



CITY OF
Caldwell, Idaho

Planning & Zoning

Hemlock Development at Middleton

R3087701600

APPLICANT

ITEM	DATE	SUBMITTED BY
A-1 APPLICATION & RECEIPT <i>paid 10/7/22</i>	9/19/22	Doug Corsmeier
A-2 WRITTEN DESCRIPTION	9/19/22	↓
A-3 SITE PLAN OR PLAT	9/19/22	
A-4 VICINITY MAP	9/19/22	
A-5 NEIGHBORHOOD MEETING FORM	9/19/22	
A-6 DEED	9/19/22	
A-7 TRAFFIC IMPACT STUDY (IF REQUIRED)	9/19/22	
A-8 LANDSCAPING PLAN	9/19/22	
A-9 PROPERTY OWNER ACKNOWLEDGEMENT	9/19/22	
A-10 <i>Preliminary Plat Checklist</i>	9/19/22	
A-11 <i>Round Table</i>	9/19/22	
A-12 <i>Record of Survey</i>	9/19/22	↓
A-13 <i>Legals</i>	9/19/22	Doug Corsmeier
A-14 <i>mapping approval emails</i>	9/30/22	↓
A-15		
A-16		
A-17		
A-18		

0 Middleton Rd
SUB22-000036

Sarah Davis

From: Doug Corsmeier <doug@ustickstorage.com>
Sent: Friday, September 30, 2022 1:22 PM
To: Sarah Davis
Subject: Fwd: FW: Hemlock Development at Middleton
Attachments: 91622.Lot1.Large (1).pdf; 91622.Lot2.Large (1).pdf; 91622.Lot3.Large (1).pdf; 082322.PrelimPlat.Parcel3 (1).pdf; 9.16.22.Parcel3.SITEPLAN (1).pdf

Hi Sarah, Angie gave approval of the name Hemlock Development at Middleton. See below. Thx.

----- Forwarded message -----

From: Angie Hopf <ahopf@cityofcaldwell.org>
Date: Fri, Sep 30, 2022 at 11:22 AM
Subject: FW: Hemlock Development at Middleton
To: Doug Corsmeier <doug@ustickstorage.com>
CC: Sarah Davis <sdavis@cityofcaldwell.org>, Juli McCoy <jmccoy@cityofcaldwell.org>, Robin Collins <rcollins@cityofcaldwell.org>, Dave Marston <dmarston@cityofcaldwell.org>

Doug this subdivision name is approved, thank you.

Angie Hopf

GIS Analyst, City of Caldwell

Phone 208.455.4685

Fax 208.455.3012

Email ahopf@cityofcaldwell.org



From: Doug Corsmeier <doug@ustickstorage.com>

Sent: Thursday, September 29, 2022 10:58 AM

To: Angie Hopf <ahopf@cityofcaldwell.org>

Subject: Hemlock Development at Middleton

Angie, good to speak with you.

As far as the name of the Plat Development goes, I am fine with calling it "Hemlock Development at Middleton".

Here is the site plan and survey. Happy to do a call to review with you. Let me know if you have time perhaps yet today to review as I was trying to get Sarah Davis from P & Z the final two docs so she can continue w/ my prelim plat app. and the naming of the plat approval was one of those docs she needed from Mapping / you.

Thanks for your assistance.

Doug Corsmeier, Owner

Ustick Storage, LLC

(208) 515-4442 Cell

doug@ustickstorage.com | www.ustickstorage.com

[17848 Middleton Rd, Nampa, ID 83687](#)

(SE Corner of Ustick & Middleton Rd.)

CONFIDENTIALITY NOTICE: This communication with its contents contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication

--

Doug Corsmeier
Owner
(208) 515-4442 | www.UstickStorage.com
17848 Middleton Rd, Caldwell ID

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Total Control Panel

[Login](#)

To: sdavis@cityofcaldwell.org [Remove](#) this sender from my allow list
From: doug@ustickstorage.com

You received this message because the sender is on your allow list.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 10/21/2020 before me, Matthew Grossbard, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Douglas Cosmeier
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer - Title(s): _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer - Title(s): _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____



Thomas J. Wellard, PLS
Rodney Clark, PE

October 20, 2020

Legal Description for
Doug Corsmeier
Job No. SE1920

Parcel 3

This parcel is a portion of the NW ¼ NW ¼ of Section 5 in Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of NW ¼ NW ¼, (NW Section Corner, Section 5), a found aluminum cap monument;

thence North 89°53'44" East along the North boundary of the NW ¼ NW ¼ a distance of 409.55 feet;

thence South 00°06'16" East a distance of 40.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89°53'44" East, parallel with the North boundary of the NW ¼ NW ¼, a distance of 110.45 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°07'00" East, parallel with the West boundary of the NW ¼ NW ¼, a distance of 230.91 feet to the **TRUE POINT OF THE BEGINNING**, a found 5/8 inch diameter rebar;

thence North 89°53'44" East, parallel with the North boundary of the NW ¼ NW ¼, a distance of 225.70 feet to a point on the West boundary of Monarch Subdivision No.1, a found 5/8 inch diameter rebar;

thence traversing said boundary as follows:

South 13°00'27" East a distance of 454.20 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

Southwesterly a distance of 55.42 feet along the arc of a curve to the right having a radius of 5280.00 feet and a central angle of 00°36'05" and a long chord which bears South 18°32'06" West a distance of 55.42 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence leaving said subdivision boundary bearing South 89°53'44" West, parallel with the North boundary of the NW ¼ NW ¼ a distance of 804.30 feet to a point on the East right of way of Middleton Road, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence traversing said right of ways as follows:



Thomas J. Wellard, PLS
Rodney Clark, PE

Corsmeier Legal Description
Parcel 3, Page 2 of 2

North 00°07'00" West, parallel with the West boundary of the NW ¼ NW ¼, a distance of 104.05 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

North 89°53'00" East a distance of 8.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

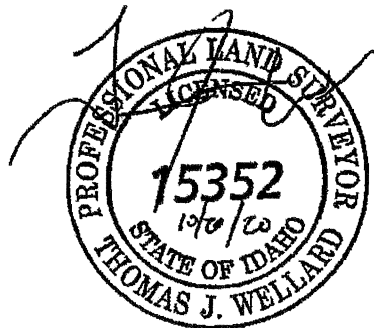
North 00°07'00" West, parallel with the West boundary of the NW ¼ NW ¼, a distance of 187.24 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

Northeasterly 67.66 feet along the arc of a curve to the right having a radius of 1976.00 feet and a central angle of 01° 57' 43" and a long chord which bears North 6°20'05" East a distance of 67.66 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

North 15°48'12" East a distance of 56.11 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence leaving said right of way bearing North 89°53'44" East, parallel with the North boundary of the NW ¼ NW ¼, a distance of 464.01 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°07'00" West, parallel with the West boundary of the NW ¼ NW ¼, a distance of 82.76 feet to the **TRUE POINT OF BEGINNING**, said parcel being 7.799 acres more or less, and being subject to any and all easements and rights of way of record or implied.



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RECORD OF SURVEY

A PORTION OF THE NW 1/4 NW 1/4 OF SECTION 5,
TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

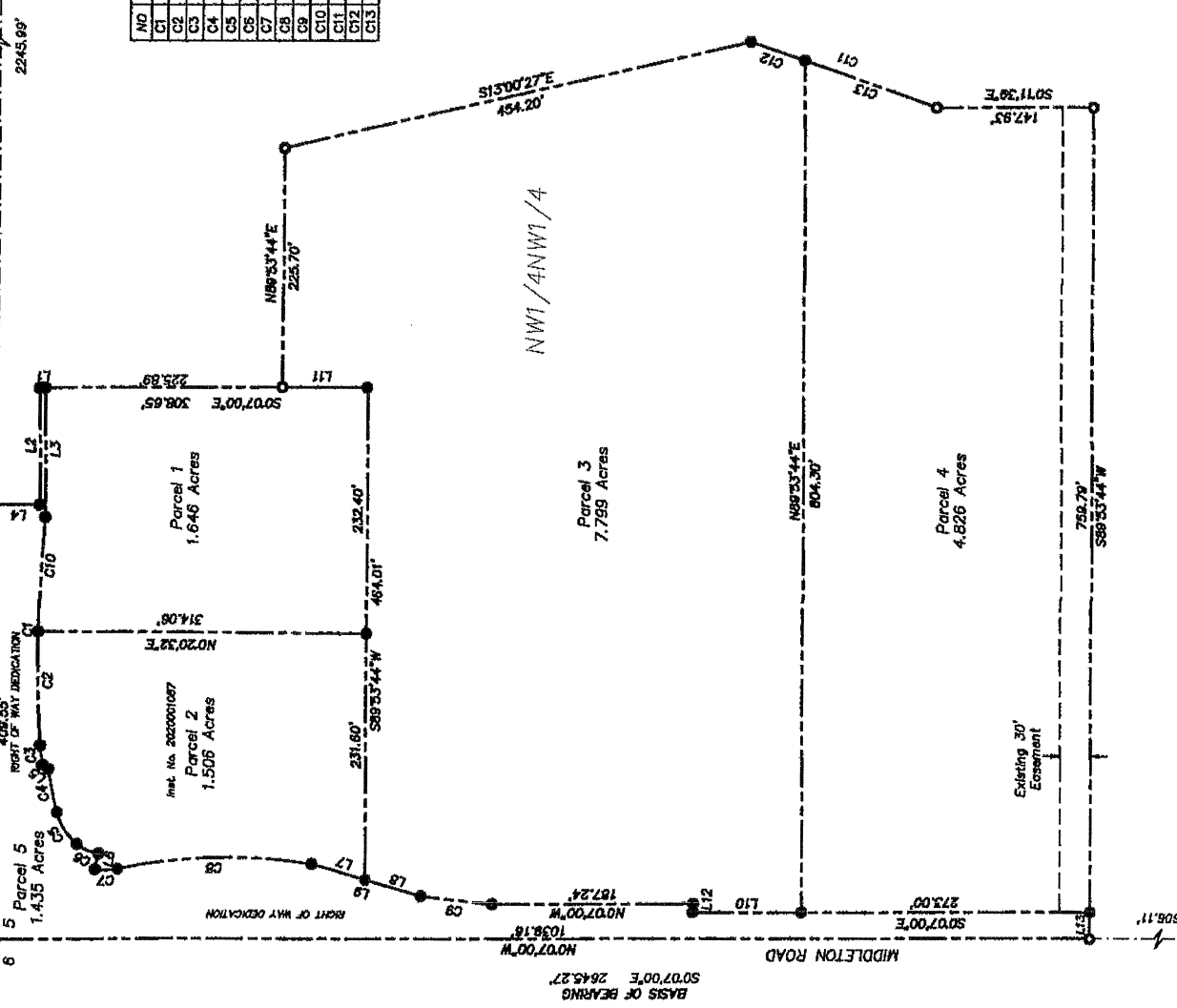
NW Section Corner
Section 5
Crest of Mt. No.
201000001087

N 1/4 Corner
Section 5
Crest of Mt. No.
201000001087

N89°33'44"E 2655.55'
USTICK ROAD

2245.99'

31 32
31 32



CURVE TABLE

NO.	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
C1	1452.50'	8°28'22"	215.22'	N89°20'57"W	215.02'
C2	1452.50'	4°13'40"	107.18'	N88°31'12"E	107.18'
C3	304.30'	3°32'44"	18.84'	S84°38'01"W	18.84'
C4	298.50'	7°56'02"	41.47'	S77°58'52"W	41.44'
C5	59.50'	35°00'58"	36.36'	S56°30'16"W	35.80'
C6	43.50'	29°51'14"	22.87'	S24°03'06"W	22.41'
C7	58.50'	21°17'50"	21.74'	S0°50'16"E	21.82'
C8	537.50'	19°50'54"	186.20'	S1°33'53"E	185.27'
C9	1978.00'	1°57'43"	87.66'	S8°20'05"W	87.66'
C10	1452.50'	4°15'42"	108.04'	S87°14'07"E	108.01'
C11	5280.00'	0°20'34"	186.24'	S19°15'20"W	186.23'
C12	5280.00'	0°38'03"	35.42'	S16°32'06"W	35.42'
C13	5250.00'	1°26'28"	132.82'	S19°33'23"W	132.81'

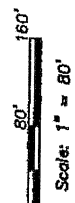
Reference Surveys:
Inst. No. 200254649
Monarch Subdivision No. 1
Book: 31 Page: 43

Reference Surveys:
Inst. No. 200414628
Inst. No. 200042867
Inst. No. 2015005094
Inst. No. 2019061182
Inst. No. 2019063580
Inst. No. 2020002417
Inst. No. 2020036141

Reference Surveys:
Inst. No. 2018031398
Inst. No. 2020001086
Inst. No. 2020001087
Inst. No. 2020002411
Inst. No. 2020002412

Monarch Subdivision No. 1
Book: 31 Page: 43

NW 1/4 NW 1/4



LEGEND

- BRASS CAP MONUMENT - FOUND
- ⊕ ALUMINUM CAP MONUMENT - FOUND
- 5/8" x 24" REBAR - SET
- 5/8" REBAR - FOUND
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- - - SECTION/AUQUOT PART LINE

Surveyor's Narrative:
This survey was prepared at the request of Doug Corsmeier to change the property line between Parcels 3 and 4 and to change the section control and other lines previously established remain the same. The new parcel configuration is as shown hereon.

CERTIFICATION

I, Thomas J. Heland, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.



INDEX No. 324-05-4-0-00-00
SURVEY FOR:

DOUG CORSMEIER

Drawn By: ZCL
Date: Sept. 22, 2020
Surveyed By: ZCL/KPL
Job No.: SE1920

Skinner
Land Survey
Precision Land Surveys, P.C.
1702 S. Main Street
Caldwell, Idaho 83407
(208) 454-0833
WWW.SKINNERLANDSURVEY.COM

LINE TABLE

NO.	BEARING	LENGTH
L1	S0°07'00"E	5.02'
L2	N89°33'44"E	110.45'
L3	N89°33'44"E	122.01'
L4	S0°06'18"E	40.00'
L5	S38°19'19"W	6.94'
L6	N78°13'43"W	15.01'
L7	N15°48'12"E	53.78'
L8	N15°48'12"E	56.11'
L9	N15°48'12"E	108.90'
L10	N0°07'00"W	104.05'
L11	N0°07'00"W	82.78'
L12	S89°33'00"W	6.00'
L13	S89°33'44"W	25.00'

W 1/4 Corner
Section 5
Crest of Mt. No.
201000001087

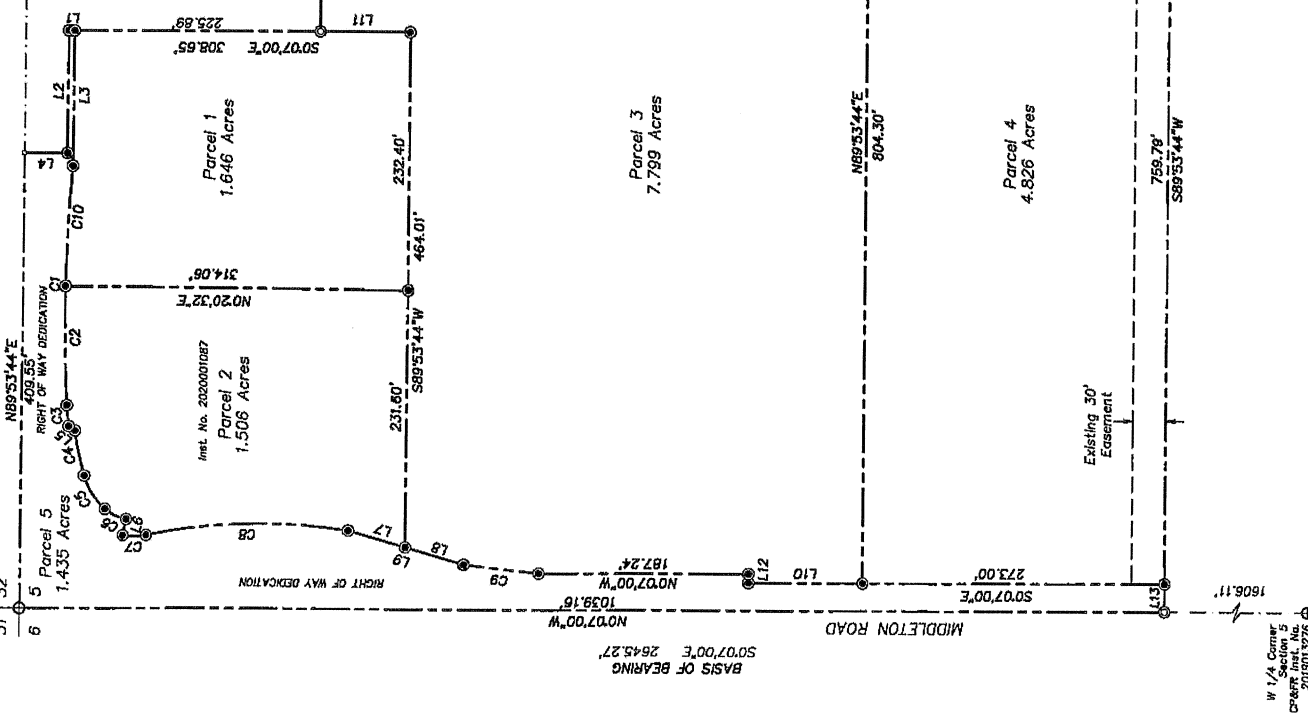
A-13

Parcel 3 - RECORD OF SURVEY

A PORTION OF THE NW 1/4 NW 1/4 OF SECTION 5,
TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

N 1/4 Corner
Center
CP 289 Inst. No.
2015004260

N89°53'44"E 2655.65'
USTICK ROAD
2245.99'



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C4	299.50'	7°58'02"	41.47'	S77°58'52"W	41.44'
C5	59.50'	35°00'58"	36.36'	S56°30'16"W	35.80'
C6	43.50'	29°51'14"	22.67'	S24°03'56"W	22.41'
C7	58.50'	21°17'50"	21.74'	S0°50'16"E	21.62'
C8	537.50'	19°50'54"	186.20'	S1°33'53"E	185.27'
C9	1976.00'	1°57'43"	67.66'	S6°20'05"W	67.66'
C10	1452.50'	4°15'42"	108.04'	S97°14'07"E	108.01'
C11	5280.00'	2°02'34"	186.24'	S19°15'20"W	186.23'
C12	5280.00'	0°36'05"	35.42'	S18°32'06"W	55.42'
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Monarch Subdivision No. 1
Book: 31 Page: 43
- Inst. No. 2000414628
Inst. No. 200042867
Inst. No. 2015005094
Inst. No. 2019063182
Inst. No. 2019063580
Inst. No. 2020002417
Inst. No. 2020036141

Reference Deeds:

- Inst. No. 2018031398
Inst. No. 2020001086
Inst. No. 2020001087
Inst. No. 2020002411
Inst. No. 2020002412

Monarch Subdivision No. 1
Book: 31 Page: 43

LINE TABLE

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L1	S0°07'00"E	5.02'
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L5	S35°19'19"W	6.94'
L6	N78°13'41"W	15.01'
L7	N15°48'12"E	53.79'
L8	N15°48'12"E	56.11'
L9	N15°48'12"E	109.90'
L10	N0°07'00"W	104.05'
L11	N0°07'00"W	82.76'
L12	S89°53'00"W	8.00'
L13	S89°53'44"W	25.00'

LEGEND

- BRASS CAP MONUMENT - FOUND
- ⊕ ALUMINUM CAP MONUMENT - FOUND
- ⊙ 5/8" x 24" REBAR - SET
- ⊙ 5/8" REBAR - FOUND
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- - - SECTION/ALIQUOT PART LINE



Surveyor's Narrative:
This survey was performed at the request of Doug Corsmeier to change the boundary between Parcels 3 and 4 from Record of Survey Inst. No. 2020002417. All section central and other lines previously established remain the same. The new parcel configuration is as shown hereon.

CERTIFICATION

I, Thomas J. Weiland, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that the herein prepared map is an actual survey made on the ground under my direct supervision. This map is an accurate representation of said survey and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.



INDEX No. 924-05-4-4-0-00-00
SURVEY FOR: DOUG CORSMEIER

Skinner
Land Survey
Precision Land Surveyors, P.C.
17842 Sand Hollow Road
Tandem, Idaho 83407
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM

Drawn By: ZCL
Date: Sept. 22, 2020
Surveyed By: ZCL/AKL
Job No. SE1920

W 1/4 Corner
Section 5
CP 289 Inst. No.
2015004260

A-12

2020-063340
RECORDED
10/28/2020 02:44 PM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 HCRETAL \$15.00
DEED
SKINNER LAND SURVY

QUITCLAIM DEED

FOR PROPERTY LINE ADJUSTMENT

FOR VALUE RECEIVED, HEMLOCK DEVELOPERS, LLC

do hereby convey, release, remise and forever quit claim unto

HEMLOCK DEVELOPERS, LLC

whose current address is:

6010 16th STREET, HUNTINGTON BEACH, CA 92648

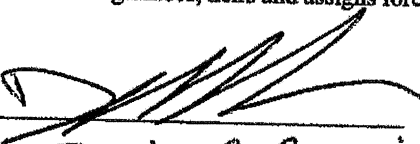
the following described premises:

SEE ATTACHED BOUNDARY DESCRIPTION PARCEL 3

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

Date: 10/21/2020

By:


Douglas C. Coorsteier

State of Idaho)

) S.S.

County of Canyon)

On this _____ day of _____, in the year _____, before me _____ personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument, and acknowledged that he(he)(she)(they) executed the same.

*see attached notary
ME 10/21/2020*

Notary Public
My Commission Expires on _____
Residing in _____

A-12

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange }

On 10/21/2020 before me, Matthew Grossbard, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Douglas Corstmeier
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer - Title(s): _____
 Partner - Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

A-12



Thomas J. Wellard, PLS
Rodney Clark, PE

October 20, 2020

Legal Description for
Doug Corsmeier
Job No. SE1920

Parcel 3

This parcel is a portion of the NW ¼ NW ¼ of Section 5 in Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of NW ¼ NW ¼, (NW Section Corner, Section 5), a found aluminum cap monument;

thence North 89°53'44" East along the North boundary of the NW ¼ NW ¼ a distance of 409.55 feet;

thence South 00°06'16" East a distance of 40.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89°53'44" East, parallel with the North boundary of the NW ¼ NW ¼, a distance of 110.45 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°07'00" East, parallel with the West boundary of the NW ¼ NW ¼, a distance of 230.91 feet to the **TRUE POINT OF THE BEGINNING**, a found 5/8 inch diameter rebar;

thence North 89°53'44" East, parallel with the North boundary of the NW ¼ NW ¼, a distance of 225.70 feet to a point on the West boundary of Monarch Subdivision No.1, a found 5/8 inch diameter rebar;

thence traversing said boundary as follows:

South 13°00'27" East a distance of 454.20 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

Southwesterly a distance of 55.42 feet along the arc of a curve to the right having a radius of 5280.00 feet and a central angle of 00°36'05" and a long chord which bears South 18°32'06" West a distance of 55.42 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence leaving said subdivision boundary bearing South 89°53'44" West, parallel with the North boundary of the NW ¼ NW ¼ a distance of 804.30 feet to a point on the East right of way of Middleton Road, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence traversing said right of ways as follows:



Thomas J. Wellard, PLS
Rodney Clark, PE

Corsmeier Legal Description
Parcel 3, Page 2 of 2

North 00°07'00" West, parallel with the West boundary of the NW ¼ NW ¼, a distance of 104.05 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

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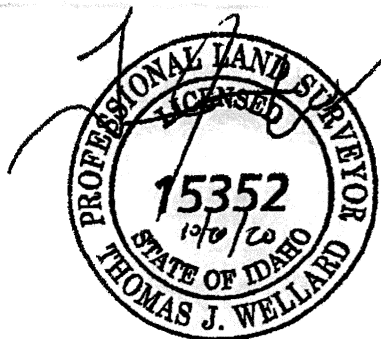
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Northeasterly 67.66 feet along the arc of a curve to the right having a radius of 1976.00 feet and a central angle of 01° 57' 43" and a long chord which bears North 6°20'05" East a distance of 67.66 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

North 15°48'12" East a distance of 56.11 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence leaving said right of way bearing North 89°53'44" East, parallel with the North boundary of the NW ¼ NW ¼, a distance of 464.01 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°07'00" West, parallel with the West boundary of the NW ¼ NW ¼, a distance of 82.76 feet to the **TRUE POINT OF BEGINNING**, said parcel being 7.799 acres more or less, and being subject to any and all easements and rights of way of record or implied.



CITY OF CALDWELL - PLANNING AND ZONING ROUNDTABLE REQUEST FORM

Pre-Application Meeting Request form for residential or commercial projects. Requests can be sent to: P&Z@cityofcaldwell.org

Project name: MIDDLETON CENTER = (Consists of 7 Retail Store Center)
 Property Address: 17848 Middleton Road = Monarch Commercial Subdivision No 2, Nampa 83687
 Location/parcel number: Parcel R3087701600: Lot 1 (This current Parcel 3 is being Plated into 3 separate lots. This is Lot 1.)
 (MUST include parcel number if there is not an address)
 Proposed acreage: 1.192 acres / ^{Lot Size} 51,923 Zone: Commercial C3 Desired Zone: Commercial C3
 New Construction - Sq. feet: 10,626 Commercial Industrial Residential

Please attach a development proposal, site plan, building elevations, floor plan with dimensions and square feet.

Describe the scope of the project: MIDDLETON CENTER will be designed and developed as a small retail center serving the residents of Nampa / Caldwell. There will be (7) total adjoining storefronts of similar size. Total building square feet shall be 10,626, with each storefront @ 1518 sq.ft. (each 30' x 51' estimated footprint). Storefronts will be glass and brick or stone. The 2 units at either end will offer a drive-thru. 3phase power, assume food related business as priority.

Please list the following information for **all persons** who will be in attendance:

NAME:	EMAIL:	PHONE:	TITLE:
TRW Architecture: Tom Williams	trw@trwarchitecture.com	208-371-9298	Architect
InterMtn Engr: Kurt Smith	kurt@intermountainengineering.net	208-941-1245	Civil Engr.
Diamonds Land Survey: Justyn Bobowski	justyn@diamondslandsurveying.com	208-329-6936	Land Survey

Owner/Applicant Information

Applicant name: Hemlock Developers, LLC / Doug Corsmeier
 Address/City/State: 17848 Middleton Road, Nampa, ID 83687
 Phone: 208-515-4442 Email: doug@hemlockcorp.com

Definition of a Round Table Meeting (per City Code Section 10-03-11): An informal pre-application meeting scheduled through the Planning and Zoning Department wherein staff from the Fire Department, Engineering Department, Building Department and Planning and Zoning Department are present to provide comments, ordinance requirements, code requirements, policies and standards to applicants relative to proposed projects. This meeting in no way represents approval, nor shall it be considered permission to proceed with any project. All comments and disclosures made at the Roundtable Meeting are subject to change once the application(s) or building permits have been received.

I certify that I have read and understand the process.

Owner/applicant signature:  Date: 7/12/22

Round Table

A-11

CITY OF CALDWELL - PLANNING AND ZONING ROUNDTABLE REQUEST FORM

Pre-Application Meeting Request form for residential or commercial projects. Requests can be sent to: P&Z@cityofcaldwell.org

Project name: Warehouse C3.com (OFFICE FLEX SPACE)

Property Address: 18 Middleton Road: Monarch Commercial Subdivision No. 2, Nampa 83687

Location/parcel number: Parcel R3087701600: LOT 2 (This current Parcel 3 is being Plated into 3 separate lots. This is lot 2.)
(MUST include parcel number if there is not an address)

Proposed acreage: 4.153 acres/180,912' Zone: Commercial C3 Desired Zone: Commercial C3

New Construction - Sq. feet: 61,954 Commercial Industrial Residential

Please attach a development proposal, site plan, building elevations, floor plan with dimensions and square feet.

Describe the scope of the project: Warehouse C3.com will serve as an office warehouse concept serving the residents and business owners of Nampa/Caldwell. This warehouse flex space will consist of 4 buildings. Two of the buildings will have front office space of 25' x 15' with rear warehouse config of 35' and 50' length x 25' width. Rear entry consists of 14 x 14 roll up door w/ rear man door. Interior warehouse ceiling height @ 18' w/ partial 9' height mezzanine option.

All units will have bathroom, sink, kitchenette concept, 3 phase power, heat, Ac, security and automation features, etc. Two other building are 20 x 75 and 20 x 60' units w/ double roll up doors each with similar features to bldg. 1 & 2.

Please list the following information for **all persons** who will be in attendance:

NAME:	EMAIL:	PHONE:	TITLE:
TRW Architecture: Tom Williams	trwarchitecture.com	208-371-9298	Architect
InterMountain Engr.: Kurt Smith	Kurt@intermountainengineering.net	208-941-1245	Civil Engr.
Diamond Land Survey: Justyn Bulowski	Justyn@diamondlandsurveying.com	208-329-6936	Land Survey

Owner/Applicant Information

Applicant name: Hemlock Developers, LLC / Doug Coorsmeier
 Address/City/State: 17848 Middleton Road Nampa, ID 83687
 Phone: 208-515-4442 Email: doug@hemlockcap.com

Definition of a Round Table Meeting (per City Code Section 10-03-11): An informal pre-application meeting scheduled through the Planning and Zoning Department wherein staff from the Fire Department, Engineering Department, Building Department and Planning and Zoning Department are present to provide comments, ordinance requirements, code requirements, policies and standards to applicants relative to proposed projects. This meeting in no way represents approval, nor shall it be considered permission to proceed with any project. All comments and disclosures made at the Roundtable Meeting are subject to change once the application(s) or building permits have been received.

I certify that I have read and understand the process.

Owner/applicant signature:  Date: 7/12/22

A-11

CITY OF CALDWELL - PLANNING AND ZONING ROUNDTABLE REQUEST FORM

Pre-Application Meeting Request form for residential or commercial projects. Requests can be sent to: P&Z@cityofcaldwell.org

Project name: RV Drive Thru Storage.com (ENCLOSED RV STORAGE)

Property Address: 17848 Middleton Rd - Monarch Commercial Subdivision No 2, NAMPA 83687

Location/parcel number: Parcel R3087701600: Lot 3 (This current Parcel 3 is being Plated into 3 separate lots. This is lot 3.)
(MUST include parcel number if there is not an address)

Proposed acreage: 2.454 acres/106,701' Zone: Commercial C3 Desired Zone: Commercial C3

New Construction - Sq. feet: 38,770 Commercial Industrial Residential

Please attach a development proposal, site plan, building elevations, floor plan with dimensions and square feet.

Describe the scope of the project: RV Drive Thru Storage.com will consist of 4 buildings which will all range in width between 14'4" to 15'0". The length of each unit will be either 35 or 50 feet in length. This solution will offer the residents of Nampa and Caldwell a drive-thru storage experience as there will be 12-foot wide x 14 ft. high rollup doors mounted at each end. All units will have automated garage openers, lighting and general 20 amp outlets. Each of the units will also be insulated. All buildings will have ample security lighting and security cameras.

Please list the following information for **all persons** who will be in attendance:

NAME:	EMAIL:	PHONE:	TITLE:
TRW Architecture: Tom Williams	trw@trwarchitecture.com	208-371-9298	Architect
InterMtn Engr: Kurt Smith	kurt@intermountainengineering.net	208-941-1245	Civil Engr.
Diamond Land Survey: Justyn Bohowski	justyn@diamondlandsurveying.com	208-329-6936	Land Survey

Owner/Applicant Information

Applicant name: Hemlock Developers, LLC / Dora Corsemeier
Address/City/State: 17848 Middleton Road, Nampa, ID 83687
Phone: 208-515-4442 Email: dora@hemlockcap.com

Definition of a Round Table Meeting (per City Code Section 10-03-11): An informal pre-application meeting scheduled through the Planning and Zoning Department wherein staff from the Fire Department, Engineering Department, Building Department and Planning and Zoning Department are present to provide comments, ordinance requirements, code requirements, policies and standards to applicants relative to proposed projects. This meeting in no way represents approval, nor shall it be considered permission to proceed with any project. All comments and disclosures made at the Roundtable Meeting are subject to change once the application(s) or building permits have been received.

I certify that I have read and understand the process.

Owner/applicant signature:  Date: 7/12/22

A-11

City of Caldwell Preliminary Plat Checklist:

Development Name: MIDDLETON PARCEL 3 DEVELOPMENT Applicant: Hemlock Developers, LLC

Applicant	City	11-02-02: CONTENT: (1) Content; Preliminary Plat
		<p>A. Form Of Presentation:</p> <p>The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, or by letter, or by a combination thereof, and may comprise several sheets showing various elements or required data.</p> <p><u>Comments:</u> Parcel 3 Development consists of 3 lots within this Plat. Each of the 3 lots have individual units and Buildings labeled separate to show the configuration of each proposed development.</p>
		<p>B. Scale:</p> <p>All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty-four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").</p> <p><u>Comments:</u> Drawings, Site Plans, Plat Map, Boundary and Topography Survey are all drawn in a 50:1 scale.</p>
		<p>Identification and Descriptive Data</p> <p>1. Proposed name of subdivision, said name not being a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County; all recorded subdivisions with their recorded given name shall be known by said recorded name and the only way to change a subdivision name is to rerecord the final plat. Subdivision names, other than the recorded name, shall not be recognized by the city. Location of subdivision by section, township and range; reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments.</p> <p><u>Comments:</u> The Plat name of each of the 3 lots within the Parcel 3 development shall consist of LOT 1: Middleton Center; LOT 2: Warehouse C3.com and LOT 3: RV Drive Thru Storage.com. The parcelled PLAT map shown proper surveying to satisfy County Record of City requirements.</p>
		<p>2. Name, address and phone number of property owner(s), subdivider, engineer, planner, surveyor who prepared the plat, and any other professional persons involved in the subdivision.</p> <p><u>Comments:</u> Property Owner: Hemlock Developers, LLC, Dory Crasmeier, 208-515-1784 442 Middleton Road, Nampa, ID 83687; Architect - TRW Architecture, Tom Williams, Architect, 515 E Pkwy Ct., Boise 83706, 208-371-9298; CIVIL ENGR: Intermtn Engr. - Kurt Smith, Boise, ID, 208-941-1245; Land Survey Diamond Land Survey: Mike Mackay 801-742-5223, Boise, ID.</p>
		<p>3. Scale, north arrow and date of preparation including dates of any subsequent revisions.</p> <p><u>Comments:</u> Parcel R3087701600 is the 7.799 acre site being platted into 3 lots LOT 1 @ 1.192 acres, LOT 2 @ 4.153 acres, LOT 3 @ 2.454 acres. ALL Revised Boundary & Topo Survey are correct and coincide w/ current 7.799 acre record of survey</p>

	<p>4. Vicinity map drawn to a maximum scale of one inch equals five hundred feet (1" = 500'), clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.</p> <p>Comments: A vicinity map has been added to the survey drawing. I can provide this as a breakout map as well.</p>
	<p>5. Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout. Contour lines shown at five foot (5') intervals where land slope is greater than ten percent (10%) and at two foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established bench mark, including location and elevation.</p> <p>Comments: Land survey company will comply and provide this layout.</p>
	<p>6. Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes and other water features; direction of flow; regulatory floodplain and floodway boundaries if any; and location and extent of known areas subject to inundation if any.</p> <p>Comments: Intermountain Engr. to provide info as requested.</p>
	<p>7. Location, widths and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter and/or sidewalks. Other important features such as railroads, utility rights of way and easements of public record, public areas, permanent structures to remain including water wells, and municipal corporation lines within or adjacent to the tract.</p> <p>Comments: Will comply and provide info as requested.</p>
	<p>8. Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.</p> <p>Comments: Will comply w/ this request. Drawing to be provided to the city.</p>
	<p>9. By note, the existing zoning classification of the tract with any requested zoning changes.</p> <p>Comments: Current zoning is commercial C-3. No change in zoning and based on plat survey map, Lot 3 will be filing for a special use permit.</p>
	<p>10. By note, the total acreage of the entire subdivision.</p> <p>Comments: Total parcel 3 acreage is 7.799. This parcel to be platted into 3 lots. Lot 1 @ 1.192, Lot 2 @ 4.153 acres, Lot 3 @ 2.454 acres.</p>

	<p>11. By note, the total number of buildable lots by use. A phasing plan shall be submitted with the preliminary plat application showing the total number of phases, total number of buildable lots for the entire projects and the total number of buildable lots in each phase.</p> <p>Comments: Total number of buildable lots is 3. Lot 3 and Lot 1 for sure will be build in entirety without any phases. Lot 2 may be broken into 2 phases, but goal is to also achieve 1 total phase.</p>
	<p>12. By note, the total number of common lots.</p> <p>Comments: There will be a total of 3 common lots, however specific to size of each lot all 3 will be of varying sizes.</p>
	<p>13. By note, the total gross acreage, the average buildable lot size and the dwelling units per gross acre.</p> <p>Comments: Total gross acreage is 7.799 acres. The buildable lot size for lot 1 @ 1.192 acres (51,923 sq.ft.) Lot 2 @ 4.153 acres (180,912 sq.ft.), lot 3 @ 2.454 acres (106,901 sq.ft.) Lot 1 Buildable Sq. Ft @ 10,626. Lot 2 Buildable sq.ft @ 61,954. Lot 3 Buildable sq.ft @ 38,770.</p>
	<p>14. The subdivision boundary with dimensions and bearings. Shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.</p> <p>Comments: Diamond Land Surveying, LLC, owner Mike Mackay, phone 801-742-5223 (email: mike@diamondsurveying.com) has provided and will comply to provide per city request.</p>
	<p>15. Show all public dedications of rights of way or easements.</p> <p>Comments: will provide as requested</p>
	<p>16. If any area is not intended to be developed, it should be identified as open space within a common lot, or noted if protected as environmentally sensitive such as wetlands, natural habitats set aside or floodplain area.</p> <p>Comments: site plan to properly show intended use</p>
	<p>17. Names, addresses and tax parcel numbers of all property owners within three hundred feet (300') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations. (Ord. 2768, 4-20-2009)</p> <p>Comments: See attached list provided by City of Nampa as this parcel is on the East side of Middleton Road which is city of Nampa, though development of this parcel is City of Caldwell growth initiative.</p>

		<p>18. Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. (Ord. 2811, 11-2-2009)</p> <p>Comments: This will be provided by Intermountain Engineering, principle owner and Civil Engineer Kurt Smith.</p>
		<p>19. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.</p> <p>Comments: Provided within Civil Engineering drawings provided by Kurt Smith.</p>
		<p>20. Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties. (Ord. 2768, 4-20-2009)</p> <p>Comments: Provided by TRW Architecture, principle Architect Tom Williams.</p>
		<p>21. Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.</p> <p>Comments: Provided by Tom Williams, TRW Architecture and Diamond Land Surveying as needed.</p>
		<p>22. Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. (Ord. 2811, 11-2-2009)</p> <p>Comments: Provided by Diamond Land Surveying, principle Mike Mackay and TRW Architecture as needed.</p>
		<p>23. Designation of all land to be dedicated or reserved for public use with purpose indicated.</p> <p>Comments: Indicated in Site Plan if such land is to be deemed for Public Use.</p>
		<p>24. If plat includes land for which multi-family, commercial, industrial or mixed use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.</p> <p>Comments: Current parcel is zoned commercial C-3 and plat lots 1-3 will remain C-3 zoning. Will be indicated on drawings.</p>
		<p>25. Appropriate information that sufficiently details the proposed subdivision within any special development area, such as hillside, planned unit development or a subdivision within a designated floodplain.</p> <p>Comments: Does not seem to apply but Civil Engr. will address this if necessary.</p>

		<p>26. The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.</p> <p>Comments: This will be provided by Intermountain Engineering, Kurt Smith - Civil Engineer.</p>
		<p>27. Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.</p> <p>Comments: This is shown on Architectural Site Plan provided by TRW Architecture.</p>
		<p>28. PROPOSED UTILITY METHODS:</p>
		<p>(A) Sewage Disposal: It shall be the responsibility of the subdivider to furnish such evidence as may be required relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat.</p> <p>Comments: Provided on Civil Drawings provided by Intermountain Engineering.</p>
		<p>(B) Water Supply: It shall be the responsibility of the subdivider to furnish such evidence as may be required relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat.</p> <p>Comments: Provided by Civil Engineering on drawing.</p>
		<p>(A) Stormwater Disposal: It shall be the responsibility of the subdivider to furnish such evidence as may be required relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater design shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal.</p> <p>Comments: Civil Engineer to review and provide appropriate stormwater disposal system.</p>
		<p>(B) Irrigation System: A statement describing the proposed irrigation system, consistent with section <u>10-07-12</u> of this code, shall appear on the preliminary plat. (Ord. 2768, 4-20-2009)</p> <p>Comments: This to be provided by Civil Engineer and Landscape Architect Ben Semple, Robney Evans + Partners.</p>

		<p>29. Note acknowledging that, to the best of the preparer's knowledge, the preliminary plat meets all requirements of city code; or if said plat does not meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application or it is not a planned unit development but any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application. (Ord. 2811, 11-2-2009)</p> <p><u>Comments:</u> Will provide written acknowledgement that the preliminary plat meets all the requirements of the city code as required.</p>


Date of Application			
Date of Review		Reviewed by:	
Resubmittal Required			

Property Owner Acknowledgement

I, Hemlock Developers, LLC, the record owner for real property addressed ^{Know on Record of Survey as Parcel 3} as Parcel R3087701600, Monarch Commercial Subdivis^{ion} ^{No. 2} am aware of, in agreement with, and give my permission to City of Caldwell, Caldwell, IDAHO 83605, to submit the accompanying application(s) pertaining the that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 25th day of August, 20 22


(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, _____, a Notary Public, do hereby certify that on this ____ day of _____, 2020, personally appeared before me _____, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

See Attached
NOTARY PUBLIC FOR IDAHO
Residing at _____
My Commission Expires _____

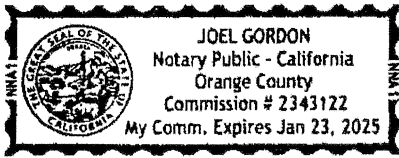
CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange }
On 8/23/2022 before me, Joel Gordon Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Douglas C. Cosmeier
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property Owner Acknowledgement

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Corporate Officer – Title(s): _____

Partner – Limited General

Partner – Limited General

Individual Attorney in Fact

Individual Attorney in Fact

Trustee Guardian or Conservator

Trustee Guardian or Conservator

Other: _____

Other: _____

Signer is Representing: _____

Signer is Representing: _____

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

AFTER RECORDING MAIL TO:

The Corsmeier Family Trust
610 16th Street
Huntington Beach, CA 92648

2018-031398
RECORDED
07/18/2018 03:23 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 PBRIDGES \$15.00
TYPE: DEED
FIRST AMERICAN TITLE AND ESCROW
ELECTRONICALLY RECORDED

WARRANTY DEED

File No.: **4101-3064280 (RR)**

Date: **July 11, 2018**

For Value Received, **Craig Blanchard**, a single person, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Douglas C. Corsmeier and Nicole E. Corsmeier**, as Trustees of **The Corsmeier Family Trust**, hereinafter referred to as Grantee, whose current address is **610 16th Street, Huntington Beach, CA 92648**, the following described premises, situated in Canyon County, Idaho, to wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

See attached Exhibit "A"

APN: **30877000 0**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

A-6

APN: 30877000 0

Warranty Deed
- continued

File No.: 4101-3064280 (RR)
Date: 07/11/2018

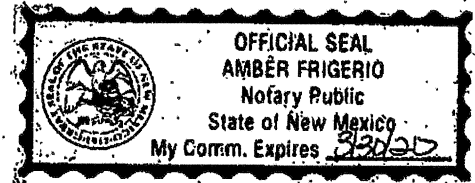
Craig Blanchard
Craig Blanchard

STATE OF New Mexico)
COUNTY OF Bernalillo)
SS.

On this 16 day of July, 2018, before me, a Notary Public in and for said State, personally appeared Craig Blanchard, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

AF
Notary Public for the State of New Mexico
Residing at: 418 Carlisle, NM
My Commission Expires: 3/30/20



A-6

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

A parcel of land being a portion of the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Northwest corner of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, the REAL POINT OF BEGINNING of this description; thence

North 89° 53' 44" East 409.56 feet to a point on the North line of said Section 5; thence

South 00° 06' 16" East 191.65 feet to a point; thence

North 89° 53' 44" East 287.25 feet to a point on the boundary of Monarch Subdivision No. 1; along said boundary* the following; thence

South 44° 59' 46" East 56.65 feet to a point; thence

South 13° 00' 27" East 494.34 feet to a point; thence

South 19° 15' 20" West 188.23 feet to a point; thence

South 00° 11' 39" East 762.94 feet to a point; leaving said boundary; thence

South 89° 53' 44" West 785.62 feet to a point on the West line of Section 5; thence

North 00° 07' 00" West 1,654.17 feet to the REAL POINT OF BEGINNING of this description, (known as Monarch Commercial Parcel)

TOGETHER WITH that portion in Deed recorded August 27, 2004 as Instrument No. 200447937, more particularly described as follows:

A parcel of land located in the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise-Meridian, Caldwell, Canyon County, Idaho, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise-Meridian; thence

North 89°53' 44" East 520.00 feet along the north line of said Northwest Quarter to a point; thence

South 00° 07' 00" East 40.00 feet to the REAL POINT OF BEGINNING of this description; thence

South 00° 07' 00" East 151.65 feet to a point; thence

South 89° 53' 44" West 110.48 feet to a point; thence

North 00° 06' 16" West 151.65 feet to a point; thence

North 89° 53' 44" East 110.45 feet to the REAL POINT OF BEGINNING of this description.

EXCEPTING THEREFROM that portion Deeded to the City of Caldwell in Deed recorded August 27, 2004 as Instrument No. 200447938, more particularly described as follows:

A parcel of land located in the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise-Meridian, Caldwell, Canyon County, Idaho, being more particularly described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter of Section, Township 3 North, Range 2 West, Boise-Meridian; thence

North 89° 53' 44" East 520.00 feet along the north line of said Northwest Quarter to a point; thence

South 00° 07' 00" East 191.65 feet to the REAL POINT OF BEGINNING of this

description; thence

North 89° 53' 44" East 176.77 feet to a point on the west boundary of Monarch Subdivision No. 1; thence

South 44° 59' 46" East 56.65 feet to a point; thence

South 13° 00' 27" East 40.14 feet to a point; leaving said boundary; thence

South 89° 53' 44" West 225.69 feet to a point; thence

North 00° 07' 00" West 79.26 feet to the Real Point of Beginning.

ALSO EXCEPTING THEREFROM that portion deeded in Quit Claim Deed, recorded March 7, 2003 as Instrument No. 200313588, and re-recorded April 8, 2014 as Instrument No. 2014- 012506, records of Canyon County, Idaho, more particularly described as follows:

A parcel of land located in the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise-Meridian, Canyon County, Idaho, being more particularly described as follows:* Commencing at the Northwest corner of the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise-Meridian; thence

North 89° 53' 44" East 409.55 feet along the north line of said Northwest Quarter to the REAL POINT OF BEGINNING of this description; thence continuing

North 89° 53' 44" East 287.25 feet along said north line to a point; thence

South 00° 06' 16" East 40.00 feet to a point on the proposed 40-foot right of way of Ustick Road; thence

South 89° 53' 44" West 287.25 feet along said proposed right of way to a point; thence

North 00° 06' 16" West 40.00 feet to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM that portion deed in Warranty Deed recorded June 6, 2007 as Instrument No. 2007039373, records of Canyon County, Idaho, more particularly described as follows:

A parcel of land located in the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 07' 00" East along the West line of said Northwest Quarter of said Section 5, 1,039.16 feet to the REAL POINT OF BEGINNING; thence

North 89° 53' 44" East 784.78 feet to a point on the West line of Monarch Subdivision No. 1; thence

South 00° 11' 39" East along said West line 615.00 feet to a point; thence leaving said West line

South 89° 53' 44" West 785.62 feet to a point on the West line of said Northwest Quarter; thence along said West line

North 00° 07' 00" West 615.00 feet to the REAL POINT OF BEGINNING.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange }

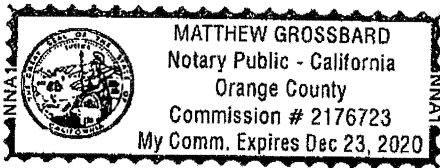
On 10/21/2020 before me, Matthew Grossbard, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Douglas Cormeier
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____



Thomas J. Wellard, PLS
Rodney Clark, PE

October 20, 2020

Legal Description for
Doug Corsmeier
Job No. SE1920

Parcel 3

This parcel is a portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5 in Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of NW $\frac{1}{4}$ NW $\frac{1}{4}$, (NW Section Corner, Section 5), a found aluminum cap monument;

thence North $89^{\circ}53'44''$ East along the North boundary of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 409.55 feet;

thence South $00^{\circ}06'16''$ East a distance of 40.00 feet to a $\frac{5}{8}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North $89^{\circ}53'44''$ East, parallel with the North boundary of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, a distance of 110.45 feet to a $\frac{5}{8}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South $00^{\circ}07'00''$ East, parallel with the West boundary of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, a distance of 230.91 feet to the **TRUE POINT OF THE BEGINNING**, a found $\frac{5}{8}$ inch diameter rebar;

thence North $89^{\circ}53'44''$ East, parallel with the North boundary of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, a distance of 225.70 feet to a point on the West boundary of Monarch Subdivision No.1, a found $\frac{5}{8}$ inch diameter rebar;

thence traversing said boundary as follows:

South $13^{\circ}00'27''$ East a distance of 454.20 feet to a $\frac{5}{8}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

Southwesterly a distance of 55.42 feet along the arc of a curve to the right having a radius of 5280.00 feet and a central angle of $00^{\circ}36'05''$ and a long chord which bears South $18^{\circ}32'06''$ West a distance of 55.42 feet to a $\frac{5}{8}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence leaving said subdivision boundary bearing South $89^{\circ}53'44''$ West, parallel with the North boundary of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 804.30 feet to a point on the East right of way of Middleton Road, a $\frac{5}{8}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence traversing said right of ways as follows:



Thomas J. Wellard, PLS
Rodney Clark, PE

Corsmeier Legal Description
Parcel 3, Page 2 of 2

North 00°07'00" West, parallel with the West boundary of the NW ¼ NW ¼, a distance of 104.05 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

North 89°53'00" East a distance of 8.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

North 00°07'00" West, parallel with the West boundary of the NW ¼ NW ¼, a distance of 187.24 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

Northeasterly 67.66 feet along the arc of a curve to the right having a radius of 1976.00 feet and a central angle of 01° 57' 43" and a long chord which bears North 6°20'05" East a distance of 67.66 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

North 15°48'12" East a distance of 56.11 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence leaving said right of way bearing North 89°53'44" East, parallel with the North boundary of the NW ¼ NW ¼, a distance of 464.01 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°07'00" West, parallel with the West boundary of the NW ¼ NW ¼, a distance of 82.76 feet to the **TRUE POINT OF BEGINNING**, said parcel being 7.799 acres more or less, and being subject to any and all easements and rights of way of record or implied.



AG

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: August 4, 2022 @ 2:00 p.m.

End Time of Neighborhood Meeting: August 4, 2022 @ 3:30 p.m.

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

	<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1.	<u>B. Brounpe</u>	<u>2703 N. Lakehurst Boise 83710</u>
2.	<u>WILLIAM L. CALKINS</u>	<u>17904 MONARCH WAY NAMPA ID 83687</u>
3.	<u>Christine Calkins</u>	<u>17904 Monarch Way Nampa ID 83687</u>
4.	<u>Mark Christianson</u>	<u>8095 Goldstream Ct Middleburg 87</u>
5.	<u>STEVEN Packer</u>	<u>17937 MONARCH WAY Nampa ID 83687</u>
6.	<u>Joe Ruditis</u>	<u>17836 Monarch Way Nampa ID 83687</u>
7.	<u>R Tompkins</u>	<u>17537 MONARCH way NAMPA ID</u>
8.	<u>D. Tompkins</u>	<u>17837 Monarch Way Nampa</u>
9.		
10.		
11.		
12.		
13.		
14.		
15.		
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: Plat Parcel 3 into 3 Lots: MIDDLETON RETAIL, OFFICE FLEX SPACE, AND ENCLOSED RV STORAGE - PRELIM PLAT REVIEW + SUP FOR STORAGE (RV) W/ OVERALL BUILD DESIGN REVIEW.

Date of Round Table meeting: AUGUST 3, 2022 @ 10:00 a.m.

Notice sent to neighbors on: MAILED JULY 18, 2022

Date & time of the neighborhood meeting: AUGUST 4, 2022 FROM 2:00 P.M. TO 3:30 P.M.

Location of the neighborhood meeting: ON-SITE @ PARCEL 3 (USTICK + MIDDLETON RD.)

Developer/Applicant:

Name: DOUGLAS C. CORSMIEIER / HEMLOCK DEVELOPERS, LLC

Address, City, State, Zip: 17848 MIDDLETON ROAD, NAMPA ID 83687

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE  DATE 8/5/2022

A-5

Hemlock Developers, LLC

17848 Middleton Road
Nampa, ID 83687
Registered General Contractor: RCE-52126

07.20.2022

RE: Notice of Neighborhood Meeting
Date: August 4, 2022
Time: 2:00 p.m. - 3:30 p.m.
Location: SE Corner of Ustick & Middleton Road, Nampa
Purpose: Review Platting & Development of Parcel R3087701600

Overview:

- Parcel R3087701600 is also known on the current Record of Survey as Parcel 3 @ 7.799 acres, and also known on Boundary & Topographical Survey as Monarch Commercial Subdivision No. 2. This parcel is Commercial Zoned C-3.
- Current Parcel 3 to be platted into 3 separate Lots. Lot 1 plat @ 1.192 acres, Lot 2 plat @ 4.153 acres, and Lot 3 plat @ 2.454 acres
- Coordinating w/ City of Caldwell Planning & Zoning to complete the Plat and Development application processes, establish cross access easements of the 3 Lots, complete all other requirements on the City required plat checklist prior to Planning & Zoning Commission and Hearing Examiner meeting, and once approved provide proper Plat recording w/ Canyon County
- All building designs, finishes, and landscaping will be done to city requirements

Lot Development Review:

- **Lot 1 - Middleton Retail Center:** This will consist of one building of a small retail strip center off Middleton Road. This is designed with drive thru units on the North and South ends of the building. There will be 7 separate but adjoining units that make up this building with average unit square footage of approximately 1500 feet. Building material will consist of Brick or Stone and Glass Frontage w/ steel roof and siding. Priority of these retail units will be food related businesses, coffee, convenience store, etc.
- **Lot 2 - Office Flex Space:** This will consist of office and small warehouse space. There will be a total of 4 buildings with each building having adjoining units ranging between 9 and 15 units. There will be a total of 44 units. Average square footage per unit will be 1408 feet. Building material will consist of Brick or Stone and Glass Frontage w/ steel roof and siding.
- **Lot 3 - Enclosed RV Storage Units:** These units will consist of 4 buildings with adjoining units per building ranging between 14 and 18 units. Total number of units will be 64 and the unit design accommodates 14 x 35 foot and 14 x 50 foot sizes. Material type of these buildings will be steel.

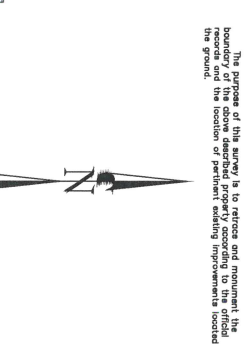
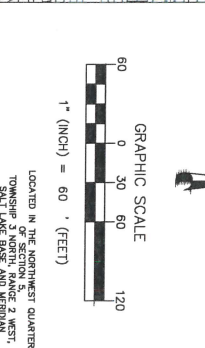
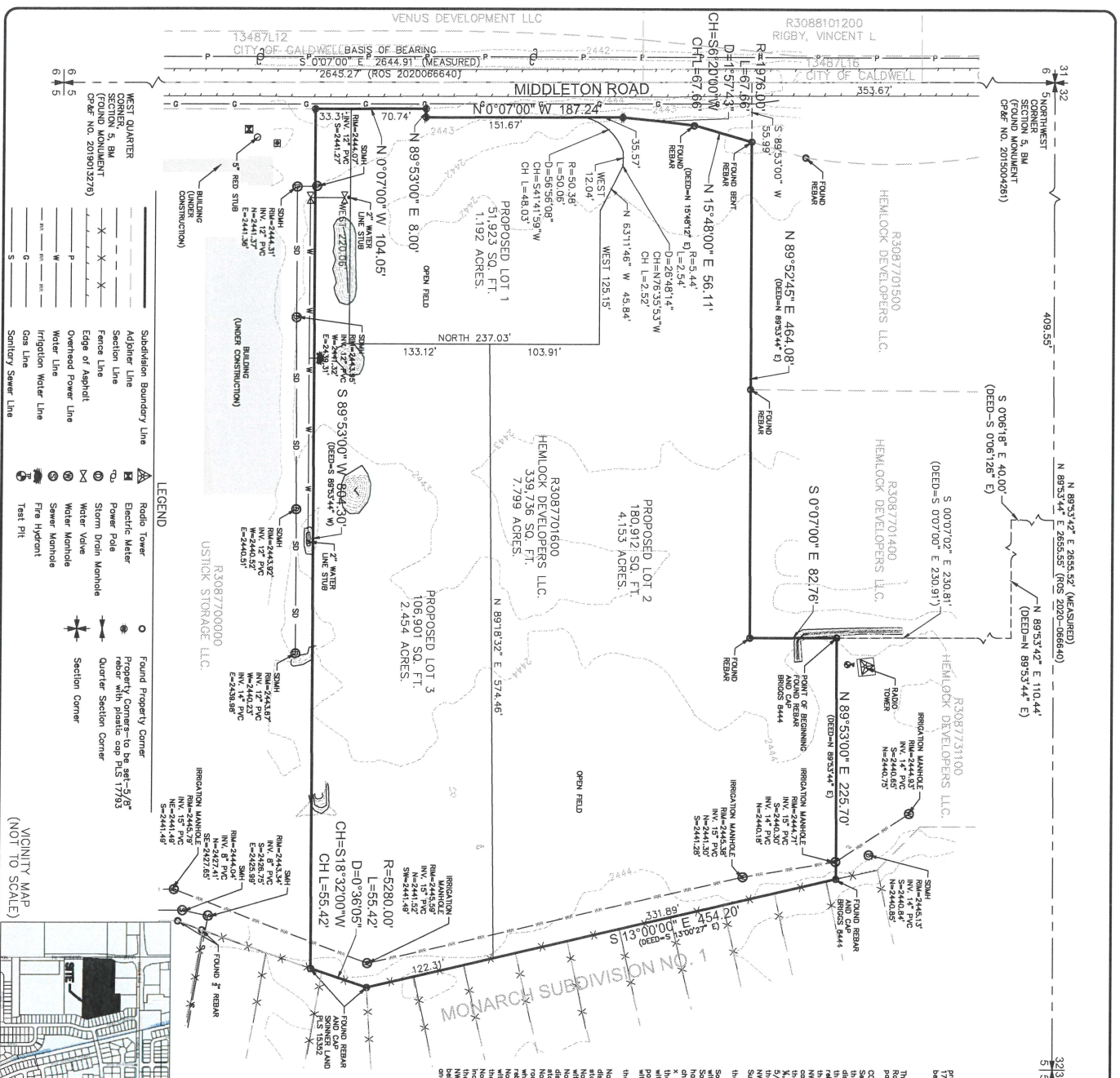
A-5

Neighbors Letter was sent to :

Parcel	Owner	Address	City	St	Zip
R3087711800	ARREOLA CRUZ	17819 MONARCH WAY	NAMPA	ID	83687
R3087711400	BALL BRAYDON CHARLES	17867 MONARCH WAY	NAMPA	ID	83687
R3087711900	BASULTO JORGE	17807 MONARCH WAY	NAMPA	ID	83687
R3087710300	BRENNEMAN DAVID	5120 E FEATHER CREEK LN	NAMPA	ID	83687
R3087713700	BURNSIDE DUSTI	17954 MONARCH WAY	NAMPA	ID	83687
R3087714200	CAKINS WILLIAM L	17904 MONARCH WAY	NAMPA	ID	83687
R3087714400	COBURN KRISTEN	10803 LONGTAIL DR	NAMPA	ID	83687
R3087714100	COVILLIER ROY	17912 MONARCH WAY	NAMPA	ID	83687
R3087715000	CURT KIMBERLY P	17804 MONARCH WAY	NAMPA	ID	83687
R3087710100	DEROSE CHRISTOPHER DALE	17989 MONARCH WAY	NAMPA	ID	83687
R3087714600	ENGELBERT CHELSEY LYNN	17848 MONARCH WAY	NAMPA	ID	83687
R3087710500	EQUITY TRUST CO CUSTODIAN FBO ELIZABETH H SPALDING IRA	1545 HAMILTON AVE	PALO ALTO	CA	94303
R3087713400	ESPINOSA CARLOS M	17992 S MONARCH WAY	NAMPA	ID	83687
R3087710400	FAIN KATHLEEN ALICE	17953 MONARCH WAY	NAMPA	ID	83687
R3087701600	HENLOCK DEVELOPERS LLC	610 16TH ST	HUNTINGTON BEACH	CA	92648
R3087713500	JAMES FRANK ARTHUR III	PO BOX 687	IDYLLWILD	CA	92549
R3087714800	KEENAN KATIE L	17824 MONARCH WAY	NAMPA	ID	83687
R3087701300	KEYLOCK STORAGE MIDDLETON ROAD LLC	PO BOX 347	MERIDIAN	ID	83680
R3087711200	LORIMER KENNETH	17885 MONARCH WAY	NAMPA	ID	83687
R3087714000	MARTON DONNA LOUISE	17920 MONARCH WAY	NAMPA	ID	83687
R3087710800	MEDL ERIC W	470 W PALETOWN RD	QUAKERTOWN	PA	18951
R3087713600	MILLIRON TINA A	17960 MONARCH WAY	NAMPA	ID	83687
R3087710000	MONARCH SUBDIVISION HOA INC	6223 N DISCOVERY SUITE 120	BOISE	ID	83713
R3087710700	MUNCEY SARAH P	17925 MONARCH WAY	NAMPA	ID	83651
R3087711300	NGUYEN KIM A	17881 MONARCH WAY	NAMPA	ID	83687
R3088100000	NIBLETT BRIAN SCOTT	18040 CELESTIAL DR	NAMPA	ID	83687
R3087710600	PACKEL STEVEN	17937 MONARCH WAY	NAMPA	ID	83687
R3088101200	RIGBY VINCENT L	9733 USTICK RD	BOISE	ID	83704
R3087714700	RUDITIS JOE A	17836 MONARCH WAY	NAMPA	ID	83687
R3087713800	RUNOLFSON SUZANNE M	1555 ELLIOTT RD	PARADISE	CA	95969
R3087711500	RUSSELL MONTE	17853 MONARCH WAY	NAMPA	ID	83687
R3087701500	STELLCO LLC	2703 N LAKEHARBOR LN	BOISE	ID	83703

R3087713900	STROTHER MATTHEW	7473 WOODRIDGE LN NW	BREMERTON	WA	98311
R3087714500	THOMPSON JASON	17860 MONARCH WAY	NAMPA	ID	83687
R3087711700	TOMPKINS ROBERT ELLIS	17833 MONARCH WAY	NAMPA	ID	83687
R3434501100	TORGERSON STEVEN	10850 USTICK RD	NAMPA	ID	83651
R3087714900	UNGER JAIDEN DAWN	17812 MONARCH WAY	NAMPA	ID	83687
R3087700000	USTICK STORAGE LLC	610 16TH ST	HUNTINGTON BEACH	CA	92648
R3088101100	VENUS DEVELOPMENT LLC	4549 N MACKENZIE LN	BOISE	ID	83703
R3087710900	VILLANUEVA EDWARD J	17909 MONARCH WAY	NAMPA	ID	83687
R3087711600	WALKER RACHAEL	631 S DAVIN CREEK LOOP	NAMPA	ID	83686
R3087714300	WAXWING LLC	1201 N HARRISON BLVD	BOISE	ID	83702
R3087711000	WELTER WAYNE W	2274 W GRASSY BRANCH DR	MERIDIAN	ID	83646
R3087711100	WRIGHT KELSEY CAROLINE	17891 MONARCH WAY	NAMPA	ID	83687
R3087710200	YOUNG REBECCA C	17977 MONARCH WAY	NAMPA	ID	83687

Prelim Plat parcel 3



1" (INCH) = 60' (FEET)

LOCATED IN THE NORTHWEST QUARTER
TOWNSHIP 3 NORTH, RANGE 2 WEST,
SALT LAKE BASIN AND MERRION

LEGEND

- Radio Tower
- Electric Water
- Power Pole
- Storm Drain Manhole
- Water Valve
- Water Manhole
- Sewer Manhole
- Gas Line
- Sanitary Sewer Line
- Found Property Corner
- Property Corners--to be set--9/75
- Quarter Section Corner
- Section Corner

NOTES:

The basis of bearing is South 07°00' East from Survey 2020-086840 between the found monuments at the Northwest Corner West Stake location as shown of Section 5, Township 3 North, Range 2 West, Salt Lake Basin and Merrion.

The purpose of this survey is to reference and monument the boundary of the above described property according to the official record of the location of permanent building improvements located on the ground.

COMMITMENT

DATE PLOTTED 8/27/22
SHEET 1 OF 1

NO.	DATE	REVISIONS	BY

DIAMOND LAND SURVEYING

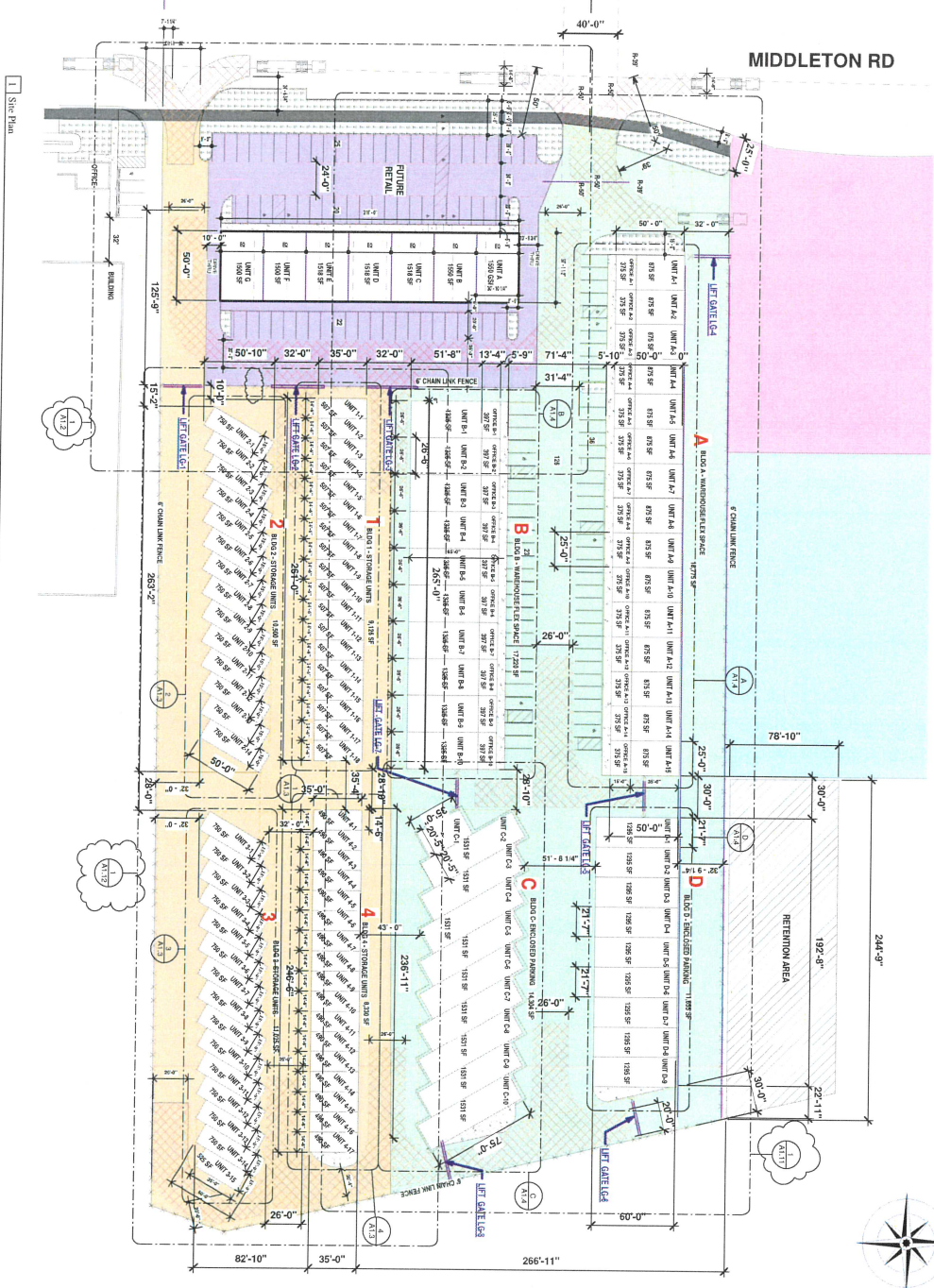
6811 South 700 West Ste. 150
Murray, Utah 84053
Phone (801) 296-5699 Fax (801) 296-5032
www.diamondlandsurveying.com

Boundary Surveys
Topography Surveys
Easements
Construction Surveys
ALTA & A.E.C.M. Surveys

PROFESSIONAL LAND SURVEYOR
8/27/22
17793

DRAWN BY: NBW SURVEY DATE: 4/28/2022

A-4
A-3



BUILDING DATA

BUILDING	WALL HEIGHT	O.H. SIZE	OFFICE CEILING HEIGHT
A	18'	14'W X 14'H	9'-0"
B	18'	14'W X 14'H	9'-0"
C	16'	14'W X 14'H	9'-0"
D	16'	14'W X 14'H	9'-0"
1	16'	12'W X 14'H	N.A.
2	16'	12'W X 14'H	N.A.
3	16'	12'W X 14'H	N.A.
4	16'	12'W X 14'H	N.A.

PARKING CALCULATION:

PARKING PROVIDED:
127 OFF-STREET PARKING SPACES PROVIDED
(needs to be verified)

TOTAL 127 OFF-STREET PARKING SPACES

PARKING REQUIRED:
RETAIL (C-2)
LIGHT INDUSTRIAL (IM-1)

MINIMUM TOTAL 102 OFF-STREET PARKING SPACES REQUIRED (SUPPLUS 25 SPACES)

- BUILDING STATS**
- 1. BUILDING A - WAREHOUSE/FLEX SPACE: 18,735 SF - 18 FT WALLS
 - 2. BUILDING B - WAREHOUSE/FLEX SPACE: 18,735 SF - 18 FT WALLS
 - 3. BUILDING C - WAREHOUSE/FLEX SPACE: 12,250 SF - 16 FT WALLS
 - 4. BUILDING D - ENCLOSED PARKING: 11,855 SF - 16 FT WALLS
 - 5. BUILDING 1 - STORAGE UNITS: 1,164 SF - 18 FT WALLS
 - 6. BUILDING 2 - STORAGE UNITS: 1,164 SF - 18 FT WALLS
 - 7. BUILDING 3 - STORAGE UNITS: 1,164 SF - 18 FT WALLS
 - 8. BUILDING 4 - STORAGE UNITS: 1,164 SF - 18 FT WALLS
 - 9. RETAIL: 10,826 SF

- SITE AND SETBACK**
- FRONT: 0'-0"
 - REAR: 0'-0"
 - SIDE: 0'-0"

- COLOR LEGEND**
- MIDDLETON RETAIL
 - USTICK STORAGE, LLC
 - WAREHOUSE C3, LLC
 - ASSOCIATED PARCEL
 - ASSOCIATED PARCEL
 - RETENTION AREA

- SITE LEGEND**
- SEE LANDSCAPE PLANS
 - LANDSCAPING / PLANTER AREA
 - CONCRETE SIDEWALK
 - TRUCK MANEUVERING AREA

9 16 2022

USTICK STORAGE - PROPOSED NEW
0 MIDDLETON RD
CALDWELL, IDAHO 83644

ARCHITECT
AR 1710
THOMAS R. WILLIAMS
STATE OF IDAHO

Architecture Planning
515 EAST PARKWAY CT.
BOISE, IDAHO 83706
tw@trwarchitecture.com
208.371.9298
www.trwarchitecture.com

2022.1

DATE: 9/16/2022 2:29:28 PM
DRAWN BY: MARIAN WILSON
CHECKED BY: MARIAN WILSON
L1004.1

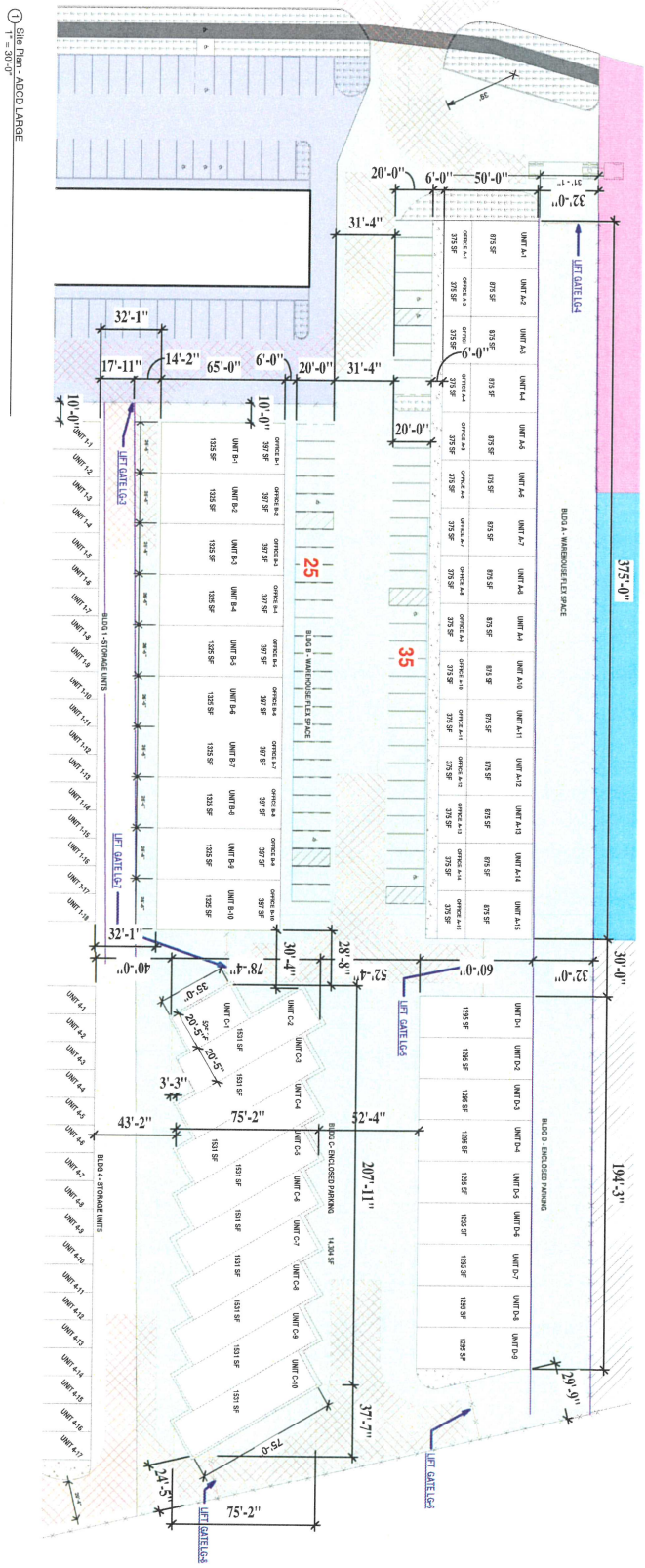
AI.1
SITE PLAN

9 16 2022

Site Plan

A-3

① Site Plan - ABCD LARGE
T = 30'-0"



9 16 2022

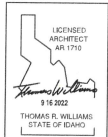
Parcel 3 All Lots

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AI.11
A.B.C.D. LARGE

DATE: 9/16/2022 2:50:04 PM
USER: Thomas R. Williams
PROJECT: Ustick Storage
REVISION:
2022 1

USTICK STORAGE - PROPOSED NEW
0 MIDDLETON RD
CALDWELL, IDAHO 83644



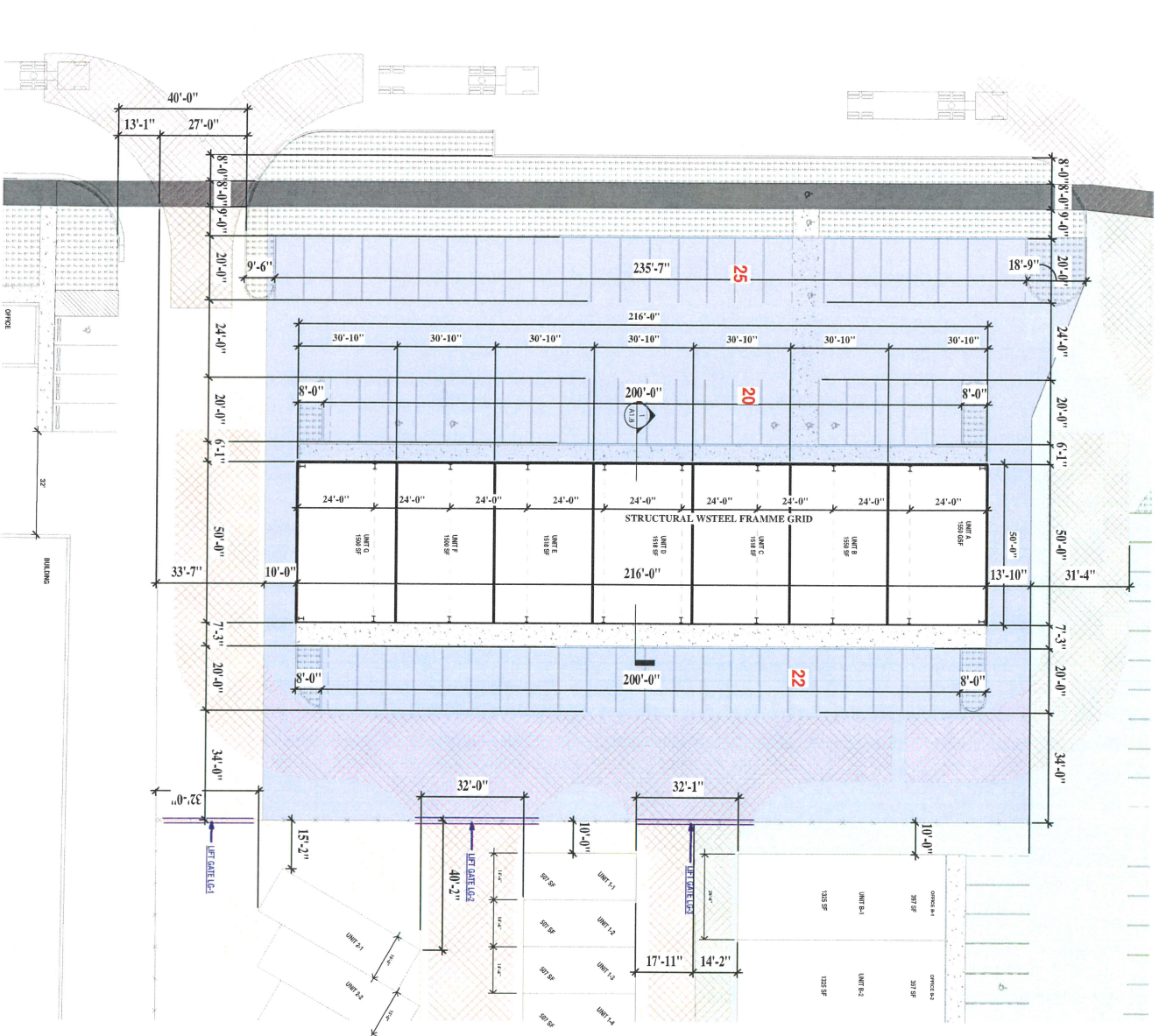
TRW Architecture Planning
208 CHD.

515 EAST PARKWAY CT.
Boise, Idaho 83706
trw@trwarchitecture.com
208.371.9298

www.trwarchitecture.com

A3

A-3



① RETAIL PLAN SCHEMATIC
T115 - 1'-0"

- SITE AND SETBACK**
 FRONT: 0'-0"
 REAR: 0'-0"
 SIDE: 0'-0"
- COLOR LEGEND**
- MIDDLETON RETAIL
 - USTICK STORAGE, LLC
 - WAREHOUSE C3, LLC
 - ASSOCIATED PARCEL
 - ASSOCIATED PARCEL
 - ASSOCIATED PARCEL
 - RETENTION AREA
- SITE LEGEND**
- SEE LANDSCAPE PLANS
 - LANDSCAPING / PLANTER AREA
 - CONCRETE SIDEWALK
 - TRUCK MANEUVERING AREA



Lot 1 Large

9 16 2022

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A1.2
 ENLARGED RETAIL / SOUTH ENTRY

2022.1

DATE: 9/16/2022 2:56:48 PM
 DRAWN BY: Thomas R. Williams
 CHECKED BY: Thomas R. Williams
 PROJECT NO.: 2022.1
 REV: 0000

USTICK STORAGE - PROPOSED NEW
 0 MIDDLETON RD
 CALDWELL, IDAHO 83644

LICENSED ARCHITECT AR 1710
 THOMAS R. WILLIAMS
 STATE OF IDAHO

TRW Architecture Planning
 515 EAST PARKWAY CT.
 Boise, Idaho 83706
 trw@trwarchitecture.com
 208.371.9298
 www.trwarchitecture.com

① Side Elev. - Arcoid LANGE
 1" = 30'-0"



Lot 2 Large

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A1.11
 A.B.C.D. LARGE

2022.1
 DATE: 8/16/2022 10:57 AM
 DRAWN BY: ANDREW MAYER
 CHECKED BY: THOMAS WILLIAMS
 REVISIONS:

USTICK STORAGE - PROPOSED NEW
 0 MIDDLETON RD
 CALDWELL, IDAHO 83644

LICENSED ARCHITECT
 AR 1710
 THOMAS R. WILLIAMS
 STATE OF IDAHO

trw Architecture Planning
 515 EAST PARKWAY CT.
 Boise, Idaho 83706
 trw@trwarchitecture.com
 208.371.9298
 www.trwarchitecture.com

A-3

Hemlock Developers, LLC

17848 Middleton Road
Caldwell, ID 83687
Phone - 208-515-4442
email - doug@ustickstorage.com

August, 22, 2022

City of Caldwell
621 Cleveland Blvd.
Caldwell, ID 83605
Attn: Prelim Plat Committee

Re: Project Narrative

Dear Prelim Plat Committee, the purpose of this letter is to provide a Project Narrative regarding the development of a 7.8 acre Parcel 3 (Parcel R3087701600) owned and developed by Hemlock Developers, LLC.

Currently this 7.8 acre parcel is Ag Status land with a crop of Alfalfa growing on the land. Hemlock Developers is working with the City of Caldwell on an initial preliminary plat application which will allow us to Plat this current parcel into 3 specific lots.

Lot 1 of this Parcel 3 being platted is a 1.192 acre lot which will be a Middleton Retail Center consisting of 1 building, 1 level, with 7 separate units. Drive- thru lanes will be added onto each of the North and South end units. Total building square footage is estimated at 10,626 square feet. Each unit is approx. 1500 square feet. The units will have emphasis to cater to food related business, and will include standard and 3-phase electric, gas, and water. The building front units will have a nice curb appeal of glass and stone or glass and brick. The drive thru sides will be similar to match the front decoratively. The rear will be steel siding and the roof will be a standing seam flat roof.

Lot 2 of this Parcel 3 being platted is a 4.153 acre lot which will be Office Flex Space. Total buildable square footage on this parcel will be 61,934 square feet. There will be 4 separate buildings, A thru D. All

Narrative A-2

building fronts with offices will be glass and stone or glass and brick. The sides and rear of the buildings will be steel but have decorative finishes. Buildings are designed as 1 level but there will be a rear mezzanine option for each of these units' rear mini warehouses. Building A will consist of 15 units, approx 15 x 25 foot front office and 25 x 35 foot rear mini warehouse space w/ total square feet per unit at 1250 and total building square feet at 18,775. Building B will consist of 10 units, approx 15 x 25 foot front office and 25 x 50 foot rear mini warehouse space w/ total square feet per unit at 1722 and total building square feet at 17,220. Building B will have a similar look to Building A with finishes and a mezzanine option. Building C will have 10 units w/ dimension 20 x 75 and Building D will be 9 units w/ dimension 20 x 60 feet. Square footage of Building C is 14,304 and square footage of Building D is 11,655. Automatic Rollup Doors will be mounted on each end of buildings C and D. Interior of all building A thru D will be drywall, insulated, 3 phase power option, ceiling fans, heat and cool, bathrooms, kitchenette w/ sink. The rear of Buildings A and B will have both rollup doors and mandoor, and Buildings C and D will have mandoor and rollup doors on each end.

Lot 3 of this Parcel 3 being platted is a 2.454 acre lot which will be Enclosed RV Storage units with automatic double roll-up doors at each end. There will be 4 buildings w/ square footage of each building; Building 1 - 9,12, Building 2 - 10,150, Building 3 - 11,164, Building 4 - 8,330 sq. ft. Building Dimensions; Building 1 - 18 units, 14 x 35 ft, Building 2 - 14 units, 14 x 50 ft, Building 3 - 15 units, 14 x 50 ft, Building 4 - 17 units, 14 x 35 ft. Exterior material will be steel w/ steel PBR flat roof. Interior of buildings will have 20 amp power outlets and interior LED lighting.

All three lots that are being platted will have exterior LED lighting w/ hi-def security cameras, Exterior landscaping will be finished nicely to provide good curb appeal. Note, Hemlock Developers end goal is to submit for final plat review at the city hearing meeting for ultimately plat approval followed by county recording of these lots, and also at this same time we will be submitting the final building plan sets for these three lots review and approval process as well.

Sincerely,

Doug Corsmeier, Owner

Hemlock Developers, LLC

- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

Permit Project



File #: 22-003788 ***
 0 MIDDLETON RD NAMPA ID 83687
 Hemlock Developers Parcel 3 Platting and Development

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History

EDIT:
File

Edit Permit: SUB22-000036



- ADD:
 - Activity
 - Address
 - Alert
 - Contact
 - Document
 - Email
 - Inspection
 - Letter
 - Note
 - Payment
 - Permit
 - Route
- REPORTS:
 - Custom
 - Detail
 - Summary

Permit #: SUB22-000036
 Permit Type: Subdivision Plats
 Sub Type: Preliminary
 Work Description: Hemlock Developers Parcel 3 Platting and Development

Applicant: Hemlock Developers, LLC - Do...
 Status: Accepted - Waiting for Payment
 Application Date: 09/19/2022

Total Amount:	\$	2,128.05	Approval Date:	
Amount Paid:	\$	2,128.05	Issue Date:	
Balance Due:	\$	0.00	Expiration Date:	
Valuation:		0.00	Close Date:	
Non-Billable:	<input type="checkbox"/>		Last Inspection:	

*SUP-18-14
 Tied to this
 parcel for mini
 storage.*

OFFICE USE ONLY

HE Hearing Date Scheduled:	<input type="text"/>	HE Legal Ad Publish Date:	<input type="text"/>
HE Decision:	<input type="text"/>	P&Z Hearing Date Scheduled:	<input type="text"/>
P&Z Legal Ad Publish Date:	<input type="text"/>	P&Z Decision:	<input type="text"/>
CC Hearing Date Scheduled:	<input type="text"/>	CC Legal Ad Publish Date:	<input type="text"/>
CC Decision:	<input type="text"/>		

PROPERTY INFORMATION

Is this part of a concurrent application: No
 Prior use of the property:
 Proposed use of the property:

CONTACT INFORMATION

Property Owner: Hemlock Developers, LLC - Do...
 Agent: Hemlock Developers, LLC

SUBMITTAL DOCUMENTS

Will you be submitting plans for review: Yes
 Projectdox Permit #: SUB22-000036

Site Plan: Select File

9.16.22.Parcel3.SITEPLAN.pdf	<input type="text"/>	Preliminary Plat: <input type="text"/> Select File
91622.Parcel3.AllLots.Large.pdf	<input type="text"/>	082322.PrelimPlat.Parcel3.pdf
91622.Lot1.Large.pdf	<input type="text"/>	prelim plat checklist.pdf
91622.Lot2.Large.pdf	<input type="text"/>	
91622.Lot3.Large.pdf	<input type="text"/>	

Metes and bounds legal description: 082322.PrelimPlat.Parcel3.pdf

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Vicinity map: 082322.PrelimPlat.Parcel3.pdf

Project narrative: ProjectNarrative.Parcel3.081922.docx **Property Owner Acknowledgement:** PropertyOwnerAcknow.pdf

Landscape plan: 091322.Parcel3.Lndscpl.1.pdf Recorded warranty deed: parcel 3 - warranty deed.pdf

Copy of the Order of Decision: Copy of the Record of Survey: record of survey parcel 3.pdf

Please check with the Engineering Department to see if a Traffic Impact Study is required.

Traffic Impact Study: TrafficImpactStudy.Final.pdf

TOTAL NUMBER OF LOTS

Residential:		Commercial:	3
Industrial:		Common:	Plat into 3 Lots
Phased Project:	<input checked="" type="checkbox"/>	If Phased, Phase #:	total of 6 or less phases
Total Acreage:	7.799	Min. Lot Size (excluding common lots):	1.192
Max. Lot Size (excluding common lots):	4.153	Avg. Lot Size (excluding common lots):	2.599
% Usable Open Space:	79.5	List all types of usable open space:	drive aisles, parking lots, lands

Permit Fees

Quantity	Fee	Description	Amount	Total
2128.05	Misc Fee	Subdivision Prelim Plat	1.0000	2,128.05
Plan Check Fees:			0.00	
Other Fees:			2,128.05	
Total Fees:			2,128.05	

Payments

Date	Type	Reference	Note	Receipt #	Received From	Amount
10/07/2022	Credit	071022a2c-bc	SUB22-000036	8371	Hemlock Developers, LLC -	2,128.05
Amount Paid:						2,128.05
Balance Due:						0.00

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CITY OF Caldwell, Idaho

Planning &
Zoning
Hearing
Review
Application

Type of Review Requested

- 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 _____

STAFF USE ONLY:
File Number(s): _____
Project Name: _____
Date Filed: _____ Date Complete: _____
Related Files: _____

Subject Property Information

Address: 0 MIDDLETON RD NAMP, ID 83687 Parcel Number(s): R3087701600

Subdivision: _____ Block: _____ Lot: _____ Acreage: _____ Zoning: _____

Prior Use of the Property: _____

Proposed Use of the Property: _____

Applicant Information

Applicant Name: Doug CORSMEIER Phone: _____

Address: 610 16TH ST City: Huntington Beach State: CA Zip: 92648

Email: doug@ustickstorage.com Cell: _____

Owner Name: HEMLOCK DEVELOPERS LLC Phone: _____

Address: 610 16TH ST City: HUNTINGTON BEACH State: CA Zip: 92648

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) Hemlock Developers, LLC

Address: 610 16th Street City: Huntington Beach State: CA Zip: 92648

Email: doug@ustickstorage.com Cell: (208) 515-4442

Authorization

Print Applicant Name: Doug CORSMEIER

Applicant Signature: _____ Date: 09/19/2022

621 Cleveland Boulevard • Caldwell, Idaho 83605 • Phone: (208) 455-3021 • www.cityofcaldwell.com/PlanningZoning

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CITY OF
Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name:		File #: SUB22-000036
Applicant/Agent: Hemlock Developers		
<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)
	Completed & signed Hearing Review Master Application	✓
	Narrative fully describing the proposed use/request	✓
	Recorded warranty deed for the subject property	✓
	Copy of the Order of Decision, and/or other documents pertaining to prior approvals of the site	
	Preliminary Plat (full size , 1 copy, folded, D Size Minimum)	✓
	Approved Subdivision name and approved street names (please provide written verification from Mapping Department)	
	Landscape Plan, specific to submitted phase	✓
	Traffic Impact Study – <i>must be completed prior to submittal</i>	✓
	Vicinity map on Prelim. Plat	✓
	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: _____ Commercial: _____ Industrial: _____ Common: _____

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

Min. Lot Size (excluding common lots): _____ Max. Lot Size (excluding common lots): _____

Avg. Lot Size (excluding common lots): _____ % Useable Open Space: _____

List all types of useable open space: _____

Property Owner Ack. ✓
 ROS ✓
 Prelim Plat checklist (old) ✓
 Roundtable ✓

STAFF USE ONLY:

Date Application Received: _____

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____

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City of Caldwell Receiving Form
 Planning & Zoning, Engineering, and Fire Department

	Planning & Zoning		Engineering		Fire Department		Totals
Comprehensive Plan Amendment							
Map amendment	10260	\$					\$
Text Amendment	10270	\$					\$
Annexation							
Less than 2 acres	10240	\$	12550	\$	22025	\$	\$
More than 2 acres	10240	\$	12550	\$	22025	\$	\$
More than 20 acres	10240	\$	12550	\$	22025	\$	\$
DeAnnexatin	10240	\$					\$
Subdivision Plats							
Preliminary Plat	10180	1 \$ 1,460.00	12511	1 \$ 642.00	22025	1 \$ 26.05	\$ 2,128.05
Short plat	10180	\$	12512	\$	22025	\$	\$
PUD w Subdivision	10210	\$	12513	\$	22025	\$	\$
PUD w/o Subdivision	10210	\$	12513	\$	22025	\$	\$
Final Plat	10180	\$	12512	\$	22025	\$	\$
Manufactured Home Park Prelim	10190	\$	12520	\$	22025	\$	\$
Manufactured Home Park Final	10190	\$	12520	\$	22025	\$	\$
Plat Amendment (Administrative)	10280	\$					\$
Plat Amendment (Public Hearing)	10280	\$					\$
Time Extension (Administrative)	10280	\$					\$
Time Extension (Public Hearing)	10280	\$					\$
Zone Change							
Less than 2 acres	10220	\$			22025	\$	\$
More than 2 acres	10220	\$			22025	\$	\$
Special Use Permit							
Less than 2 acres	10200	\$	12530	\$	22025	\$	\$
More than 2 acres	10200	\$	12530	\$	22025	\$	\$
More than 20 acres	10200	\$	12530	\$	22025	\$	\$
Additional Fees							
Appeals/ Amendments to Conditions	10290	\$					\$
Business Permits (No change in use)	11040	\$					\$
Business Permits (Change in use)	11040	\$					\$
Business Permits Renewal	11040	\$					\$
Certified Mailing	10340	\$					\$
Code Enforcement Admin. Fee	64240	\$					\$
Design Review - New Construction (Hearing Level)	10330	\$					\$
Design Review - Rennovations/Add.'s (Staff)	10330	\$					\$
Design Review - Building Maint. (Staff)	10330	\$					\$
Development Agreements	10335	\$					\$
Development Agreement Modification	10335	\$					\$
City Clerk FBI Background Check/Finger Print (\$33.25)	11031	\$					\$
Historic Preservation (Staff level)	11042	\$					\$
Historic Preservation (Hearing level)	11042	\$					\$
Lot Line Adjustments	10280	\$					\$
Lot Split	10280	\$					\$
Minor Land Use App. (Home Occupation, Temp. Use, Mobile Food Unit)	10216	\$			22025	\$	\$
Minor Land Use App. Renewal (Home Occupation, Temp. Use, Mobile Food Unit)	10216	\$			22025	\$	\$
Minor Land Use App. (Admin. Deter. Dir. Appr.)	10216	\$					\$
Ordinance Text Amendment	10230	\$					\$
Outdoor Dining Permit	11040	\$					\$
Variance (Hearing Level)	10250	\$					\$
Letter Verification							
Certificate of Zoning Compliance Letter	10360	\$					\$
Legal Non-Conforming Use Letter	10360	\$					\$
Zoning Verification Letter	10360	\$					\$
Documents - Copies							
Audio Tape Duplication	10360	\$					\$
Bike & Pedestrian Master Plan	10360	\$					\$
Comprehensive Plan	10360	\$					\$
Parks & Recreation Master Plan	10360	\$					\$
Subdivision Ordinances	10360	\$					\$
Treasure Valley Tree Selection Guide	10360	\$					\$
Xerox copies	1401	\$					\$
Zoning Ordinance	10360	\$					\$
		\$ 1,460.00		\$ 642.00		\$ 26.05	\$ 2,128.05
SUB22-000036 R3087701600							
Hemlock Development at Middleton						GRAND TOTAL	\$ 2,128.05

Paid online via credit

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