

MEMO

Date: January 21, 2021

To: Robb MacDonald, Engineering Department
Alan Perry, Fire Marshal
Chris Bryant, Building Department
Dave Wright, Police Department
Dave Marston, Mapping Department
Angie Hopf, Mapping Department
Jenny Titus, Vallivue School District
N. Shalene French, Caldwell School District
Mark Zirchsky, Pioneer Irrigation District
Amber Jaquier-Page, Pioneer Irrigation District
Carl Miller, Compass Idaho
Tim Richard, Canyon Highway District #4
Chris Hopper, Canyon Highway District #4
Sarah Arjona, Idaho Transportation Department
Stephen Hunt, Valley Regional Transit
Jennifer Almeida, Canyon County Development Services
Tim Page, Boise Project Board of Control
Easement Specialist, Idaho Power
Mishelle Singleton, Intermountain Gas
Deputy Area Manager – MSFO, DOI Bureau of Reclamation

From: Debbie Root, Senior Planner
Caldwell P & Z Department

RE: Case Number ANN-20-09/PUD-20P-04 El Monterrey

Please review the attached application and information and provide us with your written input. We request that you e-mail any comments as soon as possible but no later than **Friday, February 5, 2021**.

E-mail: P&Z@cityofcaldwell.org

Case Number ANN-20-09/PUD-20P-04: A request by Riley Planning Services on behalf of Tanner Leighton, Triple Dot Development, for annexation of 20.35 acres with a designation of R-1 (Low Density Residential) and Planned Unit Development (PUD) with a Preliminary Plat for El Monterrey Subdivision with 118 residential units, consisting of ten (10) Multi-family lots [72 Units], 19 Townhomes, 27 single-family residential lots and eight (8) common lots. The 2040 Comprehensive Plan designates this property as Low Density Residential. The proposed density for the development as a PUD is 5.8 units per acre. The subject properties are located at 2921 Marble Front Road in Caldwell, Idaho, parcel numbers R35117 and R35117010. The subject property is contiguous to Van Buren Elementary School and is located southwest of Mosaics Charter School.

This case is scheduled to be presented before the **Caldwell Hearing Examiner on Tuesday, February 23, 2021 at 7:00 pm**.

We will assume that you have no objections, concerns or comments if you do not reply to this request within the requested timeframe. If you have any questions, you may contact me at 208-455-4662.

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 Planned Unit Development

STAFF USE ONLY:
 File number(s): Ann-20-09
PUD-2008-04
 Project name: GI Monterey Sub
 Date filed: 10/8/20 Date complete: _____
 Related files: _____

Subject Property Information

Address: 2921 Marble Front Road Parcel Number(s): R3511700000 / R3511701000 to R-1
 Subdivision: N/A - Section Land Block: _____ Lot: _____ Acreage: 5.36 / 14.99 Zoning: County - AG
 Prior Use of the Property: Residence and agriculture
 Proposed Use of the Property: Residential

Applicant Information:

Applicant Name: Tanner Leighton, Triple Dot Development Phone: 208.830.9751
 Address: 523 W. Christfield Dr City: Meridian State: ID Zip: 83646
 Email: tanner@tripleddotdevelopment.com Cell: _____

Owner Name: Alfredo and Maria Rodriguez Phone: _____
 Address: 1603 N. Plateau Avenue City: Caldwell State: ID Zip: 83605
 Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) Penelope Constantikes, Riley Planning Services
 Address: P.O. Box 405 City: Boise State: ID Zip: 83701
 Email: penelope@rileyplanning.com Cell: 208.908.1609

Authorization

Print applicant name: PENELOPE CONSTANTIKES, RILEY PLANNING SERVICES
 Applicant Signature: P. Constantikes Date: 10/6/2020



CITY OF
Caldwell, Idaho

Planning & Zoning

ANNEXATION

Project Name: El Monterrey Subdivision	File #:
Applicant/Agent: Triple Dot Development / Penelope Constantikes, Riley Planning Services	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
X	Completed & signed Hearing Review Master Application	✓
X	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	✓
X	Recorded warranty deed for the subject property	✓
X	Signed Property Owner Acknowledgement (if applicable)	✓
X	Vicinity map, showing the location of the subject property	✓
X	Site Plan The following are suggested items that may be shown on the site plan:	✓
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
X	Metes and bounds legal description for the site to be annexed in WORD format	✓
X	Landscape Plan (if applicable)	✓
X	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:	10/8/20
Received by:	UC
Proposed Hearing Date:	
Hearing Body:	

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CITY OF
Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: El Monterrey Subdivision		File #:
Applicant/Agent: Triple Dot Development / Penelope Constantikes, Riley Planning Services		
<i>Please check with the Engineering Department prior to submitting your application to see if a Traffic Impact Study will be required.</i>		
Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
X	Completed & signed Hearing Review Master Application	✓
X	Narrative fully describing the proposed use/request	✓
X	Recorded warranty deed for the subject property	✓
N/A	Copy of the Order of Decision, and/or other documents pertaining to prior approvals of the site	✓
X	Preliminary Plat (full size, 1 copy, folded)	✓
N/A	Final Plat (full size, 2 copies, folded)	✓
X	Approved Subdivision name and approved street names (please provide written verification from Mapping Department)	✓
X	Landscape Plan, specific to submitted phase	✓
X	Traffic Impact Study – <i>must be completed prior to submittal</i>	✓
X	Vicinity map	✓
	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: 56 Commercial: 0 Industrial: 0 Common: 8

Phased Project: Yes No If "yes", Phase #: 2 Total Acreage: 20.36

Min. Lot Size (excluding common lots): 2,736 Max. Lot Size (excluding common lots): 21,865

Avg. Lot Size (excluding common lots): 7,580 % Useable Open Space: 3.70 A / 161,172 s.f.

List all types of useable open space: Community Amphitheater; Community Park; Micro-path; Major Pathway; Usable Open Space over 10%; Varying bermed landscape buffer; Detached meandering sidewalk; Intersection roundabout; community manager building/mail facility

SEE ATTACHED LOT
BREAKDOWN BY
HOUSING TYPE

STAFF USE ONLY:

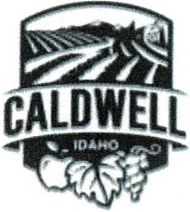
Date Application Received: 10/8/20

Received by: [Signature]

Proposed Hearing Date: _____

Hearing Body: _____

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CITY OF
Caldwell, Idaho

Planning & Zoning

PLANNED-UNIT DEVELOPMENT

Project Name: El Monterrey Subdivision	File #:
Applicant/Agent: Triple Dot Development/Penelope Constantikes, Riley Planning Services	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
X	Completed & signed Hearing Review Master Application	✓
X	PUD Details Form	✓
X	Narrative fully describing the proposed use/request	✓
X	Recorded warranty deed for the subject property	✓
X	Detailed Site Plan	✓
X	Preliminary Plat (if applicable)	✓
X	Signed Property Owner Acknowledgement (if applicable)	✓
X	Vicinity map, showing the location of the subject property	✓
X	Traffic Study (if applicable)	✓
X	Landscape Plan (if applicable)	✓
X	Neighborhood Meeting sign-in sheet	✓
X	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.	✓
X	Fee	✓

STAFF USE ONLY:
Date Application Received: <u>10/8/20</u>
Received by: <u>LC</u>
Proposed Hearing Date: _____
Hearing Body: _____

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CITY OF
Caldwell, Idaho

Planning & Zoning
PUD DETAILS FORM

Project Name: El Monterrey Subdivision	File #:
Applicant/Agent: Triple Dot Development/Penelope Constantikes, Riley Planning Services	

Planned Unit Development (PUD) Information

Total Acreage: 20.36 Zoning: R-6 R-1 Phased Project: Yes No If yes, # of phases: 2

List all proposed uses: Residential - Multi-Family, Townhomes and Single Family Detached

If residential is proposed: Total # of dwelling units: 122 Proposed Density: 5.99 Units / Acre

List all types of proposed housing units: Multi-Family, Townhomes, and Single Family detached

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 proposed development provides three types of residences and matches single family with adjacent single family.

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

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

The site is level, thus topography and geology are not relevant. The site does, though, match proposed housing types, places housing types in most beneficial layout for site context.

Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes

The site is bracketed by single family on the west and south, and schools to the east and northeast.

The proposed development is laid out to buffer existing single family from higher densities.

Encourages infill development that contributes a compatible design to the existing neighborhood

The site design is sensitive to the surrounding land uses. Single family detached is adjacent to single family detached and the multi-family is placed in the north east corner for proximity and connection to the elementary school that is not along Marble Front Road.

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

The proposed development incorporates a community ampitheater and park centered in the

overall site to encourage a relationship between the different housing zones with a roundabout

creating a unifying a community center. Amenities for the PRD will be constructed with the first of two phases.

- 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. Detached sidewalk; ampitheater and park area

2. Fire Sprinklers in Multi-Family zone

3. Roundabout; Sprinklers in multi-family

4. Generous Open Space with Park Area adjacent; Community Mail Facility

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

The townhome zone along the northwest boundary includes lot sizes below area specified in the Caldwell

Zoning Code. Multi-family structures access public roadway via shared service drive isle.

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

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):

X Offers a maximum choice of living environments by allowing a variety of housing and building types

Three density zones are incorporated into the site design to provide three types of housing.

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

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

The area currently occupied by the A Drain, when piped, will convert to a generous and creatively designed landscape buffer.

 Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes

 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.)

While the site is very slightly greater the 20 acres by about 15,681 sq. ft, it appears that the context is more than 50% developed with well established residential to the south, southeast and southwest as well as to the west and two public schools to the east and northeast.

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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-3 (Proposed)

What is the primary use of the planned unit development? Residential with three density zones

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? 20.36 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? N/A

What are those uses? _____

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? _____

The site design incorporates three density zones to match the surrounding land uses and are unified and centered with the roundabout, amphitheater and park area

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: 20.36

of Dwelling Units (single-family, duplexes, apartments, etc. Does not include assisted living facilities or similar): 122

Density for this zone in a planned unit development, as per the Comprehensive Plan: _____

Dwelling units per gross acre for this project: 5.99 Units / Acre (122 / 20.36 = 5.99)

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)

? 76 multi-family units in 4, 8 and 12 plexes; 19 townhomes in 2 and 3 plexes adjacent to the undeveloped area along the northwest boundary and 27 single family detached residential lots

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.)

Each residence has a minimum of 2 car garage with driveway parking; townhomes will have garages and driveway parking; multi-family zone provides parking per Caldwell Code; public roads in subdivision are sized to allow on street parking.

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? 9 townhome lots

Where are the additional parking spaces and how many additional parking spaces are being provided? Ample on street parking is available along north/south primary public road traversing site.

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): _____

Number and Location of Off-street parking spaces: 114 parking spaces required; 144 spaces provided
drive isle is 24'; minimum emergency services drive isle and turning radius provided

Number and Location of Off-street visitor parking spaces: Included in parking information above

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: _____

of Off-street Parking Spaces Provided and Location: _____

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. X

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: 20.36 A

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: Large pathway connecting Lincoln to school access provided; pathway connection east to west;

is provided for site and residential subdivision to the west

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:

Major pathway located within common lot associated with multi-family zone

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

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Gross area: 18% qualified open space; total open space (qualified and buffering) 23%

Usable open space (list lots and blocks if applicable or approximate locations): Pathways;
amptitheater and park area in SW corner of multi-family

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. Detached sidewalk
2. Community mail facility
3. Roundabout
4. Fire Sprinklers in Multi-Family zone

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: Townhome lots - frontage and lot size; multi-family access to public street via service drive

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.



October 6, 2020

City of Caldwell
Planning & Zoning Department
ATTN: Jerome Mapp
411 Blaine Street
Caldwell, ID 83605

**RE: EL MONTERREY PLANNED RESIDENTIAL DEVELOPMENT
PRELIMINARY PLAT / ANNEXATION & ZONING**

Dear Mr. Mapp:

Triple Dot Development and the project team are pleased to present the El Monterrey Planned Residential Development and associated annexation with an R-3 zoning, and preliminary plat to you for review. This creative and unique planned development is context appropriate and will not only complement the surrounding uses but serve the greater community with much needed multi-family in North Caldwell where job generating development is well underway.

R-1

The subject site is located at 2921 Marble Front Road and is composed of two parcels for a total area of 20.36 acres. The site context is established residential to the west and south, and two public schools to the east and north east. There are recently approved larger subdivisions to the east of the site as well.

The site is designed to complement the surrounding land uses with different density zones. Adjacent to the single family residential development to the south and west is the single family detached zone. The north half of the site is composed of the townhome zone and the multi-family zone in the northeast corner of the site. With an elementary school to the east and a public charter school across Lincoln to the northeast the multi-family is ideally located. Across all the density zones in the project, and with pathway connections, students and parents will be able to leave their vehicle at home.

A zoning designation of R-3 is requested and a development agreement between the developer and the City of Caldwell is understood. This zoning designation will permit all three housing opportunities in one community. The overall site density is 5.99 residences per acre – detailed calculations providing density information for each of the housing type zones is included in the application materials.

R-1

A roundtable was held with City of Caldwell staff on February 27, 2020 and applicant notes from this meeting are included in the application packet. The neighborhood meeting was held at the site on August 8, 2020.

This planned residential development is a creative complement to the traditional residential developments in the vicinity and takes advantage of the adjacent public schools thus reducing

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potential vehicle trips to transport children to school. Providing multi-family as well as townhomes on individual lots and traditional single family home lots combines a variety of housing types in one development to serve a variety of residents. With large scale industrial and office development occurring in this area of Caldwell, the El Monterrey Planned Residential Development is ideally located.

The Traffic Impact Study prepared by GR Engineering is included in the application materials. This study supports the project and finds that beyond the proposed standard full access improvements to Marble Front Road and Lincoln Road, no additional improvements are need to to mitigate build-out operations.

Additional details about this innovative project will be provided through the application processing and review process as needed.

Triple Dot Development and the project team look forward to working with staff and would be pleased to assist staff with questions.

Best regards,

RILEY PLANNING SERVICES LLC

P. CONSTANTIKES

Penelope Constantikes
Principal



EL MONTERREY PLANNED RESIDENTIAL DEVELOPMENT SINGLE FAMILY CONCEPTUAL IMAGES

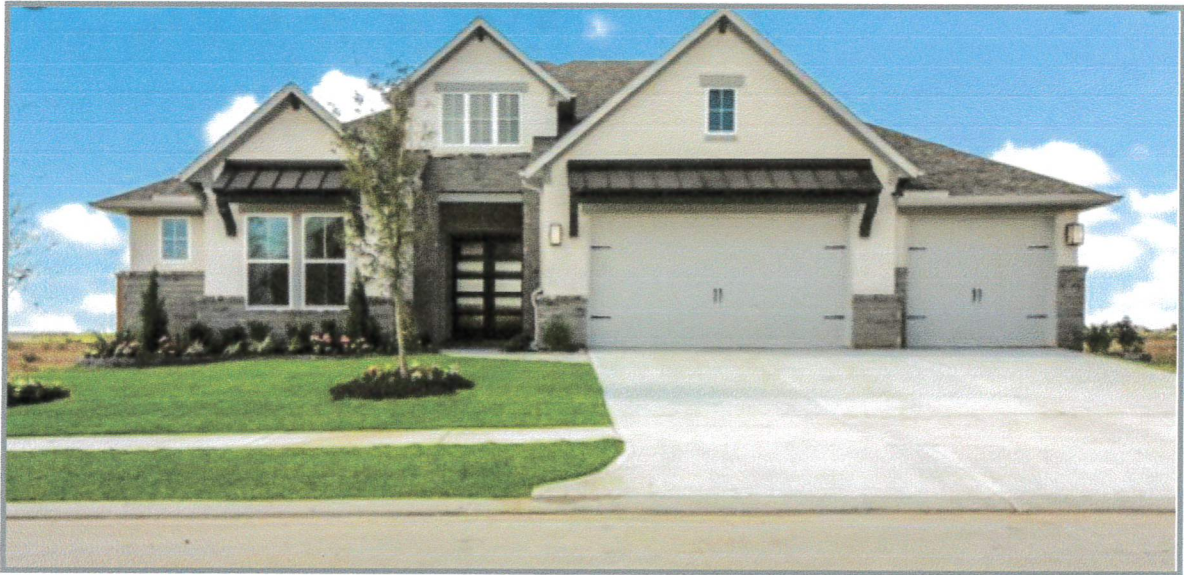
Architectural elements for project include:

- Focused on single story with mix of single and two story homes.
 - Split floor plans and family functionality.
 - Home sizes anticipated to range from 1,800 – 2,500 square feet.
- Surfaces will include stucco, hardy siding, wood and architectural shingle.
 - Variety in roof and wall planes and glazing.
- Accents include stone and similar complementary materials.

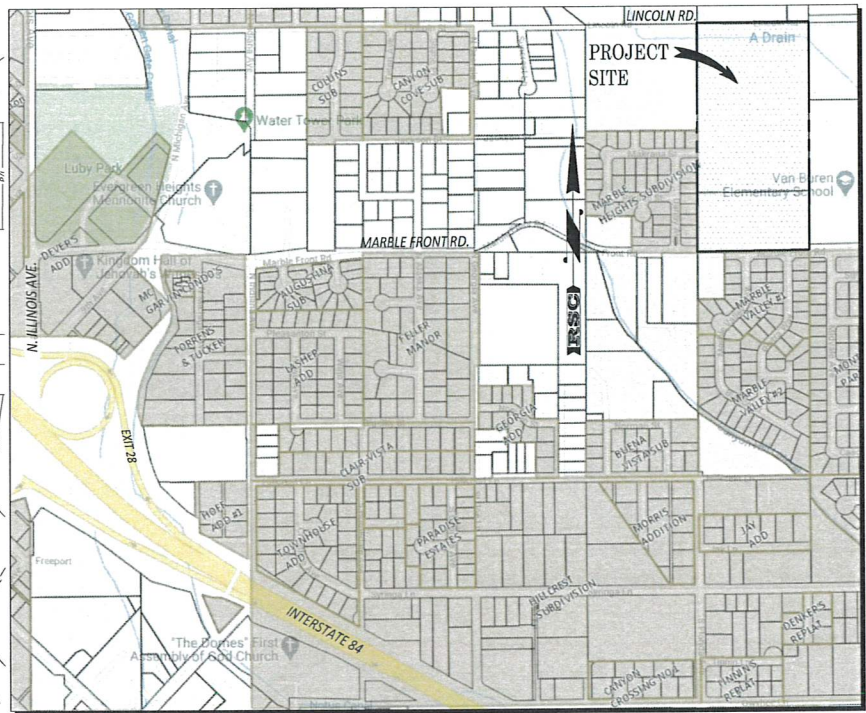
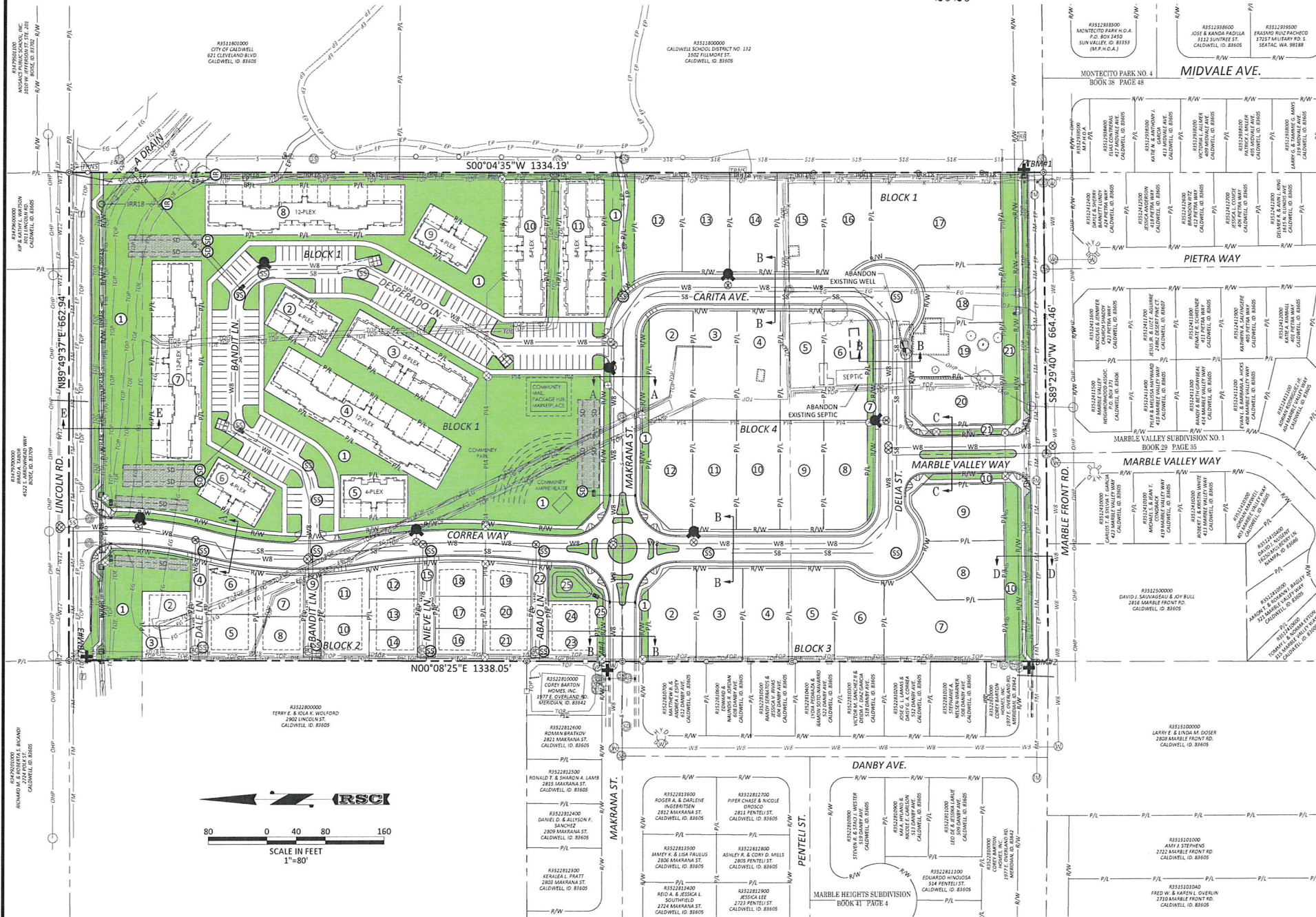


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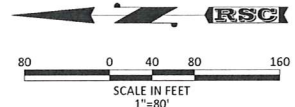
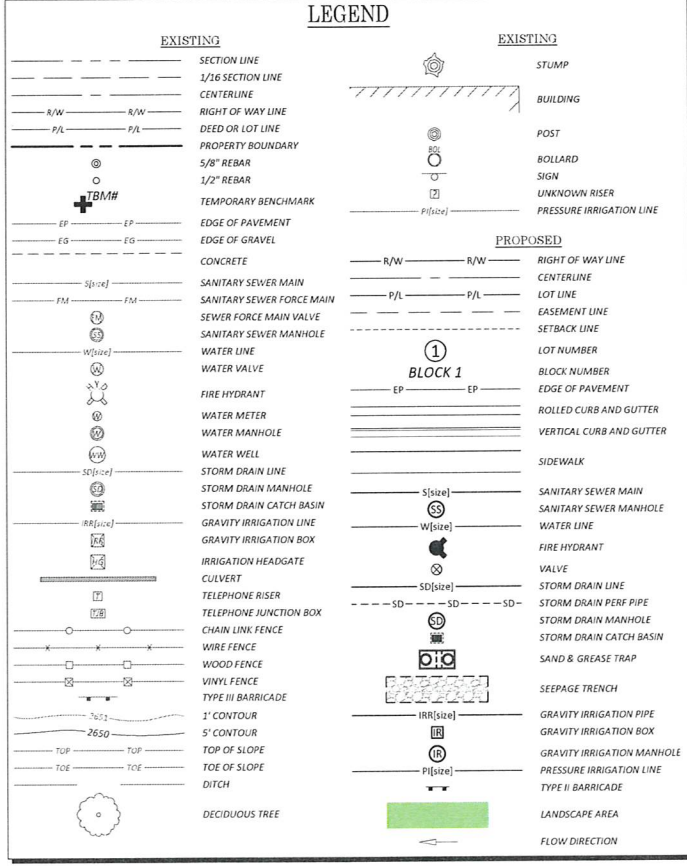




PRELIMINARY PLAT FOR
EL MONTERREY SUBDIVISION
 THE W 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 23
 T.4N., R.3W., B.M., CITY OF CALDWELL, CANYON COUNTY, IDAHO
 2020



VICINITY MAP
 1" = 500'±



SEE SHEET 3 FOR STREET SECTIONS

NOTES:

- ALL LOTS TO BE SERVED BY EXTENSIONS TO THE CALDWELL CITY MUNICIPAL WATER AND SANITARY SEWER SYSTEMS.
- SURFACE STORM WATER DRAINAGE SHALL BE RETAINED ON-SITE AND DIRECTED TO PROPOSED ON-SITE STORM WATER MANAGEMENT FACILITIES.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER. ALL LOTS WILL BE PROVIDED WITH PRESSURIZED IRRIGATION FROM A PRIVATE HOA PUMP STATION.
- LOTS 12 - 20, BLOCK 1; LOTS 2-9, BLOCK 3; AND LOTS 2-6 & 8-12, BLOCK 4 ARE TO BE DESIGNATED AS SINGLE FAMILY RESIDENTIAL.
- LOTS 2 - 11, BLOCK 1 ARE TO BE DESIGNATED AS MULTI-FAMILY RESIDENTIAL.
- LOTS 2-3, 5-6, 7-8, 10-11, & 23-24, BLOCK 2 ARE TO BE DESIGNATED AS RESIDENTIAL DUPLEX LOTS.
- LOTS 12-14, 16-18, & 19-21, BLOCK 2 ARE TO BE DESIGNATED AS RESIDENTIAL TRIPLEX LOTS.
- LOTS 21, BLOCK 1; LOTS 1 & 10, BLOCK 3; AND LOTS 1 & 7, BLOCK 4 ARE TO BE DESIGNATED AS COMMON LOTS WITH A BLANKET PUBLIC UTILITY EASEMENT.
- LOT 1, BLOCK 1 AND LOTS 1 & 25, BLOCK 2 ARE TO BE DESIGNATED AS COMMON LOTS WITH A BLANKET PUBLIC UTILITY EASEMENT FOR STORM WATER FACILITIES.
- LOTS 4, 9, 15, & 22, BLOCK 2 ARE TO BE DESIGNATED AS COMMON LOTS WITH A BLANKET PUBLIC UTILITY AND INGRESS/EGRESS EASEMENT FOR SHARED DRIVeways.
- DIRECT LOT ACCESS TO MARBLE FRONT ROAD OR LINCOLN ROAD IS PROHIBITED.

DEVELOPMENT FEATURES:

TOTAL ACRES	20.36 ACRES
TOTAL LOTS	68
TOTAL UNITS	122
DENSITY/GROSS ACRE	5.99
SINGLE FAMILY LOTS/ACREAGE	27 / 5.79 ACRES
MINIMUM	7,876 sq ft
AVERAGE	9,336 sq ft
DENSITY DU/ACRES	4.7 / ACRE
MULTI-FAMILY LOTS/ACREAGE	10 / 2.54 ACRES
UNITS	76
TOWNHOME LOTS/ACREAGE	19 / 1.42 ACRES
MINIMUM	2,736 sq ft
AVERAGE	3,247 sq ft
DENSITY DU/ACRES	13.4 / ACRE
COMMON LOTS/ACREAGE	12 / 6.20 ACRES
OPEN SPACE	4.63 ACRES (23%)
QUALIFIED USEABLE	3.70 ACRES (18%)
EXISTING ZONING	AG (CANYON COUNTY)
PROPOSED ZONING	R-1 (CITY OF CALDWELL)

PROPOSED EASEMENTS:

FRONT, REAR 10'
 * UNLESS OTHERWISE DIMENSIONED

TOWNHOME SETBACKS:

FRONT 10'
 PUBLIC STREET SIDE 10'
 PRIVATE LANE SIDE 5'
 SUBDIVISION BOUNDARY 15'

OWNER
 TANNER LEIGHTON
 1047 S. WELLS ST.
 MERIDIAN, IDAHO 83642
 (208) 830-9751

LAND PLANNER
 PENELOPE CONSTANTINES
 RILEY PLANNING SERVICES
 270 N. 27th STREET SUITE 101
 BOISE, ID 83702
 (208) 908-1609

SURVEYOR
 SEAN SULLIVAN
 DAVID EVANS AND ASSOCIATES
 9925 W. EMERALD ST.
 BOISE, ID 83704
 (208) 900-9049

CIVIL ENGINEER
 DERRIT KERNER, P.E.
 ROCK SOLID CIVIL LLC
 270 N. 27TH STREET
 BOISE, ID 83702
 (208) 342-3277

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8238
SEWER	CITY OF CALDWELL	(208) 455-4734
WATER	CITY OF CALDWELL	(208) 455-4734
ROADS	CALDWELL STREET DEPARTMENT	(208) 455-3072
IRRIGATION	CALDWELL MUNICIPAL IRRIGATION DIST.	(208) 455-3070
FIRE	CALDWELL FIRE DEPARTMENT	(208) 455-4708

Revisions

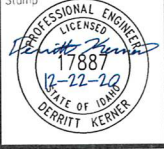
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ROCK SOLID CIVIL
 Civil Engineering & Surveying
 270 North 27th Street, Boise, ID 83702
 Office Phone: 208.342.3277
 www.rocksolidcivil.com

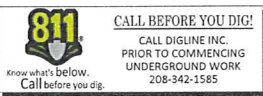
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EL MONTERREY SUBDIVISION
 CALDWELL, IDAHO
 PRELIMINARY PLAT

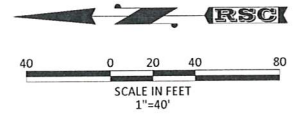
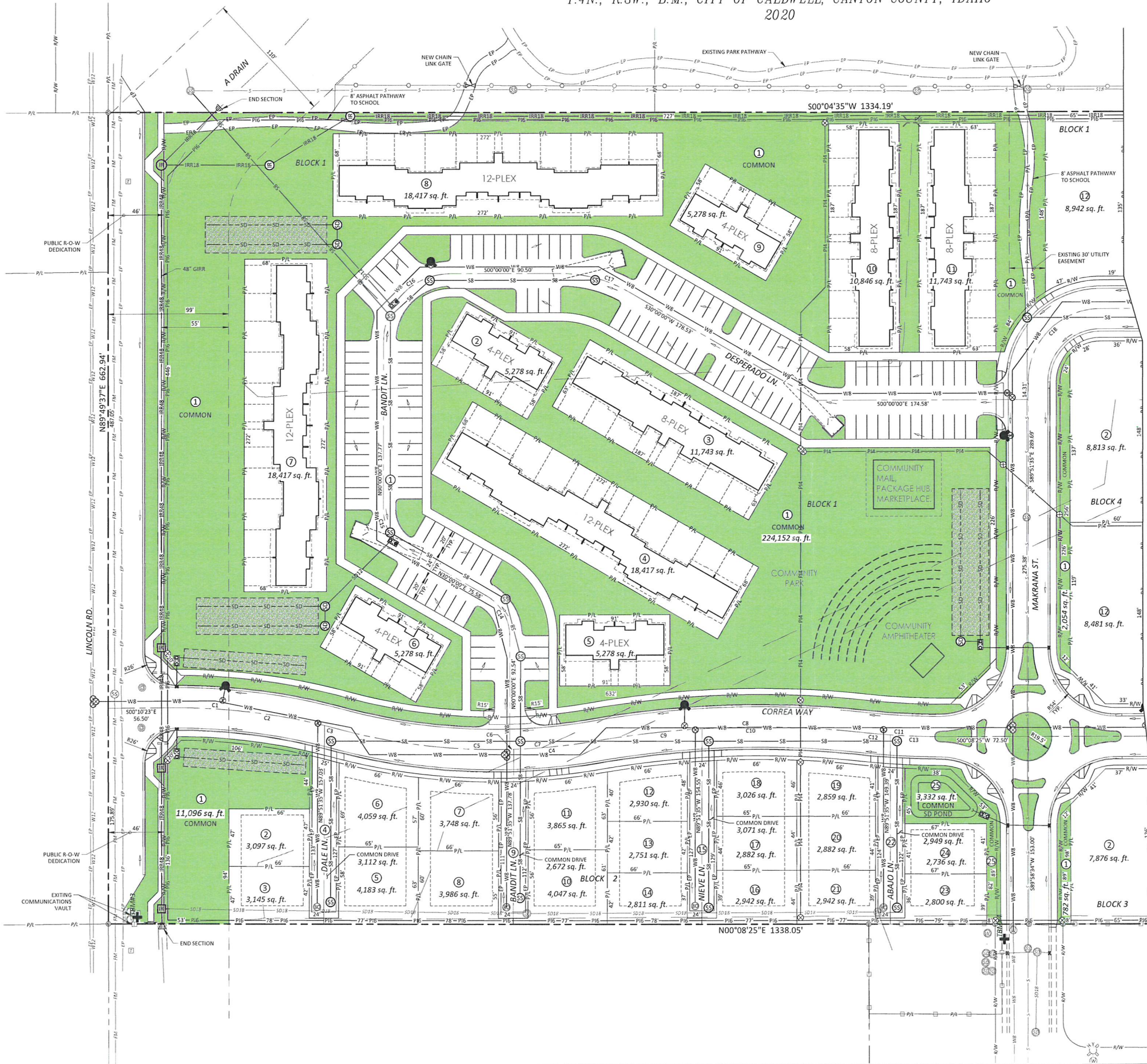
Project Name
 Sheet Name



Project No. 19-58
 Drawn By: JF
 Date: December 22, 2020
 Sheet No. 1 of 3



PRELIMINARY PLAT FOR
EL MONTERREY SUBDIVISION
 THE W 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 23
 T.4N., R.3W., B.M., CITY OF CALDWELL, CANYON COUNTY, IDAHO
 2020



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	132.86'	500.00'	66.82'	15°13'30"	N07°26'22"E	132.47'
C2	122.10'	500.00'	61.35'	13°59'28"	N06°49'21"E	121.79'
C3	10.77'	500.00'	5.38'	1°14'01"	N14°26'06"E	10.77'
C4	214.35'	500.00'	108.85'	24°33'45"	S02°46'14"W	212.71'
C5	142.83'	500.00'	71.90'	16°22'00"	S06°52'06"W	142.34'
C6	3.21'	500.00'	1.60'	0°22'03"	S01°29'55"E	3.21'
C7	68.31'	500.00'	34.21'	7°49'42"	S05°35'48"E	68.26'
C8	219.94'	800.00'	110.67'	15°45'07"	N01°38'05"W	219.25'
C9	87.69'	800.00'	43.89'	6°16'49"	N06°12'14"W	87.65'
C10	132.25'	800.00'	66.27'	9°28'18"	N01°30'20"E	132.10'
C11	63.89'	600.00'	31.97'	6°06'03"	S03°11'27"W	63.86'
C12	23.03'	600.00'	11.52'	2°11'57"	S05°08'30"W	23.03'
C13	40.86'	600.00'	20.44'	3°54'07"	S02°05'28"W	40.85'
C14	39.79'	38.00'	21.94'	60°00'00"	N60°00'00"E	38.00'
C15	39.79'	38.00'	21.94'	60°00'00"	N60°00'00"E	38.00'
C16	86.39'	55.00'	55.00'	90°00'00"	S45°00'00"E	77.78'
C17	58.64'	112.00'	30.01'	30°00'00"	S15°00'00"W	57.98'
C18	94.25'	60.00'	60.00'	90°00'00"	N44°51'35"W	84.85'
C19	94.25'	60.00'	60.00'	90°00'00"	N45°08'25"E	84.85'
C20	94.25'	60.00'	60.00'	90°00'00"	S44°51'35"E	84.85'

MATCH LINE - SEE SHEET 3

Revisions

Date	Description

ROCK SOLID CIVIL
 Civil Engineering and Design
 270 E. Main Street, Suite 100
 Caldwell, ID 83402
 Office Phone: 208.342.3277
 www.rocksolidcivil.com

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Project Name
EL MONTERREY SUBDIVISION
 CALDWELL, IDAHO

Sheet Name
PRELIMINARY PLAT

Stamp

Project No. 19-58
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 Date: December 22, 2020
 Sheet No.
2
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811
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