DEVELOPMENT SUMMARY

SINGLE FAMILY	ALLEY LOADED	MIXED-USE	COMMERCIAL	TOTALS
27	37	16	-	**80**
50' X 100'	30' X 68'	1.37 AC	2.6 AC	15.77 AC

LAND USE SUMMARY

LAND USE	AREA (AC)	%	UNITS
SINGLE FAMILY	2.80	18%	27
ALLEY LOADED	2.30	15%	37
MIXED-USE	1.37	9%	16
COMMERCIAL	2.60	16%	
OPEN SPACE	1.50	10%	
STREETS	5.20	32%	
	15.77	100%	80



0' 40' 80'
GRAPHIC SCALE: 1" = 40'

NORTH

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SOTERRA COMMUNITY

MASTER PLAN

CALDWELL, IDAHO

NOVEMBER 5th, 2026 • PROJECT #261033

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