CITY OF
Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- [x] Annexation/Deannexation
- [ ] Appeal/Amendment
- [ ] Comprehensive Plan Map Change
- [ ] Design Review
- [ ] Ordinance Amendment
- [ ] Rezone
- [ ] Special Use Permit
- [x] Subdivision- Preliminary Plat
- [ ] Subdivision- Final Plat
- [ ] Subdivision- Short Plat
- [ ] Time Extension
- [ ] Variance
- [ ] Other _____

STAFF USE ONLY:

File number(s): Ann-20-01
SUB-20P-01

Project name: Guches Annex + Sub

Date filed: 1/8/2020 Date complete: _____

Related files: _____

Subject Property Information

Address: O S. Florida Parcel Number(s): R3273901000; R3274101000

Subdivision: _____ Block: _____ Lot: _____ Acreage: 35.30 Zoning: AG to R-2

Prior Use of the Property: Agricultural

Proposed Use of the Property: Single-Family Residential Guches Sub

Applicant Information:

Applicant Name: ACME, LLC Phone: 208-631-5613

Address: P.O. Box 6985 City: Boise State: ID Zip: 83707

Email: acmedevel@gmail.com Cell: 208-631-5613

Owner Name: Jim Guches Phone: 208-631-5613

Address: 15239 Florida Ave City: Nampa State: ID Zip: 83607

Email: _____ Cell: 208-631-5613

Agent Name: (e.g., architect, engineer, developer, representative) Josh Beach

Address: P. O. Box 6985 City: Boise State: ID Zip: 83707

Email: Acmedevel@gmail.com Cell: 208-631-5613

Authorization

Print applicant name: _____

Applicant Signature: _____ Date: 01/08/2020

A1

CITY OF
Caldwell, Idaho

Planning & Zoning

ANNEXATION

Project Name: Gochnal Subdivision	File #:
Applicant/Agent: ACME, LLC / Josh Beach	

Applicant (√)	**Please provide the following REQUIRED documentation:**	Staff (√)
X	Completed & signed Hearing Review Master Application	✓
X	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	✓
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	
X	• Existing buildings on the site	
X	• 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 annexed 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: 1/8/20

Received by: CC

Proposed Hearing Date: 3/10/2020

Hearing Body: HE

A1

CITY OF
Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: Guches Subdivision	File #:
Applicant/Agent: ACME, LLC / Josh Beach	

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	✓
In process	Traffic Study (if applicable) End of January	
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: 134 Commercial: _____ Industrial: _____ Common: 14

Phased Project: ☐ Yes ☐ No If "yes", Phase #: _____ Total Acreage: 35.30

Min. Lot Size (excluding common lots): 6,000 S.F. Max. Lot Size (excluding common lots): 19,380 S.F.

Avg. Lot Size (excluding common lots): 7,180 S.F. % Useable Open Space: 11.1%

List all types of useable open space: Vegetated open space, to include open grassy areas and linear open space.

STAFF USE ONLY:

Date Application Received: 1/8/20

Received by: CC

Proposed Hearing Date: 3/10/2020

Hearing Body: HE

A1

GUCHES

Narrative

Attached for your review and favorable consideration are the applications for the Guches Residential neighborhood located north of Karcher Road on the east side of Florida Avenue. We respectfully request approval of our Annexation and Preliminary Plat applications.

For design and planning purposes, our design team used the Caldwell City Roundtable Meeting, Comprehensive Plan, and Zoning Code as the basis for the design of the Guches Neighborhood. We have thoughtfully designed 134 detached single-family residential dwellings on approximately 35.30 acres. Located east of S. Florida Avenue and north of Karcher Road, the Guches neighborhood will add to the mix of Caldwell's available housing opportunities. Offsite amenities include a short walk across Florida Avenue to Central Canyon Elementary School. The school property contains 5 baseball fields, a play structure and a pedestrian walkway. It is a short drive to multiple retail opportunities, schools, and restaurants on Karcher Road. This includes restaurants and retail opportunities near the Karcher Mall within 3.5 miles. This Project will provide much needed housing near retail services and public opportunities.

SUMMARY OF APPLICATIONS

- Annexation
- Preliminary/Final Plat

ZONING INFORMATION

- Current Zone – AG
- Proposed Zone – R-2

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Exhibit B –	Neighborhood Site Plan	3
Exhibit C –	Preliminary Plat	4
Exhibit D -	Open Space	4
Exhibit E -	Home Design	5-6
Exhibit F –	Comprehensive Plan Goals	7
Exhibit G -	Site Photos	8

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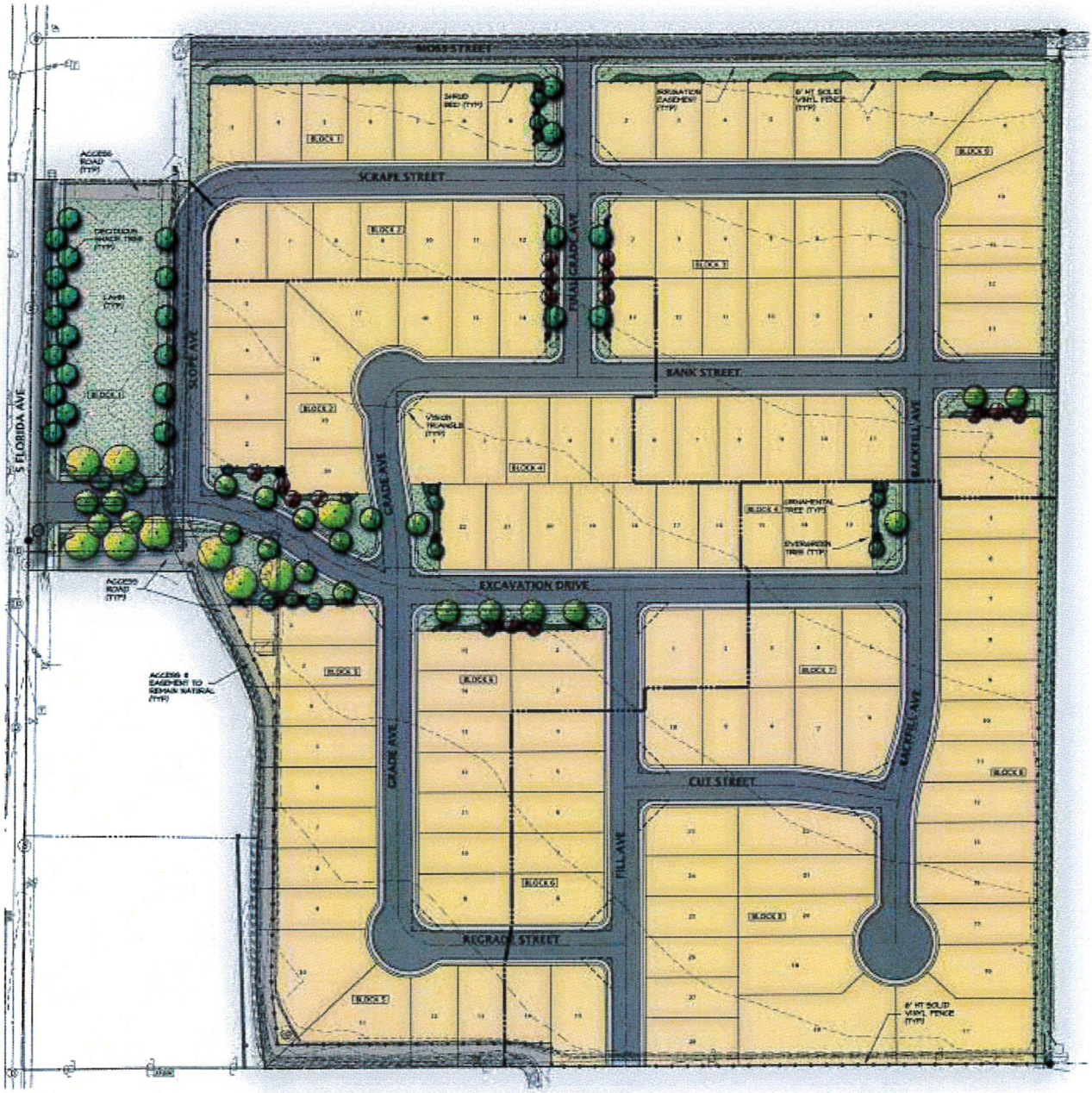
Exhibit B –Neighborhood Site plan



A2

Exhibit C –Preliminary Plat

The Guches neighborhood will consist of 134 detached single-family homes. The subject property is adjacent to Central Canyon Elementary School. The school property contains 5 baseball fields, a play structure and a pedestrian walkway. It is a short drive to multiple retail opportunities, schools, and restaurants on Karcher Road. This includes restaurants and retail opportunities near the Karcher Mall within 3.5 miles. This Project will provide much needed housing near retail services and public opportunities.

DENSITY: The Medium-Density Residential Comprehensive plan designation allows for up to 4 units per acre. The Guches neighborhood proposes a density that conforms to the Caldwell Comprehensive plan. The density proposed for the development is **3.8 DU/Acre**.

PRODUCT / LOT SIZES: We evaluated the area, market conditions, schools, services and nearby recreation to establish the housing product and associated site plan. Consistent with the existing community and the Comprehensive Plan, we have designed a site plan that consists of detached single-family homes that range in size from approximately 1,500 square feet to approximately 3,000 square feet. Lots range in sizes from 6,000 square feet, to 19,380 square feet, with an average of 7,180 square feet.

The housing renderings included in Exhibit D are representative of what is anticipated to be constructed in the Guches neighborhood.

Exhibit D –Open Space

As the developer we have a large amount invested in this property as we have researched and followed the city ordinance to plan the most productive open space for this area and this development. The proposed open space also meets the requirement of Caldwell City Development Code Chapter 10-07-05, Subsection 1.

Landscape Open Space requirements are based off the gross development area and are calculated using the average lot size within the development. With a gross development area of 35.30 Acres, and an average lot size of 7,180 square feet, we are required to provide 2.82 acres or 8% open space. We are providing approximately 3.93 acres or 11.1% landscaped open space for the development. The open space will be accessible to all residents of the subdivision.

A2

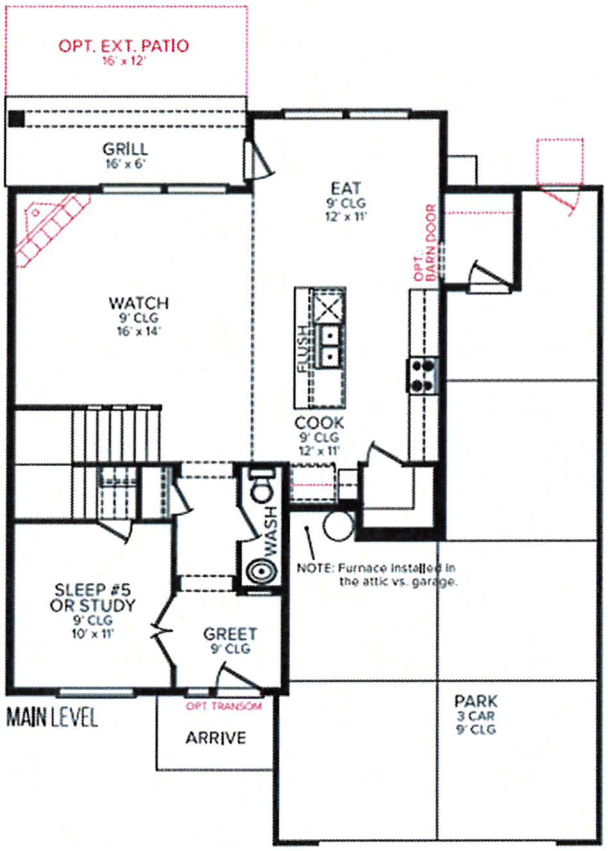
Exhibit E –Residential Design

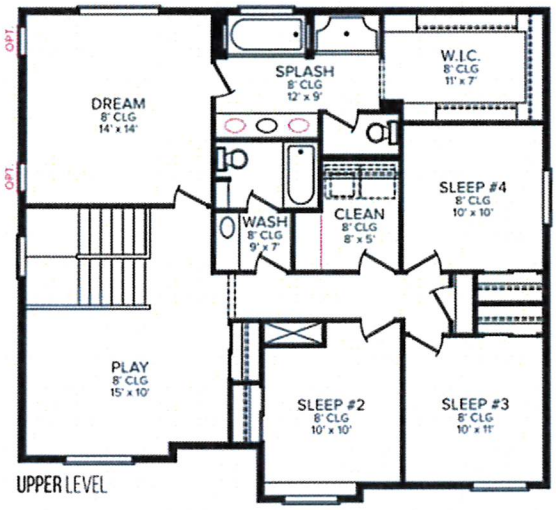
TRADITIONAL

CRAFTSMAN

COTTAGE

BUNGALOW





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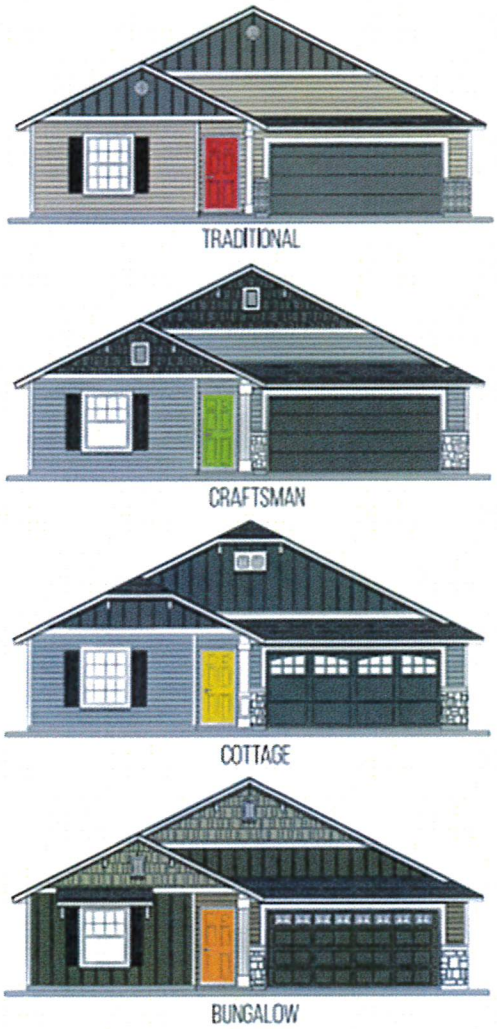
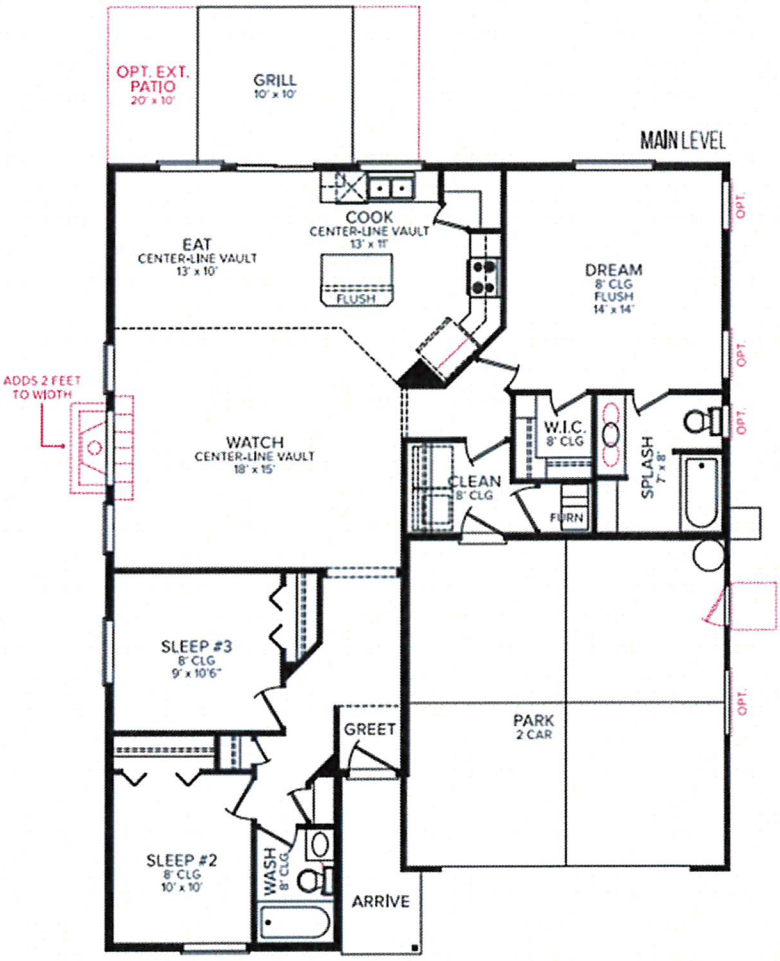

TRADITIONAL
CRAFTSMAN
COTTAGE
BUNGALOW


OPT. EXT. PATIO 20' x 10'
GRILL 10' x 10'
MAIN LEVEL
COOK CENTER-LINE VAULT 13' x 11'
FLUSH
EAT CENTER-LINE VAULT 13' x 10'
DREAM 8' CLG FLUSH 14' x 14'
ADDS 2 FEET TO WIDTH
WATCH CENTER-LINE VAULT 18' x 15'
W.I.C. 8' CLG
SPLASH 7' x 8'
CLEAN 8' CLG
FURN
OPT.
SLEEP #3 8' CLG 9' x 10'6"
GREET
PARK 2 CAR
SLEEP #2 8' CLG 10' x 10'
WASH 8' CLG
ARRIVE

A2

Exhibit F – Comprehensive Plan Goals

COMPREHENSIVE PLAN GOALS

The Comprehensive Plan's Future Land Use Map designates the parcel as "Medium-Density Residential", which allows for up to 4 dwelling units per acre with predominantly single-family homes. The Guches Neighborhood meets or exceeds all the City of Caldwell Comprehensive Plan Requirements for the R-2 Zone.
The following goals and policies of the City of Caldwell Comprehensive Plan are achieved with the approval of Guches:

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.

Caldwell has existing utilities in Florida Avenue that were extended with Central Canyon Elementary School and Sawgrass Village Subdivision on the west side of Florida Ave. With existing utilities in Florida Avenue, our proposed Guches neighborhood is a natural outward progression of the City's corporate boundary.

PRE-APPLICATION MEETING & NEIGHBORHOOD MEETING

We have had several Round Table Meetings on the project. The first was held on January 25, 2018, a second was held on March 18, 2019 and a third was held on September 17, 2019.

The neighborhood meeting was held on December 18, 2019 at 6:00pm at 15239 S. Florida Avenue Nampa, ID 83607

Exhibit G –Site Photos

Property from Florida Avenue looking southeast

Property from Florida Avenue looking northeast

A2

PRELIMINARY PLAT FOR
GUCHES SUBDIVISION

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 11
TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M.
CANYON COUNTY, IDAHO
2020

N

0 40 80 160 240
SCALE: 1" = 80'

SHEET INDEX

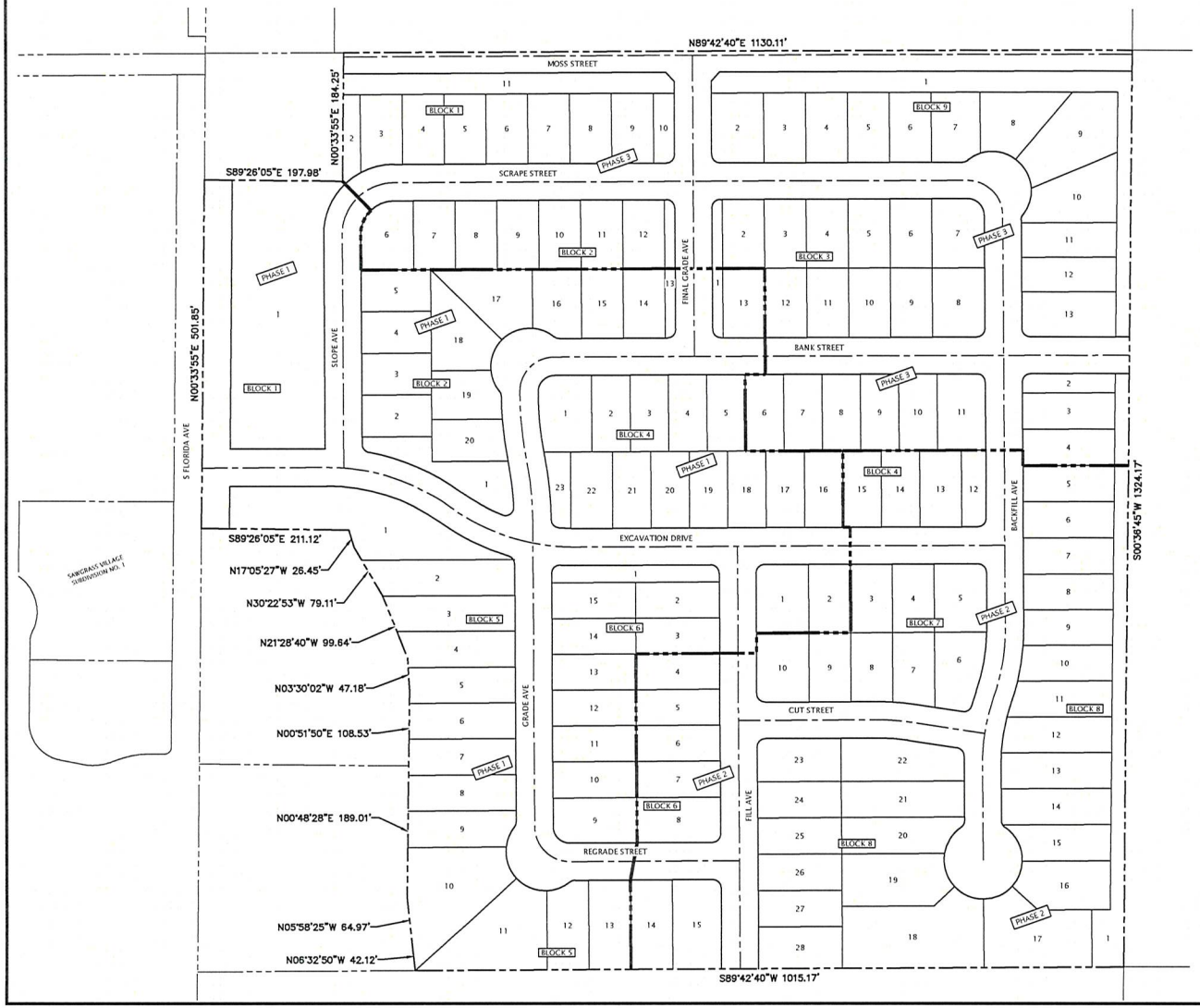
PP1.0	PRELIMINARY PLAT
PP1.1	LOT DIMENSIONS NORTH
PP1.2	LOT DIMENSIONS SOUTH
PP2.0	CONCEPTUAL ENGINEERING PLAN

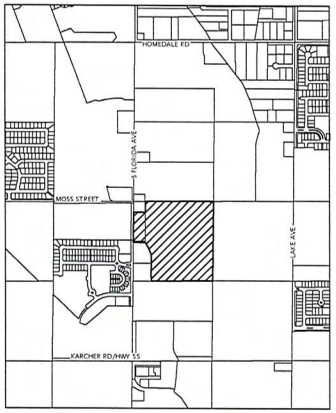
PREPARER'S NOTE

TO THE BEST OF THE PREPARER'S KNOWLEDGE, THIS PRELIMINARY PLAT MEETS ALL REQUIREMENTS OF CALDWELL CITY CODE.

LEGEND

- SUBDIVISION BOUNDARY
- PUBLIC RIGHT-OF-WAY
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED PHASE BOUNDARY
- 1 LOT NUMBER
- ▲ CALCULATED POINT





VICINITY MAP
SCALE: 1"=1,000'

DEVELOPER	CIVIL ENGINEER	SURVEYOR
SOUTHPOINT LLC PO BOX 6385 BOISE, ID 83707	CORINNE GRAHAM, PE CIVIL SITE WORKS LLC 921 S. ORCHARD ST #200 BOISE, ID 83705 (208) 946-3874	CARL PORTER, PLS SAWTOOTH LAND SURVEYING LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104

LOT SUMMARY

	NUMBER	AREA (AC)
SINGLE FAMILY RESIDENTIAL	134	22.08
LANDSCAPE COMMON LOTS	14	3.93
PUBLIC RIGHT-OF-WAY	N/A	9.29
TOTAL	148	35.30

SITE DATA

CANYON COUNTY TAX PARCELS #R3273901000 & #R3274101000

SITE AREA = ±35.30 ACRES

CURRENT LAND USE ZONE: COUNTY AG (AGRICULTURAL)

PROPOSED LAND USE ZONE: CITY OF CALDWELL R-2

R-2 ZONE SETBACKS

FRONT YARD SETBACK	20 FEET
STREET SIDE YARD SETBACK	15 FEET
SIDE YARD SETBACK	6 FEET
REAR YARD SETBACK	15 FEET

AREA CALCULATIONS

MINIMUM LOT SIZE	6,000 SF
AVERAGE LOT SIZE	7,180 SF
RESIDENTIAL DENSITY (GROSS)	3.80 DU/AC
LANDSCAPE OPEN SPACE	3.93 AC (11.1%)

NOTES

1. DIRECT LOT ACCESS TO S. FLORIDA AVENUE AND MOSS STREET IS PROHIBITED.
2. PROPOSED EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE IS RESERVED ALONG THE FOLLOWING:
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3. THE FOLLOWING ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE GUCHES SUBDIVISION HOMEOWNERS ASSOCIATION.

BLOCK 1 1, 2, 10, 11	BLOCK 2 1, 13	BLOCK 3 1	BLOCK 4 12, 23
BLOCK 5 1	BLOCK 6 1	BLOCK 8 1, 2	BLOCK 9 1

PROFESSIONAL ENGINEER LICENSED 16970 1-8-20 STATE OF IDAHO CORINNE M. GRAHAM

CSW CIVIL SITE WORKS
804 W. RICHMOND STREET
BOISE, ID 83706
cgraham@cswengineering.com
(208) 946-3874

REV. NO.	DESCRIPTION	DATE

FILE NAME: 18009-C-PRE PLAT.DWG

DESIGNED:	C. GRAHAM
DRAWN:	C. GRAHAM
CHECKED:	C. GRAHAM
APPROVED:	C. GRAHAM

PREPARED FOR:
SOUTHPOINT LLC
PO BOX 6385
BOISE, ID 83707

GUCHES SUBDIVISION
S. FLORIDA AVENUE, CALDWELL, ID
PRELIMINARY PLAT

CSW PROJECT NO. 18009
DRAWING DATE 01/06/2020

PP1.0

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A3

PRELIMINARY PLAT FOR
GUCHES SUBDIVISION

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 11
TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M.
CANYON COUNTY, IDAHO
2020

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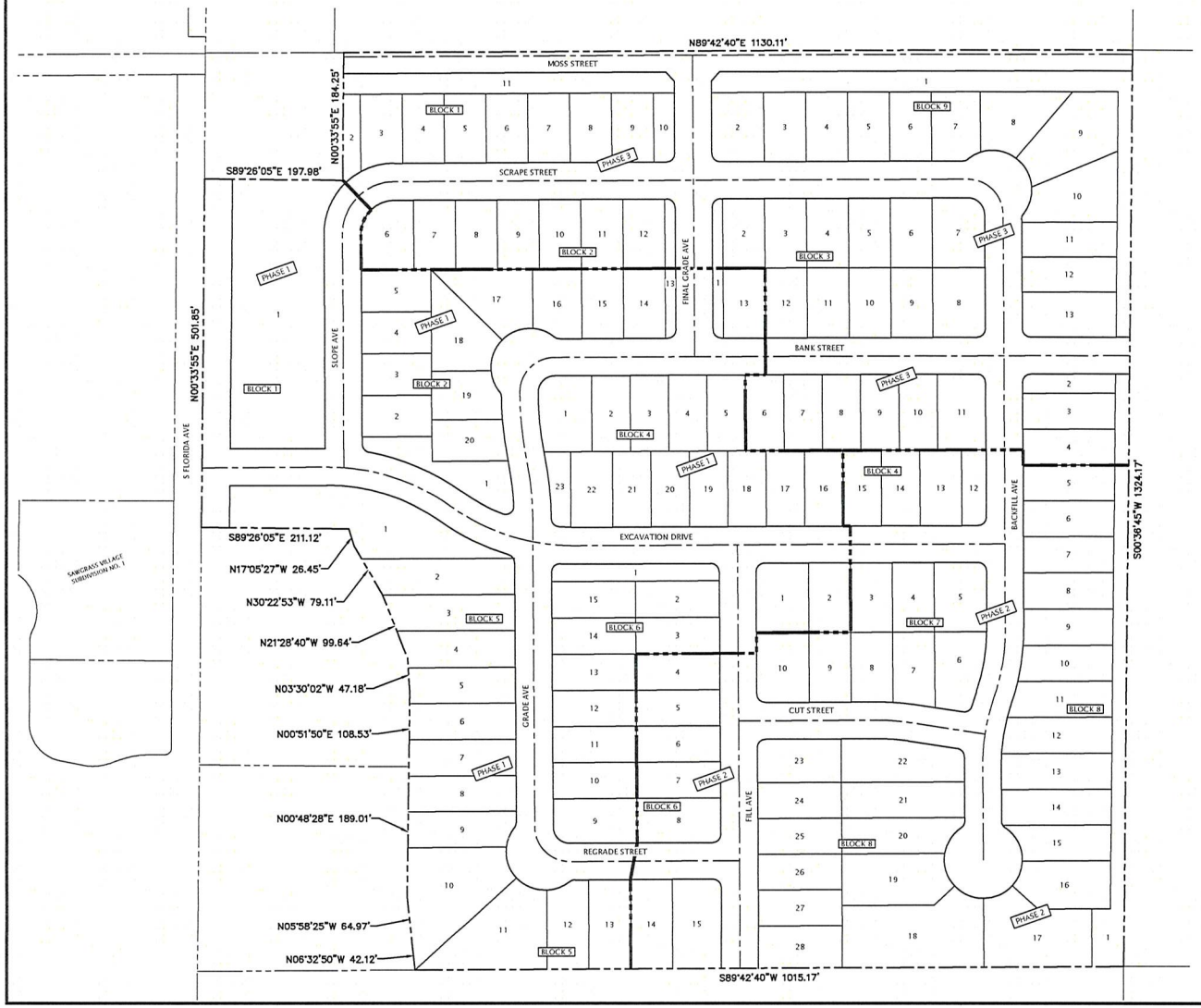

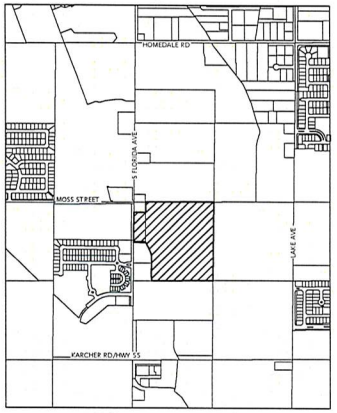

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S. FLORIDA AVENUE, CALDWELL, ID
PRELIMINARY PLAT

CSW PROJECT NO. 18009
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PP1.0

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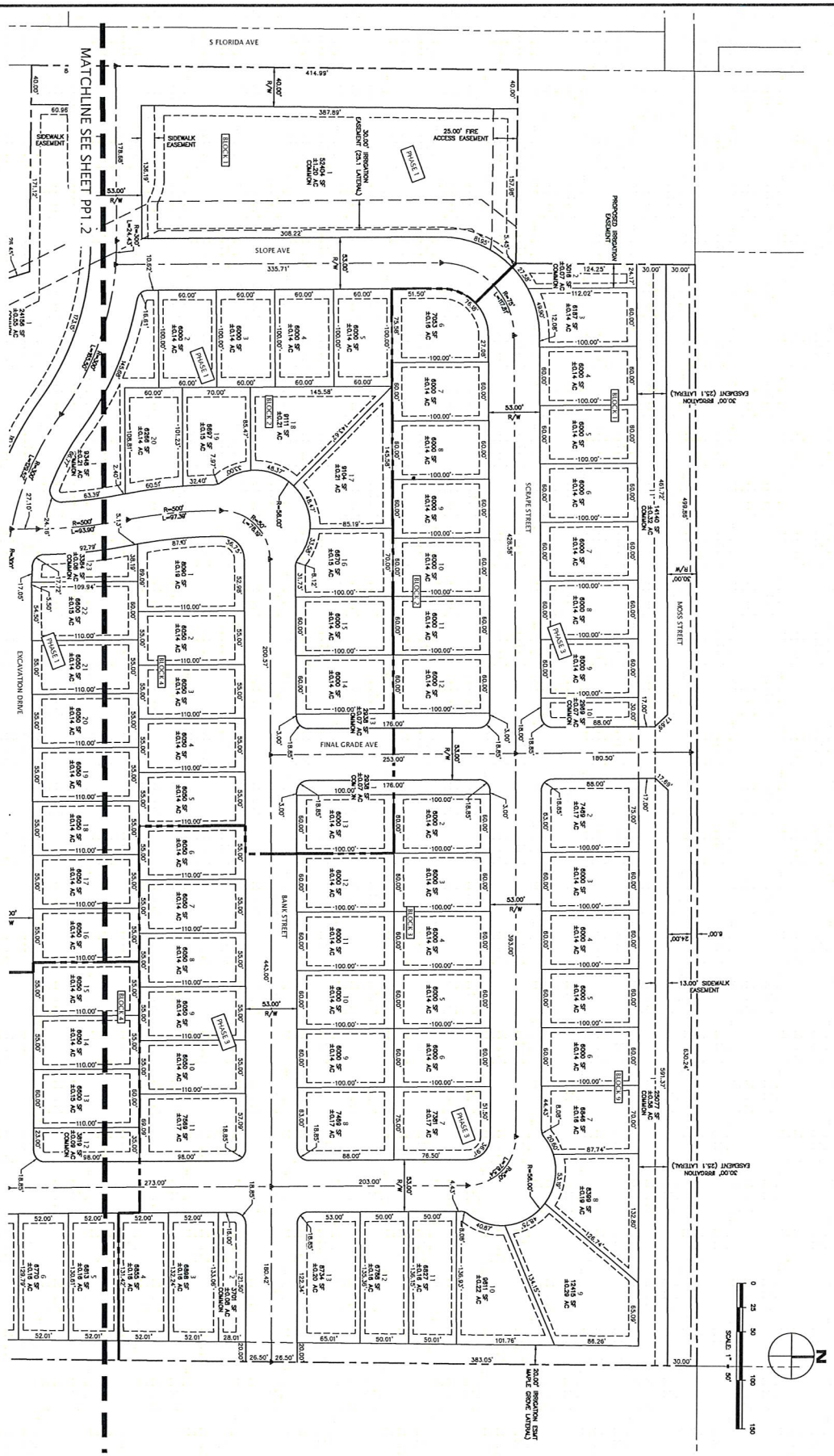

PP1.1

CSW PROJECT NO. 18009
DRAWING DATE 01/06/2020

GUCHES SUBDIVISION

S. FLORIDA AVENUE, CALDWELL, ID

LOT DIMENSIONS NORTH

PREPARED FOR:
SOUTHPOINT LLC
PO BOX 6385
BOISE, ID 83707

DESIGNED:	C. GRAHAM
DRAWN:	C. GRAHAM
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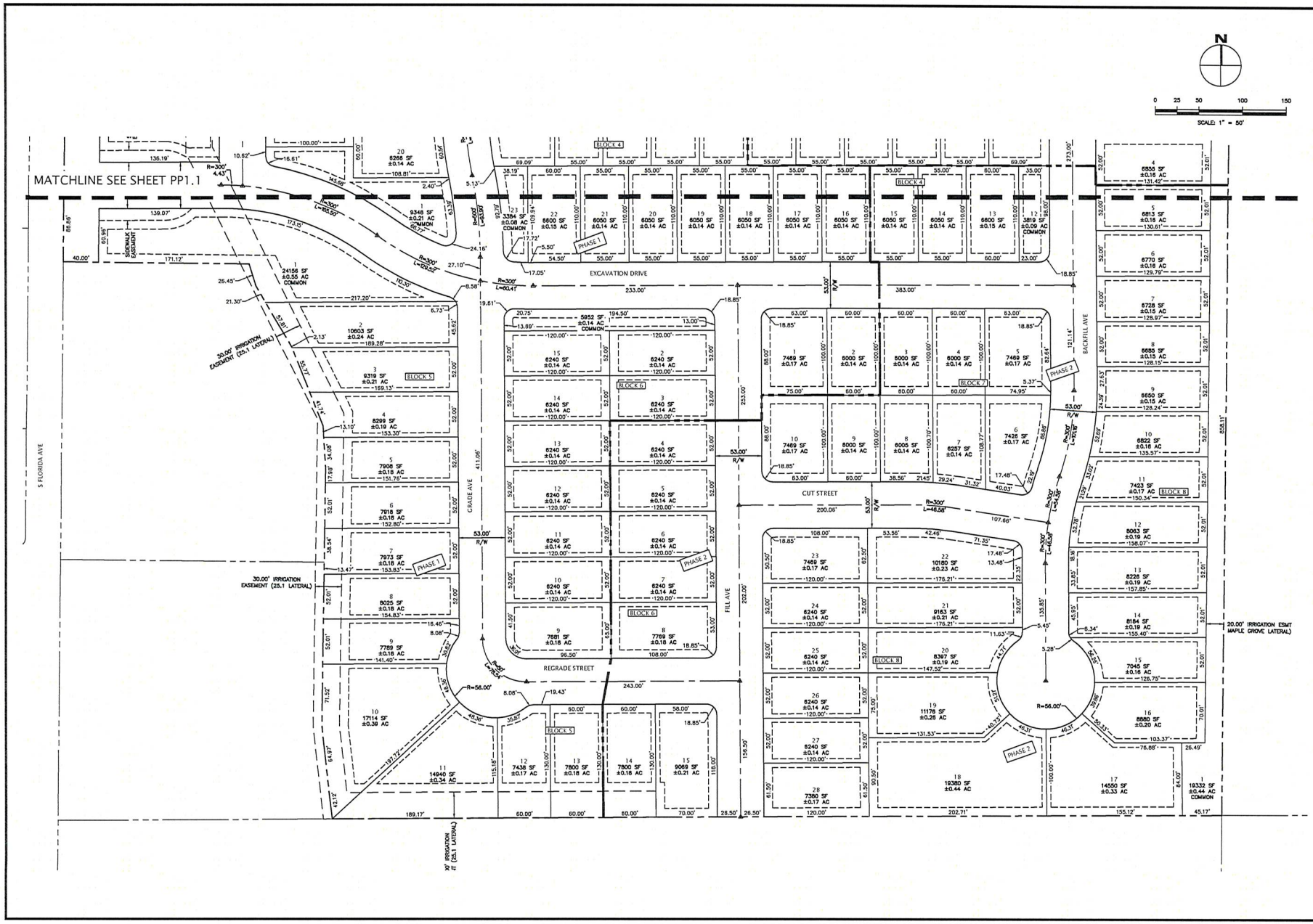

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BOISE, ID 83707

GUCHES SUBDIVISION
S. FLORIDA AVENUE, CALDWELL, ID
LOT DIMENSIONS SHEET

CSW PROJECT NO. 18009
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PP1.2

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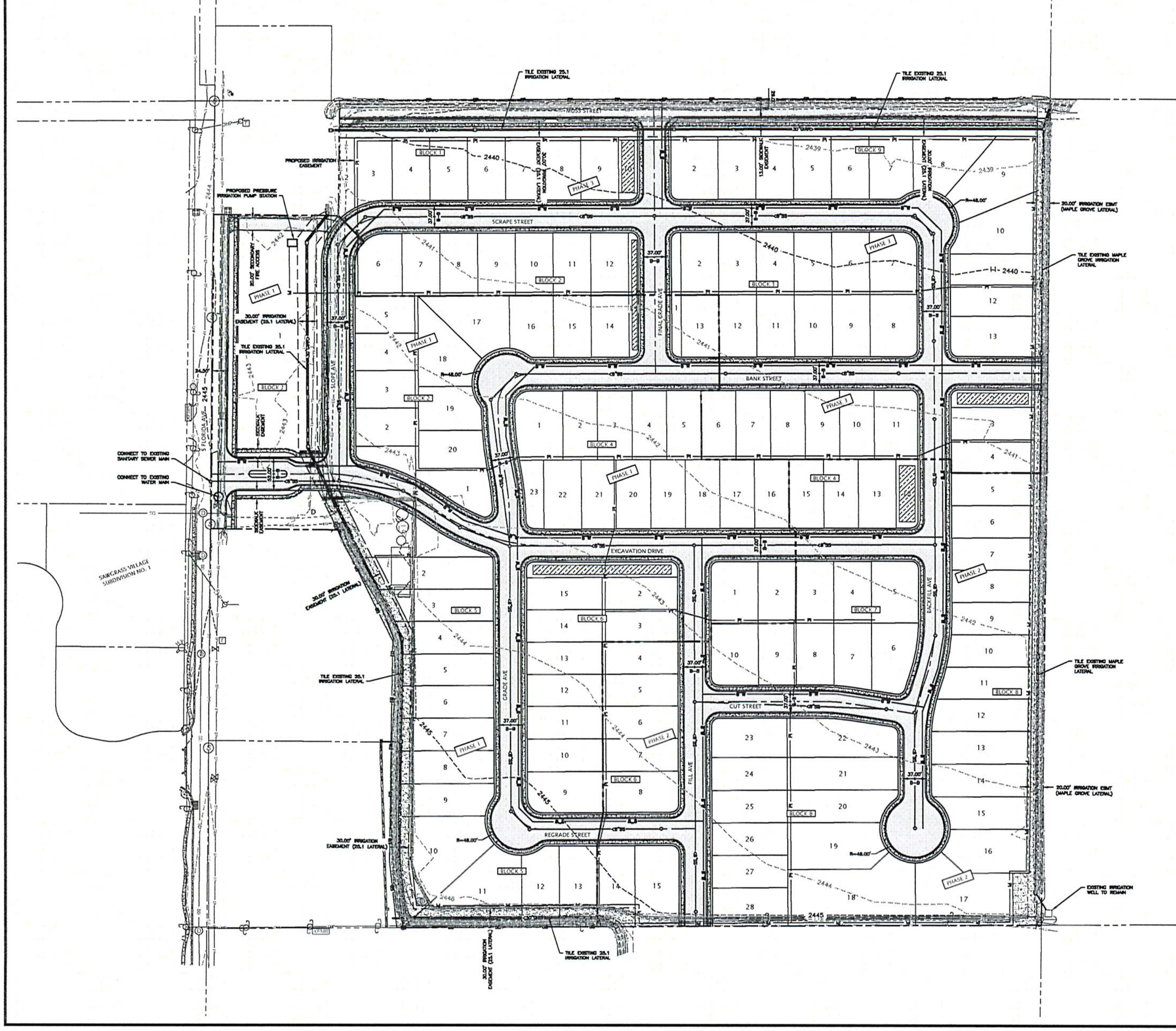

N

SCALE: 1" = 80'

0 40 80 160 240

LEGEND

- SUBDIVISION BOUNDARY
- PUBLIC RIGHT-OF-WAY
- ROAD CENTERLINE
- PROPOSED LOT LINE
- LOT NUMBER
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED PRESSURE IRRIGATION MAIN
- PROPOSED STORM DRAIN FACILITY
- PROPOSED GRAVEL IRRIGATION ACCESS
- EXISTING MAJOR CONTOUR (5')
- EXISTING MINOR CONTOUR (1')

PRELIMINARY PLAT DATA

11-02-02-C-25. SPECIAL DEVELOPMENT AREAS: THERE ARE NO SPECIAL DEVELOPMENT AREAS LOCATED WITHIN THE SUBDIVISION BOUNDARY

11-02-02-C-27. THE SUBDIVISION APPROACHES OF EXCAVATION DRIVE TO S. FLORIDA AVENUE AND FINAL GRADE AVENUE TO MOSS STREET ARE BOTH PROPOSED AS FULL ACCESSES.

11-02-02-C-28A. SEWER DISPOSAL: THIS SUBDIVISION WILL BE SERVED BY GRAVITY SEWER THAT WILL TIE INTO THE CITY OF CALDWELL SANITARY DISPOSAL SYSTEM. THE CITY OF CALDWELL WILL OWN THE SANITARY SEWER MAINS UPON FINAL ACCEPTANCE.

11-02-02-C-28B. WATER SUPPLY: WATER MAINS WILL BE LOOPED THROUGH THE SITE TO CONNECT TO THE CALDWELL DOMESTIC WATER SUPPLY. THE CITY OF CALDWELL WILL OWN AND MAINTAIN THE WATER MAINS UPON FINAL ACCEPTANCE.

11-02-02-C-28C. STORMWATER DISPOSAL: STORMWATER DISPOSAL FOR THE PUBLIC STREETS WILL OCCUR THROUGH THE USE OF SHALLOW INFILTRATION SWALES OR SUBSURFACE SEEPAGE BEDS. AN EASEMENT WILL BE PROVIDED TO THE CITY FOR OWNERSHIP AND MAINTENANCE OF THE STORM SYSTEMS SERVING THE PUBLIC STREETS.

11-02-02-C-28D. IRRIGATION SYSTEM: A PRESSURE IRRIGATION PUMP STATION WILL BE INSTALLED ON LOT 1 BLOCK 1. AT THE CITY'S DISCRETION, OWNERSHIP AND MAINTENANCE OF THE PUMP STATION AND PRESSURE IRRIGATION MAINLINES WILL BE TRANSFERRED TO THE CALDWELL MUNICIPAL IRRIGATION DISTRICT (CMID).

PROFESSIONAL ENGINEER LICENSED 16970 1-6-20 STATE OF IDAHO CORINNE M. GRAHAM

CSW CIVIL SITE WORKS
804 W. RICHMOND STREET
BOISE, ID 83706
cgraham@cswengineering.com
(208) 946-3874

REV. NO.	DESCRIPTION	DATE

FILE NAME: 18009-C-SITE PLAN-PP.DWG

DESIGNED:	C. GRAHAM
DRAWN:	C. GRAHAM
CHECKED:	C. GRAHAM
APPROVED:	C. GRAHAM

PREPARED FOR:
SOUTHPOINT LLC
PO BOX 6385
BOISE, ID 83707

GUCHES SUBDIVISION

S. FLORIDA AVENUE, CALDWELL, ID

CONCEPTUAL ENGINEERING PLAN

CSW PROJECT NO.	18009
DRAWING DATE	01/11/2019

PP2.0

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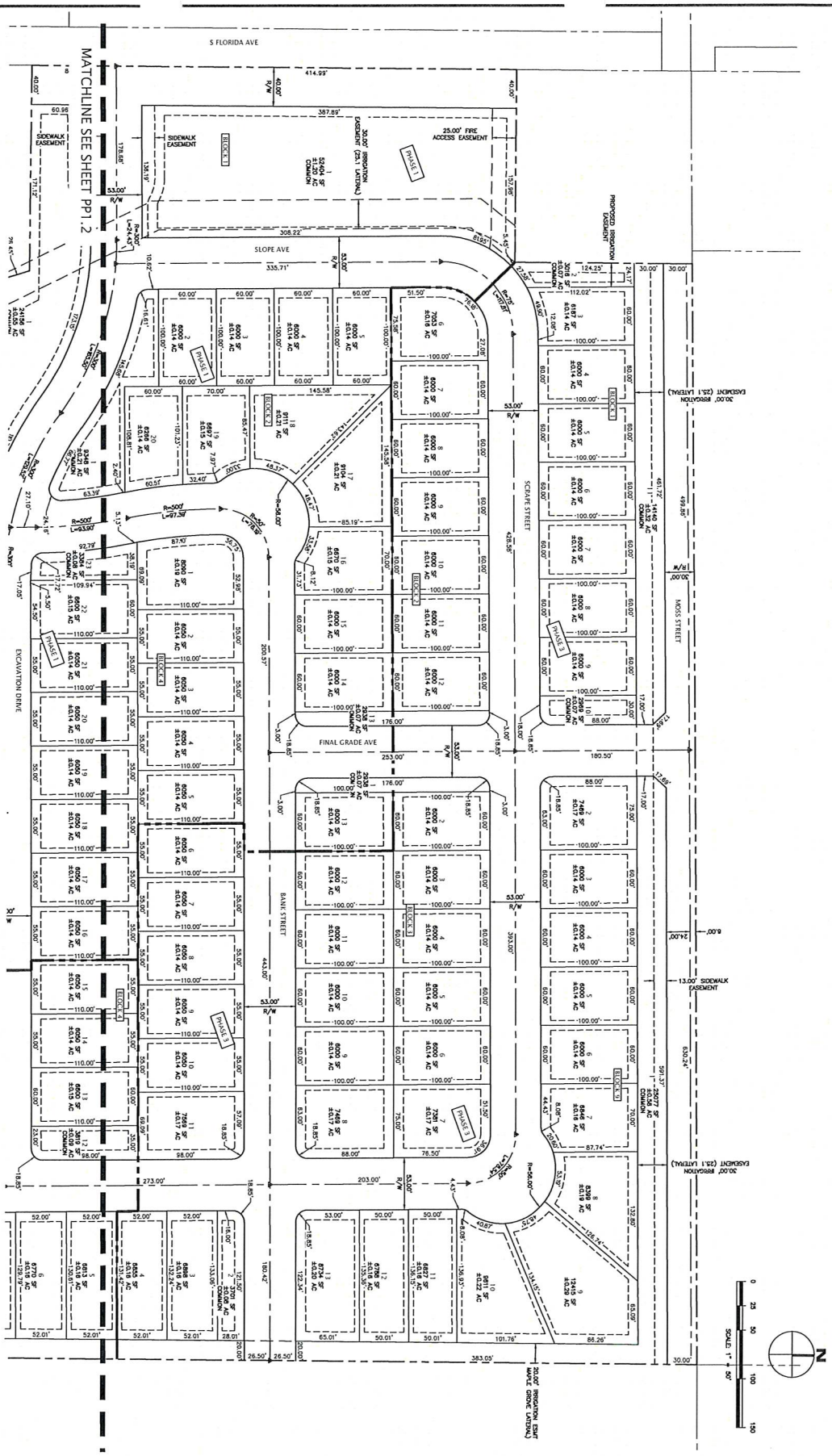

PP1.1

CSW PROJECT NO. 18009
DRAWING DATE 01/06/2020

GUCHES SUBDIVISION

S. FLORIDA AVENUE, CALDWELL, ID

LOT DIMENSIONS NORTH

PREPARED FOR:
SOUTHPOINT LLC
PO BOX 6385
BOISE, ID 83707

DESIGNED: C. GRAHAM
DRAWN: C. GRAHAM
CHECKED: C. GRAHAM
APPROVED: C. GRAHAM

REV. NO.	DESCRIPTION	DATE

FILE NAME: 18009-C-LOT DIMS.DWG

CSW CIVIL SITE WORKS
804 W. RICHMOND STREET
BOISE, ID 83706
cgraham@cswengineering.com
(208) 946-3874

PROFESSIONAL ENGINEER LICENSED 16970 STATE OF IDAHO COPYRIGHT M. GRAHAM

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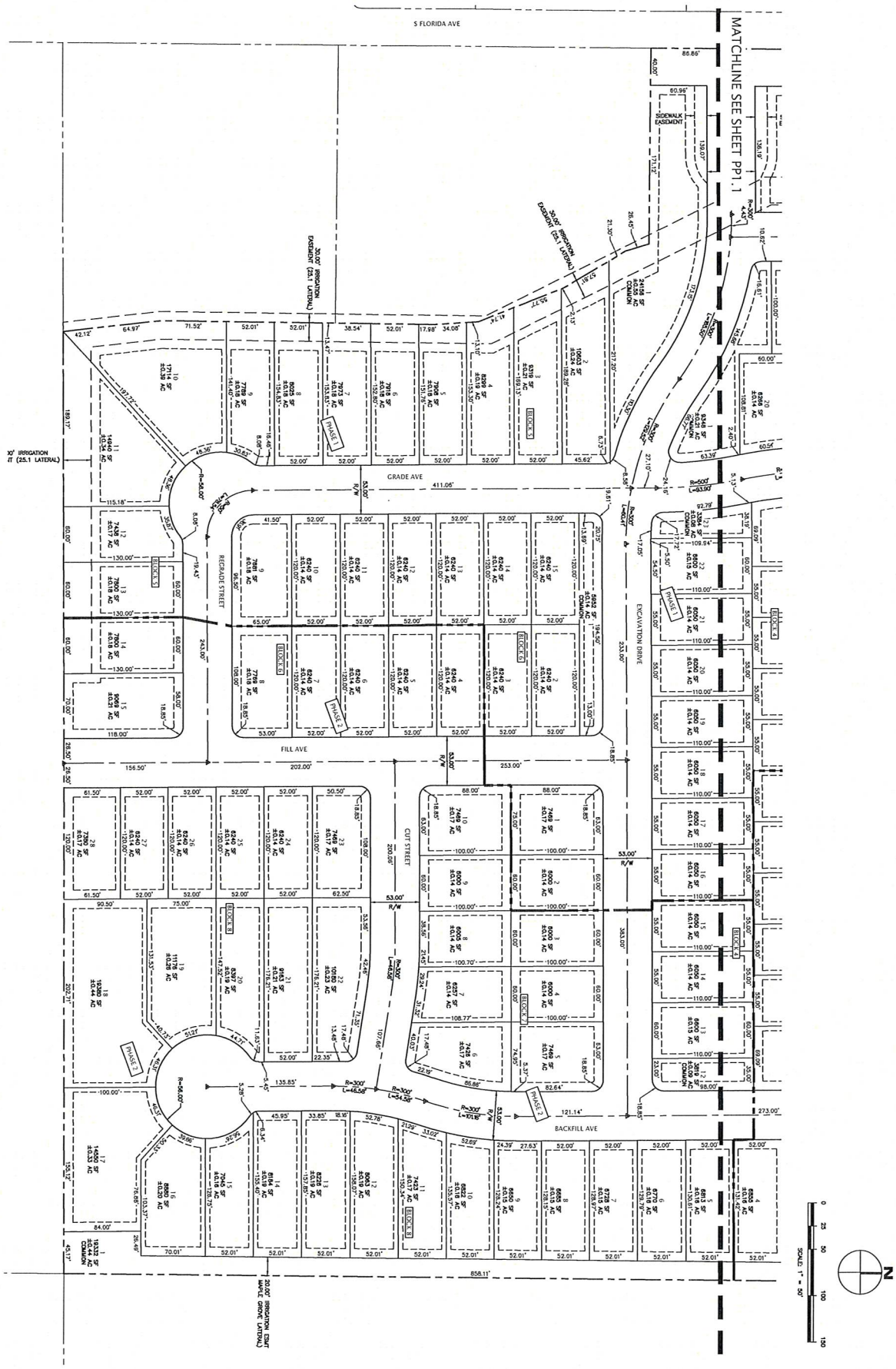

PP1.2

CSW PROJECT NO. 18009
DRAWING DATE 01/26/2020

GUCHES SUBDIVISION

S. FLORIDA AVENUE, CALDWELL, ID

LOT DIMENSIONS SOUTH

PREPARED FOR:
SOUTHPOINT LLC
PO BOX 6385
BOISE, ID 83707

DESIGNED: C. GRAHAM
DRAWN: C. GRAHAM
CHECKED: C. GRAHAM
APPROVED: C. GRAHAM

REV. NO.	DESCRIPTION	DATE

FILE NAME: 18009-C-LOT DIMS.DWG

CSW CIVIL SITE WORKS
804 W. RICHMOND STREET
BOISE, ID 83706
cgraham@cswengineering.com
(208) 946-3874

PROFESSIONAL ENGINEER LICENSED STATE OF IDAHO COURTNEY M. GRAHAM 16970 1-6-20

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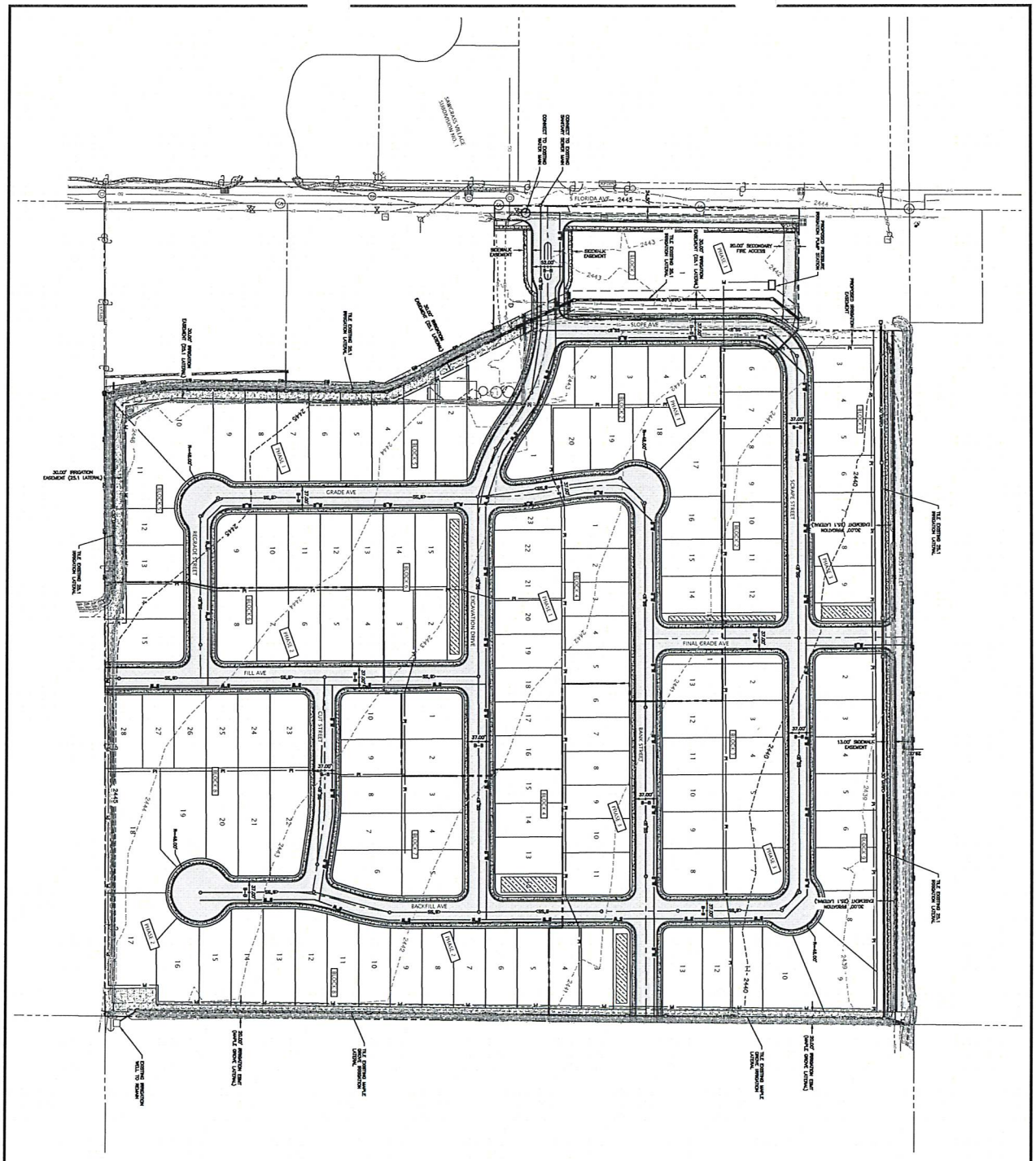

LEGEND

- SUBDIVISION BOUNDARY
- PUBLIC RIGHT-OF-WAY
- ROAD CENTERLINE
- PROPOSED LOT LINE
- LOT NUMBER
- 8"W — PROPOSED WATER MAIN
- 8"SS — PROPOSED SEWER MAIN
- R — PROPOSED PRESSURE IRRIGATION MAIN
- PROPOSED STORM DRAIN FACILITY
- PROPOSED GRAVEL IRRIGATION ACCESS
- 2830 — EXISTING MAJOR CONTOUR (5')
- 2828 — EXISTING MINOR CONTOUR (1')

SCALE: 1" = 80'

0 40 80 160 240

N

PRELIMINARY PLAT DATA

11-02-02-C-25. SPECIAL DEVELOPMENT AREAS: THERE ARE NO SPECIAL DEVELOPMENT AREAS LOCATED WITHIN THE SUBDIVISION BOUNDARY.

11-02-02-C-27. THE SUBDIVISION ACCESS OF EXCAVATION DRIVE TO S. FLORIDA AVENUE AND FINAL GRADE AVENUE TO MOSS STREET ARE BOTH PROPOSED AS FULL ACCESSES.

11-02-02-C-28A. SEWER DISPOSAL: THIS SUBDIVISION WILL BE SERVED BY GRAVITY SEWER THAT WILL TIE INTO THE CITY OF CALDWELL SANITARY DISPOSAL SYSTEM. THE CITY OF CALDWELL WILL OWN THE SANITARY SEWER MAINS UPON FINAL ACCEPTANCE.

11-02-02-C-28B. WATER SUPPLY: WATER MAINS WILL BE LOOPED THROUGH THE SITE TO CONNECT TO THE CALDWELL DOMESTIC WATER SUPPLY. THE CITY OF CALDWELL WILL OWN AND MAINTAIN THE WATER MAINS UPON FINAL ACCEPTANCE.

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PP2.0	CSW PROJECT NO. 18009 DRAWING DATE 01/11/2019	GUCHES SUBDIVISION S. FLORIDA AVENUE, CALDWELL, ID CONCEPTUAL ENGINEERING PLAN	PREPARED FOR: SOUTHPOINT LLC PO BOX 6385 BOISE, ID 83707	DESIGNED: C. GRAHAM DRAWN: C. GRAHAM CHECKED: C. GRAHAM APPROVED: C. GRAHAM	REV. NO. / DESCRIPTION / DATE FILE NAME: 18009-C-SITE PLAN-PP.DWG

CSW CIVIL SITE WORKS
804 W. RICHMOND STREET
BOISE, ID 83706
cgraham@cswengineering.com
(208) 946-3874

PROFESSIONAL ENGINEER LICENSED STATE OF IDAHO 16970 CORINNE M. GRAHAM

A3

EXHIBIT A-2

GRAPHIC DEPICTION OF THE PROPERTY

landproDATA

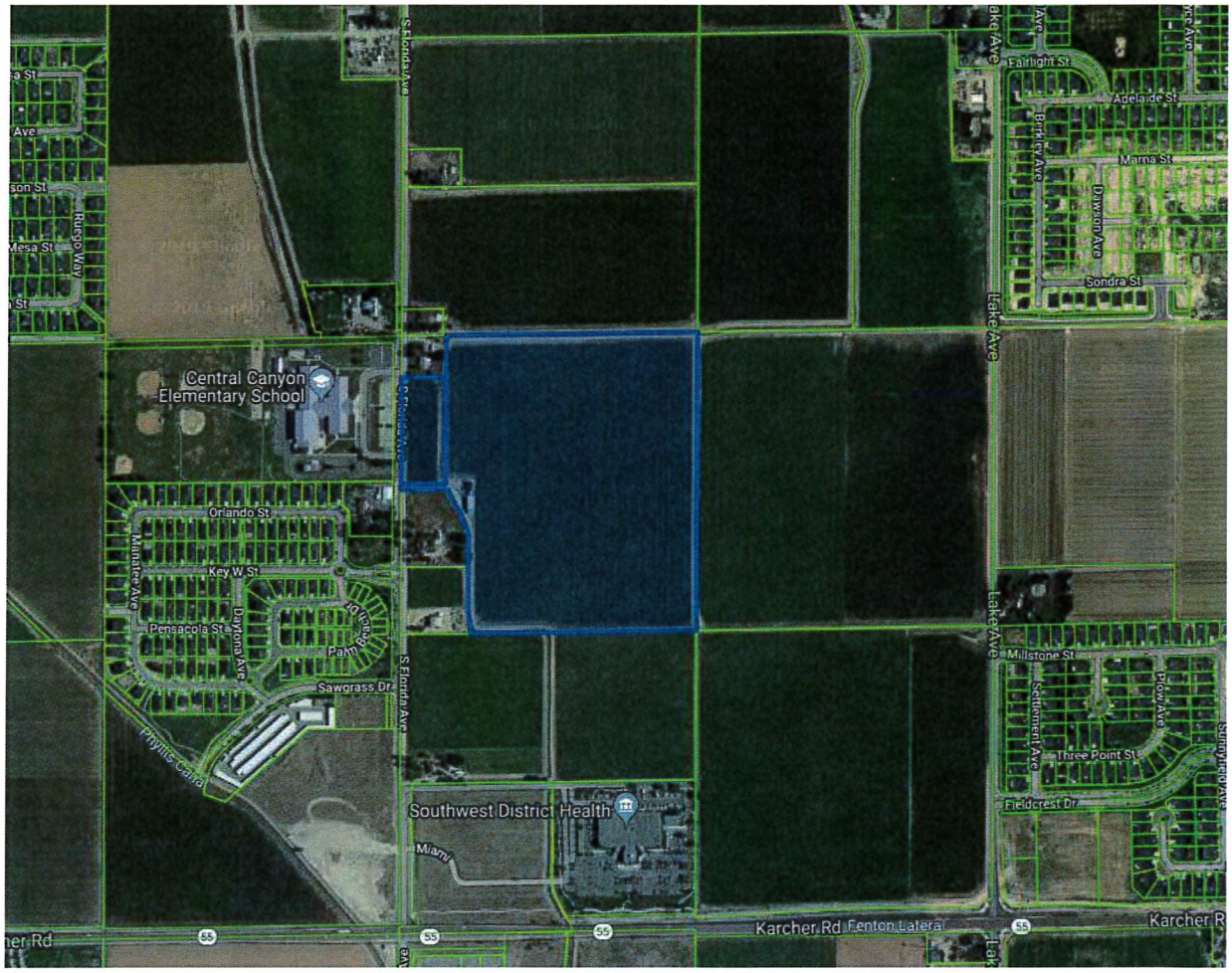
S. Florida Road
Caldwell, ID

Jun 28, 2019 - landproDATA.com
Scale: 1 inch approx 250 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

A4

Exhibit A –Vicinity Map



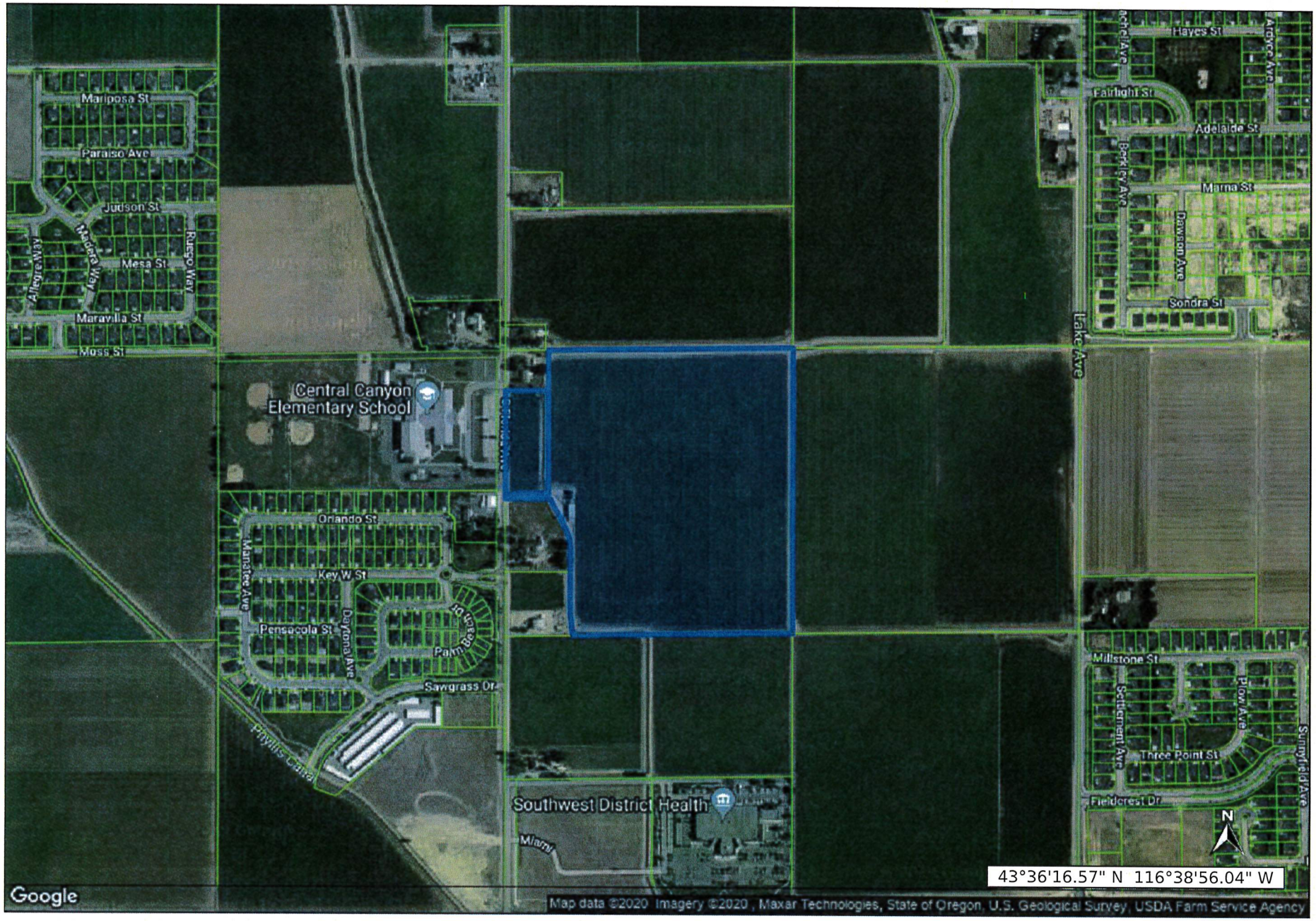
North: Agricultural Land, Zoned R1(City of Caldwell)
East: Agricultural Land, Zoned AG (Canyon County)
South: Agricultural Land, Zoned AG (Canyon County)
West: Single-family residences, zoned R1 and R3(City of Caldwell);
West: Central Canyon Elementary School, zoned R1 (City of Caldwell)

A4

landproDATA

Guches Subdivision

Vicinity Map



Jan 08, 2020 - landproDATA.com
Scale: 1 inch approx 600 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

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: 6:00 pm

End Time of Neighborhood Meeting: 6:45 pm

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

	PRINTED NAME	ADDRESS, CITY, STATE, ZIP
1.	Tim Durbin	16428 S. Florida Ave Caldwell Ida 83607
2.	Linda Durbin	" " " "
3.	(Don Mai) did not sign in	
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		

20.
21.
22.
23.
24.
25.

Neighborhood Meeting Certification:

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

Description of the proposed project: 134 lots on 35.31 acres of land in the R-3

Date of Round Table meeting:

Notice sent to neighbors on: December 6th 2019

Date & time of the neighborhood meeting: December 18th at 6pm

Location of the neighborhood meeting: 15739 S. Florida Ave.

Developer/Applicant:

Name: Josh Beach

Address, City, State, Zip: P.O. Box 6985 Boise, ID 83707

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

DEVELOPER/APPLICANT SIGNATURE DATE 12-19-19

Owner	Address	City
PINTLER CHARLES AND CAROL	6510 RIM RD	NAMPA ID 83686
MAI GREGORY SCOTT	15049 LAKE AVE	NAMPA ID 83651
BEOUGHER CLYDE	14197 CORONA DR	CALDWELL ID 83607
YANO JOHN R	16525 S FLORIDA AVE	CALDWELL ID 83607
HADLOCK JED S	16506 S FLORIDA AVE	CALDWELL ID 83607
GUCHES JIM D	15239 S FLORIDA AVE	CALDWELL ID 83607
DURBIN TIMOTHY RAY	16478 S FLORIDA AVE	CALDWELL ID 83607
VALLIVUE SCHOOL DIST NO 13	5207 S MONTANA AVE	CALDWELL ID 83607-1583
GUCHES JIM D	15239 S FLORIDA AVE	CALDWELL ID 83607
KELLY LANORA F	16316 S FLORIDA AVE	CALDWELL ID 83607
MACK ROD	1028 W VICTORY RD	MERIDIAN ID 83642
TAKAGI TARUMI A SEPARATE F	5760 BIANCA AVE	ENCINO CA 91316
AYARD EVARISTO	16557 BERKLEY AVE	CALDWELL ID 83607
FERRIS DAN	16350 KEY LARGO AVE	CALDWELL ID 83607
SAWGRASS VILLAGE HOA INC	PO BOX 1177	NAMPA ID 83653
PINTLER CHARLES AND CAROL	6510 RIM RD	NAMPA ID 83686
MAI DONALD R	13540 PAOLETTI	CALDWELL ID 83605

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Parcel A:

A portion of the Northwest Quarter of the Southeast Quarter of Section 11, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Northeast corner of said Northwest Quarter of the Southeast Quarter; thence
South 0° 01′ 32" West along the East boundary of said Northwest Quarter of the Southeast Quarter a distance of 1,324.16 feet to the Southeast corner of said Northwest Quarter of the Southeast Quarter; thence

South 89° 07′ 26" West along the South boundary of said Northwest Quarter of the Southeast Quarter a distance of 1,015.17 feet to a point on the centerline projection of a Pioneer Irrigation District Lateral as it now exists; thence traversing said centerline as follows:

North 7° 08′ 04" West a distance of 42.12 feet;
North 6° 33′ 39" West a distance of 64.97 feet;
North 0° 13′ 14" East a distance of 189.01 feet;
North 0° 16′ 36" East a distance of 108.53 feet;
North 4° 05′ 16" West a distance of 47.18 feet;
North 22° 03′ 54" West a distance of 99.64 feet;
North 30° 58′ 07" West a distance of 79.11 feet;
North 17° 40′ 41" West a distance of 26.45 feet; thence leaving said centerline and bearing

South 89° 58′ 41" West a distance of 211.12 feet to a point on the West boundary of said Northwest Quarter of the Southeast Quarter; thence

North 0° 01′ 19" West along said West boundary a distance of 23.15 feet; thence leaving said West boundary and bearing

North 89° 07′ 26" East parallel with the North boundary of said Northwest Quarter of the Southeast Quarter a distance of 198.00 feet thence

North 0° 01′ 19" West parallel with the West boundary of said Northwest Quarter of the Southeast Quarter a distance of 660.00 feet to a point on the North boundary of said Northwest Quarter of the Southeast Quarter; thence

North 89° 07′ 26" East along said North boundary a distance of 1,130.11 feet to the POINT OF BEGINNING.

Parcel B:

A parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter (Center Quarter corner) of Section 11, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 01'19" East a distance of 181.30 feet along the West line of said Northwest Quarter to the REAL POINT OF BEGINNING of this description; thence

North 89° 58'41" East a distance of 197.98 feet to a point; thence

South 0° 01'19" East a distance of 475.76 feet to a point; thence

South 89° 07'34" West a distance of 198.00 feet to a point of the West line of said Northwest Quarter; thence

North 0° 01'19" West a distance of 478.70 feet to the REAL POINT OF BEGINNING.

A

PC41266

INSTRUMENT NO. 200150534

WARRANTY DEED

FOR VALUE RECEIVED John Robert Brucks, a single man

the Grantor, does hereby grant, bargain, sell and convey unto Jim D. Guches, an unmarried person

the Grantee, whose address is 15239 Florida Ave., Caldwell, ID 83607

the following described premises, to-wit:

See attached Exhibit "A", which by this reference is made a part hereof and is comprised of one (1) page.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that he is the owner in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2001 and subsequent years, covenants, conditions, restrictions and easements of record; and that he will warrant and defend the same from all lawful claims whatsoever.

DATED: November 30, 2001

John Robert Brucks

John Robert Brucks

STATE OF IDAHO

COUNTY OF CANYON

On this 30th day of November in the year 2001, before me, a Notary Public, personally appeared John Robert Brucks known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary Public
Residing at Wilder
My commission expires 1-27-05

KIMBERLY A. COMPTON NOTARY PUBLIC STATE OF IDAHO

PIONEER TITLE COMPANY
OF CANYON COUNTY

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

610 SOUTH KIMBALL
CALDWELL, ID 83605

A6

PC 41266

Exhibit "A"

A portion of the Northwest Quarter of the Southeast Quarter of Section 11, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Northeast corner of said Northwest Quarter of the Southeast Quarter; thence
South 0° 01′ 32" West along the East boundary of said Northwest Quarter of the Southeast Quarter a distance of 1,324.16 feet to the Southeast corner of said Northwest Quarter of the Southeast Quarter; thence

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North 6° 33′ 39" West a distance of 64.97 feet;
North 0° 13′ 14" East a distance of 189.01 feet;
North 0° 16′ 36" East a distance of 108.53 feet;
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North 30° 58′ 07" West a distance of 79.11 feet;
North 17° 40′ 41" West a distance of 26.45 feet; thence leaving said centerline and bearing

South 89° 58′ 41" West a distance of 211.12 feet to a point on the West boundary of said Northwest Quarter of the Southeast Quarter; thence

North 0° 01′ 19" West along said West boundary a distance of 23.15 feet; thence leaving said West boundary and bearing

North 89° 07′ 26" East parallel with the North boundary of said Northwest Quarter of the Southeast Quarter a distance of 198.00 feet thence

North 0° 01′ 19" West parallel with the West boundary of said Northwest Quarter of the Southeast Quarter a distance of 660.00 feet to a point on the North boundary of said Northwest Quarter of the Southeast Quarter; thence

North 89° 07′ 26" East along said North boundary a distance of 1,130.11 feet to the POINT OF BEGINNING.

2001 DEC 3 PM 4 49
G NOEL HALES
CANYON CNTY RECORDER
BY
REQUEST PIONEER - CALDWELL
TYPE FEE

RECORDED

200150534

A6

INSTRUMENT NO. 200030227

PN 60113

WARRANTY DEED

FOR VALUE RECEIVED JOHN ROBERT BRUCKS, an unmarried man

the Grantor, does hereby grant, bargain, sell and convey unto JIM D. GUCHES , a single man

the Grantee, whose address is , , 15239 Florida Caldwell Id. 83605

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that he the owner in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2000 and subsequent years, covenants, conditions, restrictions and easements of record; and that he will warrant and defend the same from all lawful claims whatsoever.

DATED: August 28, 2000

John Robert Brucks

JOHN ROBERT BRUCKS

STATE OF IDAHO
COUNTY OF CANYON
On this 28 day of AUGUST, 2000, before me, a notary public, personally appeared **JOHN ROBERT BRUCKS**, known or identified to me to be the person(s) who(se) name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

AMY McCLINTOCK NOTARY PUBLIC STATE OF IDAHO

Amy McClintock
Notary Public
Residing at NAMPA
My commission expires: 4/21/06

PIONEER TITLE COMPANY
OF CANYON COUNTY

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

423 SOUTH KIMBALL
CALDWELL, ID 83605

A6

PN60113

Exhibit "A"

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South 0° 01'19" East a distance of 475.76 feet to a point; thence

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North 0° 01'19" West a distance of 478.70 feet to the REAL POINT OF BEGINNING.

200030227

RECORDED

00 AUG 29 AM 11 00

G NOEL HALES
CANYON CNTY RECORDER
BY [signature] Dep.

REQUEST PIONEER-NAMPA
TYPE Deed FEE 10.00

First American Title
Schedule A

A true copy of the foregoing agreement, signed by the Seller and containing the full and complete legal description of the premises, is hereby received on this _____ day of _____, 20__

BUYER _____ BUYER _____

A6

Parcel #' 3273901000 and R3274101000

Property Owner Acknowledgement

I, Jim Guches, 15239 S. Florida ave
(Name) (Address)

Caldwell, Id 83607
(City) (State)

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

1. That I am the record owner, or authorized designee of the record owner of property located at

_____,
(Address)

and I grant my permission to:

Acme LLC, PO Box 6985
(Name) (Address)

Boise, ID
(City) (State)

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 statement(s) 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 inspection(s) related to processing said application(s).

Dated this 18th day of December, 20 19

(Signature)

A6

CITY OF
Caldwell, Idaho

Planning & Zoning

LANDSCAPE PLAN

Project Name:	Gulches Subdivision	File #:	ANN-20-01
Project Address:	0 Florida Ave		SUB20P-01

Applicant (√)	Description	Staff (√)
X	Detailed plan at a scale no smaller than 1" to 50' submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	✓
	Landscape Plan must include a table with the following information:	
X	Names of all streets upon which the property has frontage, including amount of linear feet of frontage	✓
X	# of trees provided in each street landscape buffer	
X	# of shrubs provided in each street landscape buffer	
X	Width of each street landscape buffer	
X	Total # of parking spaces provided (regular, ADA, and bicycle)	
X	Types of vegetation and/or rock ground cover	
X	Note indicating whether or not the landscape plan complies with City Code Chapter 10-07 (Caldwell Landscaping Ordinance). If plan does not comply, state which areas & the reason for the variation.	

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

STAFF USE ONLY:

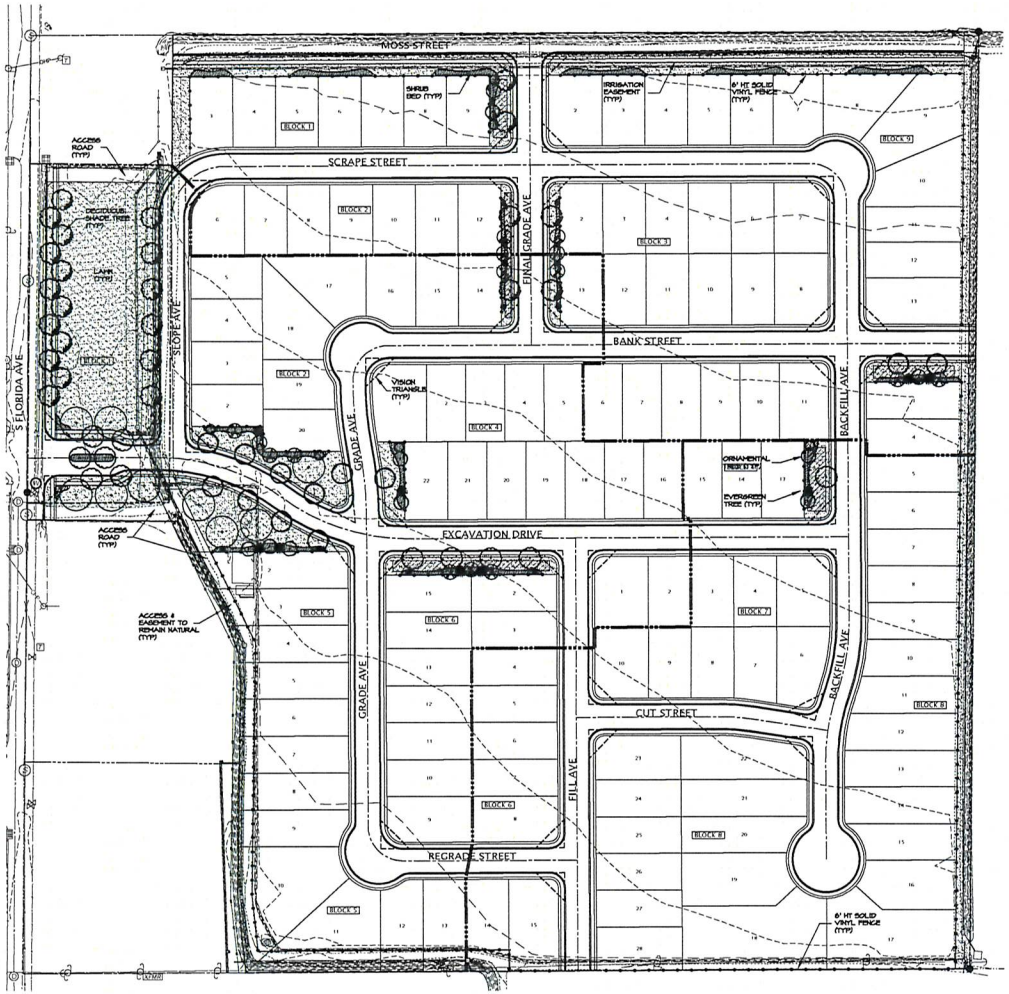
Date Application Received: 1/8/20

Received by: HC

Date Approved: _____

Approved by: _____

A8



PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B&B
	HOOP'S BLUE SPRUCE	PICEA PUNGENS 'HOOPSII'	6-8' HT B&B
	KARL FUCHS HIMALAYAN CEDAR	CEDRUS DEODARA 'KARL FUCHS'	6-8' HT B&B
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BAILIGH'	5-6' HT B&B
	VANDERWOLF PINE	PINUS FLEXILIS VANDERWOLF'S PYRAMID'	6-8' HT B&B
	KEEPING WHITE SPRUCE	PICEA GLAUCA 'PENDULA'	6-8' HT B&B
SHADE TREES (CLASS III)			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
	SWAMP OAK	QUERCUS BICOLOR	2" CAL B&B
SHADE TREES (CLASS II)			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'JUNSINSER'	2" CAL B&B
	CAPITAL PEAR	PYRUS CALLERYANA 'CAPITAL'	2" CAL B&B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS 'IMPCOLE'	2" CAL B&B
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B
	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
	AMUR MAPLE	ACER GINNALA 'FLAME'	8'-10' HT MULTI-STEM
	MILKY WAY SELECT DOGWOOD	CORNUS KOUSA 'MILKY WAY SELECT'	2" CAL B&B
	MARILEE CRABAPPLE	MALUS 'MARILEE'	2" CAL B&B
	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CAL B&B
	ROYAL RAINDROPS CRABAPPLE	MALUS JFS-KMS	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	2 GAL
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	5 GAL
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	EMERALD 'N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD 'N' GOLD'	3 GAL
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'HIIHM-1'	5 GAL
	YELLOW FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOALESA'	3 GAL
	GRO-LON SUMAC	RHUS AROMATICA 'GRO-LON'	5 GAL
	HELMOND PILLAR BARBERRY	BERBERIS THUNBERGII 'HELMOND PILLAR'	5 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL
	MUNSTEAD LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	1 GAL
	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GAL
	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL
	P.J.M RHODODENDRON	RHODODRENDRON 'P.J.M'	5 GAL
	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	5 GAL

LAWN

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES, LANDSCAPE BUFFERS AND SIDE YARDS (TYP).

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL LANDSCAPE ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
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4. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
5. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
6. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.
7. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

DEVELOPMENT DATA

TOTAL AREA	35.30 ACRES
COMMON OPEN SPACE	2.15 ACRES
RESIDENTIAL LOTS	135
COMMON AREA LOTS	12
TOTAL LOTS	147

GUCHES SUBDIVISION

CALDWELL, ID

PRELIMINARY PLAT LANDSCAPE PLAN

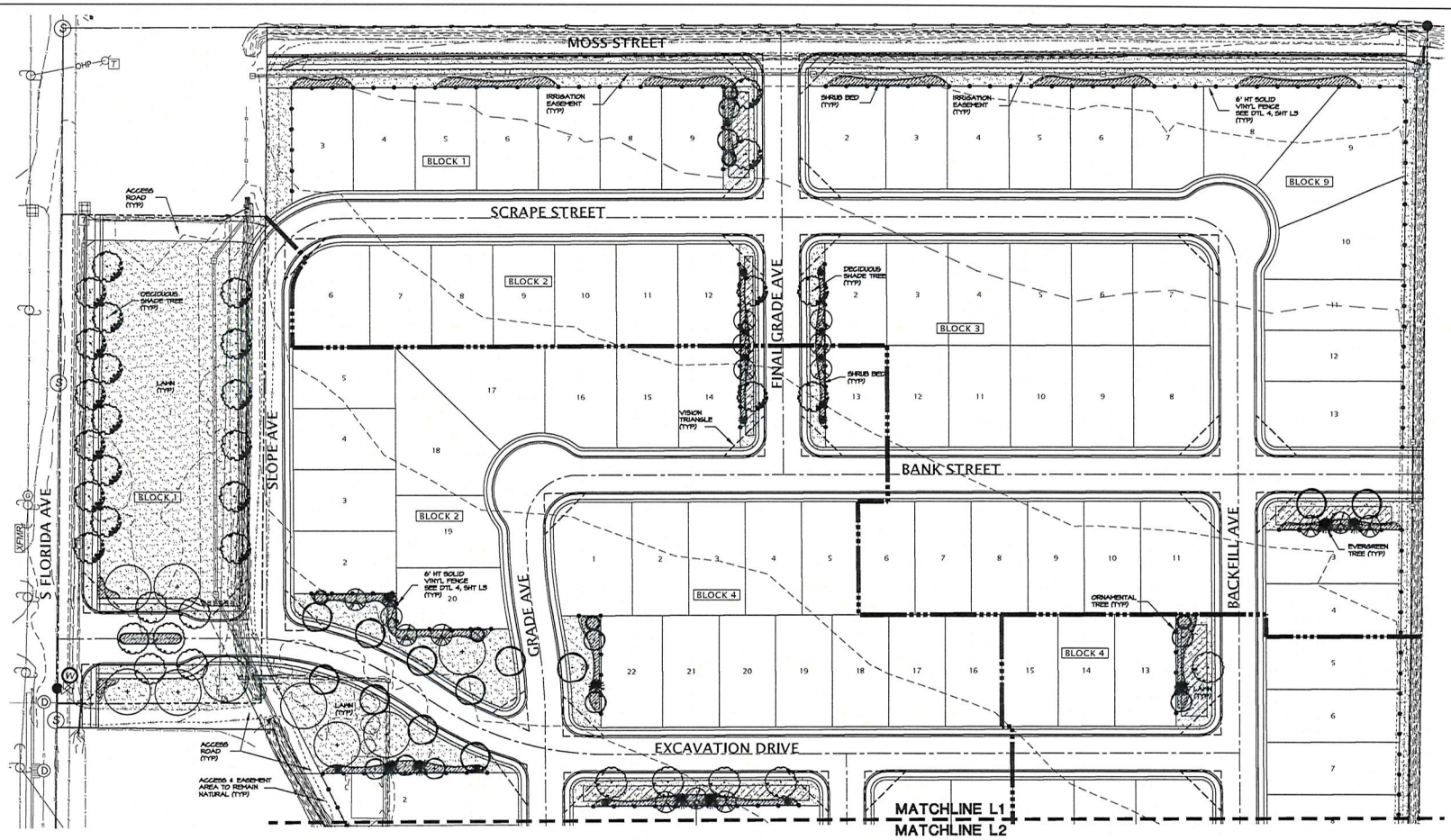
JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1908 Tyrell Lane, Ste 100 Boise, ID 83706
Ph. (208) 345-7372 www.jensenbelts.com

NORTH

0' 80' 160' 240'

SCALE 1" = 80'

JANUARY 2, 2020



PLANT PALETTE

(REFERENCE SHEET L3)

SYM	COMMON NAME
EVERGREEN TREES	
	BLACK HILLS SPRUCE
	HOOPS BLUE SPRUCE
	KARL FUCHS HIMALAYAN CEDAR
	SKY HIGH JUNIPER
	VANDERWOLF PINE
	WEEPING WHITE SPRUCE
SHADE TREES (CLASS III)	
	BLOODGOOD LONDON PLANETREE
	SWAMP OAK
SHADE TREES (CLASS II)	
	AUTUMN PURPLE ASH
	CAPITAL PEAR
	GHANTICLEER PEAR
	IMPERIAL HONEYLOCUST
	LITTLELEAF LINDEN
	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
	AMUR MAPLE
	MILKY WAY SELECT DOGWOOD
	MARILEE CRABAPPLE
	SPRING SNOW CRABAPPLE
	ROYAL RAINDROPS CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
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	OTTO LUYKEN LAUREL
	PJM RHODODENDRON
	SLONMOUND MUGO PINE
	LAWN
	6' VINYL FENCE ALONG PERIMETER PROPERTY LINES, LANDSCAPE BUFFERS AND SIDE YARDS (TYP). SEE DTL 4, THIS SHT.

NOTES

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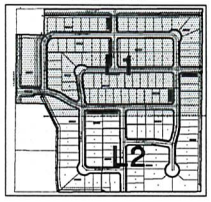
NORTH

0' 50' 100' 150'

SCALE 1" = 50'

KEY MAP



Issue Description	Date
ISSUE	1-2-20

JENSENBELT ASSOCI

Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

GUCHES SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 1988

Drawn	Checked
JJN	KCS
Scale	AS SHOWN

Sheet Title

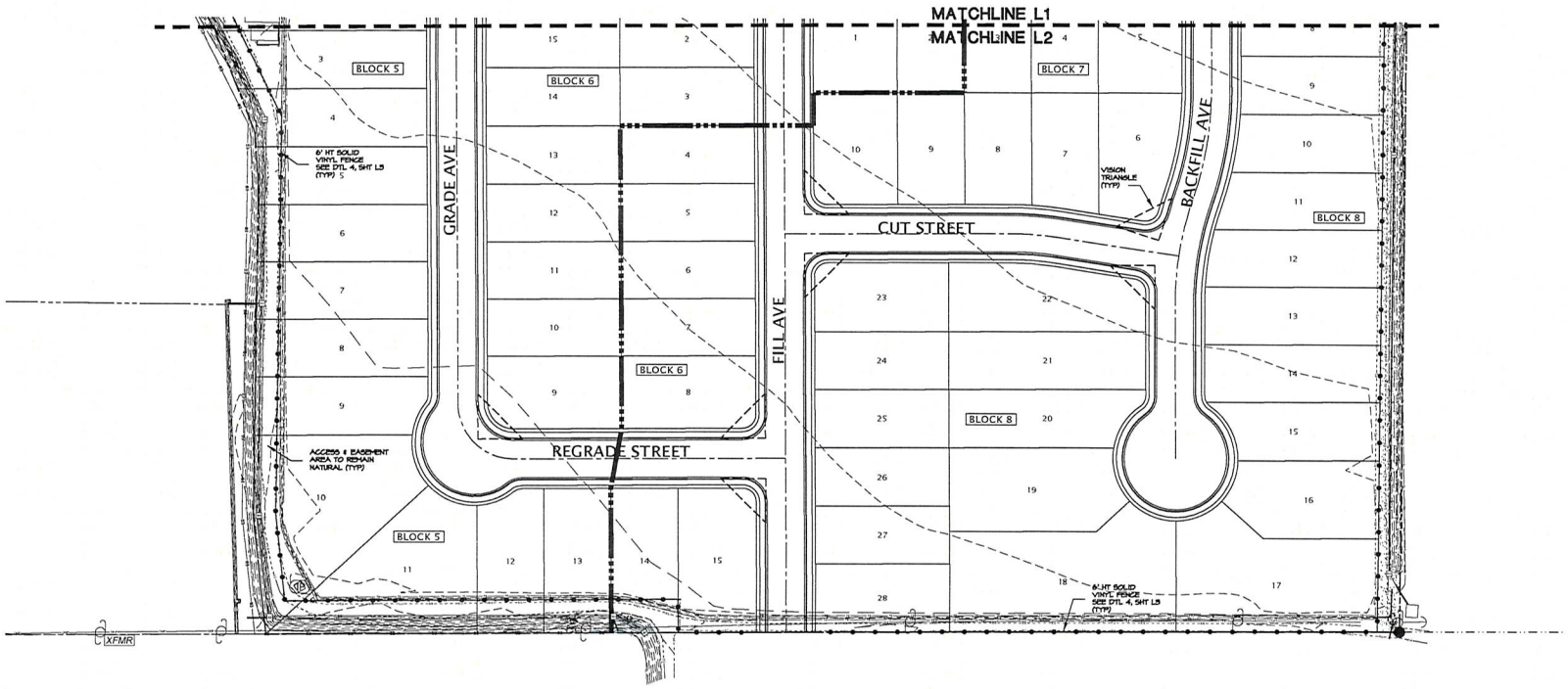
LANDSCAPE PLAN

Sheet Number

L1

1 of 3 Sheets

A9



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	SKY HIGH JUNIPER
	VANDERWOLF PINE
	WEEPING WHITE SPRUCE
SHADE TREES (CLASS III)	
	BLOODGOOD LONDON PLANETREE
	SWAMP OAK
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	AUTUMN PURPLE ASH
	CAPITAL PEAR
	GHANTICLEER PEAR
	IMPERIAL HONEYLOCUST
	LITTLELEAF LINDEN
	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
	AMUR MAPLE
	MILKY WAY SELECT DOGWOOD
	MARILEE CRABAPPLE
	SPRING SNOW CRABAPPLE
	ROYAL RAINDROPS CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
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	DARTS GOLD NINEBARK
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0' 50' 100' 150'

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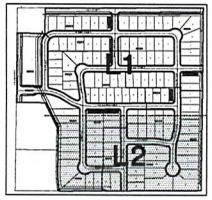

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GUCHES SUBDIVISION

CALDWELL, IDAHO

PRELI' ARY PLAT LANDSCAPE PLAN

Job Number 1988

Drawn	Checked
JJN	KCS
Scale	AS SHOWN

Sheet Title

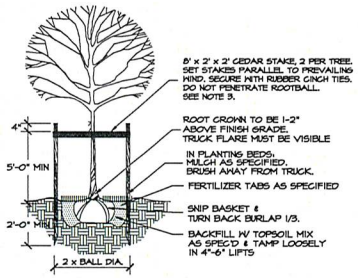
LANDSCAPE PLAN

Sheet Number

L2

2 of 3 Sheets

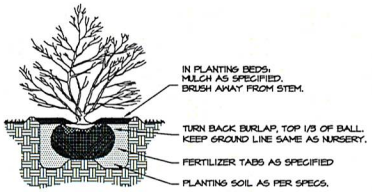
49



NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
4. TREE TREES PLANTED IN TURF AREAS, REMOVE TURF 3' DIA. FROM TREE TRUNK.

① TREE PLANTING/STAKING

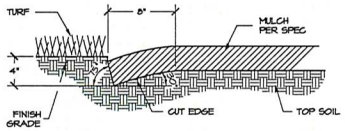
NOT TO SCALE



NOTE: DIG HOLE THICE THE SIZE OF ROOTBALL.

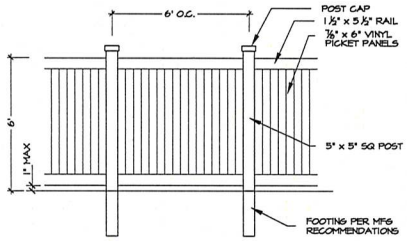
② SHRUB PLANTING

NOT TO SCALE



③ PLANTER CUT BED EDGE

NOT TO SCALE



NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
2. STYLE MAY VARY. COLOR TO BE CHOSEN BY DEVELOPER.

④ VINYL PRIVACY FENCE

NOT TO SCALE

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TOTAL LOTS	147

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GUCHES SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 1988

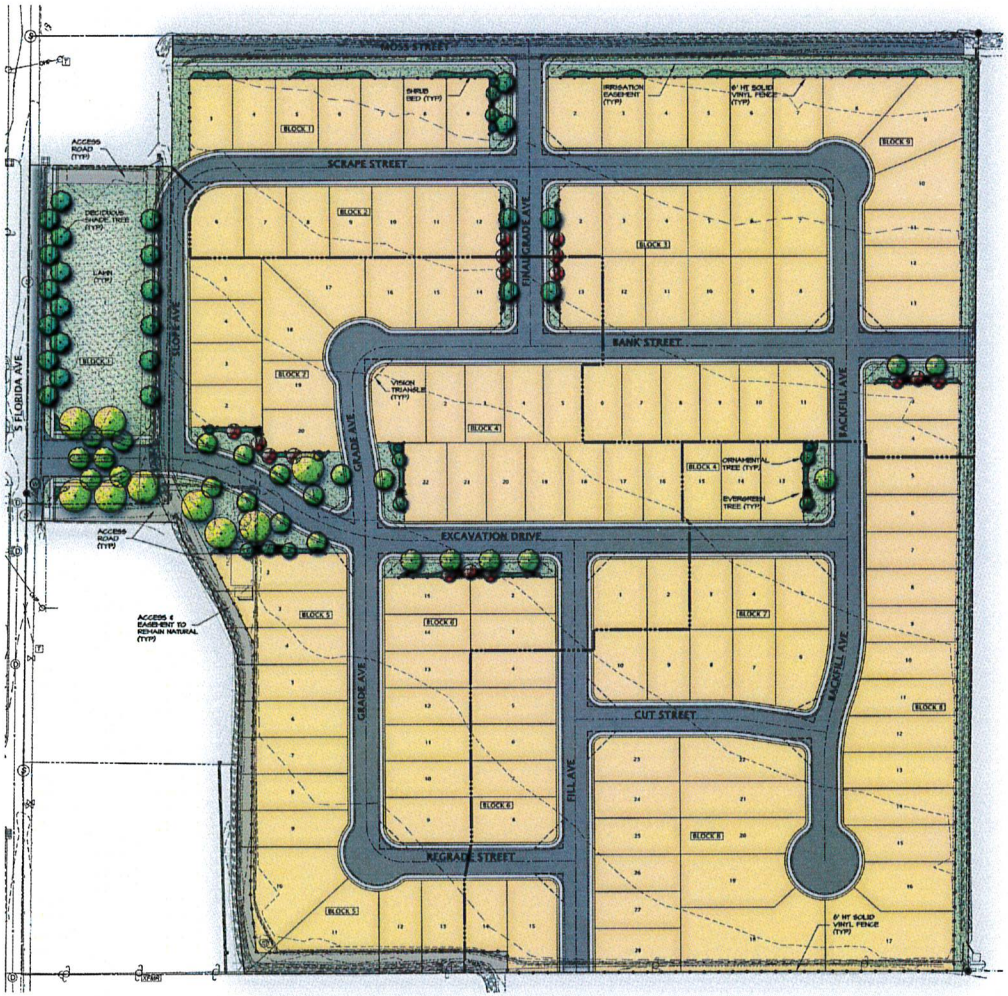
Drawn	Checked
JJN	KCS
Scale	AS SHOWN

Sheet Title
LANDSCAPE DETAILS

Sheet Number
L3

3 of 3 Sheets

69



GUCHES SUBDIVISION

CALDWELL, ID

PRELIMINARY PLAT LANDSCAPE PLAN

PLANT PALETTE

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2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS.
4. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
5. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
6. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.
7. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

DEVELOPMENT DATA

TOTAL AREA	35.30 ACRES
COMMON OPEN SPACE	2.15 ACRES
RESIDENTIAL LOTS	135
COMMON AREA LOTS	12
TOTAL LOTS	147

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NORTH

0' 80' 160' 240'

SCALE 1" = 80'

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