤ How the proposed change will complement with the surrounding area 	✓
X	Warranty deed for the subject property	✓
X	Signed Property Owner Acknowledgement (if applicable)	✓
X	Vicinity map, showing the location of the subject property	✓
X	Metes and bounds legal description for the site	•
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	Please indicate # of property owners within 300 feet: <u>26</u>	✓
X	Fee \$11,416.03	✓

<u>STAFF USE ONLY:</u>
Date Application Received: <u>12-23-19</u>
Received by: <u>IC</u>
Proposed Hearing Date: <u>2-11-20</u>
Hearing Body: <u>PZ</u>

A1



CITY OF
Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: Shadow Glen Subdivision	File #: <u>SUB-19P-10</u>
Applicant/Agent: Tim Mokwa, Hayden Homes Idaho	

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	✓
X	Traffic Study (if applicable)	✓
X	Neighborhood Meeting sign-in sheet	✓
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: <u>323</u>	Commercial: <u>5</u>	Industrial: _____	Common: <u>29</u>
Phased Project: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "yes", Phase #: <u>6</u> Total Acreage: <u>86.30</u>			
Min. Lot Size (excluding common lots): <u>5,500</u>		Max. Lot Size (excluding common lots): <u>13,644</u>	
Avg. Lot Size (excluding common lots): <u>6,823</u>		% Useable Open Space: <u>17.9%</u>	
List all types of useable open space: <u>Tot lot, trails, parks, exercise stations</u>			

STAFF USE ONLY:	
Date Application Received:	<u>12-23-19</u>
Received by:	<u>LC</u>
Proposed Hearing Date:	<u>2-11-20</u>
Hearing Body:	<u>PZ</u>

December 23, 2019

Debbie Root, Senior Planner
City of Caldwell
621 Cleveland Blvd.
Caldwell, Idaho 83605

RE: Shadow Glen Subdivision - Project Narrative

Dear Debbie Root:

Attached for your review and hearing process is the submittal for the Shadow Glen Subdivision located at the Northeast Corner of Linden and Ward, including:

1. Preliminary Plat showing residential and commercial
2. Applications for Comprehensive Plan Map Amendment, Zone Change and Preliminary Plat
3. Associated drawings, exhibits, legal descriptions, correspondence.

After receiving good comments from planning staff and from neighbors we have thoughtfully designed our project that includes 323 total dwelling units, 5 commercial lots, and 15 ½ acres of useable open space. This project is unique as it was previously approved as residential and commercial; it also has large power transmission lines that run through the middle of it. We have partnered with Idaho Power to utilize the Power easement as a landscaped parkway with trails and amenities.

Hayden Homes is a committed Developer and Builder in the Caldwell Community. Hayden Homes is currently building out Voyage Crossing, Heritage Meadows, and under final design for Arrowleaf Subdivision. I encourage you to get familiar with their product as it is highly sought after in the Community. You may recall, at the Arrowleaf Subdivision Planning and Zoning Commission, a random neighbor spoke up that they wanted to move into a Hayden Home Subdivision because "they visited the several developments around Caldwell that were affordable to them and Hayden Homes had the highest quality".

Caldwell has made a successful push to attract jobs, set up its' transportation network and provide infrastructure. This project is next to Two (2) Schools and is less than a mile from the many new jobs created around the Skyway Ranch Business Park. Housing close to schools and work are a key component to the goals set fourth in Caldwell's Comprehensive Plan.

For design and planning purposes, our design team used the Caldwell City Comprehensive Plan, Zoning Code, Pre-application Meetings and Neighborhood Meetings as the policy basis for the design of the Shadow Glen Subdivision. As a result of this planning we ask your approval for the following:

- Comprehensive Plan Map Amendment
- Rezone
- Preliminary Plat

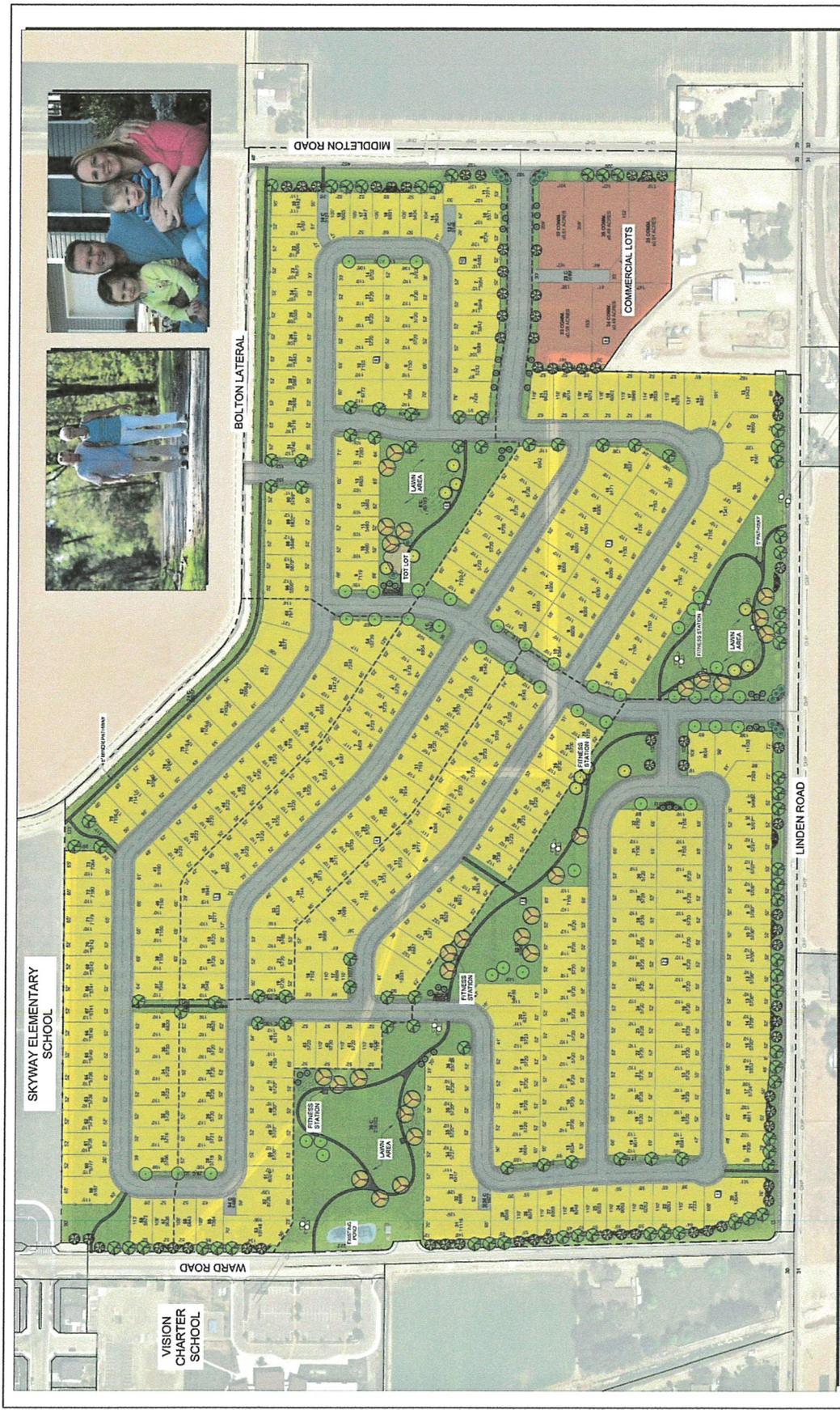
Thank you for your consideration and should you have any questions or require additional information please contact me at (208) 442-6300 or jcarpenter@to-engineers.com

Sincerely,

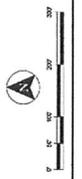
 FOR JOHN

John G. Carpenter, P.E. | Project Manager

AA



T-O ENGINEERS
 2411 S. TITANUM PLACE
 PLEASANTON, CA 94566
 PHONE: (925) 222-2228
 WWW.TOENGINEERS.COM
 01/11/11 11:44 AM



SHADOW GLEN SUBDIVISION
 CALDWELL, IDAHO

THIS PLAN IS THE PROPERTY OF T-O ENGINEERS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF T-O ENGINEERS.

PROJECT SUMMARY

Shadow Glen Subdivision is located northeast of Linden and Ward Lane. Vision Charter is located on the West side of the Project, and Vallivue School District is directly North. Caldwell has developed many job opportunities at and around the Skyway Ranch Business Park which is less than a mile from this site. Proximity to Schools, jobs, and other conveniences will make this a successful project.

The project is a mix of residential and Commercial. We are proposing 323 single family residential lots – which will be a mix of 2 and 3 car residences. The requested residential zoning is R-2 – Medium Density. The residential portion consists of 82.31 acres.

We are also proposing 5 neighborhood commercial lots near Middleton Road. The requested commercial zoning is C-1 (Neighborhood Commercial). Hayden Homes is the developer and does not build Commercial, however the end uses are thought to be something in the order of:

- a. Dental office
- b. Athletic Gym
- c. Day Care Facility
- d. General office

The site has a large Idaho Power Transmission Line running through it. While many developments have simply worked around it, we have worked with it. Please refer to the landscape plan as I believe you will be pleased. The area along and around the Idaho Power Facility has been designed as a significant recreational facility with pathways, exercise facilities, and other amenities.

The design team has received good comments from planning staff and neighbors helping to create this mixed-use plan which is designed to fit well into the adjacent neighborhood and provide new housing a park and commercial uses. The primary features that are being used to make this subdivision attractive include: Significant community amenity package, careful attention to traffic concerns, pedestrian friendly connections to adjacent schools, highly planted landscape buffers and well-placed access locations.

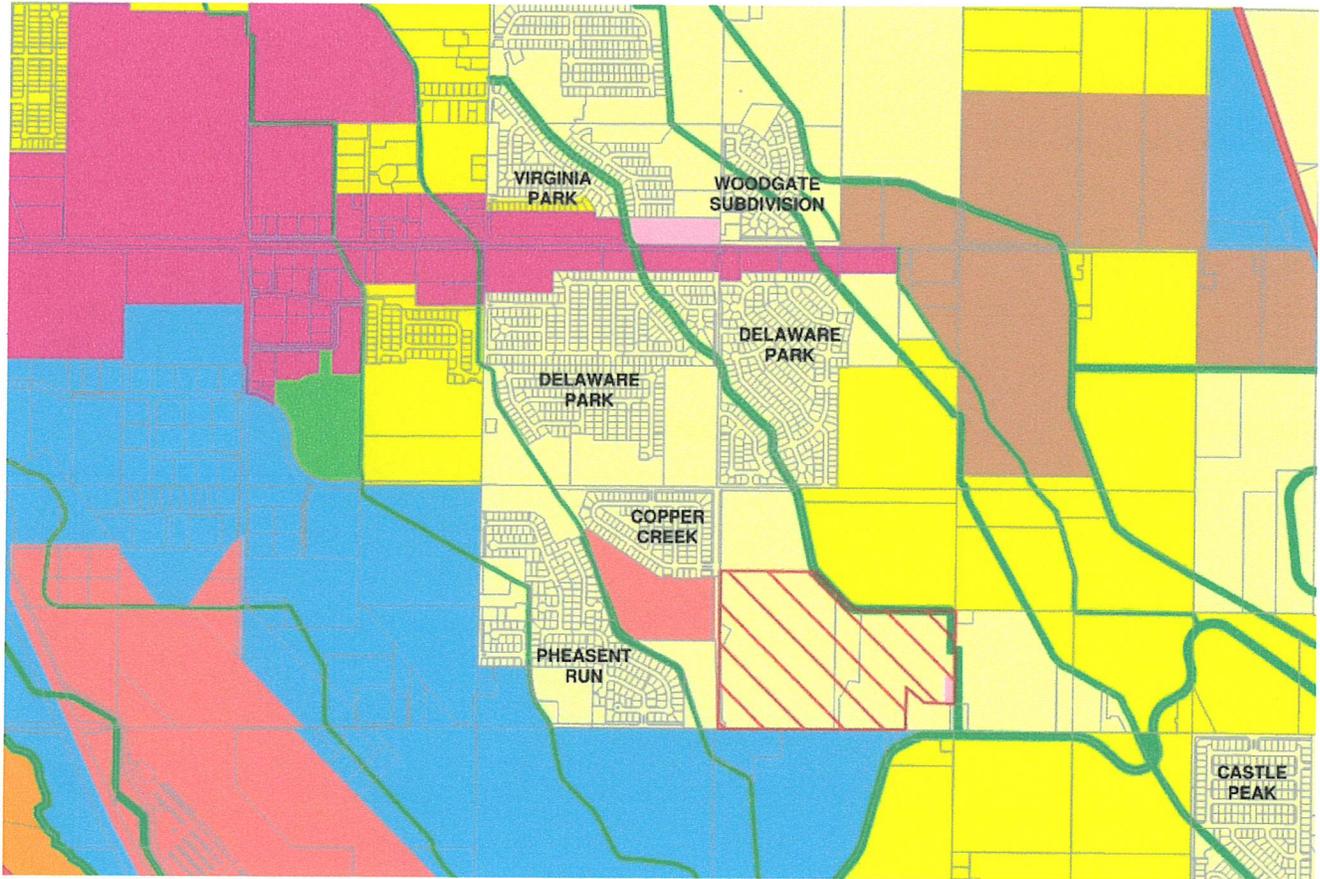
Location Map



Surrounding and Adjacent Land-uses:

	Adjacent Building Types and / or Uses:	Adjacent Zoning
North	Vallivue School	R-1
South	-Planned Manufacturing, currently Agriculture	Ag
East	Planned Developments	R-1
West	-Vision Charter School	R-1

Zoning & Subdivision Map



- | | |
|--|---|
|  Low Density Residential |  Boise River |
|  Medium Density Residential |  Interstate |
|  High Density Residential |  Railroad |
|  Business |  Airport Overlay |
|  Commercial & Service |  City Limits |
|  Manufacturing & Production |  Impact Area |
|  Industrial |  Taxlots |
|  Rail Facilities | |

PROPERTY HISTORY:

The Subject Property is part of previously approved zoning and Preliminary Plat – Case No. ANN-113-06 and SUB-104P-06 (Copper Creek). This project was approved in 2006.

The project was 196 acres of land and zoned R-1, with minimal C-1 commercial. It consisted of 647 Residential lots and 1 commercial lot.

Only one phase was constructed prior to the economic downturn.

Two phases were developed as school sites – Vision Charter first and the an Elementary for Vallivue.

Since the approval in 2006 Minimum/Maximum Lot sizing requirements have changed. R-1 in 2006 had a minimum lot size of 6,000 sf. Today that matches up with the R-2 medium density Zoning.

OUR PROPOSAL

This project has three (3) components that will be addressed separately. Those components are:

1. Comprehensive Plan
2. Rezone
3. Preliminary Plat

Each of the components are addressed separately below.

Comprehensive Plan

Comprehensive Plan: The comprehensive plan for the City of Caldwell has 19 goals outlining direction for the City. *This planning document was prepared as a guide in carrying out responsibilities in state law and city code.* Shadow Glen Subdivision meets and exceeds the intent of the many of the goals and policies as outlined below:

GOALS AND POLICIES – Population

GOAL 1: Maintain a high quality of life and livability in the community. Policy 1-1: Plan for anticipated population and households that the community can support with adequate services and amenities. Shadow Glen Subdivision is proposing residential in a location contemplated for residential that is complimented by surrounding schools, transportation, and jobs.

GOALS AND POLICIES – School Facilities and Transportation

(Coordination)

GOAL 1: Provide on-going opportunity for school representatives of Caldwell and Vallivue School Districts to participate in the community planning process.

Policy 1-2: Land-use applicants will be directed to discuss their development plans with the school district. Our neighborhood meeting was held at Vision Charter and a representative of Vision Charter was present at the meeting.

Policy 1-4: Support schools as the social and cultural centers of neighborhoods. The schools were a focus of

2032 City of Caldwell Comprehensive Plan

COMPREHENSIVE PLAN COMPONENTS

Property Rights Page 13	Recreation Page 60
Population Page 16	Special Sites (Historic Areas) Page 63
School Facilities/Transportation Page 20	Housing Page 69
Economic Development Page 23	Community Design Page 73
Land Use Page 29	Public Safety Page 76
Natural Resources Page 41	City Center Page 81
Hazardous Areas Page 44	Tourism Page 92
Public Services, Facilities, and Utilities Page 46	Health & Wellness Page 95
Transportation Page 50	Implementation Page 98

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A2

the project planning and ultimate design of the project.

GOAL 2: Strive for better connectivity, safer access, and pedestrian friendly transportation options to schools.

Policy 2-2: Have developers build pedestrian/bicycle paths that interconnect with adjacent or planned school facilities when designing plats for subdivisions. Hayden Homes purposely connected into the existing pathways for pedestrian use and carried those through the development with the intent kids walking to and from school.

Goal 3: Work with local school bus transportation company to provide safe pickup and drop off sites.

Policy 3-1: Encourage the connection of existing stub streets and pathways to new subdivision development. There are around seven miles of pathway in Shadow Glen that connect to the schools' existing walks and pathways.

GOALS AND POLICIES – Economic Development

GOAL 3: Create neighborhoods where citizens can live, work and play. This project places residences so that there is an easy commute to the Skyway Ranch Development and other work places that exist and/or planned for.

I note that this project is located kiddy corner to the Fair-Trade Zone. Our project is a great location to provide a residential community near jobs.

The FTZ stimulates economic growth and development through job retention and creation. The program provides incentives for companies to establish or expand operations, helps facilitate and expedite international trade, provides special customs procedures as a public service to help firms conduct international trade related operations in competition with foreign plants, encourage and facilitate exports, assists state/local economic development efforts, and helps create employment opportunities.



GOALS AND POLICIES – Land Use

GOAL 1: Establish land-use management policies that protect property rights and the environment, maintain a high quality of life, provide adequate land for all types of development, and adequately buffer non-compatible uses.

Policy 1-1: Guide the growth and development of land uses in such a way that the health, safety, and general welfare of residents will be protected.

Policy 1-7: Encourage the location of neighborhood commercial uses in residential areas that are a considerable distance from commercial districts and/or corridors, as a means of reducing vehicle trip generation. This project incorporates 5 neighborhood commercial lots attempting to attract businesses such as Dentist office, Daycare, Gym, and others allowing the residences to have those businesses in their community.

Policy 1-8: Create neighborhood identity through the development of community centers incorporating a public facility such as a school, fire station, park, or branch library. This project focuses

Vision Charter to West
Vallivue to the North
Skyway Ranch Business
Park less than 1 mile
Jobs planned closer

on two schools (Vision Charter and Vallivue) as community centers.

GOAL 2: Create a strong sense of community and place through the development of mixed-use neighborhoods.

Policy 2-2: Encourage the restoration and redevelopment of underutilized and neglected properties through infill development. The subject property was previously approved with a similar density. Schools have developed to the west and north. Residential is planned directly north and on to the east. This is not a typical infill but certainly has development on 3 sides. Caldwell has set up utility and roadway infrastructure at this location.

Policy 2-4: Allow for higher density development as a means to support public transportation.

GOAL 3: Create communities that are more livable, affordable, connectable and sustainable.

Policy 3-1: Create walkable neighborhoods with neighborhood commercial centers and good connectivity between neighborhoods. Shadow Glen Subdivision has a thought-out pedestrian/bicycle network that connects to adjacent roadways and Schools

Policy 3-2: Maximize the use of land by encouraging high-density residential development in areas that have adequate services that can act as a buffer between less dense residential and commercial uses and support public transit. This project has sewer and water at the site. Pressure irrigation was set up with the original Copper Creek Subdivision and is located on this property.

Policy 3-3: Place a stub street to adjacent properties at or near the 1/8-mile section line in new developments. We have coordinated with the Developer to the north and matched our stub streets.

GOAL 4: Create communities that generate cost effective public services and infrastructure.

Policy 4-1: Encourage development as a natural outward progression of the City's corporate boundaries and within areas that can be immediately annexed and provided with public services. This project was previously annexed and zoned for residential. The economy crashed and it did not get built. This project continues the intent that Caldwell had in 2006 with a better thought out plan and now includes 2 Schools creating a community sense.

Policy 4-4: Do not extend the City's public water and sewer systems to new development located outside the municipal boundaries unless annexation can occur, the City Council determines that a health or safety issue exists, or such extension would be in the City's best interest. This project has the infrastructure to it already.

GOALS AND POLICIES – Public Services, Utilities and Facilities (Public Works)

GOAL 1: Ensure that there are adequate public services and infrastructure to meet the needs of the public. Our project has sewer, water, pressure irrigation, dry utilities, collector street, arterial street, and schools.

GOALS AND POLICIES – Transportation

GOAL 1: Provide for the efficient, safe, and cost-effective movement of people and goods.

Policy 1-1: Maximize the benefits to the public from transportation expenditures. Caldwell and Canyon Highway District have provided improvements to the local streets. Several projects are in the works at and near this location.

1. Skyway Road extended
2. Smeed Parkway realignment to Linden
3. Roundabout planned at Middleton/Linden
4. Roundabout planned at Middleton/Skyway
5. Roundabout planned at Ward/Linden

Policy 1-2: Seek developer participation in roadway improvement costs that are uniquely attributable to new development. The Developer is required to participate in off-site improvements or traffic mitigation fees that are approximately \$200,000 above and beyond the typical subdivision improvements.

GOALS AND POLICIES – Recreation

GOAL 1: Develop and preserve parks, green belts, and recreation facilities to meet the diverse needs of a growing community.

Policy 1-1: Provide increased recreational facilities and opportunities for all citizens. This project has over 15 acres of open space, tot lot, exercise stations, park areas, tree lined exterior streets, and planned out Power Corridor.

Policy 1-2: Establish parks and open space areas that will support new areas of residential growth. Several large park areas are planned out with useable open space.

Policy 1-3: Develop a pathway system for non-motorized use that will provide linkages between recreational sites and between residential neighborhoods and service areas. Pathways connect the project to make it feel like a community, while connecting it to the adjacent roadways and schools.

1. Over 15 acres of useable open space.
2. Caldwell requires 8% open space – we have nearly 18% open space.
3. Nearly Seven miles of walks and pathways in this project.
4. Tot lot, exercise stations, Large Park Areas for kids to get out and exercise!

GOALS AND POLICIES – Housing

GOAL 1: Support adequate housing for a range of income levels and residential needs.

Policy 1-1: Ensure that public services are available to all housing units. Public services are available at this location.

Policy 1-2: Promote infill housing developments in appropriate neighborhoods. This property was previously approved for similar residential density. It has Schools to the north and west and planned residential to the north and east.

Wrapping up the Comprehensive Plan section, we feel that this project meets the intent and goals of the plan. We respectfully request that the Comprehensive Plan Map Amendment be approved designating medium density residential for this property. As a sidebar, you will see from the zoning below that Medium Density today is that which was contemplated for Low Density Residential when the current Comprehensive Plan was implemented.

Zoning Modification.

The Property was annexed and zoned in 2006 with a R-1 designation. Today we are asking for R-2 medium density. Please closely review the table below and R-1 in 2006 is essentially the same as R-2 today:

	R-1 2006	R-1 2014	R-2 2014
Measurements			
Min Lot Area	6000	8000	6000

Medium density allows for some uses other than single family residential. This request is for Single Family only with the Residential portion.

The 2006 annexation also included one commercial lot along Middleton Road. We have kept this C-1 neighborhood commercial – only we increased the size to enable buildable lots.

We respectfully request the zoning to be changed to R-2 as it compliments the surrounding public facilities (schools) and blends in with the surrounding zoning. *This zone change places intent of the zoning back to what was approved in 2006.*

PRELIMINARY PLAT APPLICATION

General Site Development: This preliminary plat is an 86.3-acre subdivision with 323 residential lots and 5 commercial lots. Residential lots are planned for 2 and 3 car garage homes. Architectural features and colors will be similar to Voyage Crossing and Heritage Meadows Subdivision.

Originally Hayden Homes requested that the Copper Creek Subdivision obtain a time extension. This time extension was not supported by planning – due in large because of the significant changes with the two schools, and the change to zoning requirements since 2006. It turned out that revising the preliminary plat was a great thing – we were able to better integrate the landscaping, optimize the traffic patterns and better configure the general layout of the project. We also modified the commercial areas so that they would be “buildable” – the original width of the commercial space was too narrow for most uses. We contemplated eliminating the commercial but with careful consideration, conversations with Caldwell Planning Staff, we decided to design an area that would lend to neighborhood commercial. This commercial is intended to meet needs of the local community – uses like dental office, day care, gym, and others would be very convenient for the folks living in Shadow Glen and others nearby!

Open Space:

Caldwell Code requires 8% open space – this proposal contemplates 17.9% open space – over twice the requirement. The development will be attractive with many pathways, parks, tot lot, and exercise stations.

Total required open space for project is 6.9 acres. Plans show approximately 15.48 acres of open space provided.

Amenities:

These following amenities are provided as planned and described below:

1. Open grassy play fields
2. Playground Equipment – Tot Lot
3. Exercise stations
4. Pathways- Micro paths are provided through the common spaces as well as linkages to Vision Charter and Vallivue Schools.

Transportation

The site is set up very well for transportation. Middleton Road will be getting roundabouts at Linden and Skyway. Caldwell also has plans to build a roundabout at Ward and Linden.

We recognize that there is a narrow stretch of Ward Lane and Caldwell is attempting to acquire right of way. We have intentionally left off connections to Ward Lane.

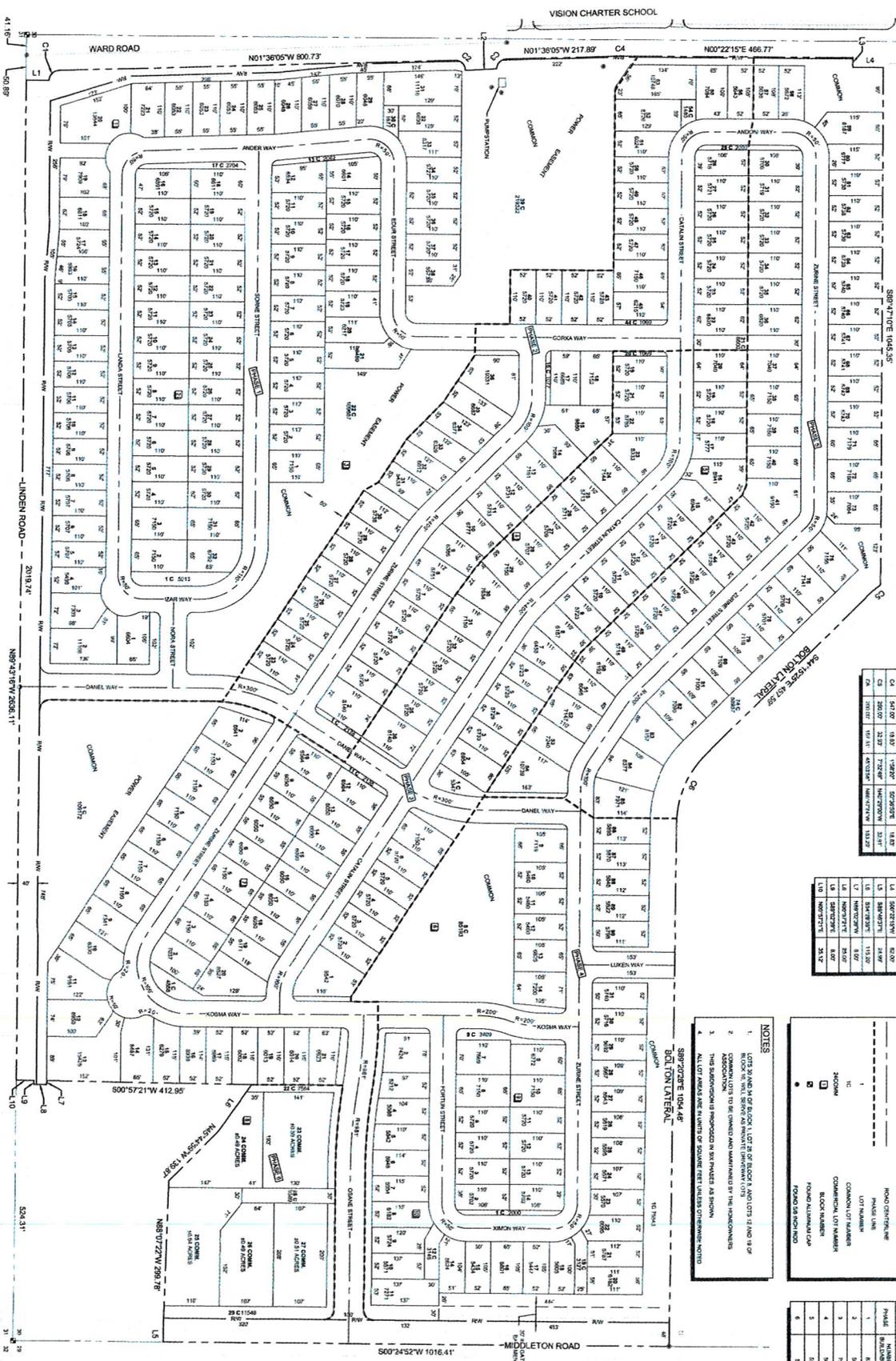
Caldwell has recently constructed Skyway over to KCID Road, and Skyway soon extend over to Middleton Road.

Access will be onto Linden and Middleton Road only and have worked closely with both the City of Caldwell Engineering Staff, and the Canyon Highway District.

We will have widening improvements along Linden and Middleton Roads.

The developer has funded a traffic impact study (TIS) – the consultant was hired by Caldwell and the TIS has been completed.

This development will provide Traffic Mitigation improvements or monies as part of the project.



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	20.00'	31.17'	97.9044°	S42°27'16" W	22.72'
C2	20.00'	31.17'	97.9044°	S42°27'16" W	22.72'
C3	20.00'	31.17'	97.9044°	S42°27'16" W	22.72'
C4	545.00'	183.0'	138.87°	S22°32'33" E	143.2'
C5	200.00'	23.92'	72.94°	N22°32'33" E	22.81'
C6	100.00'	11.96'	36.47°	N22°32'33" E	11.41'

LINE	BEARING	DISTANCE
L1	S89°47'07" W	43.16'
L2	S20°27'16" W	64.12'
L3	N89°47'07" E	20.00'
L4	S89°47'07" W	62.00'
L5	S89°47'07" W	113.50'
L6	S20°27'16" W	20.00'
L7	N89°47'07" E	20.00'
L8	N89°47'07" E	20.00'

LEGEND

- PROPOSED BOUNDARY LINE
- EXISTING BOUNDARY LINE
- ROAD RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- ROAD CENTERLINE
- PHASE LINE
- LOT NUMBER
- COMMON LOT NUMBER
- BLOCK NUMBER
- ROUND SIGN (MINIMUM 20' DIAMETER)

NOTES

- THIS SUBDIVISION IS A LOT 20 OF BLOCK 1 AND LOTS 12 AND 13 OF BLOCK 2 OF THE SHADOW GLEN SUBDIVISION.
- COMMON LOTS TO BE OWNED AND SURVEYED BY THE HOMEOWNERS.
- THIS SUBDIVISION IS PROPOSED IN SIX PHASES AS SHOWN.
- ALL LOT AREA AND PERIMETER DIMENSIONS ARE SHOWN.

PHASE TABLE

PHASE	NUMBER OF LOTS	ACRES OF OPEN SPACE
1	40	0.4
2	50	0.4
3	75	2.8
4	50	2.3
5	25	1.2
6	5	0.4

PRELIMINARY PLAT FOR:
SHADOW GLEN SUBDIVISION
 LOT DIMENSIONS

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 332 S. BROADMOORE WAY
 TAMPA, FLORIDA 33607
 PHONE: (813) 442-4330 WWW.T-OENGINEERS.COM
 BOB & CODY • CODY & COLLEEN DALLAS • HUBER CITY
 MERRICK • HANNA • SPOKANE

REVISIONS

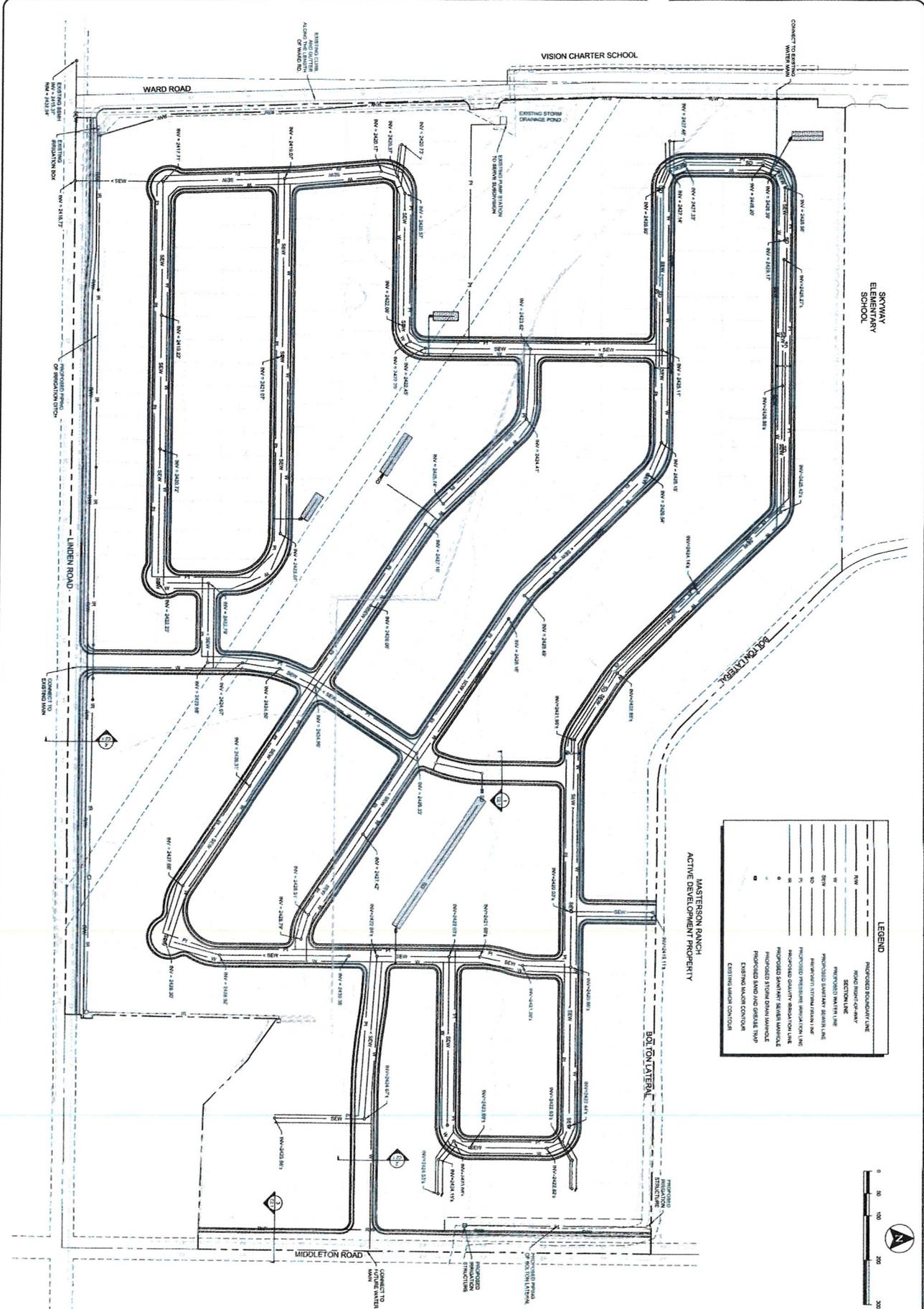
NO.	DESCRIPTION	DATE

BORDER SHEET: 25/24
 DESIGNED: C. RICHMAN
 DRAWN: C. RICHMAN
 CHECKED: J. CAMPBELL
 APPROVED: J. CAMPBELL
 J. CAMPBELL

ATTENTION: **DATE** December 27, 2019
 DRAWN BY: J. CAMPBELL
 SHEET: **C1.0**

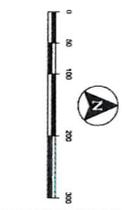
PROFESSIONAL SEAL: 8356
 J. CAMPBELL
 PROFESSIONAL SURVEYOR
 FLORIDA

A3



LEGEND

---	PROPOSED SUBDIVISION LINE
---	ROAD RIGHT-OF-WAY
---	SECTION LINE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM DRAIN LINE
---	PROPOSED PRESSURE SEWER LINE
---	PROPOSED QUALITY SEWER LINE
---	PROPOSED SANITARY SEWER MANHOLE
---	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED SAND AND GRAVEL TRAP
---	EXISTING WATER CONDUIT
---	EXISTING SEWER CONDUIT
---	EXISTING STORM DRAIN CONDUIT



ATTENTION:
 IF THIS INSTRUMENT IS TO BE REPRODUCED OR COPIED, THE ORIGINAL INSTRUMENT MUST BE REFERRED TO FOR ALL DIMENSIONS AND NOTES.
 DATE: December 23, 2019
 PROJECT: 190219
 SHEET: C2.0

PRELIMINARY PLAT FOR:
SHADOW GLEN SUBDIVISION
 SITEPLAN

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 332 N. BROADMORE WAY
 TAMPA, IDAHO 83607
 PHONE: (208) 442-6300 WWW: TO-ENGINEERS.COM
 BOBIE + CODY + COEUR ZALENE + HIBER CITY
 MERIDIAN + NAMPY + SPOKANE

NO.	REVISIONS DESCRIPTION	DATE	BY

PROPOSED SUBDIVISION
 190219
 SHADOW GLEN SUBDIVISION
 PRELIMINARY PLAT FOR
 C2.0

BOBIE + CODY + COEUR ZALENE + HIBER CITY
 MERIDIAN + NAMPY + SPOKANE

APPROVED
 J. CARPENTER

AB

LINDEN RD

VISION
CHARTER
SCHOOL

SKYWAY ST

WARD RD

SKYWAY
ELEMENTARY
SCHOOL

PROJECT

BOLTON LATERAL

FUTURE MASTERSON
RANCH SUBDIVISION

MIDDLETON RD

NOBLE DRAIN

FUTURE MASON
CREEK SUBDIVISION



JK

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: 7:30 PM

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

<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1. <u>Gary Bolopue</u>	<u>10994 Quail Cove Ct Nampa Id 83687</u>
2. <u>Julie Bolopue</u>	<u>↓</u>
3. <u>Karl Patton</u>	<u>11564 Cabin Creek St, Caldwell 83605</u>
4. <u>Brian Wickel</u>	<u>11450 Cabin Creek st. Caldwell 83605</u>
5. <u>Donell Nickeel</u>	<u>11450 Cabin Creek St. Caldwell 83605</u>
6. <u>Thomas Watkins</u>	<u>11828 Cambria St Caldwell 83605</u>
7. <u>Beau Hunt</u>	<u>19802 Wilderness Dr Caldwell 83605</u>
8. <u>Reina Hunt</u>	<u>19802 Wilderness Dr, Caldwell 83605</u>
9. <u>Marc Quesser</u>	<u>3320 Marble Front Caldwell 83605</u>
10. <u>Dean Quesser</u>	<u>3680 N. Black Cat Rd Meridian 83646</u>
11. <u>Debbie Quesser</u>	<u>3680 N. Black Cat Rd Meridian 83646</u>
12. <u>Hilda Bow</u>	<u>11738 cabin creek st Caldwell 83605</u>
13. <u>Bryan Bow</u>	<u>11738 cabin creek st Caldwell 83605</u>
14. <u>COLIN RONSEAAR</u>	<u>332 N BROADMOREWY NAMPA 83687</u>
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____

AS

- 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: 323 SINGLE FAMILY RESIDENTIAL LOTS, 5 COMMERCIAL LOTS ON ROUGHLY 86 ACRES OF LAND

Date of Round Table meeting: AUGUST 1, 2019

Notice sent to neighbors on: NOVEMBER 18, 2019

Date & time of the neighborhood meeting: DECEMBER 4, 2019 - 6:30 PM

Location of the neighborhood meeting: VISON CHARTER SCOOOL 19291 WARD LN CALDWELL, ID 83605

Developer/Applicant:

Name: TIM MOKWA - HAYDEN HOMES

Address, City, State, Zip: 1406 N MAIN ST, MERIDIAN, IDAHO, 82642

John Carpenter - T-O Engineers

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 *John Carpenter* DATE 12-04-19

AS

200572911

RECORDED

005 NOV 1 PM 4 55

C NOEL HALES

CANYON CNTY RECORDER

BY *[Signature]*

TRANSACTION TITLE

REQUEST TYPE *Warranty Fee* 18.00

After recording, please return to:
Michaelina Murphy
847 East Fairview Avenue
PO BOX 409
Meridian, ID 83680-0409

A400024347 NB

WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, DOUBLE D INVESTMENTS, L.P., an Idaho limited liability partnership, MLCB INVESTMENTS, L.P., an Idaho limited partnership, and THE RONALD L. QUENZER AND DEBBIE A. QUENZER LIVING TRUST DATED DECEMBER 20, 2002, Ronald L. Quenzer and Debbie A. Quenzer as trustees (hereinafter collectively "Grantor"), whose mailing address is 3680 N. Black Cat Road, Meridian, Idaho 83642, hereby grant, bargain, sell, and convey their interest in the premises described in Exhibit A, attached hereto and made a part hereof (the "Premises"), unto and PROVIDENCE DEVELOPMENT GROUP, LLC, an Idaho limited liability company, whose current address is 701 S. Allen Street, Ste. 103, Meridian, ID 83642 (hereinafter "Grantee").

TO HAVE AND TO HOLD the Premises, with their appurtenances unto Grantee, and Grantee's heirs and assigns forever. Grantor hereby includes in this deed all water rights appurtenant to, used upon, or otherwise benefiting the Premises, or held or owned by Grantor in connection with the Premises, including 6.8 shares of the Pioneer Irrigation District as represented by a portion of Certificate No. 569.

SUBJECT TO taxes and assessments for the year 2005 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may

[Handwritten initials]

be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

DATED this 1st day of NOV, 2005.

DOUBLE D INVESTMENTS, L.P.,
an Idaho limited partnership

By: Dean Quenzer
Name: Dean Quenzer, Manager of D & D Quenzer Farms, LLC
Its: General Partner

MLCB INVESTMENTS, L.P.,
an Idaho limited partnership

By: Marvin Quenzer
Name: Marvin Quenzer, Manager of Four Q Farms, LLC
Its: General Partner

**THE RONALD L. QUENZER AND DEBBIE A. QUENZER LIVING TRUST DATED
DECEMBER 20, 2002,**

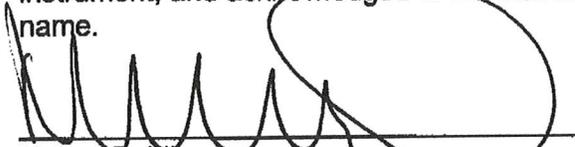
Ronald L. Quenzer and Debbie A. Quenzer as trustees

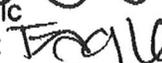
By: Ronald L. Quenzer Trustee
Name: Ronald L. Quenzer
Its: Trustee

By: Debbie A. Quenzer
Name: Debbie A. Quenzer
Its: Trustee

State of Idaho, County of Ada, ss.

On this **1st** day of **November** in the year of **2005**, before me, the undersigned, a Notary Public in and for said State, personally appeared **Dean Quenzer** known or identified to me to be the **General Partner** of the partners in the partnership of **D & D Quenzer Farms, LLC** and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.



Notary Public
Residing at: 
My Commission Expires: 



Ate

State of Idaho, County of Ada, ss.

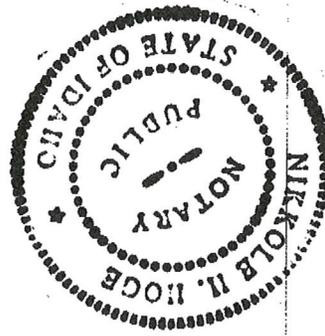
On this 1st day of November in the year of 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Marvin Quenzer known or identified to me to be the General Partner of the partners in the partnership of Four Q Farms, LLC and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

Notary Public

Residing at:

My Commission Expires:

[Handwritten signature]
[Handwritten address]
[Handwritten date]

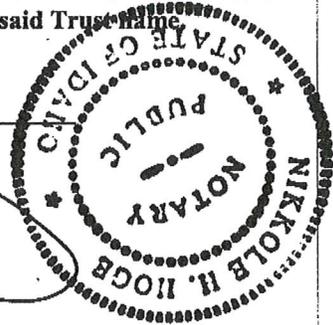


State of Idaho, County of Ada, ss.

On this 1st day of November, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald L. Quenzer and Debbie A. Quenzer, known of identified to me to be the person(s) whose name is/are subscribed to the within instrument as the Trustees and acknowledged to me that they executed the same in said Trust name.

Residing at:

My commission Expires:



[Handwritten signature]
[Handwritten signature]

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land being a portion of the Southeast quarter of the Southeast quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Southeast corner (Southeast section corner) of said Southeast quarter of the Southeast quarter; thence
North 89°43'20" West, a distance of 524.31 feet along the Southerly boundary of said Southeast quarter of the Southeast quarter to the POINT OF BEGINNING; thence continuing
North 89°43'20" West, a distance of 737.10 feet along the Southerly boundary of said Southeast quarter of the Southeast quarter to a point; thence
North 00°16'35" East, a distance of 353.16 feet to a point; thence
North 33°27'08" East, a distance of 110.00 feet to a point; thence
North 25°00'16" East, a distance of 71.94 feet to a point; thence
North 24°57'17" East, a distance of 37.64 feet to a point; thence
South 76°53'24" East, a distance of 111.66 feet to a point; thence
North 00°57'12" East, a distance of 618.51 feet to a point; thence
North 07°15'01" East, a distance of 54.02 feet to a point; thence
North 00°39'21" East, a distance of 132.34 feet to a point; thence
South 89°19'27" East, a distance of 1,034.97 feet to a point on the Easterly boundary of said Southeast quarter of the Southeast quarter; thence
South 00°24'48" West, a distance of 1,016.07 feet along said Easterly boundary to a point; thence
North 89°46'41" West, a distance of 25.00 feet to a point; thence
North 88°07'26" West, a distance of 299.78 feet to a point; thence
North 45°45'03" West, a distance of 139.87 feet to a point; thence
North 54°29'41" West, a distance of 115.20 feet to a point; thence
South 00°57'17" West, a distance of 412.95 feet to a point; thence
South 89°02'43" East, a distance of 8.00 feet to a point; thence
South 00°57'17" West, a distance of 25.00 feet to a point; thence
North 89°02'43" West, a distance of 8.00 feet to a point; thence
South 00°57'17" West, a distance of 35.12 feet to the POINT OF BEGINNING.

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

2015-024192
RECORDED
06/26/2015 04:11 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=8 DWILSON \$31.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

QUITCLAIM DEED

FOR VALUE RECEIVED, MLCB Investments, L.P., does hereby convey, release, remise and forever quit claim unto XQ Ranch LLLP, an Idaho Limited Liability Limited Partnership whose current address is:

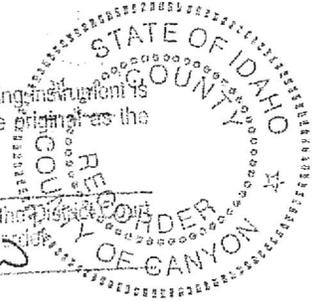
3320 Marble Front Road, Caldwell, ID 83605

the following described premises:

SEE ATTACHED EXHIBIT'S

State of Idaho } ss.
County of Canyon }
I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

DATED 09-18-15
CHRIS YAMAMOTO, Clerk of the District Court and Notary Public
Chris Yamamoto
Notary



ACCOMMODATION

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 6-26-15

2015-037370
RECORDED
09/24/2015 10:24 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=15 MBROWN \$52.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

By: *[Signature]*
[Grantor's Name]



STATE OF IDAHO)
County of Canyon) ss.

On this 26 day of June, 2015, before me, a Notary Public in and for the State, personally appeared Marvin Wilcox known to me to be the Partner(s) of MLCB Investments, LLC and acknowledged to me that the within and foregoing instrument was signed on behalf of said partnership by authority of all the partners said partnership did duly acknowledge to me that said partnership executed the same.

Barbara S. Negre
Notary Public residing at: Idaho
My commission expires: 10/13/2016

He

South 3 rods to BEGINNING.

ALSO EXCEPTING a strip of land one (1) rod wide along the entire West side of said Southeast Quarter of the Northeast Quarter.

ALSO EXCEPTING THEREFROM:

A portion of the Southeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence North 89°35'04" East along the North boundary of said Southeast Quarter of the Northeast Quarter a distance of 16.50 feet to the TRUE POINT OF BEGINNING; thence continuing North 89°35'04" East along said North boundary a distance of 108.02 feet to a point in the centerline of the "A" Drain; thence traversing said centerline as follows:

South 30°37'20" East a distance of 94.57 feet;
South 19°59'43" East a distance of 56.62 feet;
South 10°53'46" East a distance of 269.37 feet; thence leaving said centerline and bearing South 89°35'04" West parallel with said North boundary a distance of 230.02 feet to a point

which lies on a line 16.5 feet Easterly from and parallel with the West boundary of said Southeast Quarter of the Northeast Quarter; thence

North 0°30'28" East along said parallel line a distance of 400 feet to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM:

A portion of the Southeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence North 89°35'04" East along the North boundary of said Southeast Quarter of the Northeast Quarter a distance of 16.50 feet; thence

South 0°30'28" West parallel with the West boundary of said Southeast Quarter of the Northeast Quarter a distance of 400 feet to the TRUE POINT OF BEGINNING; thence North 89°35'04" East parallel with said North boundary a distance of 230.02 feet to a point in the centerline of the "A" Drain; thence traversing said centerline as follows:

South 10°53'46" East a distance of 208.36 feet;
South 20°00'24" East a distance of 86.75 feet;
South 26°53'23" East a distance of 706.43 feet to a point on the South boundary of said Southeast

Quarter of the Northeast Quarter; thence

North 89°58'58" West along said South boundary a distance of 131.69 feet; thence

North 0°30'28" East a distance of 49.32 feet; thence

North 89°58'58" West parallel with said South boundary a distance of 495 feet to a point which lies on a line 16.5 feet Easterly from and parallel with said West boundary; thence

North 0°30'28" East along said parallel line a distance of 864.83 feet to the TRUE POINT OF BEGINNING.

COMMENCING at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence

North 89°35'04" East a distance of 16.50 feet to the TRUE POINT OF BEGINNING; thence continuing

35128
Y/b

R 35128 0/1000
- MANT

Alp

File No. 201004726

EXHIBIT A

Parcel 1

A parcel of land being a portion of the Southeast quarter of the Southeast quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows;
Commencing at the Southeast corner (Southeast section corner) of said Southeast quarter of the Southeast quarter;
thence

North 89° 43' 20" West, a distance of 524.31 feet along the Southerly boundary of said Southeast quarter of the Southeast quarter to the POINT OF BEGINNING; thence continuing

North 89° 43' 20" West, a distance of 737.10 feet along the Southerly boundary of said Southeast quarter of the Southeast quarter to a point; thence

North 00° 16' 35" East, a distance of 353.16 feet to a point; thence

North 33° 27' 08" East, a distance of 110.00 feet to a point; thence

North 25° 00' 16" East, a distance of 71.94 feet to a point; thence

North 24° 57' 17" East, a distance of 37.64 feet to a point; thence

South 76° 53' 24" East, a distance of 111.66 feet to a point; thence

North 00° 57' 12" East, a distance of 618.51 feet to a point; thence

North 07° 15' 01" East, a distance of 54.02 feet to a point; thence

North 00° 39' 21" East, a distance of 132.34 feet to a point; thence

South 89° 19' 27" East, a distance of 1,034.97 feet to a point on the Easterly boundary of said Southeast quarter of the Southeast quarter; thence

South 00° 24' 48" West, a distance of 1,016.07 feet along said Easterly boundary to a point; thence

North 89° 46' 41" West, a distance of 25.00 feet to a point; thence

North 88° 07' 26" West, a distance of 299.78 feet to a point; thence

North 45° 45' 03" West, a distance of 139.87 feet to a point; thence

North 54° 29' 41" West, a distance of 115.20 feet to a point; thence

South 00° 57' 17" West, a distance of 412.95 feet to a point; thence

South 89° 02' 43" East, a distance of 8.00 feet to a point; thence

South 00° 57' 17" West, a distance of 25.00 feet to a point; thence

North 89° 02' 43" West, a distance of 8.00 feet to a point; thence

South 00° 57' 17" West, a distance of 35.12 feet to the POINT OF BEGINNING.

343108011A

PARCEL 2

A parcel located in the Northwest quarter of the Southeast quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the Northwest corner of said Northwest quarter of the Southeast quarter, from which a 5/8 inch diameter iron pin marking the Northeast corner of said Northwest quarter of the Southeast quarter bears South 89° 47' 05" East, a distance of 1,318.79 feet; thence

South 89° 47' 05" East along the Northerly boundary of said Northwest quarter of the Southeast quarter, a distance of 53.00 feet to the POINT OF BEGINNING; thence continuing along said Northerly boundary

South 89° 47' 05" East, a distance of 357.48 feet to a point; thence leaving said Northerly boundary

South 0° 16' 40" East, a distance of 33.03 feet to a point; thence

South 45° 13' 08" West, a distance of 14.14 feet to a point; thence

Alc

EXHIBIT A

LEGAL DESCRIPTION

34319

PARCEL 1

A parcel located in the South half of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the Northwest corner of said South half of Section 30 from which a 5/8 inch diameter iron pin marking the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 30 bears South 89°46'38" East, a distance of 1292.44 feet; thence South 89°46'38" East along the Northerly boundary of said South half of Section 30, a distance of 792.46 feet to a point marking the Northwest corner of Copper Creek Subdivision No. 1; thence leaving said Northerly boundary South 32°16'07" East along the Westerly boundary of said Copper Creek Subdivision No. 1, a distance of 586.82 feet to a point on the centerline of the Solomon Drain, said point being witnessed by a 5/8 inch diameter iron pin that bears North 69°41'22" East, a distance of 30.00 feet from said point, and said point being the POINT OF BEGINNING; thence along the Southerly boundary of said Copper Creek Subdivision No. 1 the following described courses; thence North 69°41'22" East a distance of 79.30 feet to a 5/8 inch diameter iron pin; thence South 56°33'05" East a distance of 136.67 feet to a 5/8 inch diameter iron pin; thence South 56°33'26" East a distance of 603.48 feet to a 5/8 inch diameter iron pin; thence South 56°31'15" East a distance of 259.58 feet to a 5/8 inch diameter iron pin; thence North 0°22'36" East a distance of 45.33 feet to a 5/8 inch diameter iron pin; thence South 89°37'24" East a distance of 105.00 feet to a 5/8 inch diameter iron pin; thence South 0°22'36" West a distance of 33.00 feet to a 5/8 inch diameter iron pin; thence South 89°37'24" East a distance of 322.00 feet to a 5/8 inch diameter iron pin; thence North 0°22'36" East a distance of 24.00 feet to a 5/8 inch diameter iron pin; thence South 89°37'24" East a distance of 211.00 feet to a 5/8 inch diameter iron pin; thence leaving said Southerly boundary South 0°22'36" West a distance of 470.54 feet to a 5/8 inch diameter iron pin; thence a distance of 18.89 feet along the arc of a 547.00 foot radius curve left, said curve having a central angle of 1°58'44" and a long chord bearing South 0°36'46" East, a distance of 18.89 feet to a 5/8 inch diameter iron pin; thence South 1°36'08" East, a distance of 18.42 feet to a point; thence South 56°32'22" East, a distance of 145.01 feet to a point; thence South 28°17'50" West, a distance of 142.07 feet to a point; thence South 0°22'36" West, a distance of 20.13 feet to a point; thence North 89°37'24" West, a distance of 10.67 feet to a point; thence South 28°17'50" West, a distance of 67.63 feet to a point; thence South 9°37'14" West, a distance of 14.43 feet to a point; thence South 1°36'08" East, a distance of 768.58 feet to a point; thence South 45°39'35" East, a distance of 39.02 feet to a point; thence South 89°43'01" East, a distance of 5.50 feet to a point; thence South 0°02'07" East, a distance of 70.18 feet to a point on the Southerly boundary of said Section 30; thence North 89°43'20" West along said Southerly boundary, a distance of 83.76 feet to a 1/2 inch diameter iron pin; thence North 1°36'08" West, a distance of 969.55 feet to a 5/8 inch diameter iron pin; thence North 89°39'52" West, a distance of 936.88 feet to a point on the centerline of the Solomon Drain, said point being witnessed by a 5/8 inch diameter iron pin which bears South 89°39'52" East, a distance of 91.74 feet from said point; thence along said centerline the following described courses: thence a distance of 255.42 feet along the arc of a 300.00 foot radius non-tangent curve right, said curve having a central angle of 48°46'53" and a long chord bearing North 43°11'30" West, a distance of 247.77 feet to a point, said point being witnessed by a 5/8 inch diameter iron pin which bears North 71°11'57" East, a distance of 20.00 feet from said point; thence North 18°48'03" West, a distance of 684.12 feet to a point, said point being witnessed by a 5/8 inch

ALC

PARCEL II

A parcel located in the Northwest quarter of the Southeast quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the Northwest corner of said Northwest quarter of the Southeast quarter, from which a 5/8 inch diameter iron pin marking the Northeast corner of said Northwest quarter of the Southeast quarter bears South 89°47'05" East, a distance of 1,318.79 feet; thence South 89°47'05" East along the Northerly boundary of said Northwest quarter of the Southeast quarter, a distance of 53.00 feet to the POINT OF BEGINNING; thence continuing along said Northerly boundary South 89°47'05" East, a distance of 357.48 feet to a point; thence leaving said Northerly boundary South 0°16'40" East, a distance of 33.03 feet to a point; thence South 45°13'08" West, a distance of 14.14 feet to a point; thence South 0°13'08" West, a distance of 110.00 feet to a point; thence South 44°46'52" East, a distance of 14.14 feet to a point; thence South 4°18'28" West, a distance of 56.14 feet to a point; thence South 45°01'25" West, a distance of 14.19 feet to a point; thence a distance of 147.24 feet along the arc of a 128.00 foot radius non-tangent curve right, said curve having a central angle of 65°54'29" and a long chord bearing South 32°46'56" West, a distance of 139.26 feet to a point; thence South 65°44'10" West, a distance of 73.47 feet to a point; thence a distance of 82.13 feet along the arc of a 72.00 foot radius curve left, said curve having a central angle 65°21'35" and a long chord bearing South 33°03'23" West, a distance of 77.75 feet to a point; thence South 0°22'36" West, a distance of 242.77 feet to a point; thence South 44°42'08" East, a distance of 14.16 feet to a point; thence South 0°25'58" West, a distance of 56.00 feet to a point; thence South 45°17'52" West, a distance of 14.12 feet to a point; thence South 0°22'36" West, a distance of 99.66 feet to a point; thence a distance of 51.11 feet along the arc of a 172.00 foot radius curve left, said curve having a central angle of 17°01'32" and a long chord bearing South 8°08'10" East, a distance of 50.92 feet to a point; thence South 89°42'49" West, a distance of 57.76 feet to a point; thence North 51°05'24" West, a distance of 12.46 feet to a point; thence North 89°37'24" West, a distance of 109.54 feet to a point; thence North 0°22'36" East, a distance of 64.00 feet to a point; thence North 29°54'55" East, a distance of 17.24 feet to a point; thence North 0°22'36" East, a distance of 824.46 feet to the POINT OF BEGINNING.

Commencing at the Northeast corner of the said Southeast Quarter; thence

South along the East boundary of the said Southeast Quarter a distance of 1,338.07 feet to a point on the Extended Centerline of the Bolton Lateral; thence

North $89^{\circ}44'09''$ West along the said extended centerline and along the centerline of said Bolton Lateral a distance of 1054.55 feet; thence continuing to traverse the said centerline of the Bolton Lateral as follows:

Northwesterly a distance of 157.31 feet along the arc of a curve to the right having a radius of 200.00 feet, a central angle of $45^{\circ}03'58''$ and a long chord which bears North $67^{\circ}12'10''$ West a distance of 153.29 feet;

North $44^{\circ}40'11''$ West a distance of 457.59 feet;

Northwesterly a distance of 140.58 feet along the arc of a curve to the right having a radius of 250.00 feet, a central angle $32^{\circ}13'08''$ and a long chord which bears North $28^{\circ}33'37''$ West a distance of 138.74 feet;

North $12^{\circ}27'03''$ West a distance of 732.25 feet;

Northwesterly a distance of 114.37 feet along the arc of a curve to the left having a radius of 340.87 feet, a central angle of $19^{\circ}13'29''$ and a long chord which bears North $22^{\circ}03'47''$ West a distance of 113.84 feet to a point on the North boundary of the said Southeast Quarter; thence leaving the said centerline and running

North $89^{\circ}48'26''$ East along the said north boundary a distance of 1,784.52 feet to the Point of Beginning.

AND EXCEPTING THEREFROM any portion lying within the following described parcel:

A parcel of land located in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Beginning at the South Quarter corner of said Section 30, being a brass cap; thence

North $89^{\circ}45'05''$ East along the South line of said Section 30 a distance of 41.16 feet to a steel pin, being the Southeast corner of said parcel; thence

North $2^{\circ}08'02''$ West a distance of 969.59 feet to a steel pin, being the Northeast corner of said parcel; thence

South $89^{\circ}48'21''$ West a distance of 936.88 feet to the centerline of the Solomon Drain, being South $89^{\circ}48'21''$ West a distance of 91.74 feet from a steel pin, being the Northwest corner of said parcel; thence

South $63^{\circ}38'51''$ East along the centerline of said Solomon Drain a distance of 560.20 feet to a point of curvature; thence

137.87 feet along a curve to the right having a Delta angle of $45^{\circ}30'47''$, with a radius of 173.56 feet and whose chord bears South $40^{\circ}53'40''$ East a distance of 134.27 feet to a point of tangency; thence continuing along said centerline of the Solomon Drain

South $18^{\circ}08'31''$ East a distance of 648.61 feet to a steel pin, being on the South line of said Section 30 and being the Southwest corner of said parcel; thence

North $89^{\circ}45'00''$ East along the South line of said Section 30 a distance of 139.97 feet to the Point of Beginning.

AND EXCEPTING THEREFROM:

Alc

A parcel located in the South Half of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the southwest corner of the Southeast Quarter of said Section 30, from which a 5/8 inch diameter iron pin marking the southeast corner of said Southeast Quarter bears South $89^{\circ}43'20''$ East a distance of 2636.05 feet;

Thence South $89^{\circ}43'20''$ East along said southerly boundary a distance of 41.16 feet to the Point of Beginning;

thence North $1^{\circ}36'08''$ West a distance of 969.55 feet to a 5/8 inch diameter iron pin;

Thence North $89^{\circ}39'52''$ West a distance of 33.02 feet to a point;

Thence North $1^{\circ}36'08''$ West a distance of 210.96 feet to a point;

Thence a distance of 21.86 feet along the arc of a 633.00 foot radius curve right, said curve having a central angle of $1^{\circ}58'44''$ and a long chord bearing North $0^{\circ}36'46''$ West a distance of 21.86 feet to a point;

Thence North $0^{\circ}22'36''$ East a distance of 470.55 feet to a point on the southerly boundary of Copper Creek Subdivision No. 1;

Thence South $89^{\circ}37'24''$ East along said southerly boundary a distance of 66.00 feet to a point;

Thence leaving said southerly boundary South $0^{\circ}22'36''$ West a distance of 470.55 feet to a point;

Thence a distance of 19.58 feet along the arc of a 567.00 foot radius curve left, said curve having a central angle of $1^{\circ}58'44''$ and a long chord bearing South $0^{\circ}36'46''$ East a distance of 19.58 feet to a point;

Thence South $1^{\circ}36'08''$ East a distance of 213.36 feet to a point;

Thence a distance of 30.73 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of $88^{\circ}01'16''$ and a long chord bearing South $45^{\circ}36'46''$ East a distance of 27.79 feet to a point;

Thence South $2^{\circ}50'13''$ East a distance of 64.10 feet to a point;

Thence a distance of 32.11 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of $91^{\circ}58'44''$ and a long chord bearing South $44^{\circ}23'14''$ West a distance of 28.77 feet to a point;

Thence South $1^{\circ}36'08''$ East a distance of 800.73 feet to a point;

Thence a distance of 30.76 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of $88^{\circ}06'53''$ and a long chord bearing South $45^{\circ}39'35''$ East a distance of 27.82 feet to a point;

Thence South $0^{\circ}16'40''$ West a distance of 46.18 feet to a point on the southerly boundary of said Section 30;

Thence South $69^{\circ}41'22''$ West a distance of 79.30 feet to a point on the centerline of the Solomon Drain, said point being witnessed by a $5/8$ inch diameter iron pin which bears North $69^{\circ}41'22''$ East a distance of 30.00 feet from the point;

Thence North $32^{\circ}16'07''$ West along said Solomon Drain centerline a distance of 586.82 feet to a point on the northerly boundary of said South Half of Section 30, said point being witnessed by a $5/8$ inch diameter iron pin which bears South $89^{\circ}46'38''$ East a distance of 50.00 feet from the point;

Thence South $89^{\circ}46'38''$ East along said northerly boundary a distance of 499.98 feet to a $5/8$ inch diameter iron pin marking the northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 30;

Thence continuing along said northerly boundary South $89^{\circ}48'48''$ East a distance of 1313.49 feet to the Point of Beginning.

* Re-recording to correct legal description

* Re-recording to correct legal description

ACCOMMODATION
RECORDING

When recorded return to:

Double D Investments, LLLP
3680 N. Black Cat Road
Meridian, ID 83646

2018-009728
RECORDED
03/09/2018 08:10 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 EHOWELL \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDING DATA

Quitclaim Deed

GRANTOR, COPPER CREEK DEVELOPMENT, LLC, an Idaho limited liability company, administratively dissolved on April 15, 2013, for good and valuable consideration, receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, and forever QUITCLAIM, unto DOUBLE D INVESTMENTS, LLLP, an Idaho limited liability limited partnership, whose current address is 3680 N. Black Cat Road, Meridian, ID 83646, as GRANTEE, and to Grantee's heirs, and assigns forever, all of Grantor's interest in and to all of the following described real property more particularly described as:

See Exhibit A, attached hereto and made a part hereof.

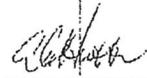
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging.

In construing this deed, and where the context so requires, the singular includes the plural and the masculine, the feminine and the neuter.

IN WITNESS WHEREOF, Grantor has hereunto subscribed its name to this instrument this 8th day of March, 2018.

2018-012930
RECORDED
03/29/2018 11:24 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=6 EHOWELL \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

COPPER CREEK DEVELOPMENT, LLC
an Idaho limited liability company now
dissolved

By: 
E. Don Hubble, President of Hubble Group, Inc., which is the Managing Member of Providence Properties, LLC, which is the Managing Member of Providence Development Group, LLC, which is a Manager of Copper Creek Development, LLC, now dissolved

QUITCLAIM DEED - 1

2018-009728

2018-015104
RECORDED
04/11/2018 04:36 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=7 MBROWN \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

AG

COPPER CREEK DEVELOPMENT, LLC
an Idaho limited liability company now
dissolved

By: *E. Don Hubble*
E. Don Hubble, Manager

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 8th day of March 2018, before me the undersigned, a Notary Public, personally appeared E. DON HUBBLE, known or identified to me to be the person whose name is subscribed to the within instrument as the President of Hubble Group, Inc., which is the Managing Member of Providence Properties, LLC, which is the Managing Member of Providence Development Group, LLC which is a Manager of Copper Creek Development, LLC, now dissolved, and acknowledged to me that he executed the same on behalf of said entities.

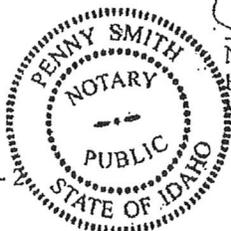
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.


Penny Smith
Notary Public for Idaho
Residing at: Meridian
My commission expires: 2-16-2019

STATE OF IDAHO)
COUNTY OF ADA)

On this 8th day of March 2018, before me the undersigned, a Notary Public, personally appeared E. DON HUBBLE, known or identified to me to be the person whose name is subscribed to the within instrument as the Manager of Copper Creek Development, LLC, now dissolved, and acknowledged to me that he executed the same on behalf of said entity.

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


Penny Smith
Notary Public for Idaho
Residing at: Meridian
My commission expires: 2-16-2019

QUITCLAIM DEED - 7

AK

Exhibit A

A parcel located in the West Half of the West Half of the Southeast Quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

COMMENCING at a 5/8 inch diameter iron pin marking the Southwest corner of Southeast Quarter of Section 30, from which a 5/8 inch diameter iron pin marking the Southeast corner of said Southeast Quarter of said Section 30 bears South 89°43'20" East a distance of 2,636.03 feet; thence
South 89°43'20" East along the said Southerly boundary a distance of 41.16 feet to a point being the Southwest corner of that certain tract and portion of Ward Road described in deed recorded December 9, 2009 as instrument no. 2009062277, records of Canyon County, Idaho; thence continuing
South 89°43'20" East along the said Southerly boundary a distance of 30.89 feet to a point being the Southeast corner of said tract, the POINT OF BEGINNING; thence continuing
South 89°43'20" East along the said Southerly boundary a distance of 32.87 feet to a point being the Southeast corner of that certain tract described in Deed re-recorded April 15, 2010 as instrument no. 2010017264, records of Canyon County, Idaho; thence
North 0°02'07" West a distance of 70.18 feet to a point; thence
North 89°43'01" West a distance of 5.50 feet to a point; thence
North 45°39'35" West a distance of 39.02 feet to a point; thence
North 1°36'08" West a distance of 768.58 feet to a point; thence
North 9°37'14" East a distance of 14.43 feet to a point; thence
North 28°17'50" East a distance of 67.63 feet to a point; thence
South 89°37'24" East a distance of 10.67 feet to a point; thence
North 0°22'36" East a distance of 20.13 feet to a point; thence
North 28°17'50" East a distance of 142.07 feet to a point; thence
North 56°32'22" West a distance of 143.01 feet to a point; thence
North 1°36'08" West a distance of 18.42 feet to a point; thence
A distance of 18.89 feet along the arc of a 547.00 foot radius curve right, said curve having a central angle of 1°58'44" and a long chord bearing North 0°36'46" West a distance of 18.89 feet to a 3/8 inch diameter iron pin; thence
North 0°22'36" East a distance of 470.54 feet to a point on the Southerly boundary of Copper Creek Subdivision No. 1, a 5/8 inch diameter iron pin; thence along said Southerly boundary
North 89°37'24" West a distance of 20.00 feet to a 5/8 inch diameter iron pin, the Northeast corner of the aforesaid Ward Road description; thence leaving said Southerly boundary and along the Easterly boundary of Ward Road
South 0°22'36" West a distance of 470.55 feet to a point; thence
a distance of 19.58 feet along the arc of a 567.00 foot radius curve left, said curve having a central angle of 1°58'44" and a long chord bearing South 0°36'46" East a distance of 19.58 feet to a point; thence
South 1°36'08" East a distance of 213.36 feet to a point; thence
a distance of 30.73 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 88°01'16" and a long chord bearing South 45°38'46" East a distance of 27.79 feet to a point; thence
South 2°50'13" East a distance of 64.10 feet to a point; thence
a distance of 32.11 feet along the arc of a 20.00- foot radius curve left, said curve having a central angle of 91°58'44" and a long chord bearing South 44°23'14" West a distance of 28.77 feet to a point; thence
South 1°36'08" East a distance of 400.73 feet to a point; thence
a distance of 30.76 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 88°06'53" and a long chord bearing South 46°39'35" East a distance of 27.82 feet to a point; thence
South 0°16'40" West a distance of 45.18 feet to the POINT OF BEGINNING.

Alc

EXHIBIT "A"

Legal Description
Copper Creek Subdivision - Ward Road Right-of-Way Dedication

A parcel located in the S ¼ of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the southwest corner of the SE ¼ of said Section 30, from which a 5/8 inch diameter iron pin marking the southeast corner of said SE ¼ bears S 89°43'20" E a distance of 2636.05 feet;

Thence S 89°43'20" E along said southerly boundary a distance of 41.18 feet to the POINT OF BEGINNING;

Thence N 1°38'08" W a distance of 969.55 feet to a 5/8 inch diameter iron pin;

Thence N 89°39'52" W a distance of 33.02 feet to a point;

Thence N 1°36'08" W a distance of 210.86 feet to a point;

Thence a distance of 21.88 feet along the arc of a 633.00 foot radius curve right, said curve having a central angle of 1°58'44" and a long chord bearing N 0°36'48" W a distance of 21.88 feet to a point;

Thence N 0°22'36" E a distance of 470.55 feet to a point on the southerly boundary of Copper Creek Subdivision No. 1;

Thence S 88°37'24" E along said southerly boundary a distance of 66.00 feet to a point;

Thence leaving said southerly boundary S 0°22'36" W a distance of 470.55 feet to a point;

Thence a distance of 19.58 feet along the arc of a 567.00 foot radius curve left, said curve having a central angle of 1°58'44" and a long chord bearing S 0°38'46" E a distance of 19.58 feet to a point;

Thence S 1°36'08" E a distance of 213.38 feet to a point;

Thence a distance of 30.73 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 88°01'18" and a long chord bearing S 45°38'46" E a distance of 27.79 feet to a point;

Thence S 2°50'13" E a distance of 64.10 feet to a point;

Thence a distance of 32.11 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 91°58'44" and a long chord bearing S 44°23'14" W a distance of 28.77 feet to a point;

Thence S 1°36'08" E a distance of 800.73 feet to a point;

At

EXHIBIT "A"

Thence a distance of 30.76 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 88°08'53" and a long chord bearing S 45°39'35" E a distance of 27.82 feet to a point;

Thence S 0°16'40" W a distance of 45.18 feet to a point on the southerly boundary of said Section 30;

Thence N 89°43'20" W along said southerly boundary a distance of 50.89 feet to the POINT OF BEGINNING.

This parcel contains 1.85 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
November 11, 2009



ALC

Exhibit A

A parcel located in the West Half of the West Half of the Southeast Quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

COMMENCING at a 5/8 inch diameter iron pin marking the Southwest corner of Southeast Quarter of Section 30, from which a 5/8 inch diameter iron pin marking the Southeast corner of said Southeast Quarter of said Section 30 bears South 89°43'20" East a distance of 2,636.05 feet; thence

South 89°43'20" East along the said Southerly boundary a distance of 41.16 feet to a point being the Southwest corner of that certain tract and portion of Ward Road described in deed recorded December 9, 2009 as instrument no. 2009062277, records of Canyon County, Idaho; thence continuing

South 89°43'20" East along the said Southerly boundary a distance of 50.89 feet to a point being the Southeast corner of said tract, the POINT OF BEGINNING; thence continuing

South 89°43'20" East along the said Southerly boundary a distance of 32.87 feet to a point being the Southeast corner of that certain tract described in Deed re-recorded April 15, 2010 as instrument no 2010017264, records of Canyon County, Idaho; thence

North 0°02'07" West a distance of 70.18 feet to a point; thence

North 89°43'01" West a distance of 5.50 feet to a point; thence

North 45°39'35" West a distance of 39.02 feet to a point; thence

North 1°36'08" West a distance of 768.58 feet to a point; thence

North 9°37'14" East a distance of 14.43 feet to a point; thence

North 28°17'50" East a distance of 67.63 feet to a point; thence

South 89°37'24" East a distance of 10.67 feet to a point; thence

North 0°22'36" East a distance of 20.13 feet to a point; thence

North 28°17'50" East a distance of 142.07 feet to a point; thence

North 56°32'22" West a distance of 145.01 feet to a point; thence

North 1°36'08" West a distance of 18.42 feet to a point; thence

A distance of 18.89 feet along the arc of a 547.00 foot radius curve right, said curve having a central angle of 1°58'44" and a long chord bearing North 0°36'46" West a distance of 18.89 feet to a 5/8 inch diameter iron pin; thence

North 0°22'36" East a distance of 470.54 feet to a point on the Southerly boundary of Copper Creek Subdivision No. 1, a 5/8 inch diameter iron pin; thence along said Southerly boundary

North 89°37'24" West a distance of 20.00 feet to a 5/8 inch diameter iron pin, the Northeast corner of the aforesaid Ward Road description; thence leaving said Southerly boundary and along the Easterly boundary of Ward Road

South 0°22'36" West a distance of 470.55 feet to a point; thence

a distance of 19.58 feet along the arc of a 567.00 foot radius curve left, said curve having a central angle of 1°58'44" and a long chord bearing South 0°36'46" East a distance of 19.58 feet to a point; thence

South 1°36'08" East a distance of 213.36 feet to a point; thence

a distance of 30.73 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 88°01'16" and a long chord bearing South 45°36'46" East a distance of 27.79 feet to a point; thence

South 2°50'13" East a distance of 64.10 feet to a point; thence

a distance of 32.11 feet along the arc of a 20.00-foot radius curve left, said curve having a central angle of 91°58'44" and a long chord bearing South 44°23'14" West a distance of 28.77 feet to a point; thence

South 1°36'08" East a distance of 800.73 feet to a point; thence

a distance of 30.76 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 88°06'53" and a long chord bearing South 45°39'35" East a distance of 27.82 feet to a point; thence

South 0°16'40" West a distance of 45.18 feet to the POINT OF BEGINNING.

Alc



T-O ENGINEERS

Project No: 190378
Date: December 23, 2019
Page 1 of 1

EXHIBIT "A"
C-1 RE-ZONE BOUNDARY DESCRIPTION

A parcel of land, situated in a portion of the SE1/4 of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

COMMENCING at an aluminum cap monument marking southeast corner of said Section 30, from which an aluminum cap monument marking the bears N.89°43'15"W. a distance of 2636.11 feet, thence, along the east line of said SE1/4, N.00°24'52"E. a distance of 301.14 feet to the **POINT OF BEGINNING**;

- 1) Thence, leaving said east line, N.89°46'37"W. a distance of 25.00 feet to a point;
- 2) Thence, N.88°07'21"W. a distance of 299.79 feet to a point;
- 3) Thence, N.45°44'59"W. a distance of 139.87 feet to a point;
- 4) Thence, N.54°29'39"W. a distance of 115.20 feet to a point;
- 5) Thence, N.00°16'45"E. a distance of 213.10 feet to a point;
- 6) Thence, along a non-tangent curve to the right having a radius of 980.51 feet, an arc length of 11.58 feet, a central angle of 0°40'37", a chord bearing S.81°02'33"E. a distance of 11.58 feet to a point;
- 7) Thence, along the arc of a curve to the left having a radius of 980.51 feet, an arc length of 154.31 feet, a central angle of 9°01'01", a chord bearing S.85°12'45"E. a distance of 154.15 feet to a point;
- 8) Thence, S.89°43'15"E. a distance of 355.19 feet to a point on said east line;
- 9) Thence, along said east line, S.00°24'52"W. a distance of 371.13 feet to the **POINT OF BEGINNING**.

CONTAINING: 3.99 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.



Alb



T-O ENGINEERS

Project No: 190378
Date: December 23, 2019
Page 1 of 2

EXHIBIT "A"
BOUNDARY DESCRIPTION

A parcel of land, situated in a portion of the SE1/4 of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

COMMENCING at an aluminum cap monument marking the southwest corner of said SE1/4 (S1/4 Cor.), from which an aluminum cap monument marking the southeast corner of said Section 30 bears S.89°43'15"E. a distance of 2636.11 feet, thence, along the south line of said SE1/4, S.89°43'15"E. a distance of 92.05 feet to the **POINT OF BEGINNING**;

- 1) Thence, leaving said south line and along the east right-of-way line of Ward Road the following eleven courses, N.00°16'43"E. a distance of 45.19 feet to a point;
- 2) Thence, along the arc of a non-tangent curve to the right having a radius of 20.00 feet, an arc length of 30.76 feet, a central angle of 88°08'03", a chord bearing N.45°39'32"W. a distance of 27.82 feet to a point;
- 3) Thence, N.01°36'05"W. a distance of 800.73 feet to a point;
- 4) Thence, along the arc of a curve to the right having a radius of 20.00 feet, an arc length of 32.11 feet, a central angle of 91°58'44", a chord bearing N.44°23'17"E. a distance of 28.77 feet to a point;
- 5) Thence, N.02°50'10"W. a distance of 64.10 feet to a point;
- 6) Thence, along the arc of a curve to the right having a radius of 20.00 feet, an arc length of 30.72 feet, a central angle of 88°00'53", a chord bearing N.45°36'43"W. a distance of 27.79 feet to a point;
- 7) Thence, N.01°36'05"W. a distance of 217.89 feet to a point;
- 8) Thence, along the arc of a curve to the right having a radius of 547.00 feet, an arc length of 18.83 feet, a central angle of 1°58'20", a chord bearing N.00°36'55"W. a distance of 18.83 feet to a point;
- 9) Thence, N.00°22'15"E. a distance of 466.77 feet to a point;
- 10) Thence, S.89°35'15"E. a distance of 20.00 feet to a point;
- 11) Thence, N.00°22'15"E. a distance of 62.00 feet to a point;

Alc



T-O ENGINEERS

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Page 2 of 2

- 12) Thence, leaving said east right-of-way line, S.89°47'10"E. a distance of 1045.35 feet to a point on the centerline of the Bolton Lateral;
- 13) Thence, along said centerline the following four courses, along the arc of a curve to the left having a radius of 250.00 feet, an arc length of 32.93 feet, a central angle of 7°32'49", a chord bearing S.40°29'00"E. a distance of 32.91 feet to a point;
- 14) Thence, S.44°15'25"E. a distance of 457.59 feet to a point;
- 15) Thence, along the arc of a curve to the left having a radius of 200.00 feet, an arc length of 157.31 feet, a central angle of 45°03'58", a chord bearing S.66°47'24"E. a distance of 153.29 feet to a point;
- 16) Thence, S.89°20'28"E. a distance of 1054.53 feet to a point on the east line of said SE1/4;
- 17) Thence, along said east line, S.00°24'52"W. a distance of 1016.41 feet to a point;
- 18) Thence, leaving said east line, N.89°46'37"W. a distance of 25.00 feet to a point;
- 19) Thence, N.88°07'21"W. a distance of 299.79 feet to a point;
- 20) Thence, N.45°44'59"W. a distance of 139.87 feet to a point;
- 21) Thence, N.54°29'39"W. a distance of 115.20 feet to a point;
- 22) Thence, S.00°57'21"W. a distance of 412.95 feet to a point;
- 23) Thence, S.89°02'39"E. a distance of 8.00 feet to a point;
- 24) Thence, S.00°57'21"W. a distance of 25.00 feet to a point;
- 25) Thence, N.89°02'39"W. a distance of 8.00 feet to a point;
- 26) Thence, S.00°57'21"W. a distance of 35.12 feet to a point on the south line of said SE1/4;
- 27) Thence, along said south line, N.89°43'15"W. a distance of 2019.74 feet to the **POINT OF BEGINNING.**

CONTAINING: 86.30 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.



T-O ENGINEERS

Project No: 190378
Date: December 23, 2019
Page 1 of 2

EXHIBIT "A"
R-2 RE-ZONE BOUNDARY DESCRIPTION

A parcel of land, situated in a portion of the SE1/4 of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

COMMENCING at an aluminum cap monument marking the southwest corner of said SE1/4 (S1/4 Cor.), from which an aluminum cap monument marking the southeast corner of said Section 30 bears S.89°43'15"E. a distance of 2636.11 feet, thence, along the south line of said SE1/4, S.89°43'15"E. a distance of 41.16 feet to the centerline of Ward Road and the **POINT OF BEGINNING**;

- 1) Thence, leaving said south line and along the said centerline of Ward Road the following three courses, N.01°36'05"W. a distance of 1186.17 feet to a point;
- 2) Thence, along the arc of a curve to the right having a radius of 580.00 feet, an arc length of 19.96 feet, a central angle of 1°58'20", a chord bearing N.00°36'55"W. a distance of 19.96 feet to a point;
- 3) Thence, N.00°22'15"E. a distance of 528.61 feet to a point;
- 4) Thence, leaving said centerline, S.89°47'10"E. a distance of 1098.35 feet to a point on the centerline of the Bolton Lateral;
- 5) Thence, along said centerline the following four courses, along the arc of a curve to the left having a radius of 250.00 feet, an arc length of 32.93 feet, a central angle of 7°32'49", a chord bearing S.40°29'00"E. a distance of 32.91 feet to a point;
- 6) Thence, S.44°15'25"E. a distance of 457.59 feet to a point;
- 7) Thence, along the arc of a curve to the left having a radius of 200.00 feet, an arc length of 157.31 feet, a central angle of 45°03'58", a chord bearing S.66°47'24"E. a distance of 153.29 feet to a point;
- 8) Thence, S.89°20'28"E. a distance of 1054.53 feet to a point on the east line of said SE1/4;
- 9) Thence, along said east line, S.00°24'52"W. a distance of 645.28 feet to a point;
- 10) Thence, leaving said east line, N.89°43'15"W. a distance of 355.19 feet to a point;
- 11) Thence, along the arc of a curve to the right having a radius of 980.51 feet, an arc length of 154.31 feet, a central angle of 9°01'01", a chord bearing N.85°12'45"W. a distance of 154.15 feet to a point;



T-O ENGINEERS

Project No: 190378
Date: December 23, 2019
Page 2 of 2

- 12) Thence, along the arc of a curve to the left having a radius of 980.51 feet, an arc length of 11.58 feet, a central angle of $0^{\circ}40'37''$, a chord bearing $N.81^{\circ}02'33''W.$ a distance of 11.58 feet to a point;
- 13) Thence, $S.00^{\circ}16'45''W.$ a distance of 213.10 feet to a point;
- 14) Thence, $S.00^{\circ}57'21''W.$ a distance of 412.95 feet to a point;
- 15) Thence, $S.89^{\circ}02'39''E.$ a distance of 8.00 feet to a point;
- 16) Thence, $S.00^{\circ}57'21''W.$ a distance of 25.00 feet to a point;
- 17) Thence, $N.89^{\circ}02'39''W.$ a distance of 8.00 feet to a point;
- 18) Thence, $S.00^{\circ}57'21''W.$ a distance of 35.12 feet to a point on the south line of said SE1/4;
- 19) Thence, along said south line, $N.89^{\circ}43'15''W.$ a distance of 2070.63 feet to the **POINT OF BEGINNING.**

CONTAINING: 83.71 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.



AK



CITY OF
Caldwell, Idaho

Planning & Zoning

LANDSCAPE PLAN

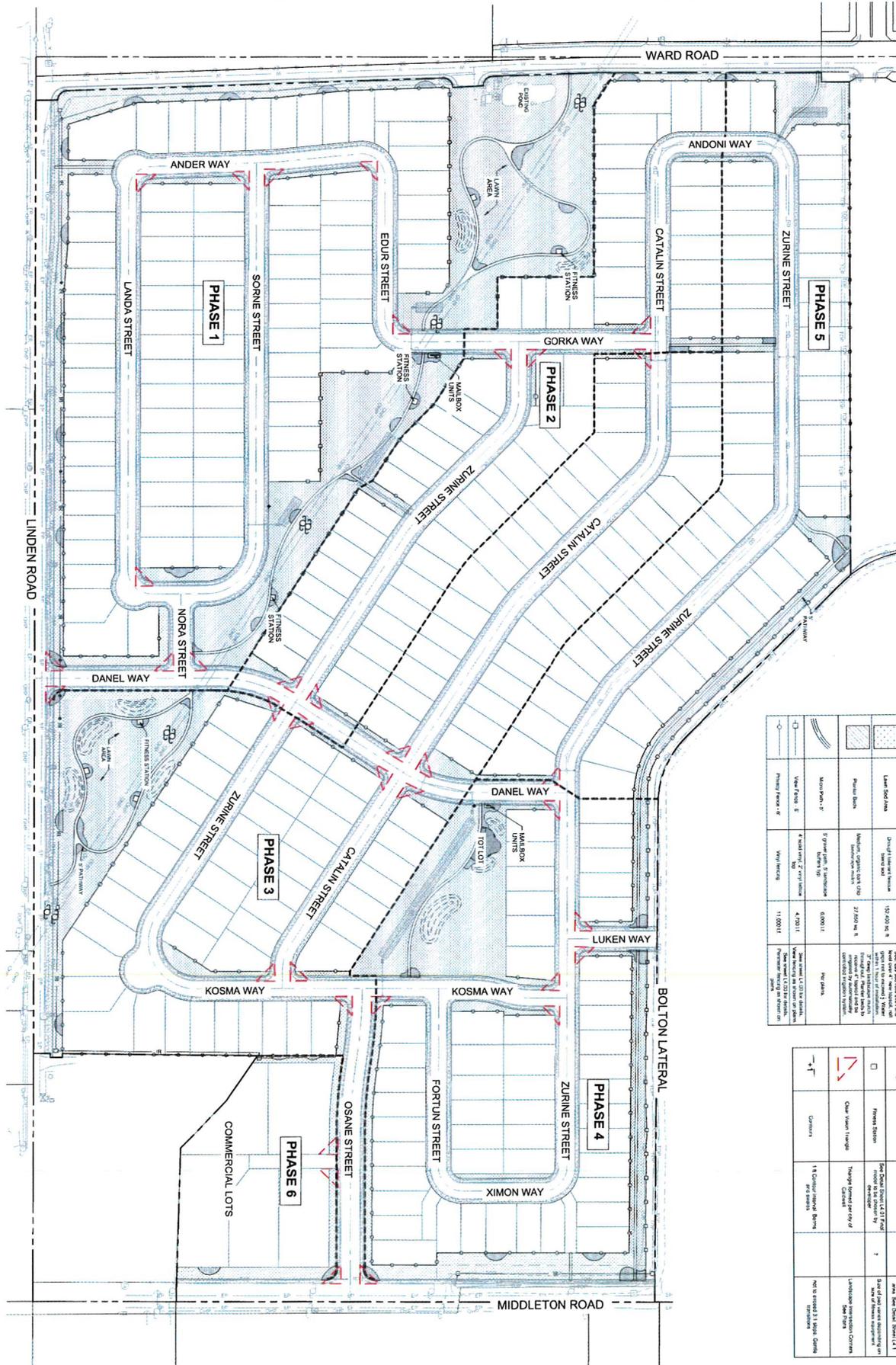
Project Name: Shadow Glen Subdivision	File #: 190378-L-PP
Project Address: 19186 Ward Rd, Caldwell, Idaho	

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	
	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.

<u>STAFF USE ONLY:</u>	
Date Application Received:	<u>12-23-19</u>
Received by:	<u>LC</u>
Date Approved:	_____
Approved by:	_____

AS



MATERIALS AND LAYOUT PLAN

Key	Material	Description	Qty	Notes/Remarks
[Symbol]	Lawn (Seed) Area	Double Layer Seed Bed Sodded Area (1000 Sq Ft)	527,400 Sq Ft	Area of lawn to be installed at time of final plat. See notes for details per zoning.
[Symbol]	Lawn (Sod) Area	3" Deep Sodded Area (1000 Sq Ft)	152,000 Sq Ft	Sodded Area to be installed at time of final plat. See notes for details per zoning.
[Symbol]	Plant Beds	Medium, Compact, 24" x 24" x 18" (1000 Sq Ft)	27,000 Sq Ft	3" Deep landscape mulch. Mulch to be installed at time of final plat. See notes for details per zoning.
[Symbol]	Micro Pavement	5" Gravel Base, 2" Micro Pavement (1000 Sq Ft)	6,000 Sq Ft	See notes for details per zoning.
[Symbol]	Value Paving	4" Asphalt, 2" Gravel Base (1000 Sq Ft)	4,120 Sq Ft	See notes for details per zoning.
[Symbol]	Planting Area	Any Paving	11,000 Sq Ft	See notes for details per zoning.

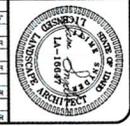
Symbol	Description	Quantity	Notes/Remarks
[Symbol]	Clear Masonry Veneer	31	1/4" Thick, 12" High, 12" Wide
[Symbol]	Cast-in-Place Concrete	21	1/4" Thick, 12" High, 12" Wide
[Symbol]	Clear Masonry Through	7	1/4" Thick, 12" High, 12" Wide
[Symbol]	Cast-in-Place Concrete	7	1/4" Thick, 12" High, 12" Wide

ATTENTION:
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 DATE: December 21, 2019
 PROJECT: 10193
 SHEET: L2.00

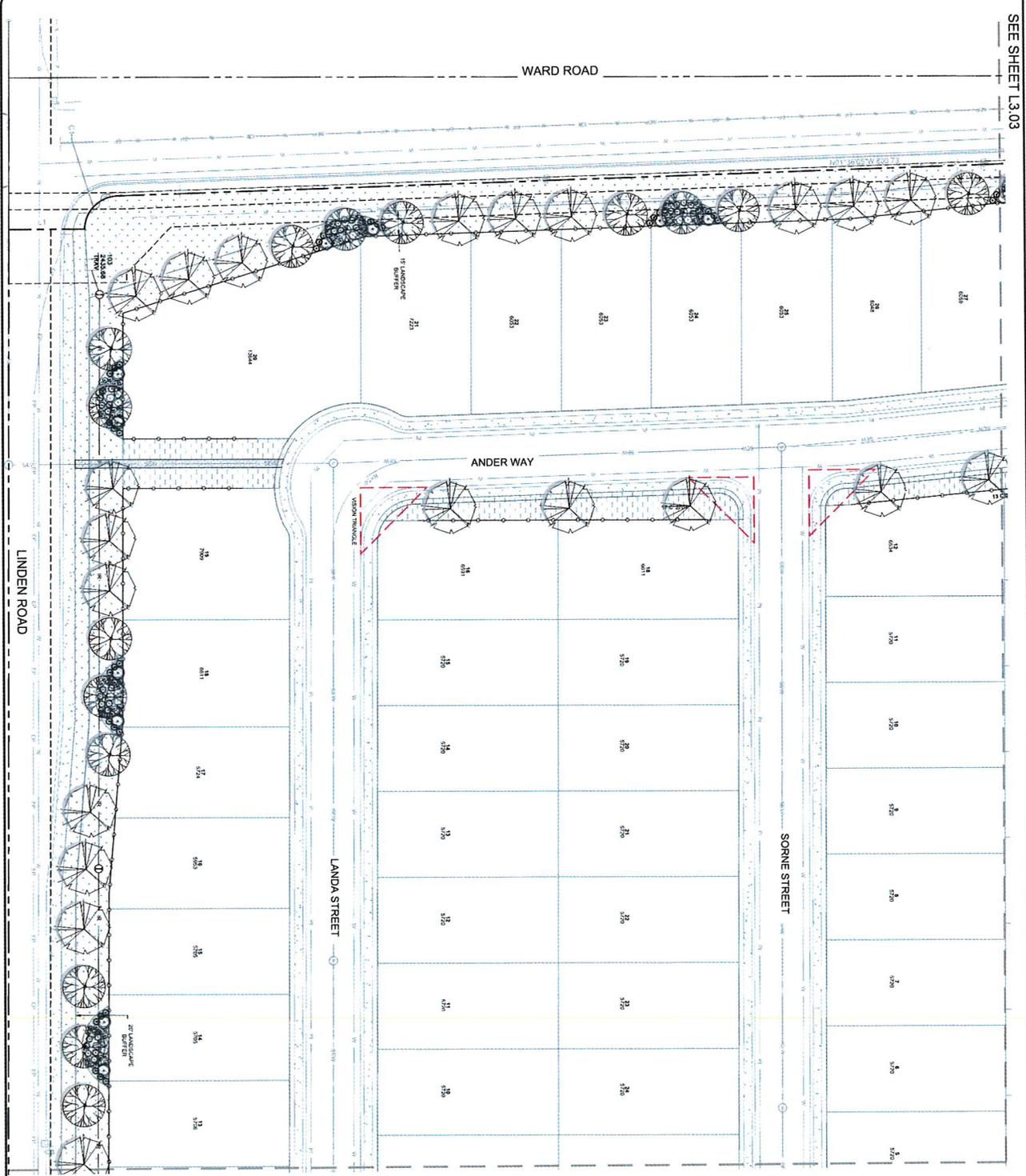
**PRELIMINARY PLAT LANDSCAPE PLAN FOR:
 SHADOW GLEN SUBDIVISION
 MATERIALS AND LAYOUT PLAN**

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 332 N. BROADMORE WAY
 HANNA, IDAHO 83857
 PHONE: (208) 442-6000 WWW.T-OENGINEERS.COM
 BOISE • COYO • COLLA • DALY • HUBBARD • MERRILL • MURPHY • SPOKANE

NO.	REVISIONS DESCRIPTION	DATE
1	DESIGNED	12/21/19
2	CHECKED	12/21/19
3	APPROVED	12/21/19



AA



SEE SHEET L3.03

SEE SHEET L3.02



Key	Common Name	Botanical Name	Mature Size (HxW)
1	ALBANY BLUE ANEMONE	Anemone pulsatilla	24" x 24"
2	PRINCETON SPANISH MAJESTY	Prunella serotina	40" x 27"
3	WINDMILL	Thalictrum aquilegifolium	42" x 24"
4	SHRUBMASTER OR HYDRANGEA	Hydrangea macrophylla	54" x 24"
5	LITTLE LEAF LINDEN	Tilia cordata	50" x 20"
6	RED OAK	Quercus rubra	72" x 42"
7	COLOMBIA BLUE	Prunella angustifolia	30" x 20"
8	BLUE HYDRANGEA	Hydrangea macrophylla	48" x 24"
9	HALO DODONAEA	Dodonaea viscidiflora	8' x 8'
10	SHRUB MASTER OR HYDRANGEA	Hydrangea macrophylla	30" x 20"
11	WINDMILL	Thalictrum aquilegifolium	30" x 20"
12	RED OAK	Quercus rubra	24" x 24"
13	WINDMILL	Thalictrum aquilegifolium	24" x 24"
14	WINDMILL	Thalictrum aquilegifolium	24" x 24"
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48	WINDMILL	Thalictrum aquilegifolium	24" x 24"
49	WINDMILL	Thalictrum aquilegifolium	24" x 24"
50	WINDMILL	Thalictrum aquilegifolium	24" x 24"

ATTENTION: IF THIS DRAWING IS NOT RECORDED, IT WILL BE VOID. THESE ARE PRELIMINARY PLANS. DATE: December 15, 2019. DRAWN BY: [Name]. CHECKED BY: [Name]. APPROVED BY: [Name].

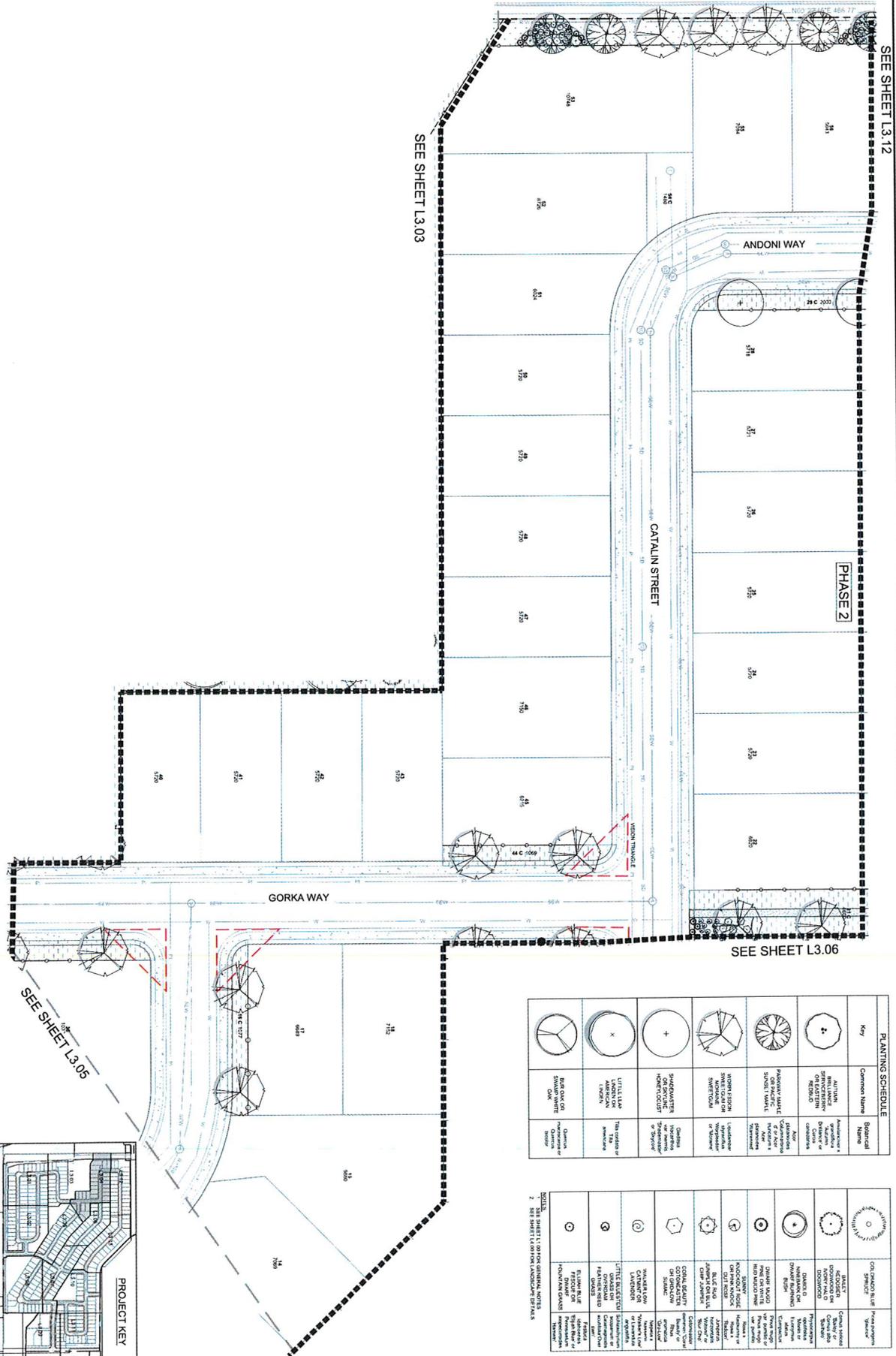
PRELIMINARY PLAT LANDSCAPE PLAN FOR: SHADOW GLEN SUBDIVISION PLANTING PLAN

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAPAA, IDAHO 83667
PHONE: (208) 442-8300 WWW.TOENGINEERS.COM
BOISE • COODY • COEUR D'ALENE • HEBER CITY
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NO.	REVISIONS DESCRIPTION	DATE
1	DESIGNED	2/24/19
2	CHECKED	
3	APPROVED	

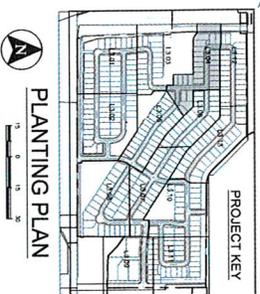


AA



Key	Common Name	Botanical Name
	ATLANTIC BLUE OAK	QUERCUS LAEVOGARICA
	UTAH BLUE OAK	QUERCUS LAEVOGARICA
	SHADBLOW	ANTENNARIA DIUTERNA
	WINDY HILLOAK	QUERCUS LAEVOGARICA
	FRANKLINIA	FRANKLINIA ALABAMAENSIS

Key	Common Name	Botanical Name
	ATLANTIC BLUE OAK	QUERCUS LAEVOGARICA
	UTAH BLUE OAK	QUERCUS LAEVOGARICA
	SHADBLOW	ANTENNARIA DIUTERNA
	WINDY HILLOAK	QUERCUS LAEVOGARICA
	FRANKLINIA	FRANKLINIA ALABAMAENSIS



ATTENTION:
 THIS DRAWING IS NOT VALID UNLESS IT IS USED IN CONJUNCTION WITH THE PRELIMINARY PLAT LANDSCAPE PLAN FOR SHADOW GLEN SUBDIVISION.
 PROJECT: SHADOW GLEN SUBDIVISION
 SHEET: L3.04

PRELIMINARY PLAT LANDSCAPE PLAN FOR:
SHADOW GLEN SUBDIVISION
 PLANTING PLAN

T-O ENGINEERS
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 PHONE: (208) 442-8300 WWW.TOENGINEERS.COM
 BOISE • COYO • COEUR D'ALENE • HERBY CITY
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REVISIONS		BORDER SIZE	
NO.	DESCRIPTION	DATE	DESIGNED
			22'-14"
			DESIGNED
			DRAWN
			CHECKED
			APPROVED
			DESIGNED BY: J. SNYDER
			DRAWN BY: J. SNYDER
			CHECKED BY: J. SNYDER
			APPROVED BY: J. SNYDER

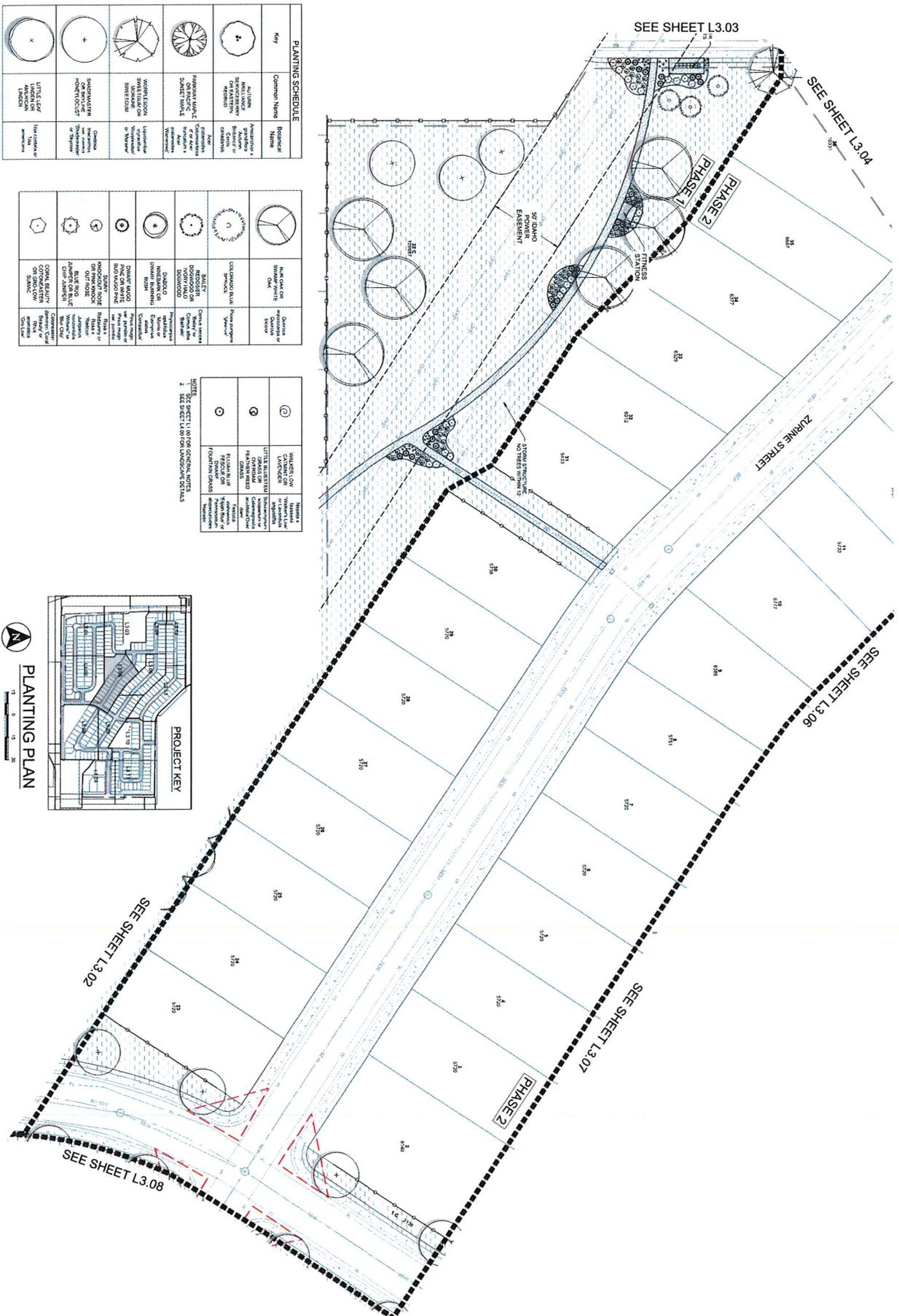


AG

Key	Common Name	Botanical Name
	LITTLE LEAF AMERICAN SYCAMORE	<i>Platanus occidentalis</i>
	MAGNOLIA GRANDIFLORA	<i>Magnolia grandiflora</i>
	MAGNOLIA SPECIOSA	<i>Magnolia speciosa</i>
	MAGNOLIA GRANDIFLORA VAR. BIONDII	<i>Magnolia grandiflora</i> var. <i>biondii</i>
	MAGNOLIA GRANDIFLORA VAR. GRANDIS	<i>Magnolia grandiflora</i> var. <i>grandis</i>
	MAGNOLIA GRANDIFLORA VAR. HETEROPHYLLA	<i>Magnolia grandiflora</i> var. <i>heterophylla</i>
	MAGNOLIA GRANDIFLORA VAR. LATIFOLIA	<i>Magnolia grandiflora</i> var. <i>latifolia</i>
	MAGNOLIA GRANDIFLORA VAR. OVATA	<i>Magnolia grandiflora</i> var. <i>ovata</i>
	MAGNOLIA GRANDIFLORA VAR. ROTUNDFOLIA	<i>Magnolia grandiflora</i> var. <i>rotundifolia</i>
	MAGNOLIA GRANDIFLORA VAR. SUBCORDATA	<i>Magnolia grandiflora</i> var. <i>subcordata</i>
	MAGNOLIA GRANDIFLORA VAR. TRINICKII	<i>Magnolia grandiflora</i> var. <i>trinickii</i>
	MAGNOLIA GRANDIFLORA VAR. VIRGINIANA	<i>Magnolia grandiflora</i> var. <i>virginiana</i>

Key	Common Name	Botanical Name
	MAGNOLIA GRANDIFLORA	<i>Magnolia grandiflora</i>
	MAGNOLIA SPECIOSA	<i>Magnolia speciosa</i>
	MAGNOLIA GRANDIFLORA VAR. BIONDII	<i>Magnolia grandiflora</i> var. <i>biondii</i>
	MAGNOLIA GRANDIFLORA VAR. GRANDIS	<i>Magnolia grandiflora</i> var. <i>grandis</i>
	MAGNOLIA GRANDIFLORA VAR. HETEROPHYLLA	<i>Magnolia grandiflora</i> var. <i>heterophylla</i>
	MAGNOLIA GRANDIFLORA VAR. LATIFOLIA	<i>Magnolia grandiflora</i> var. <i>latifolia</i>
	MAGNOLIA GRANDIFLORA VAR. OVATA	<i>Magnolia grandiflora</i> var. <i>ovata</i>
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	MAGNOLIA GRANDIFLORA VAR. SUBCORDATA	<i>Magnolia grandiflora</i> var. <i>subcordata</i>
	MAGNOLIA GRANDIFLORA VAR. TRINICKII	<i>Magnolia grandiflora</i> var. <i>trinickii</i>
	MAGNOLIA GRANDIFLORA VAR. VIRGINIANA	<i>Magnolia grandiflora</i> var. <i>virginiana</i>

Symbol	Description
	MAGNOLIA GRANDIFLORA
	MAGNOLIA SPECIOSA
	MAGNOLIA GRANDIFLORA VAR. BIONDII
	MAGNOLIA GRANDIFLORA VAR. GRANDIS
	MAGNOLIA GRANDIFLORA VAR. HETEROPHYLLA
	MAGNOLIA GRANDIFLORA VAR. LATIFOLIA
	MAGNOLIA GRANDIFLORA VAR. OVATA
	MAGNOLIA GRANDIFLORA VAR. ROTUNDFOLIA
	MAGNOLIA GRANDIFLORA VAR. SUBCORDATA
	MAGNOLIA GRANDIFLORA VAR. TRINICKII
	MAGNOLIA GRANDIFLORA VAR. VIRGINIANA



ATTENTION:
 1. THIS PLAN IS A PRELIMINARY PLANTING PLAN.
 2. THE PLANTING PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF TAMPA.
 3. THE PLANTING PLAN IS SUBJECT TO THE APPROVAL OF THE STATE OF FLORIDA.
 DATE: December 11, 2019
 PROJECT: Shadow Glen Subdivision
 SHEET: L3.05

PRELIMINARY PLAT LANDSCAPE PLAN FOR:
SHADOW GLEN SUBDIVISION
 PLANTING PLAN

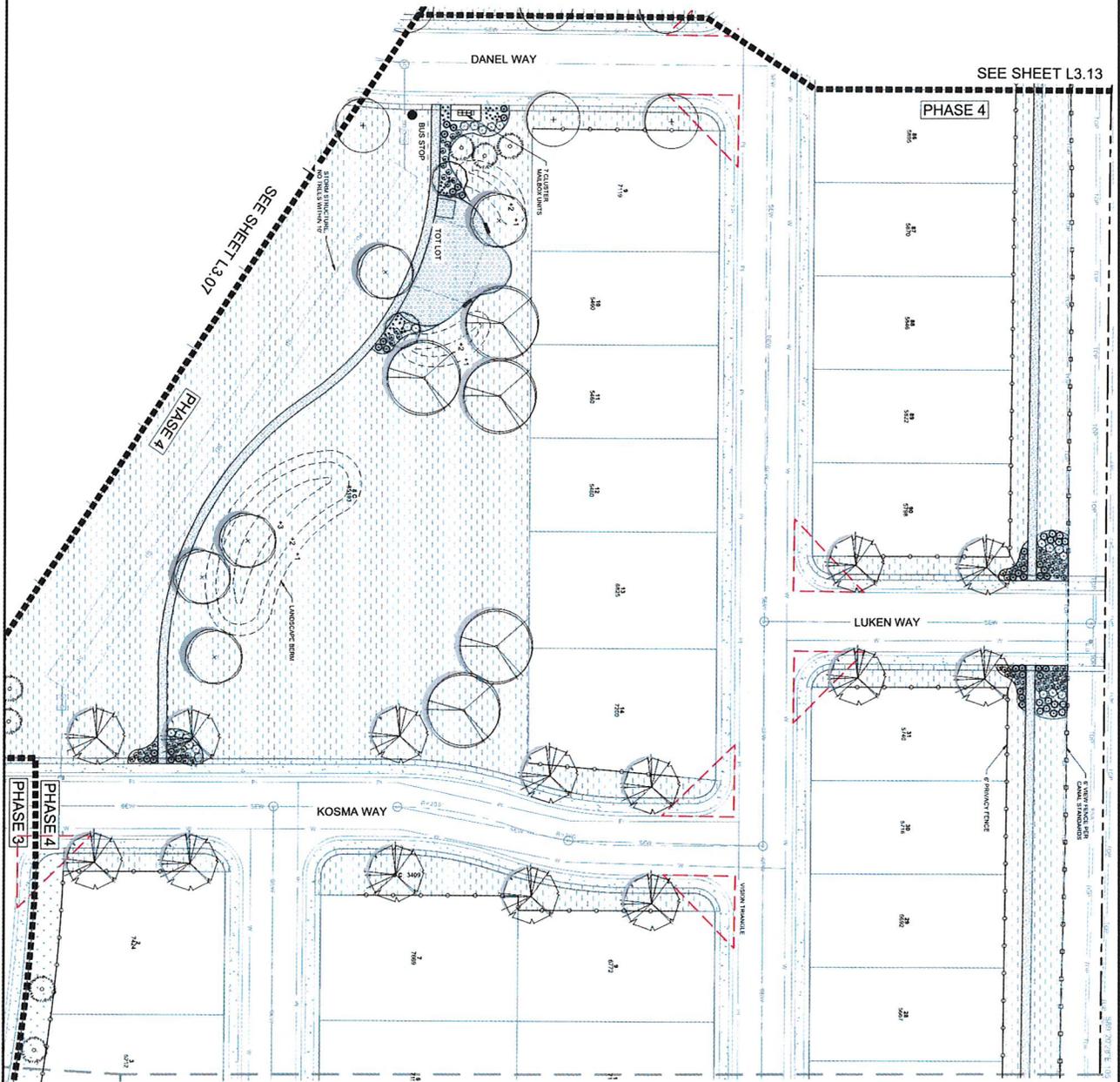
T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 332 N. BROADMORE WAY
 TAMPA, FLORIDA 33609
 PHONE: (813) 442-6300 WWW.T-ENGINEERS.COM
 BOISE • CODY • COLEMAN • DENVER • HOUSTON
 MEMPHIS • NASHVILLE • SPOKANE

NO.	REVISIONS DESCRIPTION	DATE

BORDER SIZE
DESIGNED
DRAWN
CHECKED
APPROVED
J. SNYDER



AG



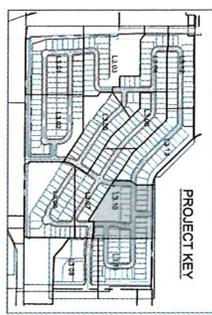
SEE SHEET L3.13

SEE SHEET L3.07

SEE SHEET L3.11



PLANTING PLAN



Key	Common Name	Botanical Name	Mature Height (ft)
1	ADONIS BELLINGHAM	Adonis vernalis	20-30"
2	ADONIS BELLINGHAM	Adonis vernalis	20-30"
3	ADONIS BELLINGHAM	Adonis vernalis	20-30"
4	ADONIS BELLINGHAM	Adonis vernalis	20-30"
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47	ADONIS BELLINGHAM	Adonis vernalis	20-30"
48	ADONIS BELLINGHAM	Adonis vernalis	20-30"
49	ADONIS BELLINGHAM	Adonis vernalis	20-30"
50	ADONIS BELLINGHAM	Adonis vernalis	20-30"

DATE: December 13, 2019
 PROJECT: 180318
 SHEET: L3.10

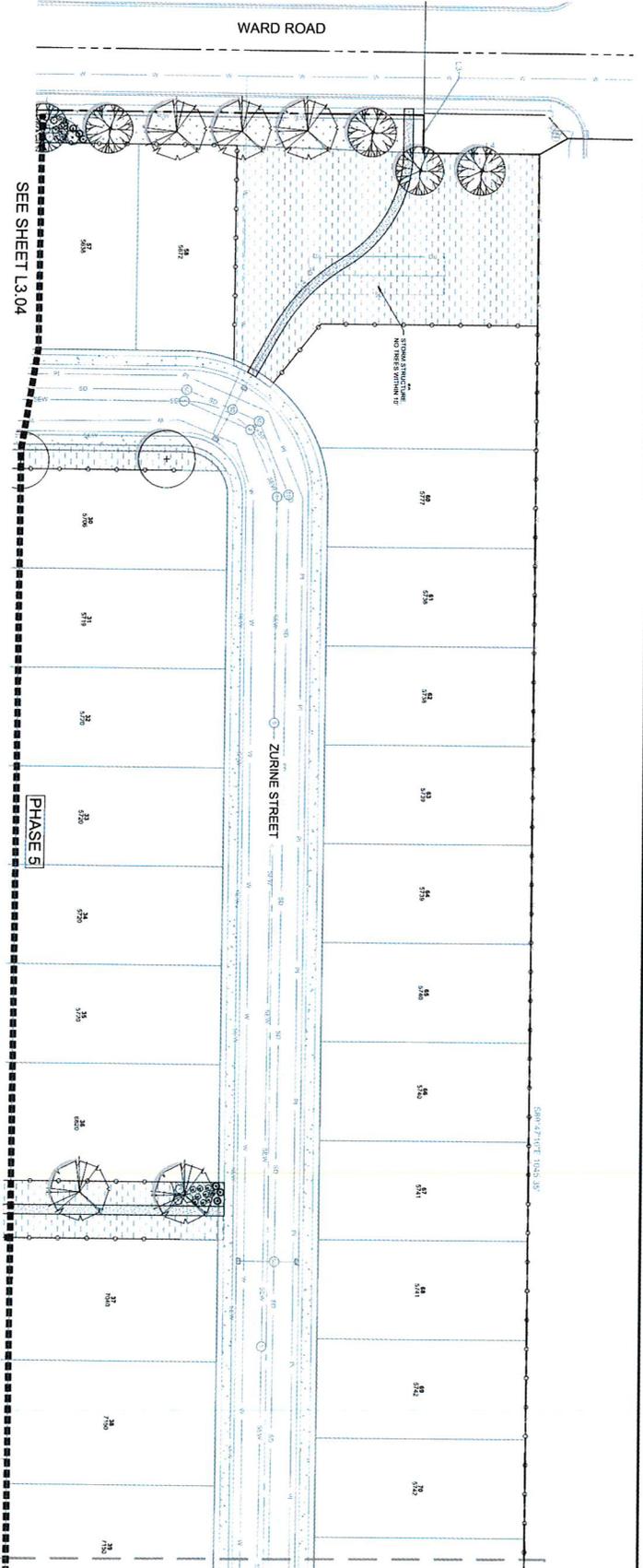
PRELIMINARY PLAT LANDSCAPE PLAN FOR:
SHADOW GLEN SUBDIVISION
 PLANTING PLAN

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 332 N. BROADMOORE WAY
 NAMPALA, IDAHO 83487
 PHONE: (208) 442-6300 WWW.TOENGINEERS.COM
 BOISE • COYO • COEUR D'ALENE • HEGER CITY
 MERIDIAN • NAMPALA • SPOKANE

NO.	REVISIONS DESCRIPTION	DATE

BORDER SIZE: 22"x34"
 DESIGNED: [Signature]
 CHECKED: [Signature]
 APPROVED: [Signature]

AG



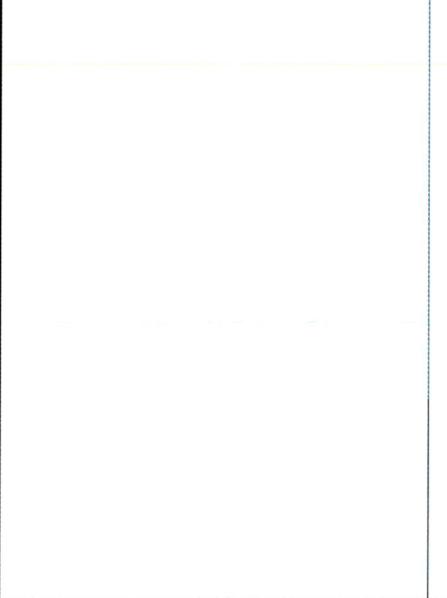
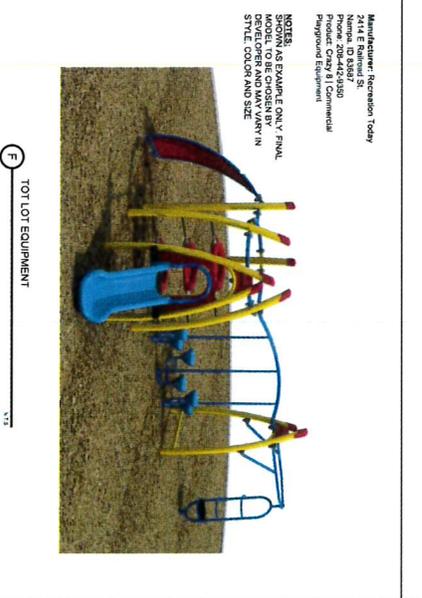
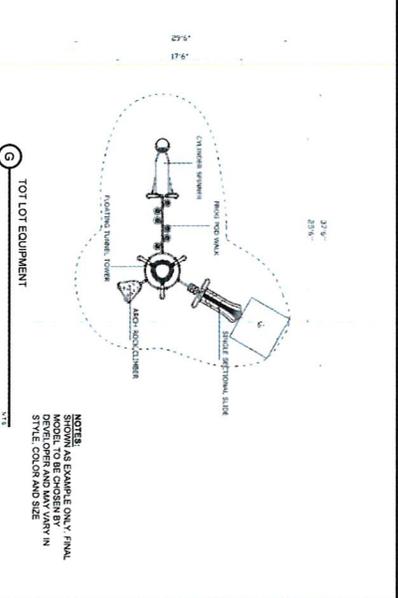
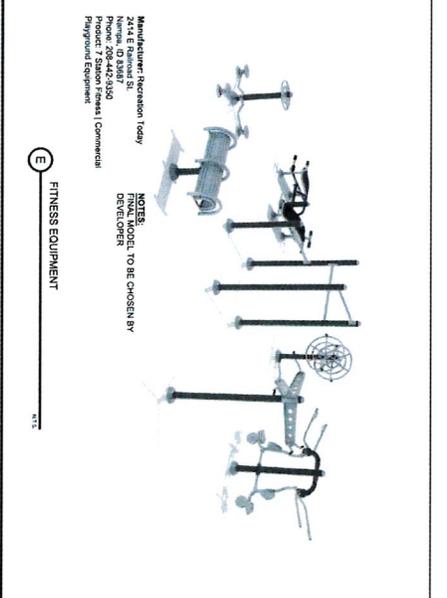
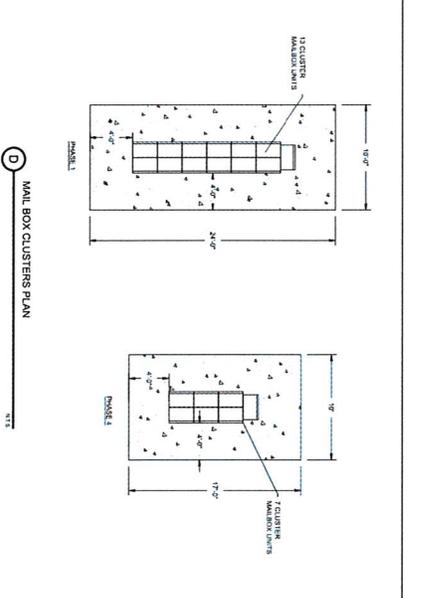
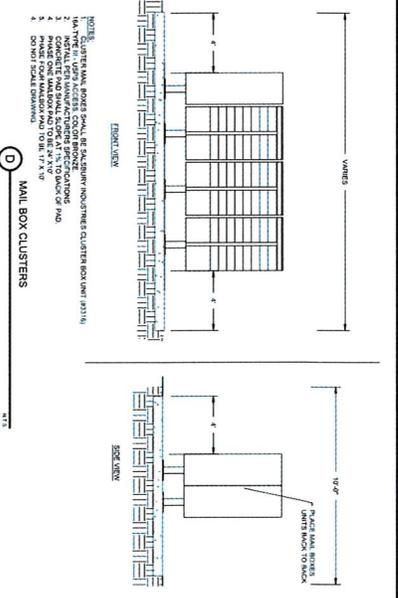
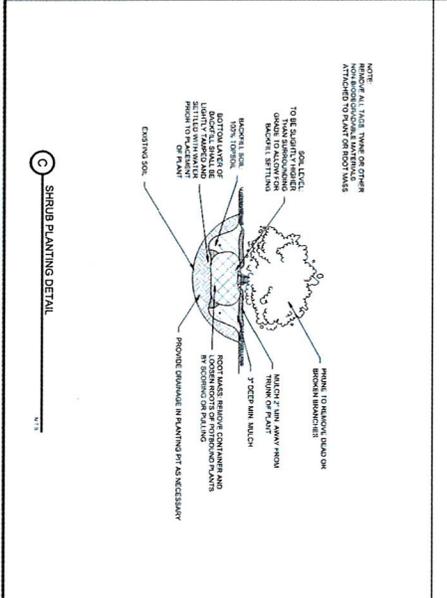
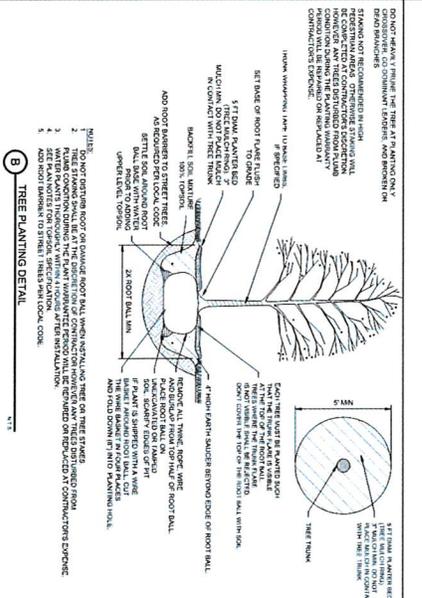
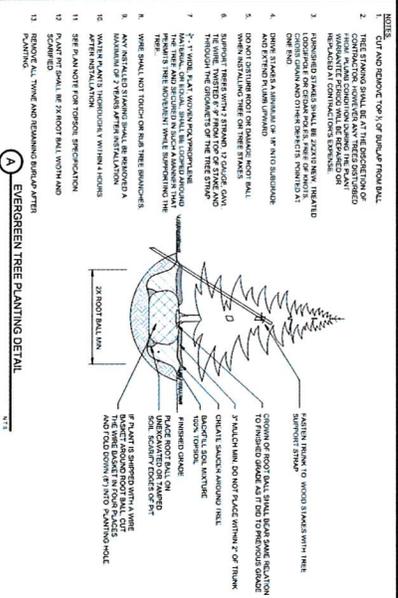
Key	Common Name	Botanical Name	Mature Size (HxW)
(Symbol 1)	Autumn Interest Japanese Flowering Quince	<i>Eubankia japonica</i>	25'x20'
(Symbol 2)	Japanese Flowering Quince	<i>Eubankia japonica</i>	40'x25'
(Symbol 3)	Japanese Flowering Quince	<i>Eubankia japonica</i>	40'x25'
(Symbol 4)	Shogakukan or Japanese Quince	<i>Eubankia japonica</i>	50'x30'

(Symbol 5)	Little Leaf Linden	<i>Tilia cordata</i>	10'x10'
(Symbol 6)	White Oak	<i>Quercus alba</i>	70'x40'
(Symbol 7)	Red Oak	<i>Quercus rubra</i>	70'x40'
(Symbol 8)	Red Oak	<i>Quercus rubra</i>	50'x40'
(Symbol 9)	White Oak	<i>Quercus alba</i>	60'x40'
(Symbol 10)	White Oak	<i>Quercus alba</i>	70'x40'

Symbol	Plant Name	Quantity	Notes
(Symbol 1)	Red Oak	2	Plant in front of building
(Symbol 2)	White Oak	2	Plant in front of building
(Symbol 3)	Little Leaf Linden	2	Plant in front of building
(Symbol 4)	Japanese Flowering Quince	2	Plant in front of building
(Symbol 5)	Japanese Flowering Quince	2	Plant in front of building
(Symbol 6)	Japanese Flowering Quince	2	Plant in front of building
(Symbol 7)	Japanese Flowering Quince	2	Plant in front of building
(Symbol 8)	Japanese Flowering Quince	2	Plant in front of building
(Symbol 9)	Japanese Flowering Quince	2	Plant in front of building
(Symbol 10)	Japanese Flowering Quince	2	Plant in front of building



<p>T-O ENGINEERS CONSULTING ENGINEERS, SURVEYORS & PLANNERS 332 N. BROADMOORE WAY NAMPA, IDAHO 83657 PHONE: (208) 442-6300 WWW.T-OENGINEERS.COM BOISE • COBY • COEUR D'ALENE • HEGER CITY MERIDIAN • NAMPA • SPOKANE</p>	<p>NO. _____</p> <p>DESCRIPTION _____</p> <p>DATE _____</p>	<p>DESIGNED _____</p> <p>DRAWN _____</p> <p>CHECKED _____</p> <p>APPROVED _____</p>	<p>BORDER SIZE 22"x34"</p> <p>DATE _____</p> <p>DESIGNED _____</p> <p>DRAWN _____</p> <p>CHECKED _____</p> <p>APPROVED _____</p>	
	<p>PRELIMINARY PLAT LANDSCAPE PLAN FOR: SHADOW GLEN SUBDIVISION PLANTING PLAN</p>	<p>DATE: December 19, 2019</p> <p>PROJECT: L3.12</p>	<p>ATTENTION: _____</p> <p>PROJECT: _____</p>	<p>DATE: December 19, 2019</p> <p>PROJECT: L3.12</p>



PRELIMINARY PLAT LANDSCAPE PLAN FOR: SHADOW GLEN SUBDIVISION DETAILS

T-O ENGINEERS
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NAMPA, IDAHO 83687
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BOISE • COOY • COEUR D'ALENE • HERBER CITY
MERIDIAN • NAMPA • SPOKANE

NO.	REVISIONS	DATE

ATTENTION: 1. IF THE SHAD GLEN SUBDIVISION LANDSCAPE PLAN IS TO BE USED FOR CONSTRUCTION, THE LANDSCAPE ARCHITECT MUST BE CONTACTED FOR ANY CHANGES TO THE PLAN.

DATE: December 13, 2019
PROJECT: 16039
SHEET: L4.01

BORDER SIZE: 24" x 36"
DESIGNED: J. SNYDER
DRAWN: J. SNYDER
CHECKED: J. SNYDER
APPROVED: J. SNYDER

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF IDAHO
NO. 16039
EXPIRES: 12/31/2021

AS

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF CANYON)

I, Marvin Quenzer, 3320 Marble Front
(name) (address)

Caldwell, ID 83605
(city) (state)

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner of the property described on the attached, and I grant my permission to:

Hayden Homes Idaho, LLC-Mike Gregory, 1406 N Main St Meridian ID 83642
(name) (address)

to submit the accompanying application(s) pertaining to that property.

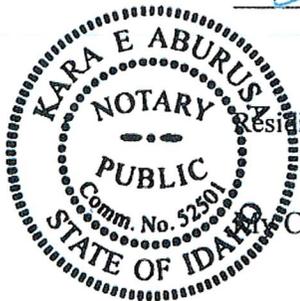
- 2. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to City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

Dated this 1st day of August, 2019

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

[Signature]
(Notary Public for Idaho)



Residing at: Boise, ID

Commission Expires: 5/27/2020