

DEVELOPER
TRIPLE DOT DEVELOPMENT
3117 S SAXONY AVENUE
MERIDIAN, IDAHO 83616
TANNER LEIGHTON
TANNER@TRIPLEDOTDEV.COM

PLANNER
RILEY PLANNING SERVICES LLC
PO BOX 405
BOISE, IDAHO 83701
PENELOPE.CONSTANTIKES
PENELOPE@RILEYPLANNING.COM

CIVIL ENGINEER
CORY SCHRACK, PE
NASLAND ENGINEERING
1109 W MAIN STREET, SUITE 660
BOISE, IDAHO 83702
(208) 593-4677

BENCHMARK
FOUND 5/8" IRON PIN
ELEV. (NAVD88) = 2429.97'
POINT #107
NORTHING = 712054.10
EASTING = 2390613.80
DESCRIPTION = F58 PLS7732

LAND SURVEYOR
J.J. HOWARD ENGINEERING & SURVEYING
5983 W STATE STREET, SUITE D,
BOISE, IDAHO 83703
(208) 846-8937

SURVEYOR STAMP AND SIGNATURE
TOPOGRAPHY SOURCE
THE SOURCE OF TOPOGRAPHIC
INFORMATION IS A SURVEY COMPLETED
BY J.J. HOWARD ENGINEERING &
SURVEYING ON 03/17/2022.

SHEET INDEX
SHEET DESCRIPTION SHEET
COVER SHEET PP-01
PRELIMINARY PLAT PP-02
SITE PLAN PP-03

DEVELOPMENT FEATURES

TOTAL ACRES 8.56 AC
TOTAL LOTS 83
SINGLE-FAMILY TOWNHOME LOTS 77
FRONT LOAD TOWNHOMES 20
ALLEY LOAD TOWNHOMES 57
COMMON LOTS 6
TOTAL SINGLE FAMILY DENSITY 9.00 UNITS/AC
AVERAGE BUILDABLE LOT SIZE 1585.13 SF
TOTAL OPEN SPACE 5.18 AC/60.51%
USABLE OPEN SPACE 1.88 AC/21.96%
EXISTING ZONING CANYON COUNTY R2
PROPOSED ZONING CITY OF CALDWELL R2

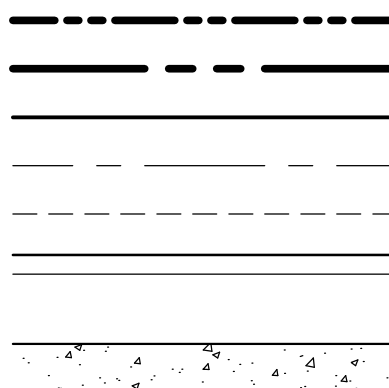
LEGEND

EXISTING:

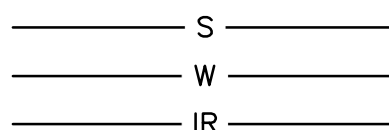


FOUND 1/2" IRON PIN
FOUND 5/8" IRON PIN
SET 5/8" IRON PIN W/ "PLS 18811" CAP.
CALCULATED POSITION
PROJECT BENCHMARK
AREA LIGHT
POWER POLE
SANITARY SEWER MANHOLE
SIGN
STORM DRAIN MANHOLE
TELEPHONE PEDESTAL
WATER METER
WATER VALVE
VAULT
PROPERTY BOUNDARY LINE
SECTION LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
EDGE OF DIRT ROAD
AC BREAKLINE
OVERHEAD POWER LINE
TOP OF SLOPE
TOE OF SLOPE
CENTERLINE

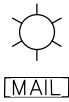
PROPOSED:



PROPERTY BOUNDARY LINE
SUBDIVISION BOUNDARY
LOT LINE
CENTERLINE
EASEMENT
3" ROLLED CURB & GUTTER



SEWER MAIN
WATER MAIN
PRESSURE IRRIGATION
SEWER MANHOLE
WATER MAIN BLOW-OFF
WATER VALVE
FIRE HYDRANT



STREET LIGHT
MAIL BOX CLUSTER

PRELIMINARY PLAT FOR
SPRINGHOUSE TOWNES

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 12, T.3N., R.3W., BOISE MERIDIAN,
LOCATED IN THE CITY OF CALDWELL,
COUNTY OF CANYON, STATE OF IDAHO.
MAY 2024



VICINITY MAP
NOT TO SCALE

NOTES

- ALL LOTS WITHIN THIS DEVELOPMENT WILL BE DEVELOPED IN ONE PHASE.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- ALL LOTS ARE SINGLE-FAMILY TOWNHOME LOTS EXCEPT, BLOCK 1 LOT 19, BLOCK 2 LOTS 18 AND 19, BLOCK 3 LOT 11, BLOCK 4 LOT 18, AND BLOCK 5 LOT 21, WHICH ARE COMMON/OPEN SPACE LOTS. LOT 19, BLOCK 1 INCLUDES A PRIVATE INTERIOR CIRCULATION LANE. ALL COMMON/OPEN SPACE LOTS AND PRIVATE INTERIOR CIRCULATION LANES SHALL BE OWNED AND MAINTAINED, AS SPECIFIED IN THE CCRS, BY THE HOMEOWNERS ASSOCIATION AND SHALL HAVE A BLANKET EASEMENT COVERING THE ENTIRE LOT FOR PUBLIC ACCESS, DRAINAGE AND UTILITIES.
- ALL BUILDING SETBACK AND DIMENSIONAL STANDARDS SHALL BE IN COMPLIANCE WITH R.2 ZONING AT THE TIME OF BUILDING PERMIT ISSUANCE.
- SANITARY SEWER AND DOMESTIC WATER SERVICES SHALL BE PROVIDED BY THE CITY OF CALDWELL. ALL SANITARY SEWER MAINS SHALL BE 8" UNLESS OTHERWISE SHOWN. ALL DOMESTIC WATER MAINS SHALL BE 6" UNLESS OTHERWISE SHOWN.
- ALL EXISTING WELLS SHALL BE ABANDONED PER IDWR REGULATIONS. ALL SEPTIC SYSTEMS SHALL BE COMPLETELY REMOVED AND THE AREA RECOMPACTED PER THE GEOTECHNICAL REPORT.
- FIRE PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CALDWELL FIRE DEPARTMENT AND SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE.
- ALL PRIVATE INTERIOR CIRCULATION LANES SHALL BE MARKED WITH PERMANENT "NO PARKING - FIRE LANE" SIGNS AND MARKINGS COMPLYING WITH THE INTERNATIONAL FIRE CODE.
- STORMWATER SHALL BE RETAINED ONSITE VIA SUBSURFACE FACILITIES AS APPROVED BY THE CITY OF CALDWELL. STORMWATER FACILITIES SHALL BE LOCATED OUTSIDE ANY AND ALL RIGHT-OF-WAY.
- EXISTING GRAVITY IRRIGATION LINES LOCATED WITHIN THE PROPERTY SHALL BE RELOCATED OUTSIDE ANY BUILDING PADS OR UTILITY CORRIDORS WITH THE APPROVAL OF THE PIONEER IRRIGATION DISTRICT.
- THIS SUBDIVISION IS IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805(b) CONCERNING IRRIGATION WATER. PRESSURIZED IRRIGATION SHALL BE PROVIDED TO ALL LOTS BY A PRESSURIZED SYSTEM IN ACCORDANCE WITH THE CITY OF CALDWELL.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED".
- MAILBOX CLUSTERS TO BE INSTALLED AS SHOWN ON THE PRELIMINARY PLAT.
- THE SURVEYOR'S STAMP PERTAINS TO PROPERTY BOUNDARY ONLY.
- ALL BUILDINGS IN THE PROPOSED DEVELOPMENT WILL BE EQUIPPED WITH FIRE SPRINKLER SYSTEMS.
- AUTOMATIC PRESSURIZED IRRIGATION SYSTEM: ALL WET LANDSCAPED AREAS SHALL BE EQUIPPED WITH A PRESSURIZED IRRIGATION PUMP STATION AND AN AUTOMATIC PRESSURIZED IRRIGATION SYSTEM BUILT TO CALDWELL MUNICIPAL IRRIGATION DISTRICT (CMDI) STANDARDS UTILIZING THE EXISTING SURFACE OR WELL IRRIGATION WATER RIGHT. INDIVIDUAL TOWNHOME LOTS ARE PROPOSED TO NOT HAVE IRRIGATION SERVICES. IRRIGATION SERVICES WILL BE PROVIDED TO IRRIGATE ALL COMMON AREA LANDSCAPE.
- TOTAL LENGTH OF MAJOR PATHWAYS: 1475 FEET.
- TOTAL LENGTH OF MINOR PATHWAYS: 987 FEET.
- PERMANENT BUS STOP WILL BE ESTABLISHED IN COOPERATION WITH BROWN BUS / VALLIVUE SCHOOL DISTRICT.

ZONING CRITERIA

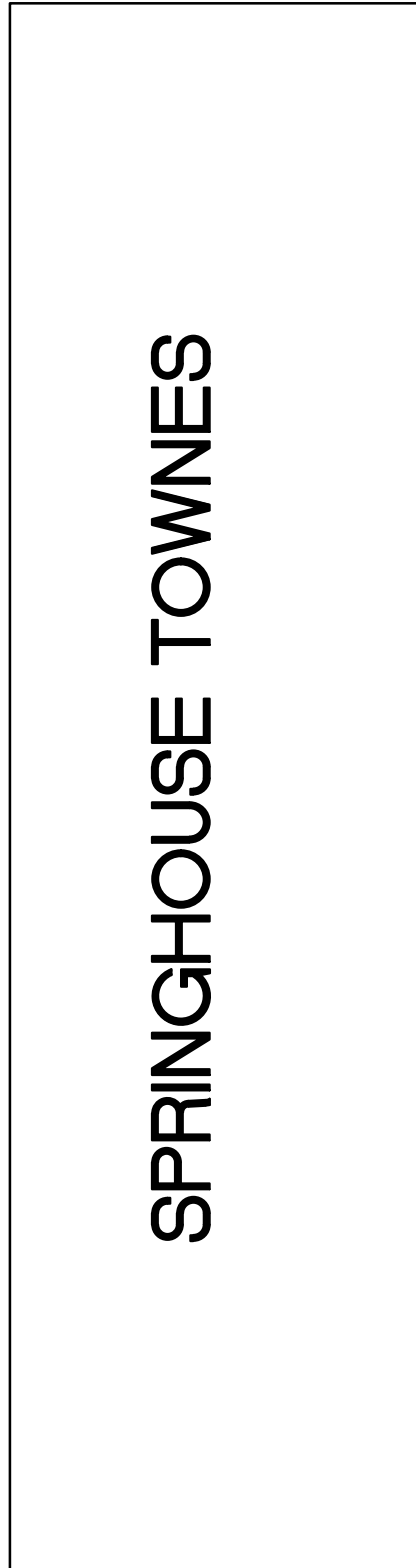
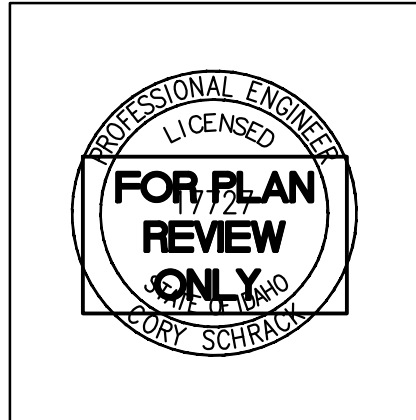
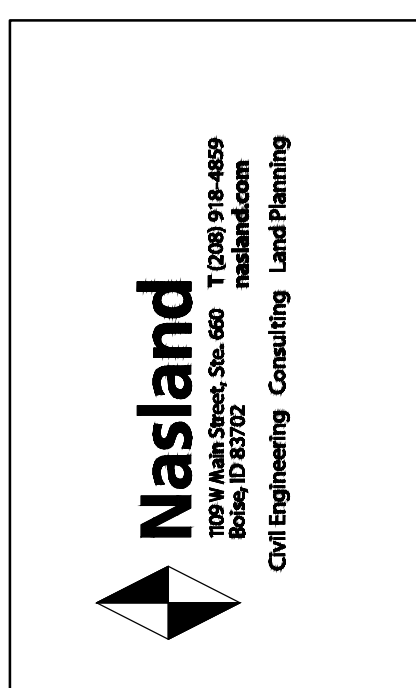
	R2 ZONING	PROPOSED PROJECT FRONT LOAD FOOTPRINT	PROPOSED PROJECT ALLEY LOAD FOOTPRINT
HEIGHT	35 FEET	35 FEET	35 FEET
FRONT YARD	20 FEET	18 FEET	0 FEET
REAR YARD	15 FEET	12 FEET	0 FEET
INTERIOR SIDE YARD	6 FEET	0 FEET	0 FEET
STREET SIDE YARD	15 FEET	5 FEET	0 FEET
INTERIOR LOT MIN. LOT AREA	6,000 SF	2,016 SF	940 SF
CORNER LOT MIN. LOT AREA	7,500 SF	2,376 SF	987 SF
ALL LOTS MIN. LOT FRONTAGE	45 FEET	28 FEET	20 FEET

ZONING CRITERIA NOTES

- FRONT LOAD FOOTPRINT:
 - BLOCK 2 LOT 1-17
 - BLOCK 3 LOT 1-4
 - BLOCK 4 LOT 1-3
- ALLEY LOAD FOOTPRINT:
 - BLOCK 1 LOT 1-18
 - BLOCK 3 LOT 5-10
 - BLOCK 4 LOT 4-17
 - BLOCK 5 LOT 1-20

PARKING TABLE

REQUIRED GUEST PARKING SPACES	20
REQUIRED ADA PARKING SPACES	1
GUEST PARKING SPACES	23
ADA PARKING SPACES	1
TOTAL PROVIDED PARKING SPACES	24



BY	DATE	REVISION
CL	11/11/2024	ORIGINAL

NE JOB # 324-052.1
DATE 11/11/2024
DRAWN BY: CL
CHECKED BY: CS

COVER SHEET

PP-01

