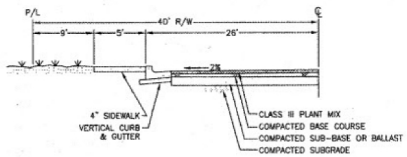
PRELIMINARY PLAT FOR SPRUCE CROSSING SUBDIVISION

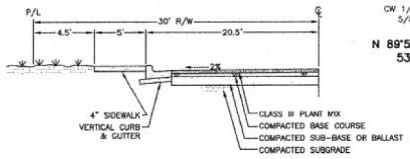
A PORTION OF THE SE 1/4 OF THE NW 1/4
& THE NE 1/4 OF THE SW 1/4 OF SECTION 34
TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CALDWELL, IDAHO
2007

NOTES:

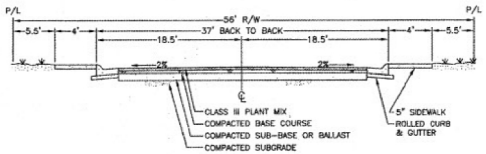
1. LOT 5, BLOCK 1 IS RESERVED FOR RICHARD & KATHRYN BICKNELL PER THE WILL OF NELLIE MAE TUCKNESS FILED AS INSTRUMENT NO. 200024128.
2. LOT 13, BLOCK 1 IS OWNED BY THE CALDWELL SCHOOL DISTRICT AND RESERVED FOR A POTENTIAL SCHOOL SITE.
3. LOT 23C, BLOCK 3 IS A NON-BUILDABLE COMMON LOT WHICH CONTAINS A BLANKET INGRESS/EGRESS EASEMENT GRANTED TO THE ADJACENT PROPERTY OWNERS TO THE EAST.
4. COMMON LOTS, AS SHOWN, ARE TO BE OWNED AND MAINTAINED BY THE SPRUCE CROSSING SUBDIVISION HOMEOWNER'S ASSOCIATION. SAID COMMON LOTS HAVE A BLANKET PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT, EXCEPT COMMON LOTS 20C, BLOCK 1; 1C, BLOCK 7; AND 1C, BLOCK 8.
5. LOT 20C, BLOCK 1 AND LOT 1C, BLOCK 7 CONTAIN A 55 FEET EASEMENT ON BOTH SIDES OF THE CENTERLINE OF THE DIXIE DRAIN. SAID EASEMENT GRANTED TO THE PIONEER IRRIGATION DISTRICT FOR OPERATION AND MAINTENANCE OF THE DIXIE DRAIN.
6. PRESSURE IRRIGATION WILL BE SUPPLIED TO EACH LOT.
7. DRAINAGE WILL BE ROUTED TO DRAINAGE DETENTION SWALES LOCATED IN COMMON LOTS 1C & 20C, BLOCK 1; 1C, BLOCK 7; 1C, BLOCK 8; AND LOT 13, BLOCK 1. STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES AND THE CITY OF CALDWELL SPECIFICATIONS.
8. PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS WILL BE AS FOLLOWS:
   - 10 FEET WIDE ADJACENT TO THE SUBDIVISION BOUNDARY AND PUBLIC RIGHT-OF-WAY.
   - 5 FEET WIDE ON EACH SIDE OF INTERIOR LOT LINES (INDIVIDUAL LOT DRAINAGE ONLY).
   - ALL OTHER EASEMENTS ARE AS SHOWN.
9. NO PORTION OF THIS SITE IS LOCATED IN A FEMA DESIGNATED FLOOD PLAIN OR FLOODWAY ZONE.
10. DIRECT LOT ACCESS TO SPRUCE STREET AND MONTANA AVENUE IS PROHIBITED.
11. ALL INTERSECTION RADII ARE 15 FEET UNLESS OTHERWISE SHOWN.
12. COMMON LOTS AT CUL-DE-SAC (ROUNDABOUTS) HAVE A 30 FT. RADIUS, UNLESS OTHERWISE SHOWN.
13. BUILDING SETBACK AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL.
14. THE BOTTOM ELEVATION OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED GROUND WATER ELEVATION.
15. ALL EXISTING STRUCTURES ARE TO BE REMOVED.



TYPICAL MINOR ARTERIAL ROADWAY HALF SECTION (MONTANA AVENUE)
SCALE: NTS

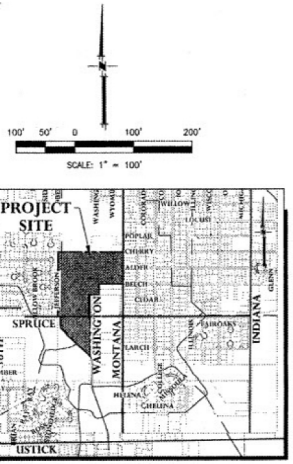


TYPICAL COLLECTOR ROADWAY HALF SECTION (SPRUCE STREET)
SCALE: NTS



TYPICAL INTERIOR ROADWAY SECTION
SCALE: NTS

COMMON LOT AREAS (ISLANDS)	
BLOCK & LOT #	SQUARE FOOTAGE
BLK 9, LOT 1C	779 SF
BLK 10, LOT 1C	3,730 SF
BLK 11, LOT 1C	1,964 SF



VICINITY MAP & SHEET KEY
SCALE: 1"=1200'

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- ROAD RIGHT-OF-WAY
- LOT LINE
- CENTER LINE
- 20' SETBACK LINE
- EXISTING DITCH CENTER LINE
- 5/8" FOUND IRON ROD
- 1/2" FOUND IRON ROD
- 1 LOT NUMBER
- 2C COMMON LOT NUMBER
- 3 BLOCK NUMBER

OWNER
DIXIE PROPERTIES, LLC
C/O TORY GARCIA
VISION LAND MANAGEMENT LLC.
661 S. RIVERSHORE LN., STE 120
EAGLE, ID. 83616
(208) 938-4655

CALDWELL SCHOOL DISTRICT
1101 E. CLEVELAND BLVD.
CALDWELL, ID. 83605
(208) 455-3300

DEVELOPER
L&M ASSOCIATES, LLC
C/O JIM MASHBURN
4571 N. PATTON AVE.
BOISE, ID. 83704
(208) 283-7119

ENGINEER/PLANNER
LANDMARK ENGINEERING & PLANNING, INC.
JOHN CARPENTER, P.E./CLINT BOYLE, AICP
332 N. BROADMORE WAY
NAMPA, ID. 83687
(208) 442-6300

SURVEYOR
LANDMARK ENGINEERING & PLANNING, INC.
STEVE LEE, PLS
332 N. BROADMORE WAY
NAMPA, ID. 83687
(208) 442-6300

ROADWAY JURISDICTION
CITY OF CALDWELL

SEWER AND WATER PROVIDER
CITY OF CALDWELL

FIRE DISTRICT
CALDWELL FIRE DISTRICT

IRRIGATION DISTRICT
PIONEER IRRIGATION DISTRICT

ACREAGE SUMMARY

TOTAL –		37.95 ACRES
RESIDENTIAL LOTS –	16.97 ACRES	(45%)
COMMON LOTS (TOTAL) –	5.57 ACRES	(14%)
USEABLE –	3.91 ACRES	(10%)
OTHER –	1.67 ACRES	(4%)
FUTURE SCHOOL SITE –	7.53 ACRES	(20%)
STREET RIGHT-OF-WAY –	7.88 ACRES	(21%)

LOT SUMMARY

TOTAL LOTS =	113
RESIDENTIAL =	100
LESS THAN 6,000 SF –	---
6,000–7,000 SF –	53 (53%)
7,000–8,000 SF –	23 (23%)
8,000–9,000 SF –	14 (14%)
9,000–10,000 SF –	4 (4%)
10,000–11,000 SF –	5 (5%)
11,000–12,000 SF –	---
12,000–15,000 SF –	---
15,000–20,000 SF –	1 (1%)
20,000–39,000 SF –	---
+ 39,000 SF –	---
COMMON =	12
SCHOOL DISTRICT =	1
DENSITY =	2.63 DU/ACRE
AVERAGE RESIDENTIAL LOT =	7,392 SF

ZONING
R-1 (SINGLE FAMILY RESIDENTIAL)
MIN. BLDG. LOT PER R-1 ZONE:
= 6,000 SF
PROPOSED MIN. BLDG. LOT SIZE:
= 6,000 SF

SETBACK LINES
R-1 (SINGLE FAMILY RESIDENTIAL)
20' FRONT
15' REAR
5'/7' SIDE (12' TOTAL PER LOT)
20' STREET SIDE

LANDMARK ENGINEERING & PLANNING, INC.
332 N. Broadmore Way, Nampa, Idaho 83687
Phone (208) 442-6300 Fax (208) 442-7862

PROFESSIONAL ENGINEER REGISTERED 12982 GREG ANDERSON

NO.	PLAN REVISION DESCRIPTION

DATE: 04-13-07
SCALE: 1" = 100'
DRAWN BY: JO LARSON
DESIGNED BY: JED WYATT, A.S.L.A.
CHECKED BY: GREG ANDERSON, P.E.

PRELIMINARY PLAT FOR
SPRUCE CROSSING SUBDIVISION
LOT DIMENSIONS/SURVEY INFO.
CITY OF CALDWELL, IDAHO

PROJECT NO. C07010

SHEET 1 OF 2