



# CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation/Deannexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- Design Review
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other Planned Unit Development

**STAFF USE ONLY:**  
 File number(s): PUD-19-02  
ZON-19-02  
 Project name: F. Logan St Multifamily  
 Date filed: 8-7-19 Date complete: \_\_\_\_\_  
 Related files: \_\_\_\_\_

Subject Property Information

Address: 0 Logan st. Parcel Number(s): R0574900000

Subdivision: Pioneer Sub Block: 8 Lot: \_\_\_\_\_ Acreage: 4.507 Zoning: R-1 to R-2

Prior Use of the Property: Vacant lot

Proposed Use of the Property: Multifamily fourplex housing project with Rezone to R2

Applicant Information:

Applicant Name: Jeff Hatch Phone: 208 475 3204

Address: 6126 W. State St. City: Boise State: ID Zip: 83703

Email: Jeff@HatchDA.com Cell: 208 412 9250

Owner Name: Aaron Doughty Phone: 208 440 5511

Address: 1099 S. Well St., Suite 200 City: Meridian State: ID Zip: 83642

Email: aaronrdoughty@gmail.com Cell: 208 440 5511

Agent Name: (e.g., architect, engineer, developer, representative) Architect

Address: 6126 W. State St. City: Boise State: ID Zip: 83703

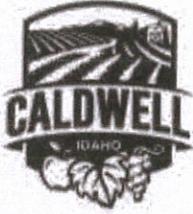
Email: Jeff@HatchDA.com Cell: 208 412 9250

Authorization

Print applicant name: JEFF HATCH

Applicant Signature: *Jeffery L. Hatch* Date: 07-08-2019

AI



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

PLANNED-UNIT DEVELOPMENT

Project Name: Logan Street Multifamily	File #: <i>2019-03/PUD-1902</i>
Applicant/Agent: Hatch Design Architecture/ Jeff Hatch	

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	✓
NA	Preliminary Plat (if applicable)	.
✓	Signed Property Owner Acknowledgement (if applicable)	✓
✓	Vicinity map, showing the location of the subject property	✓
NA	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: 8-7-19

Received by: LC

Proposed Hearing Date: 9/10/19

Hearing Body: PZ

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# CITY OF *Caldwell, Idaho*

**Planning & Zoning**

**PUD DETAILS FORM**

Project Name: **Logan Street Multifamily**

File #: PUD 19P02

Applicant/Agent: **Hatch Design Architecture/ Jeff Hatch**

### **Planned Unit Development (PUD) Information**

Total Acreage: 4.507      Zoning: R-1      Phased Project:  Yes  No      If yes, # of phases: \_\_\_\_\_

List all proposed uses: Multifamily fourplex housing

If residential is proposed: Total # of dwelling units: 68      Proposed Density: 15.09 Units/Acre

List all types of proposed housing units: Fourplex housing

### **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  
The housing development has a variety of bedroom and bath arrangements to accommodate a range of living environments.

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

Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation  
The housing development preserves the existing irrigation line & vegetation on the Northern side 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  
NA

Encourages infill development that contributes a compatible design to the existing neighborhood  
Existing property to the North is zoned R-2 and other multifamily residential housing and assisted living is near or adjacent to the subject property.

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

Native and country landscape features, country style fencing, pergolas, playground and BBQ pergola. Architectural features that also accentuate a country feel.

- 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. Playground/ Tot lot

2. Enhanced design features with BBQ pergola, climbing area and bocce court

3. Detached sidewalks

4. Residential buildings constructed with fire sprinkler systems

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

20' front setback

15' street setback

6' side setback

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

AT

# REQUIREMENTS FOR A PLANNED UNIT DEVELOPMENT (PUD)

1. Section 10-03-07(2) - **MUST** be consistent with one or more of the following (please 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

The housing development has a variety of bedroom and bath arrangements  
to accommodate a range of living environments.

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

NA

Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation

The housing development preserves the existing irrigation line and vegetation  
on the Northern side 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

NA

Encourages infill development that contributes a compatible design to the existing neighborhood (Note: The subject property MUST be less than 20 acres, MUST have 50% of the land within 300 feet developed and MUST have municipal services already available to be considered infill.)

Existing property to the North is zoned R-2 and the multifamily residential housing  
and assisted living is near or adjacent to the subject property.

2. **Section 10-03-07(3)B** – The primary use of the planned unit development shall be a permitted use in the underlying zoning classification.

What is the zoning classification of the subject property? R-1

What is the primary use of the planned unit development? Vacant lot

3. **Section 10-03-07(3)C** – No more than 30% of the total area of the planned unit development shall be devoted to a use or uses not permitted or specially permitted in the underlying zoning classification except that industrial uses not permitted outright in the M-1 Light Industrial zone are hereby prohibited in any residential district.

What is the total area of the planned unit development? 4.507 acres

What percentage of the total area of the planned unit development is made up of uses not permitted or specially permitted in the underlying zoning classification? None

What are those uses? N/A

4. **Section 10-03-07(3)E** – What are the imaginative or unique concepts, innovations and designs that have been incorporated into the project presented?

Native and country landscape features have been incorporated into the overall design of the development. Country style 3-rail fencing, ranch style BBQ pergola, farm themed playground area and arbor accent features have also been incorporated. The architectural style and material selection of the structures also accentuate the country feel.

5. **Section 10-03-07(3)F** – The number of dwelling units allowed in a planned unit development shall be calculated by multiplying the gross area and the dwelling units permitted in the underlying zoning classification. The planned unit development shall be consistent with the density guidelines provided in the comprehensive plan.

Gross area: 4.507 acres

# of Dwelling Units (single-family, duplexes, apartments, etc. Does not include assisted living facilities or similar): 68 units

Density for this zone in a planned unit development, as per the Comprehensive Plan: 5 - 20 Units/acre

Dwelling units per gross acre for this project: 15 Units/acre

6. **Section 10-03-07(3)G** – A variety of housing types or residential uses may be included in a planned unit development including attached units (duplexes, townhouses), detached units (patio homes), single-family dwellings and multiple-family units (triplexes, fourplexes, sixplexes, etc.) regardless of the zoning classification, provided that the overall density of the land use classification is maintained.

Please list all types of housing in the planned unit development and the total number of buildings and units for each. (Example: 4 duplexes for a total of 8 units and 8 triplexes for a total of 24 units and 34 apartment buildings with 20 units in each building for a total of 680 units. Grand Total: 712)

17 fourplexes for a total of 68 units. Of the 68 units, approximately 50% are 2 bedroom,  
2.5 bath and half are 3 bedroom, 2.5 bath.

7. **Section 10-03-07(3)H** – Commercial buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points.

If applicable, please describe the grouping of commercial buildings along with their common parking areas and common ingress and egress points. If not applicable, please write "N/A". N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **Section 10-03-07(3)L** – Off-street parking for a single-family or two-family residential planned unit development shall be as follows:

A) Two spaces per unit on the subject parcel or clustered in parking pads in close proximity to any dwelling units they serve.

Please describe how the two spaces per unit is being accommodated? (Please note that both driveways and garages can count as spaces.) NA

\_\_\_\_\_  
\_\_\_\_\_

B) Lots 45 feet in width and smaller shall provide one additional space per every four residential units in a common parking lot located in close proximity to the residential structures in which it serves.

Does the planned unit development have any single- or two-family lots that are 45 feet in width or less? Yes \_\_\_ No ✓

If "yes", how many? NA

Where are the additional parking spaces and how many additional parking spaces are being provided? NA

\_\_\_\_\_  
\_\_\_\_\_

C) Off-street parking for the multi-family residential portion of the planned unit development shall be

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provided as follows:

1 ½ spaces per unit on each subject parcel or clustered in parking pads in proximity to any dwelling units they serve.

One space per every eight units shall be dedicated for off-street visitor parking.

Off-street parking shall NOT allow vehicles to back out onto a public street.

Number of Multi-family Units (triplex and above): 68

Number and Location of Off-street parking spaces: 102

Number and Location of Off-street visitor parking spaces: 9

D) Off-street parking for Commercial uses shall be provided as required in Section 10-02-05.

Commercial Use: N/A

# of Off-street Parking Spaces Required: N/A

# of Off-street Parking Spaces Provided and Location: N/A

9. **Section 10-03-07(3)M** – All lots developed for residential purposes shall have frontage on a public roadway. Please check here indicating that this project meets this requirement. ✓

10. **Section 10-03-07(3)O** – Unless the site qualifies as an infill development, the overall site shall consist of a minimum gross area of five acres. Please state minimum gross acreage: NA

11. **Section 10-03-07(3)P** - A phasing plan shall be submitted with the planned unit development application.

**Please attach a phasing plan to this document.**

12. **Section 10-03-07(4)** – All planned unit developments shall have the following features:

A) 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).

Please indicate approximate locations of the micro pathways, including lot and block numbers if applicable: Located throughout site and in Block 8

B) 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: Through the center of the site connecting the public amenities to Logan Street, in block 8.

C) Usable open space of at least 10% of the gross area.

Gross area: 22,100 S.F.

Usable open space (list lots and blocks if applicable or approximate locations) \_\_\_\_\_

Block 8 centrally located on the site and on the West.

D) Varying bermed street landscape buffers of a 2:1 to 3:1 ratio. **Please very clearly identify on the landscaping plan those portions of the street landscape buffers that are 2:1 and those portions that are 3:1 – perhaps with shading or hatching or some other symbol. If this is not very clear to the planning and zoning plan reviewer, the landscape plan will be returned for revision.**

E) Three 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; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; 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. Playground/ Tot lot

2. Enhanced design features with BBQ Pergola, climbing area and bocce court.

3. Detached sidewalks

4. Residential buildings constructed with fire sprinkler systems

13. **Section 10-03-07(5)** – Subdivisions and developments created through the planned unit development process shall provide a narrative and architectural renderings that explain what amenities will be incorporated inside the development to compensate for deviations to the city’s development standards and how its construction will satisfy the community’s need for a wide range of housing and commercial businesses. **Please attach said narrative and architectural renderings to this document.**

14. **Section 10-03-07(6)** – The developer may deviate from the height, lot line setback and lot dimension schedule found in Section 10-02-03 with the consent of the planning and zoning commission and city council. Modifications to other zoning and subdivision standards will be determined on a case-by-case basis. **Deviations shall be listed in full as a part of the planned unit development application.**

Deviations: Request for rezone to R-2.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**15. Section 10-03-07(7)** – Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject parcel must meet the following three criteria:

- A) Parcel under 20 acres.
- B) Parcel located within largely developed area (at least 50% of the land within 300 feet of the exterior boundaries of the subject parcel)
- C) Municipal services are already available.

**If you wish to proceed as an INFILL planned unit development, please attach a separate sheet of paper describing how the subject property meets each of the three criteria listed above. Additionally, please show how the proposed building design(s) is compatible with the existing neighborhood and adjoining properties by taking into account building type, height, bulk, and site location.**



**HATCH  
DESIGN  
ARCHITECTURE**

6126 w. state st., boise, idaho 83703 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

August 07, 2019

Development of Planning & Zoning  
City of Cardwell  
621 Cleverland Blvd.  
Cardwell, ID, 83605

Re: **Logan Multifamily Project – Infill Planned Unit Development Summary**  
**0 Logan St., Cardwell, ID, 83605**

Dear Planning Staff,

The following summary describes how the subject property meets criteria to be considered infill:

- A) Parcel under 20 acres.  
*RA) Subject property is 4.507 acres and thus under 20 acres.*
  
- B) Parcel located within largely developed area (at least 50% of the land within 300 feet of the exterior boundaries of the subject parcel)  
*RB) Approximately 89% of the land within 300 feet of the exterior boundaries of the subject parcel is developed.*
  
- C) Municipal services are already available.  
*RC) Water, sewer, and electrical services are available from W. Logan Street.*

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP  
**HATCH DESIGN ARCHITECTURE**



**HATCH  
DESIGN  
ARCHITECTURE**

6126 w. state st., boise, idaho 83703 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

June 21, 2019

**Project Narrative for Proposed Use**

Development of Planning & Zoning  
City of Cardwell  
621 Cleverland Blvd.  
Cardwell, ID, 83605

Re: **PUD Review for Logan Street Multifamily Project**  
**0 Logan St., Caldwell, ID, 83605**

Dear Planning Staff,

The applicant is proposing a Planned Unit Development with rezone to R-2. The owner of the property with parcel number is R0574900000, is proposing to develop the new construction of a multifamily 4-plex housing development. The property is located at 0 Logan St., approximately 460' east of the Southeast corner of the intersection at Marshall Ave. and West Logan Street.

The owner is proposed to develop 17 fourplexes, housing 68 units in total. The houses are designed to be interspersed with appropriate system of pathways connecting residential to open spaces and other on-site facilities.

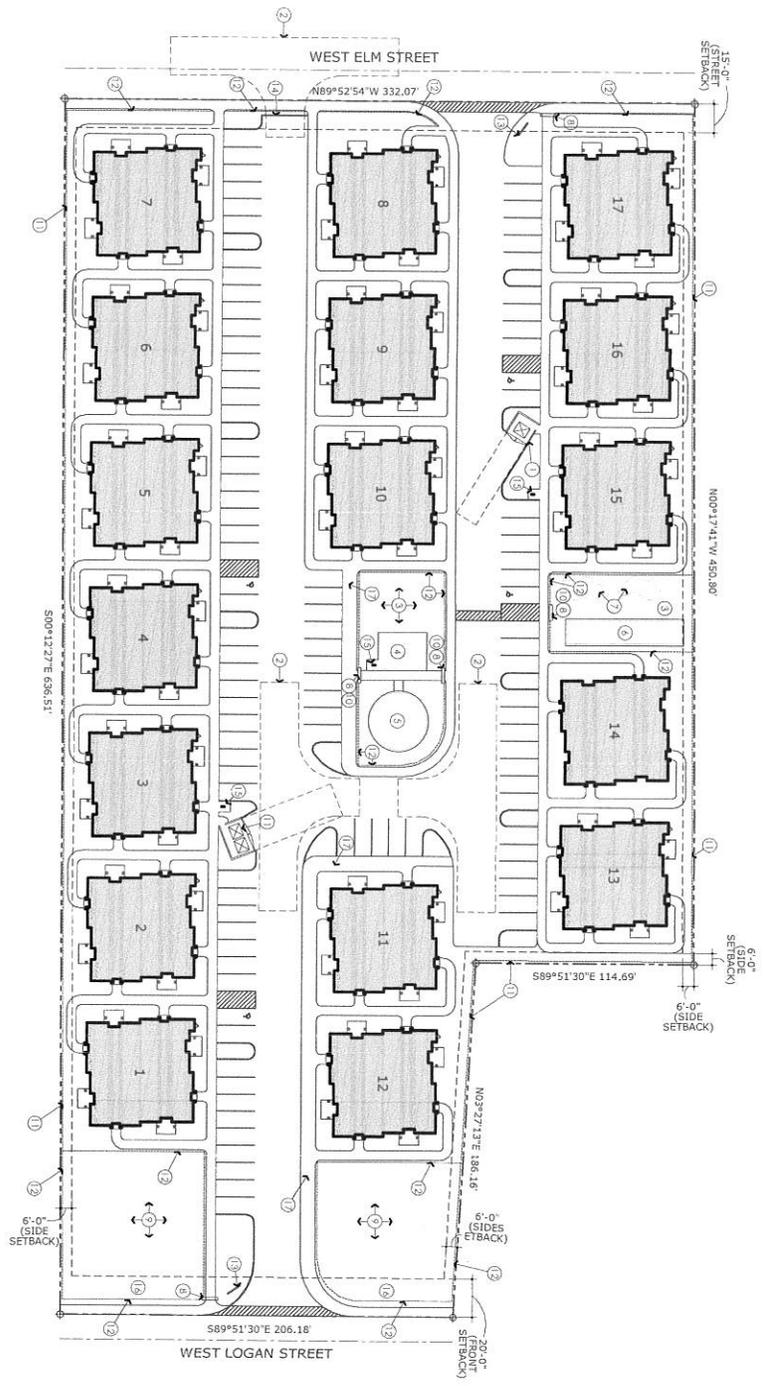
The project will provide open spaces located in the center of the site. The open area will feature country themed playground areas, 3 rail fencing, ranch style BBQ pergola, and arbor accent features. The architectural style and material selection of the structures also accentuate the country feel.

Please contact our office with any questions you may have in reviewing the application materials.  
Sincerely,

Jeff Hatch, AIA LEED AP  
**HATCH DESIGN ARCHITECTURE**

SITE REFERENCE PLAN

SCALE: 1" = 30'-0"



SITE RECAP

TOTAL PARCEL AREA: 196,324.9 SQ. FT.  
 (4.507 ACRES)  
 CITY ZONING: R-1, REZONE TO R-2  
 PARKING RECAP: 1.5 SPACES/UNIT  
 UNIT TOTAL: 17 x 4 x 1.5 = 68 UNITS  
 TOTAL REQUIRED: 102 SPACES  
 PROPOSED:  
 STANDARD PARKING: 98 STANDARD  
 ADA PARKING: 4 ADA STALL  
 TOTAL PROPOSED PARKING: 102 SPACES

KEY NOTES

- 1 TRASH ENCLOSURE
- 2 FIRE ENGINE ACCESS
- 3 OPEN LAWN
- 4 BBQ PENSOLA
- 5 TOT LOT / PLAYGROUND
- 6 BOCCIE BALL COURT
- 7 KID CLIMBING SOULDER AREA
- 8 ARBOR ACCENT FEATURE
- 9 PROPOSED DRAINAGE FEATURE
- 10 PEDESTRIAN ACCESS GATE
- 11 6\"/>

NEW MULTIFAMILY HOUSING FOR:  
**LOGAN STREET**  
 CALDWELL, ID

PROGRESS SET  
 NOT FOR  
 CONSTRUCTION

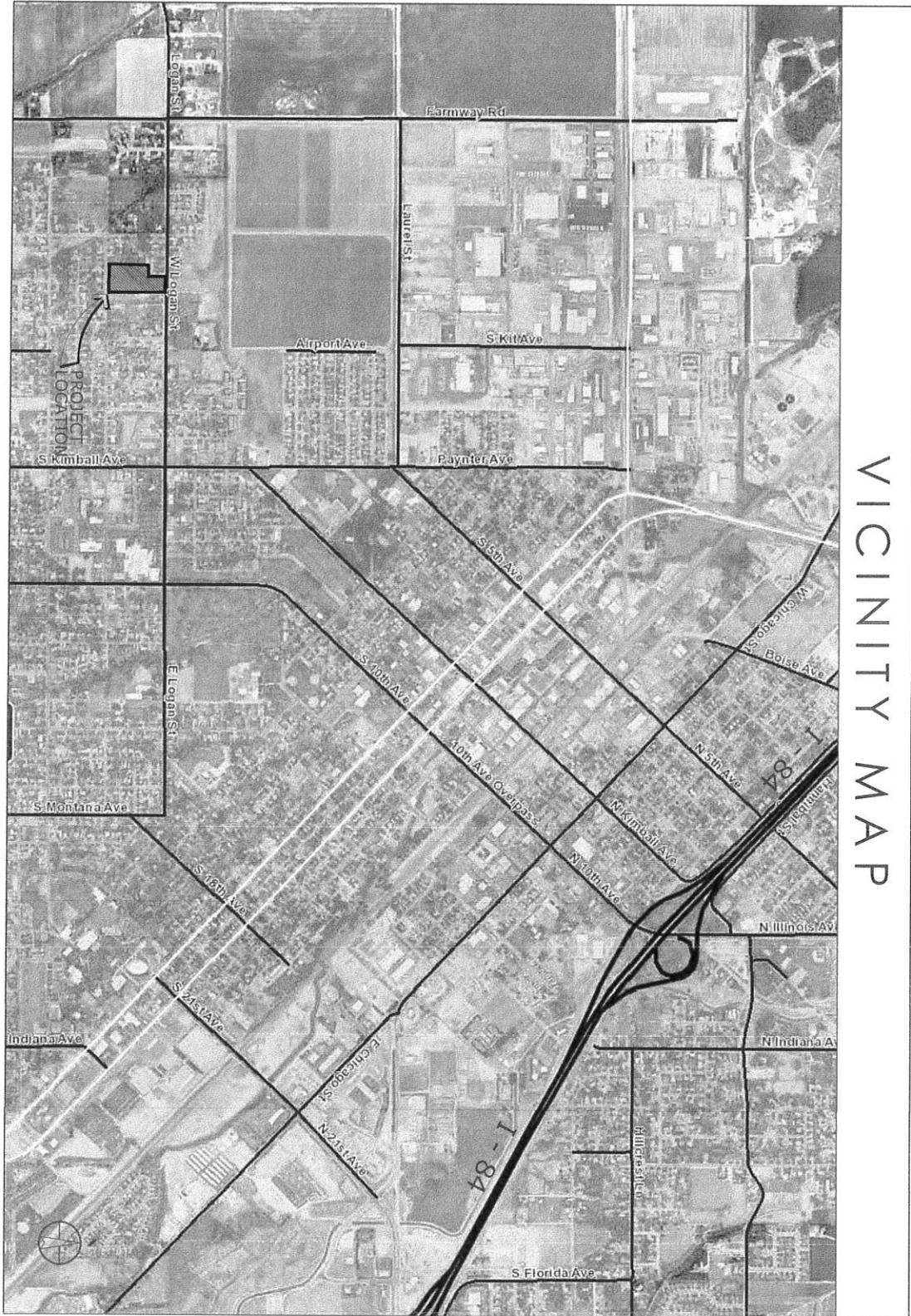
**HATCH DESIGN ARCHITECTURE**  
 6125 W. STATE ST.  
 BOISE, IDAHO 83723  
 OFFICE: (208) 475-7204  
 FAX: (208) 475-3202  
 COPYRIGHT 2019  
 HATCH DESIGN ARCHITECTURE

A-1.0

SITE PLAN

NO.	DATE	DESCRIPTION

A3



VICINITY MAP

A-0.0

VICINITY MAP

DATE	DESCRIPTION

NEW MULTIFAMILY HOUSING FOR:  
**LOGAN STREET**  
 CALDWELL, ID

NOT FOR CONSTRUCTION

PROGRESS SET



HATCH DESIGN ARCHITECTURE  
 8116 W. STATE ST.  
 BOISE, ID 83725  
 OFFICE: (208) 478-3204  
 FAX: (208) 478-3205  
 COPYRIGHT 2019  
 HATCH DESIGN ARCHITECTURE

AB

2019-010897  
RECORDED  
03/19/2019 12:15 PM  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=2 LBERG \$15.00  
TYPE: DEED  
ALLIANCE TITLE - BOISE PRODUCTION  
ELECTRONICALLY RECORDED

**WARRANTY DEED**

Alliance Title & Escrow Corp. Order No.:426382

**FOR VALUE RECEIVED**

**Courtyard Crossing Development, LLC, an administratively dissolved limited liability company**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Aaron R. Doughty, a married man as his sole and separate property**

whose current address is

**10686 N Halter Way  
Boise, ID 83714**

the grantee(s), the following described premises, in Canyon County, Idaho, TO WIT:

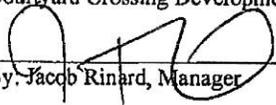
**See attached Exhibit 'A'**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: March 18, 2019

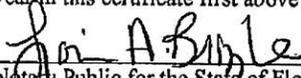
Courtyard Crossing Development, LLC

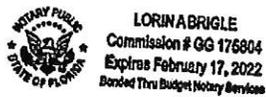
  
By: Jacob Rinard, Manager

State of Florida } ss  
County of Seminole }

On this 18th day of March, 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared Jacob Rinard, Manager known or identified to me to be the Managing Member in the Limited Liability Company known as Courtyard Crossing Development, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Florida  
Residing at: Seminole County  
Commission Expires: 02-17-2022



AG

Exhibit 'A'

The East Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 28, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING therefrom a parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 28, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter; thence North  $89^{\circ}51'31''$  West along the North boundary of said Northeast Quarter of the Southwest Quarter a distance of 870.74 feet to the true point of beginning; thence South  $3^{\circ}27'13''$  West a distance of 211.20 feet; thence North  $89^{\circ}51'31''$  West parallel with the North boundary of said Northeast Quarter of the Southwest Quarter a distance of 115.35 feet; thence North  $0^{\circ}17'34''$  West a distance of 210.85 feet to a point on the North boundary of said Northeast Quarter of the Southwest Quarter; thence South  $89^{\circ}51'31''$  East along the North boundary of said Northeast Quarter of the Southwest Quarter a distance of 129.15 feet to the true point of beginning.

# Property Owner Acknowledgement

I, Aaron Doughty, 5299 N Lakemont Lane  
(Name) (Address)

Boise, 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

0 Logan R0574900000  
(Address)

and I grant my permission to:

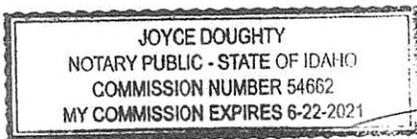
Hatch Design Architecture, 6126 W. State St.  
(Name) (Address)

Boise, Idaho  
(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 6<sup>th</sup> day of August, 20 2019



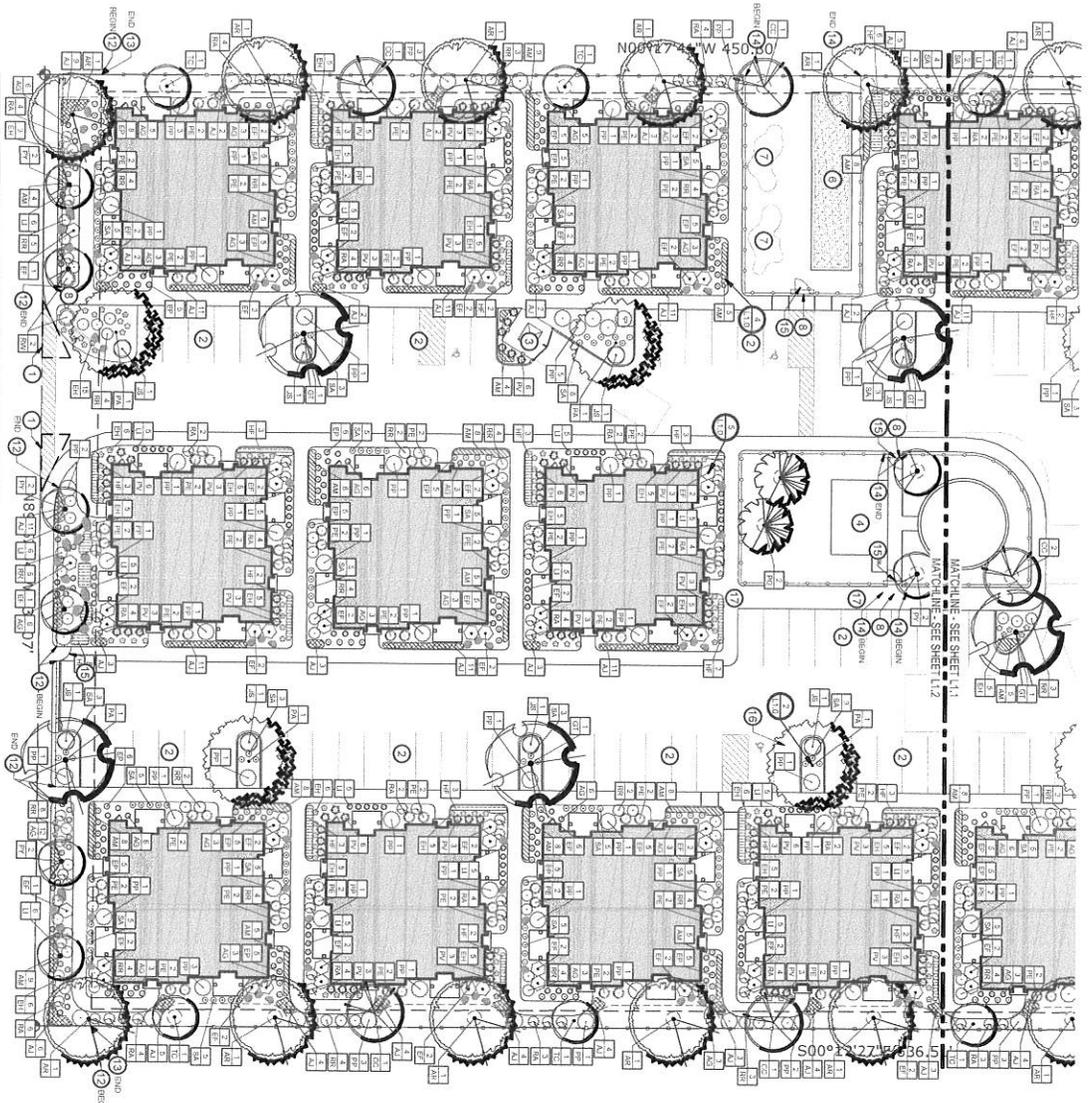
[Signature]  
(Signature)

[Signature] 8/06/2019

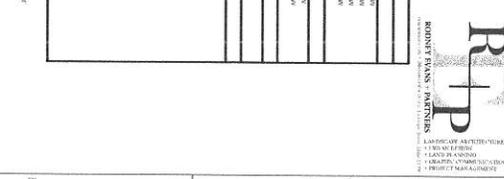
LANDSCAPE PLAN - AREA TWO

SCALE: 1" = 20'

WEST ELM STREET



PLANT SCHEDULE	COMMON NAME	SIZE	NOTES
1	Redwood Street Trees	7'-12" DBH	Quantity: 10
2	Ornamental Trees	7'-12" DBH	Quantity: 10
3	Shrubs	6'-8" DBH	Quantity: 10
4	Grasses	6'-8" DBH	Quantity: 10



**LANDSCAPE LEGEND**

PLANTS TO BE INSTALLED

DIRT FILL AT LEFT HAND PROPERTY LINE (SEE) / RIGHT TO BE RELOCATED FROM EXISTING DRIVE

3/8" BENT TRENCH TO BE INSTALLED PER LOCAL UTILITIES

LANDSCAPE BOLLARDS

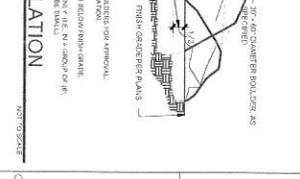
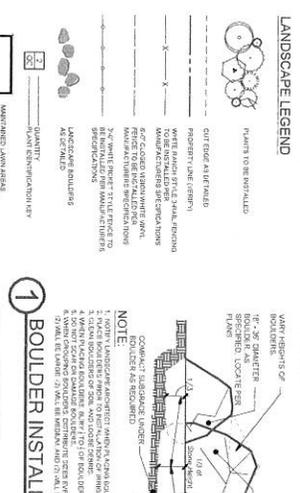
QUANTITY

LANDSCAPE BOLLARD

30" x 30" x 48" CONCRETE BOLLARD

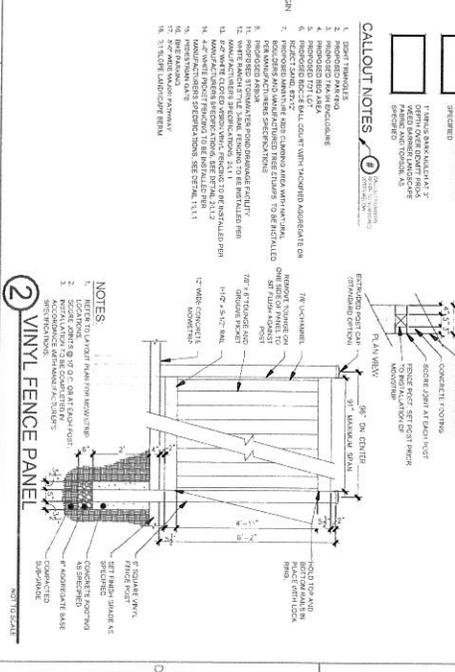
30" x 30" x 48" CONCRETE BOLLARD

30" x 30" x 48" CONCRETE BOLLARD



**NOTES**

1. REFER TO LAYOUT PLAN FOR WALL/STEP
2. SCENE SHOWN IS OF 0' ON AT STAY HIGH
3. ACCORDANCE WITH ALL LOCAL ORDINANCES
4. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
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**NOTES**

1. REFER TO LAYOUT PLAN FOR WALL/STEP
2. SCENE SHOWN IS OF 0' ON AT STAY HIGH
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**HATCH DESIGN ARCHITECTURE**

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 HATCH DESIGN ARCHITECTURE



NEW MULTIFAMILY HOUSING FOR:  
**LOGAN STREET**  
 CALDWELL, ID

LANDSCAPE PLAN  
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