



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

¹Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

²Used when not associated with other land use applications, building permits, or construction drawing submissions.

³Replats are not considered plat modifications.



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION

Project or Business Name: COPPER POINTE MULTIFAMILY

Site Address (s):

4125 & 4211 S. FLORIDA AVE, CALDWELL, IDAHO 83607

Suite #:

Parcel #(s):

R277474 & R27475

Total Acres:

8.619

General Location of Site:

4125 & 4211 S. FLORIDA AVE, CALDWELL, IDAHO 83607

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: _____

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

Description of Proposed Project / Request:

Copper Pointe is proposing a well-planned medium density multi-family residential mixed-use development to be located at the southeast corner of Florida Avenue & Ustick Road. Proposed design offers a variety of residential housing types integrated within a purposeful multi-use development.



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

APPLICANT INFORMATION:

Name: MICHAEL NIGH

Company Name (if applicable):

☒ Owner ☐ Authorized Agent ☐ Purchaser

Mailing Address: 4253 W LOVEGOOD LANE

Phone: (208)-407-6710

Email: copperpointellc@gmail.com

PROPERTY OWNERS' INFORMATION

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

Name: COPPERPOINTE LLC

Mailing Address: 4253 W LOVEGOOD LANE

Phone: (208)-407-6710

Email: copperppointellc@gmail.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: Michael Nigh

Company Name (if applicable): Copper Pointe LLC

Mailing Address: 4253 W. Lovegood Lane, Meridian, ID 83646

Phone: 208-407-6710

Email: copperpointellc@gmail.com

ARCHITECT INFORMATION

Name: JAMES T. GLANCEY

Company Name (if applicable): GLANCEY ROCKWELL & ASSOCIATES

Mailing Address: 1257 W RIVER ST, BOISE ID 83702

Phone: (208)-345-0566

Email: jglancey@grboise.com

ENGINEER INFORMATION

Name: HMH Engineering

Mailing Address: 680 Prospect 680 S. Prospect Ave #1, Meridian, ID 83642

Phone: 208-884-1048

Email: rhodge@hmh-llc.com

LANDSCAPE ARCHITECT INFORMATION

Name: Rod Evans

Company Name (if applicable): Rodney Evans & Partners

Mailing Address: 1450 W. Bannock Street, Boise, ID 83702

Phone: 208-514-3300

Email: rodney@reandpartners.com



City of Caldwell

Planning and Zoning Department

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:  Digitally signed by Michael L. Nigh
Date: 2024.08.21 18:27:44 -07'00' Date: August 21, 2024

Printed Name: Michael L. Nigh



City of Caldwell

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.

RE: Narrative for Copper Pointe Multifamily/Mixed-Use Development
4125 & 4211 S. Florida Avenue, Caldwell, Idaho

Dear Commissioners,

Copper Pointe is proposing a well-planned medium density multi-family residential mixed-use development to be located at the southeast corner of Florida Avenue and Ustick Road. Our request includes application for Annexation, Rezone and Preliminary Plat for the 8.5334-acre site. Proposed design offers a variety of residential housing types integrated within a purposeful multi-use development. The following narrative describes our intentions for property.

The Comprehensive Plan identifies this parcel as “Community Center” which is primarily a low intensity commercial/ higher density residential allowing a maximum density of 15 dwelling units per acre. We are requesting a zoning designation of R-2 which is a compatible zoning district listed in the Comprehensive Plan.

Our project borders the City of Caldwell with adjacent properties zoned C-2 and R-2. Property will be served by City services including water and sewer which are available in both Ustick Road and Florida Avenue. This project is in alignment with annexation rules and regulations and does not create “spot zones” beyond existing city boundaries.

As stated above, Comprehensive Plan allows low intensity commercial as well as residential up to 15 units per acre, therefore we are proposing a mixed-use approach to include 128 multi-family residential units along with small commercial area on our 8.5334 acre parcel.

Proposed development provides open spaces and amenities in compliance with Article 14 Multi-Family Development Site and Open Space Design Standards. Following is the Open Space and qualified Amenities we are proposing for the Multi-Family Developments:

Open Space:

Providing 93,300 SF of open space, which is 115% of required as calculated below.

- Minimum required ten percent of gross land area: 37,462 SF.
- Common grassy area: 10,000 SF
- Open space per Dwelling Unit:
 - (112) 2-bedroom units at 250 SF/unit= 28,000 SF
 - (16) 3-bedroom units at 350 SF/unit = 5600 SF
- Total required 81,062 SF

Amenities:

Along with open space we are proposing eight amenities which include two in each of the following categories:

- Quality of Life
 - Clubhouse

- Fitness Facility
- Open Space
 - Picnic Areas
 - Plaza area adjacent clubhouse
- Recreation
 - Sports Courts (2-pickleballcourts)
 - Tot Lots
- Multi-Modal
 - Charging stations for electric vehicles
 - Bicycle repair station.

Design Intent:

Our goal was to create an intimate neighborhood environment with a central community activity center reminiscent to prototypical village square. This is accomplished utilizing a variety of housing types sharing a central core/community building and common landscape open spaces interconnected with meandering pathways. Housing variety has been accomplished utilizing multiple types, styles and massing's which includes one, two and three story structures as follows.

- Dwellings Multi-Family Six-plex: Three-story walk up 2-bedroom units located internal to site around community building and open space creating a residential village center.
- Dwellings Multi-Family Four-plex: Two-story walk up 3-bedroom units located adjacent near intersection of public streets. These apartment buildings will be smaller scaled massing transitioning from the taller structures at village center. Structures will be buffered from streets and commercial areas with large landscaped berm and internal parkway planting.
- Dwellings Multi-Family Townhouses: Placed in three, four and six-plex configurations, these buildings will be 2-bedroom townhouse style with a single family residential feel creating an appropriate buffer at the south side of the property.
- Community Buildings: Centrally located this single story structure serves as the village center which will include community mailroom, gathering room with kitchen, fitness room outdoor covered patio and manager's office.
- Commercial Buildings: Four lots along Ustick have been designated for a small commercial use. We anticipate two single level commercial buildings which are yet to be designed.

Project is proposed to be developed to 100%, without phasing. The building designs of commercial lots have yet to be finalized and may not be built until site and residential building construction completed and residences occupied.

Preliminary Plat:

As this project will be platted, a preliminary plat is included in our submittal package. There will be no internal public ROW but private paved vehicle internal circulation routes with street names. Water, sewer and irrigation will be located within easements below internal circulation routes.

Plat will have (42) Lots as follows; (1) clubhouse lot, (29) residential building lots, (4) commercial lots, (4) common area lots which accommodate pathways, open space and amenities and (4) private roadway lots which accommodate utility easements, internal vehicle circulation and parking. Plat will be in alignment with City of Caldwell standards and regulations.

Summarizing this narrative, I believe this is a well-planned multi-family mixed-use development which will serve the City of Caldwell and its residents for many years to come. Project includes a variety of building types, with residents having access to a clubhouse and numerous amenities that are supported by adequate vehicle and bicycle parking. A small commercial use along Ustick Road will be provided desirable neighborhood support.

Thank you for your time and consideration. We respectfully ask for your approval of our application.

A handwritten signature in black ink, appearing to read 'David Glancey', with a stylized, cursive script.

David Glancey Architect, AIA, NCARB

	- Boundary Line
	- Lot Line
	- Zero Setback Lot Line
	- Right-of-way Line
	- Section Line
	- Adjacent Property Line
	- Tie Line
	- Building Set Back Line
	- City Water & Sewer Easement Line
	- Edge of Pavement
	- Edge of Gravel
	- Overhead Power
	- Curb & Gutter
	- Domestic Water
	- Fiber/Communications
	- Gas line
	- Sewer
	- Gravity Irrigation
	- Ditch Flowline

- | | |
|---|---|
|  | - Section Corner |
|  | - Quarter-Section Corner |
|  | - Found 5/8"x24" Rebar, with Plastic Cap Marked "PLS8575" |
|  | - Theoretical Point |
|  | - Lot Number |
|  | - PLS Number Found on Monument |
|  | - Water Valve |
|  | - Guy Anchor |
|  | - Junction Box |
|  | - Electric Manhole |
|  | - Electric Pole |
|  | - Electric Box |
|  | - Mailbox |
|  | - Sign |
|  | - Sewer Cleanout |
|  | - Sewer Manhole |
|  | - Storm Drain Manhole |
|  | - Utility Manhole |
| S.F. | - Square Feet |
| 3R | - 3-Plex Townhouse |
| 4R | - 4-Plex Townhouse |
| 6R | - 6-Plex Townhouse |
| 4P | - 4-Plex Apartment |
| 6P | - 6-Plex Apartment |

- W — W — Water
- Sewer
- SD — Storm Drain
- PIRR — Pressure Irrigation

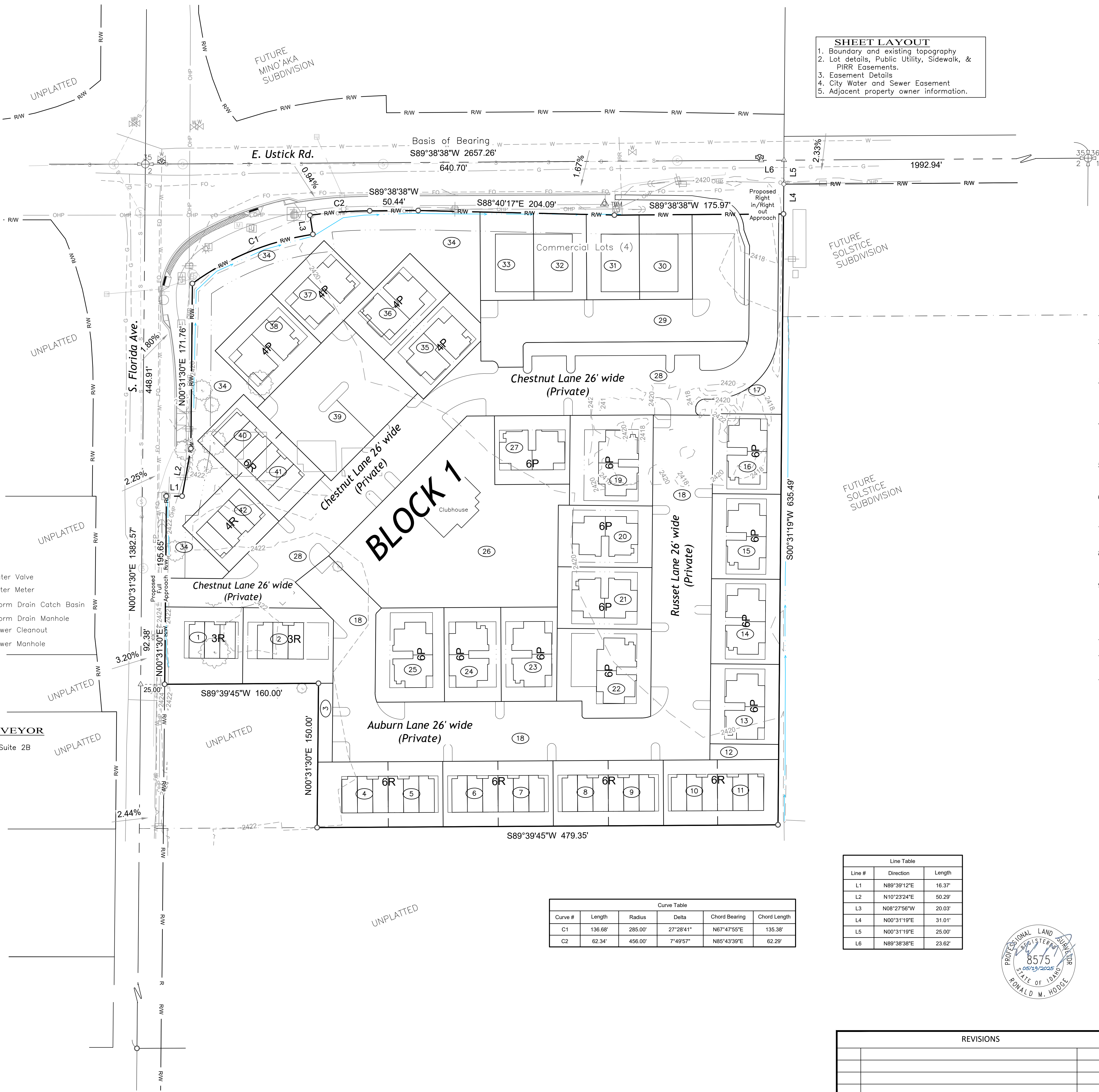
4128 & 4211 S. Florida Avenue,
Caldwell, ID 83607
Parcel No. R2747400000 &
R2747500000

Rockbury 88, LLC
an Idaho Limited Liability Company
904 Madrid Ave.
Torrance, CA 90501
Michael Nigh
208-407-6710
copperpointellc@gmail.com

Glancey Rockwell & Associates
1257 West River Street, suite 110
Boise, ID 83702
James T. Glancey
208-345-0566
jglancey@grboise.com

Total Area:	8,533.4 acres
Commercial/Retail:	9,600 S.F.
Commercial:	(4) Lots
Multifamily:	(128) units
6-Plex Rowhouse:	(10) Lots
4-Plex Rowhouse:	(1) Lots
3-Plex Rowhouse:	(2) Lot
6-Plex Apartment:	(12) Lots
4-Plex Apartment:	(4) Lots
Clubhouse:	(1) unit
Common lots:	(5) Lot
Private Roadway:	(4) Lots
Total Lots:	(42) Lots
Average Buildable lot size:	4,854 S.F.
Minimum Buildable lot size:	3,876 S.F.
Density:	15 DU/AC
Current Zoning:	Com Commercial
Proposed Zoning:	
R2 Residential/Commercial	

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH HMM ENGINEERING.



1. Boundary and existing topography
2. Lot details, Public Utility, Sidewalk, & PIRR Easements.
3. Easement Details
4. City Water and Sewer Easement
5. Adjacent property owner information.



VICINITY MAP
SCALE 1"=500'

1. This property falls in Zone "X" of the Flood Insurance Rate Map No. 16027C0243F with an effective date of May 24, 2011.
2. This subdivision will receive irrigation water from the Pioneer Irrigation District and the City of Caldwell. The pressurized irrigation system will be maintained and operated by the Homeowners Association.
3. Domestic and fire protection water shall be provided by City of Caldwell.
Projected Water Demand: Average Daily Demand: ~~32,400~~ gal/d
Maximum Daily Demand: ~~64,800~~ gal/d
4. Sanitary sewer collection shall be gravity flow to main lines serviced by the City of Caldwell.
Projected Sewer Demand: Average Daily Demand: ~~28,884~~ gal/d
Maximum Daily Demand: ~~57,768~~ gal/d
5. Storm water run-off generated on this site shall have a quality control treatment prior to being conveyed to onsite storage facilities. Sufficient in size to process 23,048CF of runoff.
6. Landscaped common areas are located throughout the project and are identified on the landscape plan. These areas shall be owned and maintained by the Homeowners Association.
7. Lots 12,17,18,26,28,29,34, & 42, Block 1 are common lots and will be owned and maintained by the Home Owners Association.
8. Direct lot access to E. Ustick Road and S. Florida Ave. is prohibited except for those access points provided by the City of Caldwell as shown on the approved site plan.
9. Building setbacks and dimensional standards shall be in accordance with the City of Caldwell standards in effect at the time of the subdivision. The common line between Lots 4&5, 6&7, 8&9, 10&11, and 39&40 will be a zero lot line. The minimum setbacks are as follows: Front Yard 20ft, Rear & Street Side Yard 15ft, Interior Side Yard 5ft.
10. Contour and spot elevation data is referenced to NAVD88 Datum.
11. This Preliminary Plat meets the requirement of City of Caldwell code with no exceptions noted per the best of the prepares knowledge.
12. ROS IN 2022-051382 was prepared for this development

The Basis of Bearing for this survey was established by GPS observations, projected to the Idaho plane coordinate system, NAD 83 datum, West Zone. All bearings shown are on grid azimuth and all distances shown are at ground. Refer to the drawing for the specific line and monuments used.

The reference benchmark for this survey is a Mag Nail set at back of concrete sidewalk marked "TBM" on this sheet. Elevations from the National CORS network were brought to site via static GPS observations and processed using the National Geodetic survey Online Positioning User Service "OPUS" utility software.

I, Ronald M. Hodge, do hereby certify that I am a Registered Land Surveyor licensed by the State of Idaho and that this preliminary plat of Copper Pointe, was drawn from an actual survey made on the ground and accurately represents the point platted thereon. To the best of my knowledge, the preliminary plat meets all requirements of city code, any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application.

Line Table		
Line #	Direction	Length
L1	N89°39'12"E	16.37'
L2	N10°23'24"E	50.29'
L3	N08°27'56"W	20.03'
L4	N00°31'19"E	31.01'
L5	N00°31'19"E	25.00'
L6	N89°38'38"E	23.62'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	136.68'	285.00'	27°28'41"	N67°47'55"E	135.38'
C2	62.34'	456.00'	7°49'57"	N85°43'39"E	62.29'



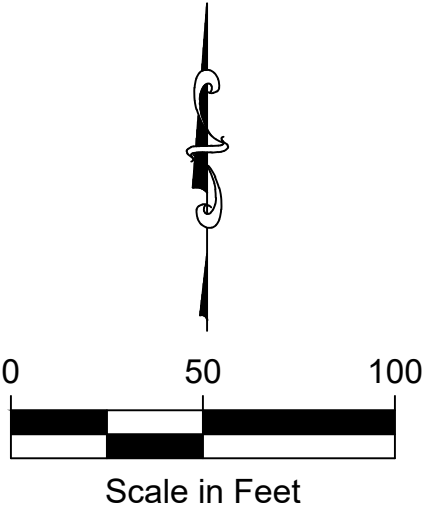
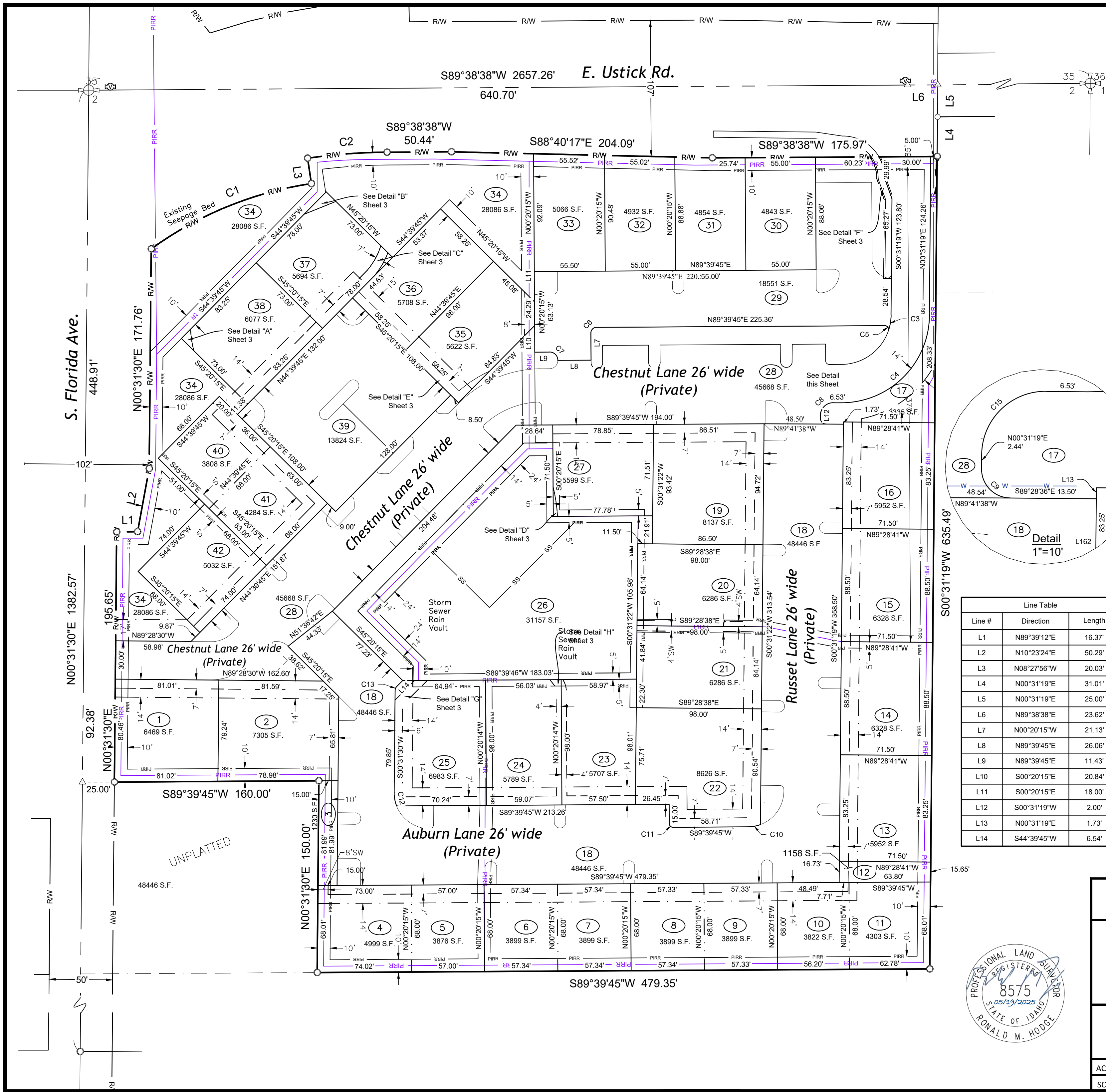
FOR
Copper Point

A Portion of Lots 5 & 6, Block 4, Upland Park Addition
situate in the Northwest 1/4
of the Northeast 1/4 of Section 2
Township 3 North, Range 3 West, Boise Meridian
City of Caldwell, Canyon County, Idaho

680 #2B S. Progress Avenue, Meridian, ID 83642
208-342-7957 - www.hmh-llc.com

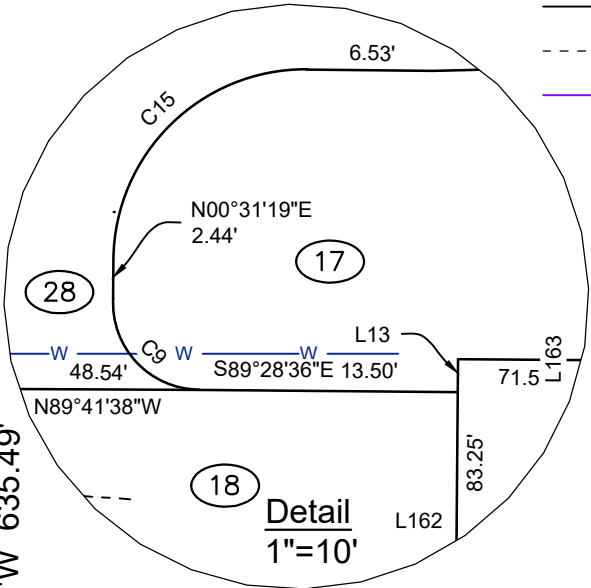
ACAD DWG. FILE	D22012_PP	DR. BJF	CK. RMH	PLOT SCALE: 1:1
SCALE: 1"= 50'	DATE: April 2025	SHEET 1 OF 5		

REVISIONS		



Legend

- Boundary Line
- Lot Line
- Right-of-way Line
- Section Line
- Adjacent Property Line
- City Water & Sewer Easement Line
- Sidewalk Easement Line
- Public Utility Easement Line
- Pressure Irrigation Easement Line
- Tie Line
- Pressure Irrigation Line
- Section Corner
- Quarter-Section Corner
- Found 5/8"x24" Rebar, with Plastic Cap Marked "PLS8575"
- Theoretical Point
- Lot Number
- Sidewalk



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L6	N89°38'38"E	23.62'
L7	N00°20'15"W	21.13'
L8	N89°39'45"E	26.06'
L9	N89°39'45"E	11.43'
L10	S00°20'15"E	20.84'
L11	S00°20'15"E	18.00'
L12	S00°31'19"W	2.00'
L13	N00°31'19"E	1.73'
L14	S44°39'45"W	6.54'

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	136.68'	285.00'	27°28'41"	N67°47'55"E
C2	62.34'	456.00'	7°49'57"	N85°43'39"E
C3	12.52'	39.00'	18°23'55"	N09°43'16"E
C4	107.35'	69.00'	89°08'26"	N45°05'32"E
C5	5.72'	3.00'	109°15'28"	S35°42'31"E
C6	7.07'	4.50'	90°00'00"	N44°39'45"E
C7	10.21'	6.50'	90°00'00"	S45°20'15"E
C8	15.71'	10.00'	90°00'00"	N45°31'19"E
C10	9.80'	28.00'	20°03'17"	N79°38'07"E
C11	4.71'	3.00'	89°59'58"	S45°20'16"E
C12	10.65'	28.00'	21°47'13"	S10°22'07"E
C13	3.47'	4.50'	44°08'15"	S22°35'37"W
C15	15.71'	10.00'	90°00'00"	N45°31'19"E



INDEX# 334-2-4-4-0-00-00

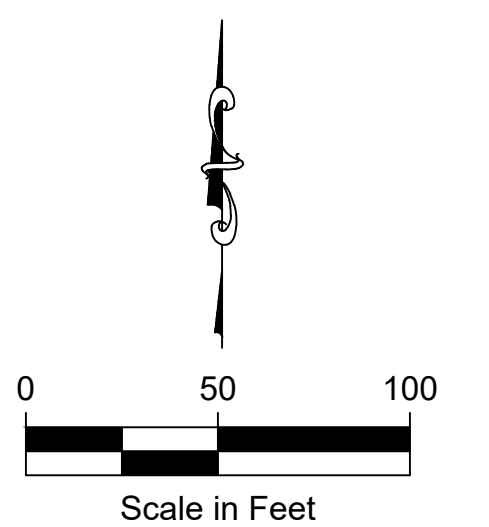
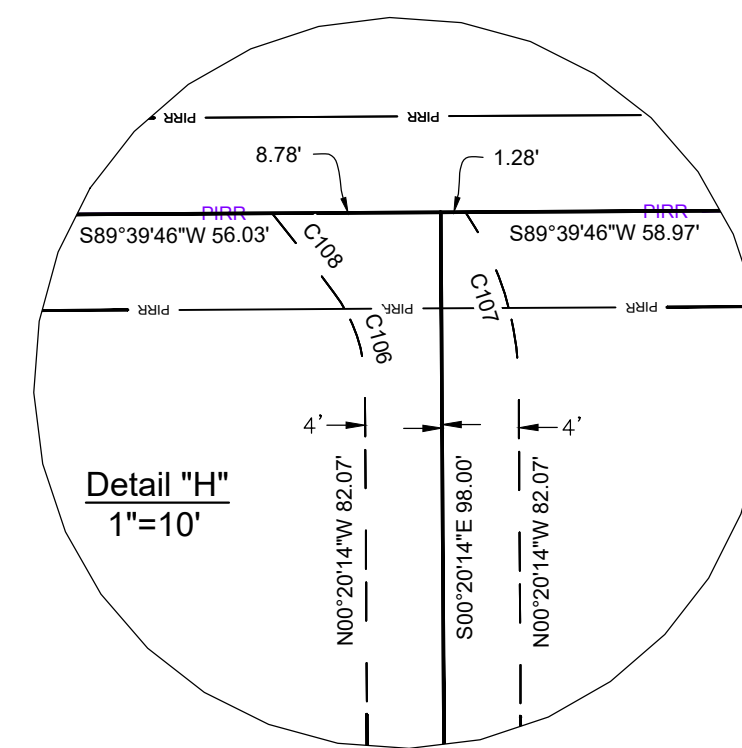
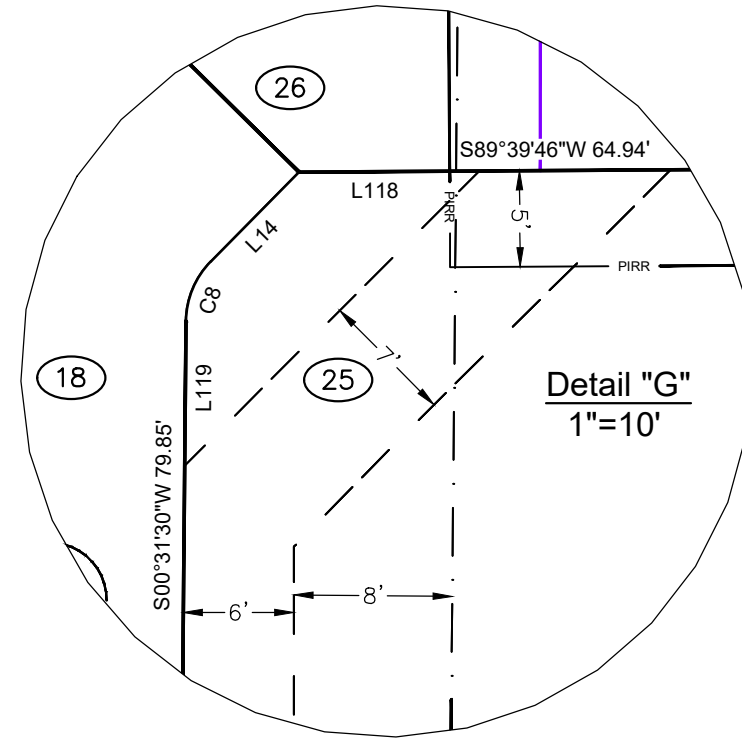
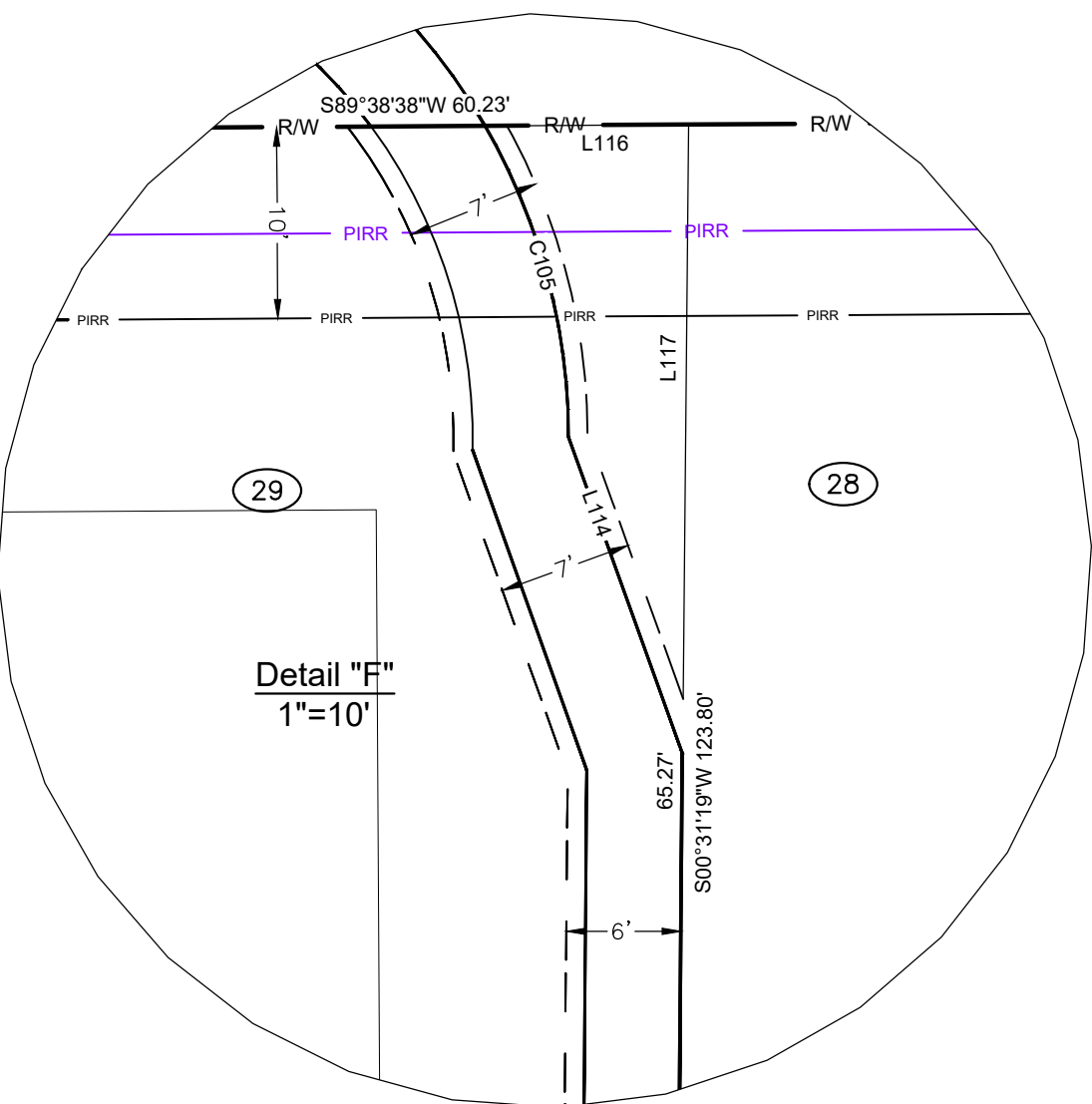
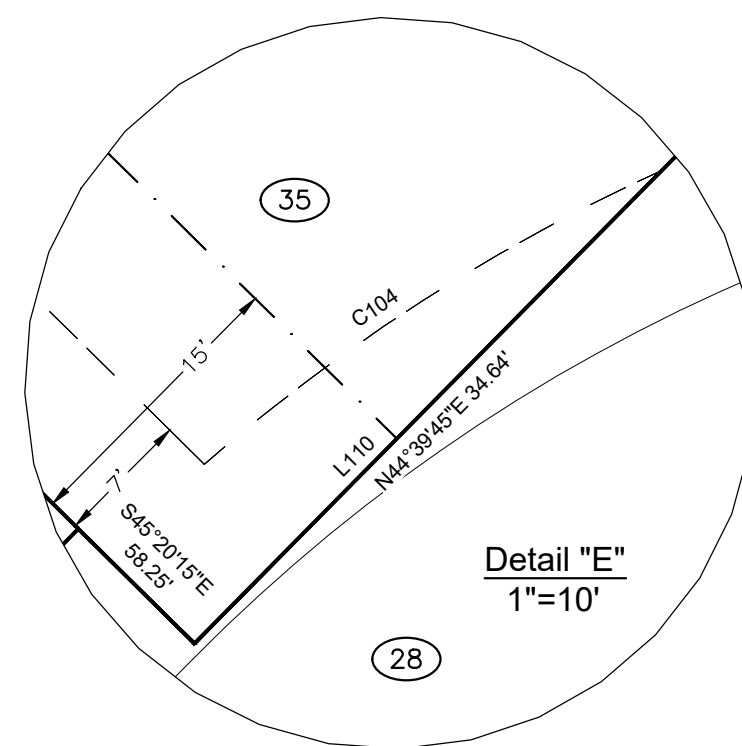
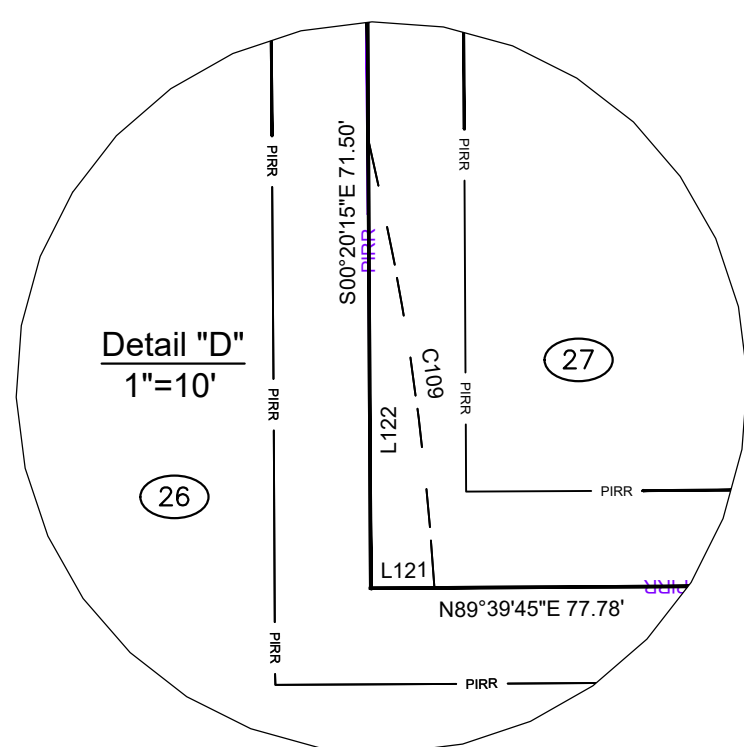
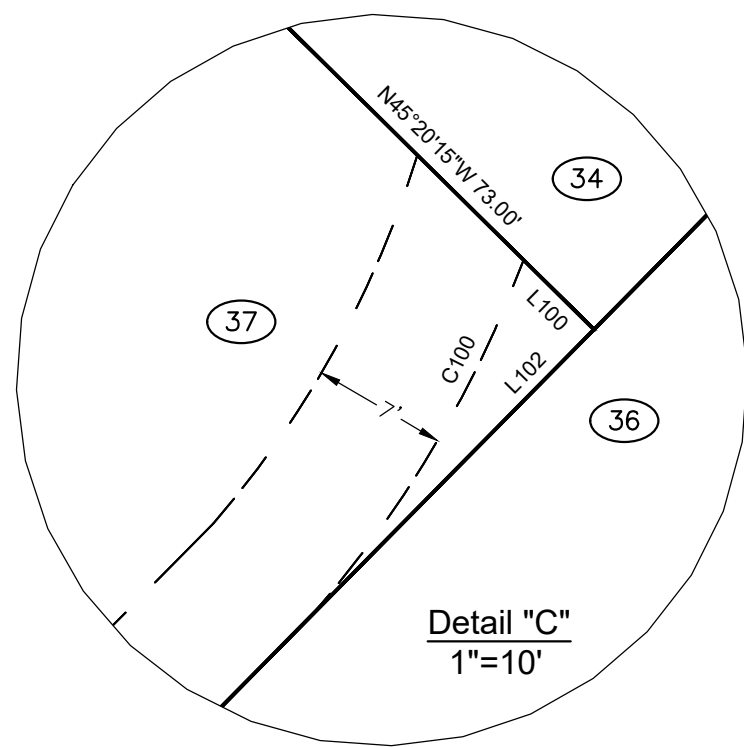
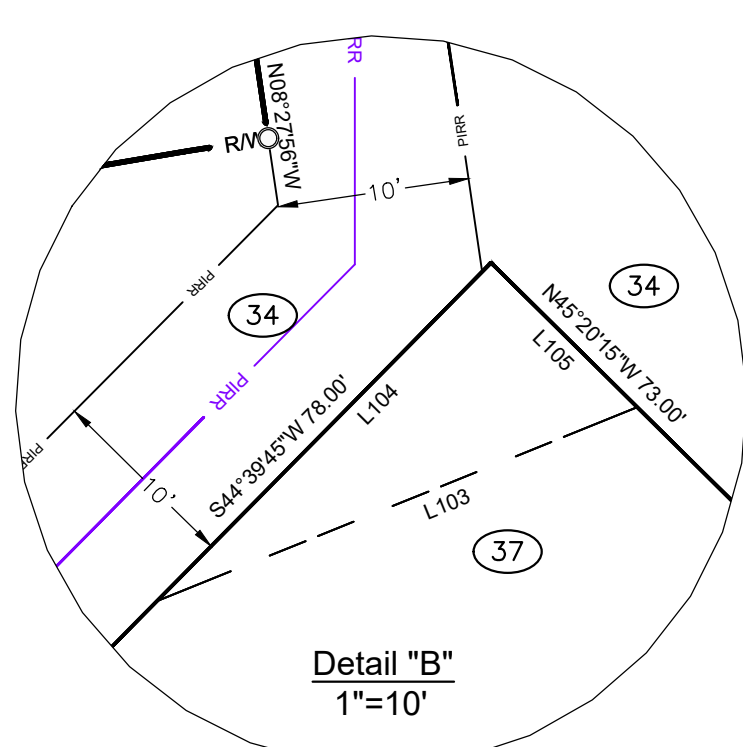
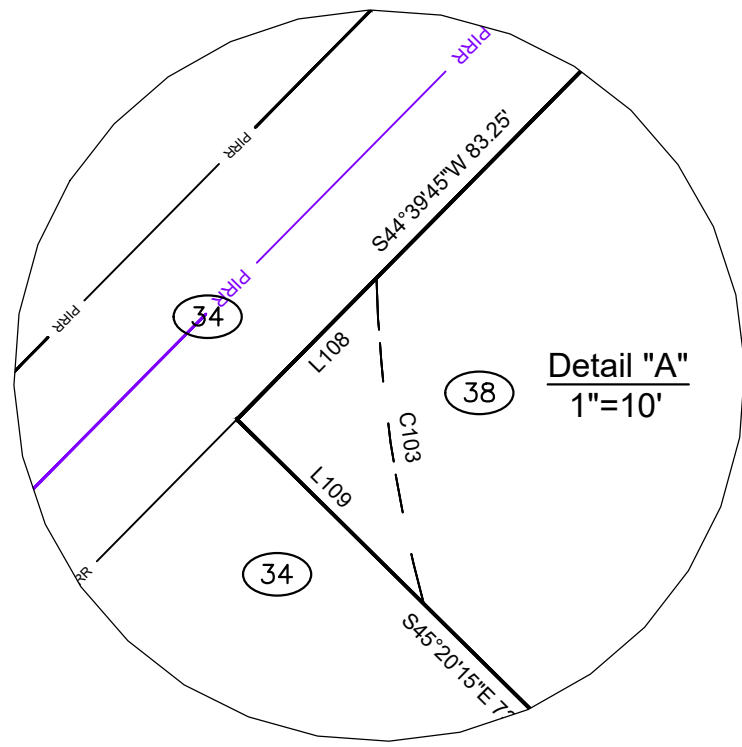
PRELIMINARY PLAT
FOR
Copper Pointe

A Portion of Lots 5 & 6, Block 4, Upland Park Addition
situate in the Northwest 1/4
of the Northeast 1/4 of Section 2
Township 3 North, Range 3 West, Boise Meridian
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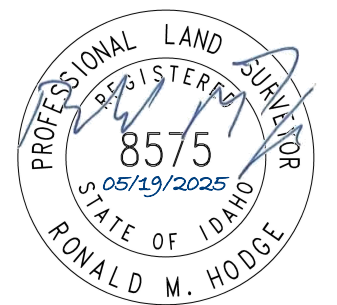
ACAD DWG. D22012_PP-25.dwg DR. BJF CK. RHM PLOT SCALE: 1" = 1'

SCALE: 1" = 50' DATE: 19/05/2025 SHEET 2 OF 5



Legend

- Boundary Line
- Lot Line
- Right-of-way Line
- Section Line
- Adjacent Property Line
- City Water & Sewer Easement Line
- Sidewalk Easement Line
- Public Utility Easement Line
- Tie Line
- Pressure Irrigation Line
- Section Corner
- Quarter-Section Corner
- Found 5/8"x24" Rebar, with Plastic Cap Marked "PLS8575"
- Theoretical Point
- Lot Number
- Sidewalk



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C8	3.47'	4.50'	44°08'15"	S22°35'37"W	3.38'
C100	21.64'	60.00'	20°39'46"	N30°48'56"E	21.52'
C103	17.17'	75.00'	13°07'09"	S08°16'29"E	17.14'
C104	28.43'	99.00'	16°27'13"	N57°18'51"E	28.33'
C105	16.18'	33.42'	27°44'54"	N14°10'36"W	16.03'
C106	5.12'	8.00'	36°40'35"	N18°40'32"W	5.03'
C107	9.47'	16.00'	33°55'14"	N17°17'51"W	9.33'
C108	5.24'	155.91'	1°55'34"	N37°58'36"W	5.24'
C109	23.63'	135.06'	10°01'28"	N08°23'58"W	23.60'

Line Table		
Line #	Direction	Length
L14	S44°39'45"W	6.54'
L100	S45°20'15"E	5.15'
L102	S44°39'45"W	20.90'
L103	S68°01'18"W	26.96'
L104	N44°39'45"E	24.75'
L105	S45°20'15"E	10.69'
L108	S44°39'45"W	10.33'
L109	S45°20'15"E	13.67'
L110	N44°39'45"E	34.64'
L114	N19°48'03"W	10.94'

Line Table		
Line #	Direction	Length
L116	S89°38'38"W	60.23'
L117	S00°31'19"W	123.80'
L118	N89°39'46"E	9.39'
L119	S00°31'30"W	7.52'
L121	S89°39'45"W	3.31'
L122	N00°20'15"W	23.37'

INDEX# 334-2-4-4-0-00-00

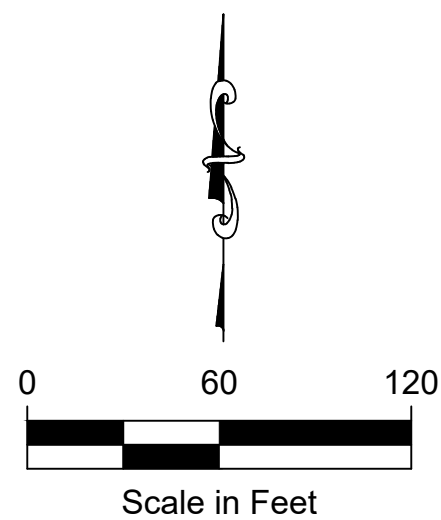
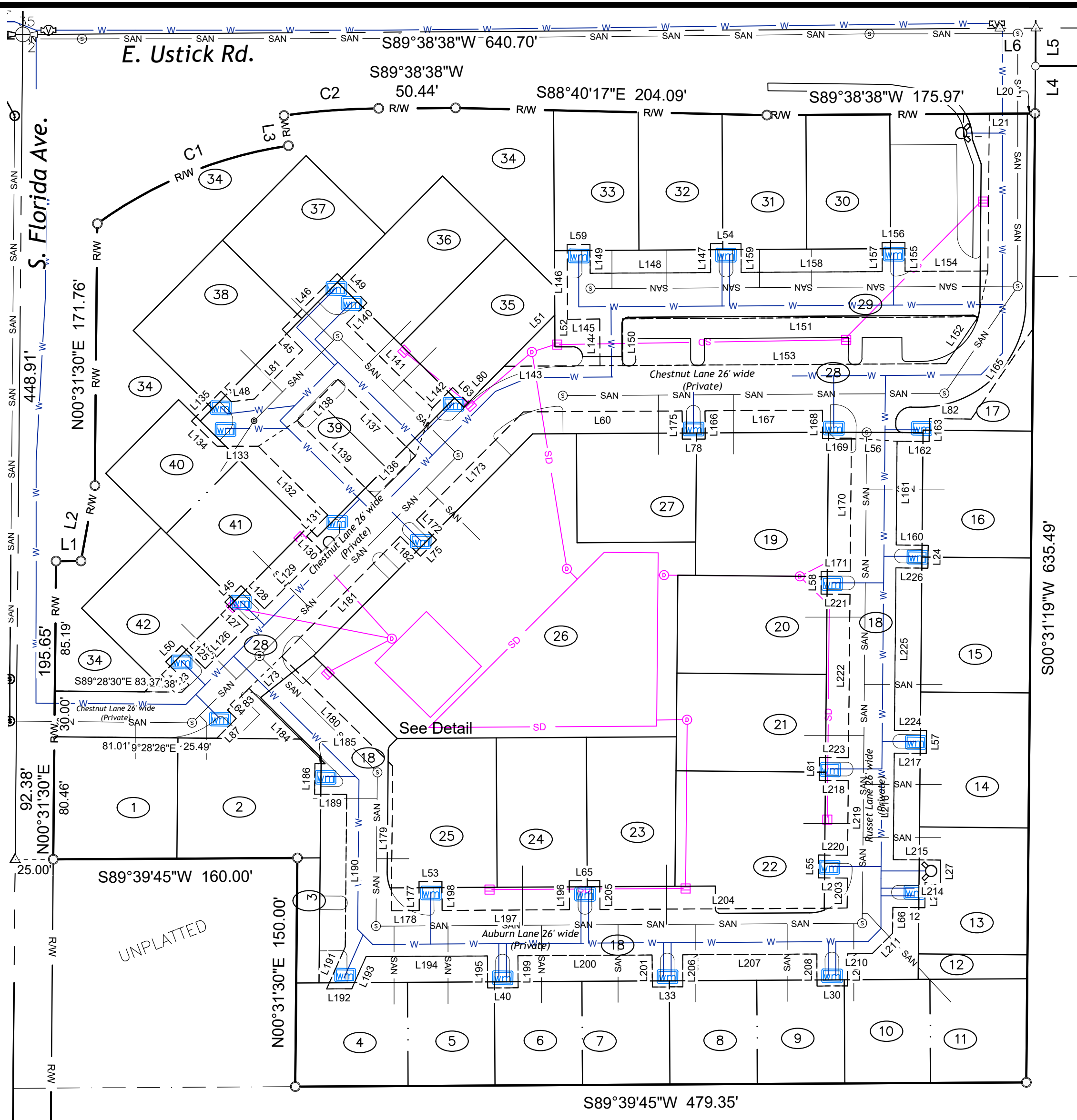
PRELIMINARY PLAT FOR Copper Pointe

A Portion of Lots 5 & 6, Block 4, Upland Park Addition
situate in the Northwest 1/4
of the Northeast 1/4 of Section 2
Township 3 North, Range 3 West, Boise Meridian
City of Caldwell, Canyon County, Idaho

HMH engineering

680 #2B S. Progress Avenue, Meridian, ID 83642
208-342-7957 - www.hmh-llc.com

ACAD DWG.	D22012_PP-25.dwg	DR. BJF	CK. RHM	PLOT SCALE:	1" = 1'
SCALE:	1" = 50'	DATE:	19/05/2025	SHEET 3 OF 5	



Legend

- Boundary Line
- Lot Line
- Right-of-way Line
- Section Line
- Adjacent Property Line
- City Water & Sewer Easement Line
- Public Utility Easement Line
- Tie Line
- Sewer Line
- Water Line
- Section Corner
- Quarter-Section Corner
- Found 5/8"x24" Rebar, with Plastic Cap Marked "PLS8575"
- Theoretical Point
- Lot Number
- Sewer Manhole
- Water Meter

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	136.68'	285.00'	27°28'41"	N67°47'55"E	135.38'
C2	62.34'	456.00'	7°49'57"	N85°43'39"E	62.29'
C8	3.47'	4.50'	44°08'15"	S22°35'37"W	3.38'

Line Table		
Line #	Direction	Length
L189	S89°28'30"E	21.00'
L190	S00°31'30"W	99.95'
L191	S23°53'32"W	30.16'
L192	N89°39'45"E	16.45'
L193	N23°53'32"E	23.03'
L194	N89°39'45"E	79.65'
L195	S00°20'15"E	21.00'
L196	S00°20'15"E	19.00'
L197	S89°39'45"W	83.50'
L198	N00°20'15"W	19.00'
L199	N00°20'15"W	21.00'
L200	N89°39'45"E	88.00'
L201	S00°20'15"E	21.00'
L202	S89°28'41"E	19.00'
L203	S00°31'19"W	19.66'
L204	S89°39'45"W	162.06'

Line Table		
Line #	Direction	Length
L205	N00°20'15"W	19.00'
L206	N00°20'15"W	21.00'
L207	N89°39'45"E	88.00'
L208	S00°20'15"E	21.00'
L209	N00°20'15"W	21.00'
L210	N89°39'45"E	16.28'
L211	N45°05'32"E	18.91'
L212	S89°28'41"E	21.00'
L213	N00°31'19"E	16.65'
L214	S89°28'41"E	10.00'
L215	N89°28'41"W	31.00'
L216	N00°31'19"E	69.86'
L217	S89°28'41"E	21.00'
L218	S89°28'41"E	19.00'
L219	S00°31'19"W	48.99'
L220	N89°28'41"W	19.00'

Line Table		
Line #	Direction	Length
L221	S89°28'41"E	19.00'
L222	S00°31'19"W	107.08'
L223	N89°28'41"W	19.00'
L224	N89°28'41"W	21.00'
L225	N00°31'19"E	106.50'
L226	S89°28'41"E	21.00'

Line Table		
Line #	Direction	Length
L1	N89°39'12"E	16.37'
L2	N10°23'24"E	50.29'
L3	N08°27'56"W	20.03'
L4	N00°31'19"E	31.01'
L5	N00°31'19"E	25.00'
L6	N89°38'38"E	23.62'
L14	S44°39'45"W	6.54'
L20	S89°38'38"W	5.00'
L21	S89°38'38"W	30.00'
L24	N00°31'19"E	15.00'
L27	N00°31'19"E	14.70'
L30	S89°39'45"W	20.00'
L33	S89°39'45"W	20.00'
L40	N89°39'45"E	20.00'
L45	N44°39'45"E	15.00'
L46	S44°39'45"W	51.38'

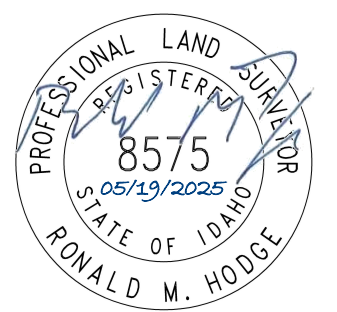
Line Table		
Line #	Direction	Length
L47	S45°00'00"E	9.69'
L48	N83°12'07"E	14.94'
L49	S45°20'15"E	27.28'
L50	N44°39'45"E	15.00'
L51	N44°39'45"E	21.21'
L52	N00°20'15"W	20.84'
L53	N89°39'45"E	15.00'
L54	N89°39'45"E	20.00'
L55	N00°31'19"E	15.00'
L56	S86°06'08"E	30.05'
L57	S00°42'54"W	14.61'
L58	N00°31'19"E	15.00'
L59	N89°39'45"E	15.00'
L60	N89°39'45"E	104.09'
L61	N00°31'19"E	15.00'
L63	S45°20'15"E	14.21'

Line Table		
Line #	Direction	Length
L65	S89°39'45"W	20.00'
L73	N45°37'03"E	30.00'
L75	N44°39'45"E	15.00'
L78	N89°39'45"E	15.00'
L82	S89°28'41"E	27.41'
L123	N44°39'45"E	6.70'
L124	N45°20'15"W	21.50'
L125	S45°20'15"E	21.50'
L126	N44°39'45"E	40.16'
L127	N45°20'15"W	21.50'
L128	S45°20'15"E	21.50'
L129	N44°39'45"E	53.36'
L130	N45°20'15"W	13.70'
L131	N44°39'45"E	19.66'
L132	N45°20'15"W	64.05'
L133	N90°00'00"W	27.03'

Line Table		
Line #	Direction	Length
L134	N45°20'15"W	23.52'
L135	N44°39'45"E	27.52'
L136	N44°39'45"E	38.00'
L137	N45°20'15"W	71.50'
L138	S44°39'45"W	38.00'
L139	S45°20'15"E	71.50'
L140	S44°39'45"W	19.00'
L141	S45°20'15"E	79.01'
L142	N44°39'45"E	19.00'
L143	N89°39'45"E	62.84'
L144	N00°20'15"W	30.63'
L145	S89°39'45"W	21.09'
L146	N00°20'15"W	49.00'
L147	S00°20'15"E	19.00'
L148	S89°39'45"W	79.00'
L149	N00°20'15"W	19.00'

Line Table		
Line #	Direction	Length
L150	N00°20'15"W	30.62'
L151	N89°39'38"E	233.24'
L152	S34°23'19"W	37.26'
L153	S89°39'45"W	212.01'
L154	S89°39'45"W	54.27'
L155	N00°20'15"W	19.00'
L156	S89°39'45"W	15.00'
L157	S00°20'15"E	19.00'
L158	S89°39'45"W	92.50'
L159	N00°20'15"W	19.00'
L160	N89°28'41"W	21.00'
L161	N00°31'19"E	68.07'
L162	S89°28'41"E	21.00'
L163	N00°31'19"E	15.00'
L165	N34°23'19"E	71.93'
L166	N00°20'15"W	18.50'

Line Table		
Line #	Direction	Length
L167	N89°39'45"E	77.01'
L168	S00°20'15"E	18.50'
L169	N89°39'45"E	18.84'
L170	S00°31'19"W	87.51'
L171	N89°28'41"W	19.00'
L172	N45°20'15"W	18.50'
L177	S00°20'15"E	19.00'
L178	S89°39'45"W	18.27'
L179	N00°31'30"E	94.89'
L180	N45°20'15"W	102.36'
L181	N44°39'45"E	110.72'
L182	S45°20'15"E	18.50'
L183	N44°39'45"E	19.93'
L184	S45°20'15"E	70.35'
L185	N89°28'30"W	6.78'
L186	S00°31'30"W	20.00'



INDEX# 334-2-4-4-0-00-00

PRELIMINARY PLAT
FOR
Copper Pointe

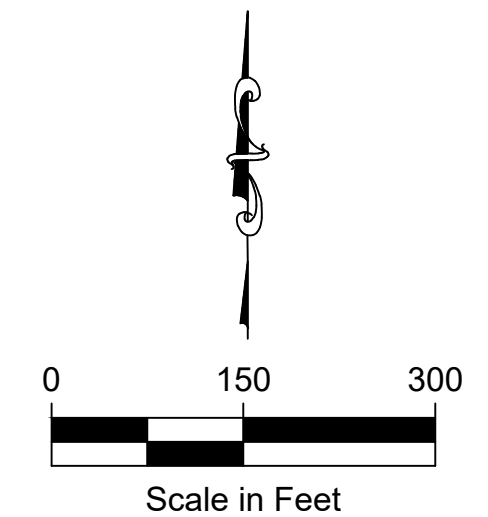
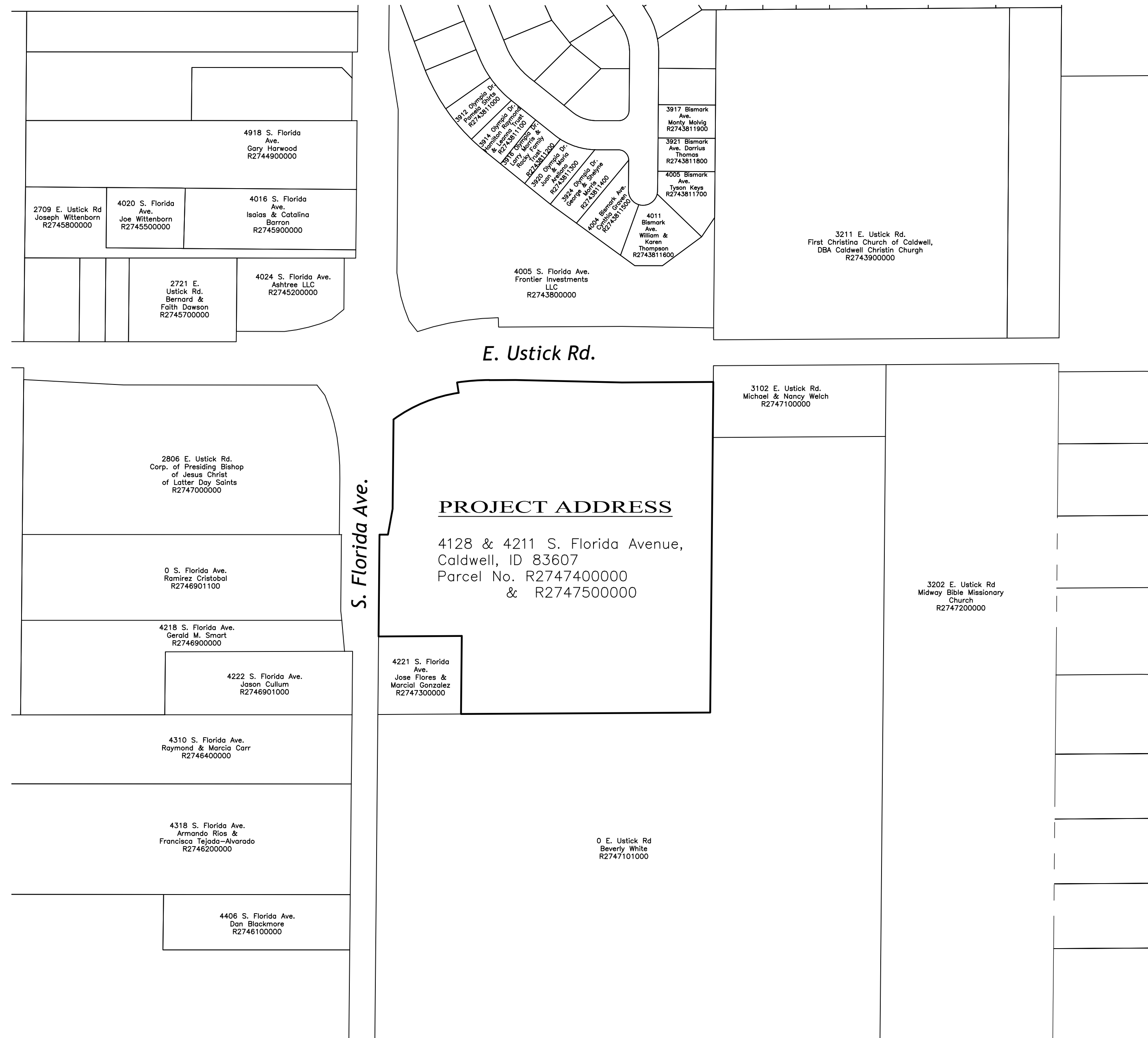
A Portion of Lots 5 & 6, Block 4, Upland Park Addition
situate in the Northwest 1/4
of the Northeast 1/4 of Section 2
Township 3 North, Range 3 West, Boise Meridian
City of Caldwell, Canyon County, Idaho

HMH engineering
680 #2B S. Progress Avenue, Meridian, ID 83642
208-342-7957 - www.hmh-llc.com

ACAD DWG. D22012_PP-25.dwg DR. BJF CK. RHM PLOT SCALE: 1" = 1'

SCALE: 1" = 60' DATE: 19/05/2025 SHEET 4 OF 5

Adjacent Property Owners within 500 feet of Project Location



INDEX# 334-2-4-4-0-00-00

PRELIMINARY PLAT
FOR
Copper Point

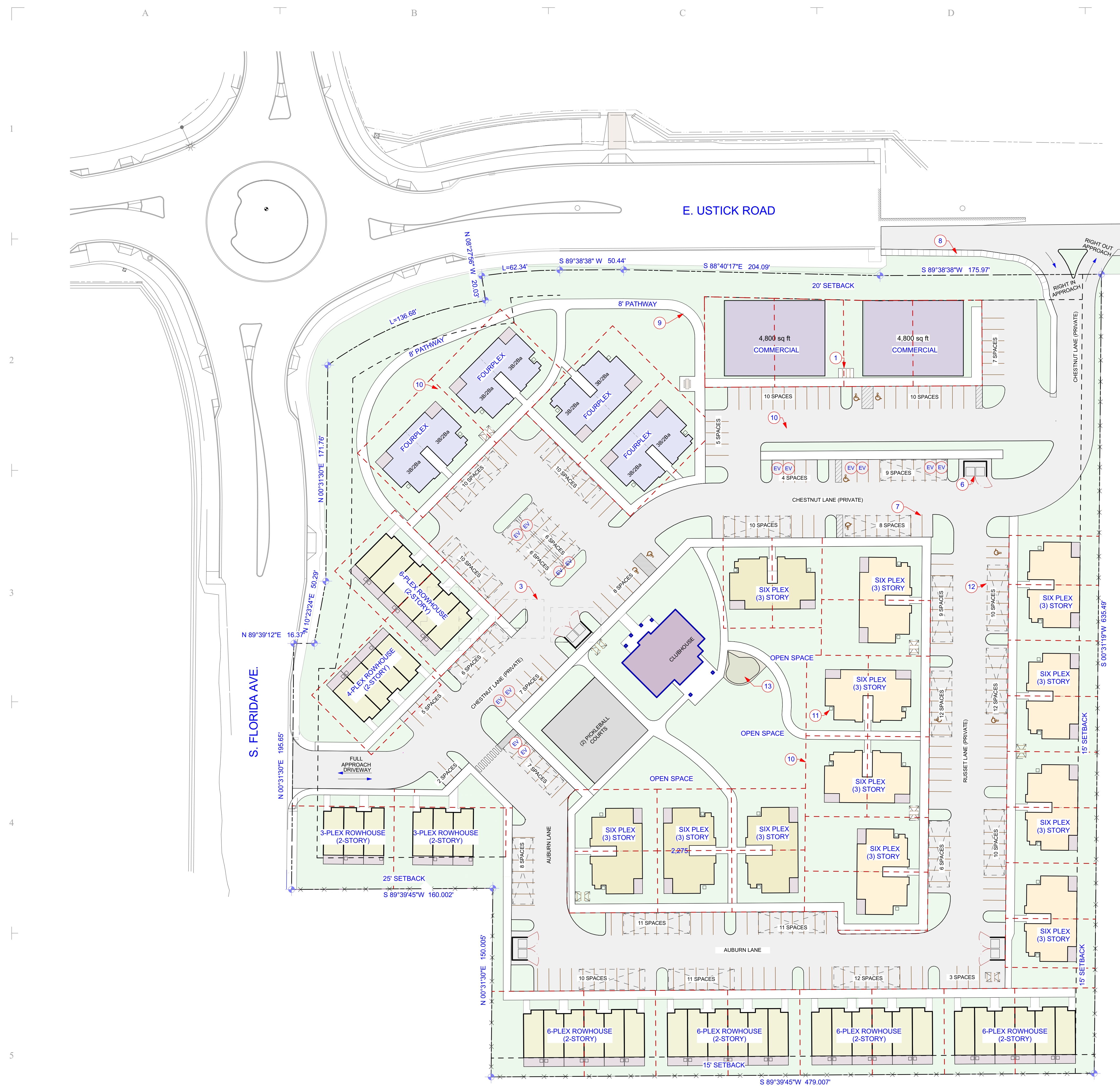
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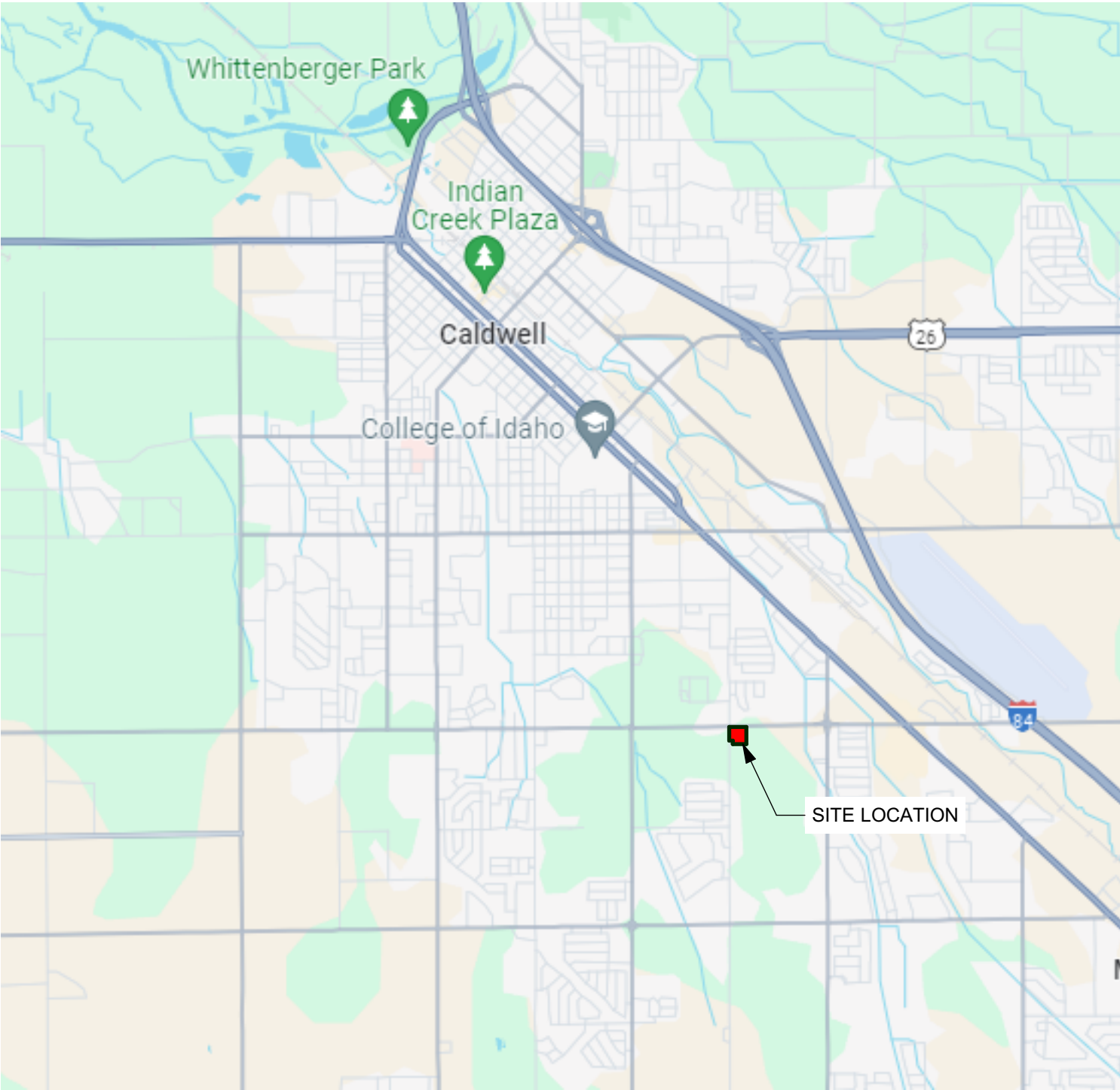
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SCALE: 1" = 60'	DATE: 19/05/2025	SHEET 5 OF 5
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Site Plan
SCALE: 1" = 40'



Land Area = 8.533424 acres
Proposed Zoning = R-2

Vicinity Map
SCALE: 1" = 50'

Residential Building Types & Quantity	
(4) Fourplex (3-Bdrm):	16 Units (2-Story)
(12) Six Plex:	72 Units (3-Story)
(2) 3 Unit Townhouse	6 Units
(1) 4 Unit Townhouse	4 Units
(5) 8 Unit Townhouse	30 Units
Total =	128 Units
All units are 2-Bdrm except where noted	
Vehicle Parking Requirement	
1 & 2 Bdrm units:	1.5 Spaces/Unit
3 Bdrm units:	2 Spaces/Unit
1 Guest/ 10 Units:	12.9 Required
EV: 5% of total spaces	(13.2 required)
32*168+12.9=213	
Total Parking Required: 213 Spaces	
Total Parking Space Provided: 239 Spaces (132 Covered spaces)	
Clubhouse	
1 guest/500 SF:	5 Required
Total Parking Space Provided: 5 Spaces	
Required Bicycle Parking : 1 space for every 10 Spaces, 26 Spaces Required	
Total Bicycle Parking Provided : 30	
Commercial (1-Story)	
Office Space:	9,600 s.f.
1 per 500, 20 Spaces Required	
Total Parking Spaces Provided: 20 Spaces	
Total Parking: 263 Provided	

- = Carport
- = BIKE RACK

KEYNOTES:

- BIKE RACK
- 6" TAN VINYL FENCE
- DEMO EXISTING STRUCTURES
- LANDSCAPE BERM
- ACCESSIBLE PARKING SPACES
- TRASH ENCLOSURES
- NEW PAVED & STRIPED PARKING AREA
- NEW 5' CONCRETE SIDEWALK
- 8" WIDE MAJOR PATHWAY
- DESIGNATED LOT LINE
- MECHANICAL EQUIPMENT, SCREEN W/ LANDSCAPING
- CARPOR
- TOT LOT

MARK	DATE	DESCRIPTION

Glancey ♦ Rockwell & Associates
Architecture • Planning
1257 West River Street, suite 110 | Boise, Idaho 83702
p. 208.345.0566 208.345.1718 | e. office@grboise.com

COPPER POINTE
Multifamily/Mixed-Use Development
Ustick Rd & Florida Ave
Caldwell, ID. 83607

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DRAWN BY: B.S./JKS

CHECKED BY: J.G.

SCALE: AS NOTED

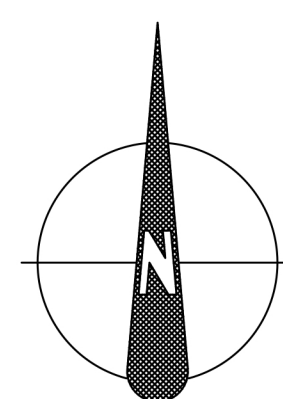
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PROJECT NO: 22-028.02

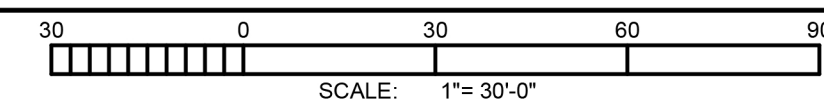
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Site Plan

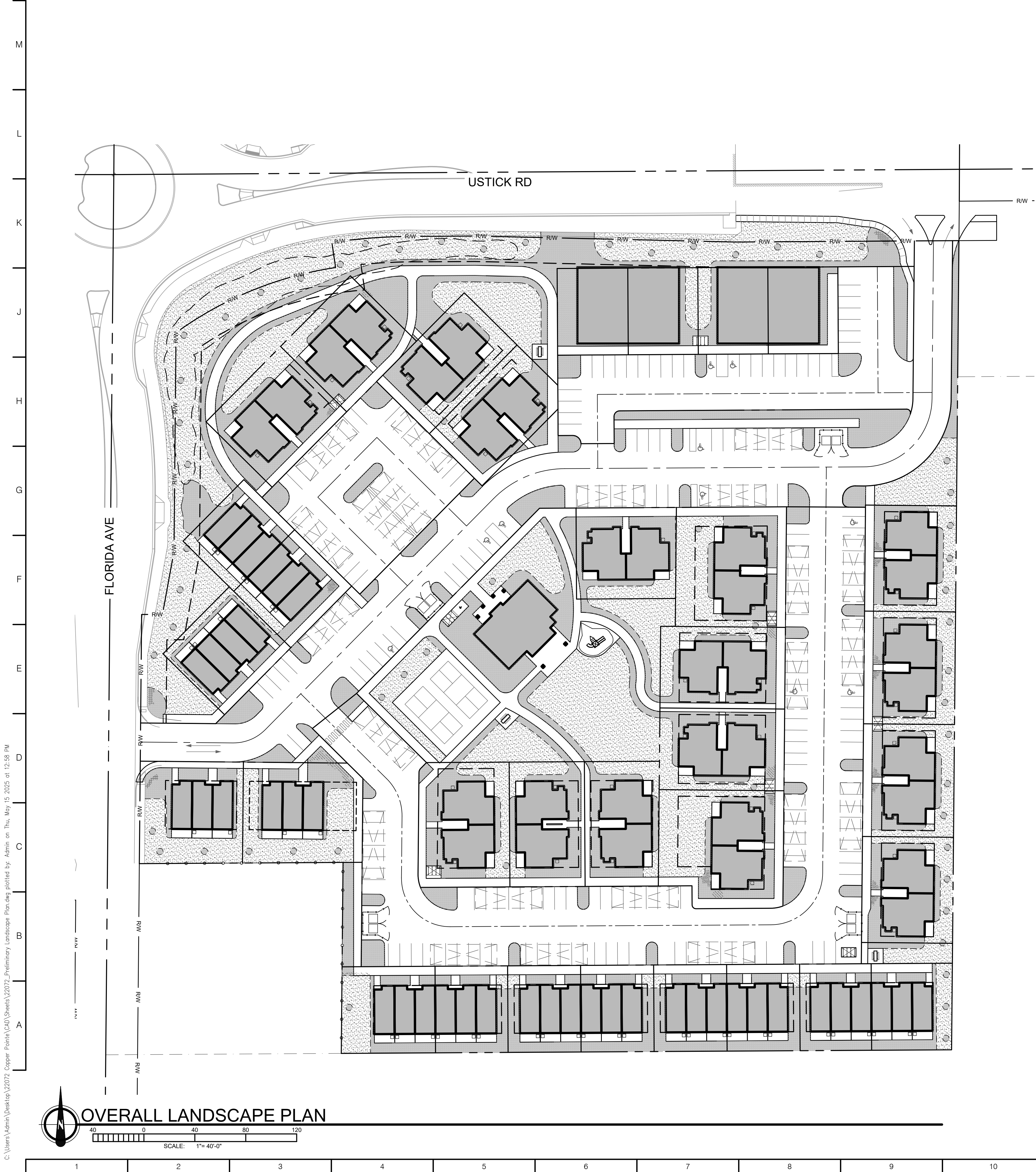
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COPPER POINTE
4125 S. FLORIDA AVENUE
CALDWELL, ID



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PROJECT INFORMATION LANDSCAPE REQUIREMENTS

TOTAL PROPERTY SIZE = 371,559.13 S.F. - 8.52 ACRES
PROPOSED ZONING DISTRICT= R-2 MEDIUM DENSITY RESIDENTIAL
LANDSCAPE COVERAGE: 144,331 S.F. - 38%

TOTAL RESIDENTIAL UNITS: 128
TOTAL PARKING COUNT: 256
REQUIRED BICYCLE PARKING: 26
1 BICYCLE RACK PER 10 STALLS
PROPOSED BICYCLE PARKING: 32

MULTI-FAMILY OPEN SPACE REQUIREMENTS AND COMMON OPEN SPACE:
10% OF TOTAL SITE AREA TO BE COMMON OPEN SPACE
REQUIRED: 37,155.91 SF
PROVIDED: 76,127.04 SF (DOES NOT INCLUDE SQUARE FOOTAGE OF SPORTS COURT OR CLUBHOUSE)

60 SF OF PRIVATE USABLE OPEN SPACE PER UNIT
128 UNITS X 60 SF = 7,680 SF
REQUIRED: 7,680 SF
PROPOSED: 11,872 SF (PRIVATE PATIO)

DEVELOPMENTS OF 5 ACRES OR 50+ UNITS SHALL PROVIDE (1) COMMON GRASSY AREA OF 10,000 SF
REQUIRED: 10,000 SF
PROVIDED: 10,623.81 SF (TURF AREA SOUTHEAST OF CLUBHOUSE)

DEVELOPMENTS OF 5 ACRES OR MORE SHALL PROVIDE A MINIMUM AREA OF COMMON OPEN SPACE PER DWELLING UNIT AS FOLLOWS:
150 SF PER <500 SF OF LIVING AREA:
0 x 150 SF = 0 SF
250 SF PER 500-1,200 SF OF LIVING AREA:
111 x 250 SF = 28,000 SF
350 SF PER 1,200+ SF OF LIVING AREA:
16 x 350 SF = 5,600 SF
TOTAL REQUIRED: 33,600 SF
TOTAL PROVIDED: 34,045.03 SF

50% OF USTICK ROAD AND FLORIDA AVENUE BUFFERS CAN COUNT TOWARDS REQUIREMENT:
USTICK ROAD: 602.87 X 20 = 12,057.40/2 = 6,028.70 SF
FLORIDA AVENUE: 377 X 20 = 7,540/2 = 3,770 SF
PROVIDED: 9,798.7 SF

50% OF EAST AND SOUTH PROPERTY LINE LANDSCAPE BUFFERS CAN COUNT TOWARDS REQUIREMENT:
EAST: 666 X 15 = 9,990/2 = 4,995 SF
SOUTH: 639 X 15 = 9,585/2 = 4,792.50 SF
PROVIDED: 9,787.50 SF

SITE DEVELOPMENT AMENITIES:
REQUIRED: 4
PROVIDED: 8
QUALITY OF LIFE:
CLUBHOUSE
FITNESS FACILITY
OPEN SPACE:
PICNIC AREAS
PLAZA ADJACENT TO CLUBHOUSE
RECREATION:
SPORTS COURTS (PICKLEBALL)
TOT LOTS
MULTI-MODAL AMENITY:
EV CHARGING STATIONS
BIKE REPAIR STATION

LANDSCAPE BUFFER REQUIREMENTS (10-02-09):
NORTH LANDSCAPE BUFFER (USTICK ROAD - PRINCIPAL ARTERIAL):
602.87 LINEAR FT.
20+ FT. WIDE LANDSCAPE BUFFER PROVIDED
(25 FT. WIDE LANDSCAPE BUFFER REQUIRED)
1 CLASS I TREE PER 25 LIN. FT.
1 CLASS II TREE PER 35 LIN. FT.
1 SHRUB PER 5 LIN. FT.
REQUIRED TREES: 17
PROVIDED TREES: 17
REQUIRED SHRUBS: 121
PROVIDED SHRUBS: 121
(1) EVERGREEN SHRUB PER 3 LIN. FT. OF FOUNDATION ALONG STREET FACING ELEVATIONS:
55 LIN. FT.
REQUIRED SHRUBS: 18
PROPOSED SHRUBS: 23
(1) BOULDER PER 35 LIN. FT.
REQUIRED BOULDERS: 17
PROVIDED BOULDERS: 17

SOUTH LANDSCAPE BUFFER (CANYON COUNTY - FUTURE RESIDENTIAL):
639 LINEAR FT.
15+ FT. WIDE LANDSCAPE BUFFER PROVIDED
(15 FT. WIDE LANDSCAPE BUFFER REQUIRED ADJACENT TO SINGLE FAMILY RESIDENCE, 20 FT. WIDE LANDSCAPE BUFFER REQUIRED ADJACENT TO AGRICULTURAL USE)
1 TREE PER 35 LIN. FT.
1 SHRUB PER 6 LIN. FT.
REQUIRED TREES: 18 (CLASS II)
PROVIDED TREES: 18
REQUIRED SHRUBS: 107
PROVIDED SHRUBS: 124

EAST LANDSCAPE BUFFER (CANYON COUNTY - FUTURE COMMERCIAL):
666 LINEAR FT.
15+ FT. WIDE LANDSCAPE BUFFER PROVIDED
(15 FT. WIDE LANDSCAPE BUFFER REQUIRED)
1 CLASS I TREE PER 25 LIN. FT.
1 CLASS II TREE PER 35 LIN. FT.
1 SHRUB PER 6 LIN. FT.
REQUIRED TREES: 19 (CLASS II)
PROVIDED TREES: 19 (9 CLASS II, 5 CLASS I, 5 EVERGREEN)
REQUIRED SHRUBS: 111
PROVIDED SHRUBS: 111

WEST LANDSCAPE BUFFER (S. FLORIDA AVE - COLLECTOR):
377 LINEAR FT.
20+ FT. WIDE LANDSCAPE BUFFER PROVIDED
(20 FT. WIDE LANDSCAPE BUFFER REQUIRED)
1 CLASS I TREE PER 25 LIN. FT.
1 CLASS II TREE PER 35 LIN. FT.
1 SHRUB PER 5 LIN. FT.
REQUIRED TREES: 11 (CLASS II)
PROVIDED TREES: 11
REQUIRED SHRUBS: 75
PROVIDED SHRUBS: 75
(1) EVERGREEN SHRUB PER 3 LIN. FT. OF FOUNDATION ALONG STREET FACING ELEVATIONS:
214 LIN. FT.
REQUIRED SHRUBS: 72
PROPOSED SHRUBS: 80
(1) BOULDER PER 35 LIN. FT.
REQUIRED BOULDERS: 11
PROVIDED BOULDERS: 11

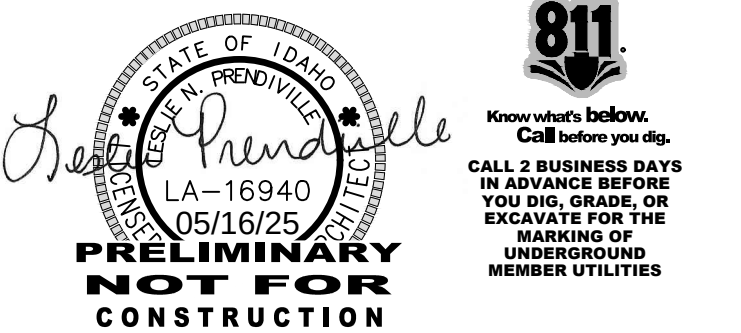
WEST LANDSCAPE BUFFER (CANYON COUNTY - FUTURE RESIDENTIAL):
150 LINEAR FT.
15+ FT. WIDE LANDSCAPE BUFFER PROVIDED
(15+ FT. WIDE LANDSCAPE BUFFER REQUIRED)
1 CLASS I TREE PER 25 LIN. FT.
1 CLASS II TREE PER 35 LIN. FT.
1 SHRUB PER 6 LIN. FT.
REQUIRED TREES: 4
PROVIDED TREES: 4
REQUIRED SHRUBS: 25
PROVIDED SHRUBS: 26

PARKING LOT LANDSCAPING (10-02-09-8):
1 TREE PER PLANTER ISLAND
SHRUBS AND GROUND COVER, NO GREATER THAN 50% TURF
SINGLE ROW - (1) CLASS III
DOUBLE ROW - (2) CLASS II
REQUIRED TREES: 43
PROVIDED TREES: 43 (39 CLASS III/ 4 CLASS II)
(1) BOULDER PER PLANTER ISLAND
REQUIRED BOULDERS: 43
PROVIDED BOULDERS: 43

PATHWAY LANDSCAPING (10-02-09-7):
COMMUNITY PATHWAY:
8' WIDE PATHWAY
5' WIDE LANDSCAPE BUFFER ON BOTH SIDES OF PATHWAY
15 SHRUBS PER 100 LIN. FT.
1 CLASS III TREE PER 40 LIN. FT.
439.66 LIN. FT.
REQUIRED TREES: 11
PROVIDED TREES: 11
REQUIRED SHRUBS: 66
PROVIDED SHRUBS: 66
NEIGHBORHOOD PATHWAY:
5' WIDE PATHWAY
6' AND 7' WIDE PATHWAY PROVIDED
5' WIDE LANDSCAPE BUFFER ON BOTH SIDES OF PATHWAY
15 SHRUBS PER 100 LIN. FT.
572.62 LIN. FT.
COMBINATION OF TREES, SHRUBS, LAWN OR OTHER VEGETATIVE/NON-VEGETATIVE GROUND COVER
REQUIRED TREES: VARIES
PROVIDED TREES: 10
REQUIRED SHRUBS: 86
PROVIDED SHRUBS: 86

NOTE: ALL PATHWAYS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

NO.	REVISION/ISSUE	DATE



COPPER POINT
4125 S. FLORIDA AVE.
CALDWELL, IDAHO
SPECIAL USE PERMIT

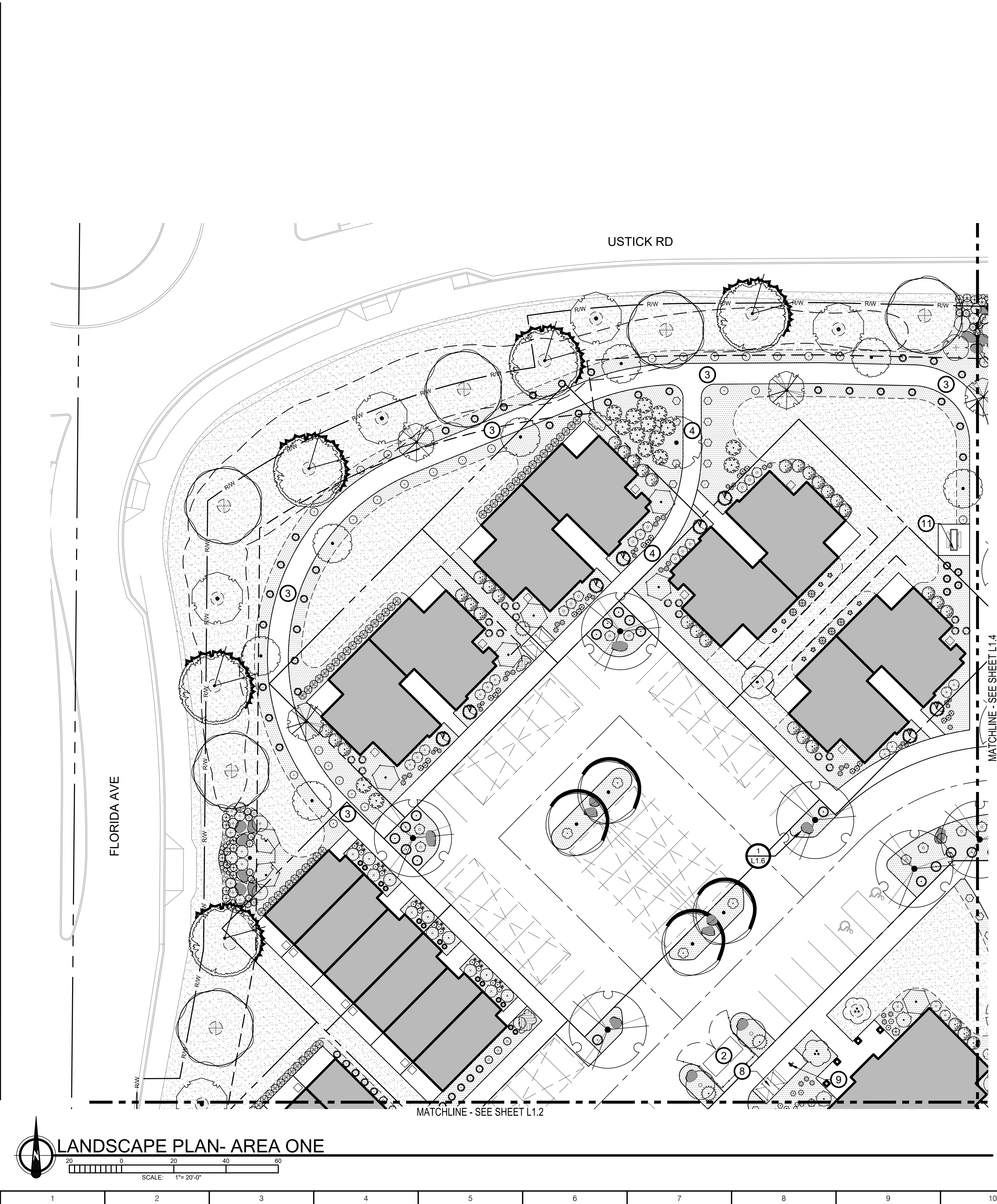
OVERALL LANDSCAPE PLAN

PROJECT	22072	SHEET
DATE	05/16/25	L1.0
DRAWN BY	LP	CHECKED BY
LP	LP	

AGENCY REVIEW

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L
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H
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C
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A



LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- CUT EDGE AS DETAILED
- PROPERTY LINE (VERIFY)
- PROPOSED 6'-0" PRIVACY FENCE. COLOR AND MATERIAL TO BE DETERMINED BY OWNER.
- LANDSCAPE BOULDERS AS DETAILED
- QUANTITY PLANT IDENTIFICATION KEY

NOTE: NO EXISTING LANDSCAPE MATERIAL ON SITE. NO RETENTION AND PROTECT REQUIRED.

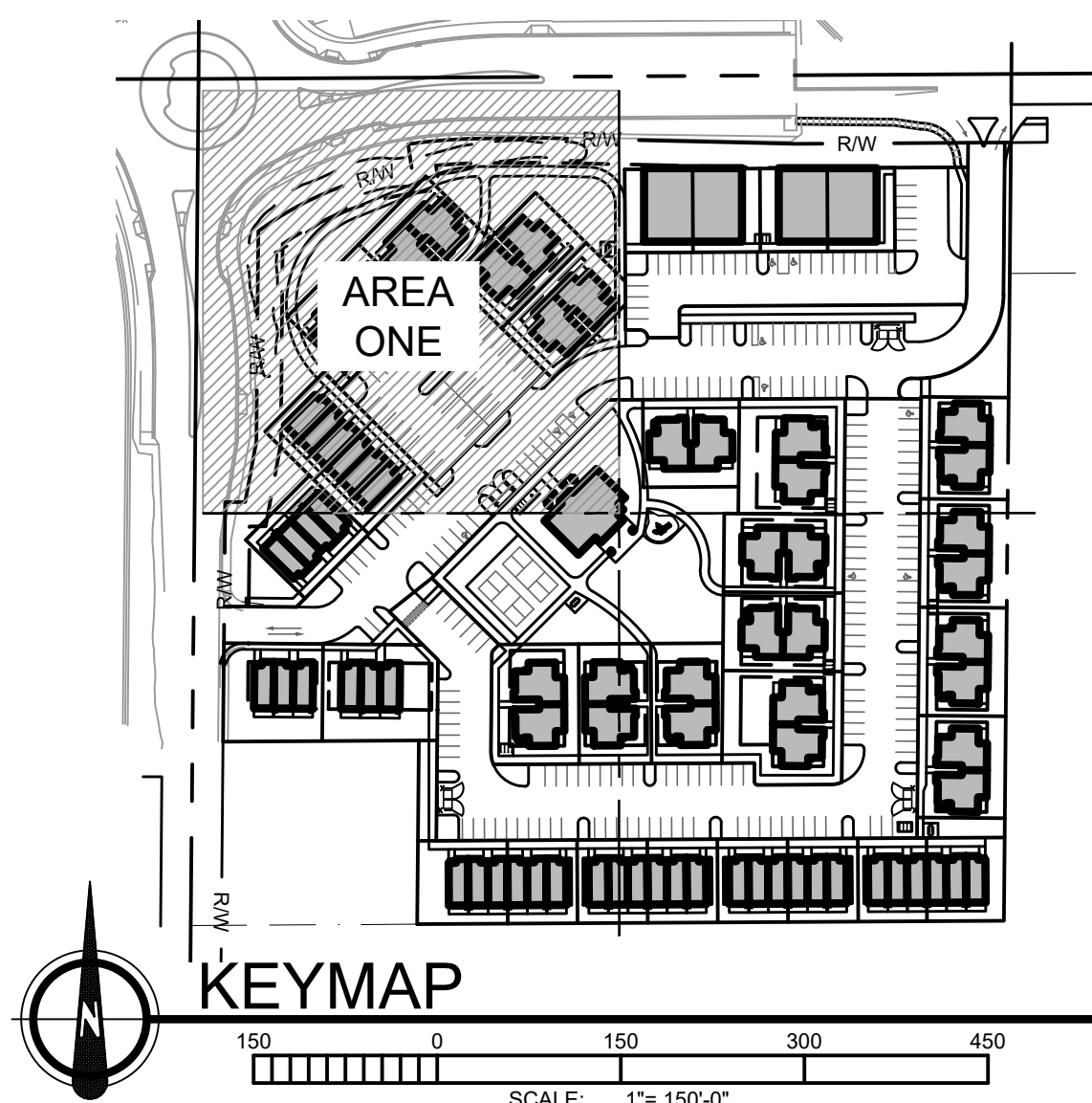
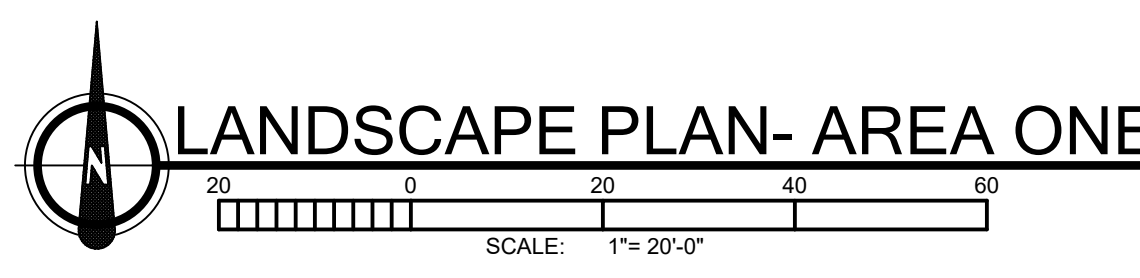
CALLOUT NOTES

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- PROPOSED PLAZA
- PROPOSED PICNIC TABLE. STYLE, MATERIAL AND COLOR TO BE DETERMINED BY OWNER.
- PROPOSED SPORT COURTS

CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW

MATCHLINE - SEE SHEET L1.4

MATCHLINE - SEE SHEET L1.2



NO.	REVISION/ISSUE	DATE

811
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LANDSCAPE PLAN - AREA ONE	
PROJECT	22072
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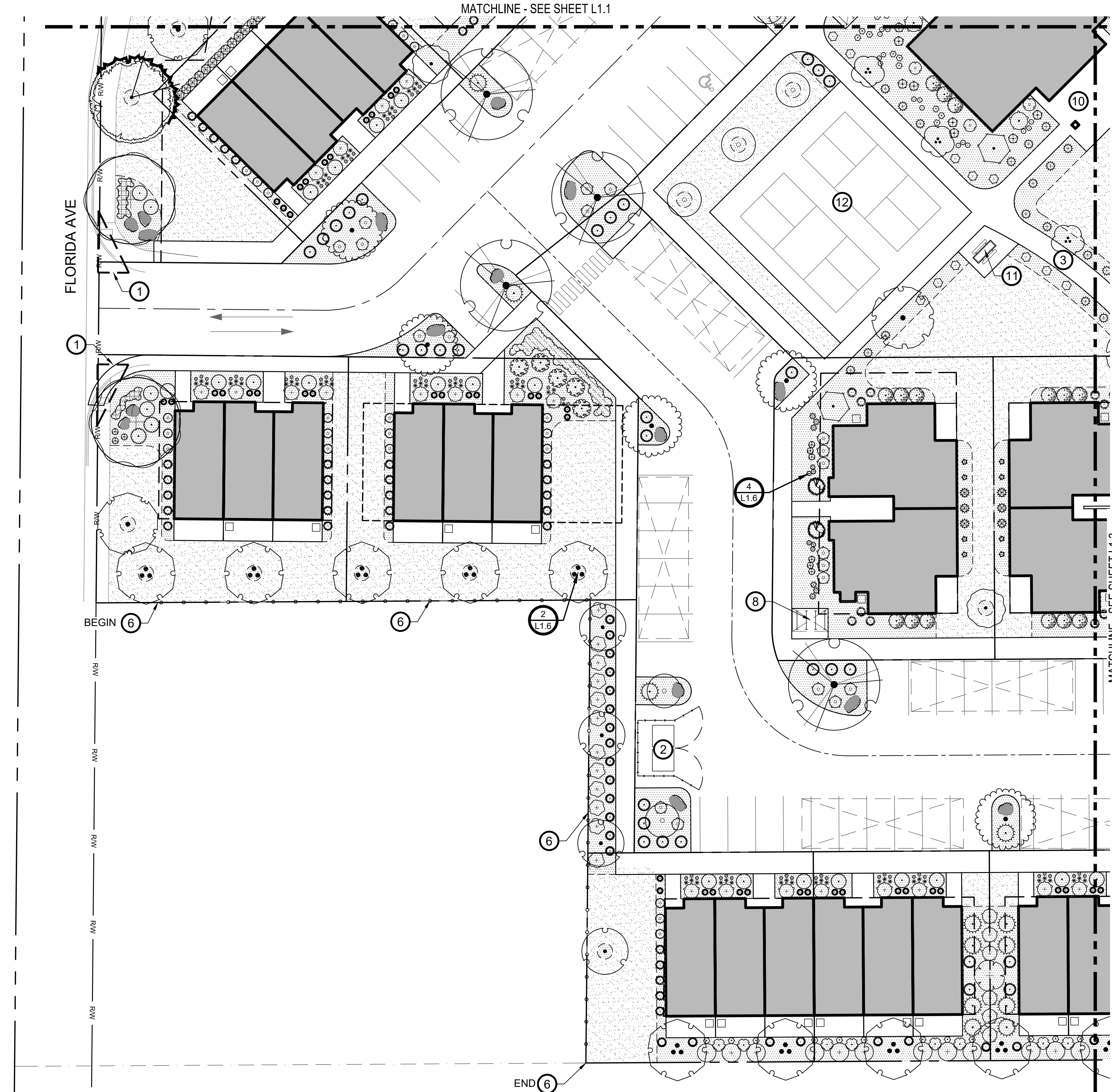
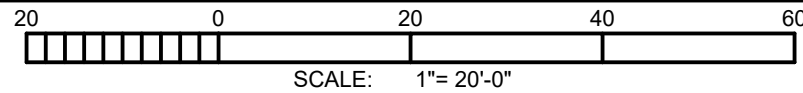
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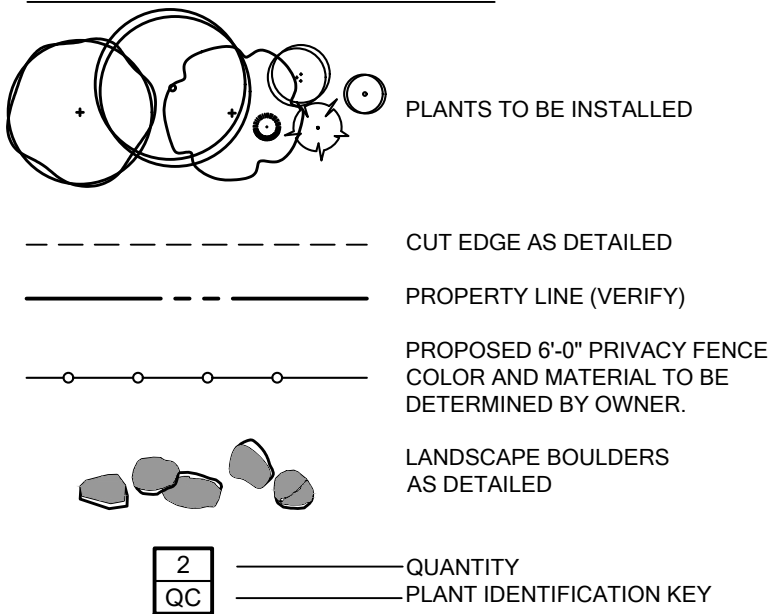
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LANDSCAPE PLAN- AREA TWO



LANDSCAPE LEGEND

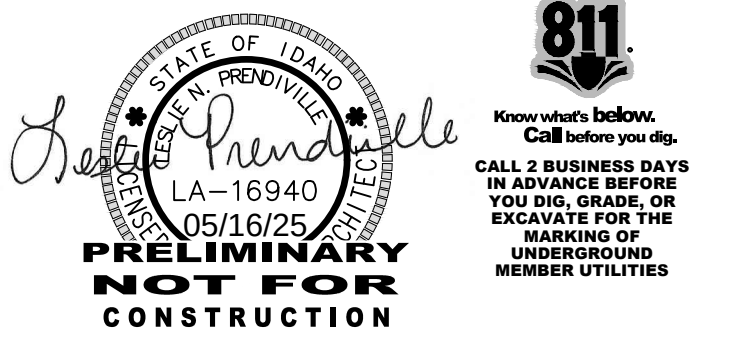


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CALLOUT NOTES

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 12. PROPOSED SPORT COURTS

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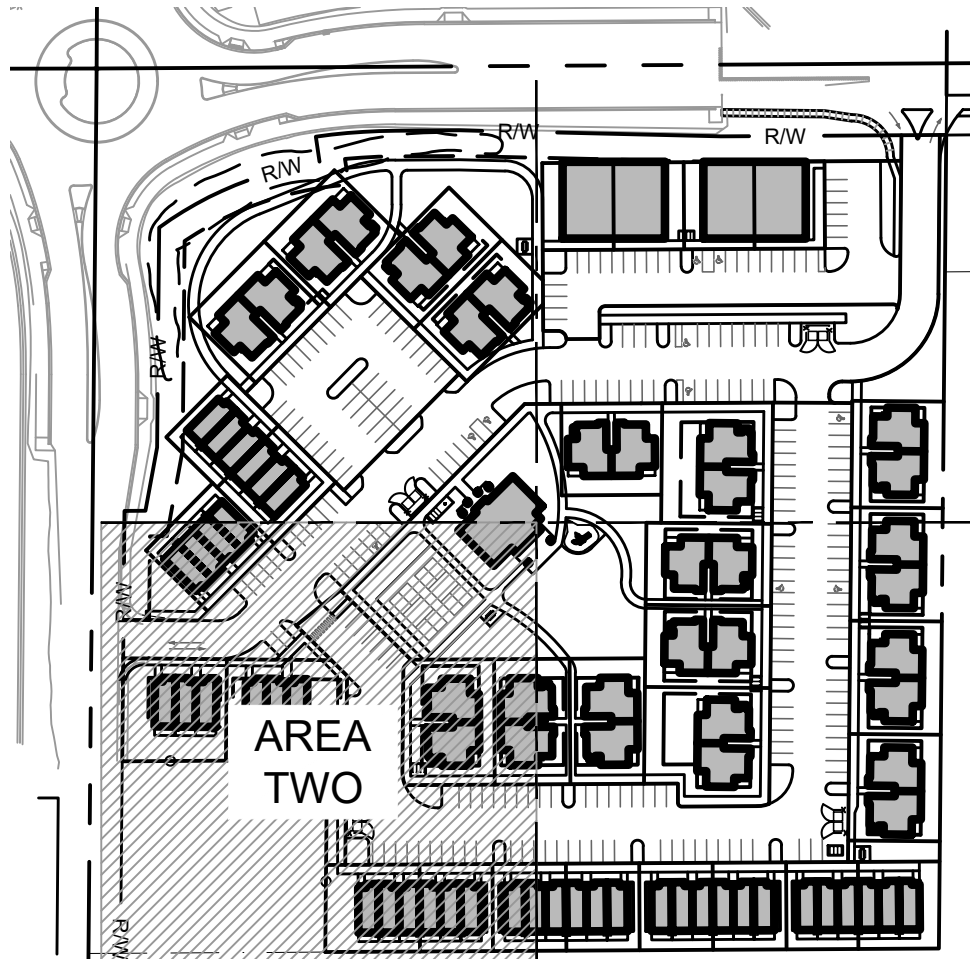
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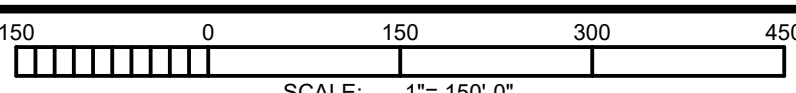
LANDSCAPE PLAN - AREA TWO

PROJECT	22072	SHEET
DATE	05/16/25	L1.2
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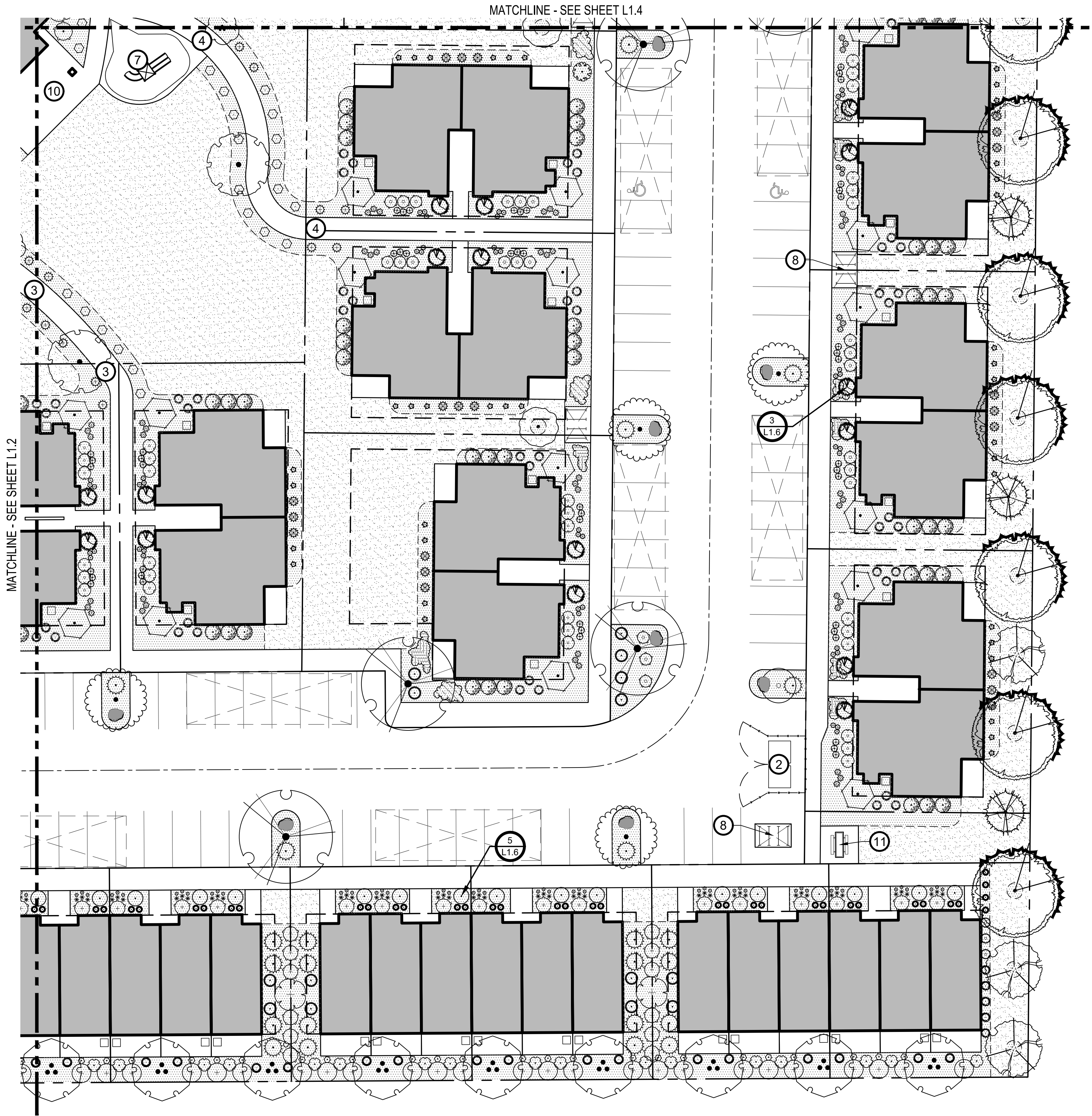
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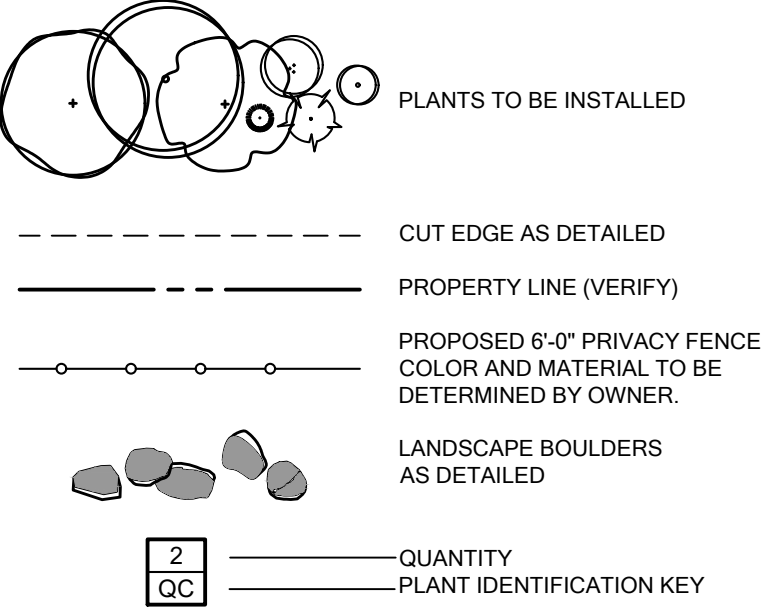
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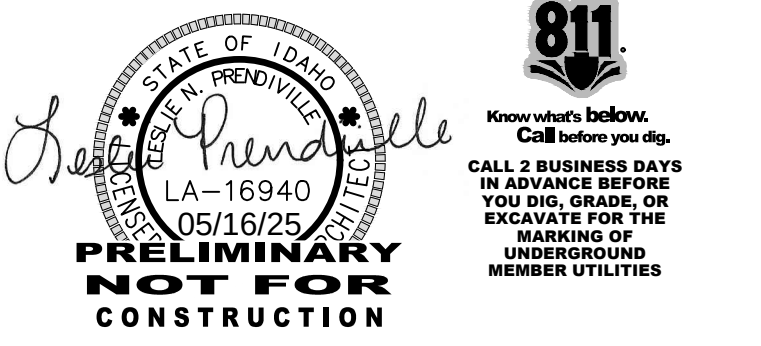


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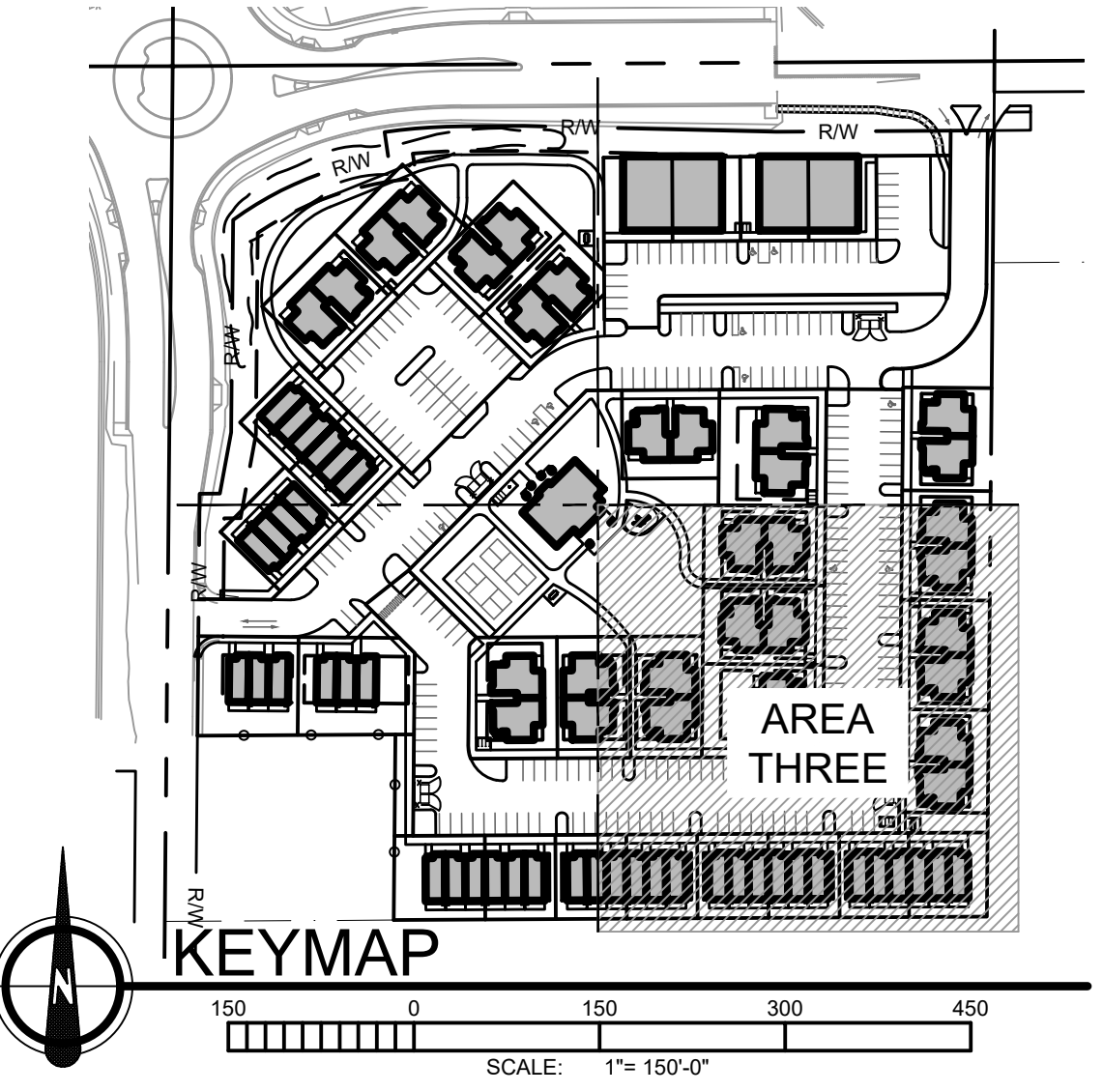
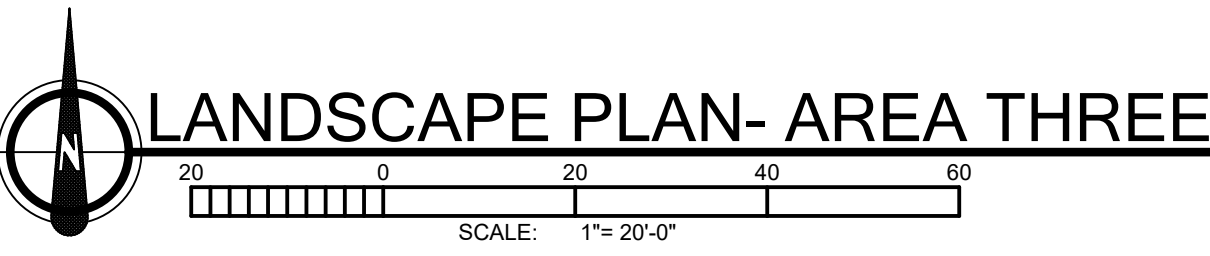


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LANDSCAPE PLAN - AREA THREE

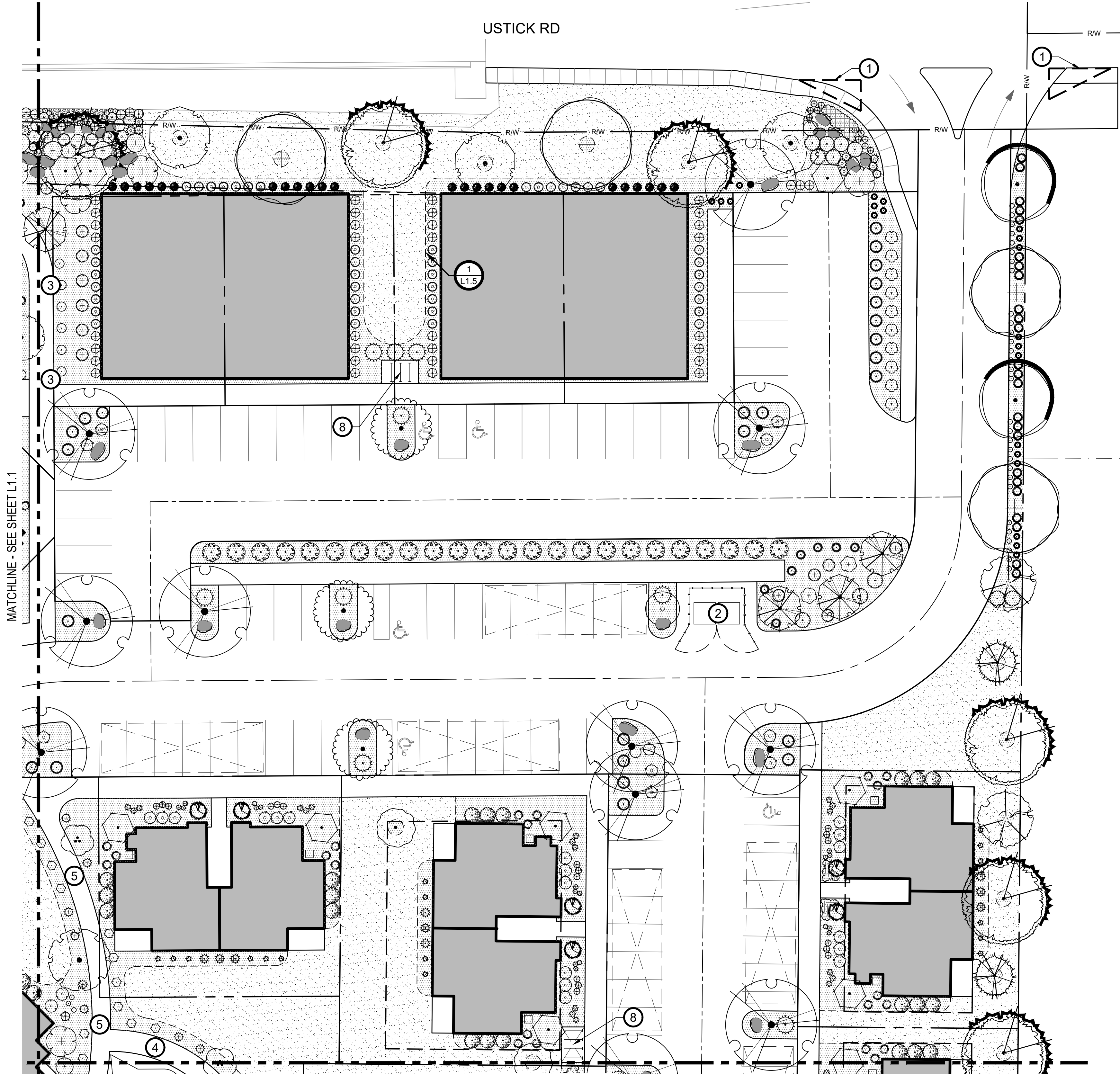
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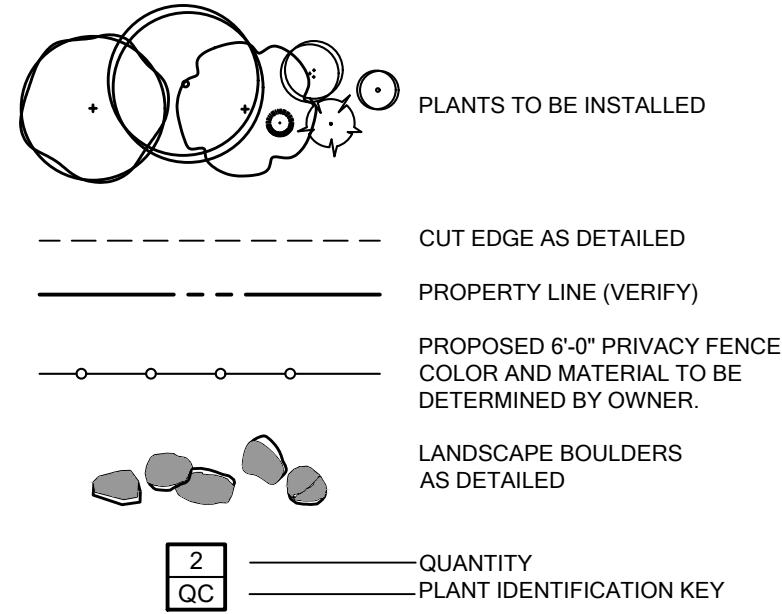


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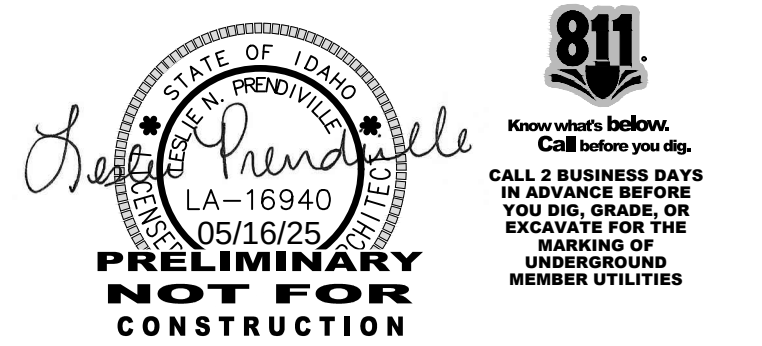


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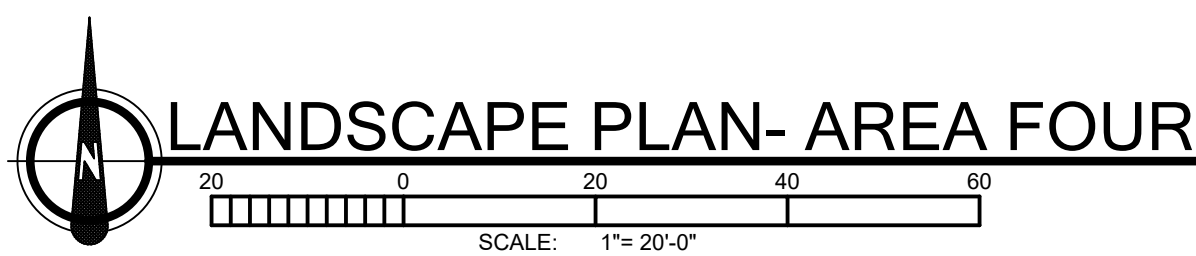


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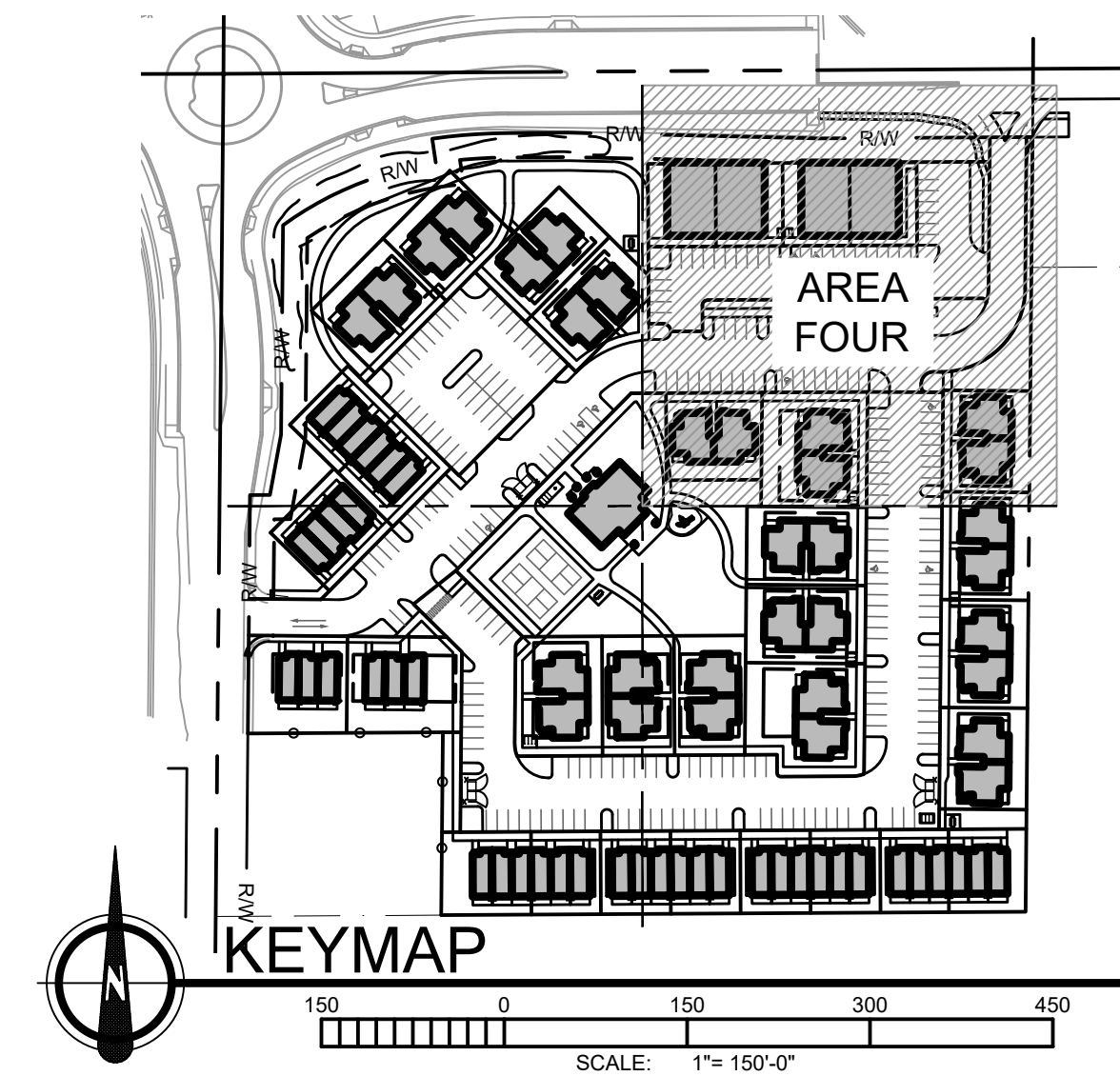
LANDSCAPE PLAN - AREA FOUR

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LANDSCAPE PLAN- AREA FOUR

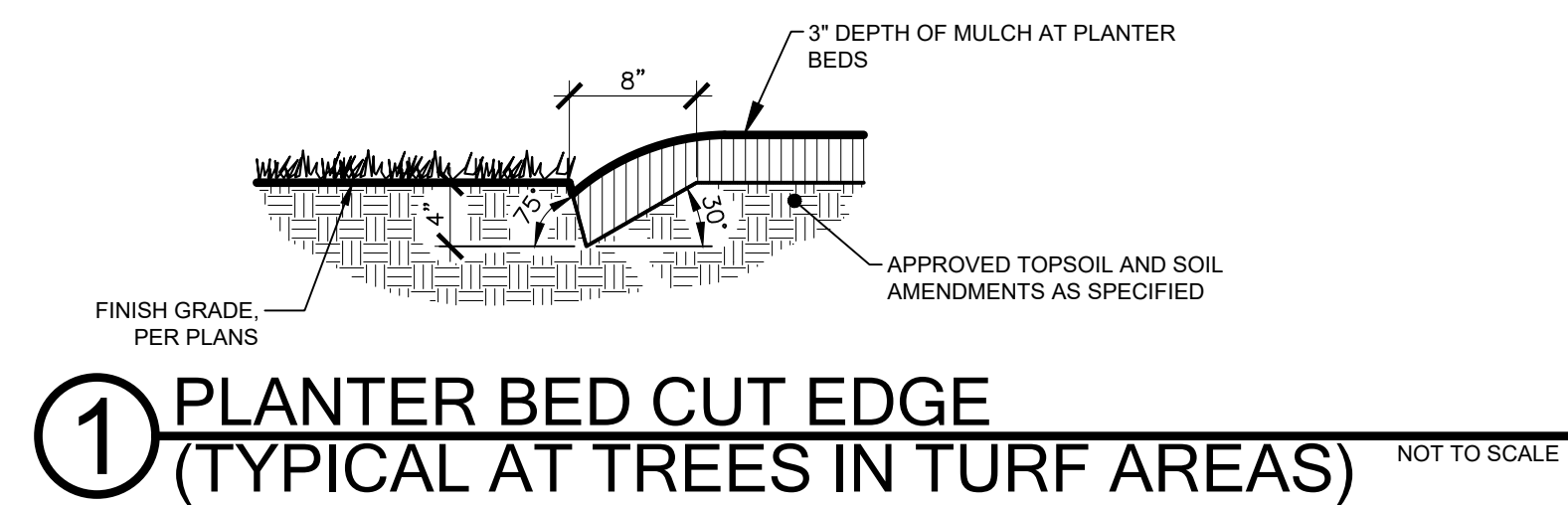
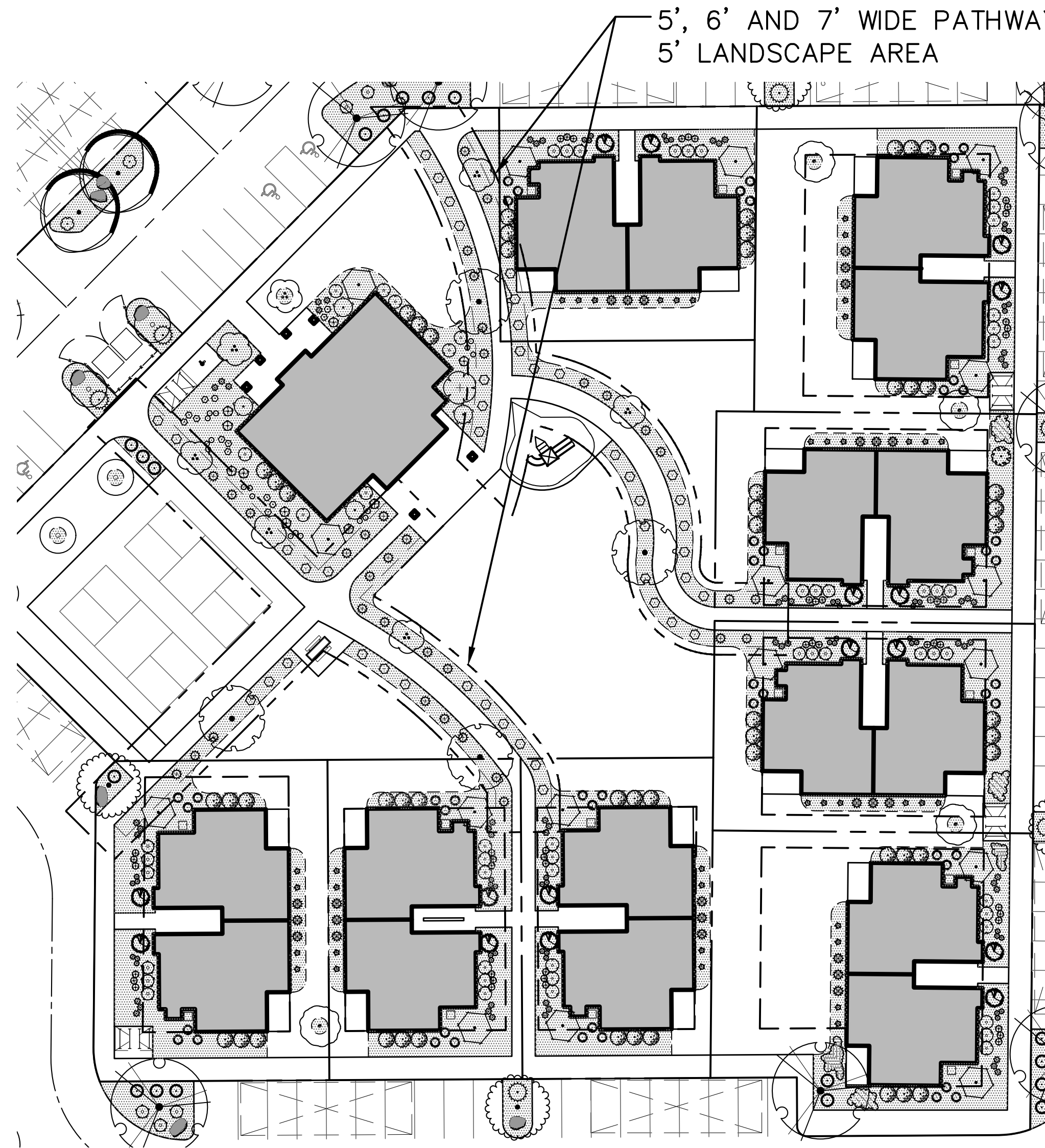


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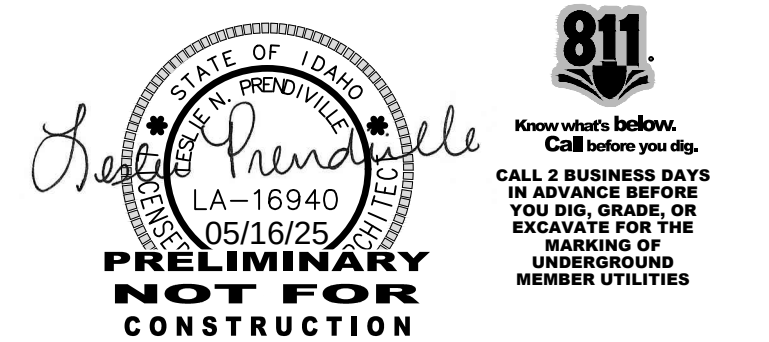
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PATHWAY LANDSCAPE
EXHIBIT PLAN

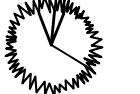
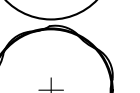
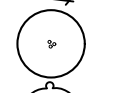
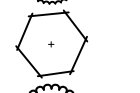
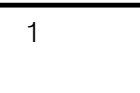
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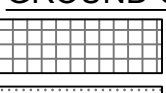
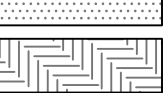
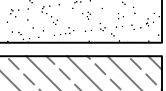
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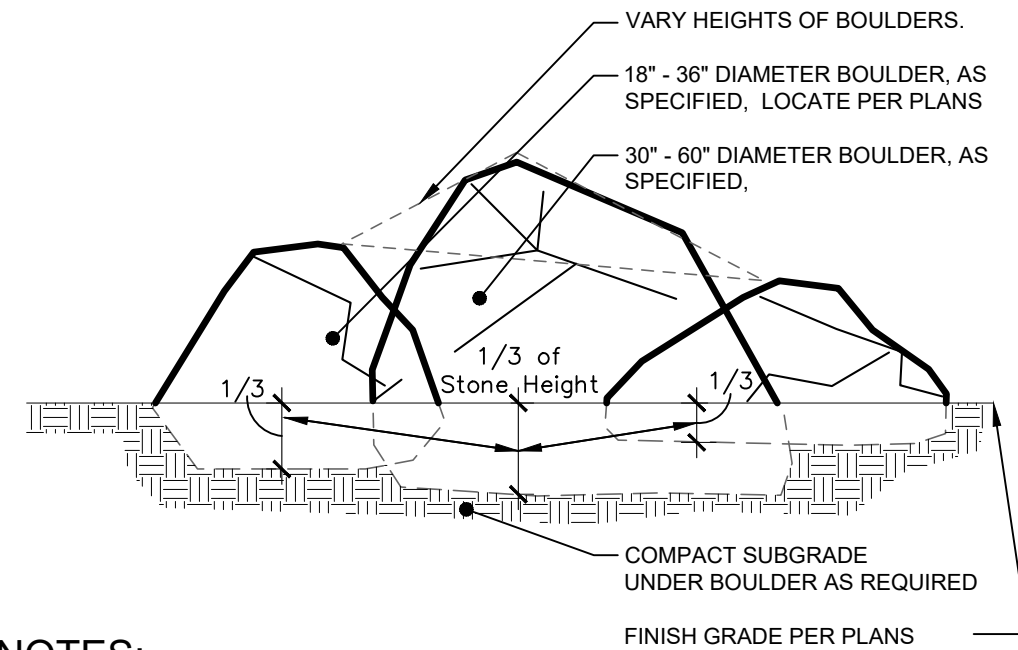
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PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
CONIFEROUS TREES					
	24	Skymrocket Juniper Juniperus scopulorum 'Skymrocket'	6" Ht.	20' H x 3' W	
	32	Columnar Norway Spruce Picea abies 'Cupressina'	6" Ht.	25' H x 6' W	
	5	Colorado Blue Spruce Picea pungens 'Glauca'	6" Ht.	45' H x 25' W	
DECIDUOUS TREES					
	5	Amur Maple Acer ginnala	2" Cal. B&B	20' H x 20' W	Class I
	4	Columnar Norway Maple Acer platanoides 'Columnar'	2" Cal. B&B	35' H x 15' W	Class II
	12	Autumn Blaze Freeman Maple Acer x freemanii 'Jeffersred' TM	2" Cal. B&B	50' H x 40' W	Class II
	18	Pyramidal European Hornbeam Carpinus betulus 'Fastigiata'	2" Cal. B&B	35' H x 25' W	Class II
	12	Heartland® Northern Catalpa Catalpa speciosa 'Hiawatha 2'	2" Cal. B&B	50' H x 25' W	Class III
	6	Skyline Honeylocust Gleditsia triacanthos 'Skycole'	2" Cal. B&B	45' H x 35' W	Class II
	23	Bloodgood London Plane Tree Platanus x acerifolia 'Bloodgood'	2" Cal. B&B	50' H x 40' W	Class III
	6	Beacon® Oak Quercus bicolor 'Bonnie and Mike'	2" Cal. B&B	40' H x 15' W	Class III
	9	Crimson Spire Oak Quercus robur x alba 'Crimschmidt' TM	2" Cal. B&B	45' H x 15' W	Class II
	10	Boulevard American Linden Tilia americana 'Boulevard'	2" Cal. B&B	50' H x 25' W	Class II
	18	Village Green Japanese Zelkova Zelkova serrata 'Village Green'	2" Cal. B&B	50' H x 35' W	Class II
FLOWERING TREES					
	5	Forest Pansy Eastern Redbud Cercis canadensis 'Forest Pansy'	2" Cal. B&B	20' H x 25' W	Class I
	7	Adirondack Crabapple Malus x 'Adirondack'	2" Cal. B&B	20' H x 10' W	Class I
	7	Spring Snow Crabapple Malus x 'Spring Snow'	2" Cal. B&B	25' H x 20' W	Class I
	7	Canada Red Chokecherry Prunus virginiana 'Canada Red'	2" Cal. B&B	25' H x 20' W	Class I
SYMBOL	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	NOTES
SHRUBS					
	70	Helmond Pillar Japanese Barberry Berberis thunbergii 'Helmond Pillar'	1 gal.	4' H x 2' W	
	108	Winter Gem Boxwood Buxus microphylla japonica 'Winter Gem'	5 gal.	5' H x 5' W	
	70	Green Velvet Boxwood Buxus x 'Green Velvet'	2 gal.	3' H x 3' W	
	35	Red Twig Dogwood Cornus sericea	5 gal.	9' H x 12' W	
	33	Kelsey's Dwarf Red Twig Dogwood Cornus sericea 'Kelsey'	1 gal.	2' H x 3' W	
	4	Coral Beauty Cotonaster Cotonaster dammeri 'Coral Beauty'	2 gal.	2' H x 6' W	
	20	LimeLight Panicle Hydrangea Hydrangea paniculata 'LimeLight'	2 Gal.	6' H x 6' W	
	47	Blue Rug Juniper Juniperus horizontalis 'Wiltonii'	2 gal.	0.5' H x 6' W	
	82	Compact Oregon Grape Mahonia aquifolium 'Compacta'	2 gal.	3' H x 4' W	
	8	Wild Mockorange Philadelphus lewisii	2 gal.	8' H x 10' W	
	66	Dart's Gold Ninebark Physocarpus opulifolius 'Dart's Gold'	5 gal.	5' H x 5' W	
	66	Little Joker Ninebark Physocarpus opulifolius 'Hoogi021'	2 gal.	3' H x 4' W	
	50	Bird's Nest Spruce Picea abies 'Nidiformis'	5 gal.	4' H x 5' W	
	53	Blue Shag White Pine Pinus strobus 'Blue Shag'	5 gal.	3' H x 3' W	
	69	Fine Line Fern Leaf Buckthorn Rhamnus frangula 'Ron Williams'	5 gal.	6' H x 3' W	

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
SHRUBS					
	45	Gro-Low Fragrant Sumac Rhus aromatica 'Gro-Low'	2 gal.	2' H x 6' W	
	24	Flower Carpet Yellow Rose Rosa x 'Noalesa'	2 gal.	3' H x 3' W	
	15	Flower Carpet White Rose Rosa x 'Noaschnee'	2 gal.	3' H x 3' W	
	32	Flower Carpet Pink Rose Rosa x 'Noatraum'	2 gal.	3' H x 3' W	
	39	Goldmound Spirea Spiraea japonica 'Goldmound'	2 gal.	3' H x 4' W	
	35	Neon Flash Spirea Spiraea japonica 'Neon Flash'	2 gal.	3' H x 3' W	
	10	Declaration Lilac Syringa x 'Declaration'	5 gal.	6' H x 5' W	
	43	Pink Dawn Viburnum Viburnum x bodnantense 'Pink Dawn'	5 gal.	8' H x 6' W	
	14	Burkwood Viburnum Viburnum x burkwoodii	5 gal.	8' H x 5' W	
ORNAMENTAL GRASSES					
	28	Big Bluestem Andropogon gerardii	1 gal.	6' H x 3' W	
	90	Blonde Ambition Blue Grama Bouteloua gracilis 'Blonde Ambition'	1 gal.	3' H x 3' W	
	116	Karl Foerster Feather Reed Grass Calamagrostis x acutiflora 'Karl Foerster'	1 gal.	6' H x 2' W	
	50	Dwarf Feather Reed Grass Calamagrostis x acutiflora 'Overdam'	1 gal.	3' H x 3' W	
	42	Mexican Feather Grass Nassella tenuissima	1 gal.	2' H x 3' W	
	78	Heavy Metal Switch Grass Panicum virgatum 'Heavy Metal'	1 gal.	3' H x 3' W	
	26	Shenandoah Switch Grass Panicum virgatum 'Shenandoah'	1 gal.	4' H x 3' W	
	126	Burgundy Bunny Dwarf Fountain Grass Pennisetum alopecuroides 'Burgundy Bunny'	1 gal.	1.5' H x 1.5' W	
	84	Karley Rose Fountain Grass Pennisetum orientale 'Karley Rose'	1 gal.	3' H x 4' W	
PERENNIALS					
	18	Magnus Purple Coneflower Echinacea purpurea 'Magnus'	1 gal.	3' H x 2' W	
	108	Snowcap Shasta Daisy Leucanthemum x superbum 'Snowcap'	1 gal.	1' H x 1' W	
	31	Pardon My Purple Bee Balm Monarda didyma 'Pardon My Purple'	1 gal.	1' H x 1' W	
	49	Dark Towers Penstemon Penstemon 'Dark Towers'	1 gal.	3' H x 2' W	
	93	Firecracker Penstemon Penstemon eatonii	1 gal.	3' H x 1.5' W	
	99	Goldsturm Black-Eyed Susan Rudbeckia fulgida sullivanii 'Goldsturm'	1 gal.	2' H x 2' W	
	106	May Night Sage Salvia x sylvestris 'May Night'	1 gal.	2' H x 2' W	
	75	Purpleicious Spike Speedwell Veronica spicata 'Purpleicious'	1 gal.	1.5' H x 1.5' W	
SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	NOTES	
GROUND COVERS					
	18	Massachusetts Kinnikinnick Arctostaphylos uva-ursi 'Massachusetts'	4" pot - 36" o.c.	0.5' H x 2' W	
	70,243 sf	Bark Mulch	---		
	57	Purple Creeping Phlox Phlox subulata 'Atropurpurea'	4" pot - 30" o.c.	0.5' H x 2' W	
	74,088 sf	RTF Sod	---		
	40	Bowles Periwinkle Vinca minor 'Bowles'	1 gal. - 36" o.c.	0.5' H x 3' W	

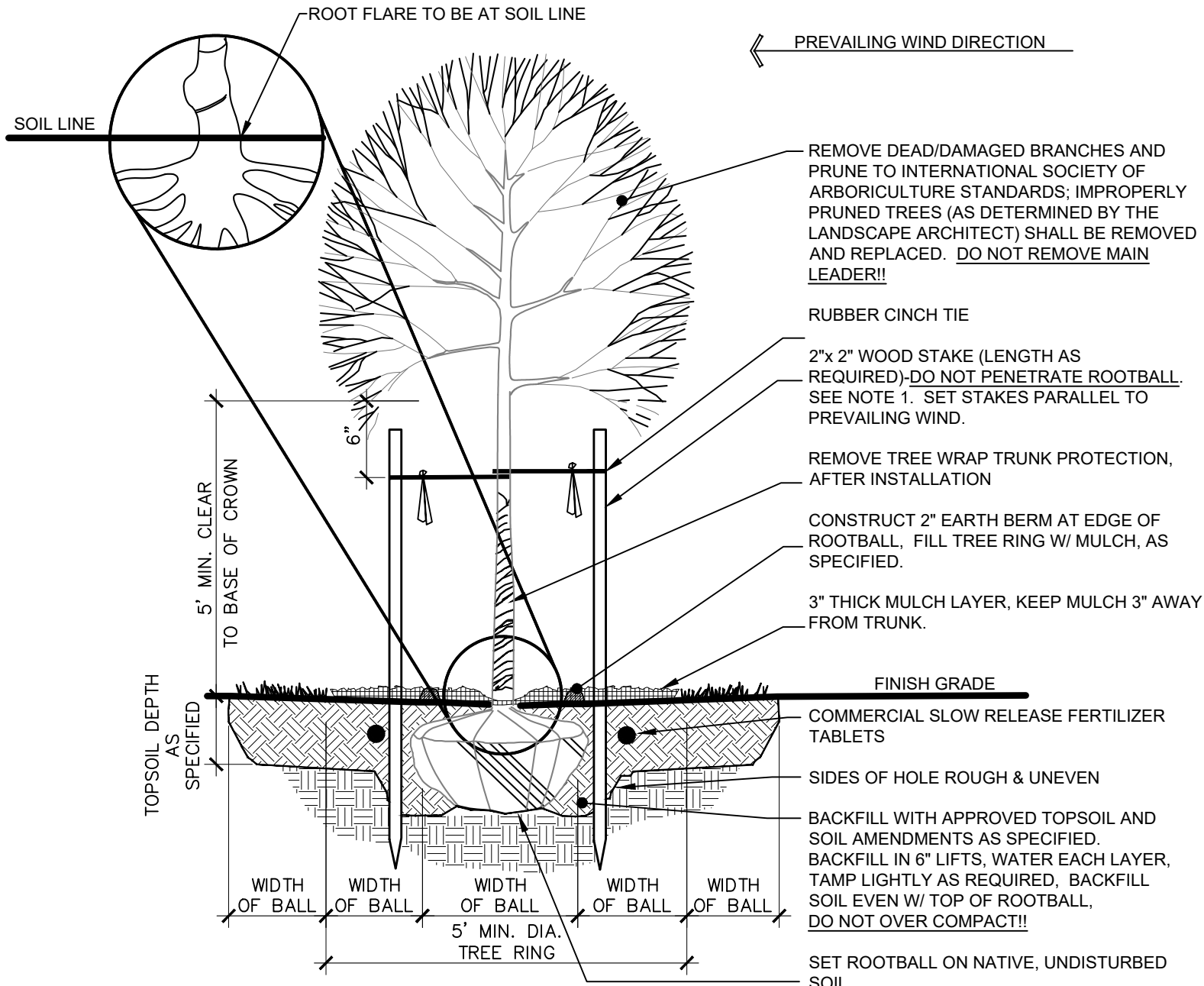


NOTES:

1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION.
3. CLEAN BOULDERS OF SOIL AND LOOSE DEBRIS.
4. WHEN PLACING BOULDERS, BURY 1 TO 3 OF BOULDER BELOW FINISH GRADE.
5. DO NOT SCAR OR DAMAGE BOULDERS.
6. WHEN GROUPING BOULDERS, DISTRIBUTE SIZES EVENLY (I.E., IN A GROUP OF (6), (2) WILL BE LARGE, (2) WILL BE MEDIUM, AND (2) WILL BE SMALL).

1 BOULDER INSTALLATION

NOT TO SCALE

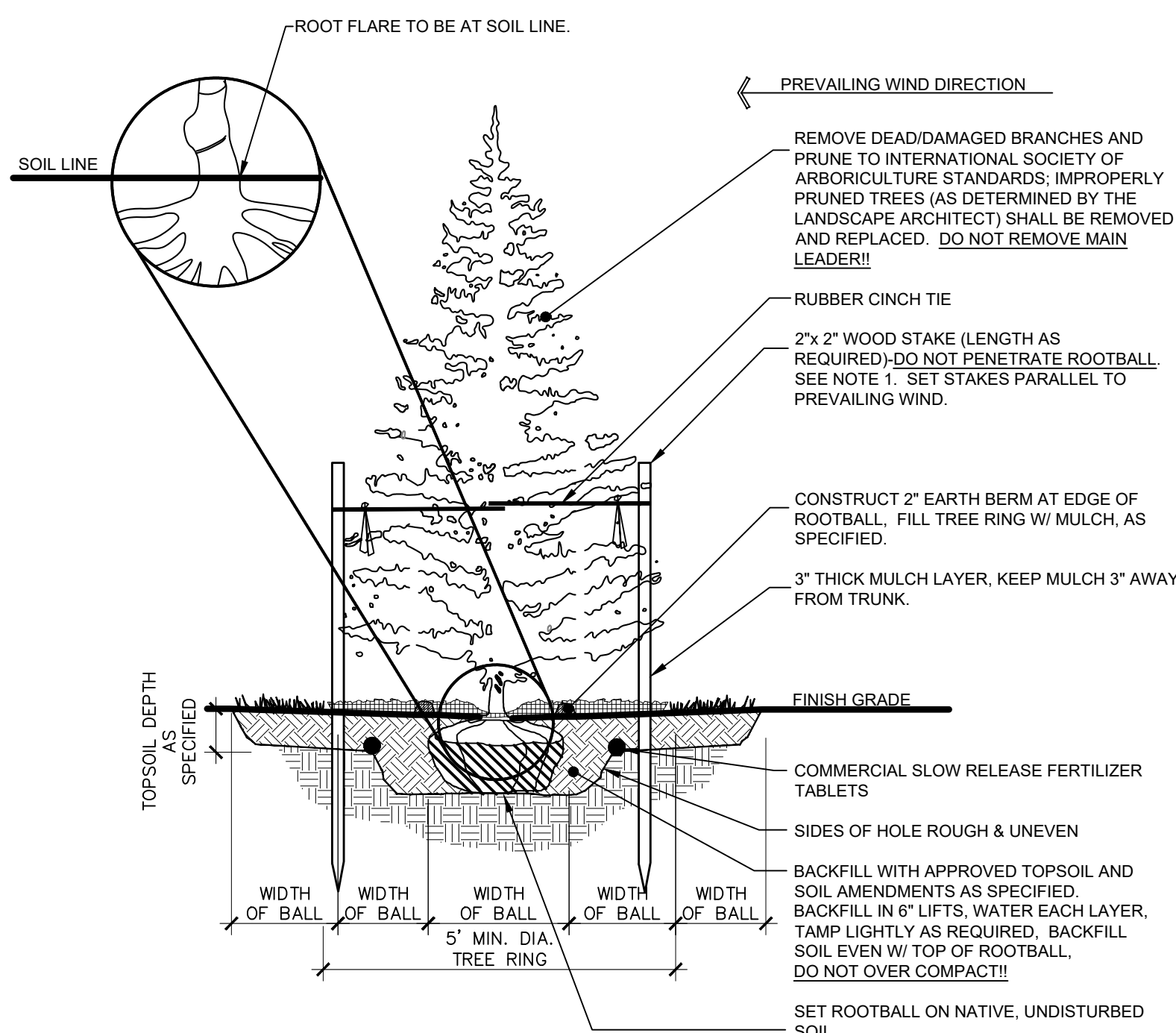


NOTES:

1. REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP ¼ OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
2. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
3. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
4. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
6. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
7. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
8. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

2 DECIDUOUS TREE PLANTING

NOT TO SCALE

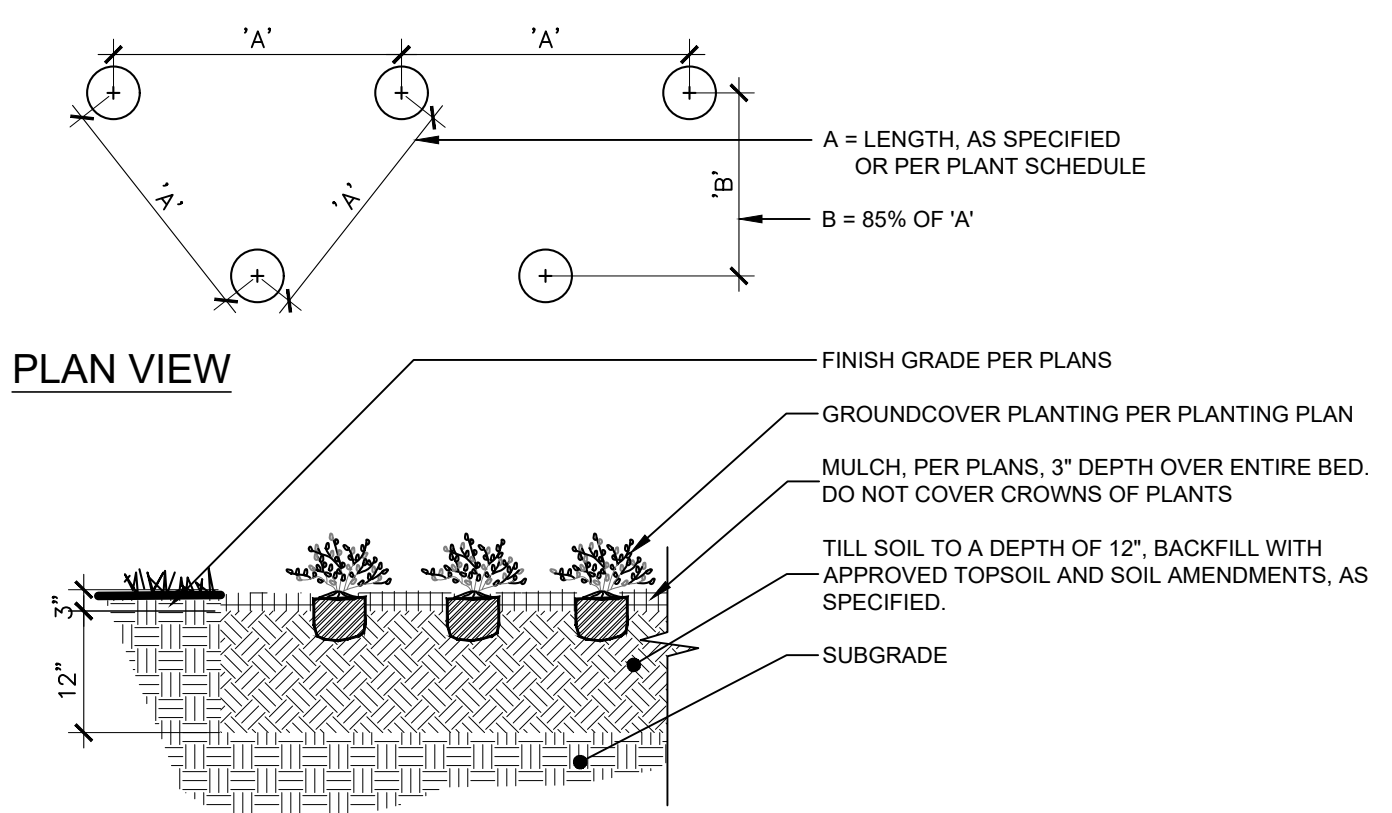


NOTES:

1. REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP ¼ OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
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3. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
4. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
6. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
7. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

3 CONIFEROUS TREE PLANTING

NOT TO SCALE



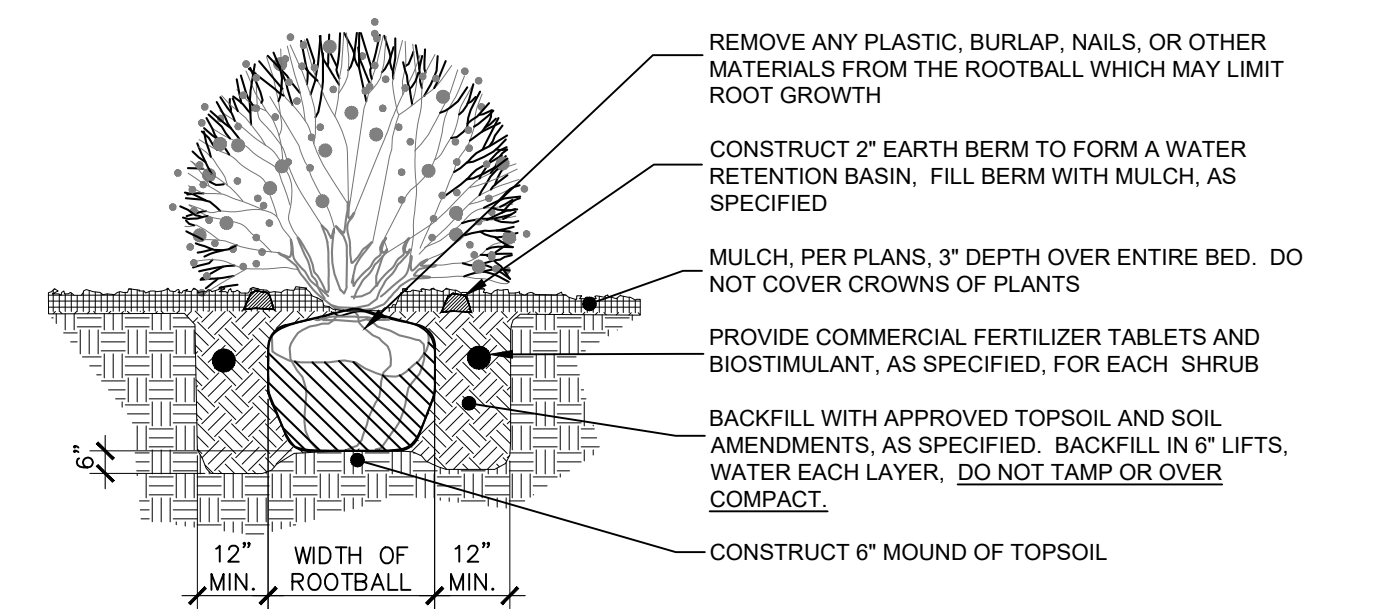
SECTION

NOTES:

1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

4 GROUNDCOVER PLANTING

NOT TO SCALE



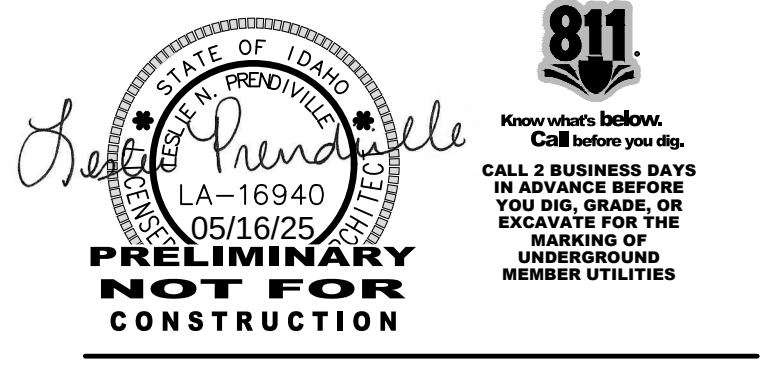
NOTES:

1. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
2. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
3. THIN BRANCHES AND FOLIAGE BY ½.
4. DO NOT CUT LEADERS TO RETAIN NATURAL SHRUB SHAPE.
5. FOR CONTAINER GROWN PLANTS THAT ARE ROOTBOUND, SPLIT THE ROOTBALL WITH 3 EQUAL SPACED VERTICAL CUTS.

5 SHRUB PLANTING

NOT TO SCALE

NO.	REVISION/ISSUE	DATE

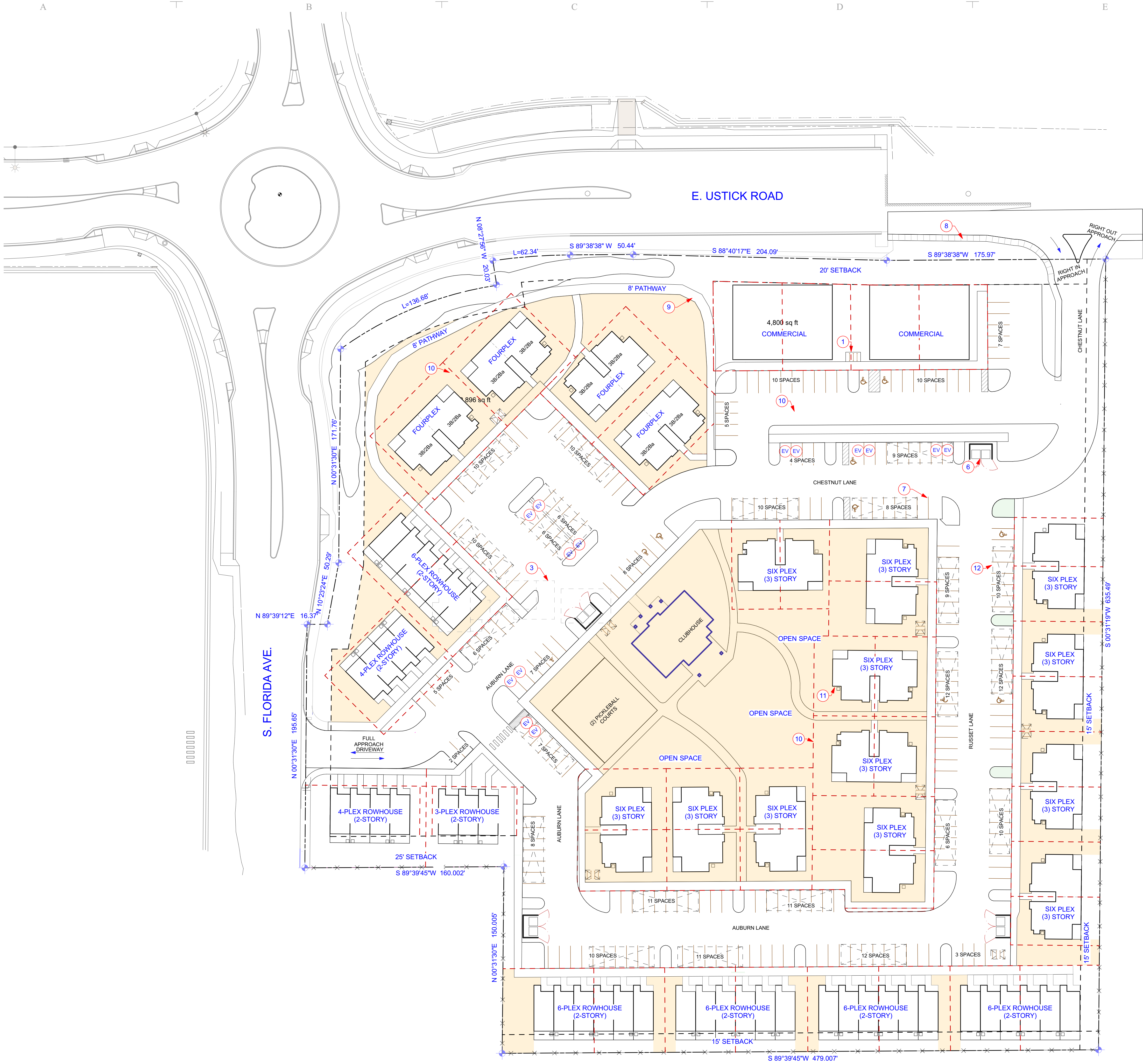


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4125 S. FLORIDA AVE.
CALDWELL, IDAHO
SPECIAL USE PERMIT

PLANT SCHEDULE

PROJECT	22072	SHEET
DATE	05/16/25	L1.6
DRAWN BY	LP	CHECKED BY
	LP	

AGENCY REVIEW



LAND AREA 8.5334 ACRES (371714.904 SF)

- MINIMUM REQUIRED 10% OF GROSS LAND AREA: 37,46
- COMMON GRASSY AREA: 10,000 SF
 - OPEN SPACE PER DWELLING UNIT:
 - (112) 2-bedroom units at 250 SF/unit= 28,000 SF
 - (16) 3-BEDROOM UNITS at 350 SF/UNIT = 5600 SF

TOTAL REQUIRED: 81,062 SF
TOTAL PROVIDED= 93,303 SF

COMMON OPEN SPACE
93,300 SF (115%)

Open Space Percentage

SCALE: 1" = 40'

MARK	DATE	DESCRIPTION

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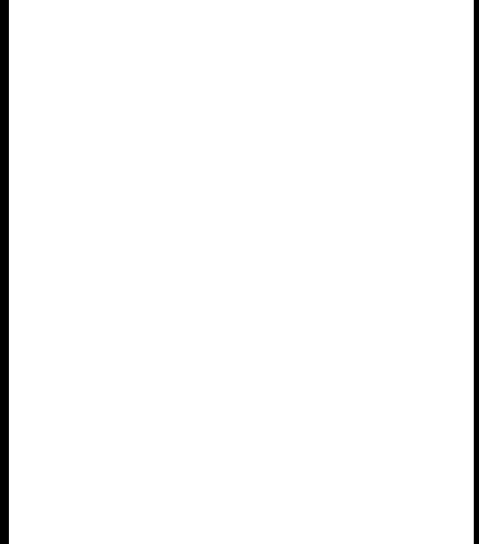
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Multifamily/Mixed-Use Development

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SHEET TITLE

Open Space
Percentage

A-0.03



Front Elevation

1



Side Elevation

4



Side Elevation

3



Rear Elevation

2



Perspective

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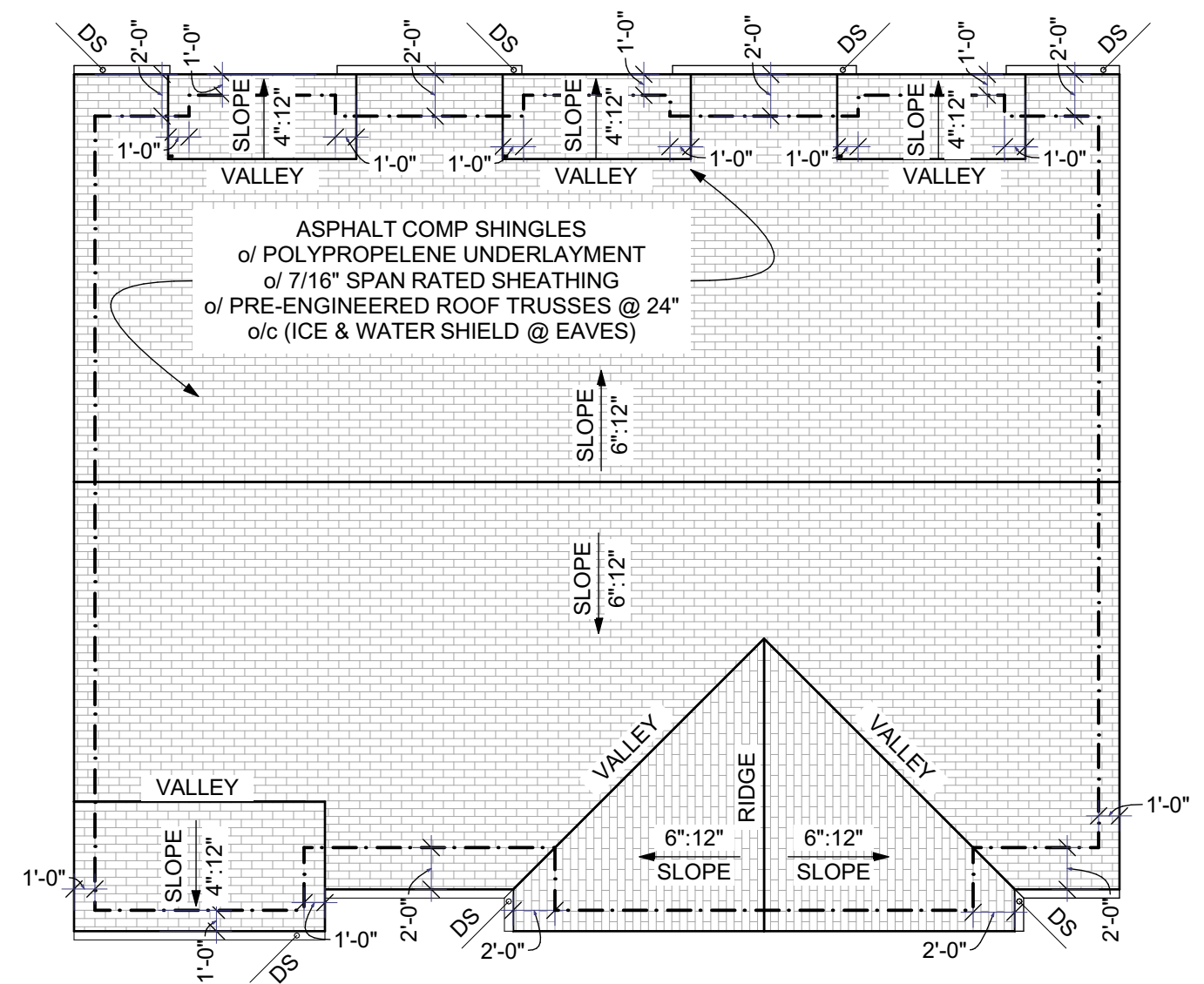
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Ustick Rd & Florida Ave

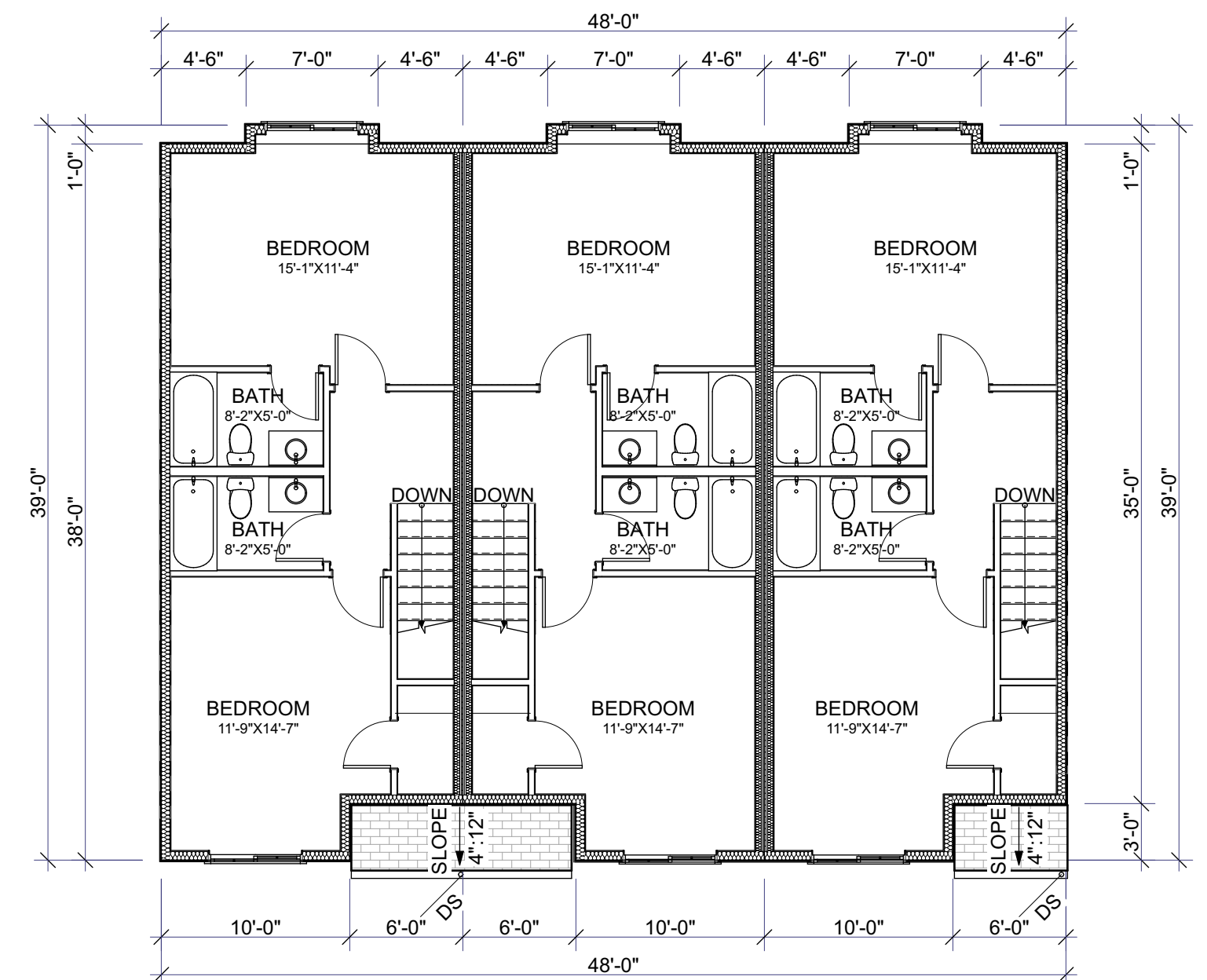
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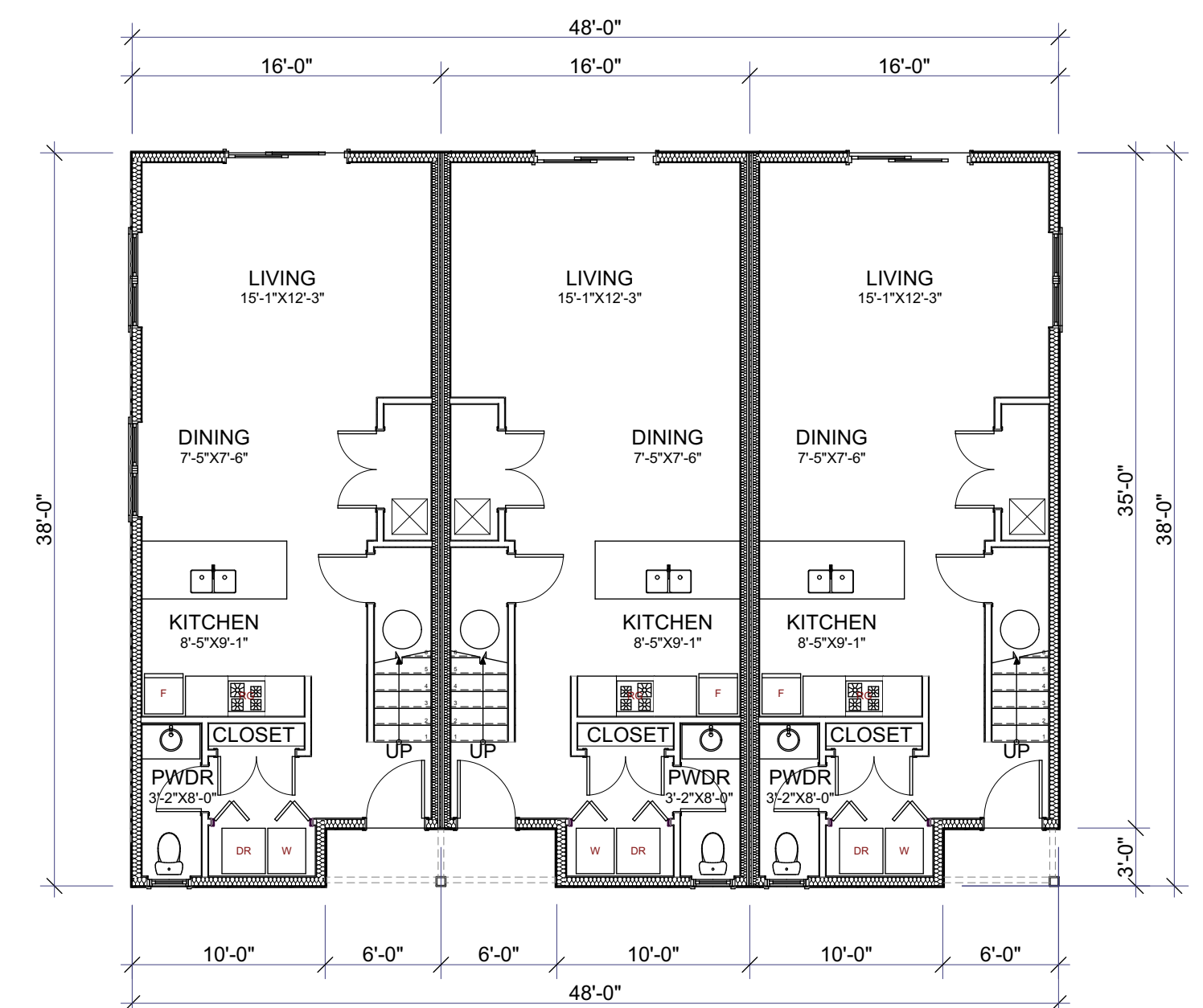
SHEET TITLE
3-PLEX TOWNHOME ELEVATIONS A-2.05



ROOF PLAN 3 Plex



UPPER FLOOR PLAN 3 PLEX



MAIN FLOOR PLAN 3 PLEX

[illegible]

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SHEET TITLE

3-PLEX

TOWNHOME

FLOOR PLAN

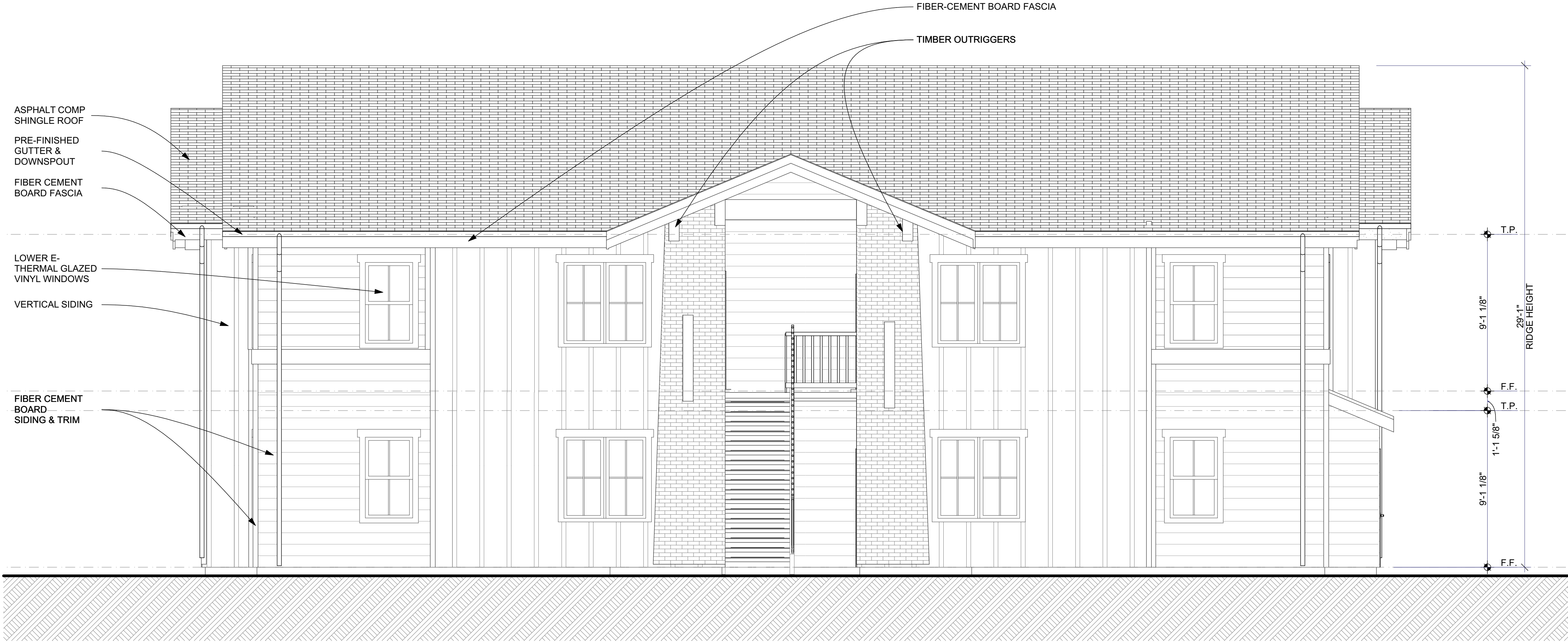
FLOOR PLAN
A-105

A-1.05

[illegible]



PERSPECTIVE
SCALE: 1:125.26



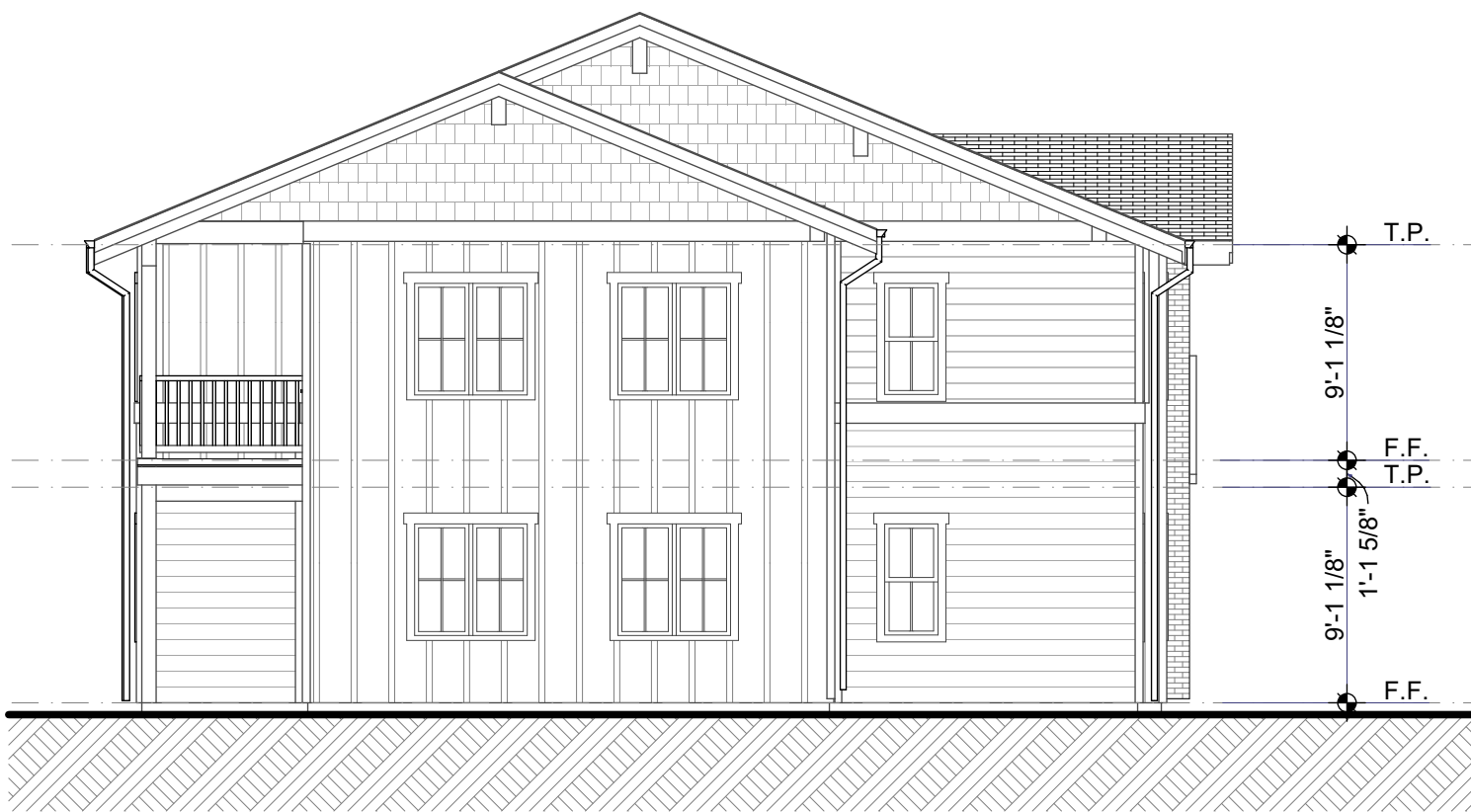
Front Elevation
SCALE: 1/4" = 1'-0" 4



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



Rear Elevation
SCALE: 1/8" = 1'-0" 3



Side Elevation
SCALE: 1/8" = 1'-0" 2

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SHEET TITLE
4-PLEX
ELEVATIONS
A-2.01



Front Elevation

1



Side Elevation

4



Side Elevation

3



Rear Elevation

2



4 plex TH Perspective

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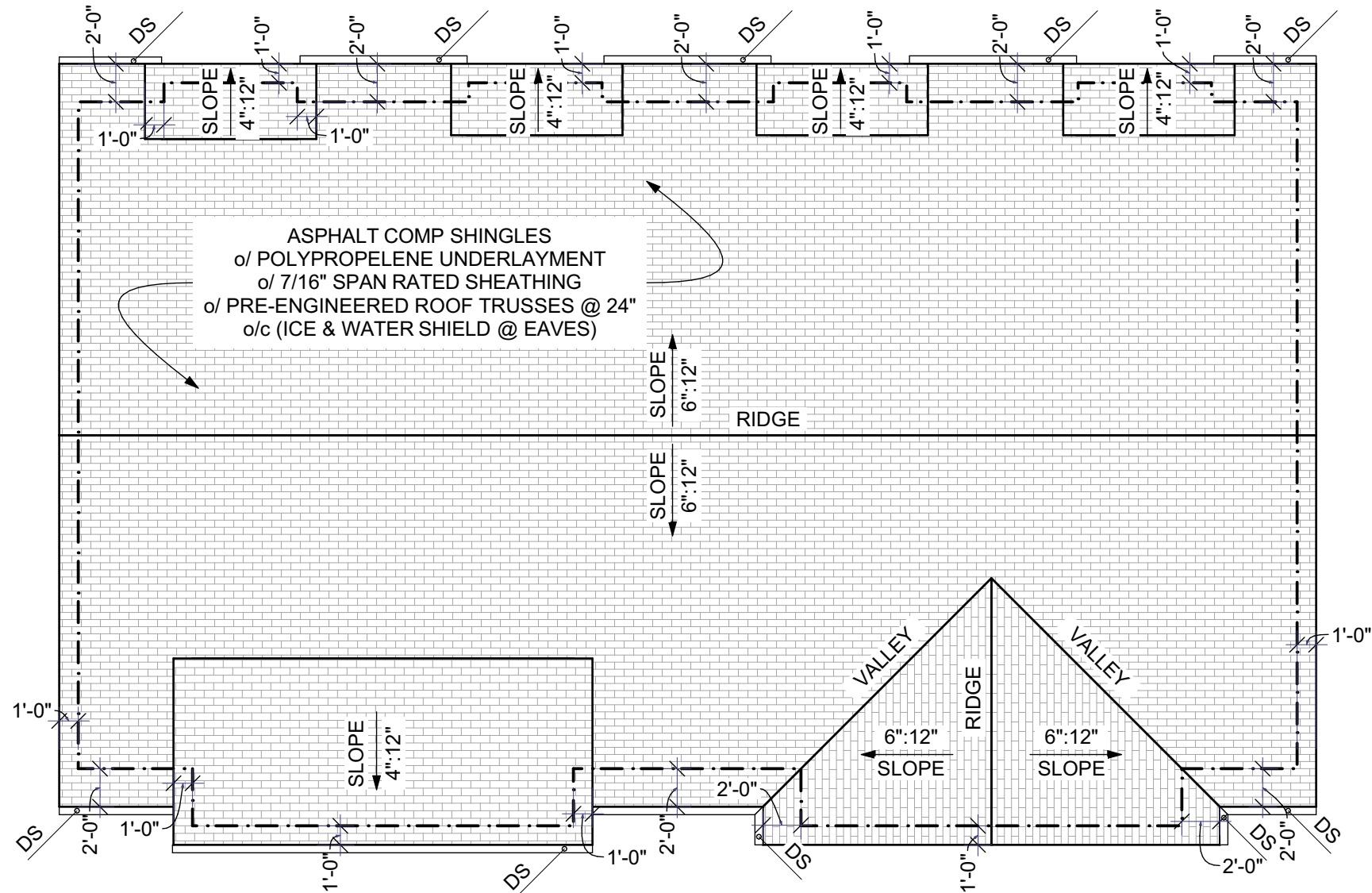
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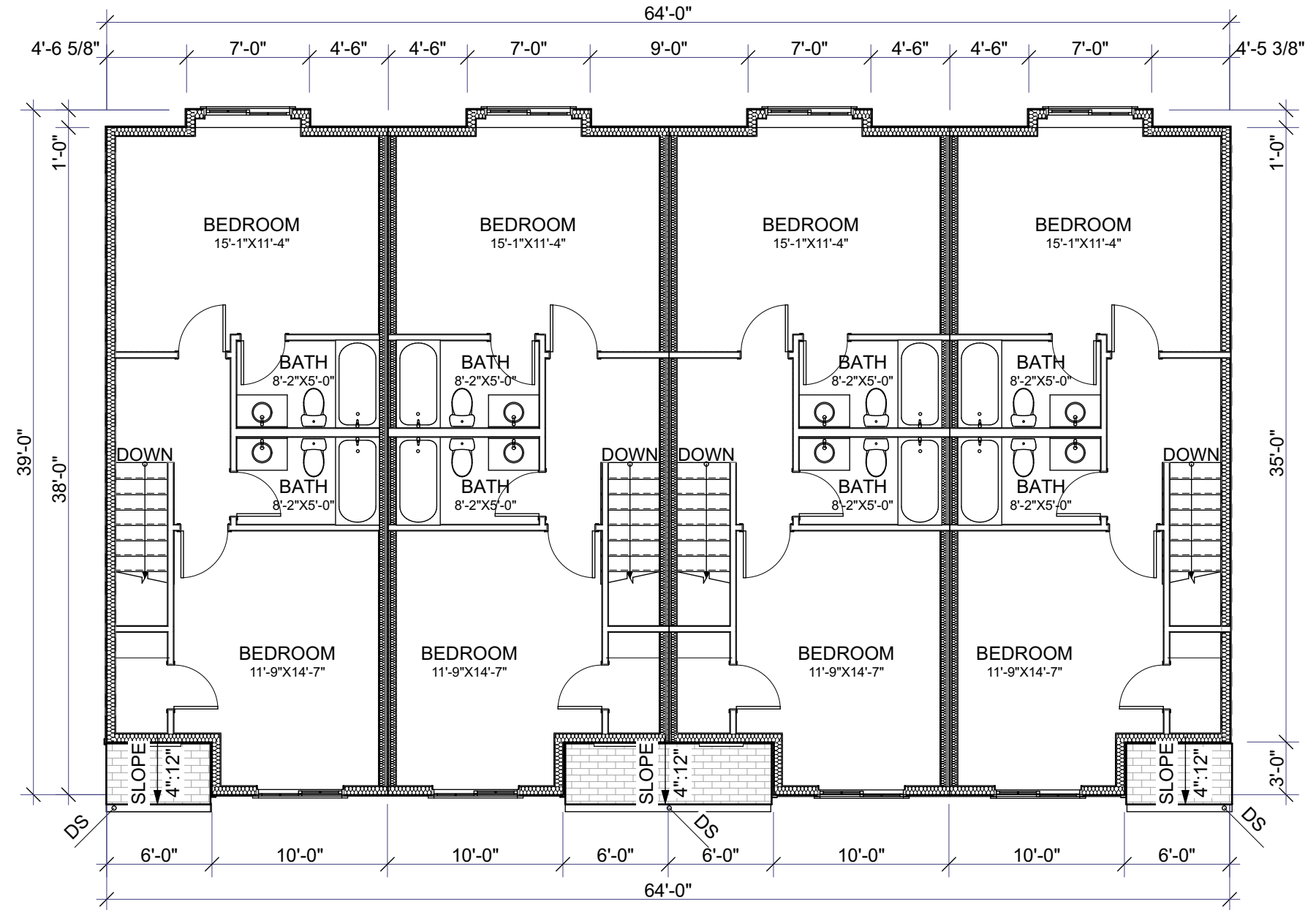
SHEET TITLE

4-PLEX
TOWNHOME
ELEVATIONS
A-2.04



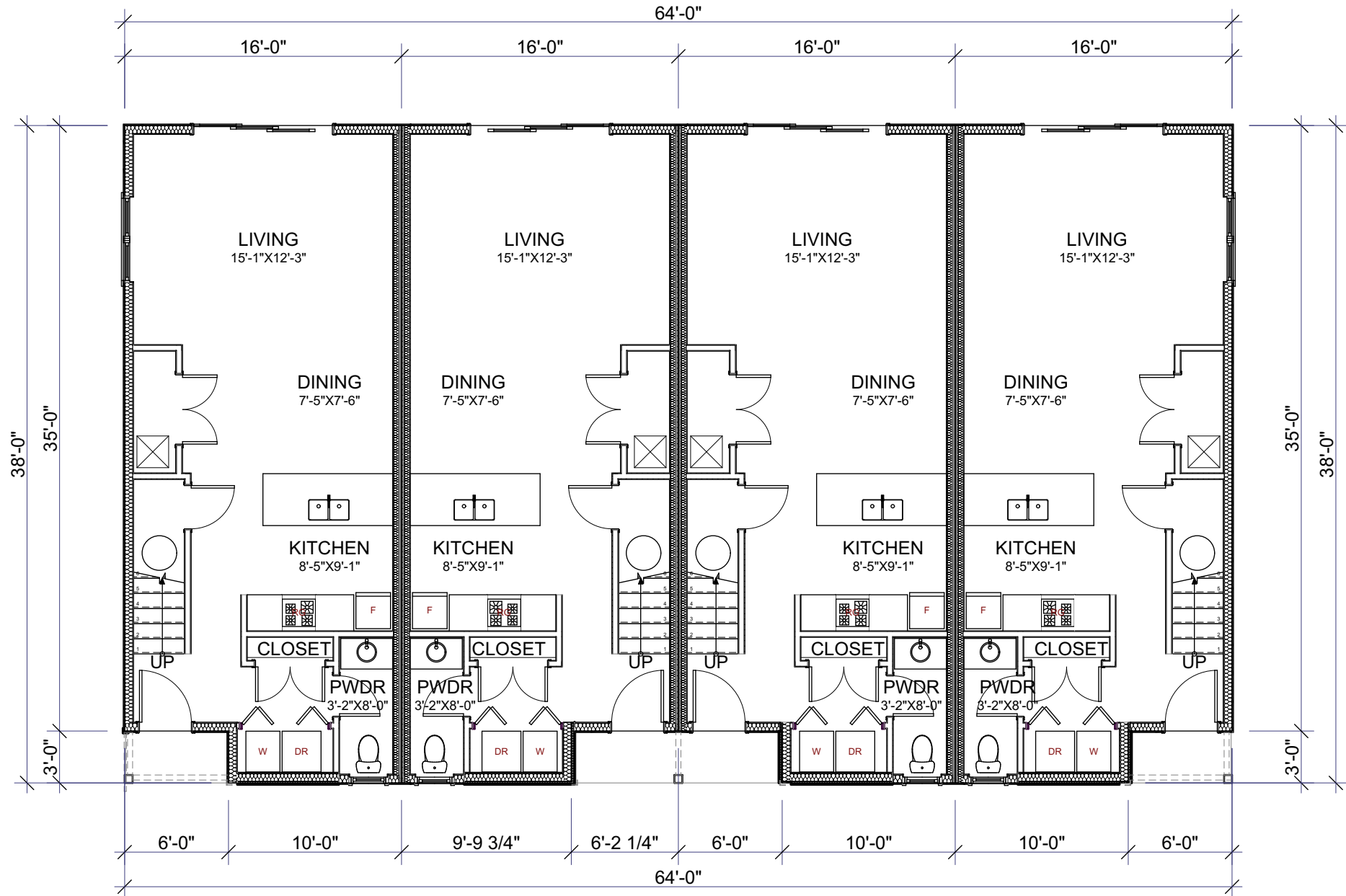
ROOF PLAN

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



UPPER FLOOR PLAN

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



MAIN FLOOR PLAN

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

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SHEET TITLE

4-PLEX
TOWNHOME
FLOOR PLAN
A-1.04

A B C D E F

1

2

3

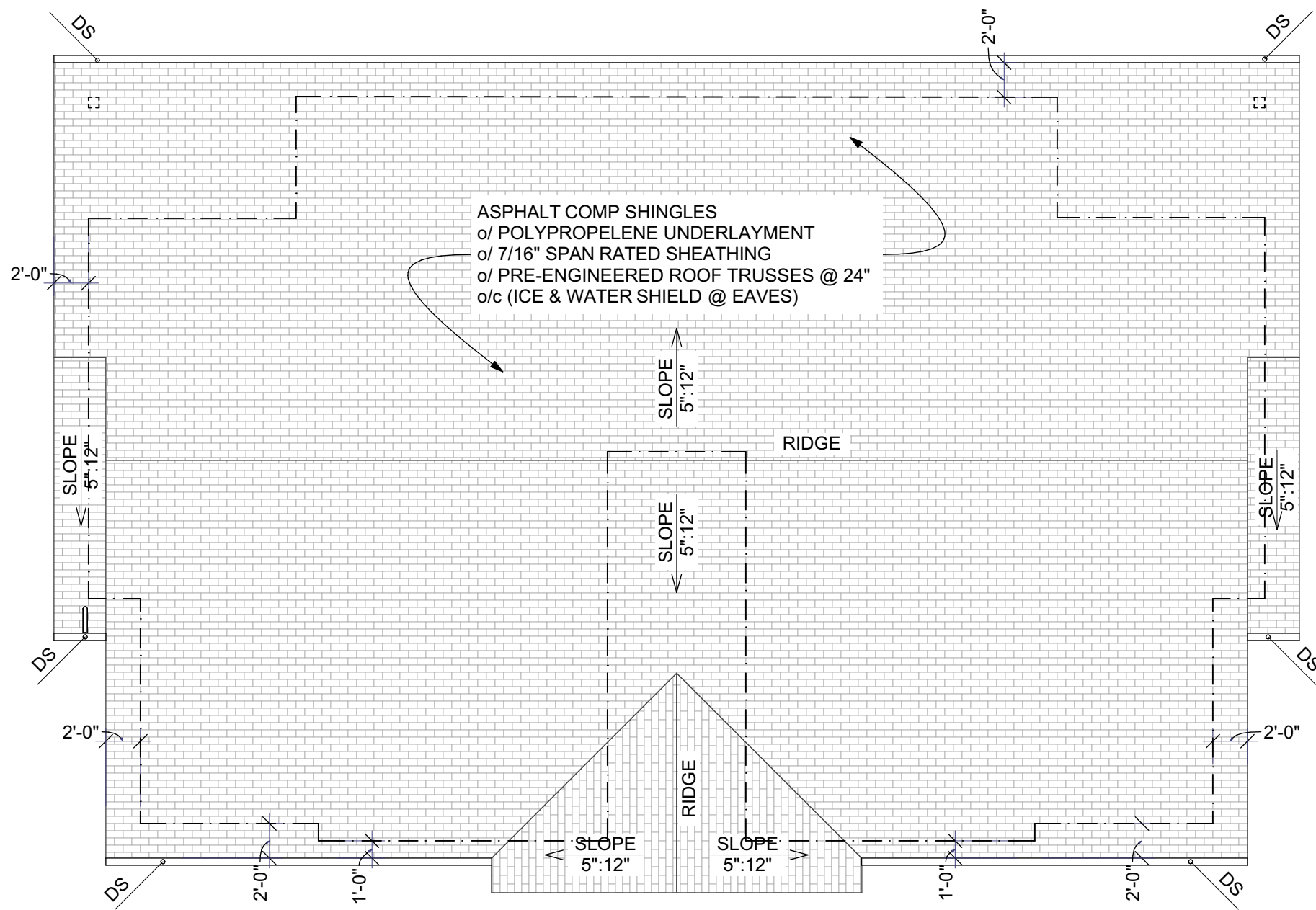
4

5



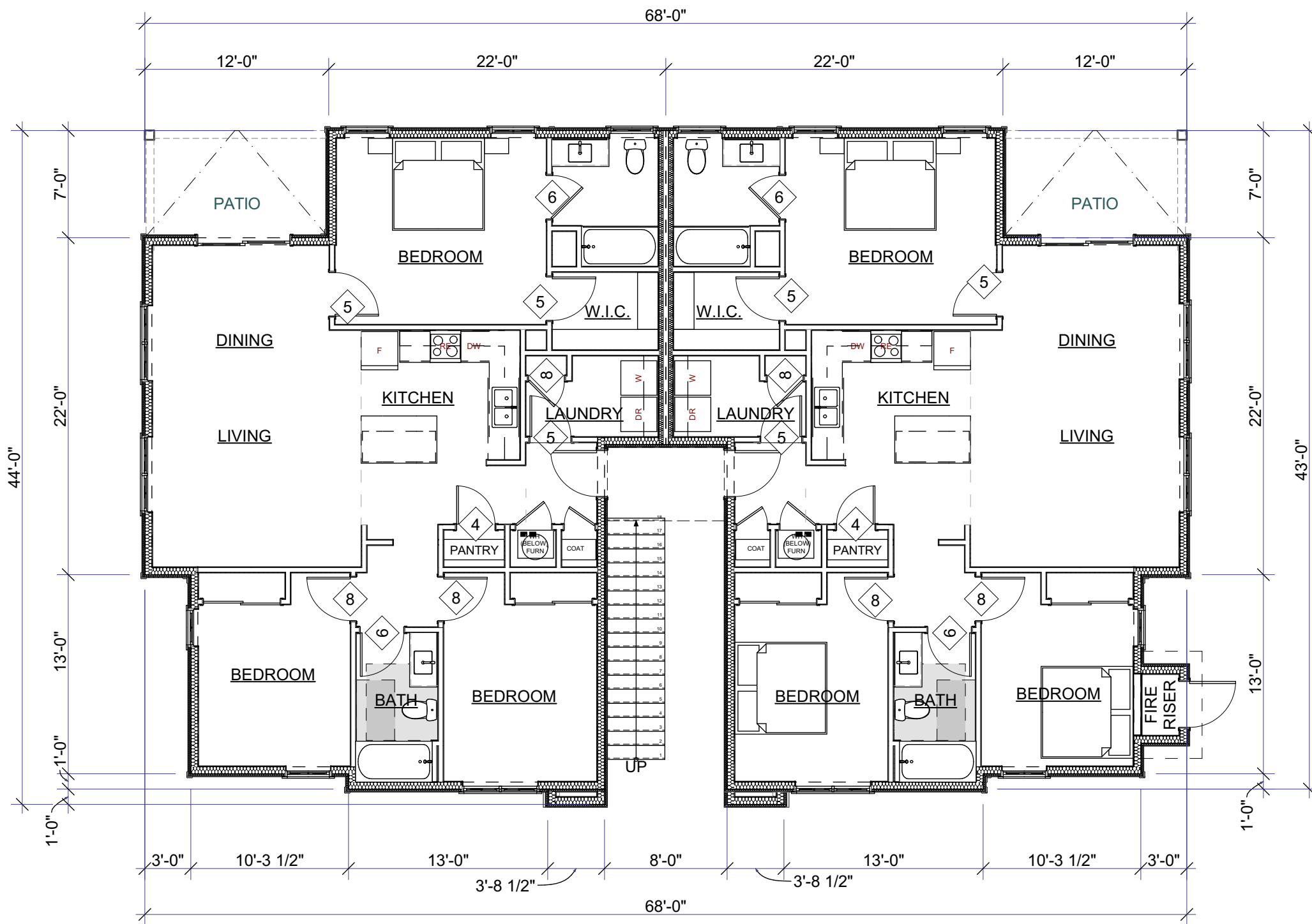
UPPER FLOOR PLAN

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



ROOF PLAN

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



MAIN FLOOR PLAN

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

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SHEET TITLE

4-PLEX FLOOR PLAN

A-1.01



Front Elevation 1



Side Elevation 3



Side Elevation 4



Rear Elevation 2



6-plex TH Perspective

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SHEET TITLE	

6-PLEX
TOWNHOME
ELEVATIONS
A-2.03



6 Plex Apartment Perspective

5

Front Elevation

SCALE: 1/4" = 1'-0"

1

Side Elevation

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

2

Side Elevation

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

3

Rear Elevation

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

4

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6-PLEX
ELEVATIONS

A-2.02



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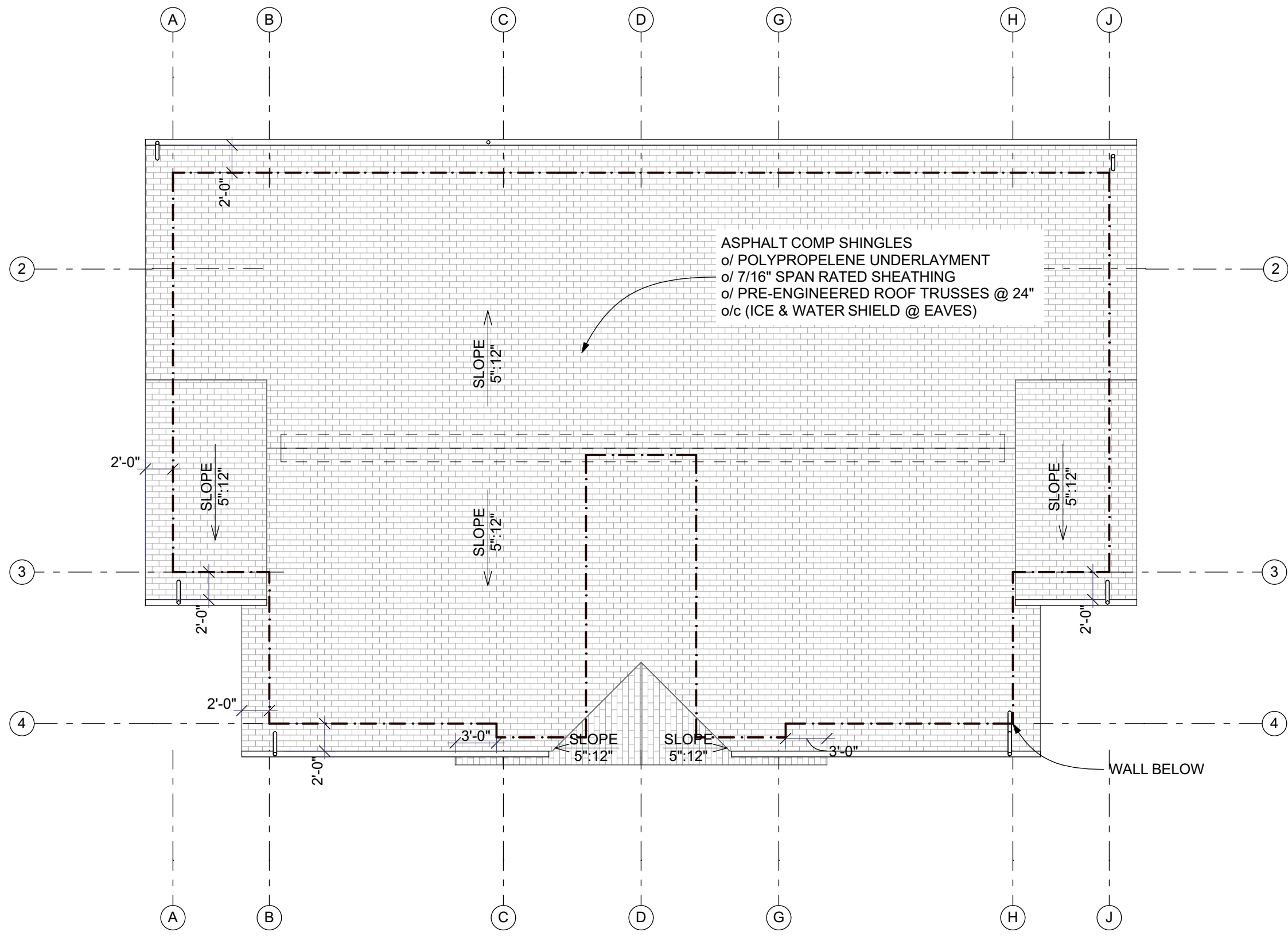
SHEET TITLE

6-PLEX

TOWNHOME

EL OOR PLAN

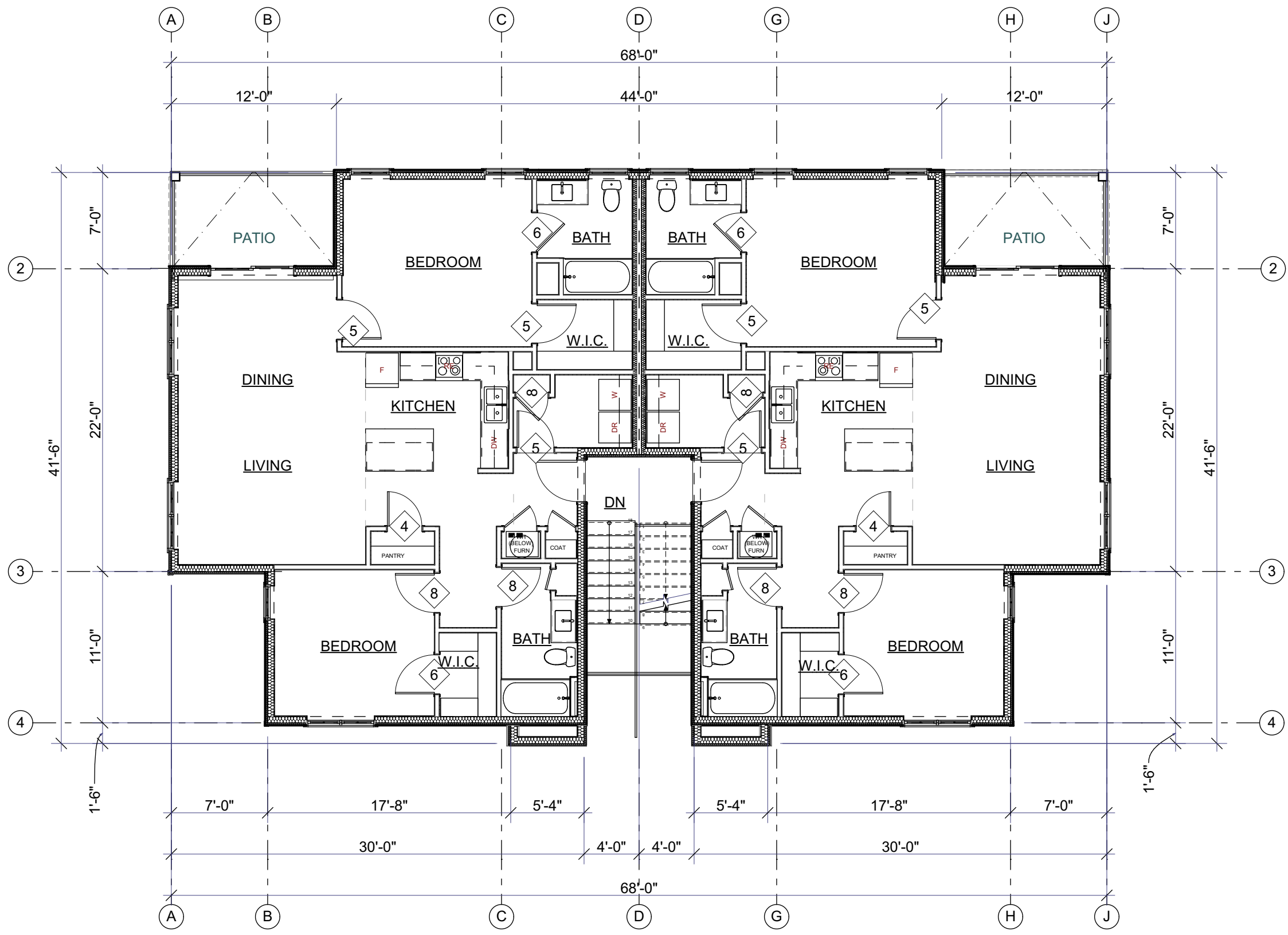
A-1.03



ROOF PLAN

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

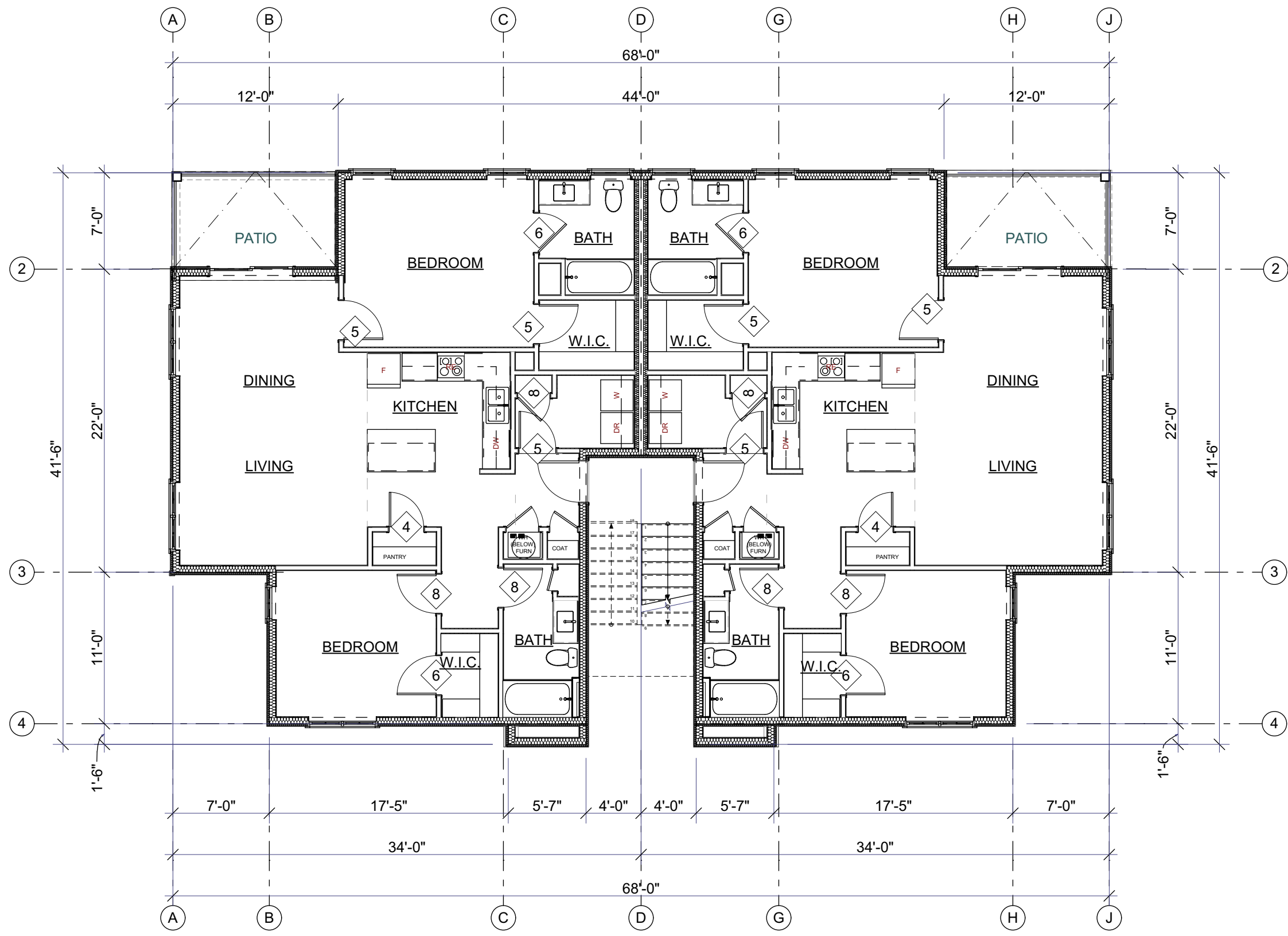
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THIRD FLOOR PLAN

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

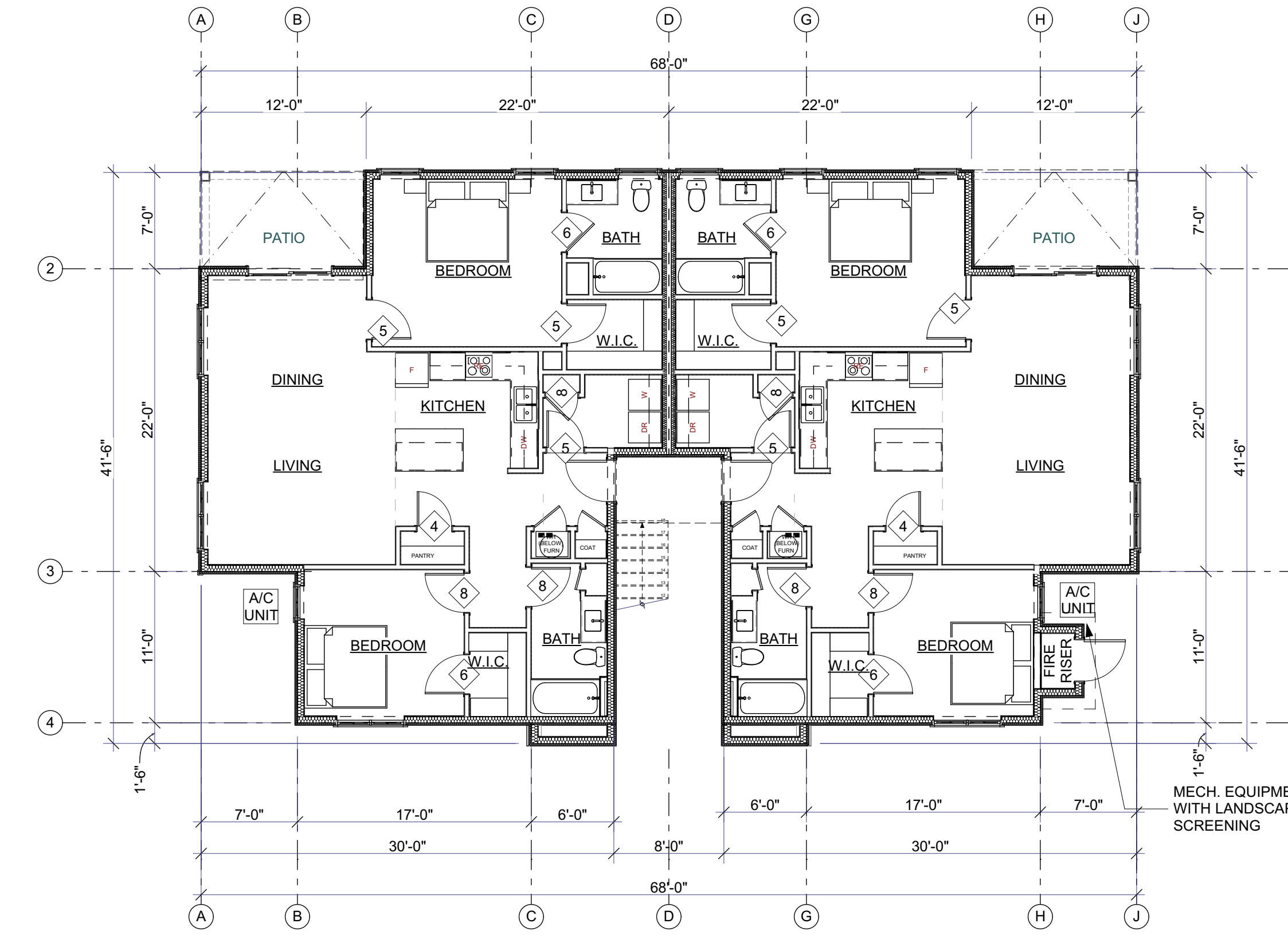
3



Second Floor Plan

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

2



MAIN FLOOR PLAN

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

1

MARK	DATE	DESCRIPTION

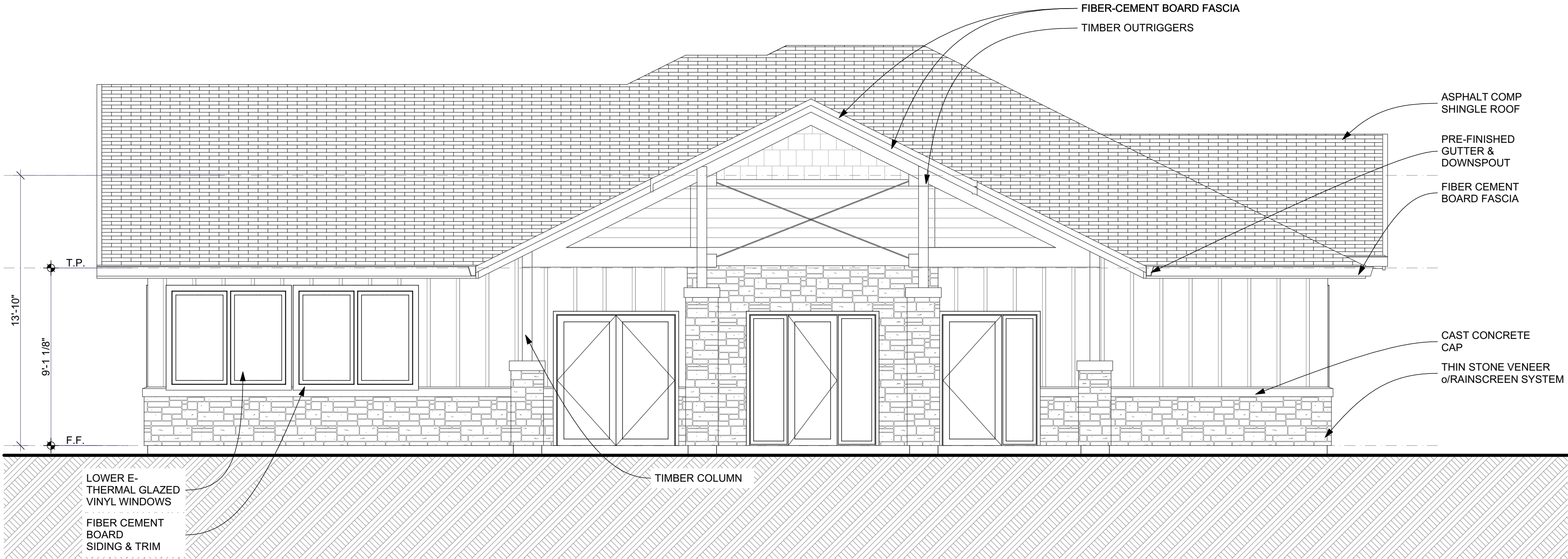
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SHEET TITLE
6-PLEX FLOOR
PLAN

A-1.02



Front Elevation

SCALE: 1/4" = 1'-0"



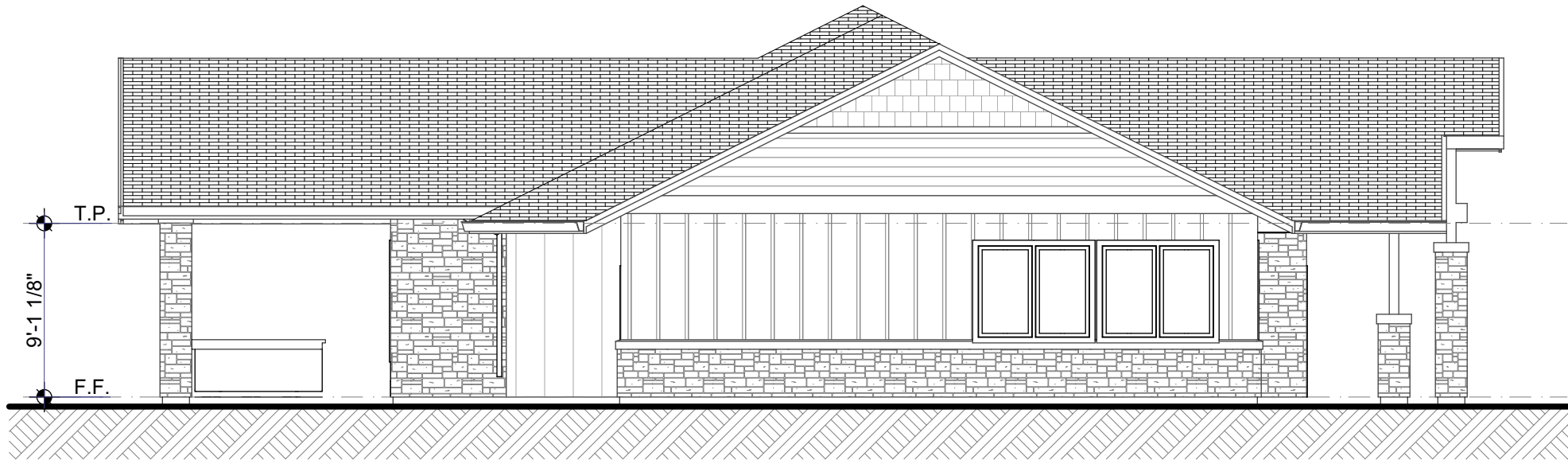
Rear Elevation

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



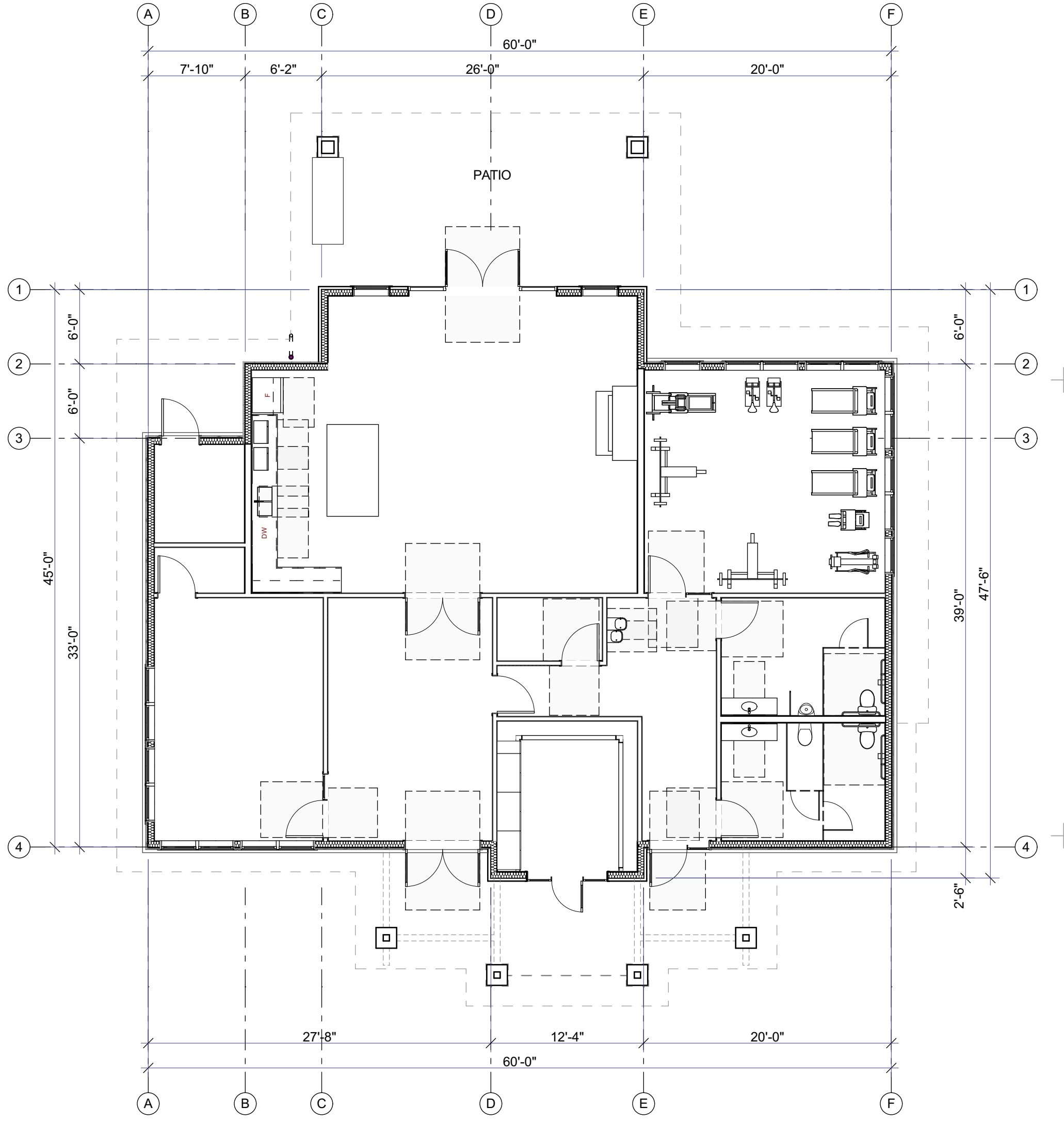
Side Elevation

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



Side Elevation

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



Floor Plan

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



Generic Perspective

SCALE: 1:158.10

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SHEET TITLE
Clubhouse Plan & Elevations

A-1.06

COPPER POINTE MULTIFAMILY MATERIAL BOARD

NOTE: COLOR TO BE ALTERNATED IN EVERY BUILDING TYPE



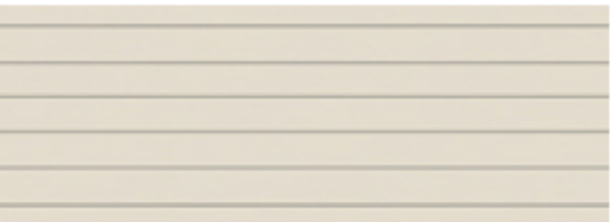
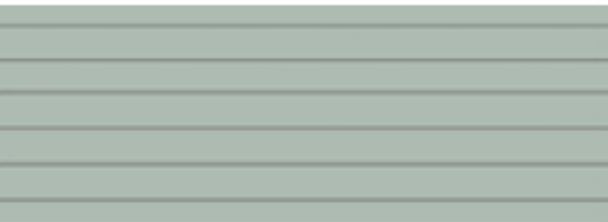
COLOR SCHEME 1

SW 7543 AVENUE TAN

SW 6212 QUIETUDE

SW 9169 CHATURA GRAY

SW 6070 HERON PLUME



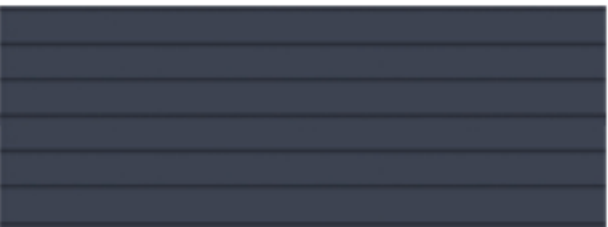
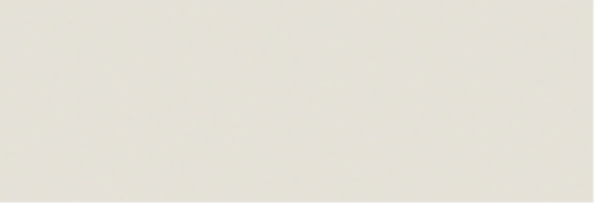
ROOFING SHINGLE CERTAINTED
MAX DEF EXPRESO

COLOR SCHEME 2

SW 6073 PERFECT GREIGE

SW 2739 CHARCOAL BLUE

SW 7690 TOWNHALL TAN



ROOFING SHINGLE CERTAINTED
MAX DEF EXPRESO

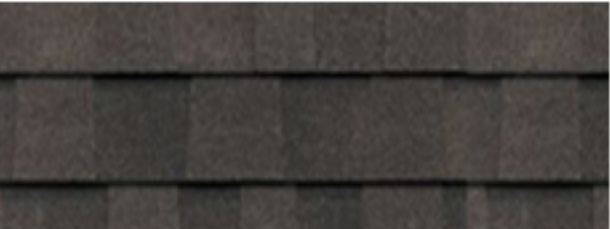
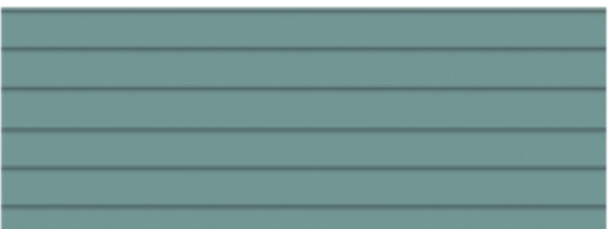
COLOR SCHEME 3

SW 7568 NEUTRAL GROUND

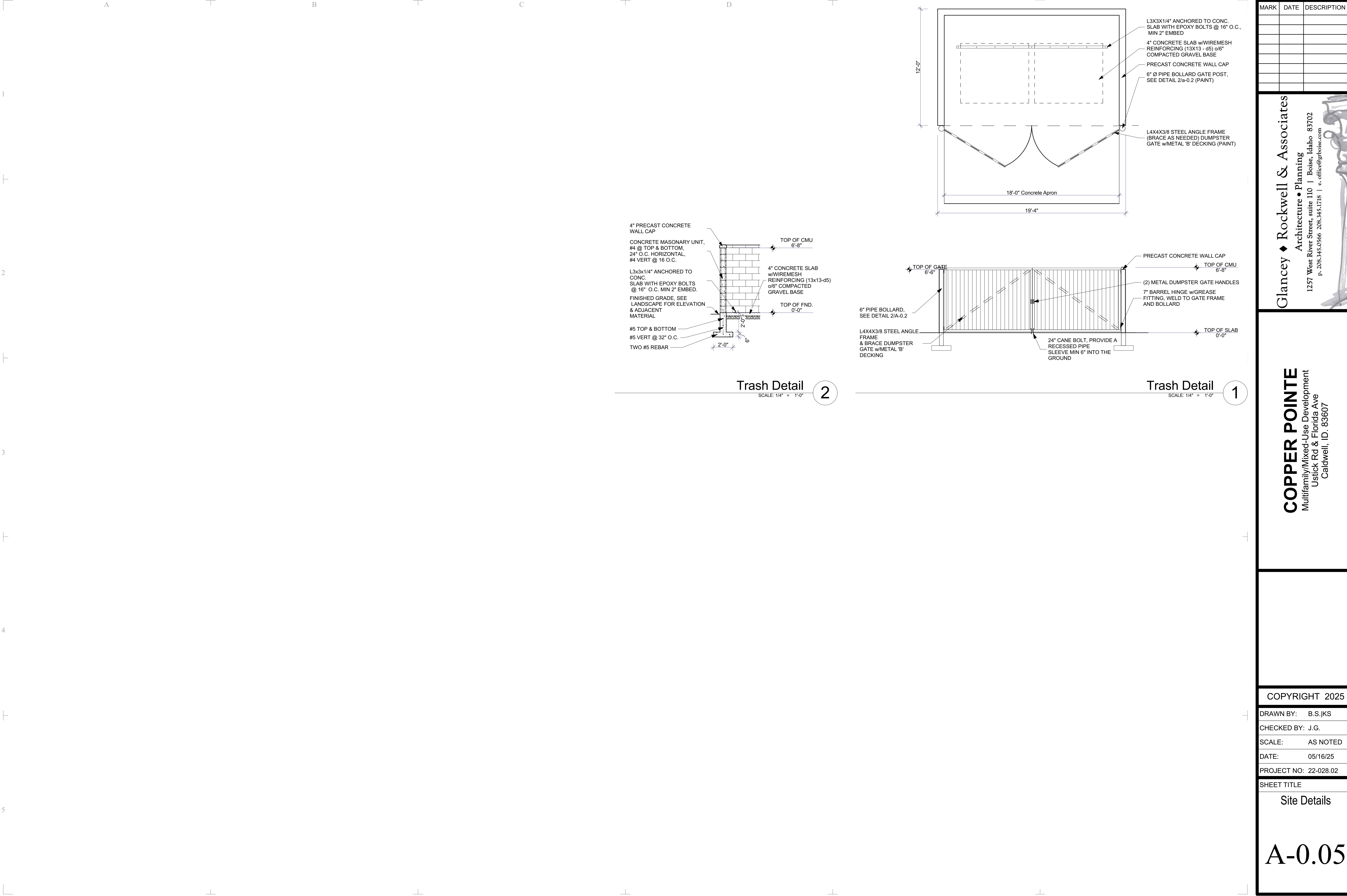
SW 0020 PEACOCK PLUME

SW9126 HONED SOAPSTONE

SW 6070 HERON PLUME



ROOFING SHINGLE CERTAINTED
MAX DEF EXPRESO



Trash Detail

SCALE: 1/4" = 1'-0"

2

Trash Detail

SCALE: 1/4" = 1'-0"

1

MARK	DATE	DESCRIPTION

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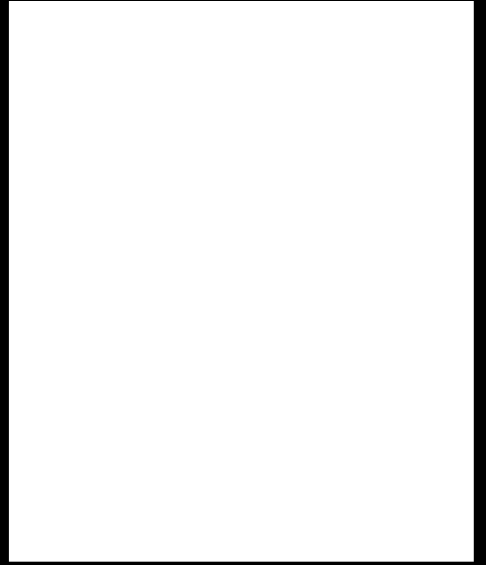
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SHEET TITLE

Site Details

A-0.05

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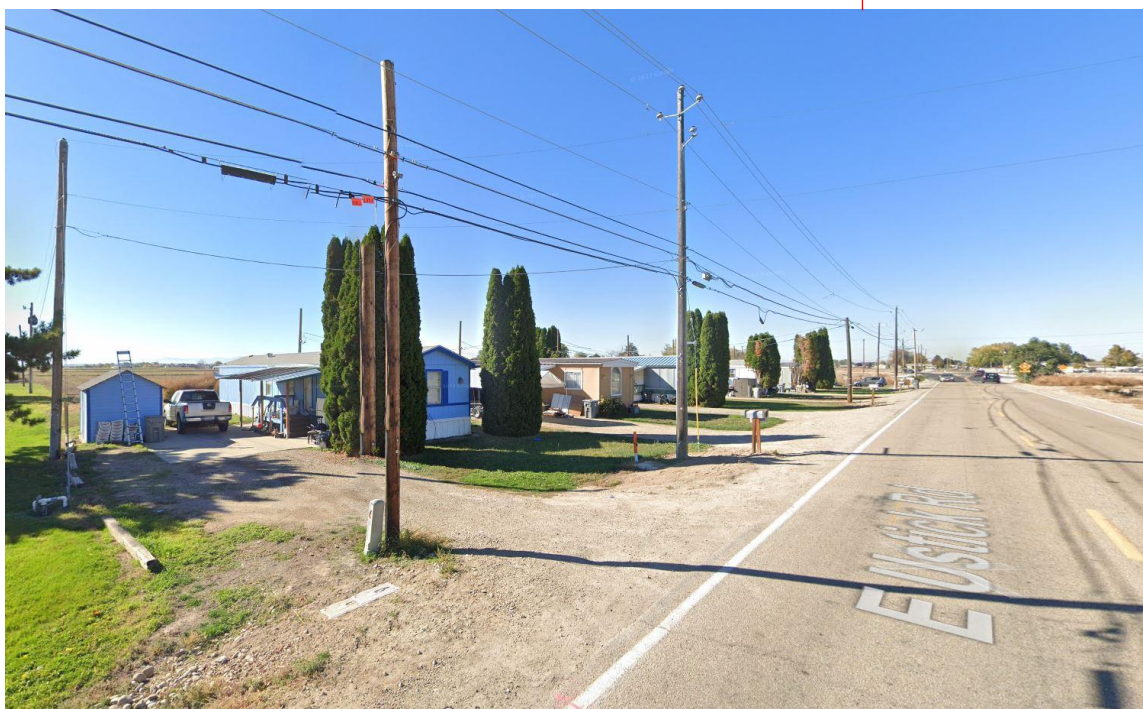
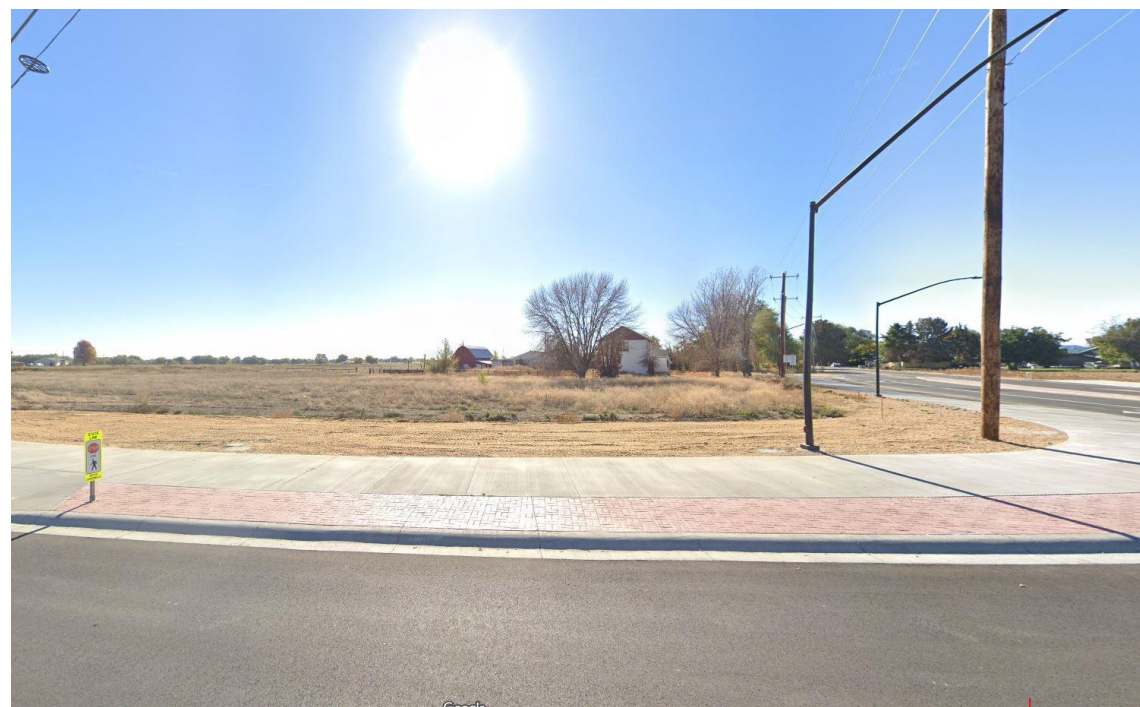
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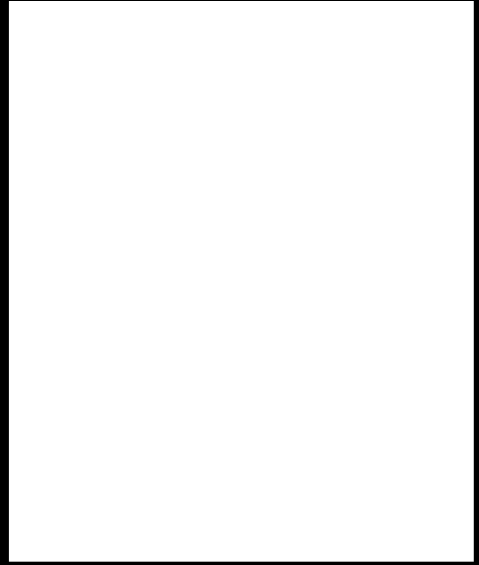
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DATE: 05/16/25
PROJECT NO: 22-028.02
SHEET TITLE

Site & Surroundings

A-0.04