



# CITY OF Caldwell, Idaho

Planning & Zoning

## HEARING REVIEW APPLICATION

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

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

RECEIVED  
MAR 29 2017

**STAFF USE ONLY:**

File number(s): Ann-17-02

Project name: \_\_\_\_\_

Date filed: \_\_\_\_\_ Date complete: \_\_\_\_\_

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

### Subject Property Information

Address: 19506 Middleton Rd Parcel Number(s): E3430701000

Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 4.54 Zoning: County

Prior Use of the Property: AG /FARMING

Proposed Use of the Property: SINGLE FAMILY RESIDENTIAL

### Applicant Information:

Applicant Name: PROVINCENCE PROPERTIES LLC Phone: 208-695-2000

Address: 701 ALLEN ST STE 104 City: MERIDIAN State: ID Zip: 83642

Email: marmuth@hubblehomes.com Cell: \_\_\_\_\_

Owner Name: PROVINCENCE PROPERTIES LLC Phone: 208-695-2000

Address: 701 ALLEN ST STE 104 City: MERIDIAN State: ID Zip: 83642

Email: marmuth@hubblehomes.com Cell: \_\_\_\_\_

Agent Name: (e.g., architect, engineer, developer, representative) Kent Brown

Address: 3161 E SPRINGWOOD DR City: MERIDIAN State: ID Zip: 83642

Email: kentlkb@gmail.com Cell: \_\_\_\_\_

### Authorization

Print applicant name: PROVINCENCE PROPERTIES LLC

Applicant Signature: Kent Brown For Provience properties Date: 3/27/17

A1

Project Name: AMENDMENT TO MASON CREEK LANDING ma	File #:
Applicant/Agent: PROVIENCE PROPERTIES LLC/ KENT BROWN	

Applicant (v)	Description	Staff (v)
✓	Completed & signed Hearing Review Master Application	
✓	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	
✓	Recorded warranty deed for the subject property	
	Signed Lease Agreement (if applicable)	
✓	Vicinity map, showing the location of the subject property (8 1/2" x 11")	
✓	Site Plan <b>The following are suggested items that may be shown on the site plan:</b>	
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
✓	Metes and bounds legal description for the site to be annexed (must be submitted in electronic format).	
	Landscape Plan (if applicable)	
✓	Neighborhood Meeting sign-in sheet	
✓	Fee	

**STAFF USE ONLY:**

Date Application Received: 3-29-16

Received by: [Signature]

Proposed Hearing Date: \_\_\_\_\_

Hearing Body: \_\_\_\_\_



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

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

RECEIVED MAR 29 2017

STAFF USE ONLY:

File number(s): SUB-17P-02
Project name:
Date filed: Date complete:
Related files:

Subject Property Information

Address: 19506 Middleton Rd Parcel Number(s): R3430701000
Subdivision: Block: Lot: Acreage: 5.54 Zoning:
Prior Use of the Property: AG /FARMING
Proposed Use of the Property: SINGLE FAMILY RESIDENTIAL

Applicant Information:

Applicant Name: PROVIENCE PROPERTIES LLC Phone: 208-695-2000
Address: 701 ALLEN ST STE 104 City: MERIDIAN State: ID Zip: 83642
Email: marmuth@hubblehomes.com Cell:

Owner Name: PROVIENCE PROPERTIES LLC Phone: 208-695-2000
Address: 701 ALLEN ST STE 104 City: MERIDIAN State: ID Zip: 83642
Email: marmuth@hubblehomes.com Cell:

Agent Name: (e.g., architect, engineer, developer, representative) Kent Brown
Address: 3161 E SPRINGWOOD DR City: MERIDIAN State: ID Zip: 83642
Email: kentlkb@gmail.com Cell:

Authorization

Print applicant name: PROVIENCE PROPERTIES LLC
Applicant Signature: Kent Brown For Provience properties Date: 3/27/17

AI



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: AMENDMENT TO MASON CREEK LANDING	File #:
Applicant/Agent: PROVIENCE PROPERTIES LLC/ KENT BROWN	

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

Total # Lots

Residential: 51 Commercial: 0 Industrial: 0 Common: 6

Phased Project:  Yes  No If "yes", Phase #: 2 Total Acreage: 14.13

Min. Lot Size (excluding common lots): 6,015 Max. Lot Size (excluding common lots): 11908

Avg. Lot Size (excluding common lots): 7,705 % Useable Open Space: 8.12%

List all types of useable open space: Landscaping berm, buffers and PI STATION

**STAFF USE ONLY:**

Date Application Received: \_\_\_\_\_

Received by: \_\_\_\_\_

Proposed Hearing Date: \_\_\_\_\_

Hearing Body: \_\_\_\_\_

AI

# KENT BROWN PLANNING SERVICES

March 27, 2017

Planning and Zoning Commission  
&  
City Council  
Caldwell City Hall  
621 E. Cleveland Blvd  
Caldwell, ID 83605

**RE: Annexation of Amendment of Mason Creek Landing Subdivision**

Dear Commissioners and Council Members:

Respectfully request the City of Caldwell's approval to annexation of 4.54 acres into the city limits of Caldwell. The site is surrounded by the Caldwell city limits. There is existing R-2 zoning on the west, south and east sides of this site and R-1 zoning on the north side. The proposed zone is R-2 is which is compatible with the existing zoning in the area.

The development team is in the process of submitting construction plans to the Public Works Department to extend water and sewer to this area.

We look forward to your approval of this application for annexation and zoning into the City of Caldwell.

Sincerely,



Kent Brown  
Planner

# KENT BROWN PLANNING SERVICES

March 28, 2017

Planning and Zoning Commission &  
City Council  
Caldwell City Hall  
621 E. Cleveland Blvd  
Caldwell, ID 83605

**RE: Preliminary Plat Application for Amendment to Mason Creek Landing Subdivision**

Dear Commissioners and Council Members:

Providence Properties LLC, respectfully requests the City of Caldwell's approval of a preliminary plat, consisting of 51 single family lots and 6 common area lots on 14.13 acres.

BACKGROUND

Last fall when Mason Creek Landing Development was approved, there was a 4.54 acre parcel along the northern boundary that was not included within the development. Providence Properties LLC now owns this parcel and desires to include the parcel into the Mason Creek Landing Development.

The configuration of the 4.54 acre parcel requires us to redesign the original layout of the Mason Creek Landing Subdivision. After moving and extending streets and common areas into the new parcel, our amended preliminary plat is now 14.13 acres in size. The increase in the size of the preliminary plat is due to individual lots being changed to accommodate the new parcel.

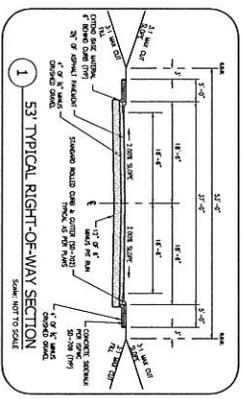
Overall we are increasing the number of single family lots by 17 and the common area lots by 2.

We thank you for your help. If you have any questions feel free to contact me.

Sincerely,



Kent Brown, Planner



CLINK TABLE

CLINK	INCHES	LENGTH	CHORD DIST.	CHORD BEG.	CHORD END
C1	28.00	238.04	238.48	58715.24'	13551.04'
C2	28.00	238.04	238.48	65274.24'	13551.04'

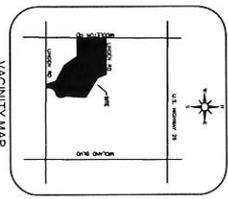
LANDSCAPE ARCHITECT: SCOTT LANDSCAPE ARCHITECT, 2002 S. VASA AVE., BOISE, IDAHO 83725, (208) 342-8989

SURVEYOR: GREGORY J. GIBSON, 1400 E. WASHINGTON ST. 100, BOISE, IDAHO 83725, (208) 344-8310

PLANNER: DEPT. OF TRANSPORTATION, 1611 S. SPRINGWOOD DR., BOISE, IDAHO 83725, (208) 371-2441

DEVELOPER: MORGAN DEVELOPERS, LLC, 211 S. ALTA ST., BOISE, IDAHO 83725, (208) 375-7400

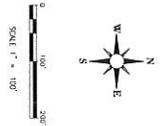
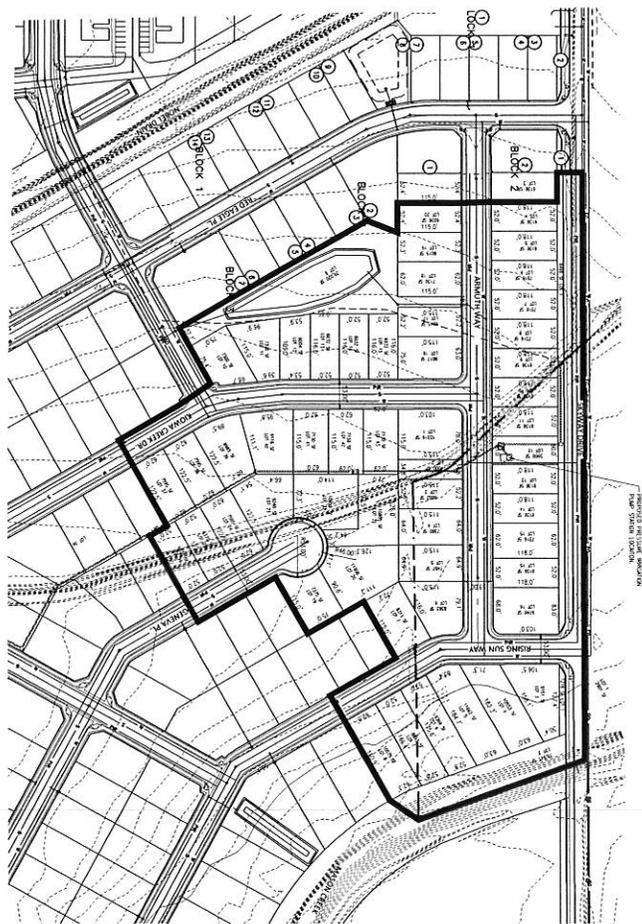
THIS DRAWING WAS ADDED TO THE SUBMITTAL TO SHOW HOW THE ORIGINAL PRELIMINARY PLAT WAS SUBMITTED AND APPROVED. SHEET C1.0 SHOWS HOW THE ADDITIONAL PROPERTY WAS INCORPORATED INTO THE OVERALL SITE PLAN. SHEET C1.1 SHOWS THE LOTS THAT CHANGED TO INCORPORATE THIS ADDITIONAL PROPERTY WITH LOT DIMENSIONS.



SHEET <b>C1.2</b>		<b>CK ENGINEERING</b> 1300 E. STATE ST. SUITE 102 BOISE, IDAHO 83716 PHONE: 208-898-9590	<b>PRELIMINARY PLAT</b>	<b>MASON CREEK LANDING SUBDIVISION</b> T4N, R2W, SECTION 29 CALDWELL, CANYON COUNTY, IDAHO	<b>REVISIONS:</b> _____ _____ _____
		DRAWN BY: CJK/OU CHECKED BY: CJK DATE: 5/2/18 FILE: P-PLAT 17-02-16 ADD RESIDING DSR: 17-02-16 MASON CREEK LANDING SUB-P-PLAT			

A3





SHEET  
C1.1



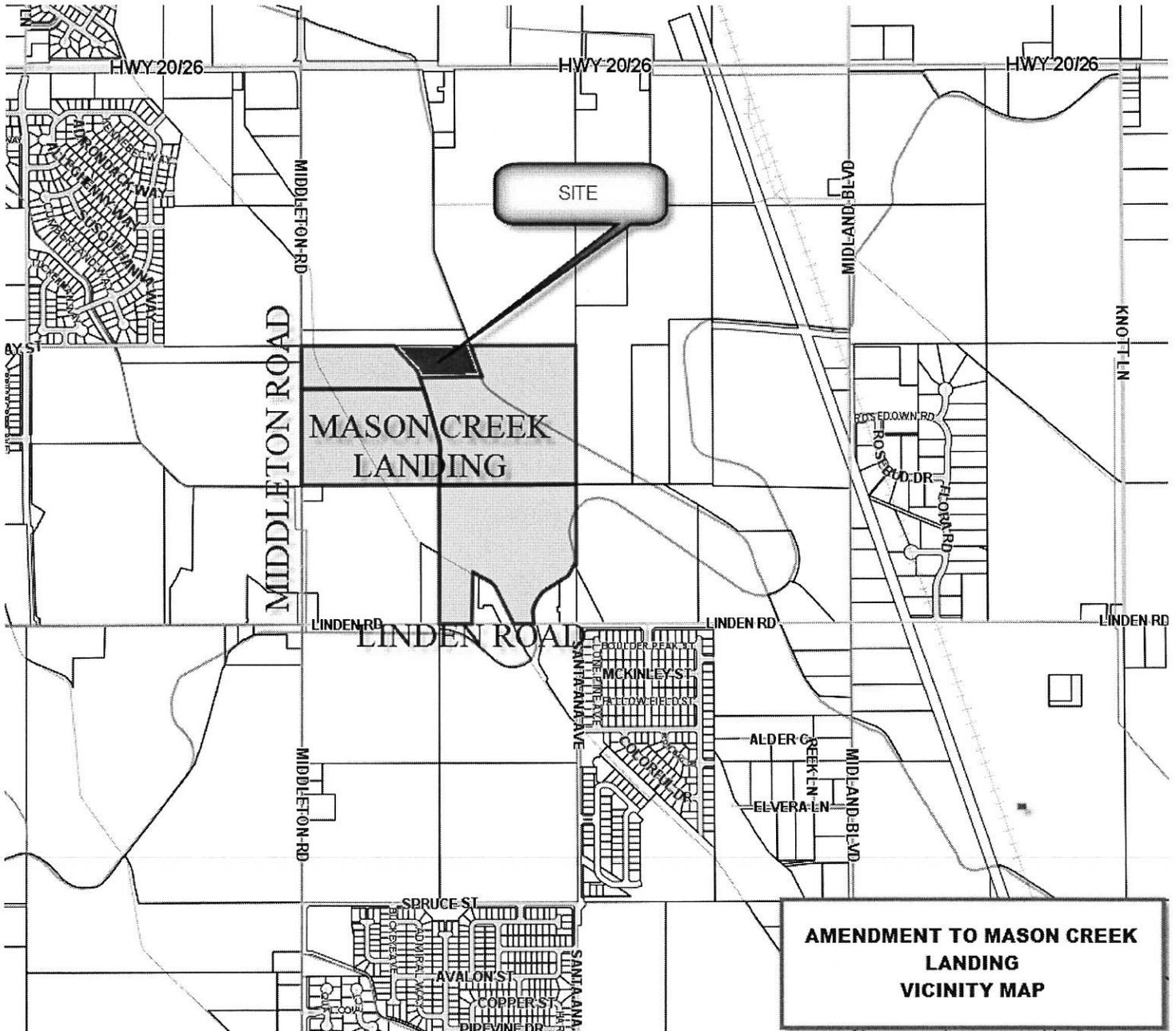
**CK ENGINEERING**  
 1330 E. STATE ST. SUITE 102  
 EAGLE, OH 43024  
 PHONE 206-869-0590  
 DRAWN BY: J. J. JONES  
 CHECKED BY: J. J. JONES  
 DATE: 8/2/18  
 FILE: J:\PLAT AND ZONING\18-026-PLAT  
 DWG: 18-026-PLAT-001-18-026-PLAT

PRELIMINARY PLAT  
 AMENDMENT

AMENDMENT TO MASONCREEK  
 LANDING SUBDIVISION

REVISIONS:


A3



A3

3/27/17

**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: 6PM

End Time of Neighborhood Meeting: 6.20PM

**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. KENT BROWN 3161 E SPRINGWOOD DR, Meridian ID 83642

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_

7. \_\_\_\_\_

8. \_\_\_\_\_

9. \_\_\_\_\_

10. \_\_\_\_\_

11. \_\_\_\_\_

12. \_\_\_\_\_

13. \_\_\_\_\_

14. \_\_\_\_\_

15. \_\_\_\_\_

16. \_\_\_\_\_

17. \_\_\_\_\_

18. \_\_\_\_\_

19. \_\_\_\_\_

128



8151 W. Rifleman Street  
Boise, ID 83704

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

**2017-009328**  
RECORDED  
**03/14/2017 11:59 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=2 SDUPLIS \$13.00  
TYPE: DEED  
PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

File No. 610648 SRM/SM

**WARRANTY DEED**

For Value Received Gerald L. Bow and Reida M. Bow, husband and wife hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Providence Properties, LLC

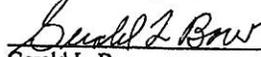
hereinafter referred to as Grantee, whose current address is 701 S Allen #104 Meridian, ID 83642

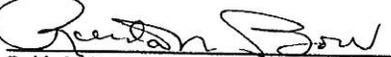
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

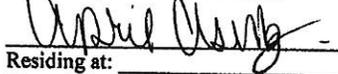
Dated: March 9, 2017

  
\_\_\_\_\_  
Gerald L. Bow

  
\_\_\_\_\_  
Reida M Bow

State of Idaho County of Ada

On this 13 day of March in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Gerald L. Bow and Reida M Bow known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

  
\_\_\_\_\_  
Residing at:

Commission Expires: RESIDING IN KUNA, ID  
COMMISSION EXPIRES 1-24-18



A10

EXHIBIT A

Part of the Southwest Quarter of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of the said Southwest Quarter; thence  
North 89° 15' 00" East along the North boundary of the said Southwest Quarter a distance of 888.70 feet to a point on the centerline of a 6-foot-wide irrigation lateral, which point is the TRUE POINT OF BEGINNING; thence continuing  
North 89° 59' 00" East a distance of 738.45 feet to the centerline of Mason Creek; thence  
South 19° 33' 14" East along the said centerline of Mason Creek a distance of 315.49 feet; thence  
South 89° 15' 33" West a distance of 599 feet to the said centerline of a 6-foot-wide irrigation lateral; thence traversing the said centerline of a 6-foot-wide irrigation lateral as follows:  
North 18° 27' 07" West a distance of 46.98 feet; thence Northwesterly a distance of 31.58 feet along the arc of a curve to the left having a radius of 75.00 feet, a central angle of 24° 07' 22" and a long chord which bears North 30° 30' 48" West a distance of 31.34 feet; thence  
North 42° 34' 29" West a distance of 316.76 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH an easement for ingress-egress to the above-described real property as follows:

A 30-foot-wide ingress-egress easement located in the Southwest Quarter of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Northwest corner of the said Southwest Quarter; thence  
North 89° 59' 00" East along the North boundary of the said Southwest Quarter a distance of 888.70 feet to the centerline of an irrigation lateral; thence  
South 42° 34' 29" East along the said centerline a distance of 40.73 feet; thence  
South 89° 59' 00" West parallel with the said North boundary a distance of 916.26 feet to the West boundary of the said Southwest Quarter; thence  
North along the said West boundary a distance of 30 feet to the POINT OF BEGINNING.



8151 W. Rifleman Street  
Boise, ID 83704

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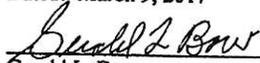
hereinafter referred to as Grantee, whose current address is 701 S Allen #104 Meridian, ID 83642

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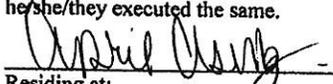
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises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

Dated: March 9, 2017

  
\_\_\_\_\_  
Gerald L. Bow  
  
\_\_\_\_\_  
Reida M Bow

State of Idaho County of Ada

On this 13 day of March in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Gerald L. Bow and Reida M Bow known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

  
\_\_\_\_\_  
Residing at:

Commission Expires: RESIDING IN KUNA, ID  
COMMISSION EXPIRES 1-24-18



A-10

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COMMENCING at the Northwest corner of the said Southwest Quarter; thence  
North 89° 15' 00" East along the North boundary of the said Southwest Quarter a distance of 888.70 feet to a point on the centerline of a 6-foot-wide irrigation lateral, which point is the TRUE POINT OF BEGINNING; thence continuing  
North 89° 59' 00" East a distance of 738.45 feet to the centerline of Mason Creek; thence  
South 19° 33' 14" East along the said centerline of Mason Creek a distance of 315.49 feet; thence  
South 89° 15' 33" West a distance of 599 feet to the said centerline of a 6-foot-wide irrigation lateral; thence traversing the said centerline of a 6-foot-wide irrigation lateral as follows:  
North 18° 27' 07" West a distance of 46.98 feet; thence Northwesterly a distance of 31.58 feet along the arc of a curve to the left having a radius of 75.00 feet, a central angle of 24° 07' 22" and a long chord which bears North 30° 30' 48" West a distance of 31.34 feet; thence  
North 42° 34' 29" West a distance of 316.76 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH an easement for ingress-egress to the above-described real property as follows:

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BEGINNING at the Northwest corner of the said Southwest Quarter; thence  
North 89° 59' 00" East along the North boundary of the said Southwest Quarter a distance of 888.70 feet to the centerline of an irrigation lateral; thence  
South 42° 34' 29" East along the said centerline a distance of 40.73 feet; thence  
South 89° 59' 00" West parallel with the said North boundary a distance of 916.26 feet to the West boundary of the said Southwest Quarter; thence  
North along the said West boundary a distance of 30 feet to the POINT OF BEGINNING.

**ANNEXATION DESCRIPTION FOR  
BOW 4.54 ACRE PROPERTY  
MASON CREEK LANDING**

A parcel of land located in the SW 1/4 of Section 29, T.4N., R.2W., B.M., Canyon County, Idaho more particularly described as follows:

Commencing at the W1/4 corner of Section 29 from which the SW corner of the said Section 29 bears South 00°09'25" East, 2,655.48 feet;

thence along the East-West centerline of said Section 29 North 89°47'53" East, 888.70 feet to the **REAL POINT OF BEGINNING**;

thence continuing along said East-West centerline North 89°47'53" East, 738.45 feet;

thence leaving said East-West centerline South 19°44'21" East, 315.49 feet;

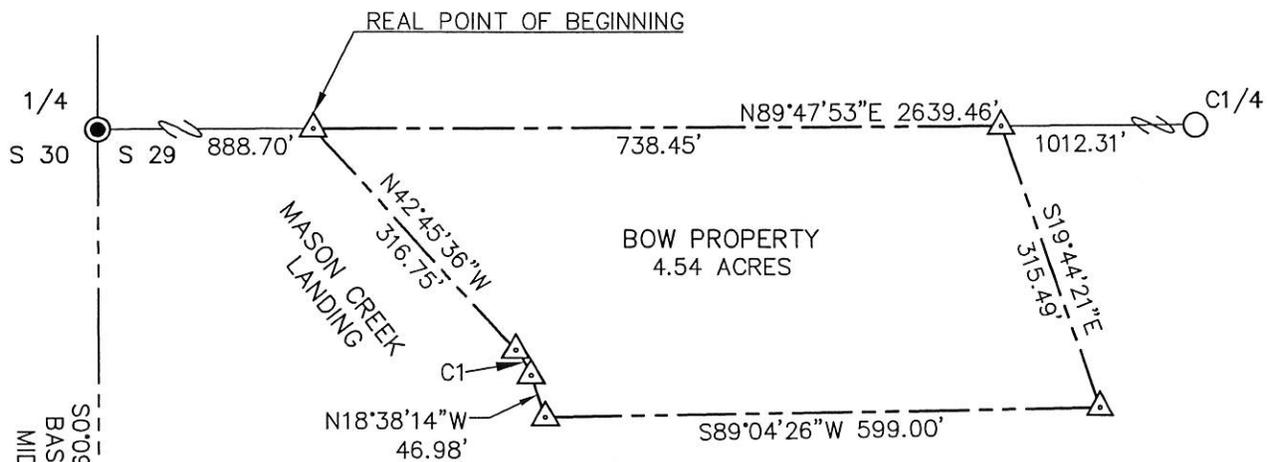
thence South 89°04'26" West, 599.00 feet;

thence North 18°38'14" West, 46.98 feet;

thence 31.58 feet along the arc of a curve to the left, said curve having a radius of 75.00 feet, a central angle of 24°07'22" and a long chord of 31.34 feet which bears North 30°41'55" West;

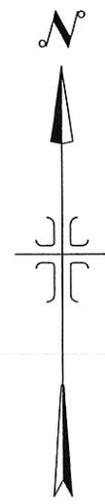
thence North 42°45'36" West, 316.75 feet to the **REAL POINT OF BEGINNING**. Containing 4.54 acres, more or less.





CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	75.00	31.58	31.34	N30°41'55\"W	24°07'22\"

MASON CREEK LANDING



SCALE: 1" = 200'



S:\ISG Projects\Troost 109ac Bdnv-Topo 15-193\dwg\take down exhibits C302014.dwg 3/26/2017 2:48:50 PM

**ISG** IDAHO SURVEY GROUP, P.C.  
 1450 E. WATERTOWER ST.  
 SUITE 130  
 MERIDIAN, IDAHO 83642  
 (208) 846-8570

ANNEXATION EXHIBIT DRAWING FOR  
 BOW 4.54 ACRE PROPERTY

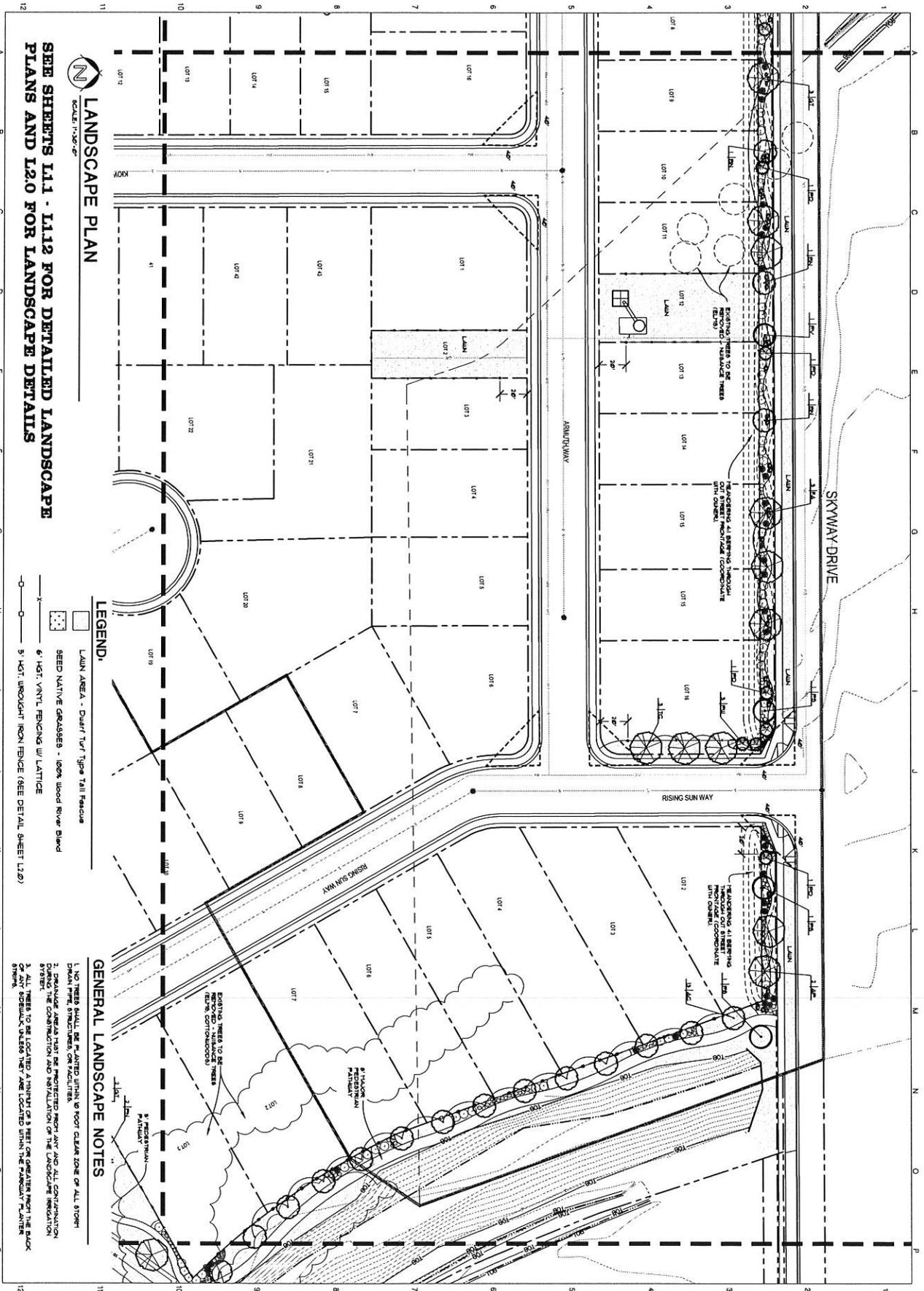
LOCATED IN THE SW 1/4 OF SECTION 29, T.4N., R.2W., B.M.,  
 CANYON COUNTY, IDAHO

JOB NO.  
 15-193  
 SHEET NO.  
 1  
 DWG. DATE  
 3/26/2017

AW







**LANDSCAPE PLAN**

SCALE: 1/8"=1'-0"

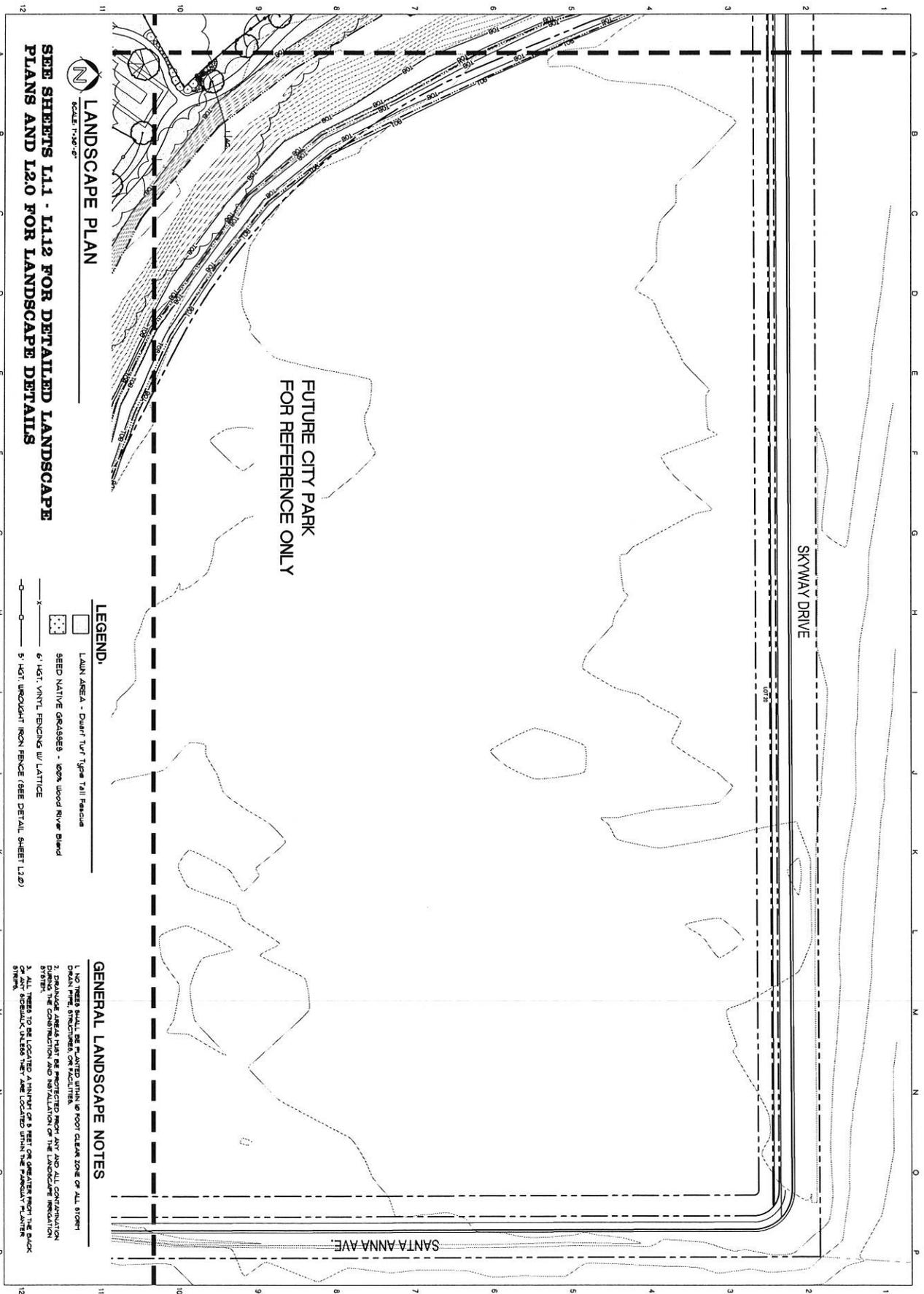
**SEE SHEETS L1.1 - L1.12 FOR DETAILED LANDSCAPE PLANS AND L2.0 FOR LANDSCAPE DETAILS**

- LEGEND:**
- LAWN AREA - Dwarf Turf Type Tall Fescue
  - ▨ SEED NATIVE GRASSES - 100% Wood River Blend
  - 6' VINYL FENCING W/ LATTICE
  - 5' WRT. WROUGHT IRON FENCE (SEE DETAIL SHEET L2.0)

- GENERAL LANDSCAPE NOTES**
1. NO TREES SHALL BE PLANTED WITHIN 8 FOOT CLEAR ZONE OF ALL STOPS
  2. EXISTING TREES TO BE REMOVED - UNLESS NOTED OTHERWISE
  3. ALL TREES TO BE LOCATED A MINIMUM OF 3 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK, UNLESS THEY ARE LOCATED WITHIN THE PROPERTY PLANTER STRIP.

<p><b>L1.1</b></p>	<p><b>LANDSCAPE PLANS</b> Mason Creek Landing Subdivision</p>	<p><b>IDAHO</b></p>	<p>REVISIONS: 3/27/2011 REVISED SITE LOTS AND 1/10/2011</p> <p><b>South</b> LANDSCAPE ARCHITECTURE, P.C. 2902 E. VISTA AVE. BOISE, IDAHO 83705</p> <p>(208) 343-2999 Email: <a href="mailto:info@southboise.com">info@southboise.com</a></p>
<p>DRAWN BY: JDK</p> <p>CHECKED BY: T.L.A.</p> <p>PROJECT NUMBER: L1.1</p> <p>SHEET:</p>	<p>DATE: 8/10/2016</p> <p>STATUS: </p>		

ALL



**LANDSCAPE PLAN**  
 SCALE: 1"=40'-0"

**SEE SHEETS L1.1 - L1.12 FOR DETAILED LANDSCAPE PLANS AND L2.0 FOR LANDSCAPE DETAILS**

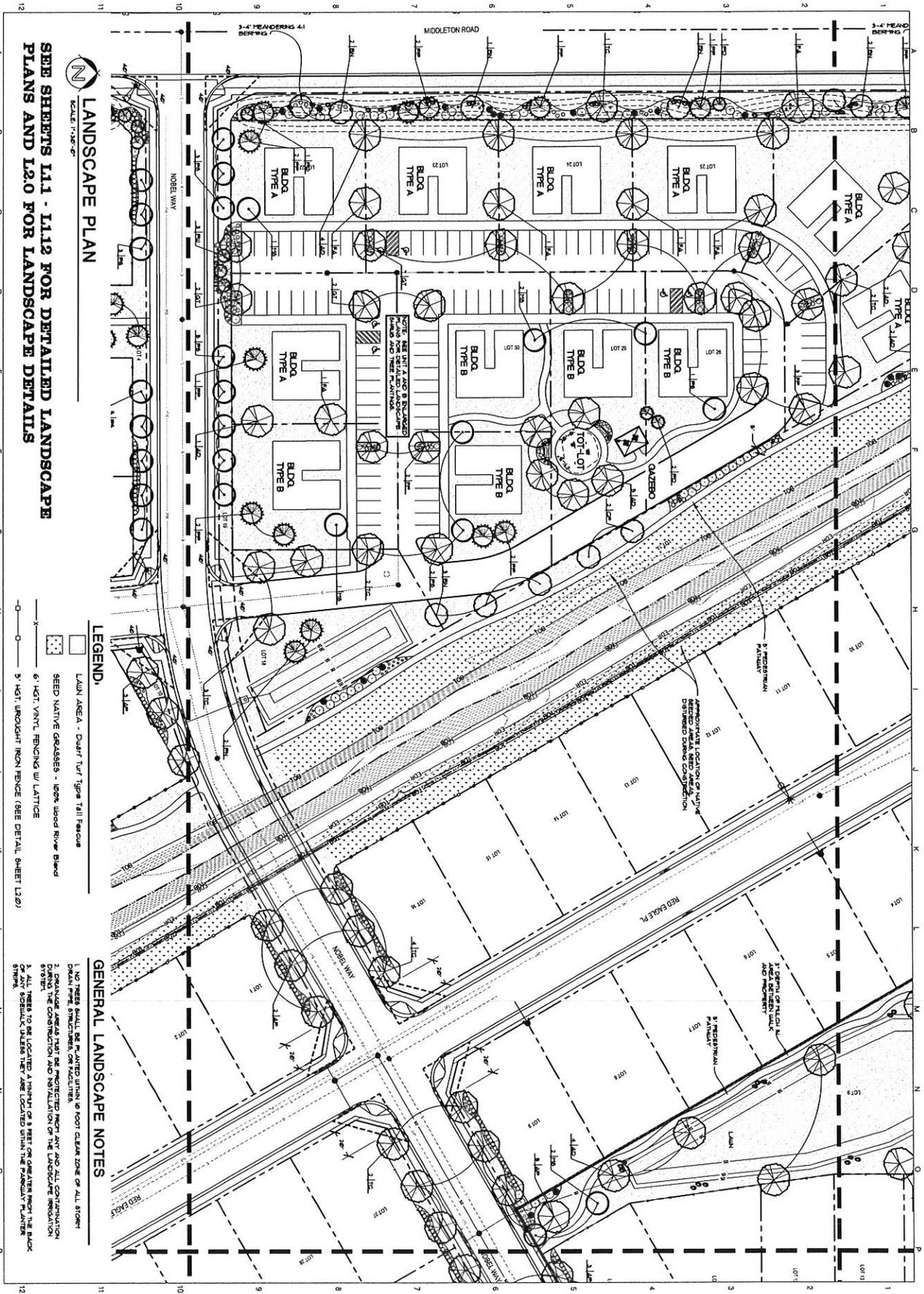
**FUTURE CITY PARK  
 FOR REFERENCE ONLY**

- LEGEND:**
- LAWN AREA - Dwarf Turf Type Tall Fescue
  - ▨ SEED NATIVE GRASSES - 100% Wood River Blend
  - 6" HGT. VINYL FENCING W/ LATTICE
  - 5' HGT. WROUGHT IRON FENCE (SEE DETAIL SHEET L2.0)

- GENERAL LANDSCAPE NOTES**
1. NO TREES SHALL BE PLANTED WITHIN 10 FOOT CLEAR ZONE OF ALL STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
  2. DRAINAGE AREAS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION FROM THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE INSTALLATION.
  3. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK, UTILITY TRENCH, AND LOCATED WITHIN THE PROPERTY PLANTER STRIP.

<p><b>L1.2</b></p>	<p><b>LANDSCAPE PLANS</b>  <b>Mason Creek Landing</b>  <b>Subdivision</b></p>	<p><b>CALDWELL</b>      <b>IDAHO</b></p>	<p>REVISIONS:      1. 3/27/21      2. 3/27/21      3. 3/27/21      4. 3/27/21      5. 3/27/21      6. 3/27/21      7. 3/27/21      8. 3/27/21      9. 3/27/21      10. 3/27/21      11. 3/27/21      12. 3/27/21</p>	<p><b>South</b>      LANDSCAPE ARCHITECTURE, P.C.      2002 S. VISTA AVE.      BOISE, IDAHO 83705      (208) 342-2999      Email: info@southboise.com</p>	<p>DATE:      6/30/2018</p>	
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**LANDSCAPE PLAN**  
 SCALE: 1"=30'-0"

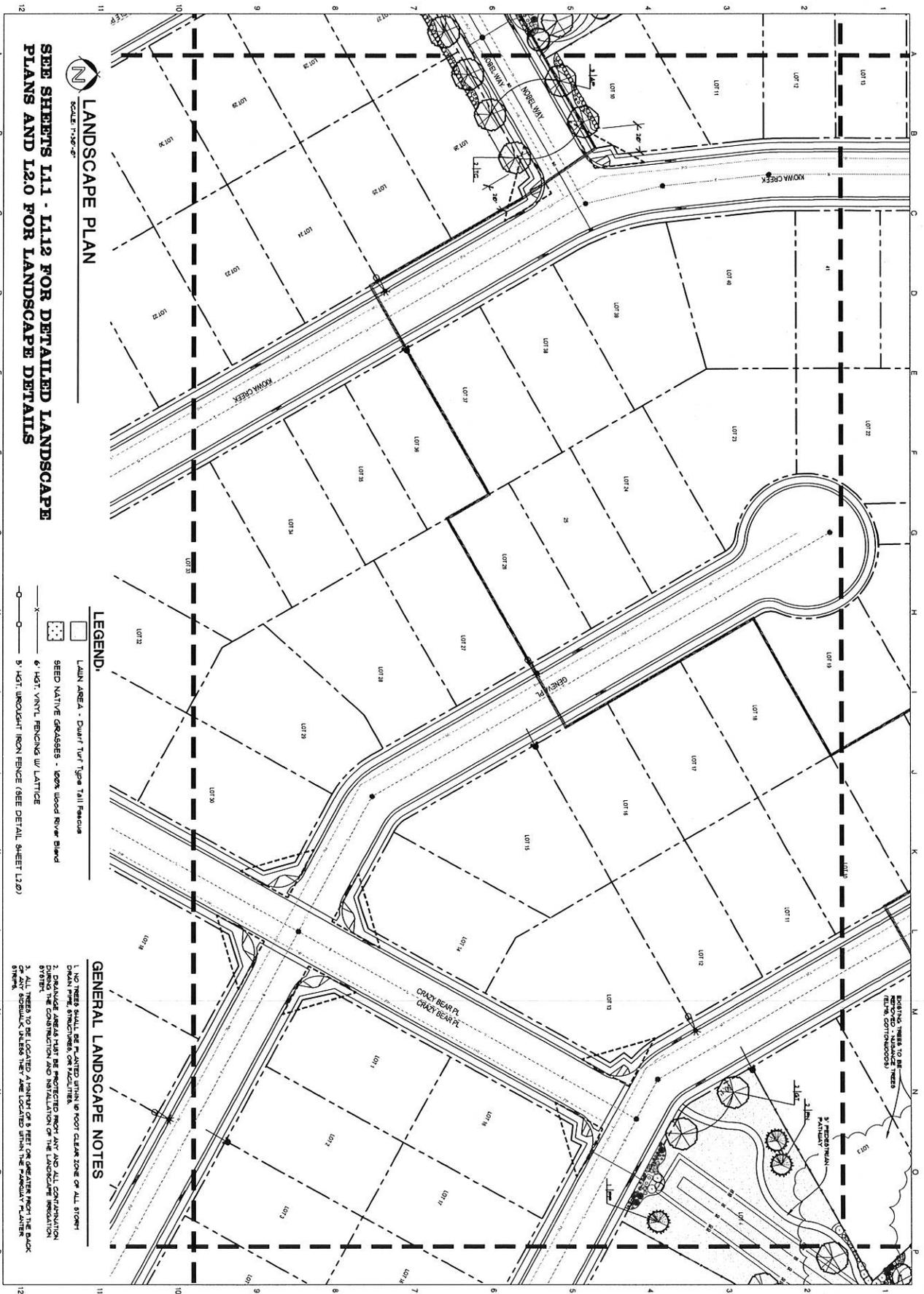
**SEE SHEETS L1.1 - L1.12 FOR DETAILED LANDSCAPE PLANS AND L2.0 FOR LANDSCAPE DETAILS**

- LEGEND:**
- LAIN AREA - Dark Turf Type Tall Fescue
  - ▨ SEED NATIVE GRASSES - 100% Wood River Blend
  - 6" HGT VINYL FENCING W/ LATTICE
  - 5" HGT UPGRADE IRON FENCE (SEE DETAIL SHEET L2.0)

- GENERAL LANDSCAPE NOTES**
1. NO TREES SHALL BE PLANTED WITHIN 8 FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE STRUCTURES OR FACILITIES.
  2. DRAINAGE AREAS THAT ARE PROTECTED FROM ANY AND ALL CONTAMINATION FROM THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE PROVISIONS.
  3. ALL TREES TO BE LOCATED A MINIMUM OF 3 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK UNLESS THEY ARE LOCATED WITHIN THE PARCELS PLANTER STRIP.

<p><b>L1.3</b></p>	<p><b>LANDSCAPE PLANS</b>  <b>Mason Creek Landing</b>  <b>Subdivision</b></p>	<p><b>IDAHO</b></p>	<p>REVISIONS:          1. 2/27/2011          2. 3/27/2011          3. 4/27/2011          4. 5/27/2011          5. 6/27/2011          6. 7/27/2011          7. 8/27/2011          8. 9/27/2011          9. 10/27/2011          10. 11/27/2011          11. 12/27/2011          12. 1/27/2012</p>	<p><b>South</b>          LANDSCAPE ARCHITECTURE, P.C.          2002 S. VISTA AVE.          BOISE, IDAHO 83706          (208) 342-2999          Email: <a href="mailto:info@southboise.com">info@southboise.com</a></p>	<p>DATE: 6/27/2014</p>
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1711



**LANDSCAPE PLAN**  
 SCALE: 1"=20'-0"

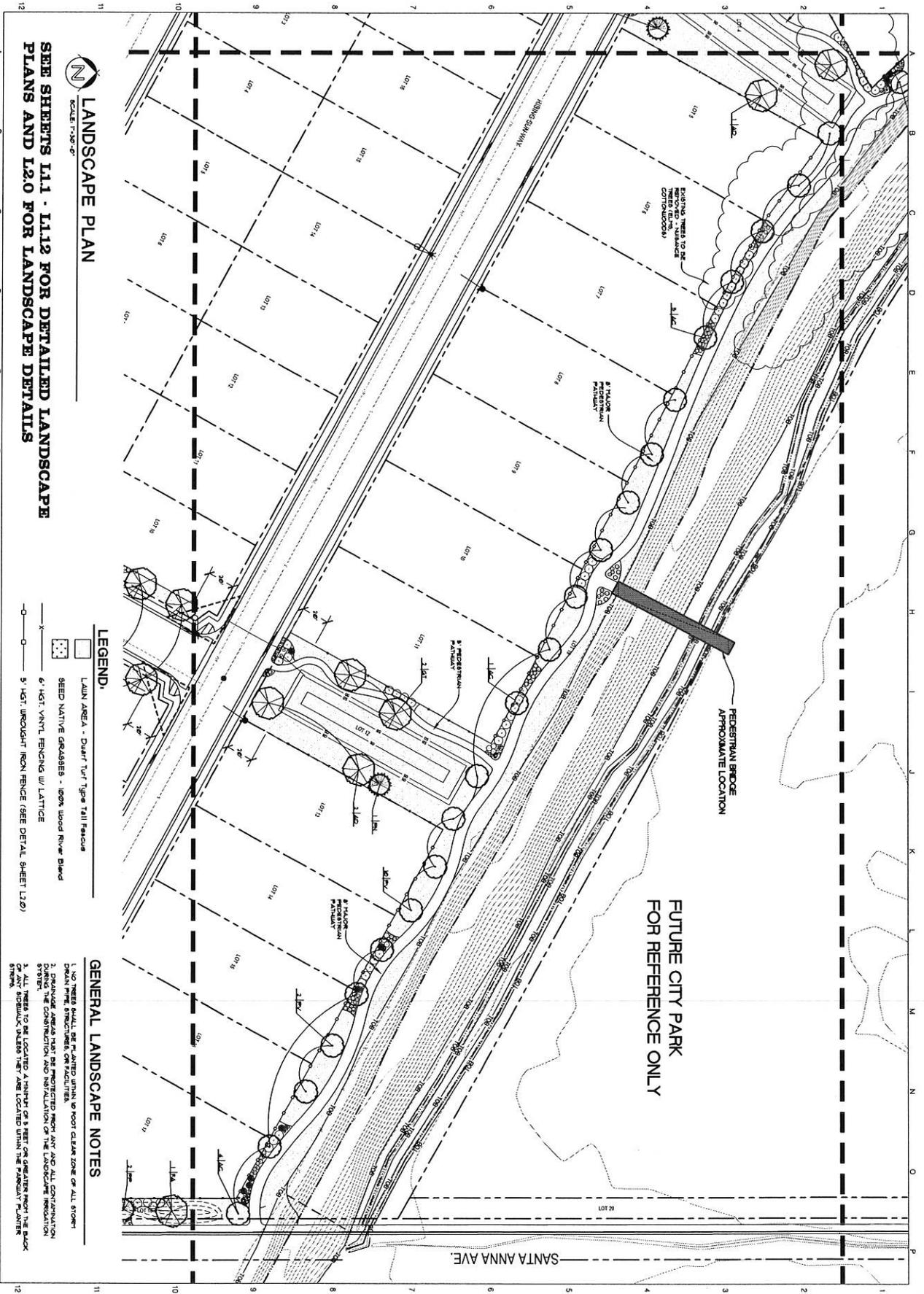
**SEE SHEETS L1.1 - L1.12 FOR DETAILED LANDSCAPE PLANS AND L2.0 FOR LANDSCAPE DETAILS**

- LEGEND:**
- LAIN AREA - Dwarf Top Type Tall Fences
  - ▨ SEED NATIVE GRASSES - 100% Wood River Blend
  - ▤ 6' HGT VINYL FENCING w/ LATTICE
  - ▥ 5' HGT. UPGRADE IRON FENCE (SEE DETAIL SHEET L2.0)

- GENERAL LANDSCAPE NOTES**
1. NO TREES SHALL BE PLANTED WITHIN 10 FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE STRUCTURES OR FACILITIES.
  2. DRAINAGE AREAS MUST BE PROTECTED FROM ANY AND ALL CONSTRUCTION FROM THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE PROPOSED.
  3. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK, CURB OR ANY OTHER PAVEMENT SURFACE.

<b>L1.4</b>	<p><b>LANDSCAPE PLANS</b>  <b>Mason Creek Landing</b>  <b>Subdivision</b></p> <p><b>CALDWELL</b>      <b>IDAHO</b></p>	<p>REVISIONS:          3/27/2011          3/27/2011          3/27/2011</p>	<p><b>South</b>          LANDSCAPE ARCHITECTURE, P.C.          2002 S. VISTA AVE.          BOISE, IDAHO 83705</p> <p>(204) 342-2999          Email: info@southlandscapes.com</p>
<p>DATE: 8/27/2010</p>	<p>DRAWN BY: JDR</p> <p>CHECKED BY: T.L.A.</p> <p>PROJECT NUMBER:</p> <p>SHEET:</p>		

Handwritten initials: "T.L.A."



**LANDSCAPE PLAN**  
 SCALE: 1"=30'-0"

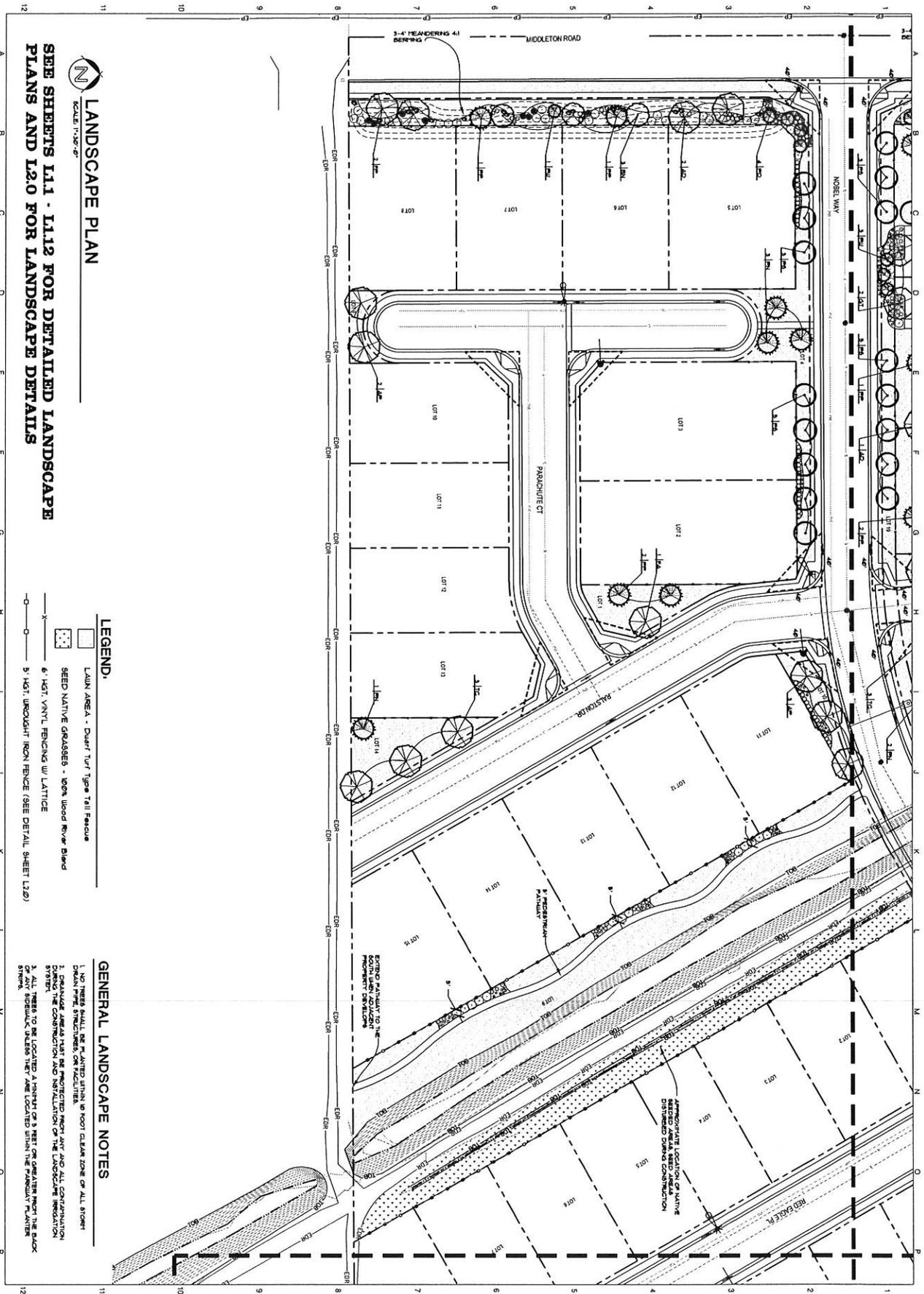
**SEE SHEETS L1.1 - L1.12 FOR DETAILED LANDSCAPE PLANS AND L2.0 FOR LANDSCAPE DETAILS**

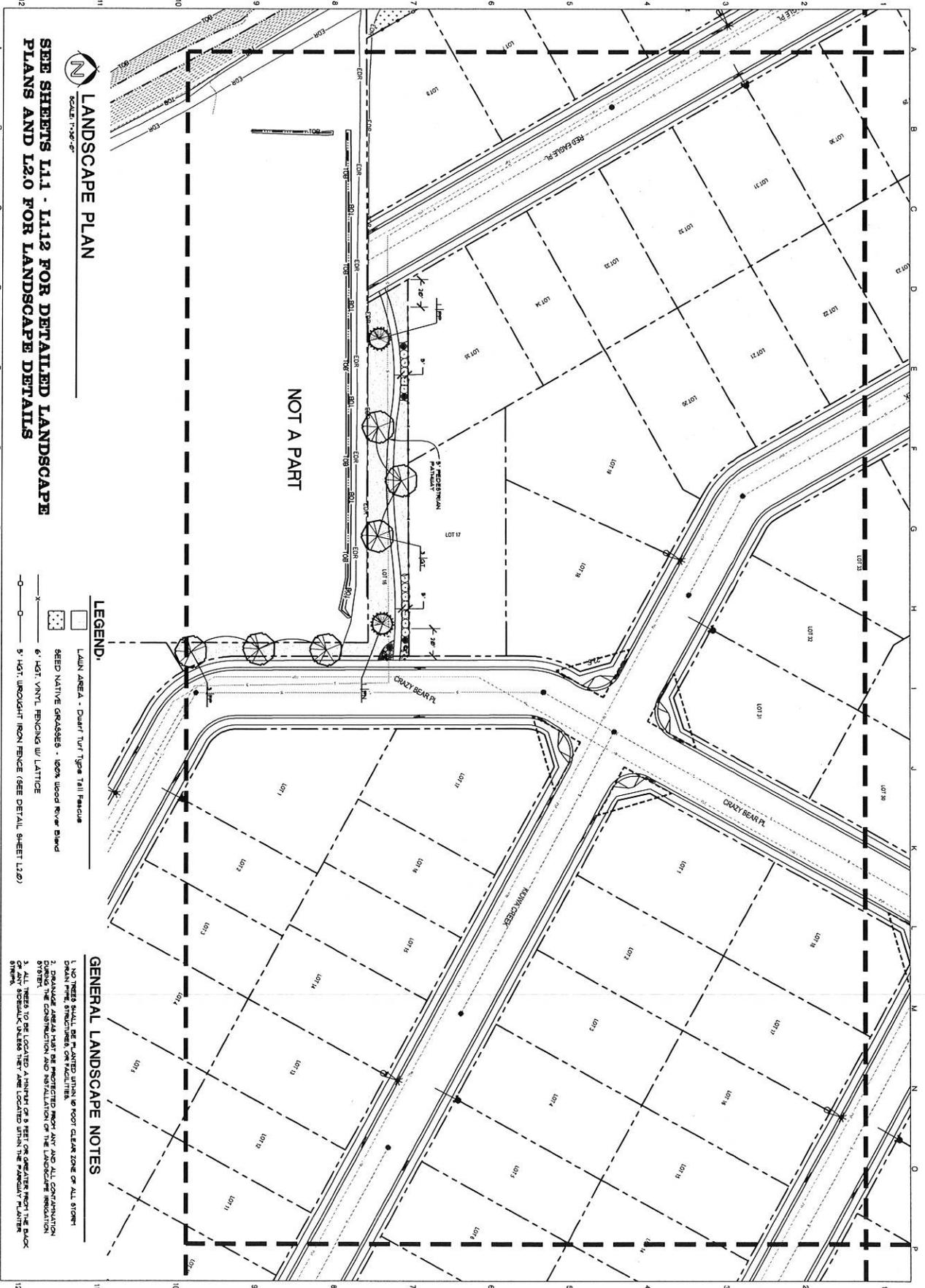
- LEGEND:**
- LAIN AREA - Dwarf Top Type Tall Fescue
  - ▨ SEED NATIVE GRASSES - 100% Wood River Blend
  - 6" HGT. VINYL FENCING W/ LATTICE
  - 5" HGT. WROUGHT IRON FENCE (SEE DETAIL SHEET L2.0)

- GENERAL LANDSCAPE NOTES**
1. NO TREES SHALL BE PLANTED UNTIL A ROOT CLEAR ZONE OF ALL STORM DRAIN PIPE STRUCTURES OR FACILITIES.
  2. DRAINAGE AREAS THAT ARE PROTECTED FROM AIR AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IMMEDIATELY.
  3. TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK AREAS THAT ARE LOCATED WITHIN THE PROPERTY PLANTER STRIP.

<p><b>L1.5</b></p>	<p><b>LANDSCAPE PLANS</b>  <b>Mason Creek Landing</b>  <b>Subdivision</b></p>	<p><b>IDAHO</b></p>	<p>DATE: 8/10/2016</p> <p>SCALE: 1"=30'-0"</p>	<p><b>South</b>          LANDSCAPE ARCHITECTURE, P.C.          2002 E VISTA AVE.          BOISE, IDAHO 83705</p> <p>(208) 342-2999          Email: sta@sthsouth.com</p>	<p>REVISIONS:          1. 8/10/2016          REVISE SITE          ADDITIONAL LOTS</p>
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1711





**LANDSCAPE PLAN**  
 SCALE: 1/8" = 1'-0"

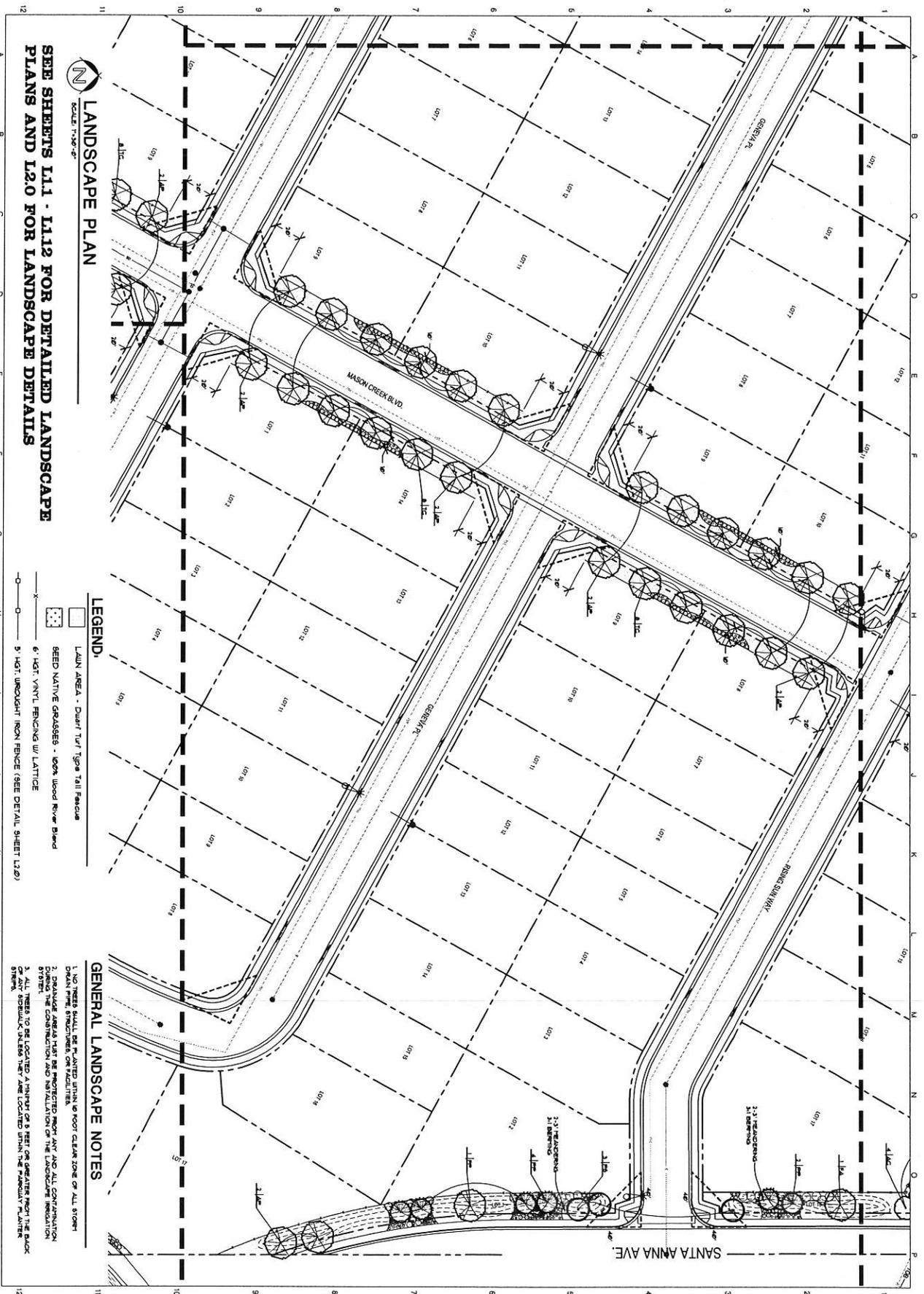
**SEE SHEETS L1.1 - L1.12 FOR DETAILED LANDSCAPE PLANS AND L2.0 FOR LANDSCAPE DETAILS**

- LEGEND:**
- LAIN AREA - Dwarf Tuft Type Tall Fescue
  - ▨ SEED NATIVE GRASSES - 100% Wood River Blend
  - 6" HGT. VANT. FENCE W/ LATTICE
  - 5' HGT. UPOUGH IRON FENCE (SEE DETAIL SHEET L2.0)

- GENERAL LANDSCAPE NOTES**
1. NO TREES SHALL BE PLANTED WITHIN 10' FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR UTILITIES.
  2. DRAINAGE AREAS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE INSULATION SYSTEMS.
  3. TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY RESIDENTIAL YARD AND LOCATED WITHIN THE PERMITTED PLANTING STRIP.

<b>L1.7</b>	<b>LANDSCAPE PLANS</b> <b>Mason Creek Landing</b> <b>CALDWELL Subdivision</b>	<b>IDAHO</b>	REVISIONS: 3/27/2021 REVISED SITE ADDITIONAL LOTS	 LANDSCAPE ARCHITECTURE, P.C. 3002 S 1651A AVE. BOISE, IDAHO 83755 (208) 343-7399 Email: sa@southboise.com	DATE: 8/20/2024 DRAWN BY: JDR CHECKED BY: TLA PROJECT NUMBER: SHEET:	
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A11



**LANDSCAPE PLAN**  
 SCALE: 1/8"=1'-0"

**SEE SHEETS L1.1 - L1.12 FOR DETAILED LANDSCAPE PLANS AND L2.0 FOR LANDSCAPE DETAILS**

- LEGEND:**
- LAWN AREA - Dwarf Turf Tall Fescue
  - SEED NATIVE GRASSES - 60% Wood River Blend
  - 6' HGT. VINTL FENCING W/ LATTICE
  - 5' HGT. UNBOUGHT IRON FENCE (SEE DETAIL SHEET L2.0)

- GENERAL LANDSCAPE NOTES**
1. NO TREES SHALL BE PLANTED WITHIN A FOOT CLEAR ZONE OF ALL STORM DRAINAGE STRUCTURES OR UTILITIES.
  2. DRAINAGE AREAS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IMPOSITION.
  3. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK, ALLEYS, DRIVEWAYS AND LOCATED WITHIN THE PERMITTED PLANTING STRIPS.

<b>L1.8</b>	<p><b>LANDSCAPE PLANS</b>  <b>Mason Creek Landing</b>  <b>Subdivision</b></p> <p><b>CALDWELL IDAHO</b></p>	<p>REVISIONS:   1.07/2021      REVISE SITE      ADDITIONAL LOTS</p>	<p><b>South</b>      LANDSCAPE ARCHITECTURE, P.C.      202 S. 1534 AVE.      BOISE, IDAHO 83725</p> <p>LOCAL 343-2999      Email: info@southidaho.com</p>
<p>DRAWN BY: JDR          CHECKED BY: TJS          PROJECT NUMBER:          SHEET:</p>	<p>DATE: 6/27/2016</p>		

A 11

**GENERAL LANDSCAPE NOTES**

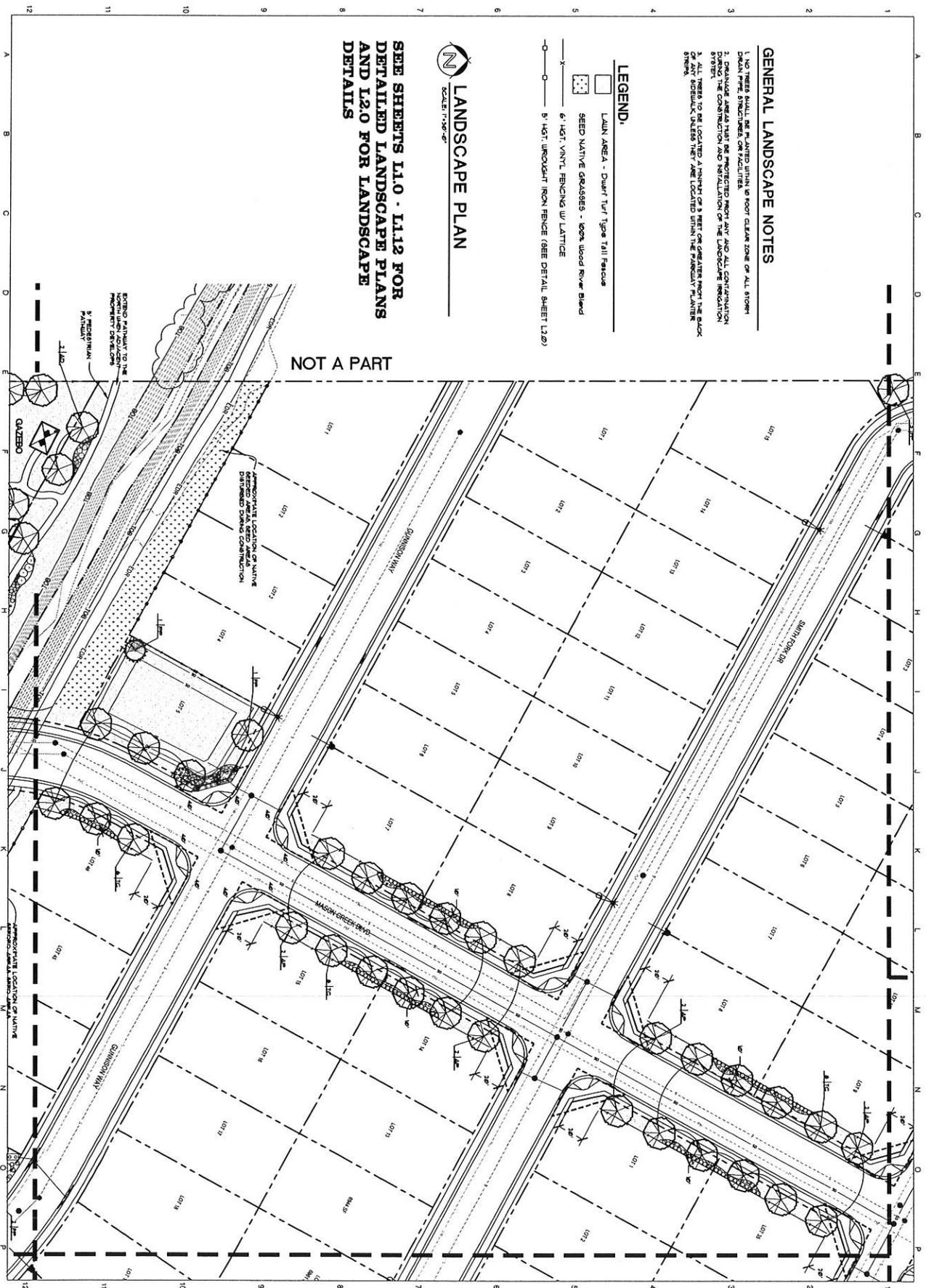
1. NOTED SHALL BE PLANTED WITHIN 10 FOOT CLEAR ZONE OF ALL STOPS
2. ALL TREES SHALL BE PLANTED WITHIN 10 FOOT CLEAR ZONE OF ALL STOPS
3. PLANTING AREAS SHALL BE PROTECTED FROM AIR AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE INSTALLATION
4. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK STOP
5. PLANTING AREAS SHALL BE LOCATED WITHIN THE PROPERTY LINES

**LEGEND.**

- LAWN AREA - Dwarf Turf Tall Fescue
- ▨ SEED NATIVE GRASSES - 100% Wood River Blend
- 6" HGT. VINYL FENCING W/ LATTICE
- 6" HGT. UPOUGHT IRON FENCE (SEE DETAIL SHEET L2.0)

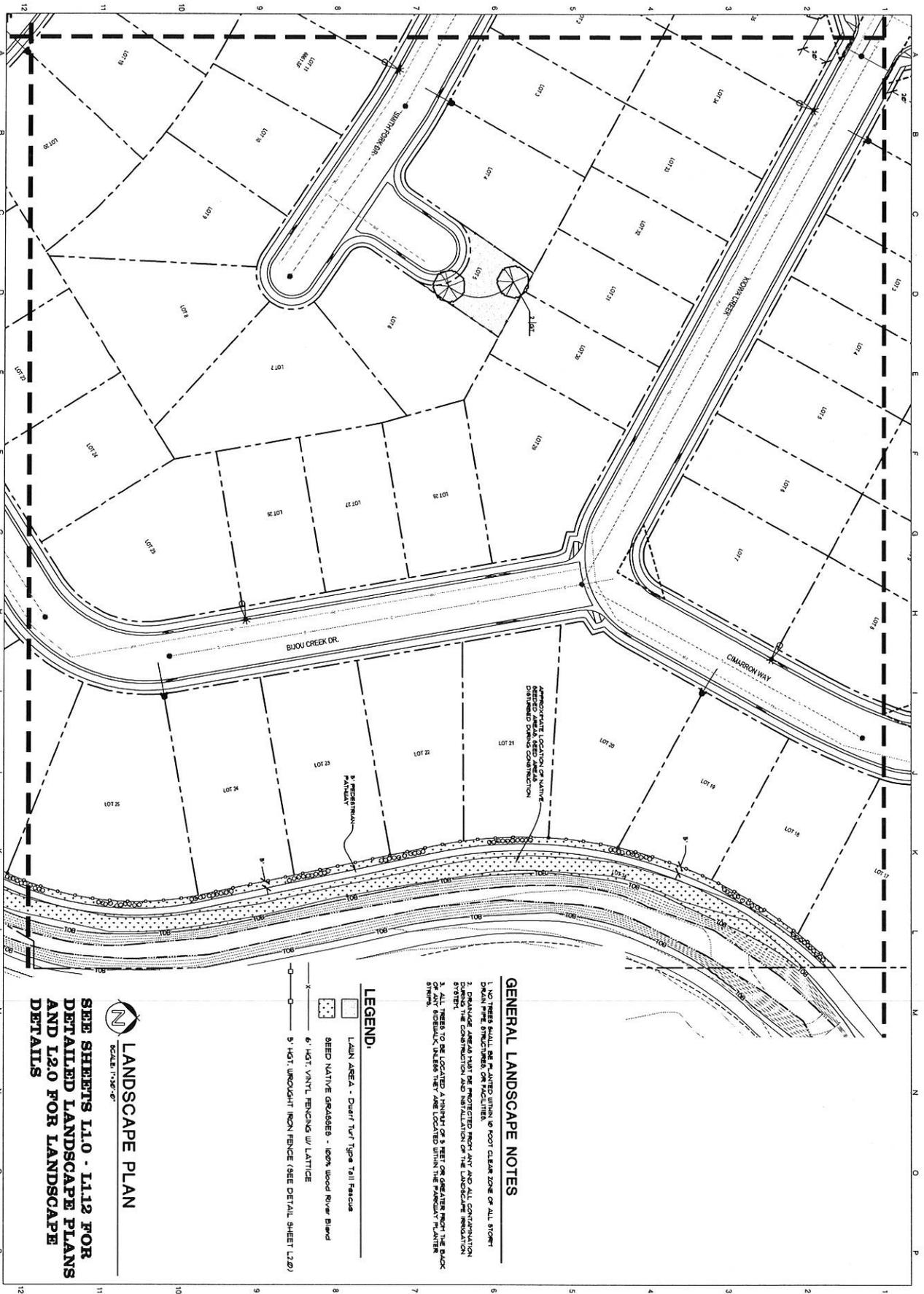
**LANDSCAPE PLAN**  
SCALE: 1"=30'-0"

**SEE SHEETS L1.0 - L1.12 FOR  
DETAILED LANDSCAPE PLANS  
AND L2.0 FOR LANDSCAPE  
DETAILS**



<b>L1.9</b>	<b>LANDSCAPE PLANS</b>		<b>IDAHO</b>	<p><b>South</b> LANDSCAPE ARCHITECTURE, P.C. 202 S. WETA AVE. BOISE, IDAHO 83705 Tel: 208.343.2999 Email: info@southboise.com</p>	
	<b>Mason Creek Landing</b> <b>CALDWELL Subdivision</b>				
DRAWN BY JCT	CHECKED BY T.L.A.	PROJECT NUMBER	SHEET		

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**GENERAL LANDSCAPE NOTES**

1. NO TREES SHALL BE PLANTED WITHIN 8 FOOT CLEAR ZONE OF ALL STREET DRIVEWAY, DRIVEWAY OR FACILITIES.
2. PROTECTIVE AREAS THAT BE PROTECTED FROM ANY AND ALL CONSTRUCTION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE REGULATION STREET.
3. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF CURB.
4. ALL TREES TO BE PLANTED WITHIN THE PROPOSED STREETS.

**LEGEND:**

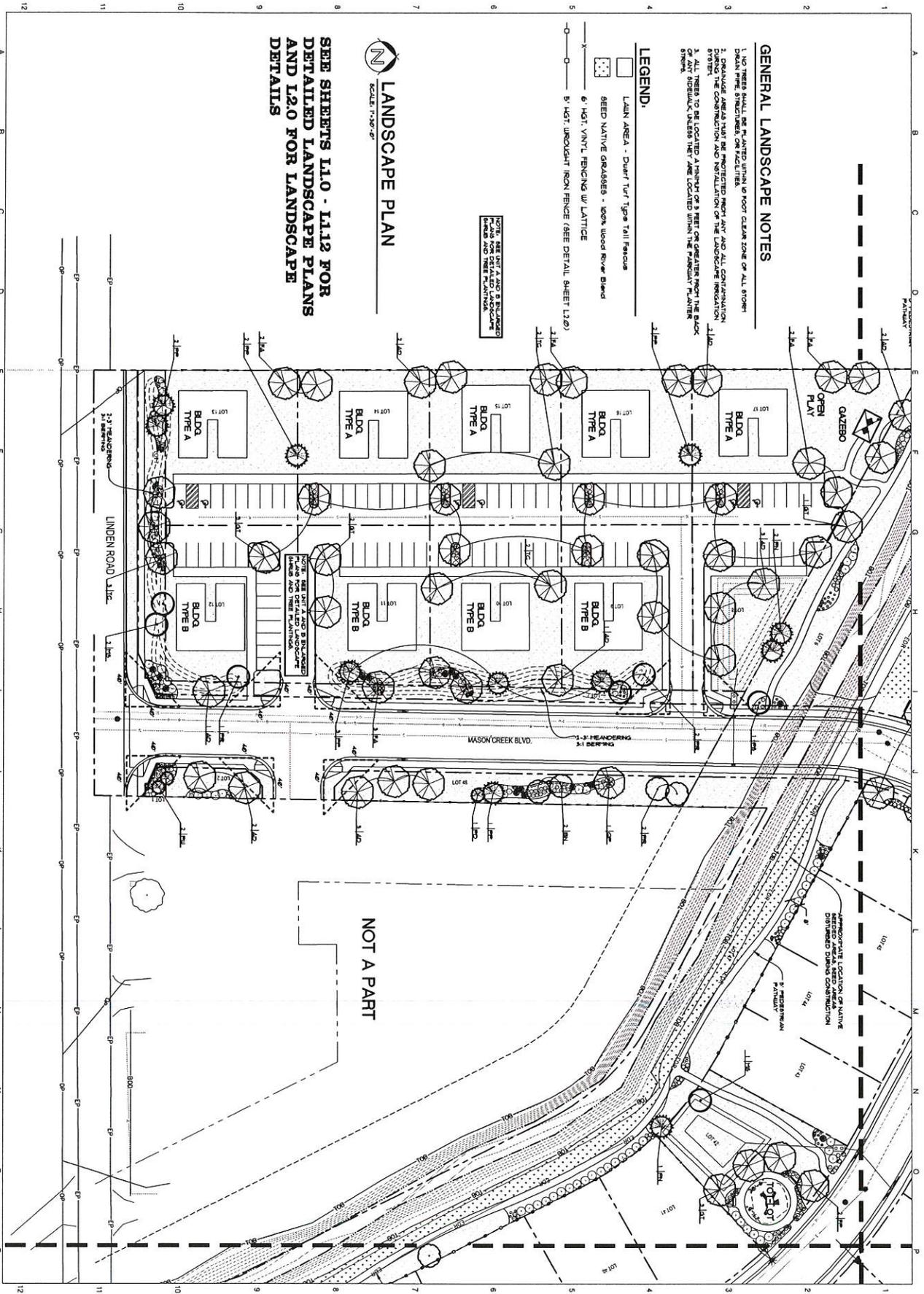
- LAIN AREA - DRAFT "T" Type Tall Fences
- ▨ SEED NATIVE GRASSES - 180N Wood River Blvd
- 6" HGT. VINYL FENCING W/ LATTICE
- 5" HGT. UNDOUGHT IRON FENCE (SEE DETAIL SHEET L2.0)

**LANDSCAPE PLAN**  
SCALE: 1"=30'-0"

SEE SHEETS L1.0 - L1.12 FOR  
DETAILED LANDSCAPE PLANS  
AND L2.0 FOR LANDSCAPE  
DETAILS

<p><b>L1.10</b></p>	<p>DATE: 8/27/2018</p>	<p><b>South</b> LANDSCAPE ARCHITECTURE, P.C. 2002 S. VISTA AVE. BOISE, IDAHO 83705          (208) 342-2999          Email: sk@skboise.com</p>	<p>REVISIONS:          1. 8/27/2018          2. 8/27/2018          3. 8/27/2018</p>	<p>STATE OF IDAHO          LANDSCAPE ARCHITECT          JOHN D. CALDWELL          LICENSE NO. 12157</p>
	<p>DRAWN BY: JDR          CHECKED BY: T.A.          PROJECT NUMBER:          SHEET:</p>			

1911



**GENERAL LANDSCAPE NOTES**

1. LANDSCAPE SHALL BE INSTALLED WITHIN 6 FOOT CLEAR ZONE OF ALL STORM DRAINAGE CHANNELS AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
2. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BLACK STORM DRAINAGE CHANNELS THAT ARE LOCATED WITHIN THE PROPOSED PLANTING AREAS.

**LEGEND:**

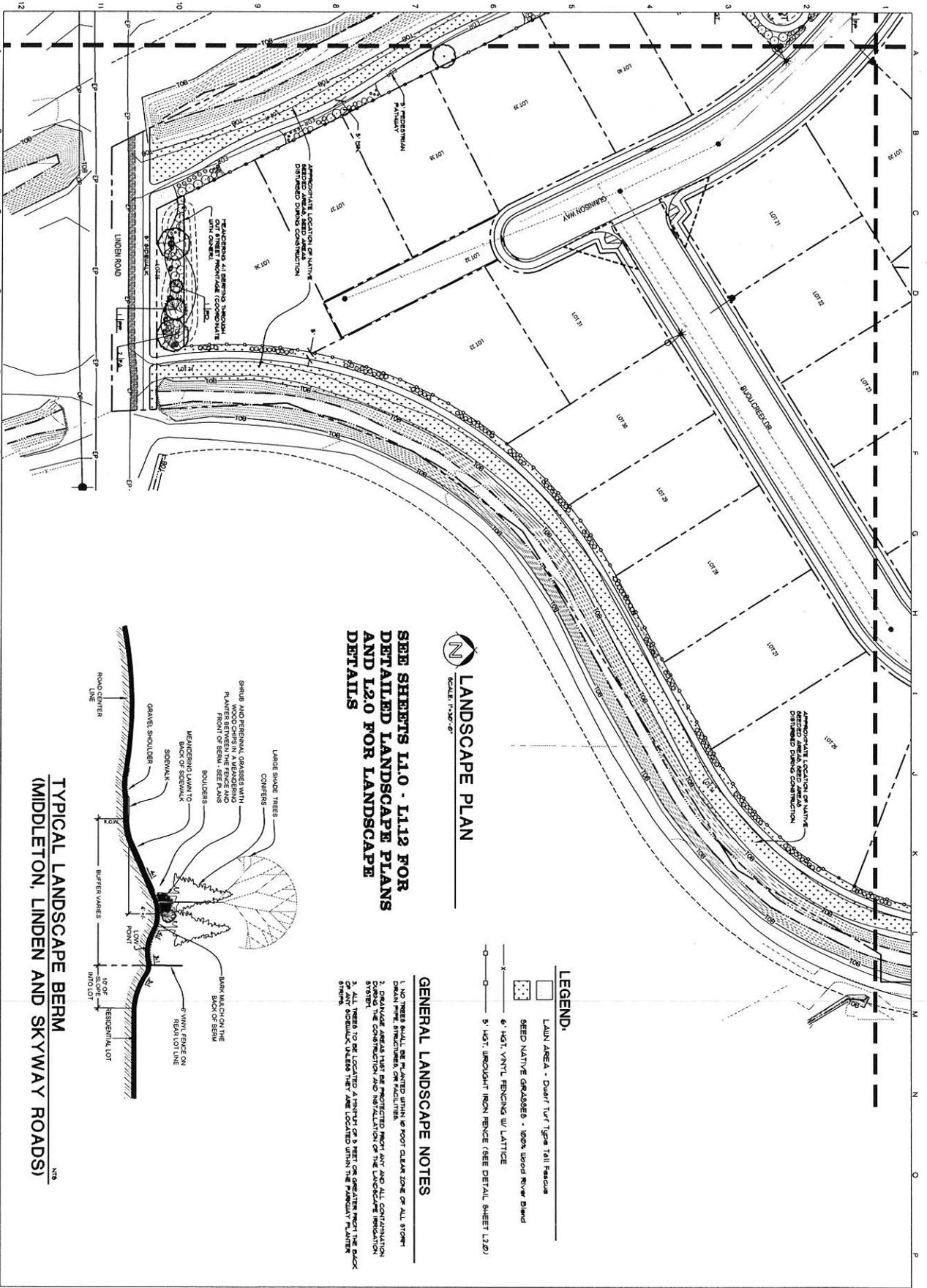
- LAWN AREA - Dwarf Turf Type Tall Fescue
- ▨ SEED NATIVE GRASSES - 100% Wood River Blend
- 6" HGT. VINYL FENCING W/ LATTICE
- 6" HGT. UNROCKED IRON FENCE (SEE DETAIL SHEET L2.0)

**LANDSCAPE PLAN**  
SCALE: 1"=30'-0"

**SEE SHEETS L1.0 - L1.12 FOR  
DETAILED LANDSCAPE PLANS  
AND L2.0 FOR LANDSCAPE  
DETAILS**

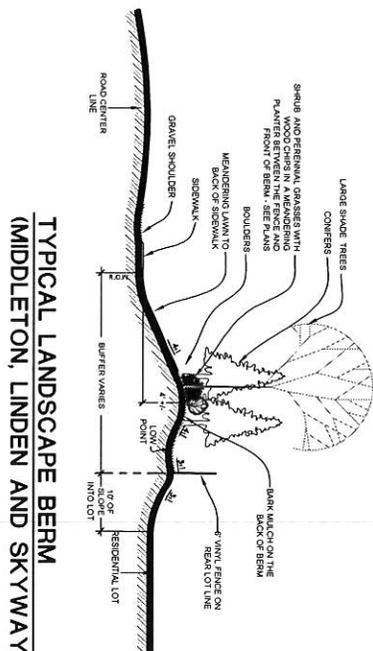
<p><b>L1.11</b></p> <p>SHEET</p>	<p>OWNER: JDR</p> <p>DESIGNED BY: TLA</p> <p>PROJECT NUMBER:</p>	<p><b>LANDSCAPE PLANS</b></p> <p><b>Mason Creek Landing</b></p> <p><b>CALDWELL Subdivision</b>      <b>IDAHO</b></p>		<p>REVISIONS:</p> <p>3/27/2011</p> <p>REVISED SITE</p> <p>CONTRIBUTOR: LOTS</p>	<p><b>South</b></p> <p>LANDSCAPE ARCHITECTURE, P.C.</p> <p>2002 S. VISTA AVE.</p> <p>BOISE, IDAHO 83705</p> <p>(208) 342-2999</p> <p>Email: <a href="mailto:info@southboise.com">info@southboise.com</a></p>	<p>DATE: 8/10/2010</p> <p>SCALE: 1"=30'-0"</p>	
		<p>DATE: 8/10/2010</p>					

A11



**SEE SHEETS L1.0 - L1.12 FOR  
DETAILED LANDSCAPE PLANS  
AND L2.0 FOR LANDSCAPE  
DETAILS**

**LANDSCAPE PLAN**  
SCALE 1"=30'-0"



**TYPICAL LANDSCAPE BERM  
(MIDDLETON, LINDEN AND SKYWAY ROADS)**

**LEGEND.**

- LAIN AREA - Dual Top Tega Tall Fescue
- ▨ SEED NATIVE GRASSES - 100% Wood River Bend
- 6" HGT. VINYL FENCING W/ LATTICE
- 5" HGT. UMBROUGHT IRON FENCE (SEE DETAIL SHEET L2.0)

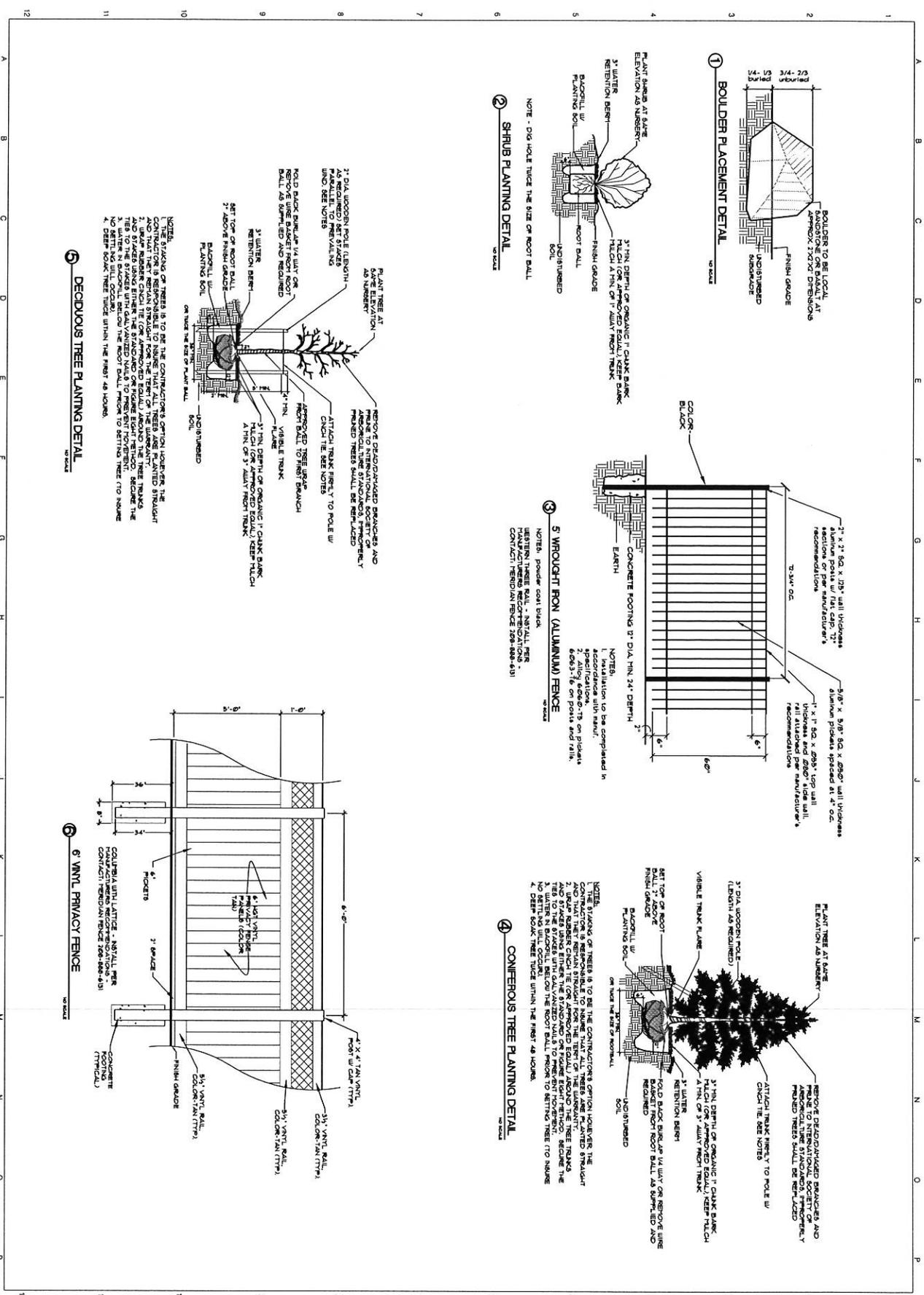
**GENERAL LANDSCAPE NOTES**

1. NO TREES SHALL BE PLANTED WITHIN 10 FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE STRUCTURES OR FACILITIES.
2. DESIGNER AGREES THAT BE PROTECTED FROM ANY AND ALL CONTAMINATION BY THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
3. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SEAWALK UNLESS THEY ARE LOCATED WITHIN THE PERMITTED PLANTING ZONE.

<b>L1.12</b>	<p><b>LANDSCAPE PLANS</b> Mason Creek Landing Subdivision CALDWELL IDAHO</p>	<p>REVISIONS: 3/27/2011 REVISE SITE ADDITIONAL LOTS</p>	<p><b>South</b> LANDSCAPE ARCHITECTURE, P.C. 200 S. VISTA AVE. BOISE, IDAHO 83705 Tel: 208-342-2999 Email: ss@saaboseco.com</p>	<p>DATE: 8/27/2010 DRAWN BY: [Signature]</p>	<p>DATE: 8/27/2010 DRAWN BY: [Signature]</p>
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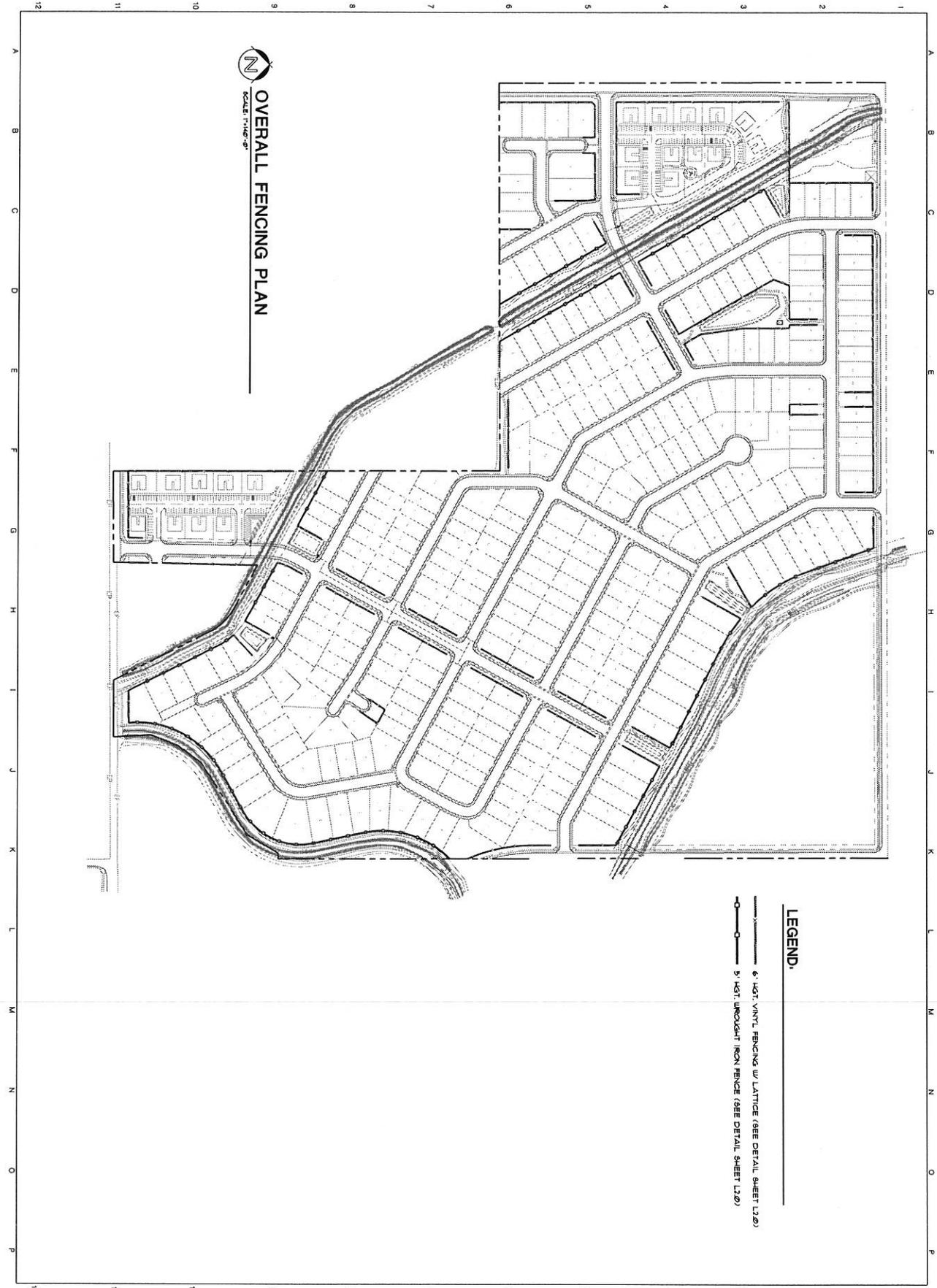
A-11





	DATE: 6/9/2016 REGION:	<b>LANDSCAPE PLANS</b> <b>Mason Creek Landing</b> <b>CALDWELL Subdivision</b> <b>IDAHO</b>	REVISIONS: 1. 2/17/2017 REVERSE SITE ADDITIONAL LOTS
<b>L2.1</b>	DRAWN BY: JDP/RC CHECKED BY: JLA PROJECT NUMBER:	SOUTH LANDSCAPE ARCHITECTURE, P.C. 2002 S. VISTA AVE. BOISE, IDAHO 83726 (208) 342-2999 Email: <a href="mailto:sa@slaboos.com">sa@slaboos.com</a>	

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OVERALL FENCING PLAN  
SCALE: 1"=140'-0"

**LEGEND.**

- 6' HGT. VINYL FENCING W/ LATTICE (SEE DETAIL SHEET L2.2)
- 5' HGT. UNCOATED IRON FENCE (SEE DETAIL SHEET L2.2)

<p><b>L2.2</b></p>	<p>DATE: 8/10/06 DRAWN BY: [Signature]</p>	<p><b>LANDSCAPE PLANS</b> <b>Mason Creek Landing</b> <b>CALDWELL Subdivision</b>      <b>IDAHO</b></p>	<p>REVISION: △ 2/10/07 REMOVE SITE - ADDITIONAL LOTS</p>	<p><i>South</i> LANDSCAPE ARCHITECTURE, P.C. 2002 S. VISTA AVE. BOISE, IDAHO 83705 (206) 842-2999 Email: stu@stabusse.com</p>	
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# IRRIGATION DESIGN BUILD SPECIFICATIONS

## PART 1.00 GENERAL

- 1.01 SUMMARY
- 1.02 QUALITY ASSURANCE
- 1.03 MATERIALS
- 1.04 LABOR
- 1.05 MAINTENANCE

- A. Includes, but not limited to, trenching and installing irrigation system complete with accessories
- B. Necessary for proper function and operation of the system
- C. Irrigation system to be installed in accordance with the specifications and approved drawings
- D. Irrigation system to be installed in accordance with the specifications and approved drawings
- E. Irrigation system to be installed in accordance with the specifications and approved drawings

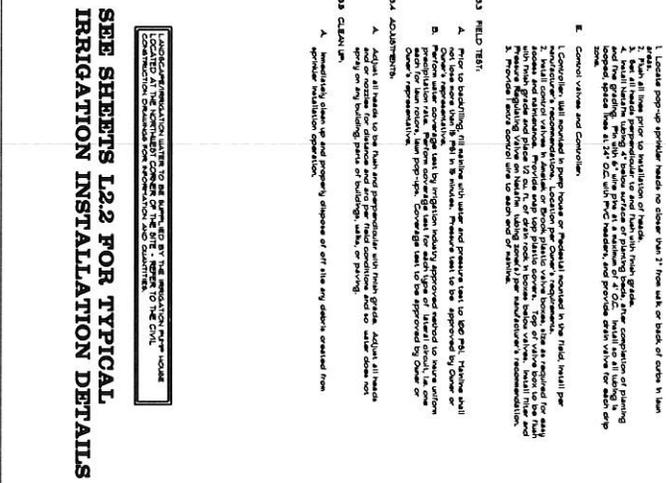
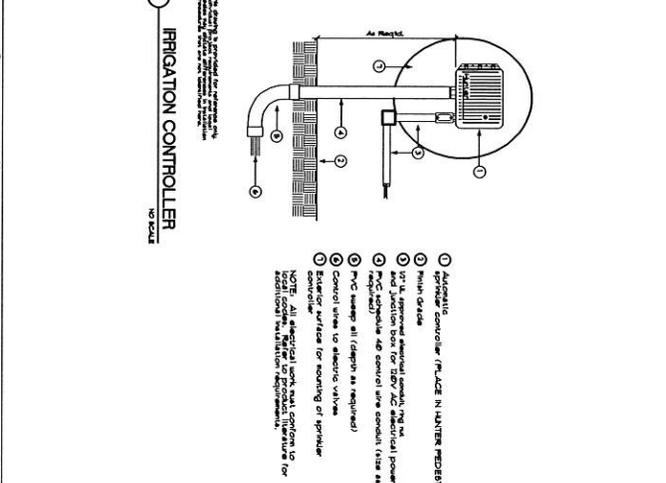
## PART 2.00 MATERIALS

- 1. Pipe and pipe fittings
  - A. All pipe and pipe fittings shall be Schedule 40, 60, 80, 100, 120, 140, 160, 180, 200, 240, 280, 300, 360, 420, 480, 540, 600, 660, 720, 780, 840, 900, 960, 1020, 1080, 1140, 1200, 1260, 1320, 1380, 1440, 1500, 1560, 1620, 1680, 1740, 1800, 1860, 1920, 1980, 2040, 2100, 2160, 2220, 2280, 2340, 2400, 2460, 2520, 2580, 2640, 2700, 2760, 2820, 2880, 2940, 3000, 3060, 3120, 3180, 3240, 3300, 3360, 3420, 3480, 3540, 3600, 3660, 3720, 3780, 3840, 3900, 3960, 4020, 4080, 4140, 4200, 4260, 4320, 4380, 4440, 4500, 4560, 4620, 4680, 4740, 4800, 4860, 4920, 4980, 5040, 5100, 5160, 5220, 5280, 5340, 5400, 5460, 5520, 5580, 5640, 5700, 5760, 5820, 5880, 5940, 6000, 6060, 6120, 6180, 6240, 6300, 6360, 6420, 6480, 6540, 6600, 6660, 6720, 6780, 6840, 6900, 6960, 7020, 7080, 7140, 7200, 7260, 7320, 7380, 7440, 7500, 7560, 7620, 7680, 7740, 7800, 7860, 7920, 7980, 8040, 8100, 8160, 8220, 8280, 8340, 8400, 8460, 8520, 8580, 8640, 8700, 8760, 8820, 8880, 8940, 9000, 9060, 9120, 9180, 9240, 9300, 9360, 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18060, 18120, 18180, 18240, 18300, 18360, 18420, 18480, 18540, 18600, 18660, 18720, 18780, 18840, 18900, 18960, 19020, 19080, 19140, 19200, 19260, 19320, 19380, 19440, 19500, 19560, 19620, 19680, 19740, 19800, 19860, 19920, 19980, 20040, 20100, 20160, 20220, 20280, 20340, 20400, 20460, 20520, 20580, 20640, 20700, 20760, 20820, 20880, 20940, 21000, 21060, 21120, 21180, 21240, 21300, 21360, 21420, 21480, 21540, 21600, 21660, 21720, 21780, 21840, 21900, 21960, 22020, 22080, 22140, 22200, 22260, 22320, 22380, 22440, 22500, 22560, 22620, 22680, 22740, 22800, 22860, 22920, 22980, 23040, 23100, 23160, 23220, 23280, 23340, 23400, 23460, 23520, 23580, 23640, 23700, 23760, 23820, 23880, 23940, 24000, 24060, 24120, 24180, 24240, 24300, 24360, 24420, 24480, 24540, 24600, 24660, 24720, 24780, 24840, 24900, 24960, 25020, 25080, 25140, 25200, 25260, 25320, 25380, 25440, 25500, 25560, 25620, 25680, 25740, 25800, 25860, 25920, 25980, 26040, 26100, 26160, 26220, 26280, 26340, 26400, 26460, 26520, 26580, 26640, 26700, 26760, 26820, 26880, 26940, 27000, 27060, 27120, 27180, 27240, 27300, 27360, 27420, 27480, 27540, 27600, 27660, 27720, 27780, 27840, 27900, 27960, 28020, 28080, 28140, 28200, 28260, 28320, 28380, 28440, 28500, 28560, 28620, 28680, 28740, 28800, 28860, 28920, 28980, 29040, 29100, 29160, 29220, 29280, 29340, 29400, 29460, 29520, 29580, 29640, 29700, 29760, 29820, 29880, 29940, 30000, 30060, 30120, 30180, 30240, 30300, 30360, 30420, 30480, 30540, 30600, 30660, 30720, 30780, 30840, 30900, 30960, 31020, 31080, 31140, 31200, 31260, 31320, 31380, 31440, 31500, 31560, 31620, 31680, 31740, 31800, 31860, 31920, 31980, 32040, 32100, 32160, 32220, 32280, 32340, 32400, 32460, 32520, 32580, 32640, 32700, 32760, 32820, 32880, 32940, 33000, 33060, 33120, 33180, 33240, 33300, 33360, 33420, 33480, 33540, 33600, 33660, 33720, 33780, 33840, 33900, 33960, 34020, 34080, 34140, 34200, 34260, 34320, 34380, 34440, 34500, 34560, 34620, 34680, 34740, 34800, 34860, 34920, 34980, 35040, 35100, 35160, 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## PART 3.00 EXECUTION

- 3.01 PREPARATION
- 3.02 INSTALLATION
- 3.03 MAINTENANCE

- 1.01 SUMMARY
  - A. Includes, but not limited to, trenching and installing irrigation system complete with accessories
  - B. Necessary for proper function and operation of the system
  - C. Irrigation system to be installed in accordance with the specifications and approved drawings
  - D. Irrigation system to be installed in accordance with the specifications and approved drawings
  - E. Irrigation system to be installed in accordance with the specifications and approved drawings
- 1.02 QUALITY ASSURANCE
- 1.03 MATERIALS
- 1.04 LABOR
- 1.05 MAINTENANCE



**SEE SHEETS L2-2 FOR TYPICAL IRRIGATION INSTALLATION DETAILS**

**LANDSCAPE PLANS**  
**Mason Creek Landing**  
**CALDWELL Subdivision**  
**IDAHO**

DATE: 6/27/2016  
 DRAWN BY: JDR  
 CHECKED BY: TJA  
 PROJECT NUMBER: \_\_\_\_\_  
 SHEET: \_\_\_\_\_

**South**  
 LANDSCAPE ARCHITECTURE, P.C.  
 2002 S. VIETA AVE.  
 BOISE, IDAHO 83705  
 (208) 342-2998  
 Fax: 208-342-2998

DATE: 6/27/2016  
 DRAWN BY: JDR  
 CHECKED BY: TJA  
 PROJECT NUMBER: \_\_\_\_\_  
 SHEET: \_\_\_\_\_

A-11



**ORDER OF DECISION BY THE MAYOR AND CITY COUNCIL  
CITY OF CALDWELL, IDAHO  
PUBLIC HEARING HELD MAY 15, 2017  
SIGNED JUNE 5, 2017**

**Subject: Case No. ANN-17-02/SUB-17P-02 (Mason Creek Landing Amended Subdivision)**

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**THE FOLLOWING LAND USE ACTIONS ARE THE PRIMARY FEATURES OF THIS APPLICATION:**

- Annex 4.54 acres, more or less with an R-2 (Medium Density Residential) zoning designation with an amended Development Agreement.
- Preliminary Plat approval of Mason Creek Landing Amendment Subdivision consisting of 51 residential lots and 6 common lots.

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**I COURSE OF PROCEEDINGS**

- 1.1 The Caldwell Planning and Zoning Department issued a notice of Public Hearing on application ANN-17-02/SUB-17P-02 to be held on May 2, 2017. Public notice requirements set forth in Idaho Code, Chapter 65, Local Planning Act, were met. On, or before, April 17, 2017, notice was published in the Idaho Press Tribune, and on, or before, April 15, 2017 notice was mailed to all political subdivisions providing services to the site and to all property owners within 300 feet of the project site; and on, or before, April 21, 2017 notice was posted on the site.
- 1.2 On May 2, 2017 the Caldwell Hearing Examiner recommended **approval** of the annexation and preliminary plat request.
- 1.3 The Caldwell Planning and Zoning Department issued a notice of public hearing on application ANN-17-02/SUB-17P-02 to be held before the Caldwell City Council on May 15, 2017. Public notice requirements set forth in Idaho Code, Chapter 65, Local Planning Act, were met. On, or before, May 1, 2017, notice was published in the Idaho Press Tribune, and on, or before, May 3, 2017 notice was

mailed to all political subdivisions providing services to the site and to all property owners within 300 feet of the project site; and on, or before, May 9, 2017 notice was posted on the site

- 1.4 On May 15, 2017 the Caldwell City Council **approved** the request.
- 1.5 Files and exhibits relative to this application are available for review in the Planning and Zoning Department, 621 Cleveland Boulevard, Caldwell and at applicable public hearings.

**II GENERAL FACTS**

- 2.1 APPLICANT: Providence Properties LLC, 701 Allen Street Suite 104, Meridian, ID, 83642.
- 2.2 REPRESENTATIVE: Kent Brown, 3161 Springwood Drive, Meridian, ID, 83642.
- 2.3 REQUEST: The applicant is requesting to annex 4.54 acres, more or less with an R-2 (Medium Density Residential) zoning designation and approval of a Preliminary Plat for Mason Creek Landing Amendment Subdivision, consisting of 51 residential lots. This 4.54 acres will become part of the recently approved Mason Creek Landing Subdivision.
- 2.4 COMPREHENSIVE PLAN DESIGNATION: The Caldwell Comprehensive Plan Map designation for the site is Medium Density Residential.

**Medium Density Residential** – Suitable for infill development or a transitional district to include a mixture of dwelling choices (attached and detached), churches, schools, group day care facilities, public facilities, and limited neighborhood commercial uses. Manufactured home parks and manufactured home subdivisions may be located in designated and selected medium density areas. The residential density range shall not exceed four (4) dwelling units per gross acre for a single-family residential subdivision and shall not exceed ten (10) dwelling units per gross acre for a mixed use (planned unit development) site.

2.5 COMPREHENSIVE PLAN COMPONENTS APPLICABLE TO THE REQUEST:

Land Use: The subject property is unincorporated Canyon County and designated as Medium Density Residential on the City’s Comprehensive Plan Map. The property is surrounded by the following uses:

<u>Direction</u>	<u>Zone</u>	<u>Comprehensive Map</u>	<u>Use</u>
Site	County	Medium Density Residential	Vacant Land
North	R-1	Low Density Residential	Vacant Land
South	R-2	Medium Density Residential	Mason Creek Landing Sub
West	R-2	Medium Density Residential	Mason Creek Landing Sub
East	R-2	Medium Density Residential	Mason Creek Landing Sub

Transportation/Connectivity: The subject property has frontage onto the future Skyway Drive alignment, a collector roadway.

Public Services, Utilities and Facilities: The engineering department, fire marshal, building department, police department, Vallivue School District, Pioneer Irrigation District, Canyon Highway District #4, Bureau of Reclamation, Army Corp of Engineers, and Department of Water Resources were all sent a request for comment.

- 2.6 Landscaping: As per Section 10-07-02(2) of City Code, landscaping will be required for this project. The development will be required to comply with City Code regarding all landscaping improvements.

### **III PUBLIC TESTIMONY**

#### 3.1 BEFORE THE HEARING EXAMINER, May 1, 2017

Jarom Wagoner, Senior Planner/Development Team Leader, 621 Cleveland Blvd., Caldwell, ID 83605, presented the staff report and stated that the applicant is requesting to annex 4.54 acres, more or less with an R-2 (Medium Density Residential) zoning designation and approval of a Preliminary Plat for Mason Creek Landing Amendment Subdivision, consisting of 51 residential lots. The 4.54 acres will become part of the recently approved Mason Creek Landing Subdivision.

Mr. Kent Brown, 3161 Springwood, Meridian, ID 83642 stated that when they did the preliminary plat last Fall for Mason Creek Landing they tried to incorporate this parcel as best as they could. As you look at the configuration of the angles and so forth we had to increase the size of our preliminary plat. Our preliminary plat is 14.3 acres and our annexation is only 4.54 acres. Any lot that was changed is included in our new plat. Overall, we increased 17 lots even though there are 51 lots in this preliminary plat. We plan to incorporate that into our phasing as if it was originally and always there.

Mr. Mapp asked Mr. Brown if he was in agreement with all the conditions.

Mr. Brown said yes he was in agreement with the conditions.

#### 3.2 BEFORE THE CITY COUNCIL, May 15, 2017

Jarom Wagoner, 621 Cleveland Blvd., acknowledged being sworn in and outlined the contents of the staff report. He noted that the amended application now includes the "out parcel" associated with the Mason Creek Landing subdivision development. The developer was recently able to acquire the property to be included with the overall subdivision. The development is compliant with the comprehensive plan map and the comprehensive plan. The amendment property will be developed in the same manner as the original subdivision design.

In response to questions from Councilman Callsen, Mr. Wagoner stated that a portion of the original preliminary plat was redesigned. Any lot that was reconfigured was included in the amended subdivision plat for 51 residential lots and 6 common lots.

Kent Brown, 3161 Springwood Drive Suite 104, Meridian, acknowledged being sworn in and spoke in support of the request. He noted that the overall development consists of approximately 14 acres but the annexation only addresses 4.54 acres.

MOVED by Allgood, SECONDED by Hopper to close the public testimony portion of the hearing.

### **IV APPLICABLE LEGAL STANDARDS**

- 4.1 City of Caldwell Zoning Ordinance No. 1451, as amended
- 4.2 City of Caldwell Comprehensive Plan, as amended
- 4.3 Idaho Code, Title 67, Chapter 65, Local Planning Act

### **V COMPREHENSIVE PLAN ANALYSIS - ANNEXATION**

The Caldwell City Council accepts the Comprehensive Plan Components as listed below.

- 5.1 The request was found to be consistent with the following Comprehensive Plan Components:

## **GOALS AND POLICIES – Property Rights**

***Goal 1: Ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of the property.***

Policy 1-1: Establish a sound basis for land use and environmental regulations through comprehensive planning and adopted policies and ordinances.

## **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.

## **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.

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

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.

## **GOALS AND POLICIES – Public Services, Utilities, & Facilities**

***Goal 1: Ensure that there are adequate public services and infrastructure to meet the needs of the public.***

Policy 1-2: Provide for the orderly expansion of public services to meet the needs of population growth, and ensure that adequate infrastructure is in place to serve new development.

5.2 The request was not found to be inconsistent with any of the Comprehensive Plan Components.

All adopted city ordinances, standards and codes were used in evaluating the application.

## **VI FINDINGS OF FACT – ANNEXATION**

6.1 The Caldwell City Council accepts the facts outlined in the staff report, public testimony and the evidence list. All adopted city ordinances, standards and codes were used in evaluating the application.

## **VII CONCLUSIONS OF LAW – ANNEXATION**

- 7.1 The Caldwell City Council has the authority to hear this case and order that it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of Idaho Code and City ordinances.

#### **VIII RECOMMENDATION – ANNEXATION**

- 8.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby recommends to the Mayor and City Council that Case Number ANN-17-02 a request by Providence Properties, LLC to annex 4.54 acres, more or less with an R-2 (Medium Density Residential) zoning designation, with an amended Development Agreement, for the property located at 19506 Middleton Road in Caldwell, Idaho is **approved** with the following conditions of approval:
- 8.2 Development of the subject property shall be consistent with all requirements, codes, rules, and regulations of the City of Caldwell, unless specifically stated otherwise in the annexation development agreement or in the Order of Decision for a preliminary plat.
- 8.3 An amended development agreement, as prepared by the planning and zoning department, shall be approved by City Council in conjunction with the annexation.

#### **IX ORDER OF DECISION – ANNEXATION**

- 9.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell City Council hereby orders that Case Number ANN-17-02 a request by Providence Properties, LLC to annex 4.54 acres, more or less with an R-2 (Medium Density Residential) zoning designation, with an amended Development Agreement, for the property located at 19506 Middleton Road in Caldwell, Idaho is **approved** with the following conditions of approval:
- 9.2 Development of the subject property shall be consistent with all requirements, codes, rules, and regulations of the City of Caldwell, unless specifically stated otherwise in the annexation development agreement or in the Order of Decision for a preliminary plat.
- 9.3 An amended development agreement, as prepared by the planning and zoning department, shall be approved by City Council in conjunction with the annexation.

#### **X COMPREHENSIVE PLAN ANALYSIS – PRELIMINARY PLAT**

The Caldwell City Council accepts the Comprehensive Plan Components as listed below.

- 10.1 The request was found to be consistent with the following Comprehensive Plan Components:

##### **GOALS AND POLICIES – Property Rights**

***Goal 1: Ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of the property.***

Policy 1-1: Establish a sound basis for land use and environmental regulations through comprehensive planning and adopted policies and ordinances.

##### **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.

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

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.

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

Policy 4-3: Require developers to meet design principles, development standards, and street and utility improvement requirements as set forth in the City's subdivision ordinance and infrastructure policy.

#### **GOALS AND POLICIES – Public Services, Utilities, & Facilities**

***Goal 1: Ensure that there are adequate public services and infrastructure to meet the needs of the public.***

Policy 1-2: Provide for the orderly expansion of public services to meet the needs of population growth, and ensure that adequate infrastructure is in place to serve new development.

***Goal 3: Protect the public, health, and general welfare of the citizens of Caldwell.***

Policy 3-4: Protect the City's domestic water supply by insuring that new development utilizes pressurized irrigation systems for irrigation, unless the proposed development does not have water rights.

#### **GOALS AND POLICIES – Transportation**

***Goal 2: Protect public safety and the environment.***

Policy 2-2: Ensure that City lots have sufficient frontage and/or accessibility to public streets to mitigate public health and safety concerns.

***Goal 3: Create communities with more cohesive, interconnected and walkable neighborhoods.***

Policy 3-1: Require public street systems for new residential subdivisions and manufactured home developments to connect with existing local streets or to provide for future interconnections in the City's planned street system.

#### **GOALS AND POLICIES – Housing**

***Goal 2: Support enhanced housing standards that will improve the visual appearance of residential housing.***

Policy 2-2: Encourage innovative and unique site-development proposals that incorporate a mix of housing types and density.

10.2 The request was not found to be inconsistent with any Comprehensive Plan Components.

All adopted city ordinances, standards and codes were used in evaluating the application.

**XI FINDINGS OF FACT – PRELIMINARY PLAT**

11.1 The Caldwell City Council accepts the facts outlined in the staff report, public testimony and the evidence list. All adopted city ordinances, standards and codes were used in evaluating the application.

**XII CONCLUSIONS OF LAW – PRELIMINARY PLAT**

12.1 The Caldwell City Council has the authority to hear this case and order that it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of Idaho Code and City ordinances.

**XIII RECOMMENDATION – PRELIMINARY PLAT**

13.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby recommends to the Mayor and City Council that Case Number SUB-17P-02 a request by Providence Properties, LLC for Preliminary Plat approval of Mason Creek Landing Amended Subdivision consisting of 51 residential lots and 6 common lots is **approved** with the following conditions of approval:

13.2 Comply with all applicable city codes, ordinances, policies, and standards.

13.3 The development, design, and construction of the Mason Creek Landing Amended Development shall be in substantial compliance with the submitted preliminary plat and site plan (See Exhibit A-3) of Case File Exhibit SUB-17P-02. Any substantial deviations, as determined by the Planning & Zoning Director, from said Case File Exhibit, shall require City Council approval, through a public hearing.

13.4 A landscaping plan compliant with City Code Section 10-07 shall be submitted and reviewed applicable to the phase in which each item is located and prior to signature on the final plat applicable to each platted phase.

13.5 Comply with the requirements of all applicable agencies, including but not limited to Pioneer Irrigation District, Bureau of Reclamation, and Canyon Highway District No. 4.

13.6 The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the first final plat.

13.7 Dedicate as public right-of-way a minimum thirty-five (35) foot half width right-of-way (from centerline) along the entire Skyway Drive alignment (per City Standard R-810 C).

13.8 All interior local streets classified as residential shall be dedicated to the City. The applicant shall dedicate as public right-of-way a minimum fifty-three (53) foot full width right-of-way (per City Standard R-810 E).

13.9 Full frontage half street improvements shall be completed for Skyway Street, abutting the site in accordance with all City of Caldwell standards and specifications. Improvements shall include (but are not limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, communication conduit, storm drainage facilities, etc. Paved asphalt sections (not including curb and gutter) for Skyway Street shall be a minimum of 24' wide to accommodate 2 lanes of traffic.

- 13.10 All requirements from the Fire Department for access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place by phase at the time of submittal of applicable construction drawings for each phase.
- 13.11 The applicant shall post and maintain a "Rules and Regulations" sign at the entryways to the residential subdivision until it is fully developed. The signs would be intended for subcontractors performing work and should include: 1) no dogs; 2) no loud music; 3) no alcohol or drugs; 4) no abusive language; 5) dispose of personal trash and site debris; 6) clean up any mud and/or dirt that is deposited from the construction parcel onto streets; 7) installation of a temporary construction fence that would keep debris from being blown off site by the wind; 8) no burning of construction or other debris on the Property.
- 13.12 All single-family dwellings shall be designed and constructed in substantial compliance with the elevations as shown in Exhibit A-14 of Case File Exhibit SUB-17P-02. The applicable elevation shall be submitted with each building permit for review and approval.

**XIV ORDER OF DECISION – PRELIMINARY PLAT**

- 14.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell City Council hereby orders that Case Number SUB-17P-02 a request by Providence Properties, LLC for Preliminary Plat approval of Mason Creek Landing Amended Subdivision consisting of 51 residential lots and 6 common lots is **approved** with the following conditions of approval:
- 14.2 Comply with all applicable city codes, ordinances, policies, and standards.
- 14.3 The development, design, and construction of the Mason Creek Landing Amended Development shall be in substantial compliance with the submitted preliminary plat and site plan (See Exhibit A-3) of Case File Exhibit SUB-17P-02. Any substantial deviations, as determined by the Planning & Zoning Director, from said Case File Exhibit, shall require City Council approval, through a public hearing.
- 14.4 A landscaping plan compliant with City Code Section 10-07 shall be submitted and reviewed applicable to the phase in which each item is located and prior to signature on the final plat applicable to each platted phase.
- 14.5 Comply with the requirements of all applicable agencies, including but not limited to Pioneer Irrigation District, Bureau of Reclamation, and Canyon Highway District No. 4.
- 14.6 The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the first final plat.
- 14.7 Dedicate as public right-of-way a minimum thirty-five (35) foot half width right-of-way (from centerline) along the entire Skyway Drive alignment (per City Standard R-810 C).
- 14.8 All interior local streets classified as residential shall be dedicated to the City. The applicant shall dedicate as public right-of-way a minimum fifty-three (53) foot full width right-of-way (per City Standard R-810 E).

- 14.9 Full frontage half street improvements shall be completed for Skyway Street, abutting the site in accordance with all City of Caldwell standards and specifications. Improvements shall include (but are not limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, communication conduit, storm drainage facilities, etc. Paved asphalt sections (not including curb and gutter) for Skyway Street shall be a minimum of 24' wide to accommodate 2 lanes of traffic.
- 14.10 All requirements from the Fire Department for access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place by phase at the time of submittal of applicable construction drawings for each phase.
- 14.11 The applicant shall post and maintain a "Rules and Regulations" sign at the entryways to the residential subdivision until it is fully developed. The signs would be intended for subcontractors performing work and should include: 1) no dogs; 2) no loud music; 3) no alcohol or drugs; 4) no abusive language; 5) dispose of personal trash and site debris; 6) clean up any mud and/or dirt that is deposited from the construction parcel onto streets; 7) installation of a temporary construction fence that would keep debris from being blown off site by the wind; 8) no burning of construction or other debris on the Property.
- 14.12 All single-family dwellings shall be designed and constructed in substantial compliance with the elevations as shown in Exhibit A-14 of Case File Exhibit SUB-17P-02. The applicable elevation shall be submitted with each building permit for review and approval.

CASE NUMBER ANN-17-02/SUB-17P-02 WAS HEARD BY THE MAYOR AND CITY COUNCIL AT A PUBLIC HEARING HELD MAY 15, 2017.

WRITTEN FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF DECISION WERE APPROVED BY CITY COUNCIL MEMBERS AND SIGNED BY MAYOR NANCOLAS AT A REGULARLY SCHEDULED MEETING HELD JUNE 5, 2017.



\_\_\_\_\_  
Mayor Garret L. Nancolas

ATTEST:

  
\_\_\_\_\_  
City Clerk