City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided and fees paid, for an application to be considered complete and accepted. Once accepted, all applications go through a pre-screening prior to being routed for the initial review.

Failure to submit all requested items (in legible form) may delay the processing of your application. Additional information may be required during pre-screening or after the review of your proposal.

Please note that any land use action below marked with an asterisk (*) shall require public hearing(s).

APPLICATION REQUESTS

Note: Please check all specific land uses actions below that you are applying for

- ☐ Accessory Dwelling Unit (ADU)
- ☐ Administrative Determination
- ☑ *Annexation w/ Zoning
- ☐ Business License Permit
- ☐ *Certificate of Appropriateness
- ☑ *Comprehensive Plan Map Amendment
- ☐ *Deannexation
- ☐ Design Review
- ☐ *Development Agreement
  - ☐ New
  - ☐ Modification
  - ☐ Termination
- ☐ Home Occupation Permit
  - ☐ New
  - ☐ Renewal
- ☐ Lot Line Adjustment
- ☐ Lot Split
  - ☐ Administrative
  - ☐ Simple
- ☐ Mobile Home Park
- ☐ Outdoor Dining Permit
- ☐ Parcel Consolidation
- ☐ *Planned Unit Development (PUD)
  - ☐ New
  - ☐ PUD Modification
- ☐ Public Art / Murals
- ☐ *Rezone (Zoning Map Amendment)
- ☐ Signs[1]
- ☐ Site Plan / Landscape Plan Review[2]
- ☑ *Special Use Permit (SUP)
  - ☑ New
  - ☐ Modification
  - ☐ Time Extension
- ☑ Subdivision Plats
  - ☑ *Preliminary Plat
  - ☐ *Final Plat
  - ☐ *Short Plat (Regular)
  - ☐ *Short Plat (Condo)
  - ☐ Plat Modification[3]
  - ☐ *Replat
  - ☐ Time Extension
  - ☐ Renewal
- ☐ Temporary Use Permit
  - ☐ New ☐ Renewal
  - ☐ Mobile Food Unit
  - ☐ Temporary Use Facility
  - ☐ Transient Merchant Facility
- ☐ Traffic Impact Study Review
- ☐ *Variance
- ☐ *Zoning Text Amendment

[1]Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.
[2] Used when not associated with other land use applications, building permits, or construction drawing submissions.
[3] Replats are not considered plat modifications.

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MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION

Project or Business Name: Royal Pro-C Caine Center

Site Address (s):	**Suite #:**
1020 E Homedale Rd., Caldwell, Idaho 83605	

Parcel #(s):
R32721000 0

Total Acres: 13.1380

General Location of Site:

Parcel situated on the southwest corner of E Homedale Rd and S Montana Ave

Current Zoning of Parcel(s): *(check all that apply)*	☐ RS-1 ☐ RS-2 ☐ R-1 ☐ R-2 ☐ R-3 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ C-C ☐ M-1 ☐ M-2 ☐ I-P ☐ A-D ☐ C-D ☐ H-D ☐ P-D ☐ T-N ☐ H-C ☑ County Zone: Agricultural
Overlay Districts: *(if applicable)*	☐ APO-1 ☐ APO-2 ☐ HD-1 ☐ City Center Indian Creek Corridor ☐ City Center Local Historic Area ☑ None
Is Parcel(s) in Floodplain:	☐ Yes ☑ No Zone X

Description of Proposed Project / Request:

The Caine Center is a proposed Multi-family Housing Development with Commercial area for a convienece store/gas station, drive-through coffee shop or delicatessan and 2 additional commercial buildings, one of which is anticipated to be a restaurant with drive-through service available. The application request includes Annexation, Zoning, Comprehensive Plan Ammendment, Preliminary Plat and a Special Use Permit to allow drive-throughs as described.

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MASTER LAND USE APPLICATION

APPLICANT INFORMATION:

Name: Brent L. Orton, PE

Company Name (if applicable): Orton Engineering, LLC

☐ Owner ☑ Authorized Agent ☐ Purchaser

Mailing Address: 17338 Sunnydale Place, Caldwell, ID 83607

Phone: (208) 350-9422

Email: brentorton@ortonengineers.com

PROPERTY OWNERS' INFORMATION

(If an LLC, please provide documentation of being an authorized signer)

Name: Royal Pro-C LLC

Mailing Address: 21246B NOTUS RD GREENLEAF, ID 83626-8940

Phone: (208)960-2182

Email: jason@royalproc.com

DESIGNATED CONTACT PERSON

(Who will receive and disseminate all correspondence from the city)

Same as:

☑ Applicant ☐ Property Owner ☐ Other

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

CONTRACTOR / DEVELOPER INFORMATION

Name: Royal Pro-C, LLC, agent Jason Miller

Company Name (if applicable): Royal Pro-C, LLC

Mailing Address: 21246B NOTUS RD GREENLEAF, ID 83626-8940

Phone: (208) 960-2182

Email: jason@royalproc.com

ARCHITECT INFORMATION

Name: Glenn Walker

Company Name (if applicable): ADP Architechts, PA

Mailing Address: 1831 E. Overland Rd., Meridian, Idaho 83642

Phone: (208) 353-0734

Email: gwalker@adpboise.com

ENGINEER INFORMATION

Name: Roger J. Smith, P.E., Smith Civil, Inc.

Mailing Address: 2485 E. Oakborough Ct., Eagle, ID 83616

Phone: (208) 870-1015

Email: roger-j-smith@msn.com

LANDSCAPE ARCHITECT INFORMATION

Name: Emily Voges, PLA

Company Name (if applicable): Stack Rock Group

Mailing Address: 404 S 8th St. #300A1, Boise, ID 83702

Phone: (818) 983-5347

Email: emily@stackrockgroup.com

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MASTER LAND USE APPLICATION

ACKNOWLEDGEMENTS

☑ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application.

☑ I certify that I am the owner of this property or the owner's authorized agent. If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application.

☑ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I am the: ☐ Owner ☑ Authorized Agent

Applicant Signature: _ _____ Date: 9/5/2024

Printed Name: Brent L. Orton, PE

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Planning and Zoning Department

MASTER LAND USE APPLICATION

Online Application Submittal Instructions

The City of Caldwell Planning and Zoning Department utilizes an online application portal for submission of all applications, documents, plans, and payment of fees.

Step 1:

- Log in or create an account in Citizenserve (Citizenserve Users Guide)
- Select your permit and/or application type and enter in all required information.

Step 2

- Pay fees online via Citizenserve. You will receive an email from Citizenserve directing you to make a payment once staff have reviewed your application.

Drawing Submittal Instructions:

1. All plan sheets must be uploaded in PDF format only (no CAD, JPEG, TIFF, PNG, etc.)
2. All plan sheets must be to scale.
3. All plan sheets must be uploaded to Citizenserve.
1. All applications, checklists, calculations, reports, drawings, plans, and other supporting documents must be uploaded as single-sided pdf's and must be legible and in a high-definition format.

CITY OF
Caldwell, Idaho

Planning & Zoning

ANNEXATION CHECKLIST

	The following documents will need to be uploaded with your application:
✓	Master Land Use Application
✓	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system
✓	Recorded warranty deed for the subject property
N/A	Signed Property Owner Acknowledgement (if applicable)
✓	Vicinity map, showing the location of the subject property
✓	Site Plan **The following are suggested items that may be shown on the site plan:**
	• 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 specific to the site to be annexed
✓	Vicinity Map to scale labeling the location of the property and adjacent streets
✓	Neighborhood Meeting
	• 500 foot mailing list – Official copy from County Assessor's Office
	• Letter
	• Sign-in sheet
	• Certification letter

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COMPREHENSIVE PLAN MAP AMENDMENT CHECKLIST

The following items shall be included in any Comprehensive Plan Map Amendment review submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION I

SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	9/5/24	
Application Checklist	Copy of completed, signed and dated checklist	8/21/24	
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application	9/5/24	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	7/10/24	
Legal Description of Property	Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be certified by a land surveyor registered to the State of Idaho.	9/9/24	
Neighborhood Meeting Information	The verification shall include: • A copy of the letter mailed by the applicant • A copy of the 500' mailing list indicating all notified owners, residents and neighborhood associations • A copy of the sign-up sheet from the meeting, with your signature *Note: Neighborhood meetings must be held within four (4) months of application submission.*	Held 8/1/24 Repeat w/ update 10/15/24	
Site Photos	Site Photos, colored and labeled, looking north, south, east and west.	10/3/24	
Detailed Letter of Explanation and Justification	Detailed Letter of Explanation and justification for the proposed request. Include the following: a. Explanation of why the proposed amendment is being requested b. Description of all existing and proposed Comprehensive Plan land use classifications c. Description of any existing land uses in the general area that are similar to the proposed use/request d. Description of all adjacent property uses and zoning district designations e. Description of all uses, buildings or structures which are being proposed or are intended for the property f. Description of the specific Comprehensive Plan goals and/or policies that support your request, and describe how the request or proposed project supports these goals and/or policies. g. Demonstrate how there has been a substantive change in conditions since the plan was adopted/last amended that justifies this proposed change, or how the proposed designation is equally or better suited for the property than the existing designation. h. Describe how the property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed by the proposed plan map designation. Such services may include water, sewage, storm drainage, and schools	Narrative 9/09/24	

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	i. Description of any known cultural, archaeological, or historic features on the site j. Justify how the request is in the public interest, would be of general benefit and contribute to the common welfare, and not simply a furtherance of private individual or group interests k. Detail any impacts the request will have on public safety, traffic, and schools. Include any proposed measures to mitigate concerns. l. Any previous or pending land use permit activity		
Site Plan	Site plan, drawn to scale, showing location of all property lines, existing and proposed buildings, utilities, setbacks, easements, and streets with street names.	8/15/24	
Map	Provide a site/vicinity map, drawn neatly to scale, with a north arrow, that shows: a. The lands proposed to be changed and all adjacent properties, and the existing comprehensive plan designations b. The proposed change in designation in context with surrounding properties c. Features such as: roads, existing structures, and infrastructure (i.e. driveways, wells, septic drain fields, etc.) d. Known critical areas (wetlands, streams, rivers, lakes, drainages, steep slopes, wildlife habitat areas, floodplains) on the area proposed to be changed, and within 500 feet e. Location of all utilities and easements f. All major man-made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, hills, depressions, steep slopes, lakes, floodplains, and floodways.	9/9/24	
Concept Development Plan	If the comprehensive plan map amendment application is not being submitted concurrently with other development applications, please provide a concept development plan.	Concurrent submittal	

ACKNOWLEDGEMENT

I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution copies. I also acknowledge that the applicant or the applicant's representative **IS REQUIRED to attend all public hearings** for this application, and that additional information may be required as necessary to assist in the understanding and review of the project application.

I certify this document has been acknowledged, signed and dated by the:

☐ Property Owner as the Applicant ☑ Property Owner's Agent / Representative

Brent L Orton, Orton Engineering — 10/4/2024

Applicant / Applicant's Representative Printed Name — Date

Applicant / Applicant's Representative Signature

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PRELIMINARY PLAT CHECKLIST

The following items shall be included in the application submittal. Additional information may be required upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION 1: Filing Requirements

- ☑ All applications, checklists, plans and supporting documents must be submitted through our Online Permit Center.
- ☑ All applications, checklists, plans and supporting documents shall follow the naming schematic as provided in Section 8.
- ☑ Filing fees (see Section 2)
- ☑ Documents shall be formatted in accordance with Section 7.

SECTION 2: Filing Fees

Refer to the Planning Department fee list for most current fees.

- ☑ Permit fees. Fees will be required to be paid once the application has been submitted and received by the department.

SECTION 3: Submittal Documents

The items listed below are considered a minimum. Additional information may be necessary for clarification during the review process.

- ☑ ***Master Land Use Application:*** Copy of a completed and signed master land use application.
- ☑ ***Application Checklist:*** Copy of a completed and signed application checklist.
- ☑ ***Copy of Deeds or Proof of Ownership:*** If the owner is a corporation or LLC, proof of the representative for the LLC or corporation will be required.
- ☑ ***Property Owner Acknowledgement:*** Signed Property Owner Acknowledgement form (if applicable)
- ☑ ***Neighborhood Meeting Information:*** This verification shall include:
  - ☑ A copy of the letter mailed by the applicant (min. 15 days prior to meeting);
  - ☑ A copy of the 500' mailing list indicating all notified owners, residents and associations; and
  - ☑ A copy of the sign-up sheet from the meeting and certification with your signature

  Note: Neighborhood meetings must have been held within four (4) months of application submission.

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- ☑ ***Legal Descriptions:*** Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be certified by a land surveyor registered in the State of Idaho.
- ☑ ***Vicinity Map (to scale).*** Provide a site/vicinity map that shows the location of the subject property, surrounding properties, and streets.
- ☑ ***Project Narrative.*** Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.
- ☑ ***Preliminary Plat:*** High resolution preliminary plat, to scale. See Requirements for Contents of Plat in **Section 4.**
- ☑ ***Landscape Plan:*** High resolution landscape plan, to scale. See Requirements for "Contents of Landscape Plan" in Section 5.
- ☑ ***Site Plan (to scale):*** Site plan, drawn to scale, showing.
  - ☑ Location of all property lines and dimensions.
  - ☑ All streets with street names
  - ☑ All existing and proposed buildings and structures
  - ☑ All setbacks
  - ☑ All utilities
  - ☑ All easements
- ☑ ***Building Elevations:*** Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.
- ☑ ***Site Photos:*** Photographs of existing site conditions.
- ☑ ***Street Name Request Form:*** A completed street name request form. Below is a link for street and subdivision tables used for street naming approval. Names that are sound-alikes, duplicates, or names difficult to pronounce are not allowed. The table links are located just above the "Planning and Zoning Application Tracker."

  https://www.canyoncounty.id.gov/elected-officials/commissioners/development-services/dsd-gis/
- ☑ ***Open Space Exhibit:*** Open space exhibit shall clearly delineate using colored shading, so it is readily identifiable. The open space exhibit shall contain a table identifying:
  - ☑ The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open space.
  - ☑ The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project.
  - ☑ The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project.
- ☑ ***Landscape Exhibit:*** Colored landscape exhibit showing all the open space, plantings, amenities, and pathways, and overlayed with dark colored phasing lines.

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SECTION 4: Preliminary Plat Content

☑ ***Plans to Scale:*** All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").

☑ ***Subdivision Name and Location:*** The proposed subdivision name and location shall be provided on the plat and shall meet the following:

- ☑ Said name shall not being a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County.
- ☑ Location of subdivision by section, township, and range; reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments. (Ord. 3374, 12-6-2021).

☑ ***Contact Information:*** Name, address and phone number of property owner(s), subdivider, engineer, planner, and surveyor who prepared the plat, and any other professional persons involved in the subdivision.

☑ ***Scale, North Arrow and Plan Preparation Date:*** Scale, north arrow and date of preparation including dates of any subsequent revisions.

☑ ***Vicinity Map (scaled):*** Vicinity map drawn to a maximum scale of one-inch equals five hundred feet (1" = 500'), clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.

☑ ***Topography:*** Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout. Contour lines shown at five-foot (5') intervals where land slope is greater than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation.

☑ ***Existing Water:*** Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes, and other water features; direction of flow; regulatory floodplain and floodway boundaries if any; and location and extent of known areas subject to inundation if any.

☑ ***Streets and Other Important Features:*** Location, widths and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter, and/or sidewalks. Other important features such as railroads, utility rights of way and easements of public record, public areas, permanent structures to remain including water wells, and municipal corporation lines within or adjacent to the tract.

☑ ***Recorded Subdivisions with Common Boundaries:*** Name, book, page number and lot line layout of any recorded adjacent subdivision having a common boundary with the tract.

☑ ***Table Schedule:*** Table indicating:

- ☑ Existing zoning classification of the tract with any requested zoning changes.
- ☑ Total acreage of the entire subdivision
- ☑ Total number of buildable lots by land use type.

- ☑ Total number of common lots.
- ☑ Total gross acreage
- ☑ Minimum buildable lot size
- ☑ Average buildable lot size
- ☑ Dwelling units per gross acre.

☑ ***Subdivision Boundary:*** The subdivision boundary with dimensions and bearings shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.

☑ ***Public Dedications of Rights of Way or Easements:*** Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. Designation of all land to be dedicated or reserved for public use with purpose indicated.

☑ ***Names, Addresses, and Tax Parcel Numbers:*** Names, addresses and tax parcel numbers for all property owners within five hundred feet (500') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations.

☑ ***Utilities:*** Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.

☑ ***Proposed Street Layout:*** Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways, and easements; pedestrian and vehicular connections to adjoining properties.

☑ ***Lot Layout:*** Lot layout with dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.

- ☑ Graphically depict the minimum setbacks and describe them in legend.
- ☑ Identify zero lot line properties.

☑ ***Land Use and Zoning Classification (for each area):*** If plat includes land for which multi-family, commercial, industrial, or mixed use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.

☑ ***Special Development Areas:*** Appropriate information that sufficiently details the proposed subdivision within any special development area, such as:

- ☐ Hillside
- ☐ Floodplain

☑ ***On and Off-Site Improvements:*** The proposed on and off-site improvements including water supply systems, sanitary sewer systems and stormwater drainage.

☑ ***Access and Approaches:*** Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.

☑ ***Proposed Utility Methods:*** Proposed utility methods for the following:

- ☑ Sewage Disposal: Such evidence relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat.
- ☑ Water Supply: Such evidence relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat.
- ☑ Stormwater Disposal: Such evidence relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater designs shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal.
- ☑ Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of the Caldwell City Code, shall appear on the preliminary plat.

☐ ***Phasing Plan (if multi-phase development):*** A colored phasing plan showing lots, streets, lot and block numbers, and street names. Include a table schedule indicating the following:

- ☐ Number # of lots per phase.
- ☐ Number of dwelling units and type of dwelling units per phase

☑ ***Acknowledgement:*** Note acknowledging that, to the best of the preparer's knowledge, the preliminary plat meets all requirements of city code; or if said plat does not meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application or it is not a planned unit development but any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application.

SECTION 5: Landscape Plan Content

☑ ***Plan Preparation:*** Landscaping 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.

☑ ***Plan Size:*** Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')

☑ ***Streets, Setbacks and Easements:*** Show all streets, setbacks, and easements, Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements.

☑ ***Sight Visibility Triangles:*** Show and label all sign visibility triangles.

☑ ***Storm Water Facilities and Berms:*** Show all storm water facilities and berms. Indicate berm heights, slopes, and proposed landscaping.

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☑ ***Off-Street Parking & Bicycle Parking:*** Include the following:

- ☑ A note listing the required number of parking spaces and bicycle parking spaces.
- ☑ A note listing the provided number of parking spaces and bicycle parking spaces. The provided number of parking spaces and bicycle parking spaces shall equal or exceed the required number of parking spaces and bicycle parking spaces.
- ☑ Circulation area required to serve the parking spaces with typical dimensions.

☑ ***Existing Trees and/or Shrubs:*** Location of all existing trees and shrubs, and the size and type of any existing trees and shrubs. Indicate by note which trees and/or shrubs will remain, if any.

☑ ***Street Landscape Buffers:*** Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed. Provide calculation for the minimum percentage of sod. All plantings shall be proposed in a way that appropriately landscapes the entire length of the buffer and shall not be clustered all in one single location.

☑ ***Planting Schedule:*** A table indicating the type of trees, shrubs, and other vegetation. Indicate spacing, tree caliper, height and width at full growth, and gallon size of shrubs.

☑ ***Other Landscape Amenities:*** Provide location, size, type, and description of all other landscape improvements such as berms, decorative rock, boulders, etc. For berms, please indicate the height and slope of the berm.

☐ ***School Bus Stops:*** Location of school bus stop areas within a common lot or common easement.

☐ ***Public Transit Stops:*** Location of any public transit

☑ ***Land Use Buffers:*** Location and width of all landscape buffers between different land uses. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.

☑ ***Parking Lot Landscaping:*** Location and size of all landscape islands within parking lots, Include the location, type, and size of all landscaping materials proposed.

☑ ***Trash Enclosures:*** Location of all trash enclosures, to include details about screening and landscaping.

☐ ***Screening:*** Location of all mechanical equipment and the type of screening to be used.

☑ ***Fencing:*** Location, height, color, and materials for all existing or proposed fencing.

☑ ***Existing and Proposed Structures:*** Location of all existing and proposed structures and a note of whether or not the existing structures will remain.

☑ ***Pathways:*** Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts:

- Micro Pathways
- Major Pathways
- Public Pathways
- Regional Pathways
- Irrigation Pathways
- Indian Creek Corridor Pathways (if applicable)

☐ Include note that all pathways will be maintained by the homeowner's association.

☑ ***Public Amenities:*** Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc.)

SECTION 6: Information Tables

GENERAL PROJECT INFORMATION	
Type of land uses within subdivision:	☐ Residential only ☐ Commercial only ☐ Industrial only ☑ Mixed-use *(mix of residential and non-residential uses)*
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	☐ Yes ☑ No *If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?* ☐ Yes ☐ No
Will the subdivision be phased?	☐ Yes ☑ No If yes, how many phases are proposed?
Development timeline for full build out?	**4 - 10 years**

LAND USE AND ZONING INFORMATION			
	Zoning Designation	**Comp Plan Designation**	**Land Use**
Existing (Subject Property)			
Proposed (Subject Property)	C1 and R3	Business/ High Density Resid.	Commercial / Residential
North of Site	R-1	Low Density Residential	Residential
South of Site	R-2	Medium Density Residential	Residential
East of Site	C-1 and R-1	Business/ Low Density Resid.	Commercial / Residential
West of Site	County: Agricultural	County: Residential	County: Conservation/Open Space

PROJECT SPECIFIC INFORMATION			
	Number of Lots	**Acres**	**Percent of "Net" Acres** *Net acreage is the total acreage minus any public streets and public rights of way*
Residential Lots	27	7.85 acres	67.09%
Commercial Lots	4	3.08 acres	26.34%
Industrial Lots	0	0	0
Common Lots	1	0.77 acres	6.58%

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EXISTING AND PROPOSED BUILDING DATA

	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
Residential:						
Single-family (detached) homes	N/A	N/A				
Townhomes	N/A	N/A				
Two-family *(duplex)*	N/A	N/A				
Three-family residential *(triplex)*	N/A	N/A				
Four, five and six family *(fourplex, five plex, and six plex)*	0	25	0	134	40'	231,247.4 sq.ft
Multi-family (7 or > dwelling units) in a single building	0	2	0	24	40'	29,500.3 sqft
Commercial 5	1	4	N/A	N/A	25'	19,608 sq.ft.
Industrial	N/A	N/A	N/A	N/A		
Type of Commercial or Industrial Buildings:	1. Gas/Conveinence Store 2. Drive Through Food 3. Built to Suit 4. Built to Suit	☑ Single-tenant buildings ☑ multi-tenant buildings Gas Station & Drive Thru - 1 tenant		2 buildings - built to suit, can have 1 or 2 tenants		

DENSITY AND OPEN SPAC E

Dwelling units per gross acre (Density):	Max. Allowed	Proposed	
		17.5	
Total Open Space	% Required	% Proposed	Acreage Proposed
	10% (52,205 sqft.)	13.6%	1.636 Acres (71,244 sqft)
Total "Qualifying" Open Space	% Required	% Proposed	Acreage Proposed
	10%	13.6%	1.636 Acres

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PARKING, LOADING AND PEDESTRIAN AMENITIES		
	Min. # Required	**# Proposed**
Electric vehicle parking spaces	For > 100 parking space, min of 2 EV parking spaces	4 space (North of Clubhouse)
Off-street parking spaces	Mulifam: 246-328; Clubhouse 1/5 - 1/3 per seat; Comm Bldg. 1: 14-22, Comm Bldg. 2: 15-24	Mulifam: 328; Clubhouse 34; Comm Bldg. 10 sp + 6 sp, Comm Bldg. 2: 17 sp
Commercial loading spaces	DriveThru: 1/4 - 1/2.5 per seat, Gas Station: 6-12 0 loading under 10,000 sqft	DriveThru: 6 sp., Gas Station: 15 sp No commercial Loading Spaces
Industrial loading spaces	N/A	N/A
Bicycle parking spaces:	Residential: 92; Commercial 5	Residential: 92; Commercial 14
Public Transportation:	*Describe any public transportation facilities that are proposed.* No specific areas are dedicated for public transport but roads are designed for emergency vehicle ingress/egress	
Public Amenities:	*Describe any public amenities that are being proposed.* Clubhouse, Playground, Firepit, Swimming Pool, Walking Paths for Residents and Guests	

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LANDSCAPING AND PATHWAYS	
Landscaping:	*Please check all locations where landscaping will be provided* ☑ Parking lot ☑ Common areas ☑ Street landscape buffers ☑ Between different land uses ☑ Adjacent to Pathways ☑ Around building exterior Other See Landscape Plan
Major Pathways:	*Describe location, width, and landscaping.* Interior Sidewalks - 7 feet wide Grass and Trees and Plants as shown on the Landscaping Plan.
Micro Pathways:	*Describe location, width, and landscaping.* Pathways on south side of Phyllis Canal and between buildings. 5' wide Grass and Trees and Plants as shown on the Landscaping Plan
Public or Regional Pathways	*Describe location, width, landscaping, and fencing per Bicycles and Pathways Master Plan.* Required covered Bicycle Parking Provided. Public Sidewalks provided per City Code and throughout Multi family development help improve the walkability of Homedale and Montana. Accessible Parking spaces provided and Accessible side walks. 4' high wrought iron Fencing along both sides of Phyllis Canal Fencing around Community Swimming Pool.

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LANDSCAPE STREET BUFFERS

Location *(Enter Street Name)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
Homedale Road	20'	20'	50%	20	35'	151	7'
S. Montana Ave.	15'	15'	70%	13	35'	165	7'
Bayou Way	15'	15'	80%	4	35'	38	7'

LAND USE BUFFERS

Location	Proposed Buffer Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Caliper at Planting	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Size of Shrubs at Planting *(in gallons)*	Min. Shrub Spacing *(in feet)*
North Property Line	20'	50%	20	2"	35'	151	2 Gallon	7'
South Property Line	10'	60%	18	2"	35'	90	2 Gallon	7'
East Property Line	15'	70%	13	2"	35'	165	2 Gallon	7'
West Property Line	20'	80%	19	2"	35'	120	2 Gallon	7'

SIDEWALKS

Location (Street Name)	Existing Sidewalk?	Proposed Width	Type of Proposed Sidewalk
Homedale Road	☐ Yes ☐ No If existing, specify width:	7'	☐ Meandering ☑ Attached ☐ Detached
Montana Ave	☐ Yes ☐ No If existing, specify width:	7'	☐ Meandering ☑ Attached ☐ Detached
West Access Rd. In front of housing	☐ Yes ☐ No If existing, specify width:	5' 7'	☐ Meandering ☑ Attached ☐ Detached
Pedestrian Paths	☐ Yes ☐ No If existing, specify width:	5'	☑ Meandering ☐ Attached ☐ Detached

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UTILITIES INFORMATION		
Domestic Water:	☐	Individual Domestic Well – How Many?
	☐	Centralized Public Water System
	☑	City Municipal Water System
	☐	N/A
	Nearest Water Line Connection:	Homedale Rd. & Montana
Sewer (Wastewater):	☐	Individual Septic
	☑	City Municipal Sewer
	☐	N/A
	Nearest Sewer Line Connection:	Montana Ave
Irrigation:	☐	Surface
	☐	Irrigation Well
	☑	Pressurized
	☐	Gravity
	☐	N/A
	Nearest Irrigation Connection:	Intend to connect to City Irrigation at Valley Heights Sub and Arrowleaf Sub
	Irrigation District:	Pioneer Irrigation (North of Phyllis Canal) and Wilder Irrigation (South of Phyllis)
Stormwater:	☐	Swales
	☐	Ponds
	☐	Borrow Ditches
	☑	Other, Explain: Underground Seepage beds as shown on Preliminary Plat Improvement Plan
Stormwater Management:	Does the site disturb one or more acres of land? ☑ Yes ☐ No	
Fire Suppression Water Supply Source:	Fire flow from City of Caldwell Water, 9 new fire hydrants proposed. Buildings are subject to Idaho Building code and designed to comply with Idaho adopted IBC.	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	Phyllis Canal	

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INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION		
Type of Site Access:	☑	Street Frontage
	☐	Easement If easement, specify width: Instrument #
Street(s) Providing Access:	Access of Homedale Road and Montana Avenue and Bayou Way. See Preliminary Plat Layout.	
Will Secondary Access for Fire be Provided:	☑ Yes ☐ No If yes, please describe: There is an access on both Homedale and Montana and via Bayou Way for the multifamily housing. And an access on both Homedale and Montana for the convienence store and drive through.	
Internal Roads:	☐	Public
	☑	Private
	☑	Internal Circulation
	☐	Road User's Maintenance Agreement Inst#
School Districts Serving this Location:	☐	Caldwell School District
	☑	Vallivue School District

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SPECIAL ON-SITE CHARACTERISTICS			
	Yes	**No**	**If yes, explain:**
Areas of Critical Environmental Concern?	☐	☑	
Evidence of Erosion?	☐	☑	
Fish Habitat?	☐	☑	
Floodplain?	☐	☑	
Riparian Vegetation?	☐	☑	
Steep Slopes?	☐	☑	
Streams/Creeks?	☑	☐	Phyllis Canal
Unique Animal/Plant Life?	☐	☑	
Unstable Soils?	☐	☑	
Wildlife Habitat?	☐	☑	
Historic Buildings or Features?	☐	☑	The Caine Center was used by the University of Idaho for the Caine Veterinary Teaching Center from 1977 - 2016.
Describe any other unique site characteristics:			

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SECTION 7: PDF Formatting Requirements

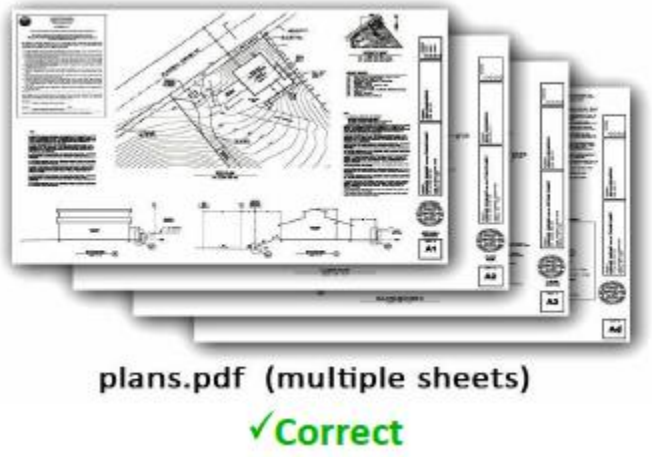
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for your project.

Layers: No multiple layers. Layers must be merged or flattened.

Format: Vector-based files are preferred given the ability to scale these files.

Resolution: Min. of 300 pixels per inch (PPI)

Grouping: Multiple sheet PDF (single file with multiple sheets)



Labeling: Each sheet of the plans must be labeled with the project name, contractor, and address of the subject site.

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SECTION 8: Application Processes

Application and document Submittal:

All applications, checklists, required documents and plans shall be submitted through the online portal. Application fees may also be paid for through the online portal.

NOTE: All plans and documents shall be labeled correctly by using the standard naming schematic and shall be tied to the correct "document source" as specified in Table 1 below.

The software provider recommends utilizing Google Chrome. If you have any issues uploading documents on the portal, please contact the support line at 1-800-325-9818.

Revised Plans or Document Submissions:

All revised plans shall be submitted through the online portal by going to your original application and clicking on it, then hitting the "upload documents" button.

NOTE: All revised plans shall be labeled correctly by using the standard naming schematic and shall be tied to the correct "document source" as specified in Table 1 below.

Application Prescreening:

Once your application and required documents have been submitted, submittals will go through an initial pre-screening process to check to ensure all required documents as listed on the checklists have been completed in their entirety and that all documents and plans are in a high-quality legible format. An application submission WILL NOT be considered accepted, and date stamped until it has completed the pre-screening process.

Scheduling Initial Hearing Dates:

The date of acceptance of an application is the date used to meet hearing deadlines for scheduling the initial TENTATIVE public hearing date.

Land use applications are not accepted until all required documentation has been submitted, fees have been paid, and the application submission has completed the "pre-screening" process.

NOTE: Hearing dates ARE NOT GUARANTEED AND ARE SUBJECT TO CHANGE OR DELAY based on the following:

- Current application backlog
- Number of hearings already scheduled for a particular date (only 2-3 hearings are scheduled per meeting)
- Outstanding redlines or correction items.

- A land use application that was continued to a future hearing date (this may cause your application to get bumped out further)

Online Submission Troubleshooting:

1. I am having trouble uploading documents online?

   The software provider recommends utilizing Google Chrome. If you have any issues uploading documents on the portal, please contact the support line at 1-800-325-9818.

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TABLE 1: STANDARD DOCUMENT NAMING SCHEMATIC AND ASSOCIATED DOCUMENT SOURCE

CITY OF CALDWELL PLANNING AND ZONING - DOCUMENT NAMING SCHEMATIC		
Document Source	**Initial Submittal Naming Schematic**	**Revised Plans Naming Schematic**
Application	Application_ProjectName_V1	Revised plans/documents shall be labeled correctly by using a standard naming schematic of the "Type of Plan or Document Name" followed by the version number (V2, V3, V4, V5). *Example:* PrelimPlat__ProjectName_V2
Application Checklist	Checklist_ProjectName_V1	
Building Elevations	BldgElevations_ProjectName_V1	
Deeds / Proof of Ownership	OwnershipProof_ProjectName_V1	
Development Agreement	DevAgreement_ProjectName_V1	
Final Plat	FinalPlat_ProjectName_V1	
Floor Plans	FloorPlan_ProjectName_V1	
Gates and/or Private Roads Exhibit	PrivateRoadsExh_ProjectName_V1	
Preliminary Plat	PrelimPlat_ProjectName_V1	
Landscaping Plans	LandscapePlan_ProjectName_V1	
Landscape Exhibit	LandscapeExh_ProjectName_V1	
Landscape Renderings (3D)	LandscapeRenderings_ProjectName_V1	
Legal Description (metes and bounds)	LegalDescription_ProjectName_V1	
List of Proposed Street Name Document	StreetNameList_ProjectName_V1	
Mapping Exhibit	MappingExh_ProjectName_V1	
Narrative	Narrative_ProjectName_V1	
Neighborhood Meeting Sign-in Sheet and Certification	NeighborhoodMtgCert_ProjectName_V1	
Neighborhood Meeting Mailing List	NeighborhoodMtgList_ProjectName_V1	
Neighborhood Meeting Letter Sent	NeighborhoodMtgLetter_ProjectName_V1	
Open Space Exhibit	OpenSpaceExh_ProjectName_V1	
Pathway Exhibit	PathwayExhibit_ProjectName_V1	
Phasing Plan (subdivision or development)	PhasingPlan_ProjectName_V1	
Planned Unit Development Amenities Exhibit	AmenitiesExh_ProjectName_V1	
Property Owner Acknowledgement	OwnerAck_ProjectName_V1	
Roundtable (Pre-App) Meeting Notes/Minutes	RoundTableMtgNotes_ProjectName_V1	
Sign Calculations	SignCalcs_ProjectName_V1	
Sign Elevations	SignElevations_ProjectName_V1	
Site Photos	SitePhotos_ProjectName_V1	
Site Plan	SitePlan_ProjectName_V1	
Street Elevation Renderings (3D)	StreetElevations_ProjectName_V1	
Traffic Impact Study	TIS_ProjectName_V1	
Vicinity Map	VicinityMap_ProjectName_V1	
Zoning Property Report	ZoningReport_ProjectName_V1	
Zoning Verification Letter	ZoningVerificationLtr_ProjectName_V1	

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SECTION 9: Applicant Acknowledgement

☑ I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution pdf documents; and

☑ I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code;

☑ I acknowledge that the applicant or the applicant's representative IS REQUIRED to be present at all public hearings for this application; and

☑ I certify I am the:

☐ Property Owner as the Applicant ☑ Property Owner's Agent / Representative

Brent L. Orton, Orton Engineering, LLC
Applicant / Applicant's Representative Printed Name

10/22/2024
Date

Applicant / Applicant's Representative Signature

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SPECIAL USE PERMIT CHECKLIST

The following items shall be included in the application submittal. Additional information may be required upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION 1: Filing Requirements

- ☑ All applications, checklists, plans and supporting documents must be submitted through our Online Permit Center.
- ☑ All applications, checklists, plans and supporting documents shall follow the naming schematic as provided here.
- ☑ Filing fees **(see Section 2 below)**
- ☑ PDF Documents formatted in accordance with **Section 5** below.
- ☑ All documents shall follow the naming conventions as shown here.

SECTION 2: Filing Fees

Refer to the Planning Department fee list for most current fees.

- ☑ Permit fees. Fees will be required to be paid once the application has been submitted and received by the department.

SECTION 3: Submittal Documents

The items listed below are considered a minimum. Additional information may be necessary for clarification during the review process.

- ☑ ***Master Land Use Application.*** Copy of a completed and signed master land use application.
- ☑ ***Application Checklist.*** Copy of a completed and signed application checklist
- ☑ ***Copy of Deeds or Proof of Ownership.*** If the owner is a corporation or LLC, proof of the representative for the LLC or corporation will be required.
- ☑ ***Property Owner Acknowledgement***. Signed Property Owner Acknowledgement form (if applicable)
- ☑ ***Neighborhood Meeting Information***, including;
  - ☑ A copy of the letter sent to all owners, residents and associations within 500' of property
  - ☑ A copy of the 500' mailing list
  - ☑ A copy of the sign-in sheet, with your signature for certification

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☑ ***Legal Descriptions.*** Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be certified by a land surveyor registered to the State of Idaho.

☑ ***Detailed Site Plan***, **drawn to scale**, showing:

- ☑ Location of all property lines and dimensions
- ☑ All streets and driveways
- ☑ All off-street parking, loading spaces, drive aisles, ramps, and sidewalks
- ☑ All trash enclosure locations
- ☑ All existing and proposed landscaping
- ☑ All existing and proposed buildings and structures with setbacks
- ☑ All utility locations. Specify location of any overhead utility lines on the property
- ☑ Location of all proposed sign with dimensions to property line

☑ ***Concept Building Elevations (if new construction or remodel):*** Colored building elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, architectural features, and landscaping around buildings.

☑ ***Landscape Plan:*** Landscape plan, drawn to scale (no smaller than 1" = 50') and prepared by a landscape architect, a landscape designer or a qualified nursery person. Landscape plans shall be stamped by a licensed landscape architect and including the following information:

- ☑ ***Streets, Setbacks and Easements:*** Show all streets, setbacks, and easements, Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements
- ☑ ***Sight Visibility Triangles:*** Show and label all sign visibility triangles.
- ☑ ***Storm Water Facilities and Berms:*** Show all storm water facilities and berms. Indicate berm heights, slopes and proposed landscaping * Catch basins shown on the utility map
- ☑ ***Off-Street Parking & Bicycle Parking:*** A note listing the required number of parking spaces and bicycle parking spaces, the provided number of parking spaces and bicycle parking spaces, and the circulation area required to serve the parking spaces with typical dimensions.
- ☑ ***Existing Trees and/or Shrubs:*** Location of all existing trees and shrubs, and the approximate size and type of any existing trees and shrubs. Indicate by note which trees and/or shrubs will remain, if any.
- ☑ ***Existing and Proposed Structures***: Location of all existing and proposed structures and a note of whether the existing structures will remain
- ☑ ***Pathways:*** Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts for micro pathways, major pathways, public pathways, regional pathways, and Indian Creek Corridor pathways (if applicable).

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☑ ***Open Space Exhibit***: Separate open space exhibit clearly delineated using colored shading, so it is readily identifiable. The open space exhibit shall contain a table identifying:

- ☑ The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open space
- ☑ The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project
- ☑ The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project

☑ ***Public Amenities:*** Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc.)

☑ ***School Bus Stops:*** Location of school bus stop areas within a common lot or common easement
No set school bus stop but streets could accomodate a bus within the multi family housing area

☐ ***Public Transit Stops:*** Location of any public transit

☑ ***Street Landscape Buffers:*** Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.

☑ ***Landscape Buffers Between Land Uses:*** Location and width of all landscape buffers between different land uses. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.

☑ ***Parking Lot Landscaping:*** Location and size of all landscape islands within parking lots, Include the location of all landscaping materials proposed

☑ ***Trash Enclosures:*** Location of all trash enclosures, to include details about screening and landscaping

☑ ***Fencing:*** Location, height, color, and materials for all existing or proposed fencing
* 4' Wrought iron on boundary of Irrigation easement along the canal - see preliminary plat layout.

☑ ***Other Landscape Amenities:*** Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.

☑ ***Landscape Schedule:*** Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.

☑ ***Traffic Impact Study:*** A traffic impact study will be required if the proposed development generates one hundred (100) or more peak hour vehicle trips; more than thirty thousand (30,000) square feet of commercial use; or more than fifty thousand (50,000) square feet of industrial use.

Note: The city may require an impact study, even if the aforementioned criteria are not exceeded to resolve unique circumstances. The city may also waive the requirement if, in the city's opinion, there are no traffic issues to resolve.

4 spaces: 2 Dual Pedestal style

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SECTION 4: Project Specific Details

Fill in all the information below that is applicable to the project being proposed.

LAND USE AND ZONING INFORMATION			
	Zoning Designation	**Comp Plan Designation**	**Land Use**
(Subject Property)	C1 and R3	Business/ High Density Res	Commercial/Residential
North of Site	R-1	Low Dens. Res.	Residential
South of Site	R-2	Med. Density Res.	Residential
East of Site	C-1 and R-1	Business/Low Dens	Commercial/ Residential
West of Site	County: Ag	County: Ag	County: Conservation/OpenSpace

PARKING, LOADING AND PEDESTRIAN AMENITIES		
Description	**Min. Required**	**Proposed**
Electric vehicle parking spaces	For > 100 parking spaces, min. of 2 EV parking spaces	4 spaces: north of clubhouse
Off-street parking spaces	Multi family: 246-328; Clubhouse: 1/5seat-1/3seats; Commercial Bld13: 14-22; Bld14: 15-24; Drive Thru: 1/4seat - 1/2.5 seats; Gas Station: 6-12	Multi family: 328; Clubhouse: 34; Com. Bld13: 10sp + 6sp across street; Bld14: 17sp; Drive Thru: 6sp; Gas Sta: 15sp
Commercial loading spaces	Under 10,000 feet - 0 loading spaces	No commercial loading spaces
Industrial loading spaces	N/A	N/A
Bicycle parking spaces:	Res: 92 Commercial: 5	Res: 92 Commercial: 14
Describe any public transportation facilities that will be provided.	No specific areas are dedicated for public transport.	
Describe any public amenities that are being proposed:	Clubhouse, Playground, Firepit, Swimming Pool, Walking Paths for Residents and Guests	

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LANDSCAPING AND PATHWAYS	
Landscaping: *Please check all locations where landscaping will be provided*	☑ Parking lot ☑ Common areas ☑ Street landscape buffers ☑ Between different land uses ☑ Adjacent to Pathways ☑ Around building exterior Other See Landscaping plan.
Public or Regional Pathways *Describe location, width, landscaping, and any proposed fencing:*	Pathway along Phyllis Canal. 4 foot wrought iron fencing on both sides of canal easement.

STREET LANDSCAPE BUFFERS							
Location *(Enter Street Name)*	**Min. Width Required**	**Proposed Width**	**% of Sod Proposed**	**# of Trees Proposed**	**Min. Tree Spacing** *(in feet)*	**# of Shrubs Proposed**	**Min. Shrub Spacing** *(in feet)*
Homedale Rd	20'	20'	50%	20	35'	151	7'
S. Montana Ave.	15'	15'	70%	13	35'	165	7'
Bayou Way	15'	15'	80%	4	35'	38	7'

BUFFERS BETWEEN LAND USES							
Location *(If not required, put N/A)*	**Min. Width Required**	**Proposed Width**	**% of Sod Proposed**	**# of Trees Proposed**	**Min. Tree Spacing** *(in feet)*	**# of Shrubs Proposed**	**Min. Shrub Spacing** *(in feet)*
North Property Line	20'	20'	50%	20	35'	151	7'
South Property Line	10'	10'	60%	18	35'	90	7'
East Property Line	15'	15'	70%	13	35'	165	7'
West Property Line	20'	20'	80%	19	35'	120	7'

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PUBLIC SIDEWALKS				
Location (Street Name)	**Min. Width Required**	**Proposed Width**	**Type of Sidewalk**	**Existing or Proposed**
Homedale Road	7'	7'	☐ Meandering ☑ Attached ☐ Detached	☐ Existing ☑ Proposed
Montana Ave.	7'	7'	☐ Meandering ☑ Attached ☐ Detached	☐ Existing ☑ Proposed
West Access Rd. In front of housing	5'	5' 7'	☐ Meandering ☑ Attached ☐ Detached	☐ Existing ☑ Proposed
Pedestrian Paths	5'	5'	☑ Meandering ☐ Attached ☐ Detached	☐ Existing ☑ Proposed

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION		
Type of Site Access:	☑	Street Frontage
	☐	Easement Easement Width: Instrument #
Street(s) Providing Access:	Access off Homedale Road and Montana Avenue, and Bayou Way.	
Will Secondary Access for Fire be Provided:	☑ Yes ☐ No	
Internal Roads:	☐	Public
	☑	Private
	☑	Internal Circulation
	☐	Road User's Maintenance Agreement Inst#
School Districts Serving this Location:	☐	Caldwell School District
	☑	Vallivue School District

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UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION		
Domestic Water:	☐	Individual Domestic Well – How Many?
	☐	Centralized Public Water System
	☑	City Municipal Water System
	☐	N/A
	Nearest Water Line Connection: Homedale Rd. and Montana	
Sewer (Wastewater):	☐	Individual Septic
	☑	City Municipal Sewer
	☐	N/A
	Nearest Sewer Line Connection: Montana Ave.	
Irrigation:	☐	Surface
	☐	Irrigation Well
	☑	Pressurized
	☐	Gravity
	☐	N/A
	Nearest Irrigation Connection: Intend to connect to City Irrigation at Valley Heights sub, and Arrowleaf Sub	
	Irrigation District: Pioneer Irr Dist. (N. of Phyllis Canal) Wilder Irr. Dist (S. of Phyllis Canal)	
Stormwater:	☐	Swales
	☐	Ponds
	☐	Borrow Ditches
	☑	Other, Explain: Underground seepage beds as shown on Preliminary Plat Improvements Plan
Stormwater Management:	Does the site disturb one or more acres of land? ☑ Yes ☐ No	
Fire Suppression Water Supply Source:	Fire flow from City of Caldwell Water. 9 new fire hydrants proposed. Buildings are subject to IBC, and designed to comply with Idaho adopted IBC.	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	Phyllis Canal	

City of Caldwell
Planning and Zoning Department
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

SECTION 5: PDF Formatting Requirements

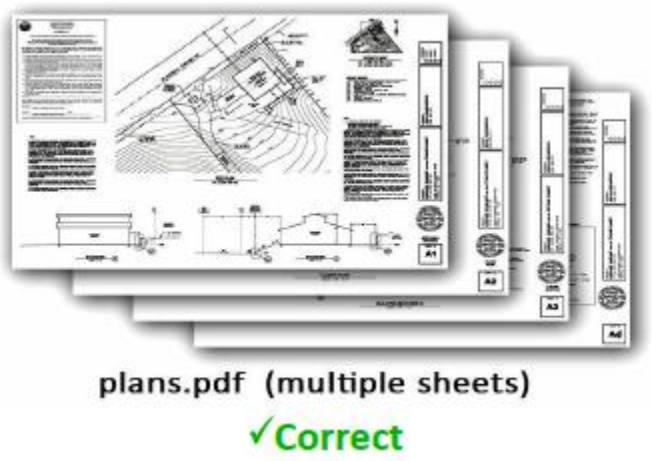
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for your project.

Layers: No multiple layers. Layers must be merged or flattened.

Format: Vector-based files are preferred given the ability to scale these files.

Resolution: Min. of 300 pixels per inch (PPI)

Grouping: Multiple sheet PDF (single file with multiple sheets)



Labeling: Each sheet of the plans must be labeled with the project name, contractor, and address of the subject site.

City of Caldwell
Planning and Zoning Department
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

SECTION 6: Applicant Acknowledgement

☑ I acknowledge that all items on the checklist are included in the submittal package and that all documents have been named accordingly and submitted as single-sided, high-resolution pdf documents; and

☑ I acknowledge that I, the applicant, or my representative is responsible to attend all public hearings; and

☑ I acknowledge that applications are not deemed complete until the application has been submitted, all fees have been paid, and the application has been deemed accepted after completion of the prescreening process. This could impact neighborhood meeting deadlines and scheduling of public hearing dates.

☑ I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and

☑ I certify I am the:

☐ Property Owner as the Applicant ☑ Property Owner's Agent / Representative

Brent L . Orton, PE Orton Engineering,LLC — 10/15/2024

Applicant / Applicant's Representative Printed Name — Date

Applicant / Applicant's Representative Signature

City of Caldwell

INVOICE

Permit #: ANN24-000014

Address: 1020 E HOMEDALE RD

Fee	Account Code	Amount
P&Z Fee - Annexation (More than 2-acres)	10241	3,080.50
P&Z Fee - Development Agreement	10335	950.00
Eng Fee - Annexation (2 to 20 acres)	12550	495.18
Fire Fee - Annexation (More than 1 acre)	22025F	224.70
TOTAL		**4,750.38**

City of Caldwell

INVOICE

Permit #: CPM24-000005

Address: 1020 E HOMEDALE RD

Fee	Account Code	Amount
P&Z Fee - Comprehensive Plan Map Amendment	10260	3,482.50
TOTAL		**3,482.50**

City of Caldwell

INVOICE

Permit #: SPP24-000005

Address: 1020 E HOMEDALE RD

Fee	Account Code	Amount
P&Z Prelim Plat (NO PUD) - Base Fee	10180	2,688.00
P&Z Prelim Plat (NO PUD) - per lot	10180	620.00
P&Z Prelim Plat (NO PUD) - per common lot	10180	20.00
Eng Prelim Plat (NO PUD) - Base Fee	12511	643.74
Eng Prelim Plat (NO PUD) - per lot	12511	686.72
Fire Prelim Plat (NO PUD) - Base Fee	22025	254.10
Fire Prelim Plat (NO PUD) - per lot	22025	43.20
TOTAL		**4,955.76**

City of Caldwell

INVOICE

Permit #: SUP24-000022

Address: 1020 E HOMEDALE RD

Fee	Account Code	Amount
P&Z Fee (> than 2 acres)	10200	2,173.00
Eng Fee (> 20 acres)	12530	1,100.40
Fire Fee (> 1 acre)	22025	102.79
TOTAL		**3,376.19**

PIN	OwnerName
06182232 0	RAMIREZ MANUEL
06182233 0	HARDIN JOYCE
06182234 0	AMERICAN HOMES 4 RENT PROPERTIES NINE LLC
06182235 0	YARBROUGH CHRISTOPHER
32707168 0	JM ASSETS LLC
06182231 0	HENRY JOSEPH
06182229 0	RODRIGUEZ JOSE C
06182230 0	ANDRADE AGUEDA
06182224 0	SVINTH IAN DAVID
06182225 0	STEWART DARIN C
06182226 0	AMH 2015-1 BORROWER LLC
06182227 0	RAMOS ROSALINDA C
06182228 0	WRIGHT BRANDON J
32566361 0	BROWN FAMILY TRUST
32566362 0	MADRIL RACHEAL
07470943 0	WOLFE MICHAEL A
07470944 0	MOUNTAIN WEST IRA INC FBO SUSAN SHAFFER IRA
32566378 0	USVAT CHRISTIAN
32566369 0	BAGLIEN JOHN W
32566368 0	BORTON JAMES ROBERT JR
32566367 0	GONZALEZ PHILIP
32566366 0	JAN STEPHENS BENEFICIARY TRUST
32566365 0	DIAS DANIEL S
32566363 0	STICKNEY JONATHAN R
07470911 0	HAGGARD ROBERT T
07470898 0	MYERS ZACHARY
32566381 0	NICHOLS CHRISTOPHER J
07470896 0	MOORE RENTAL PROPERTIES LLC
32566010 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS
07470892 0	VALLEY HEIGHTS
07470908 0	MILLER CRAIG AND DIANE FAMILY TRUST
32566374 0	MURRAY NICHOLAS R
07470895 0	GONZALEZ ANABELLA
07470907 0	BURNWORTH SHERRY
07470893 0	MORGAN FAMILY LEGACY TRUST
07470894 0	HOISINGTON DANIEL STEVEN AND CINDY ELLEN REVOCABLE LIVING TRUST
07470906 0	KANAGY MIRIAM RUTH
32566382 0	MITCHELL JASON W
32566377 0	MCGUIRE FAMILY TRUST
32566376 0	MILLER JORDAN M
32566375 0	CASTAGNETTI FAMILY TRUST
32563000 0	VALLIVUE SCHOOL DIST NO 139
07470927 0	BENOIT RLT
07470964 0	LAMOTT JOSHUA
32566355 0	DRANSFIELD KENNETH COLBORN
32566354 0	PRYHUBER SCOTT THOMAS

07470939 0	DUBOSE JASON J
32566356 0	TINKER WILLIAM
32566357 0	CARDENAS HORTENCIA
32566358 0	BROWN FAMILY TRUST EST 1990
32566359 0	WURTZ DAKOTA MR
32566360 0	MC KAY JOETTE V
07470940 0	RODRIGUEZ FERNANDO MANUAL
07470901 0	FORD AMBER DAWN
07470941 0	LOWIES JASON T
07470900 0	ARIAS JAVIER F
07470910 0	COMBS JAY LIVING TRUST
07470942 0	HERNANDEZ JOSE A
32566380 0	SNODERLY HENRY ROSS JR
07470899 0	BREWER SHAWNA M
32566379 0	BAILEY SHARON
32566364 0	BANDERAS EVERARDO DUARTE
32566370 0	JUAREZ ELIAS ESQUIVEL
32566371 0	KLINGINSMITH CATHY LYNN
32566372 0	CAMPOS NECTALI
32566373 0	BUCHTA BONNIE J
07470897 0	SOLIS ALEX ESTRADA
32707167 0	VALLIVUE SCHOOL DIST NO 139
32707162 0	DIAMOND PEAK GYMNASTICS LLC
32707164 0	VALLIVUE SCHOOL DIST NO 139
32707166 0	VALLIVUE SCHOOL DIST NO 139
06182375 0	PACHECO DAVID RAMOS
06182376 0	AMERICAN HOMES 4 RENT PROPERTIES NINE LLC
06182377 0	TELFORD ZACARIA R
06182322 0	PALM ESTATES NO 2 LLC
06182378 0	DELGADILLO DESIREE O
06182379 0	PEHRSON RANDY
06182323 0	MAGALLON FAMILY LIVING TRUST
06182380 0	PEREA LINDA M
06182324 0	WTS INVESTMENTS LLC
06182381 0	SPOHN GREGORY
06182325 0	CLEMENS ESTHER M
06182326 0	BAUTISTA ADRIAN
06182328 0	FLORES JANA
06182327 0	TUCKER CLAUDIA
06182329 0	UPHOFF ANGELA G
06182373 0	WHISPERING PINES HOMEOWNERS ASSOCIATION INC
06182374 0	GARZA JOEL OMAR SIAZ
07470736 0	WEST VALLEY ESTATES
32721000 0	ROYAL PRO-C LLC
32721150 0	ALBERS HEATH H
32721135 0	RUIZ-CORTES VANESSA
32721139 0	CASTANON KIMBERLY

32721140 0	NELSON NICOLE T WRIGHT
32721141 0	THORNTON GARY S
32721142 0	ARIOLA JASON G
32721143 0	PIXTON TERRY
32721144 0	MCGRANAHAN KEVIN W
32721149 0	SANDERS AARON C
32721134 0	GONZALEZ ALEJANDRA
32721148 0	LITTRELL ELIZABETH
32721133 0	FUNKE BROCK
32721127 0	PIECZONKA EDWARD BENJAMIN JR
32721126 0	ERICKSON AXEL W
32721125 0	SQUIRES TJ
32721124 0	CHRISLIP EMILY
32721123 0	LUPANOV DMITRI
32721122 0	PINZON MARIA MICHELLE
32721121 0	HUETH AARON
32721120 0	MARCO DANA TAMAR
32721147 0	VANDEMAN STEVEN
32721132 0	CASE KAYLA MAXINE
32721146 0	RUMSEY COURTNEY B
32721131 0	NOBLE ALEXANDER A
32721145 0	ALEXAVIER BRANDON
32721112 0	BOHN MATTHEW
32721113 0	KOBENKO ELENA S
32721114 0	BRIDGES EMILY
32721115 0	PIECZONKA EDWARD CURTIS
32721116 0	ALVARO KENNEDY JO
32721117 0	MARTINEZ FRANCISCO M
32721118 0	LAW GREG
32721119 0	SKOGSBERG LEVI J
32721100 0	CW-HEARTLEAF LLC
32721130 0	THUESON BROOKE
32721129 0	ZAVALA ANTONIO FRANCISCO
32721128 0	JOHNSON COLLEEN
32721101 0	CERVANTES MAYRA IDALIA
32721102 0	MITCHELL MINDI
32721103 0	STANOVICH MICHELLE C
32721104 0	ARMIJO MONICA S
32721106 0	DUNN RYAN JAMES
32721107 0	MENDEZ SALVADOR
32721108 0	JIMENEZ ALEXIS ESCAMILLA
32721109 0	CHRISTENSEN VALDEN AND VALERIE TRUST
32721110 0	ARRIAGA JUAN A NAVARRO
32721111 0	GALVAN DAVID
32721105 0	CORTEZ LUIS R SANTANA
32720000 0	TOLL WEST INC

CANYON COUNTY LISTING - 32721000 0 - 500 feet

July 16, 2024

This information should be used for informational use only and does not constitute a legal document for the d
accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liabi
Assessor's Office disclaims any responsibility or liability for any direct or indirect damage

InCareOf	Address	City	State	ZipCode
	16875 LIVE OAK PL	CALDWELL	ID	83607
	16867 LIVE OAK PLACE	CALDWELL	ID	83607
ATTN: PROPERTY TAX DEPT =	23975 PARK SORRENTO STE 300	CALABASAS	CA	91302
	16845 LIVE OAK PL	CALDWELL	ID	83607
	15445 ROSEMAN WAY	CALDWELL	ID	83607
	16889 LIVE OAK CT	CALDWELL	ID	83607
	14459 TARA CT	CALDWELL	ID	83607
	14445 TARA ST	CALDWELL	ID	83607
	14420 TARA ST	CALDWELL	ID	83607
	HC 34 BOX 34172	ELY	NV	89301
ATTN: PROPERTY TAX DEPT =	21975 PARK SORRENTO STE 300	CALABASAS	CA	91302
	14460 TARA CT	CALDWELL	ID	83607
	14468 TARA CT	CALDWELL	ID	83607
	13408 S DEACON AVE	NAMPA	ID	83686
	1223 TALON CT	CALDWELL	ID	83607
	PO BOX 240526	ANCHORAGE	AK	99524
	13905 W WAINWRIGHT DR	BOISE	ID	83713
	5606 HAWK AVE	CALDWELL	ID	83607
	1202 TALON CT	CALDWELL	ID	83607
	1206 TALON CT	CALDWELL	ID	83607
	1208 TALON CT	CALDWELL	ID	83607
	1216 TALON CT	CALDWELL	ID	83607
	1220 TALON CT	CALDWELL	ID	83607
	1224 TALON CT	CALDWELL	ID	83607
	909 COOLWATER CT	CALDWELL	ID	83607
	2416 5TH ST	SANTA MONICA	CA	90405
	5618 HAWK AVE	CALDWELL	ID	83607
	25995 GRAPHIC LN	WILDER	ID	83676
LDS TAX DIV =	PO BOX 511196	SALT LAKE CITY	UT	84151
	PO BOX 871	CALDWELL	ID	83606
	902 COOLWATER CT	CALDWELL	ID	83607
	1216 CONDOR CT	CALDWELL	ID	83606
	920 SPRINGWATER CT	CALDWELL	ID	83607
	28465 HAPPY LILAC TRL	ESCONDIDO	CA	92026
	17142 N ROMFORD AVE	NAMPA	ID	83687
	918 SPRINGWATER CT	CALDWELL	ID	83607
	910 COOLWATER CT	CALDWELL	ID	83607
	5622 HAWK AVE	CALDWELL	ID	83607
	1204 CONDOR CT	CALDWELL	ID	83607
	1206 CONDOR CT	CALDWELL	ID	83607
	1208 CONDOR CT	CALDWELL	ID	83607
	5207 S MONTANA AVE	CALDWELL	ID	83607-1583
	13408 S DEACON AVE	NAMPA	ID	83686
	1115 TALON ST	CALDWELL	ID	83607
	1121 TALON CT	CALDWELL	ID	83607
	2218 S CHESTNUT CT	NAMPA	ID	83686

	5520 RONCO AVE	CALDWELL	ID	83607
	1203 TALON CT	CALDWELL	ID	83607
	1205 TALON CT	CALDWELL	ID	83607
DONNA BENOIT=	13408 S DEACON AVE	NAMPA	ID	83686
	1215 TALON CT	CALDWELL	ID	83607
	1217 TALON CT	CALDWELL	ID	83607
	5522 RONCO AVE	CALDWELL	ID	83607
	5603 COMPASS WAY	CALDWELL	ID	83607
	5524 RONCO AVE	CALDWELL	ID	83607
	5607 COMPASS WAY	CALDWELL	ID	83607
	409 WINGED FOOT PL	EAGLE	ID	83616
	1106 TALON ST	CALDWELL	ID	83607
	5614 HAWK AVE	CALDWELL	ID	83607
	913 SPRINGWATER CT	CALDWELL	ID	83607
	9935 W CANTERBURY DR	BOISE	ID	83704
	1222 TALON CT	CALDWELL	ID	83607
	1203 CONDOR CT	CALDWELL	ID	83607
	27734 IVERSON RD	PARMA	ID	83660
	1207 CONDOR CT	CALDWELL	ID	83607
	1215 CONDOR CT	CALDWELL	ID	83607
	921 SPRINGWATER CT	CALDWELL	ID	83607
	5207 S MONTANA	CALDWELL	ID	83607
KRISTEN MORRIS=	2210 IDAHO AVE	CALDWELL	ID	83605
	5207 S MONTANA	CALDWELL	ID	83607
	5207 S MONTANA	CALDWELL	ID	83607
	16874 BAYOU WAY	CALDWELL	ID	83607
ATTN: PROPERTY TAX DEPT =	23975 PARK SORRENTO STE 300	CALABASAS	CA	91302
	16856 BAYOU WAY	CALDWELL	ID	83607
	PO BOX 116	NAMPA	ID	83653
	16844 BAYOU WAY	CALDWELL	ID	83607
	4445 BEVERLAND LN	MACKAY	ID	83251
	2283 LUANA LN	MONTROSE	CA	91020
	16824 BAYOU WAY	CALDWELL	ID	83607
	40 LOCHNESS LN	SAN RAFAEL	CA	94901
	PO BOX 220	STAR	ID	83669
	16839 BAYOU WAY	CALDWELL	ID	83607
	16809 NAITO AVE	CALDWELL	ID	83607
	953 W HOMEDALE RD	CALDWELL	ID	83607
	1315 HANOVER LN	VENTURA	CA	93001
	16787 NAITO AVE	CALDWELL	ID	83607
	PO BOX 1090	MERIDIAN	ID	83680-1090
	16880 BAYOU WAY	CALDWELL	ID	83607
	PO BOX 1987	BOISE	ID	83701-1987
	21246 B NOTUS RD	GREENLEAF	ID	83626
	16769 RYELAND AVE	CALDWELL	ID	83607
	16774 SUFFOLK AVE	CALDWELL	ID	83607
	14563 SHETLAND ST	CALDWELL	ID	83607

	14575 SHETLAND ST	CALDWELL	ID	83607
	14587 SHETLAND ST	CALDWELL	ID	83607
	14599 SHETLAND ST	CALDWELL	ID	83607
	5956 N BROOKLET AVE	BOISE	ID	83713
	14623 SHETLAND ST	CALDWELL	ID	83607
	16781 RYELAND AVE	CALDWELL	ID	83607
	16786 SUFFOLK AVE	CALDWELL	ID	83607
	16793 RYELAND AVE	CALDWELL	ID	83607
	16798 SUFFOLK AVE	CALDWELL	ID	83607
	14540 SHETLAND ST	CALDWELL	ID	83607
	14552 SHETLAND ST	CALDWELL	ID	83607
	14564 SHETLAND ST	CALDWELL	ID	83607
	14576 SHETLAND ST	CALDWELL	ID	83607
	14588 SHETLAND ST	CALDWELL	ID	83607
	14600 SHETLAND ST	CALDWELL	ID	83607
	5578 S ZAIVCLA AVE	MERIDIAN	ID	83642
	14624 SHETLAND ST	CALDWELL	ID	83607
	16805 RYELAND AVE	CALDWELL	ID	83607
	16808 SUFFOLK AVE	CALDWELL	ID	83607
	16817 RYELAND AVE	CALDWELL	ID	83607
	16820 SUFFOLK AVE	CALDWELL	ID	83607
	16829 RYELAND AVE	CALDWELL	ID	83607
	14541 DARTMOOR ST	CALDWELL	ID	83607
	14553 DARTMOOR ST	CALDWELL	ID	83607
	14565 DARTMOOR ST	CALDWELL	ID	83607
	14577 DARTMOOR ST	CALDWELL	ID	83607
	14589 DARTMOOR ST	CALDWELL	ID	83607
	14601 DARTMOOR ST	CALDWELL	ID	83607
	14613 DARTMOOR ST	CALDWELL	ID	83607
	14625 DARTMOOR ST	CALDWELL	ID	83607
	8655 S PRIEST DR	TEMPE	AZ	85284
	16832 SUFFOLK AVE	CALDWELL	ID	83607
	16844 SUFFOLK AVE	CALDWELL	ID	83607
	16856 SUFFOLK AVE	CALDWELL	ID	83607
	14542 DARTMOOR ST	CALDWELL	ID	83607
	9450 SW GEMINI PMB 66527	BEAVERTON	OR	97008
	14566 DARTMOOR ST	CALDWELL	ID	83607
	14578 DARTMOOR ST	CALDWELL	ID	83607
	14602 DARTMOOR ST	CALDWELL	ID	83607
	14614 DARTMOOR ST	CALDWELL	ID	83607
	14626 DARTMOOR ST	CALDWELL	ID	83607
	14638 DARTMOOR ST	CALDWELL	ID	83607
	14650 DARTMOOR ST	CALDWELL	ID	83607
	14664 DARTMOOR ST	CALDWELL	ID	83607
	14590 DARTMOOR ST	CALDWELL	ID	83607
	3103 W SHERYL DR STE 100	MERIDIAN	ID	83642

lescription of these properties. Every effort has been made to insure the
lity nor do we imply any particular level of accuracy. The Canyon County
es resulting from the use of these property listings.

Orton Engineering, LLC
17338 Sunnydale Place
Caldwell, ID 83607
Ph 208 350 9422
brentorton@ortonengineers.com

Notice of Neighborhood Meeting for Annexation, Comprehensive Plan Amendment, Subdivision, and Special Use Permit

Royal Pro-C, LLC
Greenleaf, Idaho, 83626

Sep 30, 2024

Regarding: *Mixed Use Multi Family and Commercial Development at the Southwest corner of Homedale and Montana near Vallivue High School. Second Neighborhood Meeting.*

Dear Friends:

A neighborhood meeting was held about this project on August 1st. Thank you to all those who attended. We had a good discussion and a nice time meeting everyone. While we discussed the application elements in the meeting, **our previous notice** did not mention the requirement for a **Comprehensive Plan Amendment** (a change to the Plan's generalized future land uses) to permit the proposed use. The Comp Plan designation is proposed to change from *Low Density Residential* to *High Density Residential and Business.* In our presentation, we discussed the need for a special use permit for drive-through uses in the commercial portion of the subdivision. As of last fall, Caldwell Ordinance also requires a special use permit for multi family buildings with more attached units than a duplex in the R-3 Zone designation. A second neighborhood meeting will be held to ensure that we have fully complied with all relevant requirements.

This exciting proposal would bring four commercial lots and 27 multifamily apartment building lots, and a large common lot with pool and clubhouse. A drive-through coffee shop is anticipated a possible drive-through restaurant. We're also proposing a lot that could serve as a fuel station/convenience store lot.

The neighborhood meeting is a great opportunity to speak with the owner and development team directly to get your questions answered and your concerns heard. These meetings are a prerequisite to making an application to the City of Caldwell for these land-use actions. The Royal Pro-C project owners are locally based members of the Caldwell and surrounding community.

We typically include notes, comments, and concerns from neighborhood meetings in the project application. We're eager to show off the project, share with our neighbors, and hear from you. If you own property within 300 feet of the project boundaries, the Idaho Land Use Planning Act requires that you receive a public notice to your property address of record notifying you of the public hearing dates first before the Planning and Zoning Hearing Examiner or Commission, and again before the Caldwell City Council - so watch for these sometime in the near future.

If you can't make the meeting or just want information sooner, please feel free to reach out to Orton Engineering.

The Neighborhood Meeting will be held on:

Date: Tuesday, October 15th, 2024
Time: 7:00 pm to 8:00 pm
Location: The Caine Center, 1020 East Homedale Road, Caldwell (Enter at West end)

Sincerely,

Neighborhood Meeting Sign-In Form

Welcome! Please Sign-in!

Project Description: _Caine Center Mixed Use – Multi Family and Commercial
Date of Meeting: __10/15/2024
Location: _Prime Plumbing Board Room, The Caine Center, 1020 East Homedale Road, Caldwell, ID 83607_
Neighborhood Meeting Start Time: _____7:00pm_____ End Time : ___8:00 pm_____

Please sign in to allow us to illustrate attendance at the required neighborhood meeting to allow us to satisfy the requirements for city/county code.

Name	Address	Phone
Steve Bullard	1222 Peregrine Ct. Caldwell	208-880-8591
Kris Morris	2210 Idaho Avenue	208 590-0100
Carolyn Morgan	16714 Suffolk AVE	360-601-7889
EJay Waite	1910 E. Homedale Rd	208-454-2949
Rep Waite	"	"
Nathan Torres	16694 Suffolk	7675159643
Nathan Torres	1008 Graycliff Dr	7675159643
Jordan Chapman	14585 Tessmaker St. Caldwell, id	208-559-3961
Dan DIAS	1220 Talon Ct Caldwell ID	530-739-2328
Kathleen DIAS	1220 Talon Ct Caldwell ID	530-739-2327
Joey Palmer	16231 Lewers Way Caldwell ID	208.504.6406
Mica Plant	16231 Lewers Way Caldwell ID	
Christine Pieczonka	14540 Shetland	253 3350301
Michelle Stanovich	14566 Dartmoor St.	8583958294
Lea Wilson	5516 Ronco Ave 83607	
Jason Miller		
Kyle Cooper		
Brent + Tanya Orton		

ORTON ENGINEERING
Designing the Future

Orton Engineering, LLC 17338 Sunnydale Place ,Caldwell, Idaho 83607
208 350 9422 brentorton@ortonengineers.com

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:
Caine Center - Commercial and Multi family residential Development-- Annexation, Rezone, Comprehensive Plan Ammendement, Special Use Permit, Preliminary Plat

Date of Round Table meeting: 10/20/2023

Notice sent to neighbors on: 9/30/2024

Date & time of the neighborhood meeting: 10/15/2024 7-8pm

Location of the neighborhood meeting: Subject property: Prime Plumbing Board Room, 1020 E. Homedale Road, Caldwell, Idaho

Developer/Applicant:

Name: Brent Orton, Orton Engineering, LLC, representing Royal Pro-C

Address, City, State, Zip: 17338 Sunnydale Place, Caldwell, Idaho 83607

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 10/15/2024

Orton Engineering, LCC
17338 Sunnydale Place
Caldwell, ID 83607
Ph 208 350 9422
brentorton@ortonengineers.com

Preliminary Plat, Annexation, Rezone, Comprehensive Plan Amendment, SUP Narrative

Caine Center Multi-family
Montana & Homedale, Caldwell Idaho

Introduction

Royal Pro-C, LLC is a local, multi-owner, development company in pursuit of high quality, market appropriate projects that add value to the communities they serve. They are seeking annexation, zoning, a comprehensive plan amendment, (subdivision) preliminary plat, and special use permit (for permission to have drive-though service for a coffee shop and restaurant), to build a mixed use multifamily and commercial development, known as the Caine Center. The project is located at the Southwest corner of Montana Avenue and Homedale Road in Caldwell, Idaho.

Site Information

The Caine Center is a former University of Idaho facility on 13.14 Acres. The Site is located at the Southwest Corner of Homedale and Montana, due North of the Arrowleaf Subdivision, immediately South of the Falcon Ridge No. 1 Subdivision and the Church of Jesus Christ of Latter-day Saints Seminary, across corners from Vallivue High School, and West of Diamond Peak Gymnastics, Garbanzo's Pizza, and the Vallivue School District Offices (Southpark Commercial Subdivision) and Southpark Sub No 3. The site is highlighted in light blue in Figure 1.

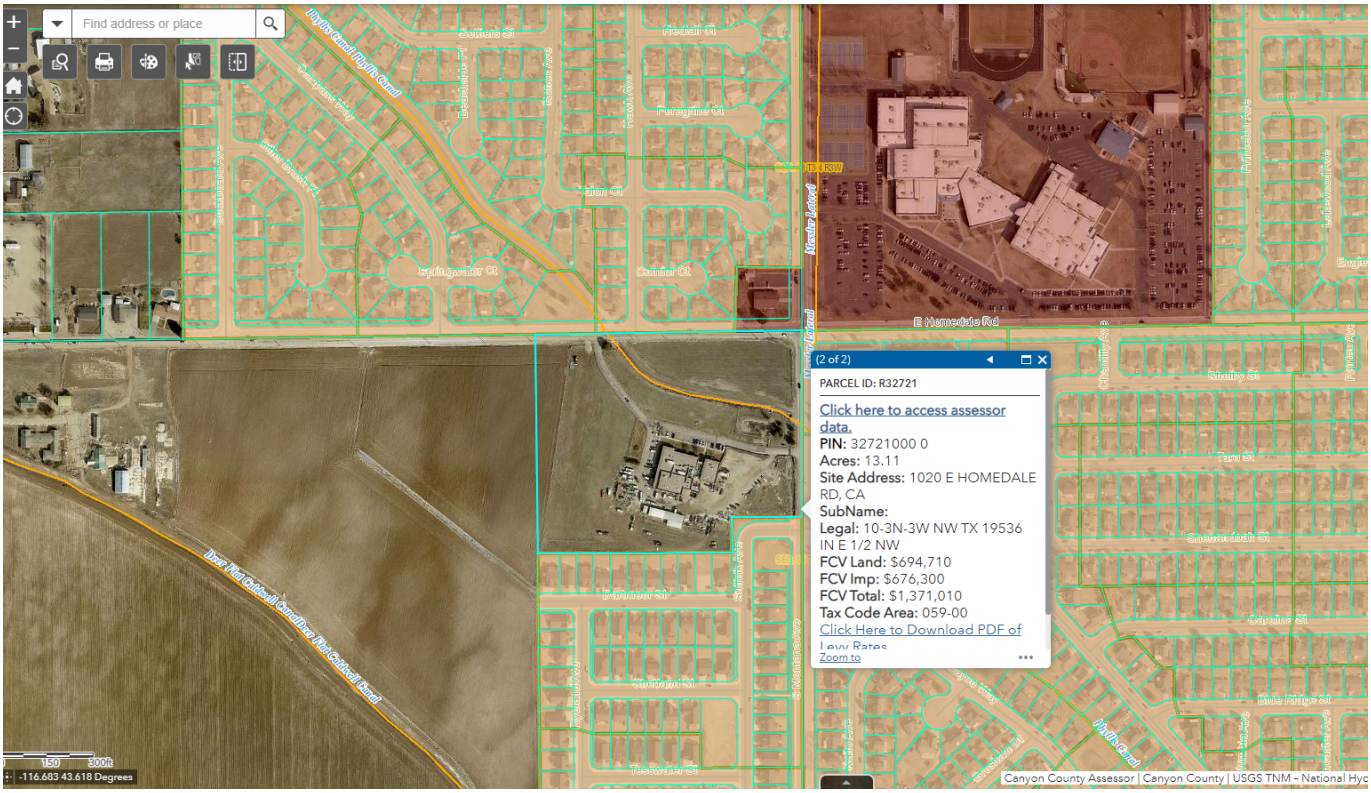


Figure 1 Caine Center Site and Surroundings

The Site is currently the headquarters for Prime Plumbing. The applicant is aware of corridor planning for Homedale Road and understands that, per Caldwell planning efforts, a roundabout is slated for the intersection of Montana Avenue and Homedale Road in the future. Royal Pro-C is intends to plan in unity with the City of Caldwell to see that the development is harmonious with future roadway planning.

Details of Proposed Use and Explanation of Requested Comp Plan Amendment

Description of all Uses, Buildings and Structures at the Caine center:

Royal Pro-C has recognized a need for multi-family projects to meet housing needs, particularly for the younger generation who desire to stay or locate in the Caldwell area as they start out. The Caine Center will include 27 multi-family buildings (a mix of 4 plex and 6 plex building with one larger 12 plex building in the center) with a clubhouse/management office, pool and adequate parking for the residents.

Figure 2: 3D Rendering of Caine Center Complex

Along the frontage of Homedale Road, just North of the canal, Royal Pro-C proposes a commercial area, including space for a convenience store with gasoline and drive-thru delicatessen or coffee shop. Along Montana road there are 2 other commercial buildings that would be commercial shells built for tenant improvements. These buildings could be a prime location for offices, shops, or a restaurant. The proposed commercial areas is in harmony with commercial uses across Montana

Ave, including Garbanzo's Pizza, Diamond Peak Gymnastics, and commercial space presently housing Vallivue District Offices.

With the help of the Planning and Zoning team, we are aware that a comprehensive plan amendment is necessary with the annexation from single-family residential to multi-family residential in order to permit a multi-family use, and that commercial zoning with a special use permit would be required for the anticipated drive-through and fuel service businesses.

Multi-family in this location creates an appropriate transitional use moving from the institutional and commercial uses towards single family and as a transition between a collector-minor arterial intersection and single family residential. An excerpt of the site plan depicts this in Figure 2.

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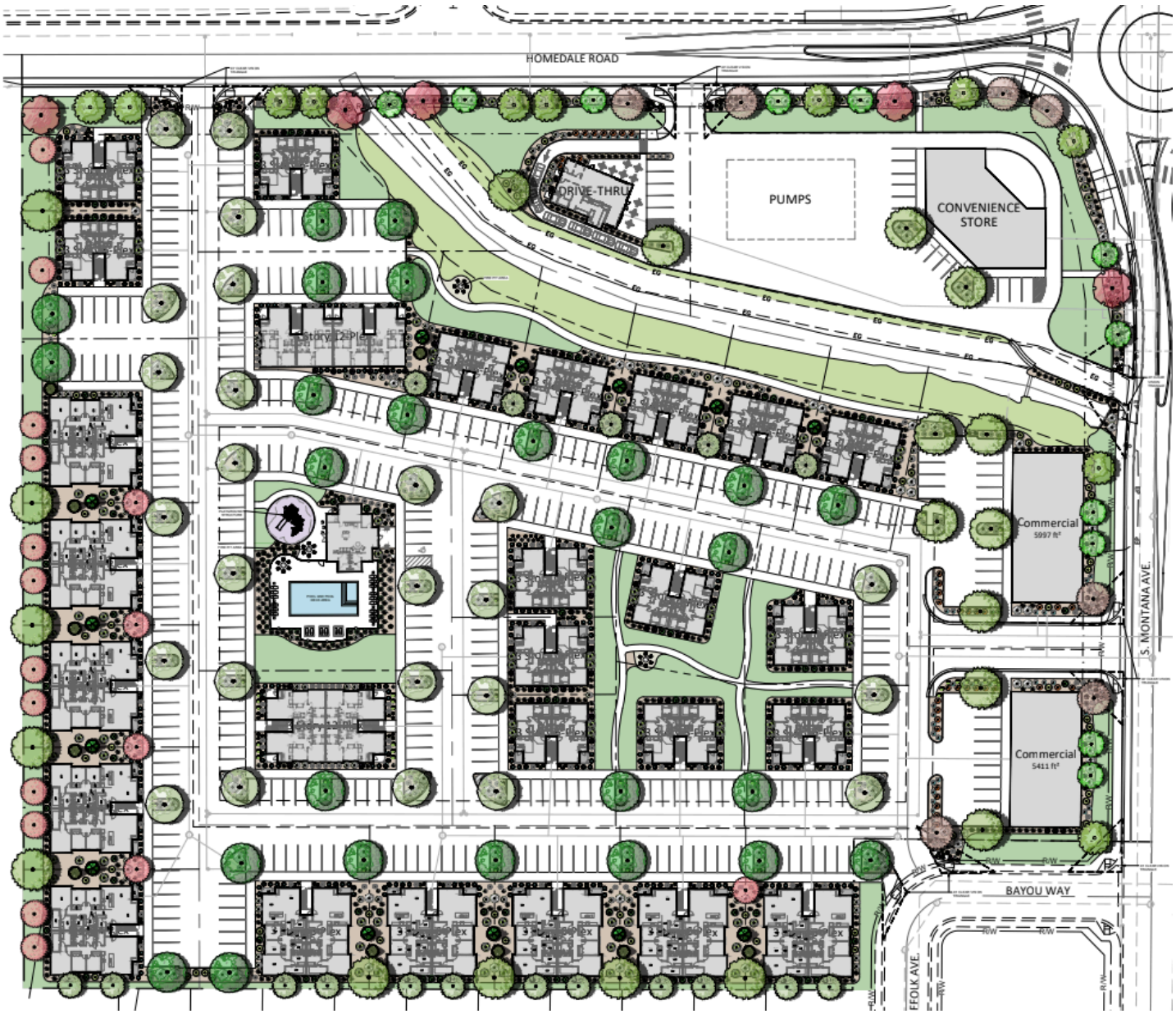

Figure 3 Site Plan Excerpt from Landscaping Plan. Commercial shown above the Canal and along Montana Ave.

Comprehensive Plan Classification

Existing Zoning and Comprehensive Plan:

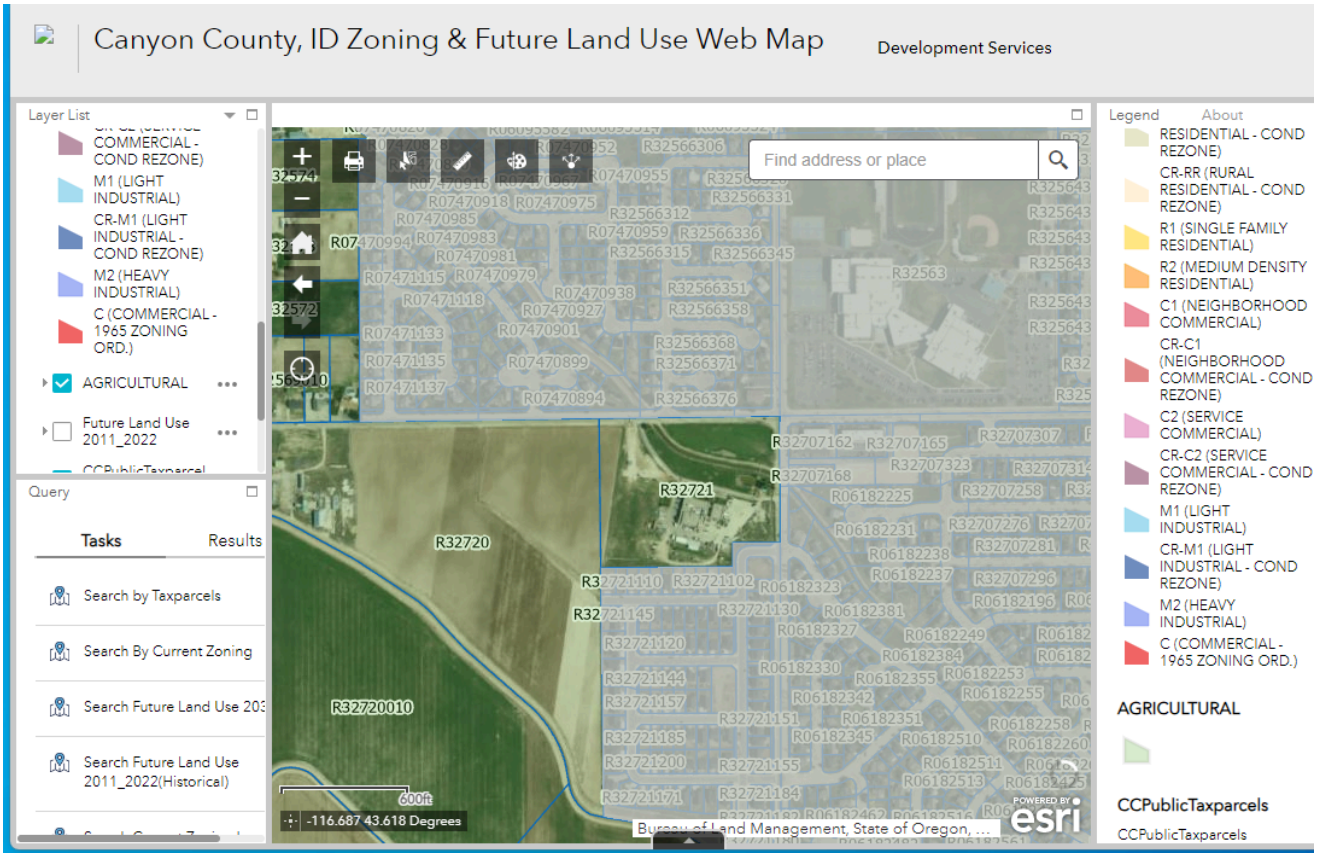

Figure 4: Canyon County Zoning Map

Currently the Caine Center property is in an unincorporated portion of Canyon County within the City of Caldwell Impact Area. Its county zone designation is Agricultural, with a Comprehensive Plan Future Land Use listed as Residential in Canyon County's future use maps.

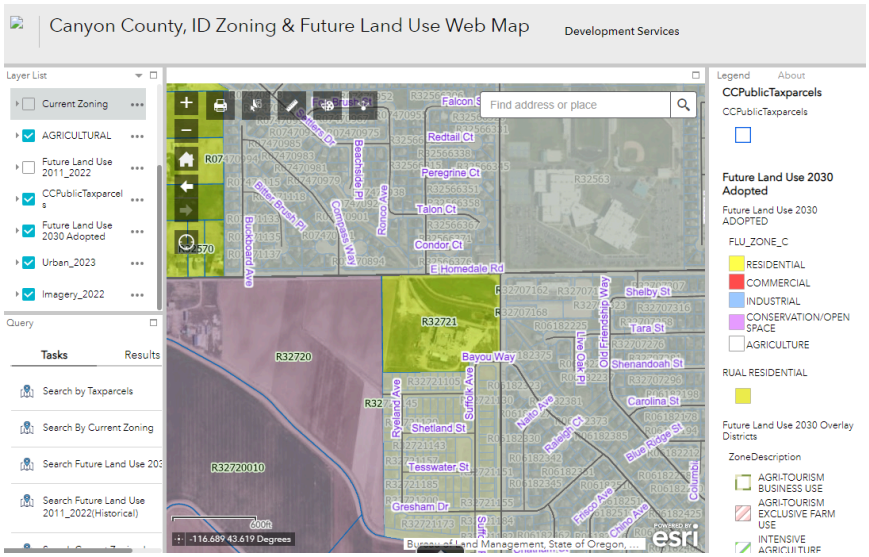

Figure 5: Canyon County Future Land Use 2030 Adopted Map

Adjacent Property Uses, Caldwell Zoning Designation and Comprehensive Plan:
Neighboring properties are Zoned R-2: Medium Density Residential to the South of the property (Arrowleaf Subdivision), R1 (Legacy) Residential to the North (West Valley Estates Subdivision) and C1 – Neighborhood Commercial to the East of the property (Diamond Peak Gymnastics, Garbanzo Pizza, Vallivue District Offices and South Park Subdivision). To the West is unannexed property currently zoned agricultural. Vallivue High School is to the NorthEast at corners to the property.

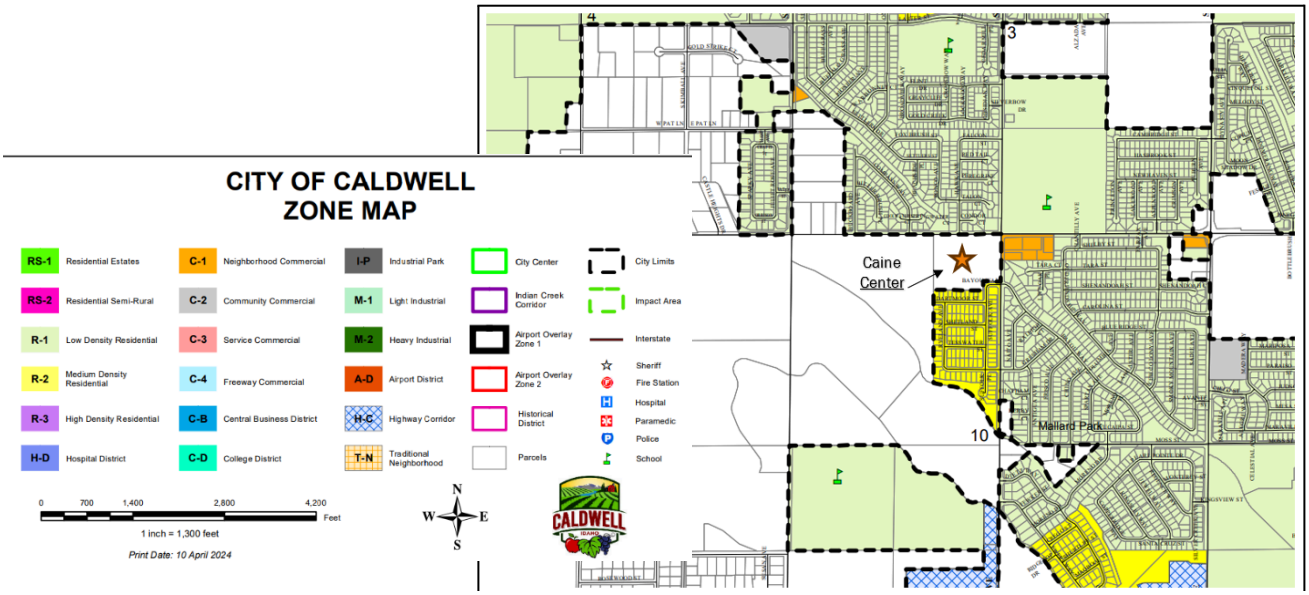

*Figure SEQ Figure * ARABIC 6: City of Caldwell Zoning Map 2024, clipped*

The City of Caldwell 2040 Comprehensive Plan Map places neighboring parcels into low density residential to the North, West and South, Public for Vallivue School to the NorthEast, and Business to the East.

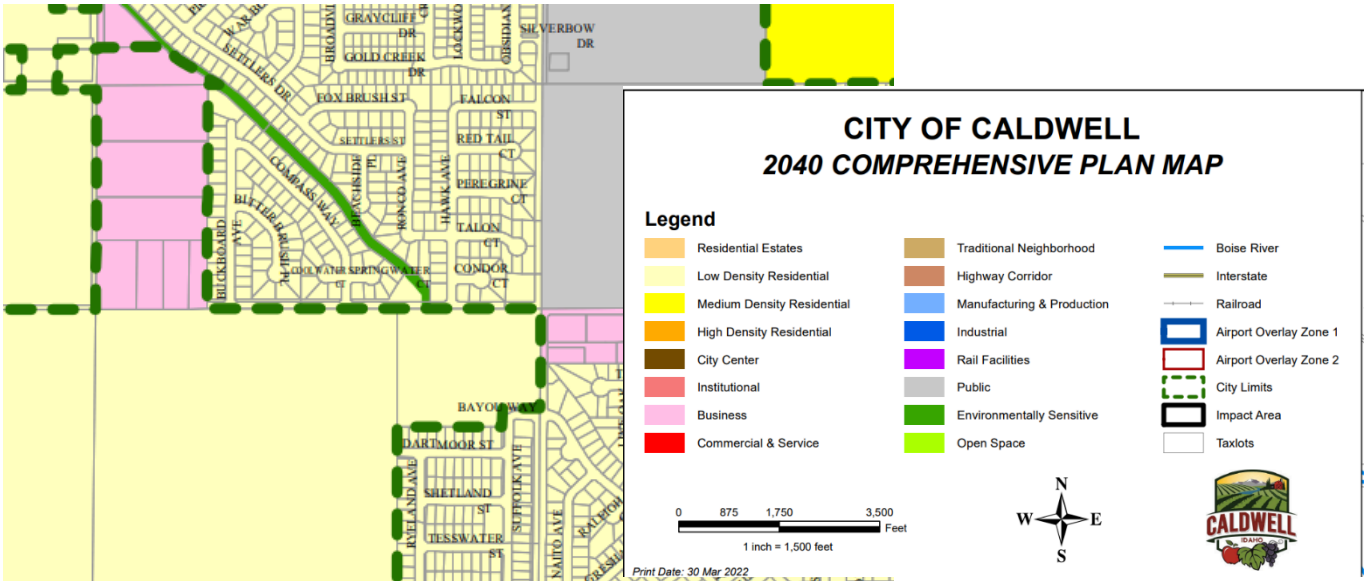

Figure 7 City of Caldwell Comprehensive Plan Map, clipped

Proposed Zoning and Comprehensive Plan

We propose annexation of parcel R32721000 0 into the City of Caldwell, a **C1 – Neighborhood Commercial Zone designation** for the commercial areas of the property on the North side of Phyllis Canal to Homedale Road and on the East side Montana Avenue frontage, **and R3 High Density Residential** for the Apartment building area. These zone designations are outlined on the proposed preliminary plat, as shown below:

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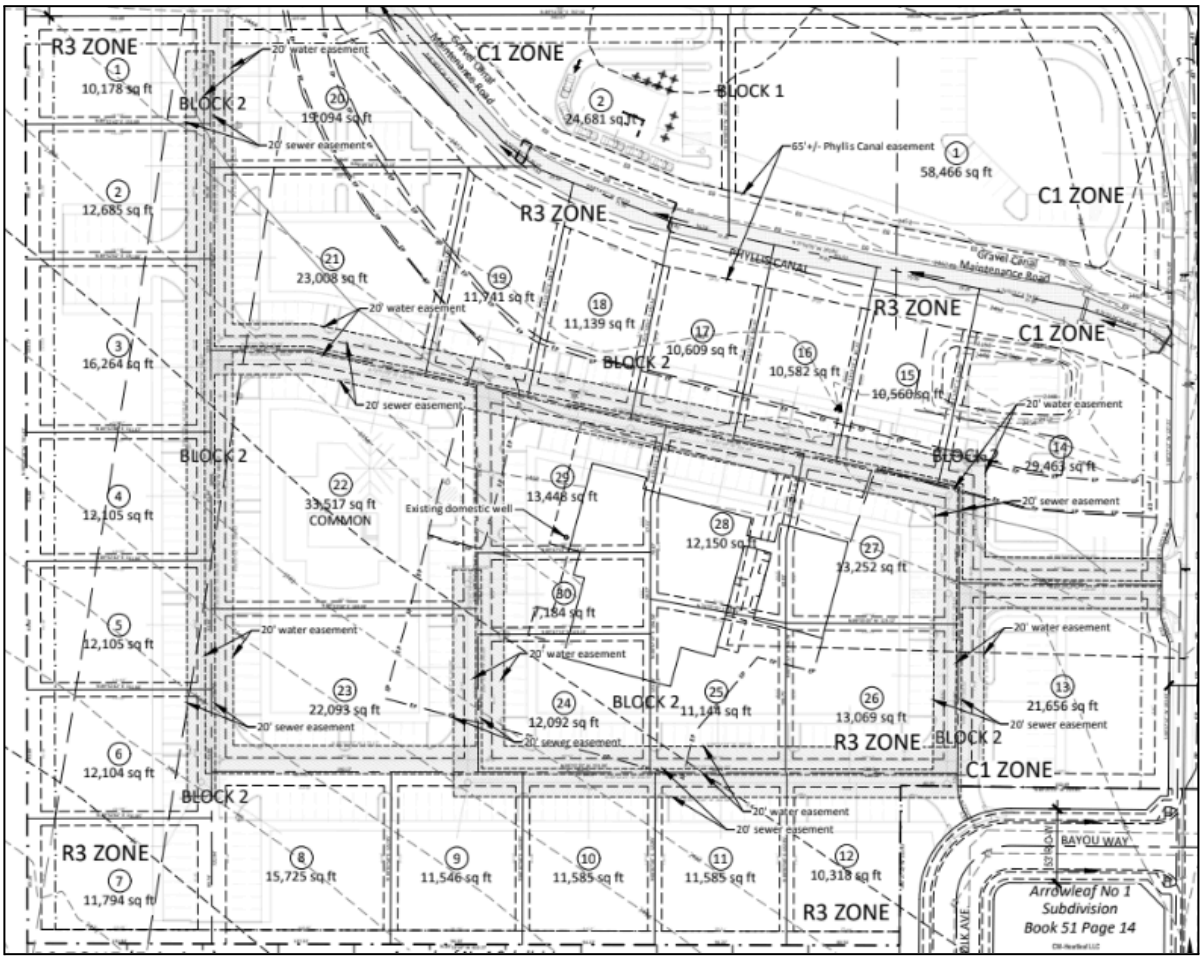

Figure 8: Proposed Preliminary Plat excerpt showing improvements and requested zone designations.

These designations would allow for commercial to be available on the frontage of these roads, providing services and products to the adjacent neighborhood, and allow for the multi-family apartments to be a buffer between the neighboring single-family residential areas and the commercial businesses.

We are aware that multifamily overlooking single-family buildings has been a point of concern for citizens and city leaders alike in the past. Consideration of these concerns has led to two mitigating features included in this project.

1. The homes adjacent to the South boundary of the subdivision are built several feet higher than the project site. Final grading is contemplated to increase this grade difference to set the apartments on at a base elevation several feet lower than the adjacent homes.
2. The apartment buildings have been designed with needed windows facing between the apartments adjacent to the single-family residential areas so that no windows will face the backyards of the neighboring subdivisions. This design element can be seen in the

three-dimensional rendering included as Figure 9. The view in Figure 9 is facing East from the property owned by Toll West, Inc assumed to be intended for single family development.

Figure 9 Three-dimensional Rendering - Apartments Adjacent to Single Family Areas

Code Zone Designations

Under City of Caldwell Code 10-02-02: Land Use Schedule, Table 1, multi-family dwellings more dense than a duplex must seek a special use permit in R-3 zone (as of December 19, 2023). Businesses with drive-through service are also required to have authorization through a special use permit. Convenience stores with gasoline are also required to seek a special use permit in the C-1 neighborhood commercial Zone. This application is seeking the special use permit for the multi-family apartment buildings and two businesses at the Caine Center as shown on the site plan. The remaining commercial buildings are expected to be built to suit. End tenants and individual businesses will be responsible for seeking any required permits for any uses beyond the permitted uses in the Neighborhood Commercial (C1) Zone.

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TABLE 1
LAND USE SCHEDULE

P = Permitted uses S = Special use D = Director approval required Blank = Not permitted	Residential					Commercial			
	RS- 1	RS- 2	R-1	R-2	R-3	C-1	C-2	C-3	C-4
Single-family dwelling (attached, detached, townhouse)	P	P	P	P	P				
Two-family dwelling (duplex)	S	S	S	P	P				
Three-family dwelling (triplex)				S	S				
Four-, five- or six-family dwelling				S	S				
Multi-family dwelling					S				

P = Permitted uses S = Special use D = Director approval required Blank = Not permitted	Residential					Commercial				
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1
Convenience store, with gasoline[3]						S	P	P	P	P
Delicatessen						P	P	P		

P = Permitted uses S = Special use D = Director approval required Blank = Not permitted	Residential					Commercial			
	RS- 1	RS- 2	R-1	R-2	R-3	C-1	C-2	C-3	C-4
~~Photographic studio~~									
Printing and blueprinting[3]							P	P	
Restaurant - drive-in							P	P	P
Restaurant - no drive-through[3]					S	P	P	P	P
Restaurant - with drive-through[3]						S	P	P	P

3. Compatible C-3 commercial uses are permitted in industrial zones fronting on major arterials, minor arterials and collector level streets. For purposes of this chapter, "compatible" shall mean capable of coexisting in harmon

City of Caldwell Comprehensive Plan Goals and Policies

1. **Property Rights:** The Caine Center Project will allow the parcel of land to be used in an economically viable use in a way that benefits the owner/developer and provide housing and commercial services as a benefit to the residents and the neighbors particularly in a presently difficult housing market.
2. **Population**: From the Comprehensive Plan, Caldwell Population is forecasted to increase to 75,618 by 2035. This increase in the population will necessitate creating places for families to live and to purchase needed gas, supplies, food and services that are expected to be provided at the Caine Center. The Caine Center has been arranged to "Maintain a high quality of life and livability in the community" (Component 2: Goal 1)
3. **School Facilities & Transportation:** The Caine Center Project is located in Vallivue School District #139, and is on the Southwest corner across from the Vallivue High School and Vallivue Church of Jesus Christ of Latter-day Saint Seminary building. Currently there are cross walks at the intersection of Montana and Homedale Road. There most likely will be an increase in students from this project from the multi-family housing. The developer will work together with Vallivue School District (Component 3: Policy 1-3 & Goal 3) to ensure there are safe bus and pedestrian routes for students walking on this property and visiting businesses here. The future roundabouts will also ensure safe crossing opportunities (as proposed, the City's roundabout design will bring traffic speeds to less than 20 mph to circulate the roundabout. Lower speeds provide more time for drivers to react to pedestrians and in the unthinkable event of a vehicle-pedestrian incursion risk of severe injury or death is significantly reduced at properly designed roundabout speeds. See Tefft, B.C. (2011). *Impact Speed and a Pedestrian's Risk of Severe Injury or Death* (Technical Report) and myriad other sources).

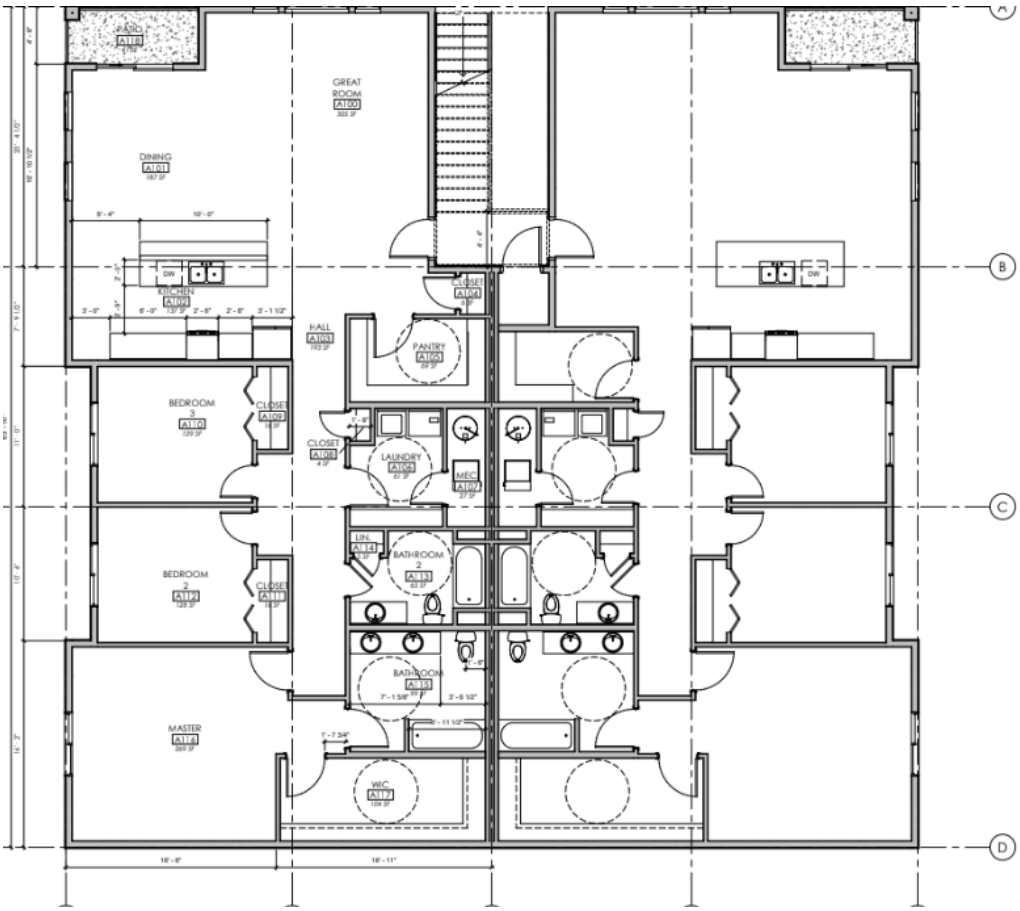
4. **Economic Development**: The Caine Center Project will "provide development that generates new job opportunity" (Component 4: Policy 1-3), create work opportunities and services that will reduce the number of miles citizens need to travel to get products (Goal 2 & Policy 2-1), and "Create neighborhoods where citizens can live, work and play," with places to live, pool and clubhouse for recreation, and shops, gas station, and food for citizens (Goal 3 & Policy 3-1 and 3-5). Employment opportunities will be enhanced in management, maintenance of the grounds and facilities, and of course for a temporary duration during construction.
5. **Land Use:** According to the Land Use chart on page 50 of the City of Caldwell Comprehensive Plan, Homedale Road is recommended to have C-1, C-2,or C-3 zoning, and Montana Avenue is recommended for C-1 zoning. This project seeks to provide appropriate land uses, and buffer the residential area from the commercial & institutional area with multifamily (Component 5: Land Use, Goal 1, and Policy 1-6 and 1-7), create a mixed use neighborhood (Goal 2) and Goal 3- to create services in a walkable neighborhood commercial center. This project will have lighted and landscaped sidewalks. This project is also seeking city services (Policy 4-4). Adequate parking spaces have also been planned for in the development (Policy 4-5) as prescribed in the Caldwell Zoning Ordinance Table 4, 10-02-05.
6. **Natural Resources:** A walking path, grass planting, and a fire pit are planned for near the Phyllis Canal. (Component 6: Natural Resources: Goal 2). Pioneer Irrigation District has kindly assisted the developer in planning access to the canal and an encroachment on their easement for the convenience store right-out approach (that will also serve the ditch rider road).
7. **Hazardous Areas:** A 55' easement and fencing is planned for along the Phyllis Canal to create a buffer and lessen the threat of harm to people and property (Component 7: Hazardous Areas, Policy 1-1)
8. **Public Services, Utilities and Facilities:** The developers will work with all the Public Works Departments (including Water, Wastewater, and Irrigation), and Fire, to "ensure there are adequate public services and infrastructure to meet the needs of the public" and provide for the orderly expansion of public services (Goal 1 & 2 and Policy 1-2). Utilities will be contained within appropriate easements in accordance with the City's Supplemental Specifications to the Idaho Standards for Public Works construction and City Ordinance. Goal 3 – Caine Center will work with the Fire Department to ensure there are adequate areas for fire trucks and access for emergency vehicles (Policy 5-1, 5-6). This project seeks to be connected to potable water and city sewer service. (Goal 4, Policy 4-1). Pressurized irrigation will be provided in accordance with City requirements. Optimally, this will be via upgrade as necessary and connection to existing Caldwell Pressure Irrigation Stations above and below the Phyllis Canal. The Developer is working with Caldwell Municipal Irrigation District (Caldwell) and with both Pioneer Irrigation for the property North of Phyliss Canal and Wilder Irrigation District for the property South of Phyllis Canal (Policy 4-4 and 4-5). Buildings will also be designed with fire protection systems required by the building and fire codes (Policy 5-5)
9. **Transportation:** A traffic impact study (complying with scoped in cooperation with the Engineering Department and reviewed by the Engineering Department has been conducted for this project and submitted to the City with the Application. The Caine Center will comply

with the needed traffic mitigation arising from the impact of the development as prescribed by the Engineering Department (relying on the traffic study). The Development has been planned around the future roundabout planned by the City of Caldwell. Right-of-way for Homedale and Montana will be dedicated as prescribed by City Code and adopted standards. All Roads will be improved and constructed to meet the City of Caldwell public road standards (Component 9: Transportation: Policy 1-3, 1-4) The development will be accessible to public streets (Policy 2-1), connect to the existing system (Policy 3-1), have interconnected path (Policy 3-2), and build new sidewalks and walking paths (Policy 3-3). The integrity of the arterial corridor on Montana and Homedale will be protected (Goal 5)

10. **Recreation:** A private pool, clubhouse, firepit and public walking paths have been designed in the open space for resident recreational enjoyment. (Component 10: Goal 1 & 2)
14. **Housing.** The Caine Center seeks to provide affordable housing for individuals and families to meet the needs of the range of income levels and residential needs (Component 14: Goal 1). The Architect has designed attractive buildings with board and batten, Hardiboard, and stucco finishes for the multi-family housing. The layout has been designed to be functional and elegant with large windows.

The layouts includes two and three bedroom/2 bath apartments with a laundry room, pantry and open concept Kitchen, Dining and Great Room.

The individual lots will allow investor ownership of a building or group of buildings while benefiting from central operation and management of the apartment facilities.



15. **Community Design:** The Caine Center will develop this parcel in a way that enhances the surrounding area, reduces weeks and beatifies the green open space along the canal. (Component 15: Goal 1) It will also provide commercial opportunities and mixed development on the South side of Caldwell.

Why is this proposed Comprehensive Plan designation via Comprehensive Plan Amendment better suited for this property?

With Neighborhood Commercial already existing to the East of this property and at an important intersection of Caldwell right across from Vallivue High School, this property is perfectly suited for mixed use. The convenient store with gasoline and drive through coffee shop or delicatessen will be available to the traffic coming and going from the high school and the nearby subdivisions. Currently there is already Prime Plumbing at this location and this property is already serving a commercial purpose. Adding multi-family housing will create an appropriate transition from the commercial, and institutional uses already existing to existing and expected single-family development to the South and to the West respectively.

Public Facilities and Services Necessary

Water Service

Water is present on the site as a result of a cooperative effort between the City and Royal Pro-C, LLC to complete a Zone 3 water connection on the South side of the Phyllis Canal (Royal Pro-C Provided an easement at the request of the City). The mainline was sited based on a preliminary layout for a multifamily development in an easement donated to the City. This project does straddle Caldwell Water System Pressure Zones two and three (the boundary is the Phyllis Canal) and will need to make connections within those zones separately.

Water mains in Homedale Road and S. Montana Avenue will facilitate these connections. Water will be looped through the site for the respective Pressure Zones.

Sewer Service

Sewer service is desired from Caldwell. Sewer mainlines are present in Montana East of the Development. Mainlines will be extended through the development within appropriate easements to provide sewer service to the proposed commercial and residential buildings.

Storm Drainage

Stormwater will be retained on site in underground seepage beds. Preliminary Stormwater Drainage facilities are visible on the *Improvements* sheet of the Preliminary Plat. Final design will comply with the current City of Caldwell Stormwater management manual.

Schools

This property resides in the Vallivue School District #139 and is across the street from Vallivue High School. Sidewalks, accessible pathways, and streetlights will help to improve the safety and walkability for students walking from the development and neighboring subdivisions to school.

Cultural, Archaeological or Historic Features of this Site

No concerns related to cultural, archaeological or historical features at this property are known.

Public Benefit

This project will provide housing, job opportunities, food and gas and other commercial services to neighboring residential areas as well as completion of planned road and utility infrastructure connections.

Impact on City Services

Public Safety

It is the intention of the developer to follow all applicable codes and standards including the requirements of Caldwell City Code and codes adopted thereunder. Caldwell's planning efforts for the roundabout at the intersection of Homedale Road and Montana Avenue will provide significant traffic and pedestrian safety improvements. These plans have been melded into the development plan to ease and ensure the success of that project. Compliance with City codes and standards will ensure public safety is appropriately addressed in proportion to impacts generated by the development.

Traffic

No new streets are proposed with project, but private drive aisles to residences. A Traffic study has been conducted for this project and submitted to the City with the applications. The Caine Center will comply with the traffic mitigation measures made necessary by the impact of the development. Required right-of-way will be dedicated in accordance with Caldwell's Specifications and improved to meet the City of Caldwell public road standards. Proposed access points have been vetted with the Engineering department and comply with the Caldwell Access Ordinance (13-05-01 et. Seq.). Development Plans have been contemplated to harmonize with the City's Planned Roundabout Design for this intersection.

This project also plans to comply with all City of Caldwell Codes related to parking spaces for vehicles, ADA requirements, bicycles. Please see our parking analysis below.

Parking Requirements Required per Caldwell City Code 10-2-5			
EV: Electric Vehicles	New Construction <25 = exempt; > 100 parking spaces - need minimum of 2 EV parking spaces: We Will add at least 2 EV parking spots to plan.		
Table 3: Parking Lot Dimensions			
Parking Angle: 0° - 15°	**Min Stall Width: 9'**	**Stall Length: 23'**	**Aisle Width: 11' (Fire access roads min 20' width)**
ADA 2102 Accessible Parking Stalls			
Multi-family dwellings	Not required		
Clubhouse (Common Area)	2 Accessible Space per 26 to 50 Spaces		
Drive Through:	1 Van Accessible Space per 1 to 25 Spaces		
Gas/service station	1 Van Accessible Space per 1 to 25 Spaces		
Commercial Building 13	1 Van Accessible Space per 1 to 25 Spaces		
Commercial Building 14	1 Van Accessible Space per 1 to 25 Spaces		

Drive Through:			
Curbing:	Separate window lanes with curb from interior parking		
Cue length:	55' for 3 loading spaces from the speaker/mic system		
Bicycle Parking			
Required Bike/Multifamily	Min 1 space for every 2 Units	**Required 3 per 6-plex, 2 per 4-plex, and 6 per 12-plex**	
Dimensions	2' x 6'		
Required Bike/Commercial	For commercial retail: 15% of parking spaces		
Other requirements:	Bike parking should be covered (7-10'), illuminated, within 100' of the main entrance		
Table 4: Required Parking Spaces			
Multi-family Dwellings	Min: 1.5 spaces/dwelling unit	Max 2 spaces per dwelling unit	**Total of 164 Units**
Caine Center Multifamily	Min Required: 246	Max Required: 328	**Designed: 328 spaces**
Commercial-service			
Clubhouse/Swimming	1 per 5 seats	1 per 3 seats	**Designed: 34, with 2 ADA stalls and 1 accessibility aisle**
Commercial Building 13	Min: 1 space/400sqft	Max 1 space/ 250 sqft	
(5,411 sqft)	Min: 14	Max: 22	**Designed: 16 spaces (will add to plan 1 ADA stall/aisle**
Commercial Building 14	Min: 1 space/400sqft	Max 1 space/ 250 sqft	(6 stalls on East side of Building 26 to be allocated to Commercial)
(5,997 sqft)	Min: 15	Max: 24	**Designed: 18 spaces (will add to plan1 ADA stall/aisle)**
Drive Through:	Min: 1 for every 4 seats	Max: 1 for every 2.5 seats	
Caine Center Coffee Shop	undecided # seats		**Designed: 6 with 1 ADA stall and 1 accessible aisle**
Gas/service station	Min: 1 per fuel pump	Max: 2 per fuel pump	
Caine Center Gas	Min: 6	Max 12	**Designed: 16 with 1 ADA stall and 1 accessible aisle**

Previous or Pending Land Use Permit Activity

The Caine Center is seeking Preliminary Plat approval, Annexation to City of Caldwell, Rezone, Comprehensive Plan Amendments and Special Use Permit.

Conclusion

Many thanks for assisting us with this project. Please feel free to contact us at brentorton@ortonengineers.com or at 208 350 9422 with questions, concerns, or for further information.

Sincerely,

Brent Orton, PE, MSCE
Principal, Orton Engineering, LLC

Caine Center Proposed Comprehensive Plan

2024 Comp Plan with Proposed Designations

ORTON ENGINEERING
Designing the Future

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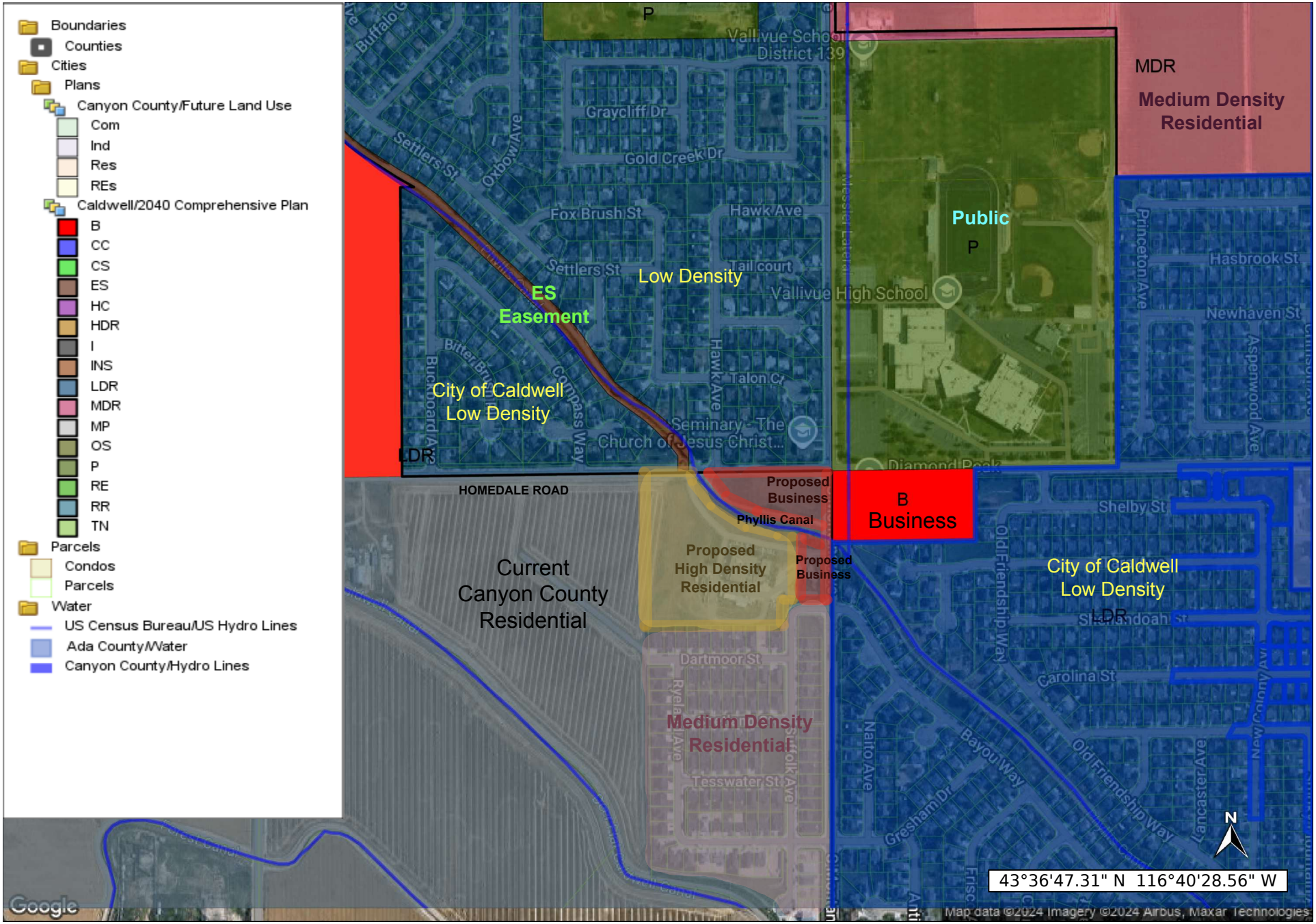

Oct 22, 2024 - landproDATA.com
Scale: 1 inch approx 600 feet

Caine Center Vicinity Map – 2024

Orton Engineering, LLC

Imagery from Landpro Data and Google Satellite

VICINITY MAP

NOT TO SCALE

CAINE CENTER SUBDIVISION
PRELIMINARY PLAT

Part of the NE 1/4 of the NE 1/4 of Section 10
Township 3 NORTH, Range 3 WEST, Boise Meridian
Canyon County, Idaho
2024

NOTES:

1. Existing site improvements, topographic contours, and parcel boundary provided by The Land Group. Benchmark elevation datum is NAVD 88.

2. No flood hazards identified per FIRM 16027C0375F dated 5/24/2011.

3. Utilities and drainage easement 5' wide at each interior lot line, 10' wide at public R-O-W and subdivision exterior boundaries.

4. Sewer and water will be provided by the City of Caldwell. Gravity sewer can connect to the existing gravity sewer in S. Montana Avenue. Fire hydrants and water services northeast of the Phyllis Canal will connect to the water mains in Homedale Road and S. Montana Avenue. The remainder of the site will be served by the high pressure mains in Homedale Road and S. Montana Avenue west and south of the Phyllis Canal which will be connected through this site.

5. Pressure irrigation will be extended from existing service mains to serve this project consistent with section 10-07-12 of the Caldwell City Code.

6. Power, gas, and communications utilities layout may vary depending upon utilities company routing.

7. Site work and utlity construction shall be performed in accordance with the requirements of the City of Caldwell, the current edition of the Idaho Standards for Public Works Construction (ISPWC), International Plumbing Code (IPC), OSHA, and all other applicable local, state, national requirements.

8. Stormwater will be retained on-site in underground seepage beds as indicated in this plan.

9. No new streets are proposed with this project.

10. To the best of the preparer's knowledge, this preliminary plat meets all requirements of Caldwell City Code; or if said plat does not meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application or it is not a planned unit development but any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application.

LOT TYPE	NUMBER
RESIDENTIAL	27
COMMERCIAL	4
COMMON	1

Average Buildable Lot	16,154 sq ft
Dwelling Units Proposed	154
Dwelling Units/Gross Acre	17.5

GENERAL LEGEND

- EXISTING WATER LINE
- EXISTING OVERHEAD POWER
- EDGE OF PAVEMENT
- EXISTING FENCE LINE
- NEW FENCE LINE
- EDGE OF GRAVEL
- PRESSURE IRRIGATION LINE
- UNDERGROUND POWER
- EASEMENT
- WATER LINE
- EXISTING DECIDUOUS TREE
- SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SEWER LINE CLEANOUT
- EXISTING POWER POLE
- EXISTING AIR CONDITIONING UNIT
- EXISTING GAS METER
- EXISTING ELECTRICAL METER
- EXISTING TELECOMMUNICATIONS BOX
- EXISTING TELEPHONE JUCTION BOX

SCALE 1" = 40'

UNPLATTED

OWNER/DEVELOPER
Royal Pro-C, LLC
Jason Miller
1309 Industrial Way
Caldwell, ID 83605
(208) 459-1074

ENGINEER
Smith Civil, Inc.
Roger J. Smith, P.E.
2485 E. Oakborough Ct.
Eagle, ID 83616
(208) 870-1015

ACREAGE
13.14 acres (572,271 SF) (Original)
11.87 acres (516,933 SF) (Final)

ZONING
C1 (Neighborhood Commercial)
R3 (High Density Residential)

IRRIGATION DISTRICT
Pioneer Irr. Dist. (North of Phyllis Canal)
Wilder Irr. Dist. (South of Phyllis Canal)

SCHOOL DISTRICT
Vallivue #139 School District

SEWER DISTRICT
Caldwell

FIRE DISTRICT
Caldwell

FLOOD ZONE
X

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REVISED
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Date 10/14/2024
Project Number 22008
Drawn R J Smith
Checked R J Smith, P.E.

CAINE CENTER SUBDIVISION
1020 E. HOMEDALE ROAD, CALDWELL, ID
Royal Pro-C, LLC
PRELIMINARY PLAT

SMITH Civil Engineering
2485 E. Oakborough Ct., Eagle, ID 83616
(208) 870.1015

PROFESSIONAL ENGINEER REGISTERED 10/14/2024 8140 2024 STATE OF IDAHO ROGER J. SMITH

Sheet 1

2 | PRELIMINARY PLAT — 1"=40'

1 | VICINITY MAP — 1"=5,000'

CAINE CENTER SUBDIVISION
PROPOSED IMPROVEMENTS

Part of the NE 1/4 of the NE 1/4 of Section 10
Township 3 NORTH, Range 3 WEST, Boise Meridian
Canyon County, Idaho
2024

REVISED

Date
10/14/2024

Project Number
22008

Drawn
R J Smith

Checked
R J Smith, P.E.

CAINE CENTER SUBDIVISION
1020 E. HOMEDALE ROAD, CALDWELL, ID
Royal Pro-C, LLC
PROPOSED IMPROVEMENTS

SMITH Civil Engineering
2485 E. Oakbrough Ct., Eagle, ID 83616
(208) 870-1015

PROFESSIONAL ENGINEER REGISTERED 10/14/2024 8140 STATE OF IDAHO ROGER J. SMITH

Sheet
2

HOMEDALE ROAD
HAWK AVE.
S. MONTANA AVE.
SUFFOLK AVE.
PHYLLIS CANAL
BAYOU WAY
UNPLATTED
BLOCK 1
BLOCK 2
PUMPS
CONVENIENCE STORE
DRIVE-THRU
Gravel Canal Maintenance Road
Arrowleaf No 1 Subdivision
Book 51 Page 14
BENCHMARK
Water Valve
Elev. = 2452.31
Future roundabout shown per plans provided by the City of Caldwell
Full Access Approach
4x6 Multi-Family Entry Sign
4x6 Drive-Thru Sign
4x8 Convenience Store Sign
Trash Enclosure (typ)
Bicycle Racks (typ)
4' wrought iron fence adjacent to path
4' wrought iron fence at canal right-of-way (typ)
5' wide pedestrian path
Concrete Valley Gutter at Maintenance Road Access
Right-In/Right-Out Approach
(4) Level 2 EV Charging Spaces
4x6 Commercial Building Sign
3 Story 6-Plex
3 Story 12-Plex
3 Story 4-Plex
Commercial 5997 ft²
Commercial 5411 ft²
Valivue School Dist No 139
1407 Homedale Rd
R32563
Diamond Peak Gymnastics LLC
1306 E Homedale Rd
R32707162
JM Assets LLC
1312 E Homedale Rd
R32707168
GARCIA'S PIZZA
Valivue School D
S Montana
R3270716
Ramos Rosalinda C,
Ramos Anthony M W/H
14460 Tara Ct
R06182227
Whispering Pines Homeowners Association
0 Bayou Way
R06182373
Wright Brandon J,
Wright Stephany H/W
14468 Tara Ct
R06182228
Garza Joel Omar Siaz,
De La Riva Raquel Nunez
16880 Bayou Way
R06182374
Rodriguez Jose C,
Sanchez Angelica
14459 Tara Ct
R06182229
Pacheco David Ramos
16874 Bayou Way
R06182375
American Homes 4 Rent Properties Nin
16866 Bayou Way
R06182376
Telford Zacaria R,
Telford Trisha
16856 Bayou Way
R06182377
Palm Estates No 2 LLC
CW-Heartleaf LLC
0 Dartmoor St
R32721100
Valley Heights Neighborhood Assn Inc
0 E Homedale Road
R07470892
Mitchell Jason W,
Mitchell Jacqueline L
5622 Hawk Ave
R32566382
Mcguire Family Trust
1204 Condor Ct
R32566377
Miller Jordan M,
Miller Malissa S
1206 Condor Ct
R32566376
Castagnetti Family Trust,
Castagnetti Janet Trustee
1208 Condor Ct
R32566375
Murray Nicholas R
1216 Condor Ct
R32566374
Corp Of Presiding Bishop Of Jesus Ch
5622 S Montana Ave
R32566010
SCALE 1" = 40'
1"=40'

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CAINE CENTER SUBDIVISION
PRELIMINARY PLAT

Part of the NE 1/4 of the NE 1/4 of Section 10
Township 3 NORTH, Range 3 WEST, Boise Meridian
Canyon County, Idaho
2024

NOTES:

1. Existing site improvements, topographic contours, and parcel boundary provided by The Land Group. Benchmark elevation datum is NAVD 88.

2. No flood hazards identified per FIRM 16027C0375F dated 5/24/2011.

3. Utilities and drainage easement 5' wide at each interior lot line, 10' wide at public R-O-W and subdivision exterior boundaries.

4. Sewer and water will be provided by the City of Caldwell. Gravity sewer can connect to the existing gravity sewer in S. Montana Avenue. Fire hydrants and water services northeast of the Phyllis Canal will connect to the water mains in Homedale Road and S. Montana Avenue. The remainder of the site will be served by the high pressure mains in Homedale Road and S. Montana Avenue west and south of the Phyllis Canal which will be connected through this site.

5. Pressure irrigation will be extended from existing service mains to serve this project consistent with section 10-07-12 of the Caldwell City Code.

6. Power, gas, and communications utilities layout may vary depending upon utilities company routing.

7. Site work and utlity construction shall be performed in accordance with the requirements of the City of Caldwell, the current edition of the Idaho Standards for Public Works Construction (ISPWC), International Plumbing Code (IPC), OSHA, and all other applicable local, state, national requirements.

8. Stormwater will be retained on-site in underground seepage beds as indicated in this plan.

9. No new streets are proposed with this project.

10. To the best of the preparer's knowledge, this preliminary plat meets all requirements of Caldwell City Code; or if said plat does not meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application or it is not a planned unit development but any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application.

LOT TYPE	NUMBER
RESIDENTIAL	27
COMMERCIAL	4
COMMON	1

Average Buildable Lot	16,154 sq ft
Dwelling Units Proposed	154
Dwelling Units/Gross Acre	17.5

GENERAL LEGEND

- EXISTING WATER LINE
- EXISTING OVERHEAD POWER
- EDGE OF PAVEMENT
- EXISTING FENCE LINE
- NEW FENCE LINE
- EDGE OF GRAVEL
- PRESSURE IRRIGATION LINE
- UNDERGROUND POWER
- EASEMENT
- WATER LINE
- EXISTING DECIDUOUS TREE
- SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SEWER LINE CLEANOUT
- EXISTING POWER POLE
- EXISTING AIR CONDITIONING UNIT
- EXISTING GAS METER
- EXISTING ELECTRICAL METER
- EXISTING TELECOMMUNICATIONS BOX
- EXISTING TELEPHONE JUCTION BOX

OWNER/DEVELOPER
Royal Pro-C, LLC
Jason Miller
1309 Industrial Way
Caldwell, ID 83605
(208) 459-1074

ENGINEER
Smith Civil, Inc.
Roger J. Smith, P.E.
2485 E. Oakborough Ct.
Eagle, ID 83616
(208) 870-1015

ACREAGE
13.14 acres (572,271 SF) (Original)
11.87 acres (516,933 SF) (Final)

ZONING
C1 (Neighborhood Commercial)
R3 (High Density Residential)

IRRIGATION DISTRICT
Pioneer Irrigation District

SCHOOL DISTRICT
Vallivue #139 School District

SEWER DISTRICT
Caldwell

FIRE DISTRICT
Caldwell

FLOOD ZONE
X

REVISED
.
Date 07/17/2024
Project Number 22008
Drawn R J Smith
Checked R J Smith, P.E.

CAINE CENTER SUBDIVISION
1020 E. HOMEDALE ROAD, CALDWELL, ID
Royal Pro-C, LLC
PRELIMINARY PLAT

SMITH Civil Engineering
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(208) 870.1015

PROFESSIONAL ENGINEER REGISTERED 07/17/2024 8140 STATE OF IDAHO ROGER J. SMITH

Sheet 1

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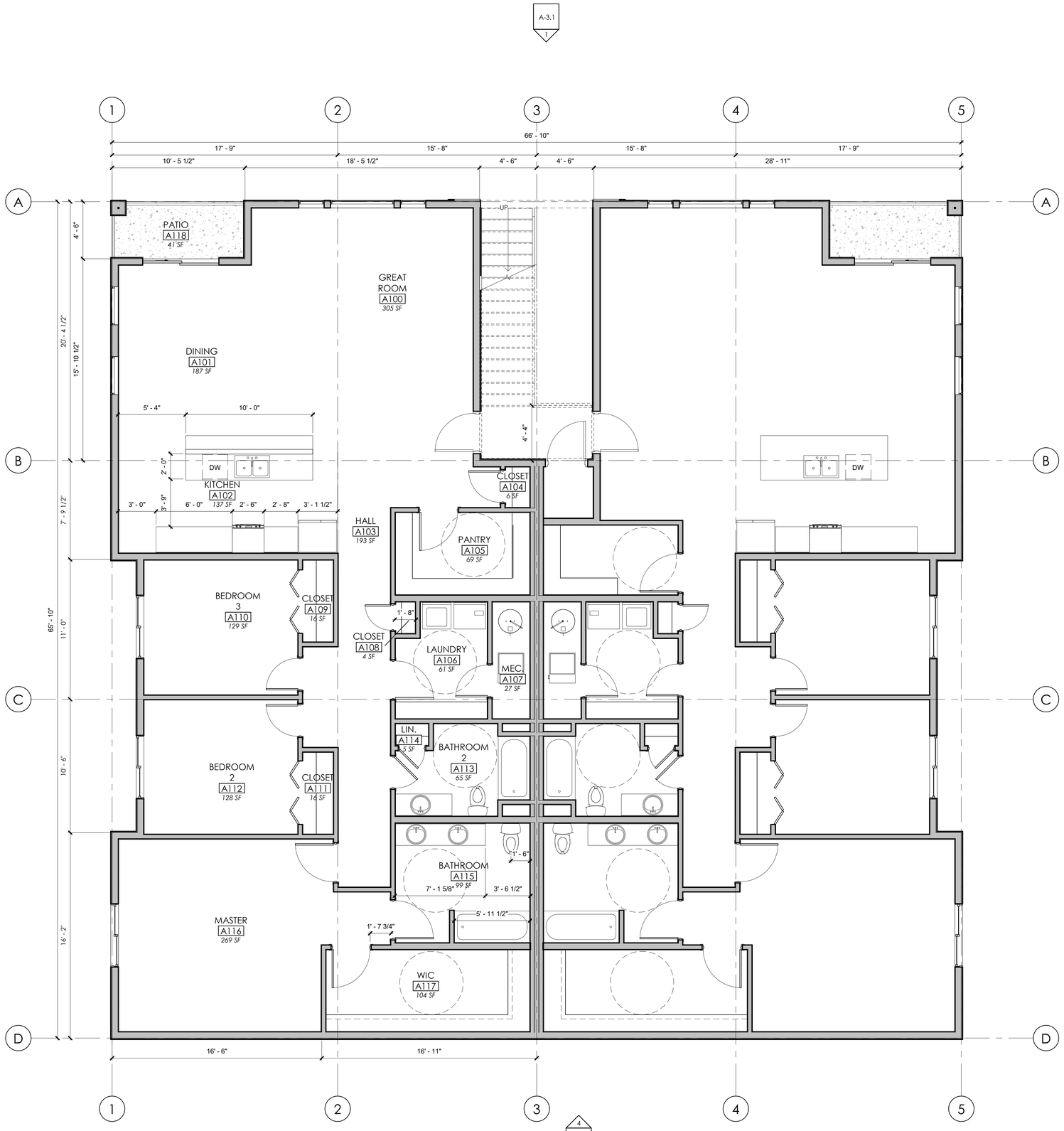
2 **PRELIMINARY PLAT** — 1"=40'

1 **VICINITY MAP** — 1"=5,000'



1 FIRST FLOOR PLAN WORKING
1/4" = 1'-0"

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NO.	REVISIONS	DATE

PROFESSIONAL SEAL

ADP ARCHITECTS
ARCHITECTURE & REAL ESTATE PLANNING
GLENN WALKER, AIA
1891 N. WILDWOOD ST.
BOISE, IDAHO 83713
OFFICE 208-353-0734
gwalker@adpboise.com

PROJECT NAME:
CAINE PROJECT
4-PLEX
CALDWELL, ID

FIRST FLOOR PLAN

JOB NO:	24113
DATE:	
DRAWN BY:	JJE

SHEET NUMBER:
A-2.0

PLOT DATE:
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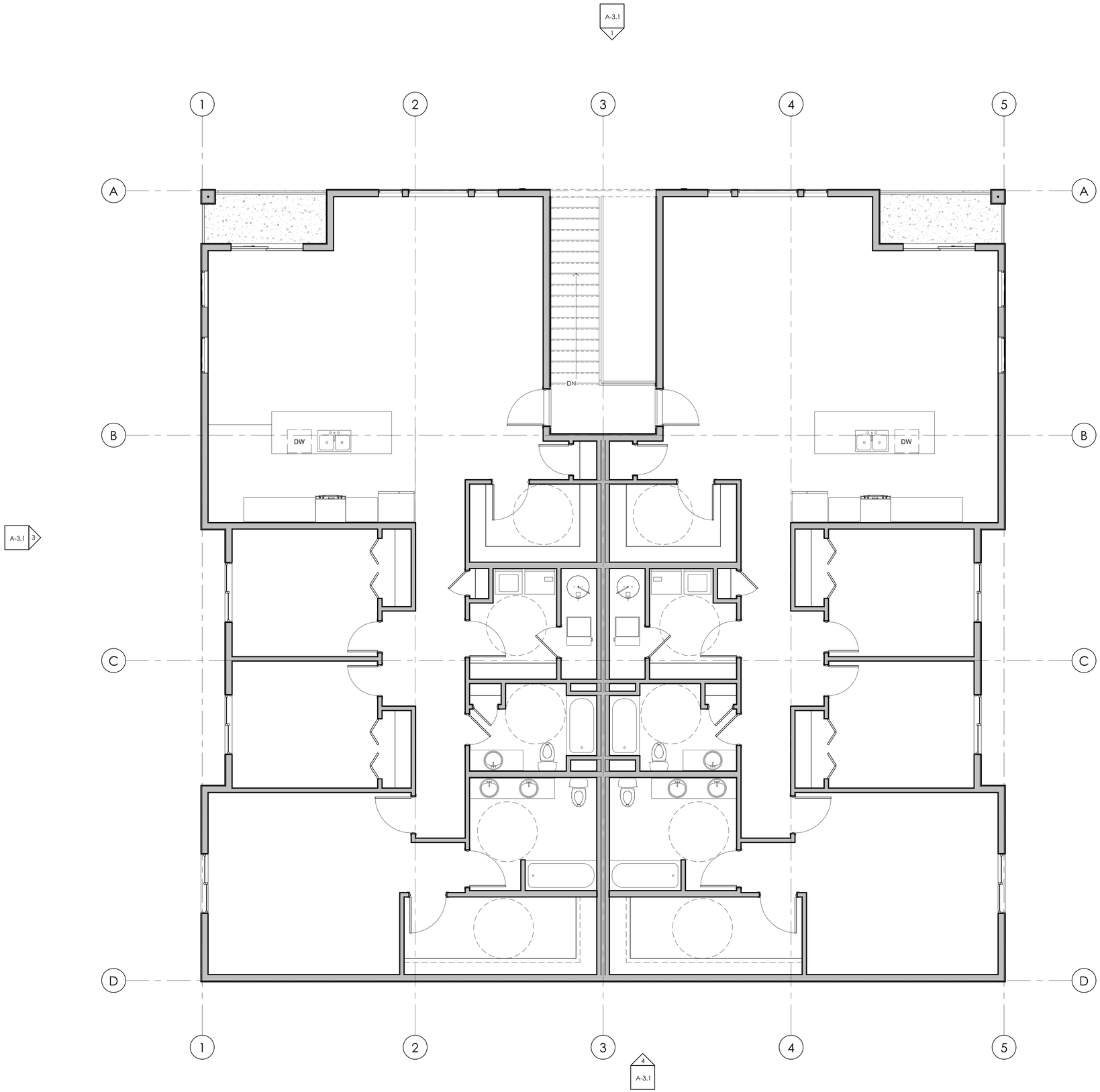

1 SECOND FLOOR WORKING
1/4" = 1'-0"

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gwalker@adpboise.com

PROJECT NAME:
CAINE PROJECT
4-PLEX
CALDWELL, ID

SECOND FLOOR PLAN

JOB NO:	24113
DATE:	03/04/24
DRAWN BY:	JJE

SHEET NUMBER:
A-2.1

PLOT DATE:
3/11/2024 2:49:31 PM

3 BACK
3/16" = 1'-0"

2 FRONT
3/16" = 1'-0"

1 LEFT
3/16" = 1'-0"

4 RIGHT
3/16" = 1'-0"

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gwalker@adpboise.com

PROJECT NAME:
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4-PLEX
CALDWELL, ID

ELEVATIONS

JOB NO:	24113
DATE:	
DRAWN BY:	JJE

SHEET NUMBER:
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PLOT DATE:
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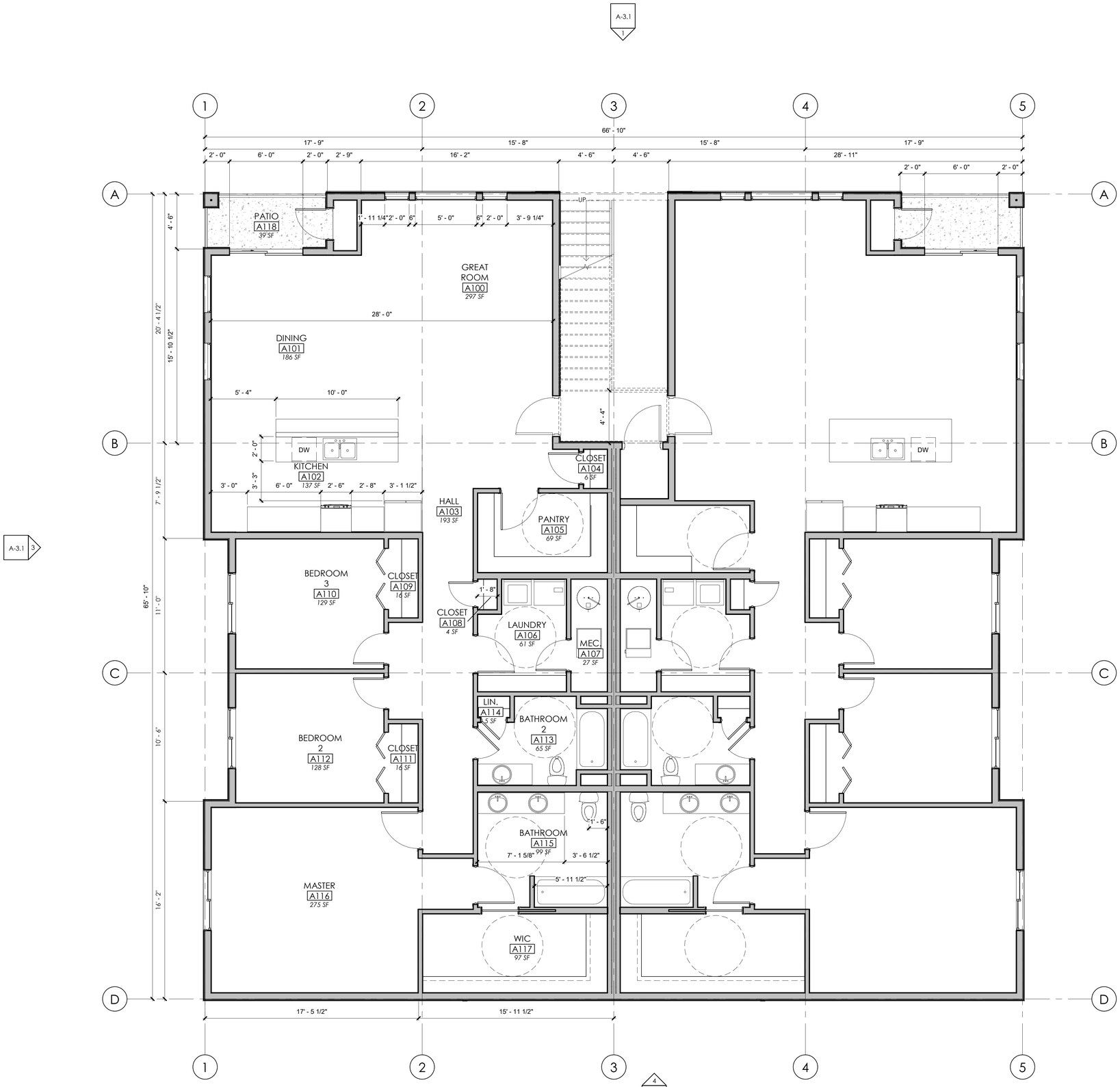

TOTAL AREA: 2011 SQFT P/UNIT

1 FIRST FLOOR PLAN WORKING
1/4" = 1'-0"

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NO.	REVISIONS	DATE

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CAINE PROJECT
4-PLEX
CALDWELL, ID

FIRST FLOOR PLAN

JOB NO:	24113
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DRAWN BY:	JJE

SHEET NUMBER:
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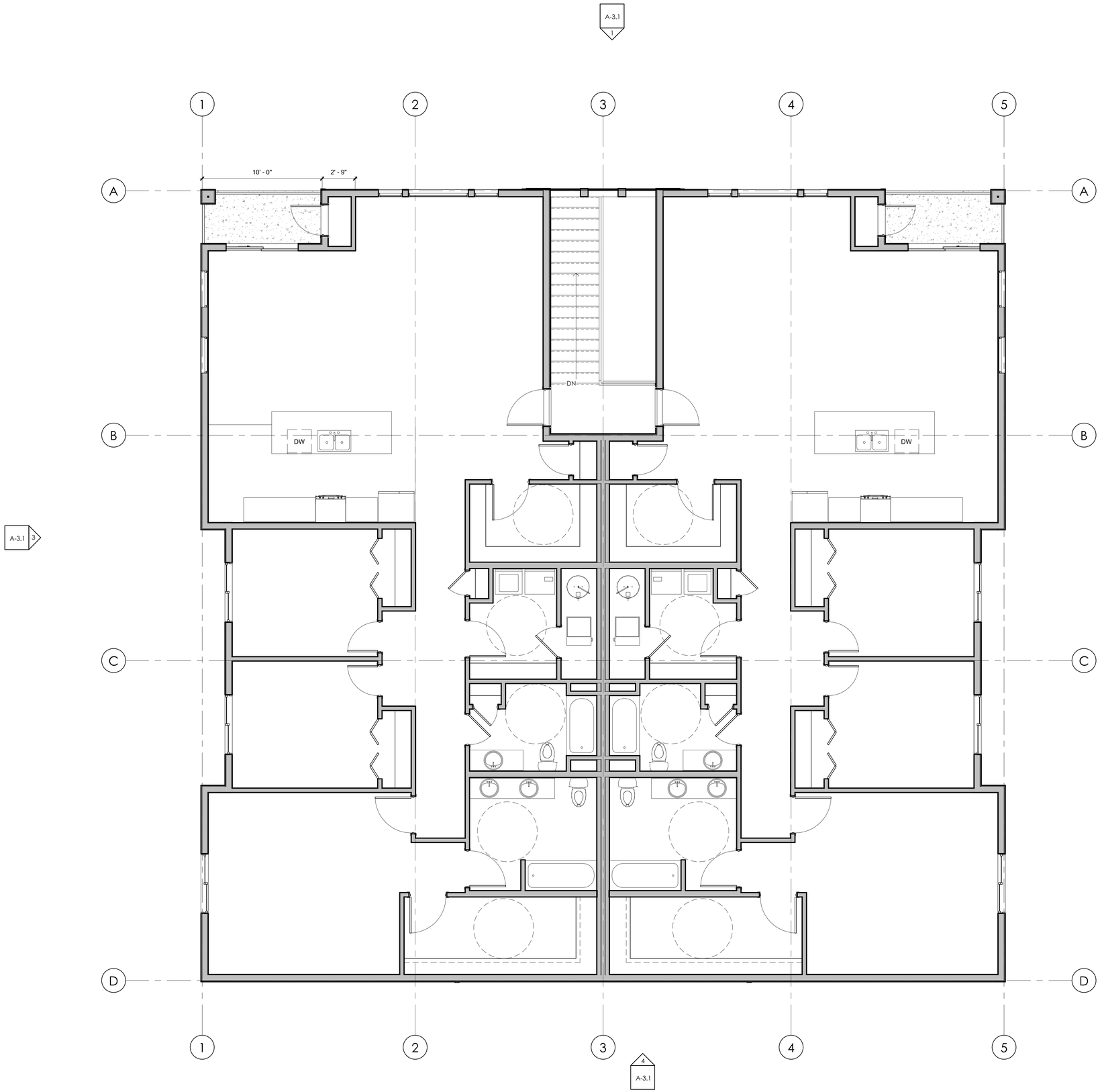

1 SECOND FLOOR WORKING
1/4" = 1'-0"

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4-PLEX
CALDWELL, ID

SECOND FLOOR PLAN

JOB NO:	24113
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DRAWN BY:	JJE

SHEET NUMBER:
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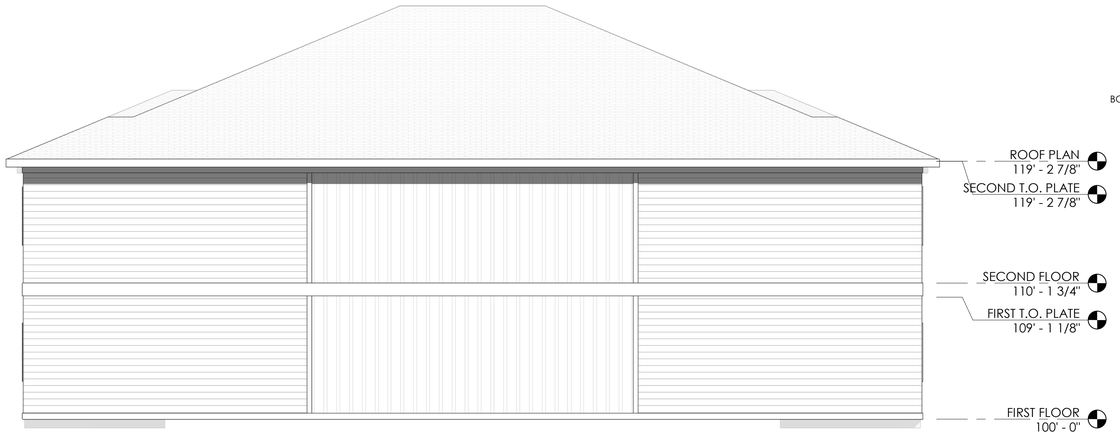
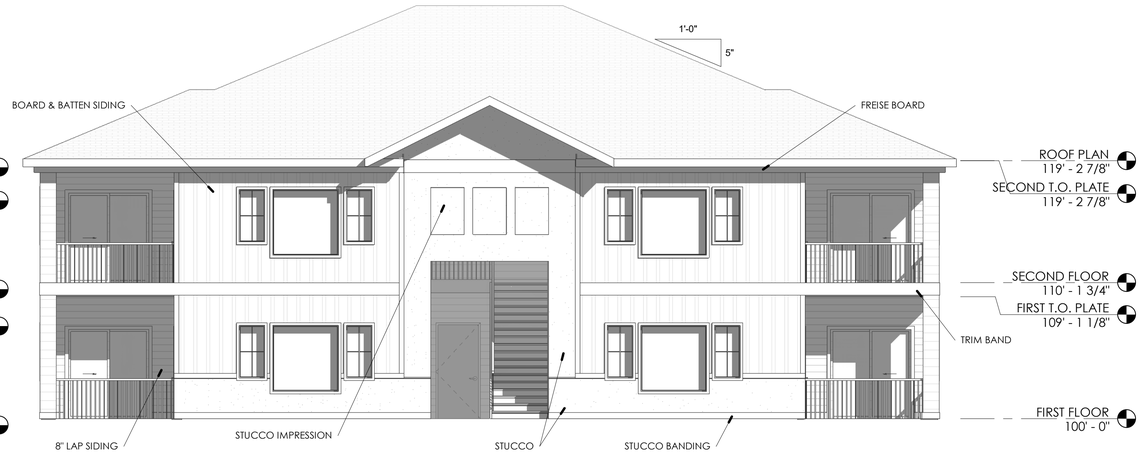


3 BACK
3/16" = 1'-0"



2 FRONT
3/16" = 1'-0"

1 LEFT
3/16" = 1'-0"

4 RIGHT
3/16" = 1'-0"

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BOISE, IDAHO 83713
OFFICE 208-353-0734
gwalker@adpboise.com

PROJECT NAME:
CAINE PROJECT
4-PLEX
CALDWELL, ID

ELEVATIONS

JOB NO:	24113
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DRAWN BY:	JJE

SHEET NUMBER:
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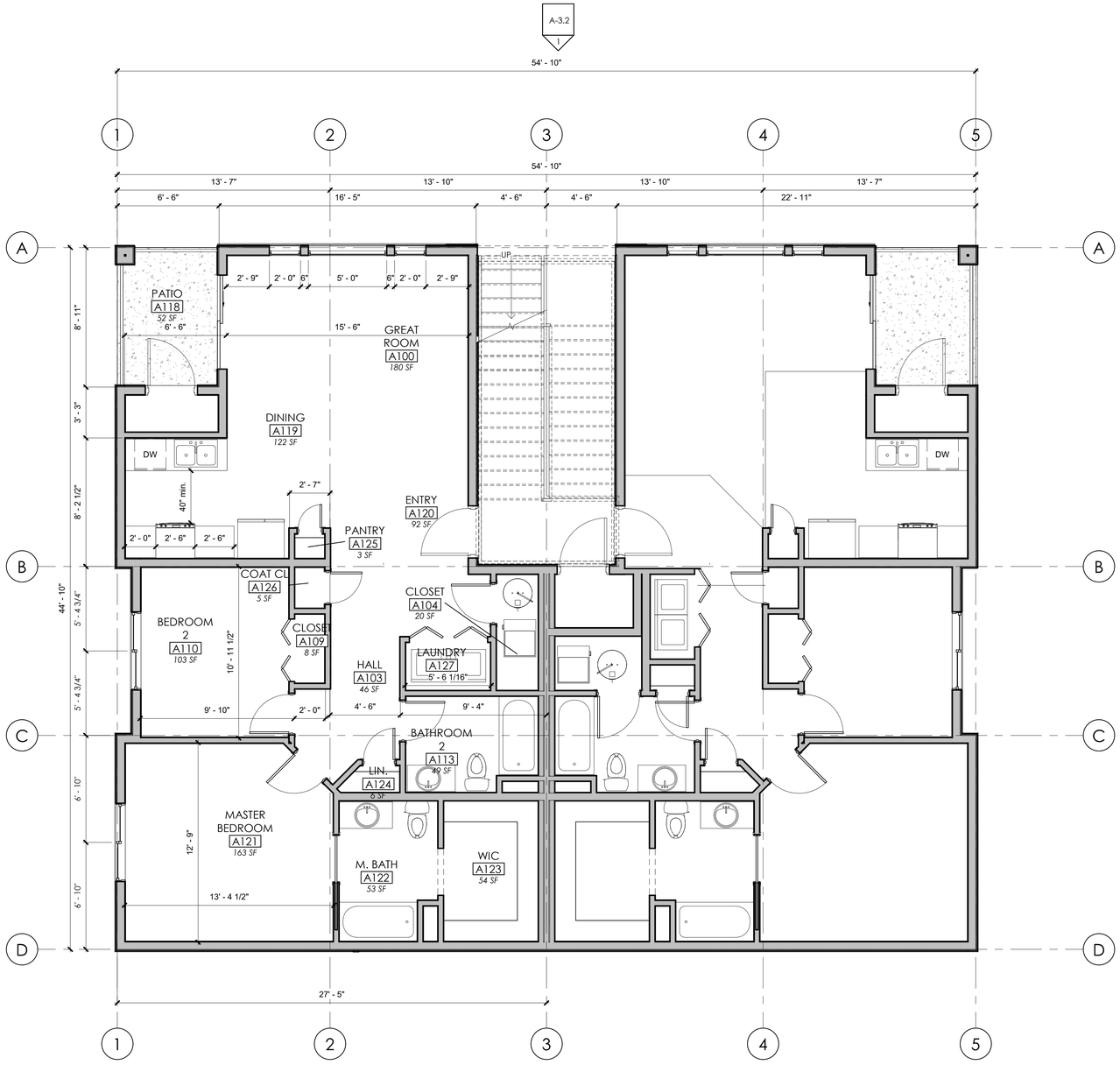

A-3.2 3

2 A-3.2

4 A-3.2

1 FIRST FLOOR PLAN WORKING
1/4" = 1'-0"

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OFFICE 208-353-0734
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PROJECT NAME:
CAINE PROJECT
6-PLEX
CALDWELL, ID

FIRST FLOOR PLAN

JOB NO:	24113
DATE:	
DRAWN BY:	JJE

SHEET NUMBER:
A-2.0

PLOT DATE:
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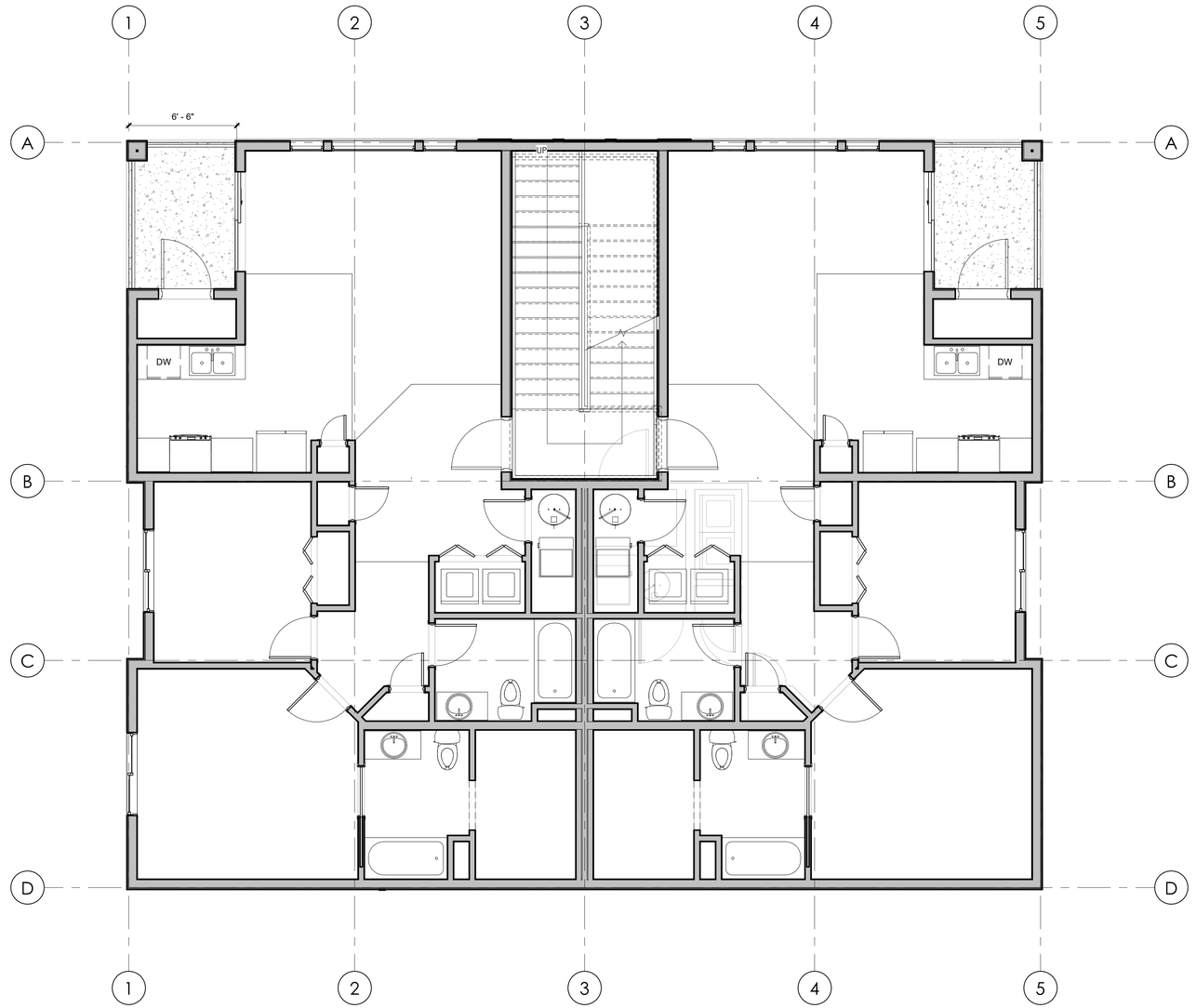

A-3.2
3

4
A-3.2

1 SECOND FLOOR WORKING
1/4" = 1'-0"

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PROJECT NAME:
CAINE PROJECT
6-PLEX
CALDWELL, ID

SECOND FLOOR PLAN

JOB NO:	24113
DATE:	03/04/24
DRAWN BY:	JJE

SHEET NUMBER:
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PLOT DATE:
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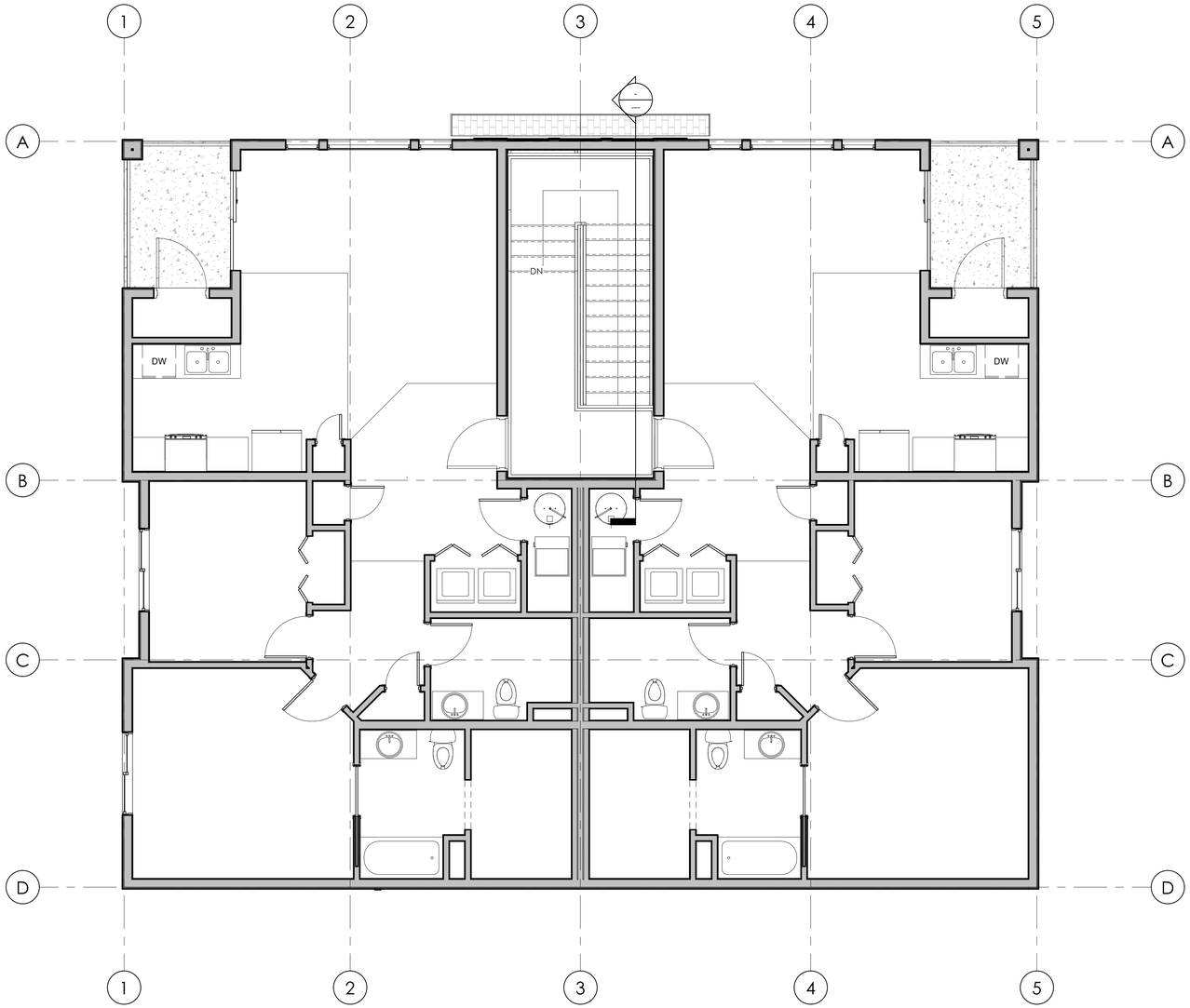

A-3.2 3

1 THIRD FLOOR
1/4" = 1'-0"

4
A-3.2

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BOISE, IDAHO 83713 gwalker@adpboise.com

PROJECT NAME:
CAINE PROJECT
6-PLEX
CALDWELL, ID

THIRD FLOOR PLAN

JOB NO:	24113
DATE:	03/25/24
DRAWN BY:	Author

SHEET NUMBER:
A-2.2

PLOT DATE:
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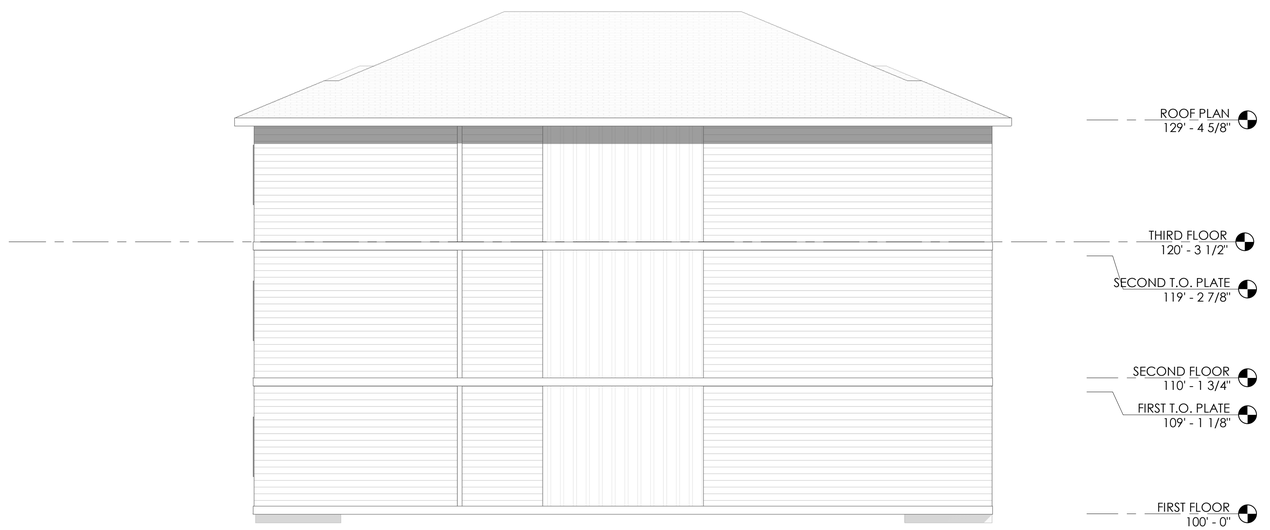
2 FRONT
3/16" = 1'-0"



3 BACK
3/16" = 1'-0"

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OFFICE 208-353-0734
gwalker@adpboise.com

PROJECT NAME:
CAINE PROJECT
6-PLEX
CALDWELL, ID

ELEVATIONS

JOB NO:	24113
DATE:	
DRAWN BY:	JJE

SHEET NUMBER:
A-3.0

PLOT DATE:
3/25/2024 2:55:03 PM

1 LEFT
3/16" = 1'-0"

2 RIGHT
3/16" = 1'-0"

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NO.	REVISIONS	DATE

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BOISE, IDAHO 83713
OFFICE 208-353-0734
gwalker@adpboise.com

PROJECT NAME:
CAINE PROJECT
6-PLEX
CALDWELL, ID

ELEVATIONS

JOB NO:	24113
DATE:	03/25/24
DRAWN BY:	Author

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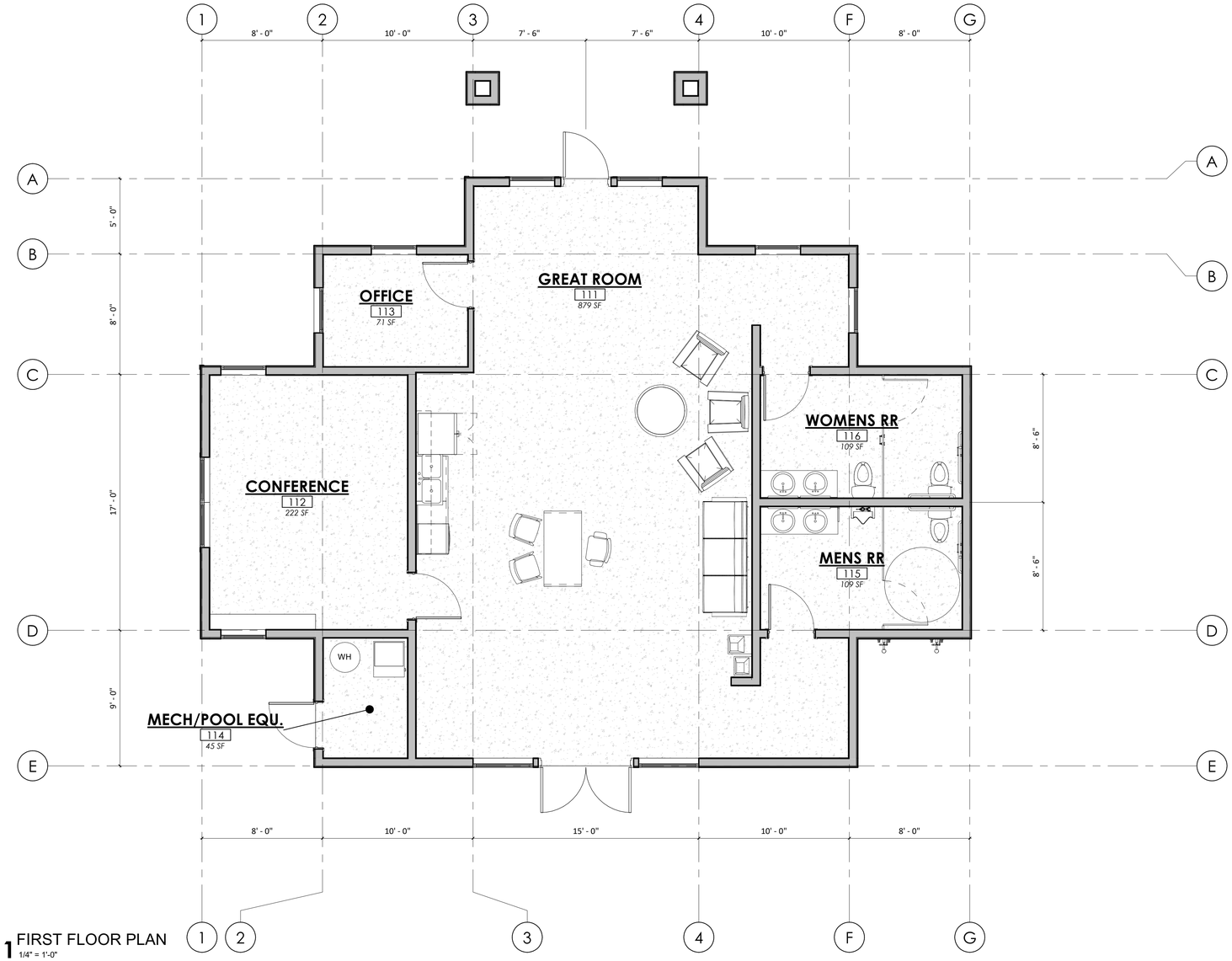

1 FIRST FLOOR PLAN
1/4" = 1'-0"

WALL TYPES

WE1	EXTERIOR WALL: HORIZONTAL CEMENTITIOUS HARDBOARD SIDING, MOISTURE BARRIER (MIN. 50 PERM. RATING)OVER WATER PERMIABLE BUILDING WRAP, OVER 1/2" OSB SHEATHING, 2X6 WOOD STUD (16" O.C.) W/ R-21 BATT INSULATION, 5/8" GWB TO INTERIOR FINISH SIDE
W411	INTERIOR WALL: 2X4 WOOD STUD (24" O.C.), 1/2" GWB EA. SIDE WITH SOUND INSULATION (RUN WALL TO UNDERSIDE OF TRUSS)
W611	INTERIOR WALL: 2X6 WOOD STUD (24" O.C.), 1/2" GWB EA. SIDE WITH SOUND INSULATION (RUN WALL TO UNDERSIDE OF TRUSS)

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NO.	REVISIONS	DATE

PROFESSIONAL SEAL

3/15/23

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GLENN WALKER, AIA
1891 N. WILDWOOD ST.
BOISE, IDAHO 83713
OFFICE 208-353-0734
gwalker@adpboise.com

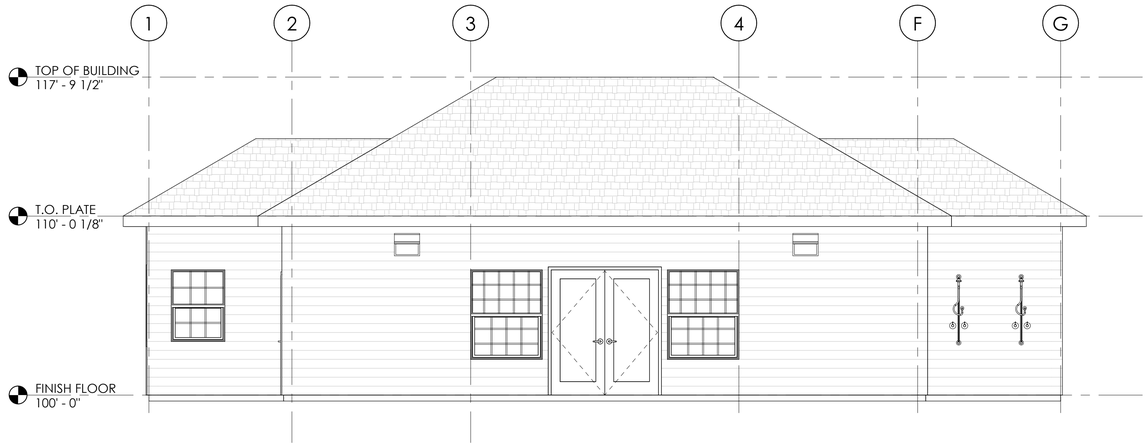
PROJECT NAME:
CAINE CENTER
-
CALDWELL, ID 83605

FLOOR PLANS

JOB NO:	24113
DATE:	8/30/22
DRAWN BY:	MC

SHEET NUMBER:
A-2.0

PLOT DATE:
3/12/2024 1:05:15 PM



1 WEST ELEVATION
1/4" = 1'-0"

2 EAST ELEVATION
1/4" = 1'-0"

EXTERIOR KEYNOTES	
1	LAP SIDING (HARDI OR CEMENTITIOUS EQ.)
2	1X FASCIA
3	ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLE
4	VINYL WINDOW, REFER TO SCHEDULES AND COMCHECK FOR REQUIREMENTS
5	DOOR SELECTION BY OWNER.
6	CORBELS, REFER TO STRUCTURAL DRAWINGS
7	EXTERIOR WALL PACK LIGHTS REFER TO ELECTRICAL DRAWINGS

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ARCHITECTURE DESIGNS PLUS, P.A.

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ARCHITECTURE & REAL ESTATE PLANNING
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BOISE, IDAHO 83713
OFFICE 208-353-0734
gwalker@adpboise.com

REVISIONS

NO.	DATE

PROFESSIONAL SEAL

3/15/23

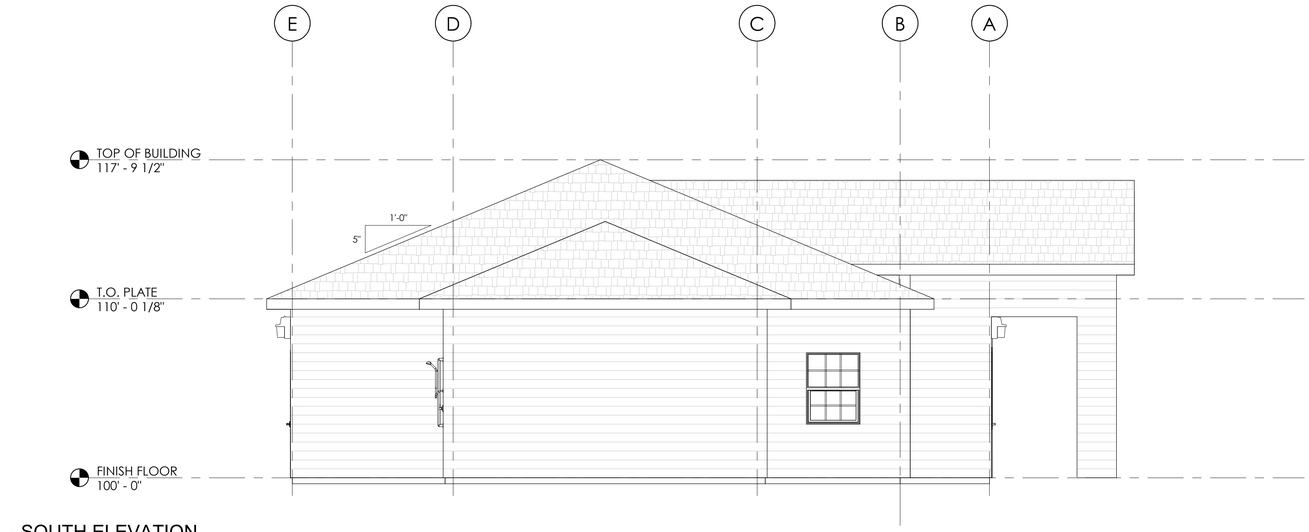
PROJECT NAME:
CAINE CENTER
-
CALDWELL, ID 83605

FR/BACK ELEVATIONS

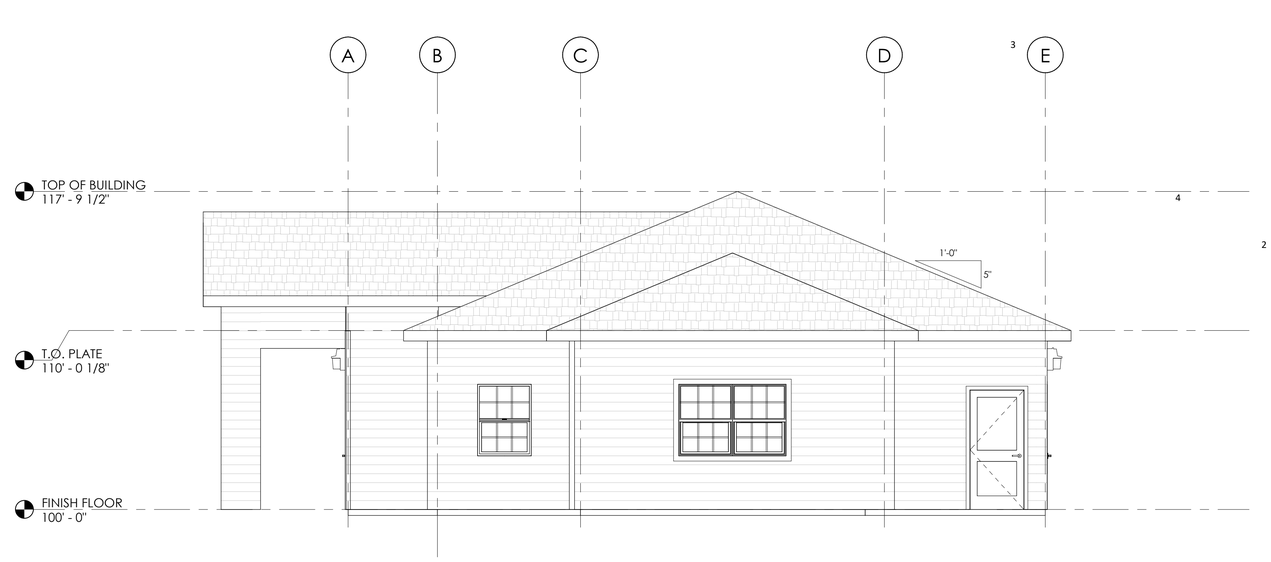
JOB NO:	24113
DATE:	3/12/24
DRAWN BY:	JJE

SHEET NUMBER:
A-4.0

PLOT DATE:
3/12/2024 1:05:16 PM



1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR KEYNOTES	
1	LAP SIDING (HARDI OR CEMENTITIOUS EQ.)
2	1X FASCIA
3	ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLE
4	VINYL WINDOW, REFER TO SCHEDULES AND COMCHECK FOR REQUIREMENTS
5	DOOR SELECTION BY OWNER.
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ARCHITECTURE DESIGNS PLUS, P.A.

NO.	REVISIONS	DATE

PROFESSIONAL SEAL

3/15/23

ADP ARCHITECTS
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BOISE, IDAHO 83713
OFFICE 208-353-0734
gwalker@adpboise.com

PROJECT NAME:
CAINE CENTER
- CALDWELL, ID 83605

LEFT/RIGHT ELEVATIONS

JOB NO:	24113
DATE:	3/12/24
DRAWN BY:	JJE

SHEET NUMBER:
A-4.1

PLOT DATE:
3/12/2024 1:05:16 PM

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of Caldwell, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
   - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. All lawn areas shall be sodded with tall turf type fescue.
   - 5.2. Sod shall be regionally harvested, laid within 24 hours of harvesting, and laid with tight fitting joints.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of permabark rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
   - 8.2. Adhere to city codes when connecting to city water.
   - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
     - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   - 8.5. All remote control valves (including master control valve) to have flow control device.
   - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   - 8.8. Use common trenching where possible..
   - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   - 8.11. Connect mainline to point of connection in approximate location shown on plan.
   - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.14. All drip irrigation to be buried 2" below finished grade.
   - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   - 8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CALDWELL, ID

STREET BUFFER:

- HOMEDALE RD - MINOR ARTERIAL: MINIMUM 20' WIDE BUFFER WIDTH.
- MONTANA AVE - COLLECTOR: MINIMUM 15' BUFFER WIDTH.
- MINIMUM (1) TREE PER 35 LINEAL FEET.
- MINIMUM (1) SHRUB PER 7 LINEAL FEET.

STREET NAME - LENGTH (LF)	TREES REQ'D / TREES PROV'D	SHRUBS REQ'D / SHRUBS PROV'D
HOMEDALE ROAD - 684' (MINUS CURB CUTS)	20 / 20	98 / 151
MONTANA AVE - 446' (MINUS CURB CUTS)	13 / 13	64 / 165

PARKING LOT LANDSCAPING REQUIREMENTS:

- LINEAR GROUPS OF PARKING SPACES SHALL NOT EXCEED 12 IN A ROW WITHOUT A PLANTER ISLAND.
- SINGLE ROW ISLANDS SHALL BE A MINIMUM OF 60 SQ.FT.
- DOUBLE ROW ISLANDS SHALL BE A MINIMUM OF 120 SQ.FT.
- ISLANDS SHALL CONTAIN A MINIMUM OF (1) CLASS 1 OR 2 TREE WITH LOW SHRUBS.

PARKING LOT ISLANDS	TREES REQUIRED	TREES PROVIDED
SINGLE - 52	52	51**

** REDUCED COUNT DUE TO SEEPAGE BED LOCATIONS.

BUFFER BETWEEN LAND USES:

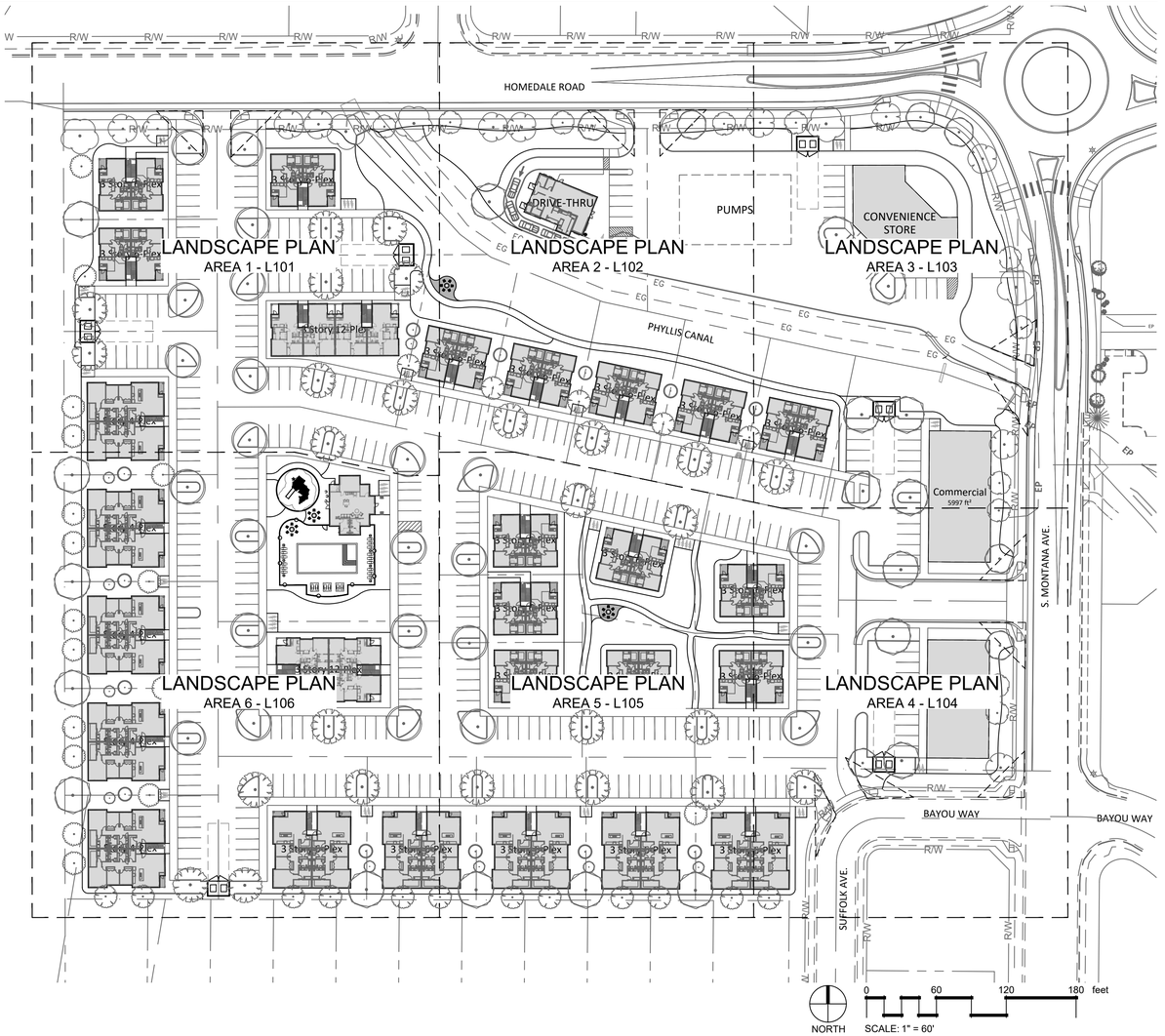
- (1) TREE SPACED AT 35' INTERVALS.
- (1) SHRUB SPACED BETWEEN 2'-8' INTERVALS DEPENDING UPON THE PLANT SPACING REQUIREMENTS.

BUFFER - LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
WEST BUFFER - 662'	19	19
SOUTH BUFFER - 636'	18	18

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
EVERGREEN TREES:	6'-7' HT. MIN. B&B
ORNAMENTAL TREES:	2" CALIPER MIN. B&B
SHADE TREES:	2" CALIPER MIN.
WOODY SHRUBS:	2 GAL. MIN.

LANDSCAPE PLAN - OVERALL:



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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LICENSED LANDSCAPE ARCHITECT — LA-16733 — 10.10.24

NOT FOR CONSTRUCTION

CAINE CENTER

1020 E. HOMEDALE ROAD, CALDWELL, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2931
DATE:	10.10.2024
DRAWN BY:	DW
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE NOTES & OVERALL

SHEET NUMBER

L100

STACK ROCK GROUP - CITY REVIEW SET

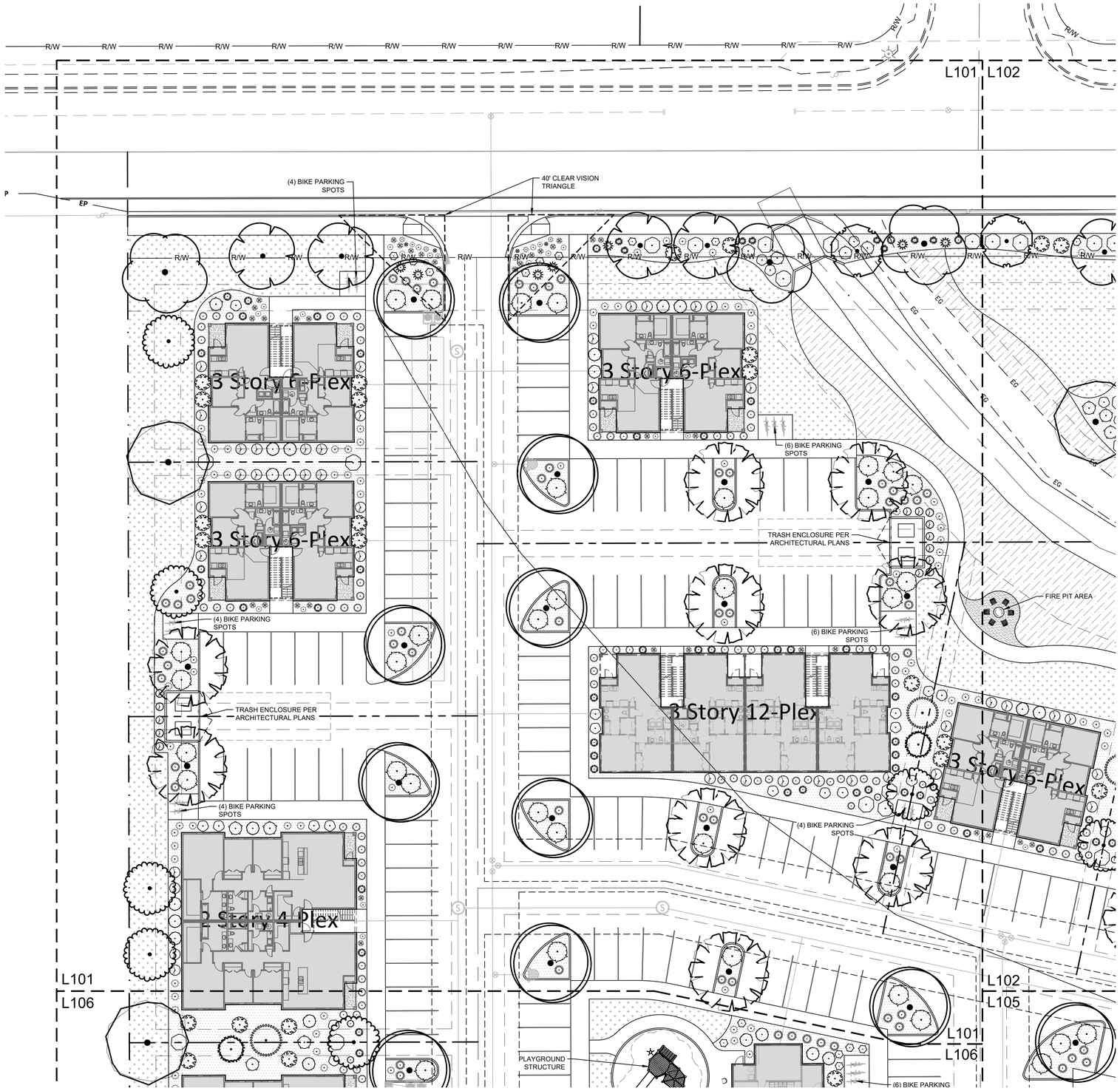
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Acer platanoides `Columnar Broad` / Parkway Maple 45`h X 25`w , Class II	B&B	2"		11
	Acer platanoides 'Crimson King' / Crimson King Norway Maple 35'h x 30'w, Class II	B&B	2"		5
	Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry 20'h x 20'w, Class I	B&B	2"		17
	Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry 50`h x 35`w , Class II	B&B	2"		20
	Cercis canadensis / Eastern Redbud 30`h x 25`w, Class I	B&B	2"		7
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust 50`h x 30`w , Class II	B&B	2"		26
	Picea omorika `Bruns` / Bruns Spruce 30`h x 10`w	B&B		6`-7` H	9
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine 25`h x 12`w	B&B		6`-7` H	13
	Prunus virginiana `Canada Red` / Canada Red Cherry 25`h x 20`w , Class II	B&B	2"		17
	Tilia americana `Boulevard` / Boulevard American Linden 50`h x 25`w , Class II	B&B	2"		11
	Tilia americana `Redmond` / Redmond American Linden 50`h x 30`w, Class II	B&B	2"		24

SYMBOL	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS					
	Agastache rupestris 'Apache Sunset' / Apache Sunset Threadleaf Hyssop 24"h x 18"w	1 gal			24
	Aster azureus / Sky-Blue Aster 30"h x 12"w	1 gal			21
	Berberis thunbergii 'Rose Glow' / Rose Glow Japanese Barberry 5'h x 4'w	5 gal			39
	Bouteloua gracilis `Blonde Ambition` / Blue Grama Grass 3`h x 3`w	2 gal			184
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass 5'h x 3'w	2 gal			397
	Calylophus hartwegii / Hartweg's Sundrops 12"h x 24"w	1 gal			70
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass 3`h x 3`w	2 gal			67
	Hesperaloe parviflora `Perpa` TM / Brakelights Red Yucca 2`h x 2`w	5 gal			40
	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper 6"h x 8`w	5 gal			82
	Juniperus scopulorum `Medora` / Medora Juniper 10`h x 3`w	5 gal			51
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender 30"h x 30"w, Drought Tolerant	1 gal			62
	Leucanthemum x superbum / Shasta Daisy 30"h x 24"w	1 gal			19
	Monardella odoratissima / Mountain Coyote Mint 10"h x 24"w	1 gal			137
	Pennisetum alopecuroides `Karlay Rose` / Karley Rose Fountain Grass 42"h x 42"w	2 gal			154
	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue 30"h x 18"w	1 gal			18
	Perovskia abrotanoides / Russian Sage 4'h x 4'w	5 gal			91
	Perovskia atriplicifolia `Blue Jean Baby` / Blue Jean Baby Russian Sage 30"h x 36"w	2 gal			59
	Philadelphus x virginalis / Mock Orange 7`h x 6`w	5 gal			106
	Pinus mugo `Mops` / Mops Mugo Pine 4'h x 4'w	5 gal			88
	Rhamnus frangula 'SMNRFBT' / Fine Line® Improved Buckthorn 5'h x 3'w	5 gal			34
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac 18"h x 6`w, Drought Tolerant	5 gal			102
	Salvia x `May Night` / May Night Sage 2'h x 2'w	1 gal			18
	Sambucus nigra `Black Tower / Black Tower Sambucus 7'h x 4'w	5 gal			178
	Schizachyrium scoparium `The Blues` / The Blues Little Bluestem 3`h x 3`w	2 gal			344
	Spiraea douglasii / Western Spirea 5'h x 5'w	5 gal			59
	Yucca filamentosa `Golden Sword` / Adam`s Needle 3`h x 4'w	5 gal			33

LANDSCAPE MATERIALS LEGEND:

- 3" DEPTH ROCK MULCH PER NOTE 5/L100.
- SOD LAWN PER NOTE 6/L100.
- RED FESCUE HYDROSEED OR OTHER OWNER APPROVED NON-MOWN SEED MIX.
- DECOMPOSED GRANITE OR OTHER SIMILAR SURFACING.



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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-167.33 — 10.10.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

CAINE CENTER

1020 E. HOMEDALE ROAD, CALDWELL, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2931
DATE:	10.10.2024
DRAWN BY:	DW
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Acer platanoides `Columnar Broad` / Parkway Maple 45'h X 25'w , Class II	B&B	2"		11
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	Cercis canadensis / Eastern Redbud 30`h x 25`w, Class I	B&B	2"		7
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust 50`h x 30`w , Class II	B&B	2"		26
	Picea omorika `Bruns` / Bruns Spruce 30`h x 10`w	B&B		6`-7` H	9
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine 25`h x 12`w	B&B		6`-7` H	13
	Prunus virginiana `Canada Red` / Canada Red Cherry 25`h x 20`w , Class II	B&B	2"		17
	Tilia americana `Boulevard` / Boulevard American Linden 50`h x 25`w , Class II	B&B	2"		11
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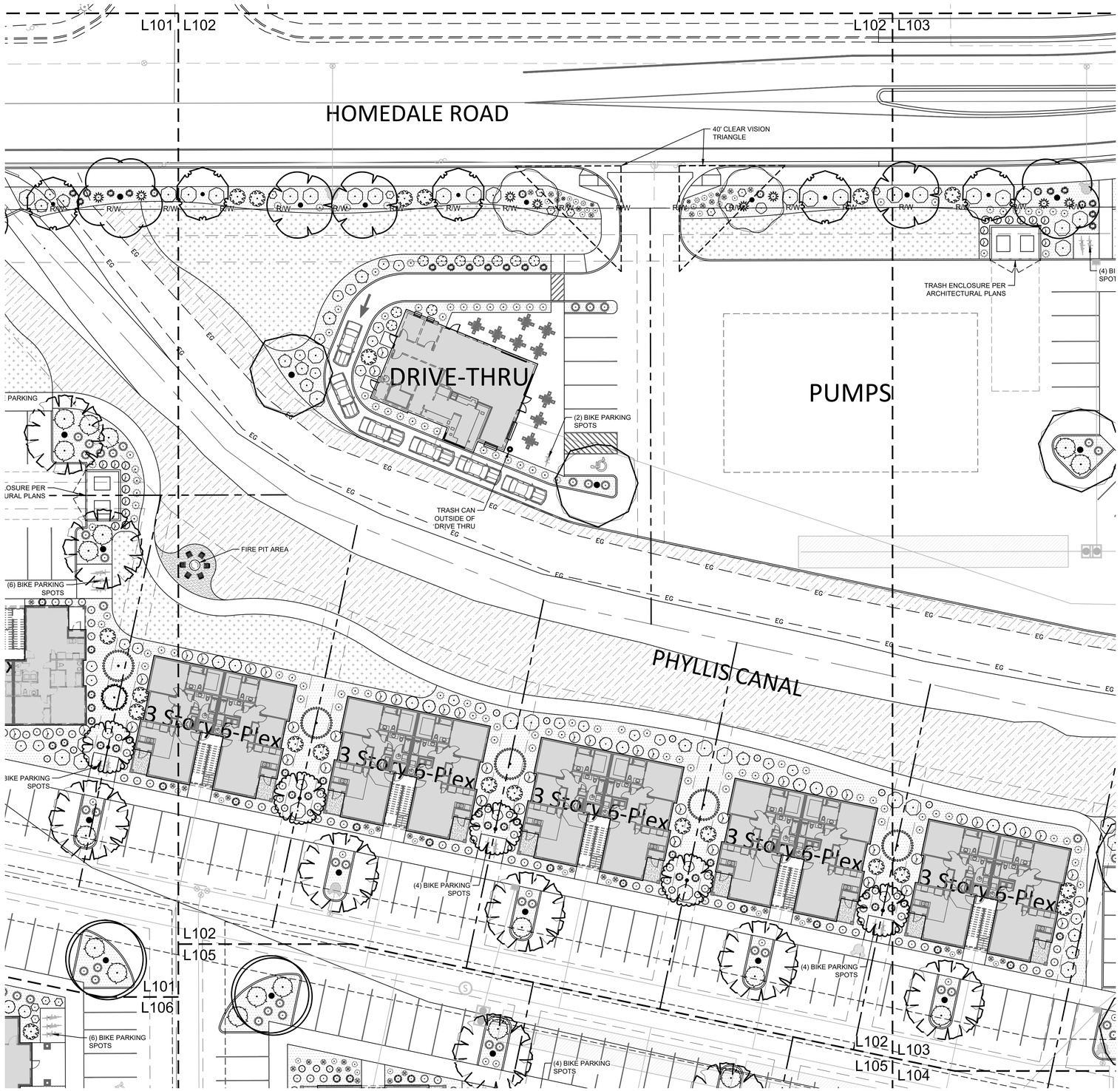

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STATE OF IDAHO — WILLET C. HOWARD — LA-167.33 10.10.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

CAINE CENTER

1020 E. HOMEDALE ROAD, CALDWELL, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2931
DATE:	10.10.2024
DRAWN BY:	DW
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

STACK ROCK GROUP - CITY REVIEW SET

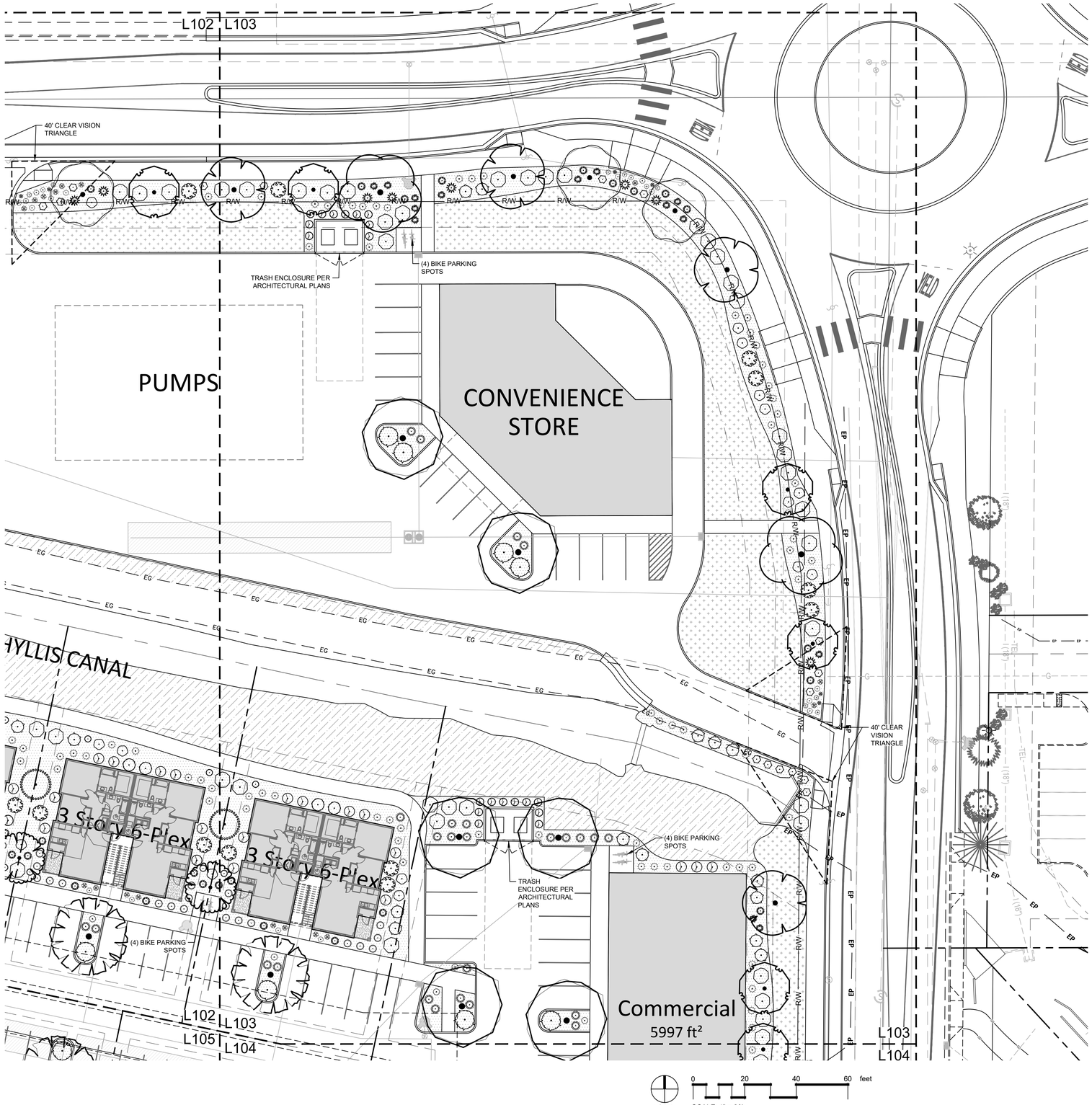
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Acer platanoides `Columnar Broad` / Parkway Maple 45`h X 25`w , Class II	B&B	2"		11
	Acer platanoides 'Crimson King' / Crimson King Norway Maple 35'h x 30'w, Class II	B&B	2"		5
	Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry 20'h x 20'w, Class I	B&B	2"		17
	Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry 50`h x 35`w , Class II	B&B	2"		20
	Cercis canadensis / Eastern Redbud 30`h x 25`w, Class I	B&B	2"		7
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust 50`h x 30`w , Class II	B&B	2"		26
	Picea omorika `Bruns` / Bruns Spruce 30`h x 10`w	B&B		6`-7` H	9
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine 25`h x 12`w	B&B		6`-7` H	13
	Prunus virginiana `Canada Red` / Canada Red Cherry 25`h x 20`w , Class II	B&B	2"		17
	Tilia americana `Boulevard` / Boulevard American Linden 50`h x 25`w , Class II	B&B	2"		11
	Tilia americana `Redmond` / Redmond American Linden 50`h x 30`w, Class II	B&B	2"		24

SYMBOL	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS					
	Agastache rupestris 'Apache Sunset' / Apache Sunset Threadleaf Hyssop 24"h x 18"w	1 gal			24
	Aster azureus / Sky-Blue Aster 30"h x 12"w	1 gal			21
	Berberis thunbergii 'Rose Glow' / Rose Glow Japanese Barberry 5'h x 4'w	5 gal			39
	Bouteloua gracilis `Blonde Ambition` / Blue Grama Grass 3`h x 3`w	2 gal			184
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass 5'h x 3'w	2 gal			397
	Calylophus hartwegii / Hartweg's Sundrops 12"h x 24"w	1 gal			70
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass 3' h x 3'w	2 gal			67
	Hesperaloe parviflora `Perpa` TM / Brakelights Red Yucca 2`h x 2`w	5 gal			40
	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper 6"h x 8`w	5 gal			82
	Juniperus scopulorum `Medora` / Medora Juniper 10`h x 3`w	5 gal			51
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender 30"h x 30"w, Drought Tolerant	1 gal			62
	Leucanthemum x superbum / Shasta Daisy 30"h x 24"w	1 gal			19
	Monardella odoratissima / Mountain Coyote Mint 10"h x 24"w	1 gal			137
	Pennisetum alopecuroides `Karlay Rose` / Karley Rose Fountain Grass 42"h x 42"w	2 gal			154
	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue 30"h x 18"w	1 gal			18
	Perovskia abrotanoides / Russian Sage 4'h x 4'w	5 gal			91
	Perovskia atriplicifolia `Blue Jean Baby` / Blue Jean Baby Russian Sage 30"h x 36"w	2 gal			59
	Philadelphus x virginalis / Mock Orange 7`h x 6`w	5 gal			106
	Pinus mugo `Mops` / Mops Mugo Pine 4'h x 4'w	5 gal			88
	Rhamnus frangula 'SMNRFBT' / Fine Line® Improved Buckthorn 5'h x 3'w	5 gal			34
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac 18"h x 6`w, Drought Tolerant	5 gal			102
	Salvia x `May Night` / May Night Sage 2'h x 2'w	1 gal			18
	Sambucus nigra `Black Tower / Black Tower Sambucus 7'h x 4'w	5 gal			178
	Schizachyrium scoparium `The Blues` / The Blues Little Bluestem 3`h x 3`w	2 gal			344
	Spiraea douglasii / Western Spirea 5'h x 5'w	5 gal			59
	Yucca filamentosa `Golden Sword` / Adam`s Needle 3`h x 4`w	5 gal			33

LANDSCAPE MATERIALS LEGEND:

- 3" DEPTH ROCK MULCH PER NOTE 5/L100.
- SOD LAWN PER NOTE 6/L100.
- RED FESCUE HYDROSEED OR OTHER OWNER APPROVED NON-MOWN SEED MIX.
- DECOMPOSED GRANITE OR OTHER SIMILAR SURFACING.



STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 10.10.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

CAINE CENTER

1020 E. HOMEDALE ROAD, CALDWELL, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2931
DATE:	10.10.2024
DRAWN BY:	DW
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

STACK ROCK GROUP - CITY REVIEW SET

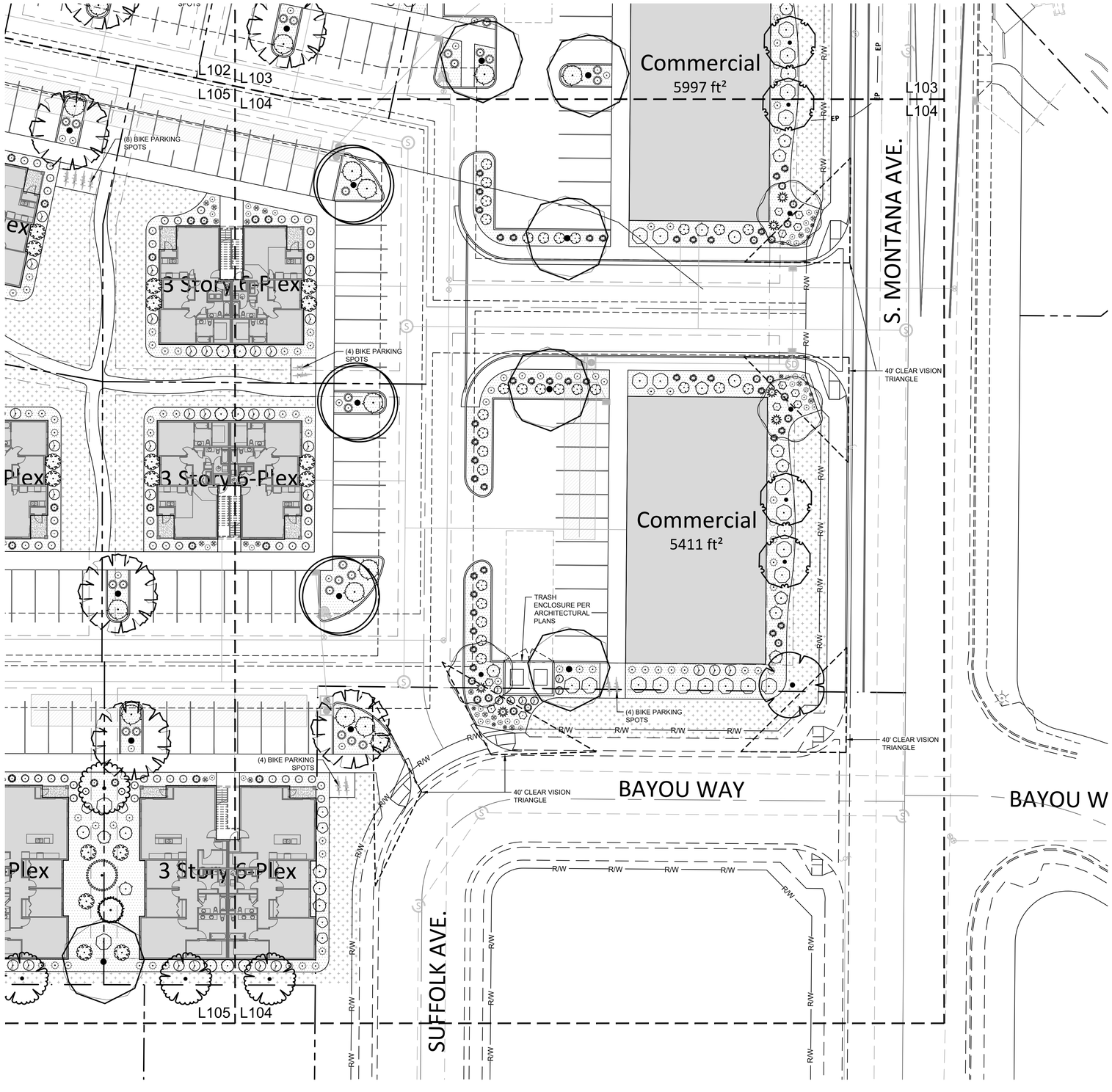
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Acer platanoides `Columnar Broad` / Parkway Maple 45`h X 25`w , Class II	B&B	2"		11
	Acer platanoides 'Crimson King' / Crimson King Norway Maple 35'h x 30'w, Class II	B&B	2"		5
	Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry 20'h x 20'w, Class I	B&B	2"		17
	Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry 50`h x 35`w , Class II	B&B	2"		20
	Cercis canadensis / Eastern Redbud 30`h x 25`w, Class I	B&B	2"		7
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust 50`h x 30`w , Class II	B&B	2"		26
	Picea omorika `Bruns` / Bruns Spruce 30`h x 10`w	B&B		6`-7` H	9
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine 25`h x 12`w	B&B		6`-7` H	13
	Prunus virginiana `Canada Red` / Canada Red Cherry 25`h x 20`w , Class II	B&B	2"		17
	Tilia americana `Boulevard` / Boulevard American Linden 50`h x 25`w , Class II	B&B	2"		11
	Tilia americana `Redmond` / Redmond American Linden 50`h x 30`w, Class II	B&B	2"		24

SYMBOL	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS					
	Agastache rupestris 'Apache Sunset' / Apache Sunset Threadleaf Hyssop 24"h x 18"w	1 gal			24
	Aster azureus / Sky-Blue Aster 30"h x 12"w	1 gal			21
	Berberis thunbergii 'Rose Glow' / Rose Glow Japanese Barberry 5'h x 4'w	5 gal			39
	Bouteloua gracilis `Blonde Ambition` / Blue Grama Grass 3`h x 3`w	2 gal			184
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass 5'h x 3'w	2 gal			397
	Calylophus hartwegii / Hartweg's Sundrops 12"h x 24"w	1 gal			70
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass 3`h x 3`w	2 gal			67
	Hesperaloe parviflora `Perpa` TM / Brakelights Red Yucca 2`h x 2`w	5 gal			40
	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper 6"h x 8`w	5 gal			82
	Juniperus scopulorum `Medora` / Medora Juniper 10`h x 3`w	5 gal			51
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender 30"h x 30"w, Drought Tolerant	1 gal			62
	Leucanthemum x superbum / Shasta Daisy 30"h x 24"w	1 gal			19
	Monardella odoratissima / Mountain Coyote Mint 10"h x 24"w	1 gal			137
	Pennisetum alopecuroides `Karlay Rose` / Karley Rose Fountain Grass 42"h x 42"w	2 gal			154
	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue 30"h x 18"w	1 gal			18
	Perovskia abrotanoides / Russian Sage 4'h x 4'w	5 gal			91
	Perovskia atriplicifolia `Blue Jean Baby` / Blue Jean Baby Russian Sage 30"h x 36"w	2 gal			59
	Philadelphus x virginalis / Mock Orange 7`h x 6`w	5 gal			106
	Pinus mugo `Mops` / Mops Mugo Pine 4'h x 4'w	5 gal			88
	Rhamnus frangula 'SMNRFBT' / Fine Line® Improved Buckthorn 5'h x 3'w	5 gal			34
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac 18"h x 6`w, Drought Tolerant	5 gal			102
	Salvia x `May Night` / May Night Sage 2'h x 2'w	1 gal			18
	Sambucus nigra `Black Tower / Black Tower Sambucus 7'h x 4'w	5 gal			178
	Schizachyrium scoparium `The Blues` / The Blues Little Bluestem 3`h x 3`w	2 gal			344
	Spiraea douglasii / Western Spirea 5'h x 5'w	5 gal			59
	Yucca filamentosa `Golden Sword` / Adam`s Needle 3`h x 4`w	5 gal			33

LANDSCAPE MATERIALS LEGEND:

- 3" DEPTH ROCK MULCH PER NOTE 5/L100.
- SOD LAWN PER NOTE 6/L100.
- RED FESCUE HYDROSEED OR OTHER OWNER APPROVED NON-MOWN SEED MIX.
- DECOMPOSED GRANITE OR OTHER SIMILAR SURFACING.



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PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LICENSED LANDSCAPE ARCHITECT · LA-16733 · 10.10.24

NOT FOR CONSTRUCTION

CAINE CENTER

1020 E. HOMEDALE ROAD, CALDWELL, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2931
DATE:	10.10.2024
DRAWN BY:	DW
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

STACK ROCK GROUP - CITY REVIEW SET

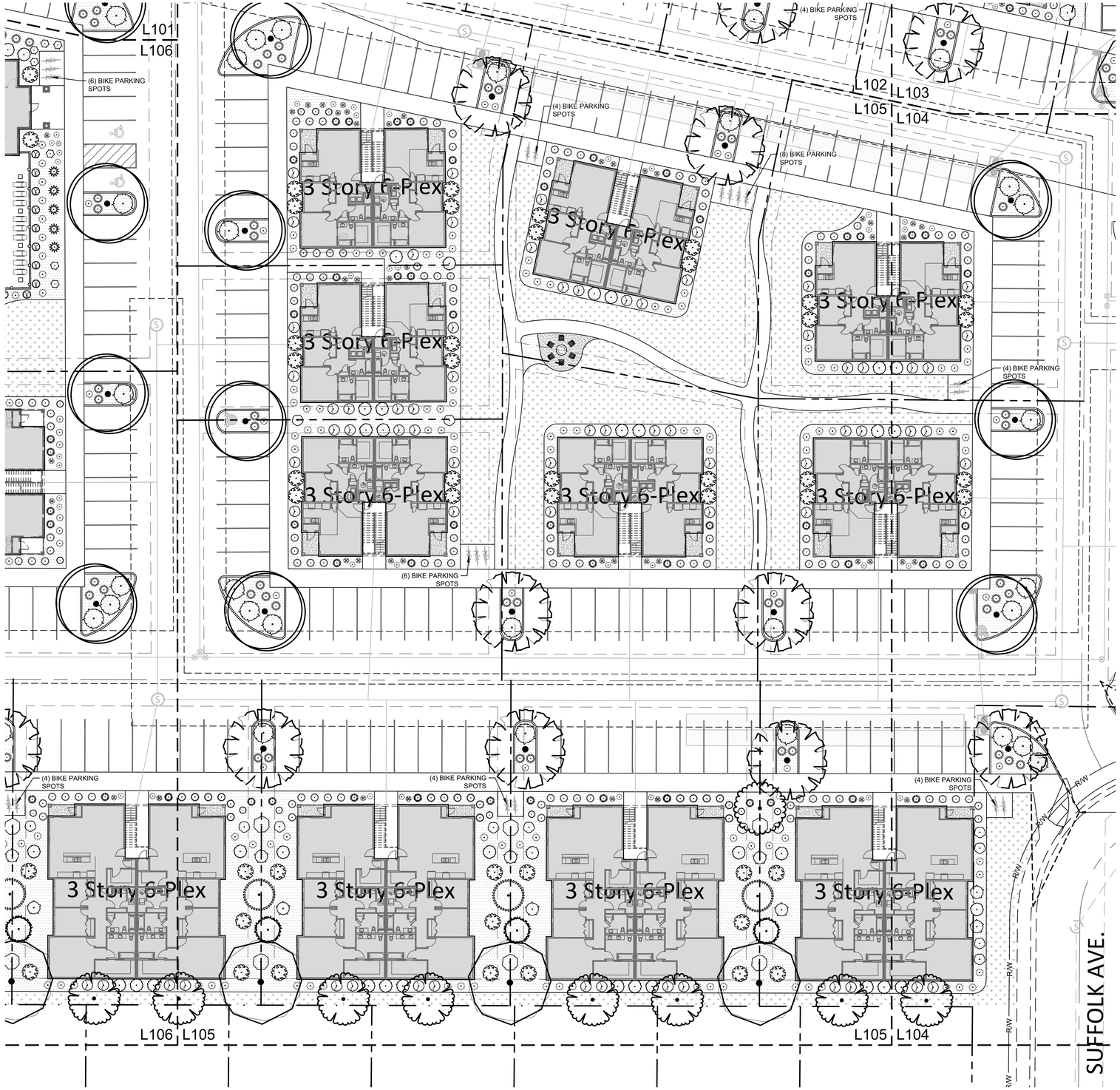
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Acer platanoides `Columnar Broad` / Parkway Maple 45`h X 25`w , Class II	B&B	2"		11
	Acer platanoides 'Crimson King' / Crimson King Norway Maple 35'h x 30'w, Class II	B&B	2"		5
	Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry 20'h x 20'w, Class I	B&B	2"		17
	Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry 50`h x 35`w , Class II	B&B	2"		20
	Cercis canadensis / Eastern Redbud 30`h x 25`w, Class I	B&B	2"		7
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust 50`h x 30`w , Class II	B&B	2"		26
	Picea omorika `Bruns` / Bruns Spruce 30`h x 10`w	B&B		6`-7` H	9
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine 25`h x 12`w	B&B		6`-7` H	13
	Prunus virginiana `Canada Red` / Canada Red Cherry 25`h x 20`w , Class II	B&B	2"		17
	Tilia americana `Boulevard` / Boulevard American Linden 50`h x 25`w , Class II	B&B	2"		11
	Tilia americana `Redmond` / Redmond American Linden 50`h x 30`w, Class II	B&B	2"		24

SYMBOL	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS					
	Agastache rupestris 'Apache Sunset' / Apache Sunset Threadleaf Hyssop 24"h x 18"w	1 gal			24
	Aster azureus / Sky-Blue Aster 30"h x 12"w	1 gal			21
	Berberis thunbergii 'Rose Glow' / Rose Glow Japanese Barberry 5'h x 4'w	5 gal			39
	Bouteloua gracilis `Blonde Ambition` / Blue Grama Grass 3`h x 3`w	2 gal			184
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass 5'h x 3'w	2 gal			397
	Callyophus hartwegii / Hartweg's Sundrops 12"h x 24"w	1 gal			70
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass 3' h x 3'w	2 gal			67
	Hesperaloe parviflora `Perpa` TM / Brakelights Red Yucca 2`h x 2`w	5 gal			40
	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper 6"h x 8`w	5 gal			82
	Juniperus scopulorum `Medora` / Medora Juniper 10`h x 3`w	5 gal			51
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender 30"h x 30"w, Drought Tolerant	1 gal			62
	Leucanthemum x superbum / Shasta Daisy 30"h x 24"w	1 gal			19
	Monardella odoratissima / Mountain Coyote Mint 10"h x 24"w	1 gal			137
	Pennisetum alopecuroides `Karlay Rose` / Karley Rose Fountain Grass 42"h x 42"w	2 gal			154
	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue 30"h x 18"w	1 gal			18
	Perovskia abrotanoides / Russian Sage 4'h x 4'w	5 gal			91
	Perovskia atriplicifolia `Blue Jean Baby` / Blue Jean Baby Russian Sage 30"h x 36"w	2 gal			59
	Philadelphus x virginalis / Mock Orange 7`h x 6`w	5 gal			106
	Pinus mugo `Mops` / Mops Mugo Pine 4'h x 4'w	5 gal			88
	Rhamnus frangula 'SMNRFBT' / Fine Line® Improved Buckthorn 5'h x 3'w	5 gal			34
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac 18"h x 6`w, Drought Tolerant	5 gal			102
	Salvia x `May Night` / May Night Sage 2'h x 2'w	1 gal			18
	Sambucus nigra `Black Tower / Black Tower Sambucus 7'h x 4'w	5 gal			178
	Schizachyrium scoparium `The Blues` / The Blues Little Bluestem 3`h x 3`w	2 gal			344
	Spiraea douglasii / Western Spirea 5'h x 5'w	5 gal			59
	Yucca filamentosa `Golden Sword` / Adam`s Needle 3`h x 4`w	5 gal			33

LANDSCAPE MATERIALS LEGEND:

- 3" DEPTH ROCK MULCH PER NOTE 5/L100.
- SOD LAWN PER NOTE 6/L100.
- RED FESCUE HYDROSEED OR OTHER OWNER APPROVED NON-MOWN SEED MIX.
- DECOMPOSED GRANITE OR OTHER SIMILAR SURFACING.



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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-167.33 10.10.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

CAINE CENTER

1020 E. HOMEDALE ROAD, CALDWELL, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2931
DATE:	10.10.2024
DRAWN BY:	DW
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 5

SHEET NUMBER

L105

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Acer platanoides `Columnar Broad` / Parkway Maple 45`h X 25`w , Class II	B&B	2"		11
	Acer platanoides 'Crimson King' / Crimson King Norway Maple 35'h x 30'w, Class II	B&B	2"		5
	Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry 20'h x 20'w, Class I	B&B	2"		17
	Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry 50`h x 35`w , Class II	B&B	2"		20
	Cercis canadensis / Eastern Redbud 30`h x 25`w, Class I	B&B	2"		7
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust 50`h x 30`w , Class II	B&B	2"		26
	Picea omorika `Bruns` / Bruns Spruce 30`h x 10`w	B&B		6`-7` H	9
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine 25`h x 12`w	B&B		6`-7` H	13
	Prunus virginiana `Canada Red` / Canada Red Cherry 25`h x 20`w , Class II	B&B	2"		17
	Tilia americana `Boulevard` / Boulevard American Linden 50`h x 25`w , Class II	B&B	2"		11
	Tilia americana `Redmond` / Redmond American Linden 50`h x 30`w, Class II	B&B	2"		24

SYMBOL	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS					
	Agastache rupestris 'Apache Sunset' / Apache Sunset Threadleaf Hyssop 24"h x 18"w	1 gal			24
	Aster azureus / Sky-Blue Aster 30"h x 12"w	1 gal			21
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	Bouteloua gracilis `Blonde Ambition` / Blue Grama Grass 3`h x 3`w	2 gal			184
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass 5'h x 3'w	2 gal			397
	Calylophus hartwegii / Hartweg's Sundrops 12"h x 24"w	1 gal			70
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass 3' h x 3'w	2 gal			67
	Hesperaloe parviflora `Perpa` TM / Brakelights Red Yucca 2`h x 2`w	5 gal			40
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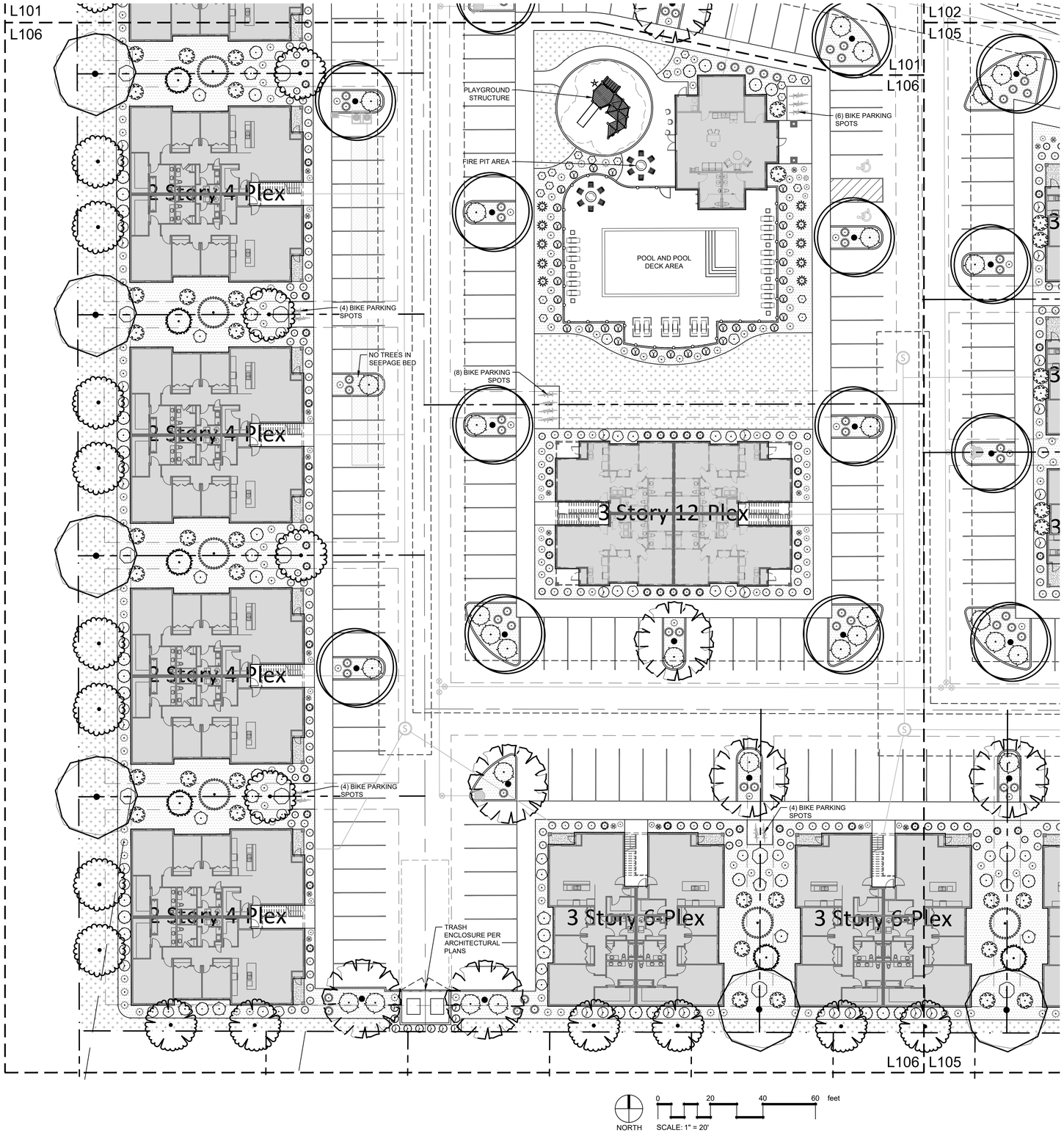
	Juniperus scopulorum `Medora` / Medora Juniper 10`h x 3`w	5 gal			51
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender 30"h x 30"w, Drought Tolerant	1 gal			62
	Leucanthemum x superbum / Shasta Daisy 30"h x 24"w	1 gal			19
	Monardella odoratissima / Mountain Coyote Mint 10"h x 24"w	1 gal			137
	Pennisetum alopecuroides `Karlay Rose` / Karley Rose Fountain Grass 42"h x 42"w	2 gal			154
	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue 30"h x 18"w	1 gal			18
	Perovskia abrotanoides / Russian Sage 4'h x 4'w	5 gal			91
	Perovskia atriplicifolia `Blue Jean Baby` / Blue Jean Baby Russian Sage 30"h x 36"w	2 gal			59
	Philadelphus x virginalis / Mock Orange 7`h x 6`w	5 gal			106
	Pinus mugo `Mops` / Mops Mugo Pine 4'h x 4'w	5 gal			88
	Rhamnus frangula 'SMNRFBT' / Fine Line® Improved Buckthorn 5'h x 3'w	5 gal			34
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac 18"h x 6`w, Drought Tolerant	5 gal			102
	Salvia x `May Night` / May Night Sage 2'h x 2'w	1 gal			18
	Sambucus nigra `Black Tower / Black Tower Sambucus 7'h x 4'w	5 gal			178
	Schizachyrium scoparium `The Blues` / The Blues Little Bluestem 3`h x 3`w	2 gal			344
	Spiraea douglasii / Western Spirea 5'h x 5'w	5 gal			59
	Yucca filamentosa `Golden Sword` / Adam`s Needle 3`h x 4`w	5 gal			33

LANDSCAPE MATERIALS LEGEND:

- 3" DEPTH ROCK MULCH PER NOTE 5/L100.
- SOD LAWN PER NOTE 6/L100.
- RED FESCUE HYDROSEED OR OTHER OWNER APPROVED NON-MOWN SEED MIX.
- DECOMPOSED GRANITE OR OTHER SIMILAR SURFACING.



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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 10.10.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

CAINE CENTER

1020 E. HOMEDALE ROAD, CALDWELL, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2931
DATE:	10.10.2024
DRAWN BY:	DW
CHECKED BY:	EV

DRAWING TITLE

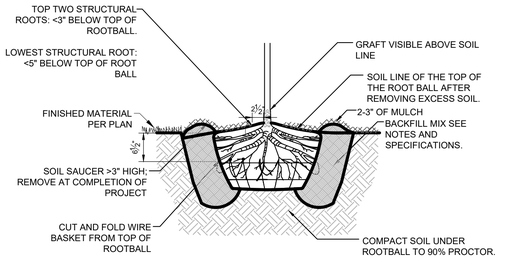
LANDSCAPE PLAN - AREA 6

SHEET NUMBER

L106

STACK ROCK GROUP - CITY REVIEW SET

NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{1}{3}$ OF THE ROOTBALL.
6. 4' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

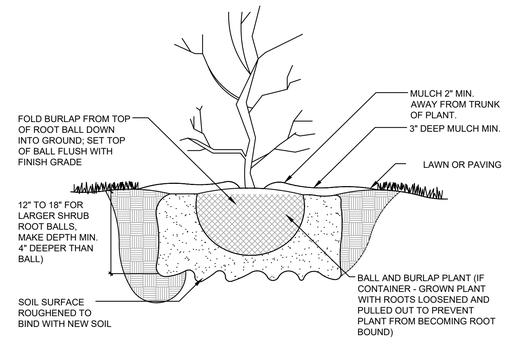


1 BALL AND BURLAP TREE PLANTING

3/4" = 1'-0"

NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS $\frac{1}{2}$" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

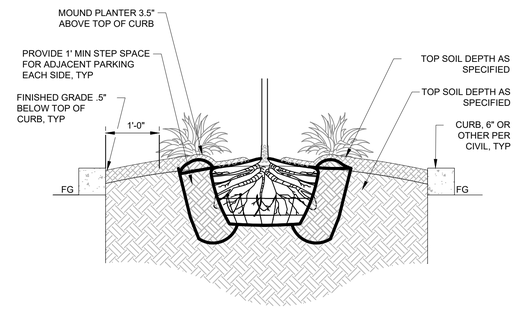


2 SHRUB PLANTING

1" = 1'-0"

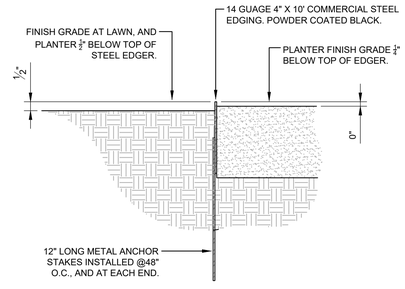
329333.16-01

NOTE:
*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
*PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL

3/4" = 1'-0"



4 STEEL LANDSCAPE EDGING

3" = 1'-0"

329413.23-02

STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
www.STACKROCKGROUP.COM

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 10.10.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

CAINE CENTER

1020 E. HOMEDALE ROAD, CALDWELL, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2931
DATE:	10.10.2024
DRAWN BY:	DW
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE DETAILS

SHEET NUMBER

L150

STACK ROCK GROUP - CITY REVIEW SET

OPEN SPACE REQUIREMENTS:

CODE REQUIREMENTS PER CALDWELL, ID

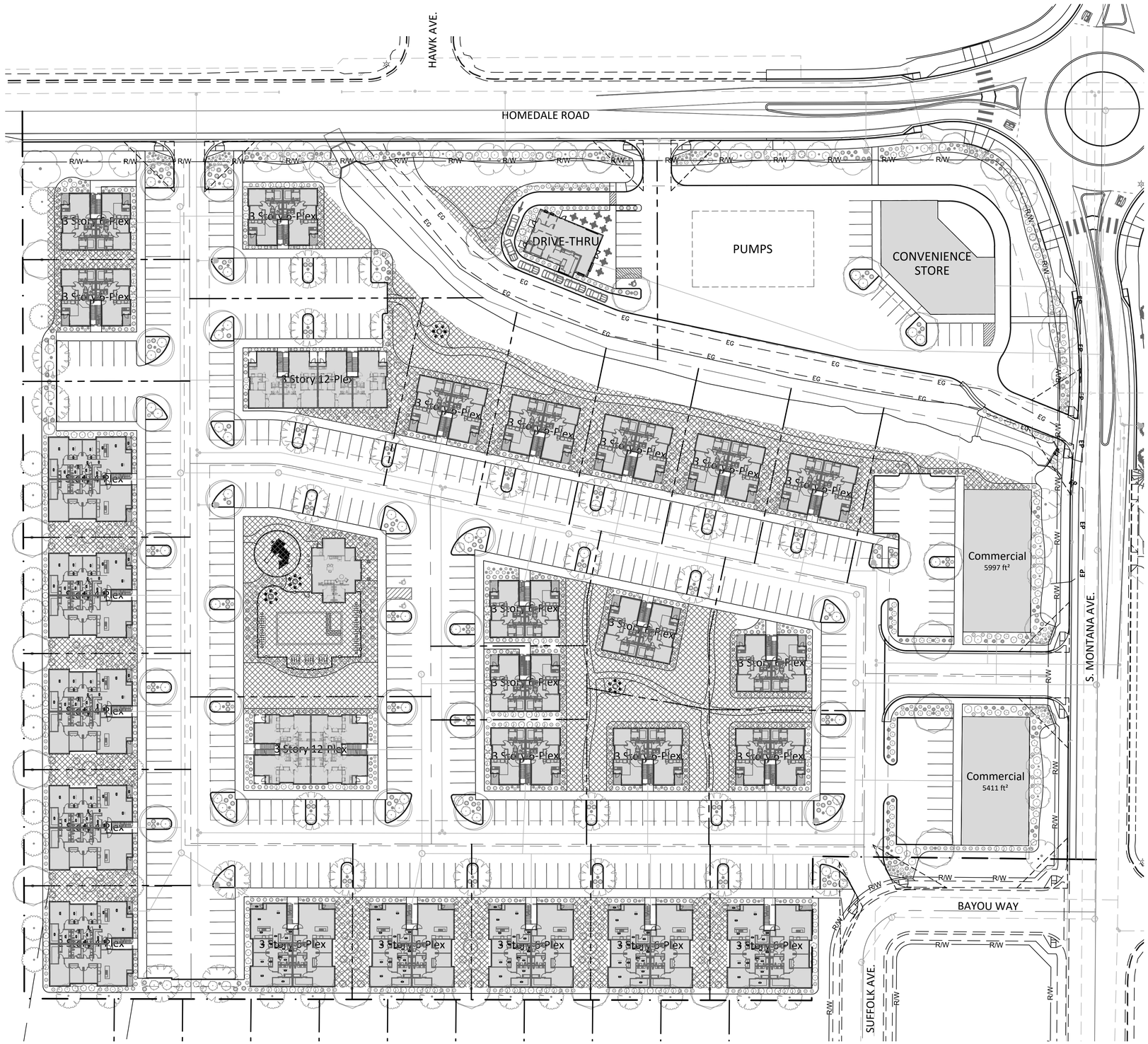
OPEN SPACE:

- AT LEAST 10% OF A MULTI-FAMILY SUBDIVISIONS GROSS LAND AREA SHALL BE DESIGNATED AS COMMON OPEN SPACE.
- STREET RIGHT OF WAYS, STREET BUFFERS, PARKING ISLANDS, AND EASEMENTS ARE NOT INCLUDED.

TOTAL SITE AREA	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
522,046 SQ.FT. (11.98 ACRES)	10% (52,205 SQ.FT.)	(13.6%) 71,244 SQ.FT.

MATERIALS LEGEND:

OPEN SPACE AREA PROVIDED



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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C HOWARD — LA-16733 — 04.23.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

CAINE CENTER

1020 E. HOMEDALE ROAD, CALDWELL, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2931
DATE:	04.23.2024
DRAWN BY:	DW
CHECKED BY:	EV

DRAWING TITLE

OPEN SPACE PLAN

SHEET NUMBER

L110

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Acer platanoides `Columnar Broad` / Parkway Maple 45`h X 25`w , Class II	B&B	2"		11
	Acer platanoides 'Crimson King' / Crimson King Norway Maple 35'h x 30'w, Class II	B&B	2"		5
	Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry 20'h x 20'w, Class I	B&B	2"		17
	Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry 50`h x 35`w , Class II	B&B	2"		20
	Cercis canadensis / Eastern Redbud 30`h x 25`w, Class I	B&B	2"		7
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust 50`h x 30`w , Class II	B&B	2"		26
	Picea omorika `Bruns` / Bruns Spruce 30`h x 10`w	B&B		6`-7` H	10
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine 25`h x 12`w	B&B		6`-7` H	13
	Prunus virginiana `Canada Red` / Canada Red Cherry 25`h x 20`w , Class II	B&B	2"		17
	Tilia americana `Boulevard` / Boulevard American Linden 50`h x 25`w , Class II	B&B	2"		11
	Tilia americana `Redmond` / Redmond American Linden 50`h x 30`w, Class II	B&B	2"		25

SYMBOL	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS					
	Agastache rupestris 'Apache Sunset' / Apache Sunset Threadleaf Hyssop 24"h x 18"w	1 gal			26
	Aster azureus / Sky-Blue Aster 30"h x 12"w	1 gal			21
	Berberis thunbergii 'Rose Glow' / Rose Glow Japanese Barberry 5'h x 4'w	5 gal			39
	Bouteloua gracilis `Blonde Ambition` / Blue Grama Grass 3`h x 3`w	2 gal			183
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass 5'h x 3'w	2 gal			382
	Calylophus hartwegii / Hartweg's Sundrops 12"h x 24"w	1 gal			70
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass 3`h x 3`w	2 gal			65
	Hesperaloe parviflora `Perpa` TM / Brakelights Red Yucca 2`h x 2`w	5 gal			41
	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper 6"h x 8`w	5 gal			80
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender 30"h x 30"w, Drought Tolerant	1 gal			60
	Leucanthemum x superbum / Shasta Daisy 30"h x 24"w	1 gal			20
	Monardella odoratissima / Mountain Coyote Mint 10"h x 24"w	1 gal			138
	Pennisetum alopecuroides `Karlay Rose` / Karley Rose Fountain Grass 42"h x 42"w	2 gal			153
	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue 30"h x 18"w	1 gal			18
	Perovskia abrotanoides / Russian Sage 4'h x 4'w	5 gal			91
	Perovskia atriplicifolia `Blue Jean Baby` / Blue Jean Baby Russian Sage 30"h x 36"w	2 gal			59
	Philadelphus x virginalis / Mock Orange 7`h x 6`w	5 gal			106
	Pinus mugo `Mops` / Mops Mugo Pine 4'h x 4'w	5 gal			88
	Rhamnus frangula 'SMNRFBT' / Fine Line® Improved Buckthorn 5'h x 3'w	5 gal			34
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac 18"h x 6`w, Drought Tolerant	5 gal			97
	Salvia x `May Night` / May Night Sage 2'h x 2'w	1 gal			20
	Sambucus nigra `Black Tower / Black Tower Sambucus 7'h x 4'w	5 gal			178
	Schizachyrium scoparium `The Blues` / The Blues Little Bluestem 3`h x 3`w	2 gal			344
	Spiraea douglasii / Western Spirea 5'h x 5'w	5 gal			63
	Yucca filamentosa `Golden Sword` / Adam`s Needle 3`h x 4`w	5 gal			33

LANDSCAPE MATERIALS LEGEND:

- 3" DEPTH ROCK MULCH PER NOTE 5/L100.
- RED FESCUE HYDROSEED OR OTHER OWNER APPROVED NON-MOWN SEED MIX.
- SOD LAWN PER NOTE 6/L100.
- DECOMPOSED GRANITE OR OTHER SIMILAR SURFACING.

STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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Boise, ID 83702
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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C HOWARD — LA-16733 — 04.23.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

CAINE CENTER

1020 E. HOMEDALE ROAD, CALDWELL, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2931
DATE:	04.23.2024
DRAWN BY:	DW
CHECKED BY:	EV

DRAWING TITLE

COLOR LANDSCAPE PLAN

SHEET NUMBER

L120

STACK ROCK GROUP - CITY REVIEW SET

OPEN SPACE REQUIREMENTS:

CODE REQUIREMENTS PER CALDWELL, ID

OPEN SPACE:

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TOTAL SITE AREA	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
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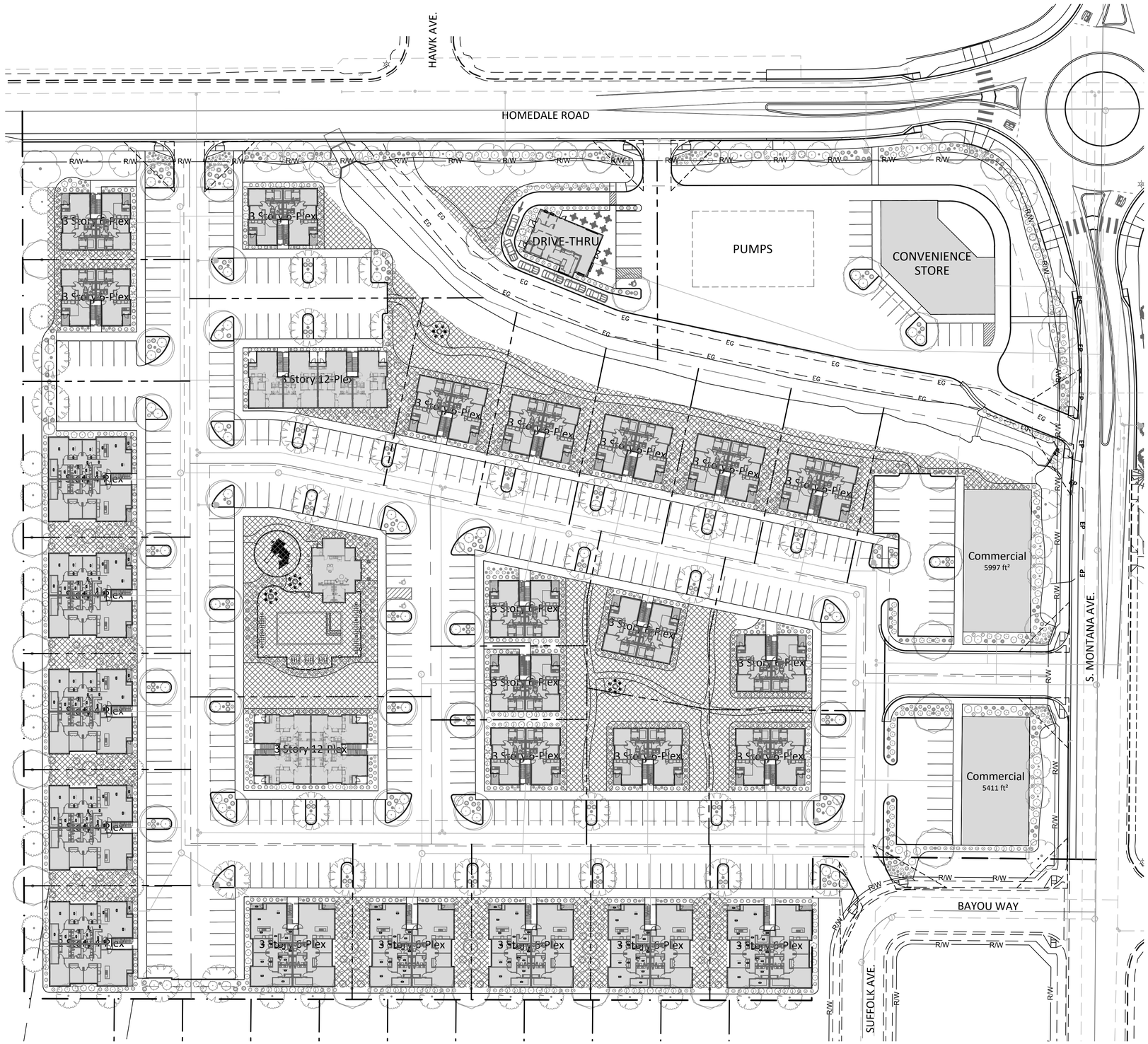
MATERIALS LEGEND:

OPEN SPACE AREA PROVIDED



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PRELIMINARY

STATE OF IDAHO — WILLET C HOWARD — LA-16733 — 04.23.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

CAINE CENTER

1020 E. HOMEDALE ROAD, CALDWELL, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2931
DATE:	04.23.2024
DRAWN BY:	DW
CHECKED BY:	EV

DRAWING TITLE

OPEN SPACE PLAN

SHEET NUMBER

L110

STACK ROCK GROUP - CITY REVIEW SET

Corner of Bayou and Montana Facing South

Corner of Bayou and Montana Facing East

Corner of Bayou and Montana Facing North

Corner of Bayou and Montana Facing West

Montana Entrance North of Bayou Facing West

Montana Entrance North of Bayou Facing South

Montana Entrance North of Bayou Facing East

Montana Entrance North of Bayou Facing North

Montana Entrance South of Homedale Facing South

Montana Entrance South of Homedale Facing West

Montana Entrance South of Homedale Facing North

Montana Entrance South of Homedale Facing East

Corner of Montana and Homedale Facing South

Corner of Montana and Homedale Facing West

Corner of Montana and Homedale Facing North

Corner of Montana and Homedale Facing East

Homedale West of Montana Facing South

Homedale West of Montana Facing West

Homedale West of Montana Facing North

Homedale West of Montana Facing East

Homedale West of Montana Facing South

Homedale West of Montana Facing East

Homedale West of Montana Facing West

Homedale and Hawk facing North

Homedale and Hawk facing East

Homedale and Hawk facing South

Homedale and Hawk facing West

Westmost point on Homedale facing South

Westmost point on Homedale facing West

Westmost point on Homedale facing North

Westmost point on Homedale facing East

Mid point of West property line facing South

Mid point of West property line facing East

Mid point of West property line facing North

Mid point of West property line facing West

Southwest Corner facing South

Southwest Corner facing East

Southwest Corner facing North

Southwest Corner facing West

Midpoint South line of the property facing South

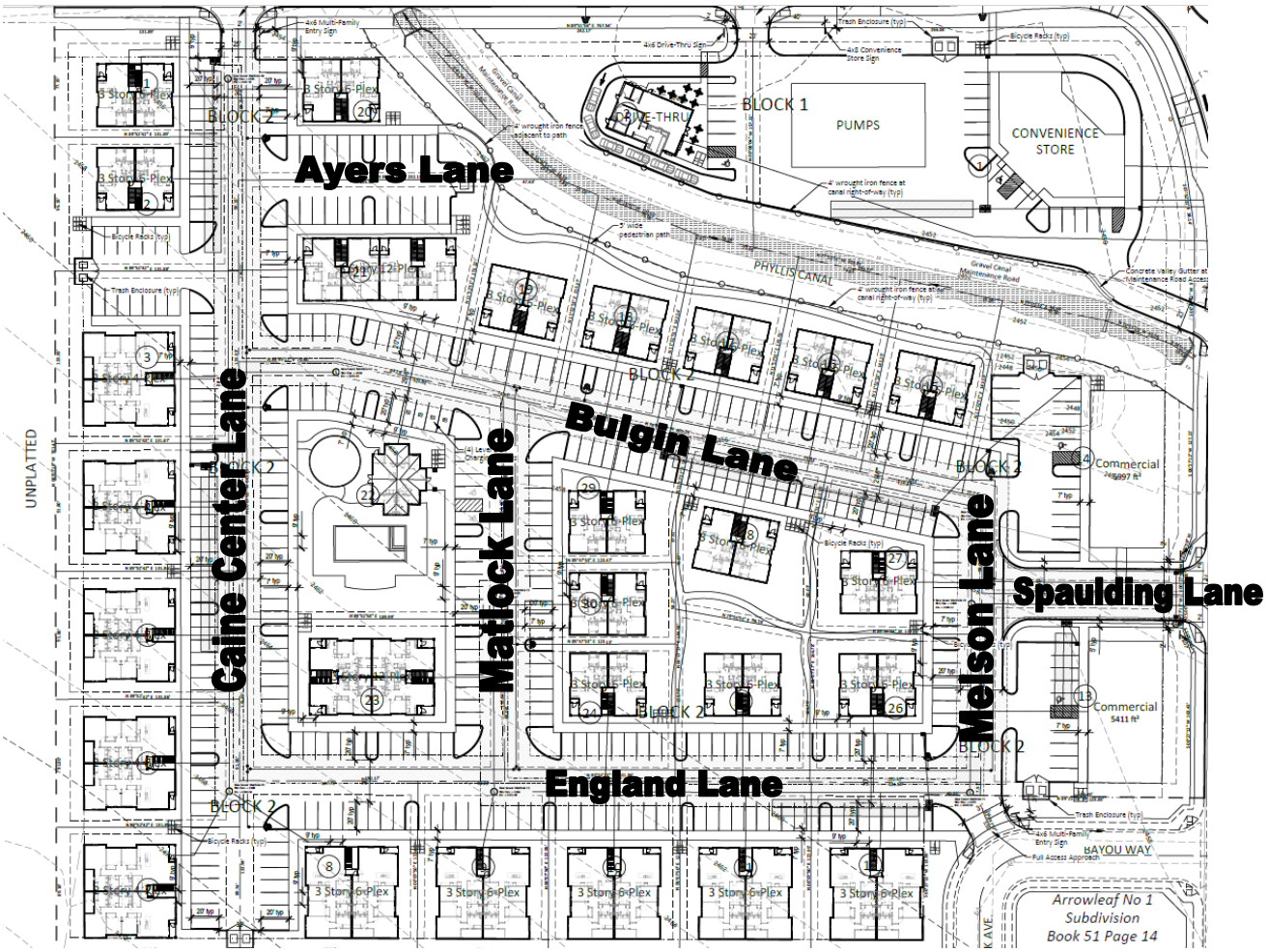
Midpoint South line of the property facing East

Midpoint South line of the property facing North

Midpoint South line of the property facing West

CAINE CENTER SUBDIVISION – Proposed Private Street Names

1. Caine Center Lane
2. England Lane
3. Bulgin Lane
4. Matlock Lane
5. Ayers Lane
6. Melson Lane
7. Spaulding Lane



Street Name Request Form

Project Name: The Caine Center

Approved: ☐

Project Location: 1020

Resubmission Required: ☐

Submittal Number: Date: 10/22/2024

Requested Street Name	FOR STAFF REVIEW				
	Street Name		Street Suffix		Notes
	Approved	Denied	Approved	Denied	
Caine Center Lane	☐	☐	☐	☐	
England Lane	☐	☐	☐	☐	
Bulgin Lane	☐	☐	☐	☐	
Matlock Lane	☐	☐	☐	☐	
Ayers Lane	☐	☐	☐	☐	
Melson Lane	☐	☐	☐	☐	
Spaulding Lane	☐	☐	☐	☐	
	☐	☐	☐	☐	
	☐	☐	☐	☐	
Alternates:	☐	☐	☐	☐	
Sorenson Lane	☐	☐	☐	☐	
Dawn Downs Lane	☐	☐	☐	☐	
Braumbaugh Lane	☐	☐	☐	☐	
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PioneerTitleCo.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

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

Property Address: 1020 East Homedale Road, Caldwell, ID 83607

File No. 717753 VH

2020-037687
RECORDED
07/10/2020 12:45 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 LBERG $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

FOR THE consideration of ten dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, The Regents of the University of Idaho, GRANTOR, conveys and specially warrants to Royal Pro-C LLC, an Idaho Limited Liability Company, GRANTEE, whose address is 136 N. Broadmore Way, Ste. 101 Nampa, ID 83687, their successors and assigns forever the following described real property:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO taxes and assessments for the year 2020 and all subsequent years, together with any and all existing easements, rights of way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

THIS CONVEYANCE shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

THE GRANTOR covenants to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from encumbrances created or suffered by the Grantor, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant defend the same from all lawful claims of or through Grantor, but none other.

GRANTEE, by accepting delivery of this Special Warranty Deed, acknowledges and agrees that Grantee has had an opportunity to investigate title to and inspect and test the premises to the extent that Grantee deemed appropriate and that Grantee is satisfied with the title and the premises. Grantee accepts the premises AS IS, WITH ALL FAULTS, KNOWN OR UNKNOWN, without any representations or warranties by Grantor, or any agent or representative of Grantor except as expressly set forth in this Special Warranty Deed.

Dated: June 17, 2020

The Regents of the University of Idaho

By: _____

by Brian Foisy, Vice President for Finance & Administration
University of Idaho

State of Idaho, County of Latah

This record was acknowledged before me on June 25, 2020 by Brian Foisy, as Vice President for Finance and Administration for the University of Idaho.

Debra L. EISINGER

Signature of notary public

DEBRA L. EISINGER
NOTARY PUBLIC
STATE OF IDAHO
COMMISSION #30287
MY COMMISSION EXPIRES 07/21/2022

Property Address: 1020 East Homedale Road, Caldwell, ID 83607

EXHIBIT A

A parcel of land located in the East Half of the NW1/4 of Section 10, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the North one-quarter corner of said Section 10; thence along the east boundary of said East Half of the NW1/4,

1) South 00°27'12" West, 593.26 feet; thence
2) North 89°21'13" West, 223.85 feet; thence
3) South 00°27'12" West, 113.93 feet; thence
4) North 89°52'10" West, 622.27 feet; thence
5) North 00°07'18" West, 701.42 feet to the north boundary of said East Half of the NW1/4; thence, along said boundary,
6) North 89°52'44" East, 853.19 feet to the POINT OF BEGINNING.

Property Address: 1020 East Homedale Road, Caldwell, ID 83607

Property Owner Acknowledgment

I, Jason Miller, agent for Royal Pro-C, LLC, the recorded owner for real property addressed as 1020 E. Homedale Rd., Suite #_____, City Caldwell State ID Zip 83607, am aware of, in agreement with, and give my permission to Orton Engineering, LLC - Brent Orton PE, to submit the accompanying application(s) pertaining the that property.

1. 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.

2. 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 4 day of September, 20 24

(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Kelsey J Olsen, a Notary Public, do hereby certify that on this 4 day of September, in the year 2024, personally appeared before me Jason Miller, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that he/she/they signed the foregoing document, and that the statements therein contained are true.

Kelsey J Olsen
NOTARY PUBLIC FOR IDAHO

Residing at Canyon County

My Commission Expires 05/15/2029

KELSEY J OLSEN
COMMISSION # 69955
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/15/2029

2019-040626
RECORDED
08/30/2019 11:55 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DLSTEPHENS $15.00
TYPE: DEED
ALLIANCE TITLE - BOISE PRODUCTION
ELECTRONICALLY RECORDED

QUITCLAIM DEED

ATEC ORDER NO.: 426554

FOR VALUE RECEIVED,

The Regents of the University of Idaho

do(es) hereby convey, release, remise and forever quitclaim unto

The Regents of the University of Idaho

whose current address is: 875 Perimeter Dr. MS-3168, Moscow, ID. 83844

the following described premises:

See Attached Parcel "A"

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: August 26, 2019

Brian Foisy

State of Idaho}ss.
County of Latah }

On this 27 **day of August, 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared Brian Foisy known to me to be the Vice Vice President of Finance and Administration of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Regents, he executed the foregoing in said Corporation name.**
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Debra L. EISINGER
Notary Public for the State of Idaho
Residing at: Moscow, Idaho
Commission Expires: 7/21/2022

DEBRA L. EISINGER
NOTARY PUBLIC
STATE OF IDAHO
COMMISSION #30287
MY COMMISSION EXPIRES 07/21/2022

ACCOMMODATION

T·O ENGINEERS

Project No: 190164
Date: July 23, 2019
Page 1 of 1

PARCEL "A"
LAND DESCRIPTION

A parcel of land located in the E1/2 of the NW1/4 of Section 10, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGGINING at the North one-quarter corner of said Section 10; thence, along the east boundary of said E1/2 of the NW1/4,

1) S.00°27'12"W., 593.26 feet; thence,

2) N.89°21'13"W., 223.85 feet; thence,

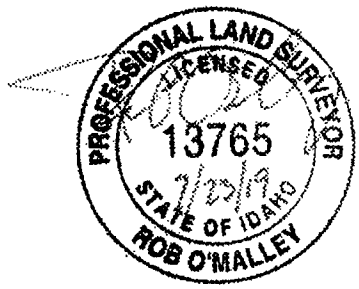
3) S.00°27'12"W., 113.93 feet; thence,

4) N.89°52'10"W., 622.27 feet; thence,

5) N.00°07'18"W., 701.42 feet to the north boundary of said E1/2 of the NW1/4; thence, along said boundary,

6) N.89°52'44"E., 853.19 feet to the **POINT OF BEGINNING.**

CONTAINING: 13.138 acres.
SUBJECT TO: all Record Documents.



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