

**Type of Review Requested (check all that apply)**

- Annexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- De-Annexation
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary
- Plat Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other PUD

**STAFF USE ONLY:**

File number(s): PUD-19-01

Project name: Hampshire Place Sub

Date filed: 4/17/19 Date complete: \_\_\_\_\_

Related files: \_\_\_\_\_

**Subject Property Information**

R0410, R04097

Address: 2424 E. Beech St. Parcel Number(s): R0409900000; R0409600000

Subdivision: N/A Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 5.86 Zoning: R2

Prior Use of the Property: Vacant

Proposed Use of the Property: Single-family residential

**Applicant Information:**

Applicant Name: J-U-B Engineers Phone: 208.376.7330

Address: 250 S. Beechwood Ave. City: Boise State: ID Zip: 83709

Email: wshrief@jub.com Cell: 208.559.1760

Owner Name: J-U-B Engineers Phone: 208.376.7330

Address: 250 S. Beechwood Ave. City: Boise State: ID Zip: 83709

Email: bsmith@jub.com Cell: 208.376.7330

Agent Name: (e.g., architect, engineer, developer, representative) J-U-B Engineers/Scott Wonders

Address: 250 S. Beechwood Ave. City: Boise State: ID Zip: 83709

Email: swonders@jub.com Cell: 208.376.7330

**Authorization**

Print applicant name: Wendy Shrief, AICP

Applicant Signature: W Shrief Date: 4/17/19



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

PLANNED-UNIT DEVELOPMENT

Project Name: Hampshire Place Subdivision	File #: PUP-19-01
Applicant/Agent: JUB Engineers / Wendy Shrief	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
✓	Completed & signed Hearing Review Master Application	✓
✓	PUD Details Form	✓
✓	Narrative fully describing the proposed use/request	✓
✓	Recorded warranty deed for the subject property	✓
✓	Detailed Site Plan	✓
✓	Preliminary Plat (if applicable)	✓
✓	Signed Property Owner Acknowledgement (if applicable)	✓
✓	Vicinity map, showing the location of the subject property	✓
✓	Traffic Study (if applicable)	—
✓	Landscape Plan (if applicable)	✓
✓	Neighborhood Meeting sign-in sheet	✓
✓	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.	✓
	Fee	✓

**STAFF USE ONLY:**

Date Application Received: 4-17-19

Received by: JW

Proposed Hearing Date: 6-18-19

Hearing Body: PZ

DL



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

SUBDIVISION PRELIMINARY PLAT

Project Name: Hampshire Place Subdivision (PUD)	File #: <u>PUD-19-01</u>
Applicant/Agent: J-U-B Engineers/Wendy Shrief	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
✓	Completed & signed Hearing Review Master Application	✓
✓	Narrative fully describing the proposed use/request	✓
✓	Recorded warranty deed for the subject property	✓
✓	Preliminary Plat	✓
✓	Landscape Plan	✓
✓	Vicinity map	✓
N/A	Traffic Study (if applicable)	
✓	Neighborhood Meeting sign-in sheet	✓
✓	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	✓
✓	Fee	✓

**Total # Lots**

Residential: 39 Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_ Common: 8

Phased Project:  Yes  No If "yes", Phase #: 2 Total Acreage: 5.86

Min. Lot Size (excluding common lots): 3,581 Max. Lot Size (excluding common lots): 4,883

Avg. Lot Size (excluding common lots): 3,860 % Useable Open Space: 10.0%

List all types of useable open space: Basketball court, gazebo and BBQ area, playground

**STAFF USE ONLY:**

Date Application Received: 4-17-19

Received by: JW

Proposed Hearing Date: 6-18-19

Hearing Body: PZ



Project Name: Hampshire Place Subdivision	File #: <u>PUD-1901</u>
Applicant/Agent: J-U-B Engineers/Wendy Shrief	

**Planned Unit Development (PUD) Information**

Total Acreage: 5.86      Zoning: R2      Phased Project:  Yes  No      If yes, # of phases: 2

List all proposed uses: Single-family residential

If residential is proposed: Total # of dwelling units: 39      Proposed Density: 6.6SDU/Ac.

List all types of proposed housing units: Single-family residential

**PUD Required Details**

PUD must be consistent with one or more of the following. Mark all that apply and provide a detailed explanation.

Offers a maximum choice of living environments by allowing a variety of housing and building types  
Proposed development will offer Caldwell residents high quality, compact, multi-story single family homes

Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use  
N/A

Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation  
The proposed layout and housing types were designed to capitalize on the small size of the subject property.

The layout will utilize the existing contours of the property.

Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes  
The small property size of the subject property would make it unfeasible to develop the property as a large lot subdivision due to the costs of developing roadways and infrastructure.

Encourages infill development that contributes a compatible design to the existing neighborhood  
The proposed single family residential homes will be compatible with the existing single family residential uses in the area.

*AM*

PUD's shall incorporate imaginative or unique concepts, innovations and designs. List in detail those elements:

A first-rate amenities package will be developed for Hampshire Place Subdivision residents; residents will have active open space areas that includes a gazebo and BBQ area, a children's playground, and a basketball court. All homes in the subdivision will be constructed to meet Energy Star standards.

All lots developed for residential purposes shall have frontage on a public roadway. Check here indicating this project meets this requirement.

All PUD's shall have the following features:

- Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute)
- Eight-foot wide paved major pathway with a 5-foot wide landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway
- Usable open space of at least 10% of the gross area
- Varying bermed street landscape buffers of a 2:1 to 3:1 ratio
- 4 or more of the following amenities shall be provided: baseball/softball field; basketball court; boat dock/river access; buildings to LEED standards; community center; daycare center; detached sidewalks; energy-star certified housing; enhanced paving and design features; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; residential buildings constructed with fire sprinkler systems; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council

1. Energy Star Homes
2. Basketball Court
3. Gazebo and BBQ area
4. Playgorund

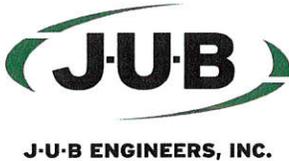
List all proposed deviations from height, lot line setback, and lot dimension schedule as listed in current City Code

Developer is requesting the following deviations from the R2 dimensional standards: Minimum lot size of 3,581 sf; lot frontage of 37'; 5' sideyard setbacks with 2' eaves in side setbacks

Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject property must meet the following criteria:

- ✓ Parcel under 20 acres
- ✓ Parcel located within a largely developed area (minimum 50% of land within 300 feet of subject property developed)
- ✓ Municipal services are readily available

AL



J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

April 11, 2019

Jarom Wagoner  
City of Caldwell  
411 Blaine Street  
Caldwell, Idaho 83605

**RE: HAMPSHIRE PLACE SUBDIVISION –PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT REQUEST**

Dear Mr. Wagoner:

On behalf of Trilogy Development, please accept this request for a Planned Unit Development and Preliminary Plat for the proposed Hampshire Place Subdivision, located on the southwest corner of E. Beech St. and S. Georgia Ave., in Caldwell. Hampshire Place will be a Single-Family Residential subdivision.

A neighborhood meeting was held on March 7, 2019 on the site of the proposed subdivision. The neighbors were generally in favor of the proposed development since the development is made up of single family homes. Neighbors were also in favor of the proposed access point to the subdivision on Georgia Ave.; neighbors were concerned that an access to Beech St. would increase traffic.

**Preliminary Plat & Planned Unit Development**

The proposed preliminary plat would divide the 5.86 acre property into 47 lots comprised of 39 Single-Family lots and 8 common lots. The average lot size will be 3,860 square feet with a minimum lot size of 3,581 square feet. The property is currently zoned R2. There will be 0.79 acres of open space (13.5%) provided including common areas that will active open space areas, landscape buffers, and a tot lot (playground).

A PUD is being requested due to the small parcel size and infill location of the parcel. The PUD will allow the developer to construct detached single-family residential homes on a small parcel that would otherwise be difficult to develop. The developer is requesting reduced lot sizes and reduced frontage as a part of their PUD application. The developer is also requesting reduced side setbacks; 5' side setbacks are being requested with the ability to have 2' eaves inside the side setbacks.

Through the PUD, the developer will be providing four amenities including: Energy Star Homes, a playground, a basketball court, and a gazebo and BBQ area.

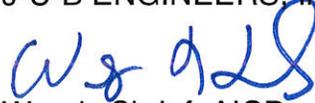
The proposed preliminary plat and landscape plan will serve as the conceptual development plan for this property.

There are adequate public services available in this area to serve the subdivision. It will be served by public sewer and water by the City of Caldwell. Storm water will be retained on site in seepage beds designed by a civil engineer. Pressurized Irrigation will be provided and maintained by the City of Caldwell. The proposed roadways will be dedicated to the City of Caldwell.

The enclosed applications have been submitted in accordance with the requirements of the City of Caldwell. The development has also been designed in accordance with the City Code and Comprehensive Plan.

Please feel free to contact me with any questions or concerns at [wshrief@jub.com](mailto:wshrief@jub.com) or 376.7330.

Sincerely,  
J-U-B ENGINEERS, Inc.



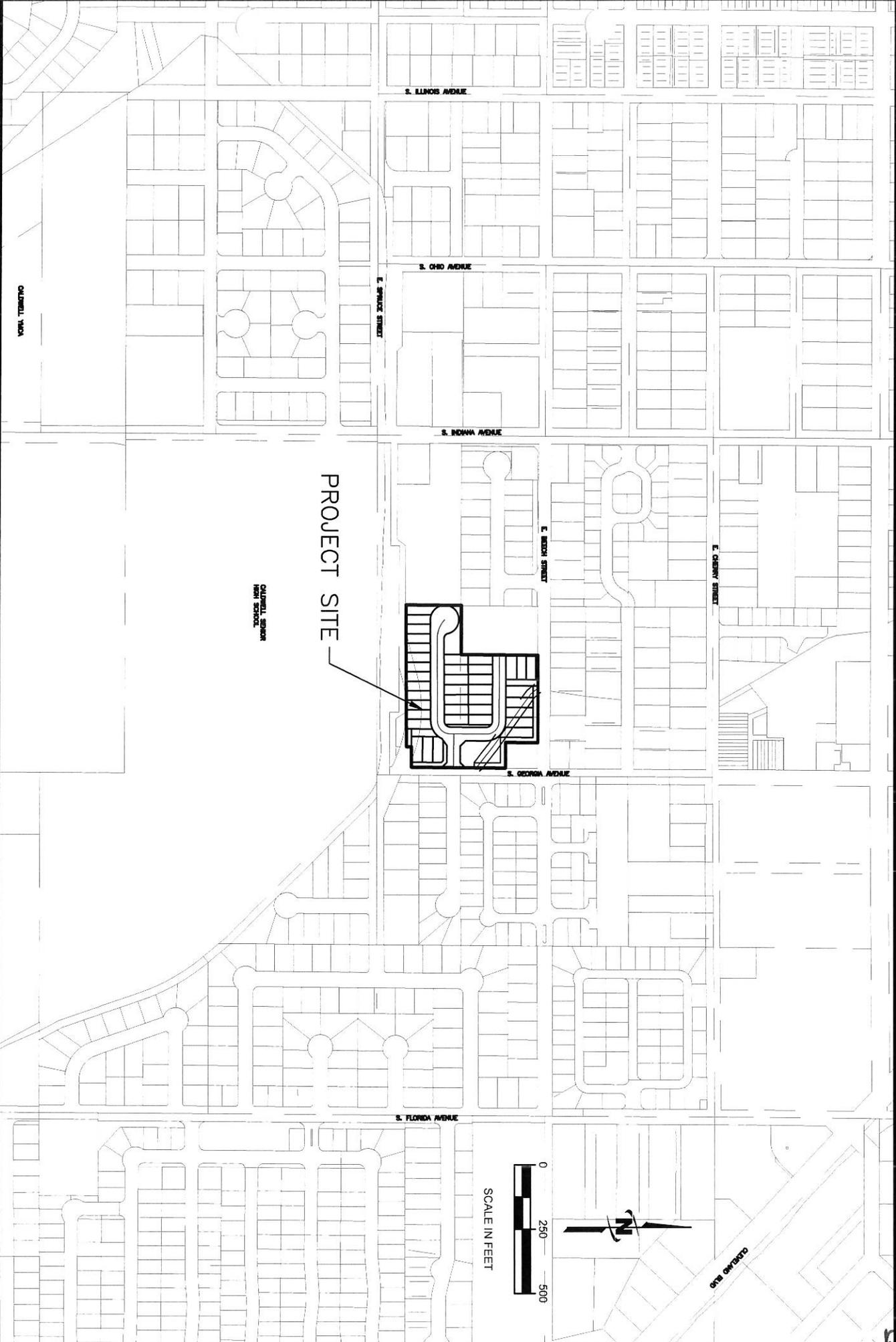
Wendy Shrief, AICP  
Planner



ISSUE DATE: 2/10/2019  
PROJECT: 10-19-008 JUB CALDWELL  
DRAWN BY: JUB ENGINEERS, INC.



JUB ENGINEERS, INC.



PROJECT SITE

CALDWELL SENIOR HIGH SCHOOL

SCALE IN FEET



HAMPSHIRE PLACE SUBDIVISION  
CALDWELL, IDAHO  
VICINITY MAP

24

NEIGHBORHOOD MEETING FORM  
City of Caldwell Planning and Zoning Department  
621 E. Cleveland Blvd., Caldwell, ID 83605  
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: 5:30 P.M.

End Time of Neighborhood Meeting: 6:30 P.M.

**Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."**

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

- 1. Terry Dye Carriann 57 @msn.com 2419 E Beech Caldwell ID 83605
- 2. Robert E. Richmond 2319 E. Beech, Caldwell ID
- 3. Mike Weller 2510 Michala Ct, Caldwell
- 4. Tom Moore 2317 E. Beech St, Caldwell ID
- 5. Amanda Lomen & Fabian Cruz Caldwell Irrigation Lateral District
- 6. Carrie Dye 2419 E. Beech St, Caldwell, ID 83605
- 7. Laurie Daniel 2927 S. GEORGIA CALDWELL
- 8. KATHY SIMON 3015 S. GEORGIA
- 9. Olén McBriden 2424 E Beech St Caldwell ID 83605
- 10. Kory Bean 2506 E. Beech St
- 11. 2081-7844 1209 Dan Campbell 2302 E Beech St
- 12. Diane Campbell 2302 E. Beech St
- 13. Donna Monday 2305 E Beech St
- 14. Cary self 2305 E Beech St
- 15. Shalene French 1502 Fillmore St

- 16. \_\_\_\_\_
- 17. \_\_\_\_\_
- 18. \_\_\_\_\_
- 19. \_\_\_\_\_

- 20. \_\_\_\_\_
- 21. \_\_\_\_\_
- 22. \_\_\_\_\_
- 23. \_\_\_\_\_
- 24. \_\_\_\_\_
- 25. \_\_\_\_\_

**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: Single-family residential project

Date of Round Table meeting: February 2019

Notice sent to neighbors on: March 7, 2019

Date & time of the neighborhood meeting: March 18 5:30 - 6:30

Location of the neighborhood meeting: On site

**Developer/Applicant:**

Name: Wendy Shrief / JUB

Address, City, State, Zip: 250 S. Beechwood Ave, Ste 201 Boise, ID 83709

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 Wg Shrief DATE 3/8/2019

# QUITCLAIM DEED

FOR VALUE RECEIVED Glenn A. McBride, Sr. and Jessie E. McBride,  
husband and wife

do hereby convey, release, remise and forever quit claim

unto Glenn A. McBride, Sr. and Jessie E. McBride, Trustees for  
the McBride Family Revocable Trust

whose address is

the following described premises, to-wit:

See Exhibit "A" Attached hereto and made a part hereof by reference.

together with their appurtenance.

Dated: August 7, 1998  
*Glenn A. McBride Sr.*  
Glenn A. McBride, Sr.

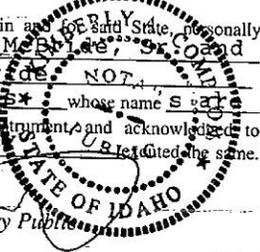
*Jessie E. McBride*  
Jessie E. McBride

STATE OF IDAHO, COUNTY OF CANYON

On this 7th day of August, 1998

before me, a notary public in and for the State of Idaho, personally  
appeared Glenn A. McBride, Sr. and  
Jessie E. McBride, NOTARY PUBLIC,  
known to me to be the person whose name is said  
subscribed to the within instrument, and acknowledged to  
me that the said parties executed the same.

*[Signature]*  
Notary Public



Residing at Wilder Idaho  
Comm. Exp. 1-27-99

**PIONEER TITLE COMPANY OF CANYON COUNTY**

423 So. Kimball, Caldwell, Idaho 83605

AP

Exhibit "A"

A part of Tract Y, MOUNTAIN VIEW SUBDIVISION, Canyon County, Idaho, according to the plat filed in Book 2 of Plats, Page 66, records of said County, more particularly described, to-wit:

COMMENCING at the Northeast corner of Tract Y, MOUNTAIN VIEW SUBDIVISION, the INITIAL POINT; thence

South 0° 08' East a distance of 127.65 feet along the East line of said Tract Y; thence

South 89° 36' West a distance of 100 feet parallel to the North line of said Tract Y; thence

North 0° 08' West a distance of 127.65 feet parallel to the said East line to a point in the said North line; thence

North 89° 36' East a distance of 100 feet along the said North line to the INITIAL POINT.

AND

A part of Tract Y, MOUNTAIN VIEW SUBDIVISION, Canyon County, Idaho, according to the plat filed in Book 2 of Plats, Page 66, records of said County, more particularly described, to-wit:

COMMENCING at the Northeast corner of Tract Y, MOUNTAIN VIEW SUBDIVISION; thence

South 89° 36' West a distance of 100 feet along the North line of said Tract Y to the INITIAL POINT; thence continue

South 89° 36' West a distance of 100 feet along the said North line; thence

South 0° 08' East a distance of 127.65 feet parallel to the East line of said Tract Y; thence

North 89° 36' East a distance of 100 feet parallel to the said North line; thence

North 0° 08' West a distance of 127.65 feet parallel to the said East line to the INITIAL POINT.

REQUEST Glen McBride  
TYPE Deed FEE 12.00

CANYON CNTY RECORDER  
BY [Signature]

98 AUG 7 PM 1 00

RECORDED

9829498

Attached for recording purposes

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

<b>2018-055932</b>	
RECORDED	
<b>12/12/2018 08:31 AM</b>	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=4 PBRIDGES	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

AG

PN 79452

INSTRUMENT NO. 200422378

*W/D*

Recorded To

WARRANTY DEED

Comet Legal

*Description*

FOR VALUE RECEIVED JORDAN R. DIMOCK and TAMARA L. DIMOCK, husband and wife

the Grantors, do hereby grant, bargain, sell and convey unto J-U-B ENGINEERS, INC.

the Grantee, whose address is 250 South Beechwood, Boise, ID 83709

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE:

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2004 and subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: April 23, 2004

*Jordan R. Dimock*  
JORDAN R. DIMOCK

*Tamara L. Dimock*  
TAMARA L. DIMOCK

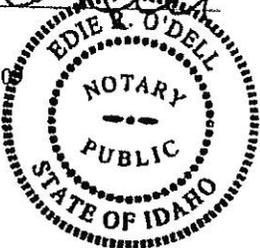
STATE OF IDAHO  
COUNTY OF CANYON

On this *24th* day of April, 2004, before me, a notary public, personally appeared JORDAN R. DIMOCK and TAMARA L. DIMOCK, known or identified to me to be the person(s) who(se) name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

*Edie R. O'Dell*

Notary Public  
Residing at Nampa, ID  
My commission expires: 4/17/2008

*4/17/2008*



*pm*  
CANYON COUNTY RECORDER  
G. NOEL HALES

APR 27 PM 12:17

RECORDED

200422378

REQUEST PIONEER-NAMPA  
TYPE *W* FEE *6.00*

PIONEER TITLE COMPANY  
OF CANYON COUNTY

100 10TH AVE SOUTH  
NAMPA, IDAHO 83651

423 SOUTH KIMBALL  
CALDWELL, ID 83605

*76*

JKD  
TRD  
KDR

PN79452

**PARCEL I:**

That certain parcel of land situated in Section 35, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows, to wit:

A part of Tract "Y" of MOUNTAIN VIEW SUBDIVISION, more particularly described to wit:

COMMENCING at the Northeast corner of Tract "Y" of Mountain View Subdivision in Caldwell, Canyon County, Idaho; thence

South 89° 36' West 200 feet along the North line of the said Tract "Y" to the INITIAL POINT; thence continuing

South 89° 36' West 240.3 feet along the said North line; thence

South 0° 08' East 305.31 feet parallel to the East line of the said Tract "Y"; to a point on the South line of the said Tract "Y"; thence

North 89° 36' East 440.3 feet along the South line of the said Tract "Y" to the Southeast corner thereof; thence

North 0° 08' West 177.66 feet along the East line of the said Tract "Y"; thence

South 89° 36' West 200 feet parallel to the North line of the said Tract "Y"; thence

North 0° 08' West 127.65 feet parallel to the East line of the said Tract "Y" to the INITIAL POINT.

**PARCEL II:**

Tract 1, MOUNTAIN VIEW SUBDIVISION, Caldwell, Canyon County, Idaho, according to the plat of said subdivision filed June 6, 1908 in Book 2 of Plats at Page 66, in the office of the County Recorder, Canyon County, Idaho.

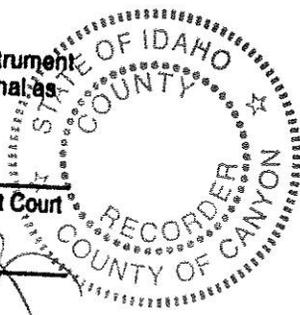
State of Idaho }  
County of Canyon } ss.

I hereby certify that the foregoing instrument is a true and correct copy of the original, as the same appears in this office.

DATED 12-11-2018

CHRIS YAMAMOTO, Clerk of the District Court and Ex-Officio Recorder

By [Signature] Deputy



AK

PN79452

JKD  
TRD  
KOR

**PARCEL I:**

That certain parcel of land situated in Section 35, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows, to wit:

A part of Tract "Y" of MOUNTAIN VIEW SUBDIVISION, more particularly described to wit:

COMMENCING at the Northeast corner of Tract "Y" of Mountain View Subdivision in Caldwell, Canyon County, Idaho; thence

South 89° 36' West 200 feet along the North line of the said Tract "Y" to the INITIAL POINT; thence continuing

South 89° 36' West 240.3 feet along the said North line; thence

South 0° 08' East 305.31 feet parallel to the East line of the said Tract "Y" ; to a point on the South line of the said Tract "Y"; thence

North 89° 36' East 440.3 feet along the South line of the said Tract "Y" to the Southeast corner thereof; thence

North 0° 08' West 177.66 feet along the East line of the said Tract "Y"; thence

South 89° 36' West 200 feet parallel to the North line of the said Tract "Y"; thence

North 0° 08' West 127.65 feet parallel to the East line of the said Tract "Y" to the INITIAL POINT.

**PARCEL II:**

Tract 1, MOUNTAIN VIEW SUBDIVISION, Caldwell, Canyon County, Idaho, according to the plat of said subdivision filed June 6, 1908 in Book 2 of Plats at Page 66, in the office of the County Recorder, Canyon County, Idaho.

EXCEPT THEREFROM THE following described tract:

A portion of Tract 1, MOUNTAIN VIEW SUBDIVISION, Caldwell, Idaho, as shown on the official plat thereof on file in the office of the Canyon County, Recorder in Book 2 of Plats at Page 66, said Tract lying within the Southwest Quarter of the Northwest Quarter, Section 35, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 35, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho and running North 0° 32' 45" East 75.00 feet along the Easterly boundary of the said Southwest Quarter of the Northwest Quarter, Section 35 to a point; thence

South 89° 58' 18" West 30.00 feet to the Southeast corner said Tract 1, MOUNTAIN VIEW SUBDIVISION, said point being the TRUE POINT OF BEGINNING; thence continuing

South 89° 58' 18" West 80.00 feet along the Southerly boundary of said Tract 1, MOUNTAIN VIEW SUBDIVISION to a point; thence

North 0° 32' 45" East 60.00 feet along a line parallel with and 80.00 feet Westerly from the Easterly boundary of said Tract 1 to a point; thence

North 89° 58' 18" East 80.00 feet along a line parallel with and 60.00 feet Northerly from the said Southerly boundary of Tract 1 to a point on the said Easterly boundary of Tract 1; thence

South 0° 32' 45" West 60.00 feet along said Easterly boundary of Tract 1, MOUNTAIN VIEW SUBDIVISION to the POINT OF BEGINNING.

Alb

# Property Owner Acknowledgement

I, JUB ENGINEERS, INC, 250 S. BEECHWOOD AVE  
(Name) (Address)

BOISE, IDAHO  
(City) (State)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner, or authorized designee of the record owner of property located at

0 E. Beech St, R040960000  
(Address)

and I grant my permission to:

JUB Engineers, 250 S. Beechwood Ave, Ste 201  
(Name) (Address)

Boise, ID  
(City) (State)

to submit the accompanying application(s) pertaining to that property.

2. 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.
3. 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 18<sup>TH</sup> day of MARCH, 2019

  
(Signature)

# Property Owner Acknowledgement

I, Glenn A McBride Jr, 2424 E Beech St  
(Name) (Address)

Caldwell, ID  
(City) (State)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner, or authorized designee of the record owner of property located at

OE Beech St Caldwell Id 83605 Parcel # R040970000  
(Address)

and I grant my permission to:

JUB Engineers, Beechwood  
250 S. ~~Aspen~~ St Ave  
(Name) (Address)

Boise, ID  
(City) (State)

to submit the accompanying application(s) pertaining to that property.

2. 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.
3. 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 15 day of April, 2019

Glenn McBride Jr  
(Signature)

Alp



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

LANDSCAPE PLAN

Project Name: Hampshire Place Subdivision (PUD)	File #:
Project Address: 2424 E. Beech St.	

Applicant (v)	Description	Staff (v)
√	Detailed plan at a scale no smaller than 1" to 50' submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	✓
<b>Landscaping Plan must include a table with the following information:</b>		
√	Names of all streets upon which the property has frontage, including amount of linear feet of frontage	✓
√	# of trees provided in each street landscape buffer	✓
√	# of shrubs provided in each street landscape buffer	✓
√	Width of each street landscape buffer	✓
√	Total # of parking spaces provided (regular, ADA, and bicycle)	✓
√	Types of vegetation and/or rock ground cover	✓
√	Note indicating whether or not the landscape plan complies with City Code Chapter 10-07 (Caldwell Landscaping Ordinance). If plan does not comply, state which areas & the reason for the variation.	✓

*Landscape 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.*

<b>STAFF USE ONLY:</b>	
Date Application Received:	_____
Received by:	_____
Date Approved:	_____
Approved by:	_____

A8

# PLANT PALETTE

5TH COMMON NAME	BOTANICAL NAME	SIZE
<b>EVERGREEN TREES</b>		
AZALEA	INDIA BUSH	6-8' HT B1B
FLORIDA SPURGE	FLORIDA SPURGE	6-8' HT B1B
NORWAY SPRUCE	NORWAY SPRUCE	6-8' HT B1B
YEW	YEW	6-8' HT B1B
<b>SHADE TREES (CLASS III)</b>		
LONGLEAF PINE	LONGLEAF PINE	6-8' HT B1B
SPRING OAK	SPRING OAK	6-8' HT B1B
<b>SHADE TREES (CLASS II)</b>		
AMERICAN BEECH	AMERICAN BEECH	2' CAL B1B
RED BELL PINNACLES	RED BELL PINNACLES	2' CAL B1B
LITTLE LEAF LINDEN	LITTLE LEAF LINDEN	2' CAL B1B
SPICEBUSH	SPICEBUSH	2' CAL B1B
WATER BUTTERNUT	WATER BUTTERNUT	2' CAL B1B
<b>ORNAMENTAL TREES (CLASS I)</b>		
CRABAPPLE	CRABAPPLE	2' CAL B1B
DOGWOOD	DOGWOOD	2' CAL B1B
FLORIDA SPURGE	FLORIDA SPURGE	2' CAL B1B
ROYAL HANDBOOK	ROYAL HANDBOOK	2' CAL B1B
SPRING OAK	SPRING OAK	2' CAL B1B
<b>SHRUBS/PERENNIALS</b>		
ARIZONA SUN GULLYARD	ARIZONA SUN GULLYARD	1.6AL
BLACK FLOPPY JEWEL	BLACK FLOPPY JEWEL	1.6AL
BLUE OAK GRASS	BLUE OAK GRASS	1.6AL
RED ROSE ANEMONE	RED ROSE ANEMONE	1.6AL
RED FLOPPY ROSE	RED FLOPPY ROSE	1.6AL
RED FLOPPY ROSE	RED FLOPPY ROSE	1.6AL
STELLA DE ORO BALLY	STELLA DE ORO BALLY	1.6AL
THE LIEB BURNING	THE LIEB BURNING	1.6AL
660-LON SPAC	660-LON SPAC	1.6AL
HASLER RED PERENNIAL	HASLER RED PERENNIAL	1.6AL
WYVERN HALL DOGWOOD	WYVERN HALL DOGWOOD	1.6AL
LITTLE LEAF LINDEN	LITTLE LEAF LINDEN	1.6AL
MOHAWK FLAME ICE PLANT	MOHAWK FLAME ICE PLANT	1.6AL
RED YUCCA	RED YUCCA	1.6AL
SUPPERBINE NINEBARK	SUPPERBINE NINEBARK	1.6AL
GAULLENDIA X ARIZONA SUN	GAULLENDIA X ARIZONA SUN	1.6AL
ROSEBERRY PINKA SOLO DRY	ROSEBERRY PINKA SOLO DRY	1.6AL
HELIOTROPIS SPERMATOPHYTES	HELIOTROPIS SPERMATOPHYTES	1.6AL
JUNIPERO HORIZONTALIS VILLOSA	JUNIPERO HORIZONTALIS VILLOSA	1.6AL
POSA FLOPPY ROSE	POSA FLOPPY ROSE	1.6AL
HERBICIDALS STELLA DE ORO	HERBICIDALS STELLA DE ORO	1.6AL
RYANUS FRAXIA X YOUNG MILLAN	RYANUS FRAXIA X YOUNG MILLAN	1.6AL
660-LON SPAC	660-LON SPAC	1.6AL
PHENIXION DORIALIS HASLER RED	PHENIXION DORIALIS HASLER RED	1.6AL
COSMOS ALBA BALSALAT	COSMOS ALBA BALSALAT	1.6AL
PHYCOCARPA CHALIPOLA HERVARD	PHYCOCARPA CHALIPOLA HERVARD	1.6AL
DELICATISSIMA X PAVONIS	DELICATISSIMA X PAVONIS	1.6AL
DELICATISSIMA X PAVONIS	DELICATISSIMA X PAVONIS	1.6AL
PHYCOCARPA CHALIPOLA HERVARD	PHYCOCARPA CHALIPOLA HERVARD	1.6AL
PHYCOCARPA CHALIPOLA HERVARD	PHYCOCARPA CHALIPOLA HERVARD	1.6AL

## DEVELOPMENT DATA

TOTAL AREA	5.06 ACRES
RESIDENTIAL LOTS	94
COMMON AREA LOTS	6
SHARED DRIVEWAY LOTS	2
TOTAL LOTS	102
COMMON AREA	0.24 ACRES (4.7%)
TOTAL COMMON AREA	0.74 ACRES (14.6%)
CURRENT LAND USE ZONE	R2

## LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
E BEECH ST	20'	380' 25"	49 TREES	49 TREES
S GEORGIA AVE	20'	380' 25"	49 TREES	49 TREES
COMMON SPACES		24 TREES	24 TREES	24 TREES
TOTAL NUMBER OF TREES			122 TREES	122 TREES

ALL TREES ON SITE ARE OF INDICATED SPECIES AND/OR IN POOR CONDITION AND ALL TREES ON SITE ARE TO BE REMOVED. NO REPLANTING IS REQUIRED.

## NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE PLANTED WITH AN APPROPRIATE SUBSTITUTION SPECIES.
- TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF CALDWELL ORDINANCE REQUIREMENTS. SPECIES SHALL BE PROTECTED FROM DAMAGE AND REPLANTED AT THE LANDSCAPE DESIGNER'S EXPENSE. TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF CALDWELL ORDINANCE REQUIREMENTS. SPECIES SHALL BE PROTECTED FROM DAMAGE AND REPLANTED AT THE LANDSCAPE DESIGNER'S EXPENSE.
- NO TREES SHALL BE PLANTED WITHIN THE SETBACKS OR OTHER REGULATORY REQUIREMENTS. TREES SHALL BE PLANTED WITHIN THE SETBACKS OR OTHER REGULATORY REQUIREMENTS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON THE CORNER OF THESE LOTS, THESE LOCATIONS MAY BE PLANTED WITH TREES THAT ARE NOT PLANTED WITHIN 5' OF WALKWAYS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO CHANGE. PLANTING AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. PLANTING AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. PLANTING AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL EXISTING TREES ARE OF INDICATED SPECIES AND/OR IN POOR CONDITION AND ALL TREES ON SITE ARE TO BE REMOVED. NO REPLANTING IS REQUIRED.



# HAMPSHIRE PLACE SUBDIVISION

## CALDWELL, IDAHO

### PRELIMINARY PLAT LANDSCAPE PLAN

DEVELOPER  
 TRILBY DEVELOPMENT  
 4825 W. CANTON CIRCLE, SUITE 101  
 BOISE, IDAHO 83739  
 (208) 993-8808



APRIL 3, 2019  
 SCALE 1" = 20'



JENSENBELTS ASSOCIATES  
 1000 S. 10TH ST., SUITE 200  
 BOISE, IDAHO 83725  
 (208) 333-1111

AS