



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

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

**STAFF USE ONLY:**

File number(s): \_\_\_\_\_

Project name: \_\_\_\_\_

Date filed: \_\_\_\_\_ Date complete: \_\_\_\_\_

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

Subject Property Information

Address: N/A Parcel Number(s): 325550120

Subdivision: Section Land Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 10.24 Zoning: C-2 / R-1

Prior Use of the Property: Vacant land

Proposed Use of the Property: Multi-Family; transition to single family w/over 55 townhomes; amenities & paths

Applicant Information:

Applicant Name: Penelope Constantikes, Riley Planning Services Phone: 208.908.1609

Address: P.O. Box 405 City: Boise State: ID Zip: 83701

Email: penelope@rileyplanning.com Cell: \_\_\_\_\_

Owner Name: Doug Clegg, Phone: 208.908.1609

Address: 715 Blue Spruce Road City: Alpine State: UT Zip: 84004

Email: \_\_\_\_\_ Cell: \_\_\_\_\_

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

Address: Riley Planning Services, PO 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: 6/6/03



June 26, 2023

Caldwell City Council / Planning & Zoning Commission  
City of Caldwell  
Planning & Zoning Department  
621 Cleveland Blvd.  
Caldwell, ID 83605

**RE:            LENITY APARTMENTS PHASE 2  
                  COMPREHENSIVE MAP CHANGE / REZONE  
                  SPECIAL USE PERMIT**

Dear Mayor, City Council, P&Z Commissioners and Staff:

Miriam LLC and the project team are pleased to present Phase II of the Lenity Apartments with the associated Comprehensive Plan Map Change, Rezone and Special Use Permit Applications. Phase II is a natural continuation and complement to Lenity Phase I – Stone Creek Apartments.

Phase II is designed to echo and complement Phase I. The architect describes Phase II as follows:

*“The design style for the apartments will be craftsman architecture and will be similar in style ad color palette to the existing apartments constructed for Phase I of the project. The apartment has been updated to improve the overall efficiency of the plan and to meet the needs of the Caldwell housing community.”*

*Marla Carson, Project Architect*

Phase I was a ‘by-right’ application in a Community Commercial Zone. With the recent changes to the Caldwell Zoning Ordinance, Phase II is requesting a Comprehensive Map Change, Rezone to R-3, and Special Use Permit approval. The proposed development is for 180 apartments and 11 over 55 townhomes.

This site sits between the existing terminus of Lenity Living Avenue at both the north and south boundary of the site thus connecting Lenity Living to both stub streets. Buildings on the northern boundary of the site mirror the initial phase buildings with reduced visible massing along Lenity Living Avenue by rotating the buildings to an east west axis. The remainder of the buildings are set in a circular alignment focused towards the central amenities. Single level townhouses along the south boundary provide a height transition to the adjacent single and two story single family homes.

Amenities will be shared between Phase I and II providing an exceptional array of features. Phase I contributes:

- 1/2 court basketball,



- Corn hole,
- Dog Park,
- Pickle ball, and
- Children's play area / structure.

The landscape plan provides generous selection of plant material and trees. A variety of fencing is proposed with 6-foot vinyl privacy fencing at appropriate locations combined with wrought iron fencing with two different heights (4-feet & 6-feet) as appropriate for the specific location. Attractive trash receptacles stationed in the vicinity of the pool and clubhouse are provided. Landscape Plan sheet L1.2 provides details.

Phase II amenities complementing Phase I amenities are:

- Clubhouse including:
  - Leasing / manager's office,
  - Fitness room with stationary bike, treadmills, and hand weights,
  - Great room for apartment community events, family gatherings, parties, etc.,
- Grill / BBQ stands – 5,
- Picnic table – 4,
- ADA picnic table – 2,
- ADA bench – 2,
- Bench – 10,
- Pool,
- Picnicking areas,
- Play area with structure (2<sup>nd</sup>),
- Additional (2<sup>nd</sup>) dog park,
- Daycare for residents of Phase 1 and II, and
- Walking path on the north, west and south boundaries connecting to the Caldwell Greenbelt adjacent to the site on the east boundary.



Shown here is a layout of Phase I. In the northeast corner is Aspen Creek Assisted Living. The four (4) apartment buildings for Stone Creek are shown along the west and south.

Similar to the Phase I buildings alignments, Phase II building alignment is directed toward the centrally located amenities.

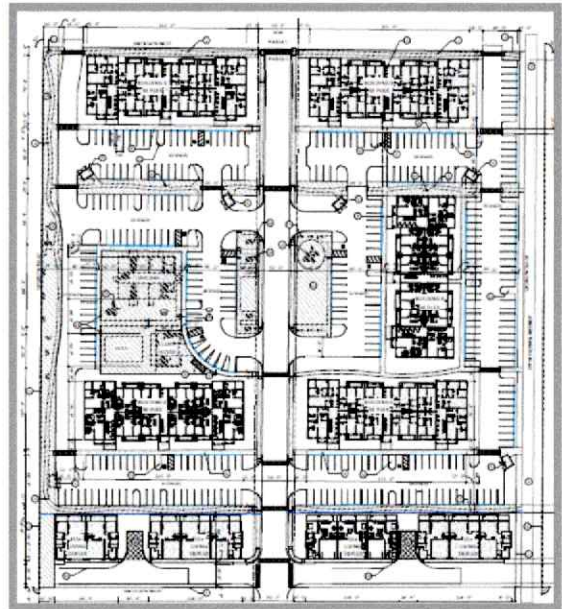
The applicant deserves recognition for the contribution of the land area needed to implement the City of Caldwell Green Belt along the east property line.

Phase II complements the Phase I layout focusing on the centralized amenities. Parking provided with Lenity Apartment Phase II includes 327 spaces – 14% more than the required 282 spaces. Parking calculations include the Clubhouse and Daycare.

Bike parking is provided with 94 spaces.

The area of Phase II is 10.24 acres. Open space provided is 64,033 square feet, or 36% more than the minimum required area of 10%, or 40,858 square feet.

The distance from the Phase II south property line north to the apartment buildings is 179-feet with single story over 55 townhomes to buffer the site appropriately from the adjacent single family homes. To further enhance the buffering function of the townhomes the entry is to the north with garages and drive aisle access on the south.

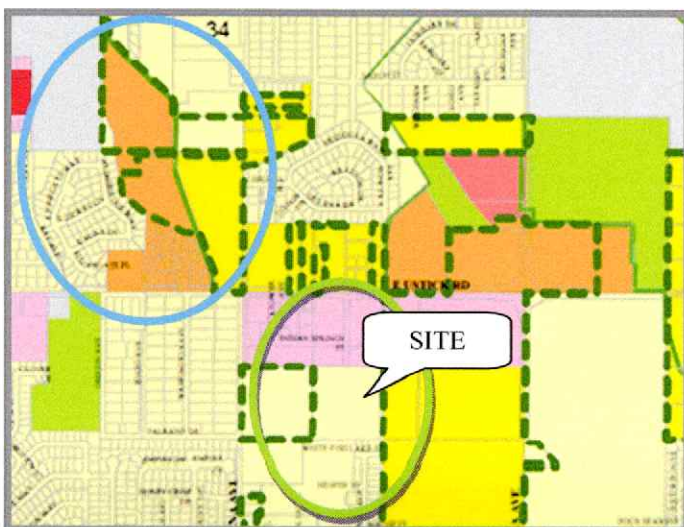


Caldwell City Code 10-14-01 provides guidance on internal circulation for the site. Parking spaces, landscaping and internal sidewalks for connectivity is provided. Crosswalks are designated in appropriate locations throughout and the micro-path and sidewalks provide connectivity within the site, Phase I and the Caldwell Green Belt. The site design facilitates emergency services access and utility easements will be provided.

Caldwell’s Design Guidelines were reviewed by the project team and incorporated into the site design. Design elements considered include setbacks, building orientation and design, parking and access, site features and landscaping.

A suitable location for a school bus stop remains to be established with the objective of accommodating both Phase I and Phase II.

A Traffic Impact Study was prepared by Robert Beckman with Kimley Horn and provided to staff. Mr. Beckman worked closely with Caldwell Engineering Staff through the review process.



The purpose of the Special Use Permit is to address project impacts, duration of the development process, property maintenance, location and nature of the proposed development and provision of on and off-site facilities.

The proposed Comp Plan Map Change to High Density Residential is not inconsistent with the designation of land use in the near vicinity. Northwest of the site and northeast of the site are area designated as high density residential with



the northwest example extending a substantial distance north of Ustick Road. This land use is supported as compatible with lower density residential and R-2. East of the subject site is a substantial area designated as R-2.

From a traditional land planning perspective this site seems to be ideally located. Below is a snapshot showing some of the services and community amenities available in close proximity to the site for future residents.



These services and amenities include:

- Caldwell Green Belt
- Walgreens
- Walmart Neighborhood Market
- Pet health services
- Dental care / Orthodontics
- Treasure Valley Family YMCA
- Heritage Charter School
- Idaho Fitness Factory
- Self Storage
- Ustick Baseball Fields

A Roundtable meeting was held with staff in January 2023, and the neighborhood meeting was held on May 1, 2023. No neighbors attended the meeting.

The proposed Comp Plan Map Change and Rezone will not create an adverse impact, damage, hazard or nuisance. Development of Phase II will be addressed in one phase and will be of an expected duration. As can be seen with Aspen Creek Assisted Living, the maintenance of the site will be thoughtful and sensitive to the residents and surrounding uses with an understanding of the importance of aesthetics.

The location and nature of Lenity Apartments Phase II is compatible with and complementary to the surrounding uses. On-site and off-site facilities are addressed including the findings of the TIS, and is not in conflict with the Comprehensive Plan and Future Land Use Map.

The applicant and project team have earnestly endeavored to meet, and exceed, the standards for a multi-family development. We are looking forward to working with staff, and appointed and elected officials for a successful project with your approval.

Please do not hesitate to contact me if I or any other member of the team can be of assistance.

Best regards,

**RILEY PLANNING SERVICES LLC**

*P. CONSTANTIKES*

Penelope Constantikes  
Principal



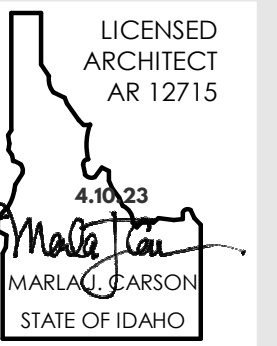


Marla Carson,  
Architect  
Eagle, Idaho 83616  
208.631.4195

# LENITY APTS PHASE II

36-Plex  
LENITY LIVING AVE  
Caldwell, Idaho 83405

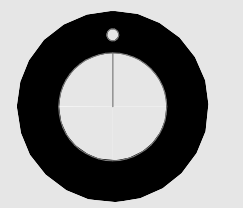
Project No. Project Number



Revisions  
A 4.10.23 SUP/Rezone

Notes  
1. -  
2. -  
3. -

Project North



Scale As Indicated

## EXTERIOR ELEVATIONS

# A-211

Sheet No. ©2021

1 2 3 5 6 7 9 10 11 12

T.O. PLATE  
129' - 4 5/8"  
THIRD FLOOR  
120' - 3 1/2"  
SECOND FLOOR  
110' - 1 3/4"  
FINISH FLOOR  
100' - 0"

**1 EAST ELEVATION**  
1/8" = 1'-0"



12 11 10 9 7 6 5 3 2 1

T.O. PLATE  
129' - 4 5/8"  
THIRD FLOOR  
120' - 3 1/2"  
SECOND FLOOR  
110' - 1 3/4"  
FINISH FLOOR  
100' - 0"

**2 WEST ELEVATION**  
1/8" = 1'-0"



E D C B A

T.O. PLATE  
129' - 4 5/8"  
THIRD FLOOR  
120' - 3 1/2"  
SECOND FLOOR  
110' - 1 3/4"  
FINISH FLOOR  
100' - 0"

**3 NORTH ELEVATION**  
1/8" = 1'-0"



A B C D E

T.O. PLATE  
129' - 4 5/8"  
THIRD FLOOR  
120' - 3 1/2"  
SECOND FLOOR  
110' - 1 3/4"  
FINISH FLOOR  
100' - 0"

**4 SOUTH ELEVATION**  
1/8" = 1'-0"



**EXTERIOR MATERIALS LEGEND**

HARDIE PLANK LAP SIDING SELECT CEDARMILL 8.25" WIDTH, 7" EXPOSURE SW 7001 MARSHMALLOW	HARDIE RUSTIC GRAIN BATTEN BOARDS .75" THICK, 2.5" WIDE SW 7001 MARSHMALLOW UPPER BODY ACCENT SW 7017 DORIAN GRAY LOWER BODY	HARDIE SOFFIT PANEL NON-VENTED CEDARMILL .25" THICK SW 7001 MARSHMALLOW	CULTURED STONE WATERTABLE/SILL 2.5"x18"x3" SABLE	METAL ROOF COLD ROLLED STEEL, COLD SNAP BLACK	WHITE VINYL WINDOW DOUBLE PANE JELD-WEN OR APPROVED EQUAL	WALL SCONCE AFX LED SECURITY BWSW70050BK	SECURITY LIGHT STONCO WPM WNPM10PMAL-6
HARDIE PANEL VERTICAL SIDING SELECT CEDARMILL .312" THICK, .48"x1.20" SW 7001 MARSHMALLOW UPPER BODY ACCENT SW 7017 DORIAN GRAY LOWER BODY	LP TRIM & FASCIA 440 SERIES CEDAR TEXTURE 7.5" THICK, 4" WIDE SW 7020 BLACK FOX WD. TRIM, CORBELS, COLS, FASCIA SW 7017 DORIAN GRAY LOWER BELLY BAND SW 7001 MARSHMALLOW UPPER BELLY BAND	CULTURED STONE PRO-FIT ALPINE LEDGESTONE - ECHO RIDGE	GAF TIMBERLINE NS SHINGLE ARCHITECTURAL SHINGLE CHARCOAL 5 5/8" EXPOSURE	STEEL RAILING BLACK	STEEL ENTRY DOOR, PAINTED INSULATED PANEL 20 MIN. RATING	WALL SCONCE KICHLER 7" 11309BKLED	



**ELEVATION NOTES**

#	Note
1	ARCHITECTURAL ASPHALT ROOFING SHINGLES
2	3/4"X9 1/4" LP SMARTSIDE FASCIA TRIM
3	3/4"X3 1/2" LP SMARTSIDE TRIM
4	WHITE VINYL WINDOW, DOUBLE PANE
5	3/4"X11 1/4" LP SMARTSIDE TRIM
6	HARDIE BOARD BOARD & BATT SIDING
7	HARDIE BOARD LAP SIDING
8	AC CONDENSER. SEE MECHANICAL.
9	OUTDOOR SHOWER. RE: PLUMBING. PROVIDE ONE SHOWER WITH ADA HANDHELD HOSE OR MOUNT HEAD AT 48" A.F.F.
10	GUTTER & DOWNSPOUT, CONNECTED TO UNDERGROUND DRAINAGE. RE: CIVIL.



Marla Carson,  
Architect  
Eagle, Idaho 83616  
208.631.4195

**LENITY APTS  
PHASE II**

**Clubhouse**  
LENITY LIVING AVE  
CALDWELL, IDAHO 83605

Project No. 2231

Revisions  
A 4.10.23 SUP/Rezone

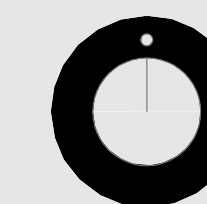
Notes

1.

2.

3.

Project North



Scale 1/4" = 1'-0"

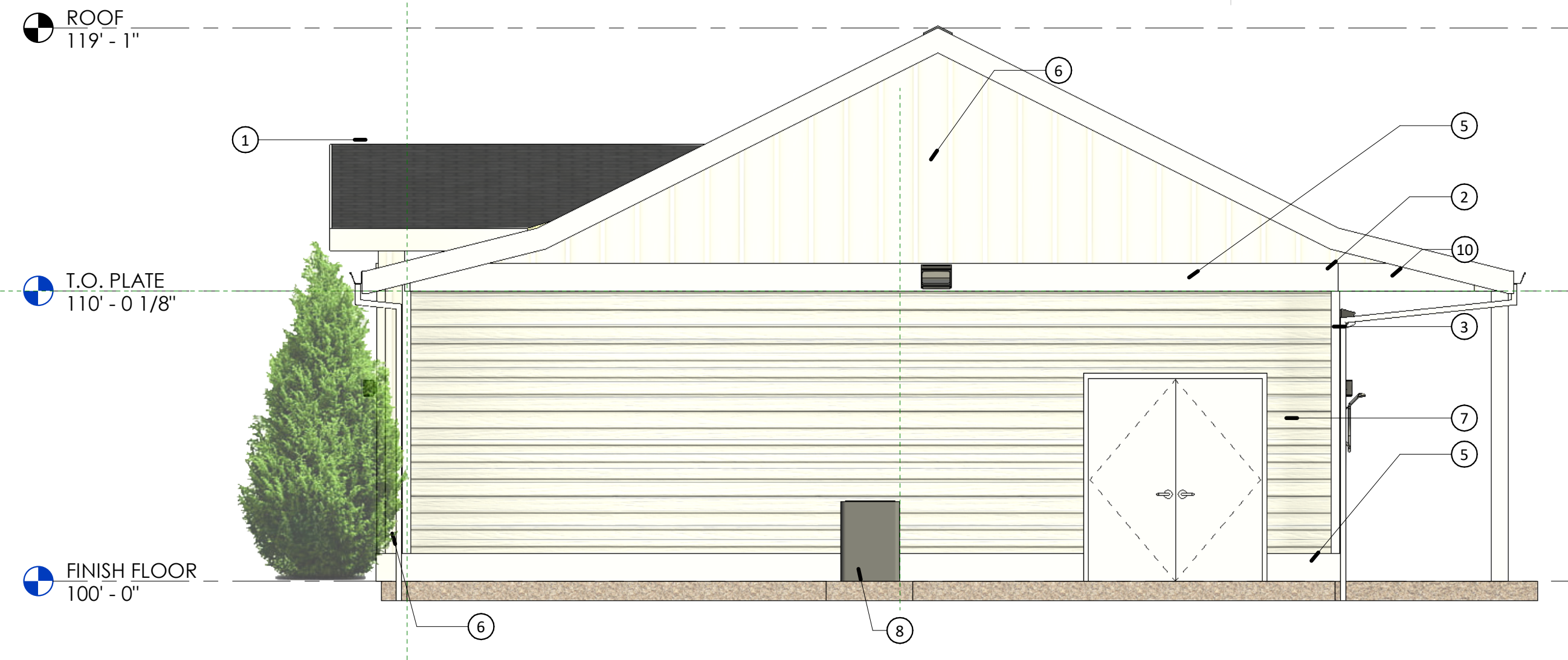
**ELEVATIONS**

**A-211**

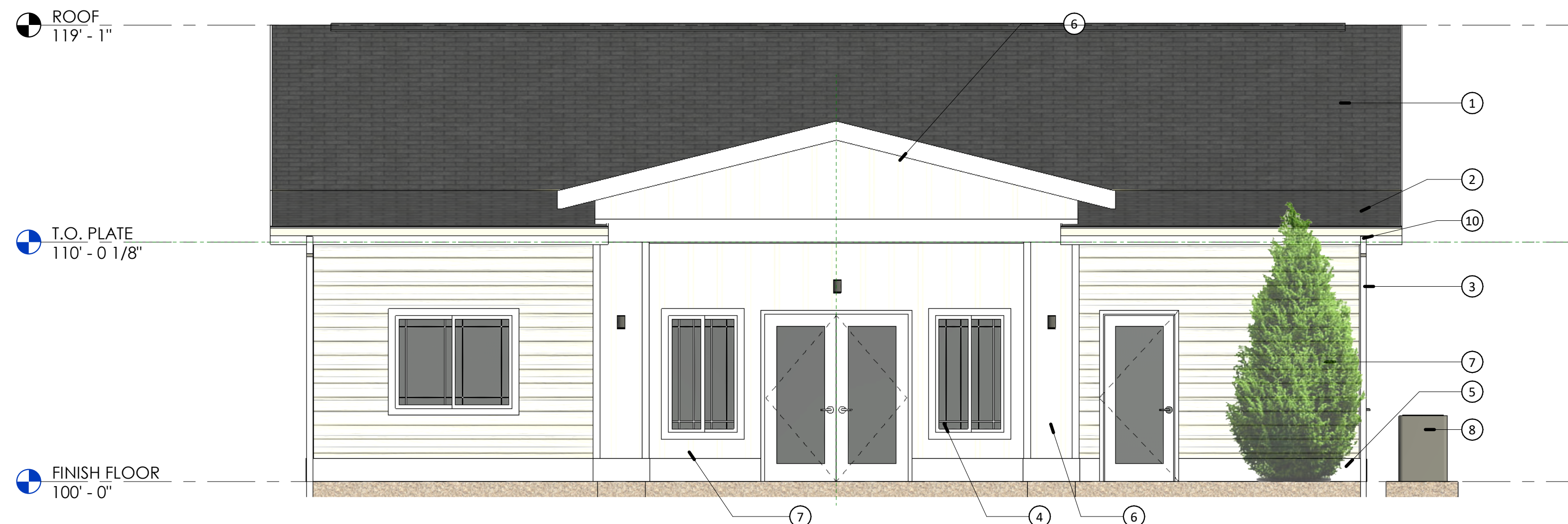
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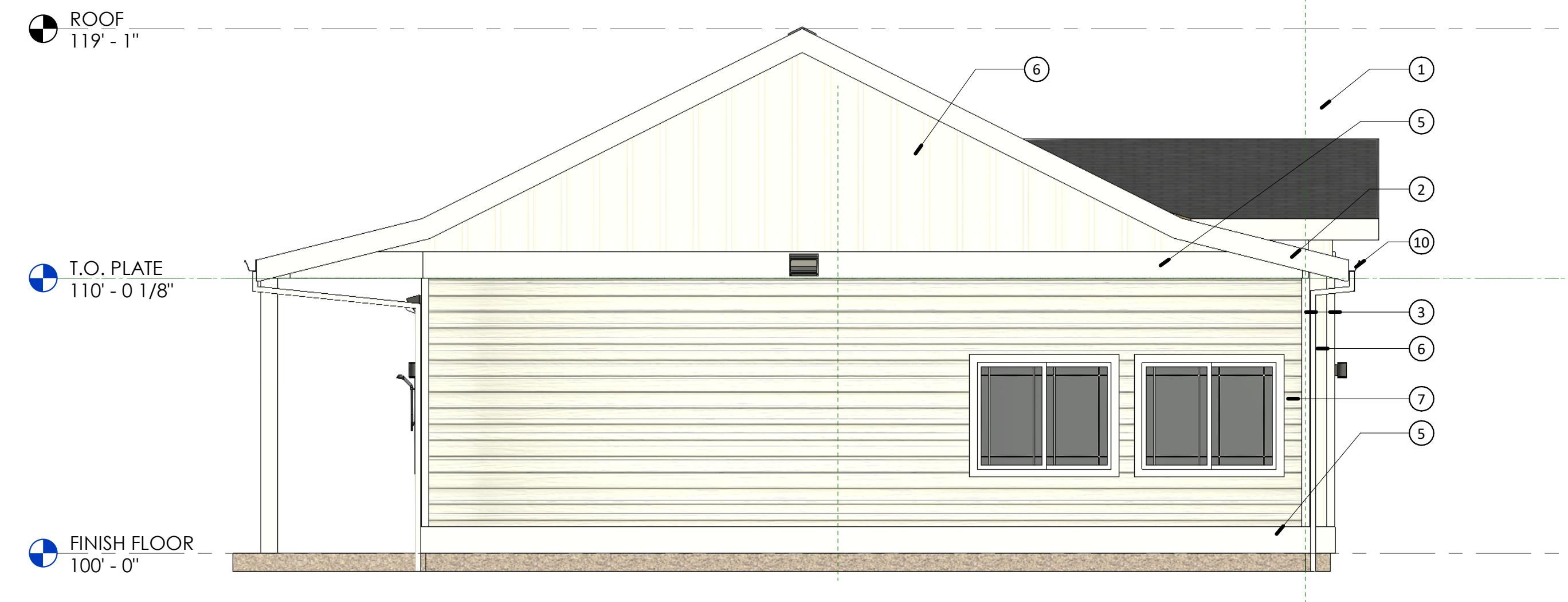
**4 SOUTH ELEVATION**  
1/4" = 1'-0"



**2 WEST ELEVATION**  
1/4" = 1'-0"



**3 NORTH ELEVATION**  
1/4" = 1'-0"



**1 EAST ELEVATION**  
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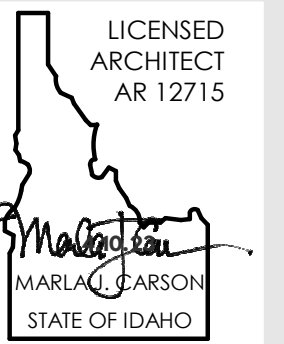


Marla Carson,  
Architect  
Eagle, Idaho 83616  
208.631.4195

# LENITY APTS PHASE II

Daycare  
LENITY LIVING AVE  
CALDWELL, IDAHO 83405

Project No. \_\_\_\_\_ Project Number \_\_\_\_\_



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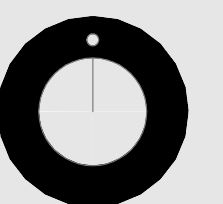
Revisions

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3. -

Project North



Scale As indicated

EXTERIOR ELEVATIONS

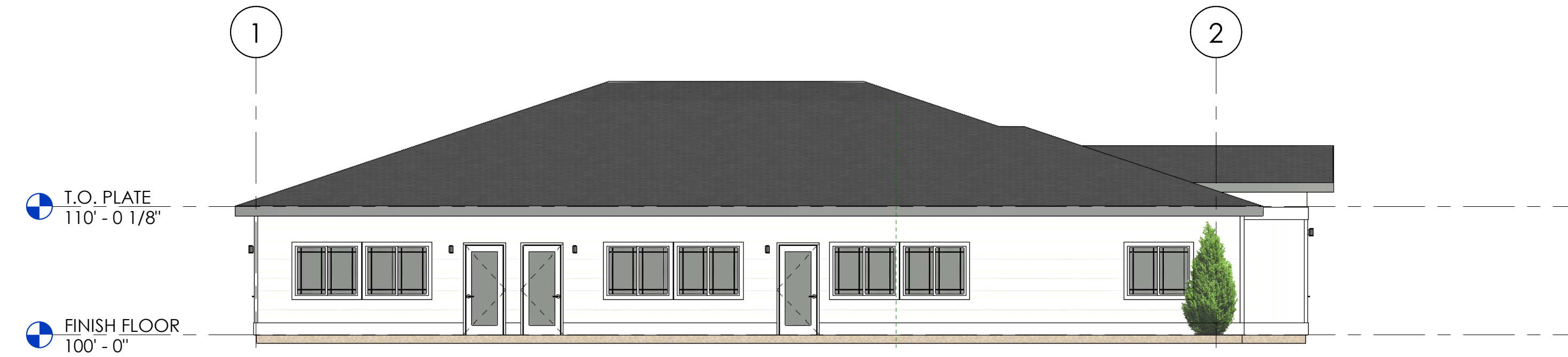
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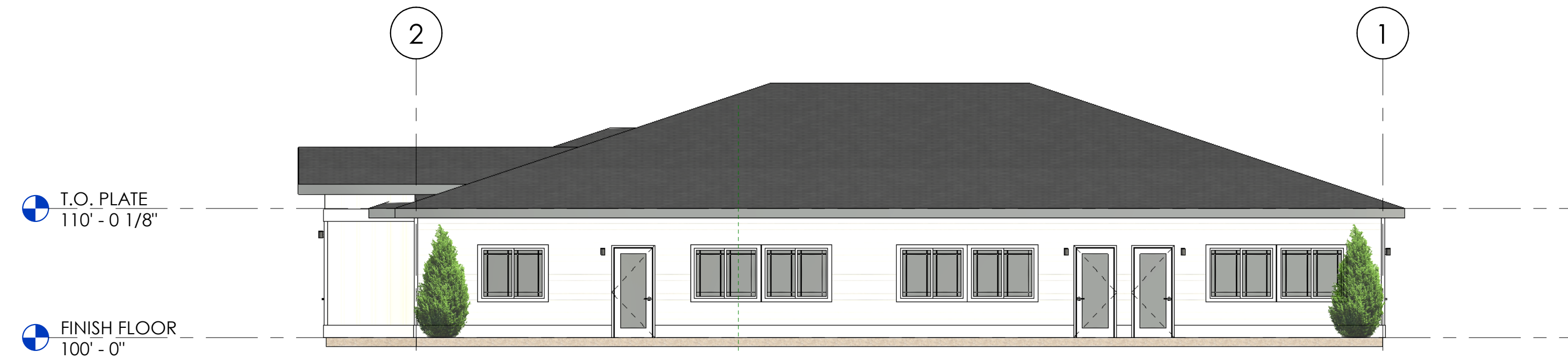
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**4 WEST ELEVATION**  
1/8" = 1'-0"



**3 SOUTH ELEVATION**  
1/8" = 1'-0"





**2 NORTH ELEVATION**  
1/8" = 1'-0"



**1 EAST ELEVATION**  
1/8" = 1'-0"

**EXTERIOR MATERIALS LEGEND**

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SELECT CEDARMILL  
8.25" WIDTH, 7" EXPOSURE  
SW 7001 MARSHMALLOW
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SW 7017 DORIAN GRAY LOWER BODY

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SW 7001 MARSHMALLOW
-  GAF TIMBERLINE NS SHINGLE  
ARCHITECTURAL SHINGLE  
CHARCOAL  
5 5/8" EXPOSURE

-  WHITE VINYL WINDOW  
DOUBLE PANE  
JELD-WEN OR APPROVED EQUAL
-  STEEL DOOR, PAINTED  
INSULATED PANEL  
20 MIN. RATING

-  STEEL DOOR, PAINTED  
INSULATED PANEL
-  WALL SCONCE  
KICHLER 7"  
11309BKLED

-  SECURITY LIGHT  
STONCO WPM  
WNFM10PMAL-6



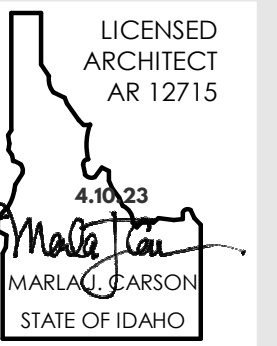


Marla Carson,  
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Eagle, Idaho 83616  
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# Lenity Ph II 55+ Housing

**Triplex**  
LENTY LIVING AVE  
CALDWELL, IDAHO 83605

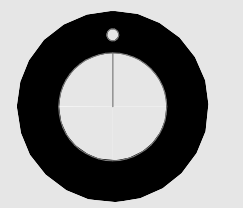
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Revisions  
A 4.10.23 SUP/Rezone

Notes  
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Project North



Scale As Indicated

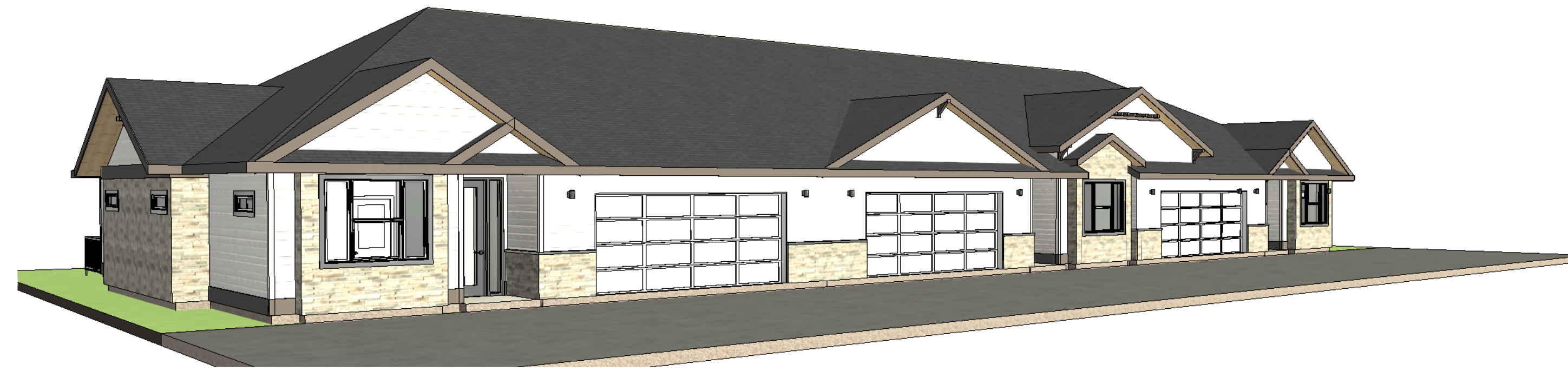
## EXTERIOR ELEVATIONS

# A-211

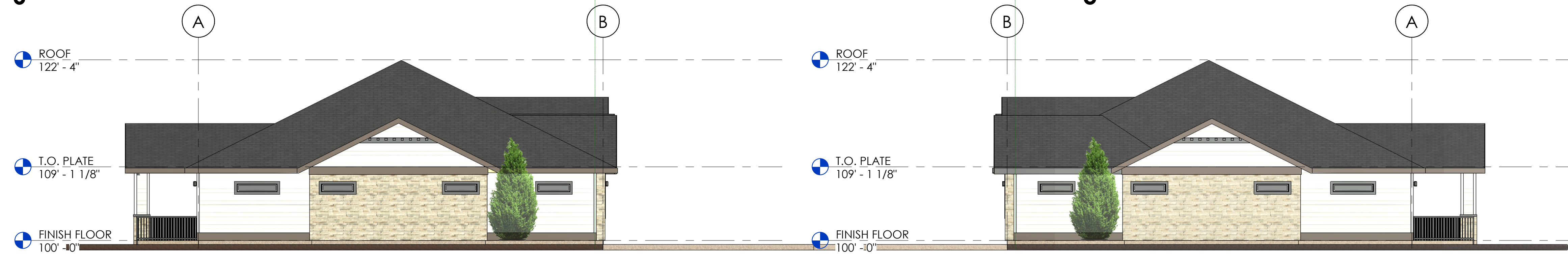
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**5 3D View 2**



**6 3D View 1**

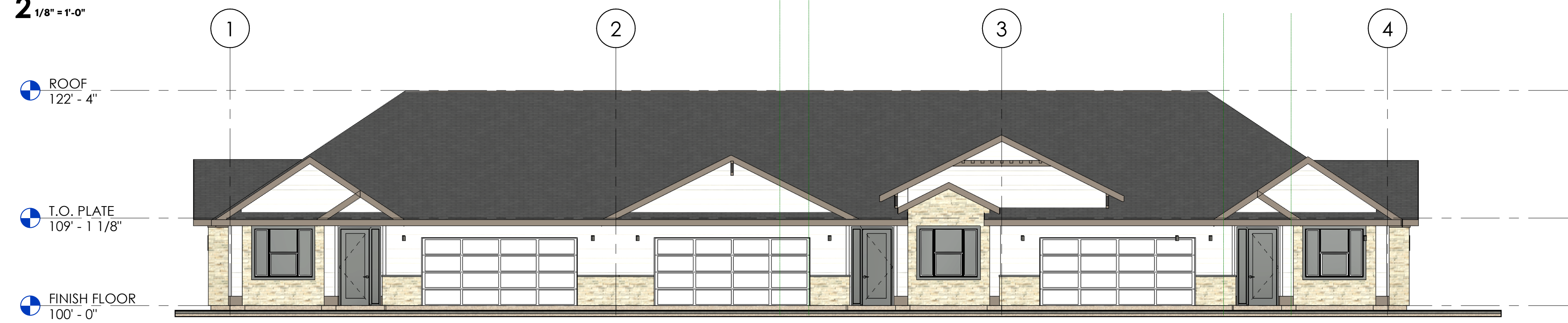


**3 EAST ELEVATION**  
1/8" = 1'-0"

**4 WEST ELEVATION**  
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**2 NORTH ELEVATION**  
1/8" = 1'-0"



**1 SOUTH ELEVATION**  
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**GENERAL LANDSCAPE NOTES - AGENCY SUBMITTAL**

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL TOPSOIL TO BE AMENDED AT A RATE OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 SQ. FT. ROTO-TILL ORGANIC MATER INTO THE TOP 6 INCHES OF TOPSOIL.
- ALL SHRUB BEDS SHALL HAVE A MIN 12 INCHES OF TOPSOIL, ALL PLANTER ISLANDS SHALL HAVE MIN 12" TOPSOIL AND ALL LAWN AREAS SHALL HAVE MIN 6" TOPSOIL. SPREAD, COMPACT AND FINE GRADE SMOOTHLY TO 3 INCHES BELOW THE SURFACE OF WALKWAYS AND CURBS.
- FINISH GRADES ARE TO BE SMOOTH WITH POSITIVE DRAINAGE IN ACCORDANCE WITH THE GRADING PLAN.
- TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF ROCKS (LARGER THAN 2 INCHES), WEEDS, ROOTS, GRASS, OR OTHER FOREIGN MATERIAL THAT IS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH OF 5.5 TO 7.0.
- WHERE POSSIBLE, RE-USE EXISTING SURFACE TOPSOIL FROM SITE. VERIFY TOPSOIL WILL MEET THE REQUIREMENTS AND AMEND AS NECESSARY. IMPORT WHEN EXISTING TOPSOIL QUANTITIES ARE INSUFFICIENT.
- IF IMPORTING TOPSOIL FROM OFFSITE, OBTAIN FROM LOCAL SOURCES THAT HAVE SIMILAR SOIL CHARACTERISTICS TO THE PROJECT SITE. NEW TOPSOIL MUST BE FERTILE, FRIABLE, NATURAL LOAM, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, WEEDS, ROOTS, STONES LARGER THAN 1 INCH. REPRESENTATIVE SAMPLES

- SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE. COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH 2" MINUS ROCK MULCH. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER BARK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED. STAPLE ALL EDGES 10' MAX.
  - TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
  - NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT.
  - CONTRACTOR SHALL STAKE ALL TREES NECESSARY TO PREVENT THEM FROM BEING BLOWN OVER.
  - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL REPLACE ALL PLANT

- MATERIAL FOUND DEAD OR UNHEALTHY IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FERTILIZE ALL TREES WITH 'AGRIFORM' PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
  - CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEAN UP OF ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.

**GENERAL IRRIGATION NOTES - AGENCY SUBMITTAL**

- ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPER OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE VIA METERED, POTABLE WATER AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

**KEYNOTES --(O)**

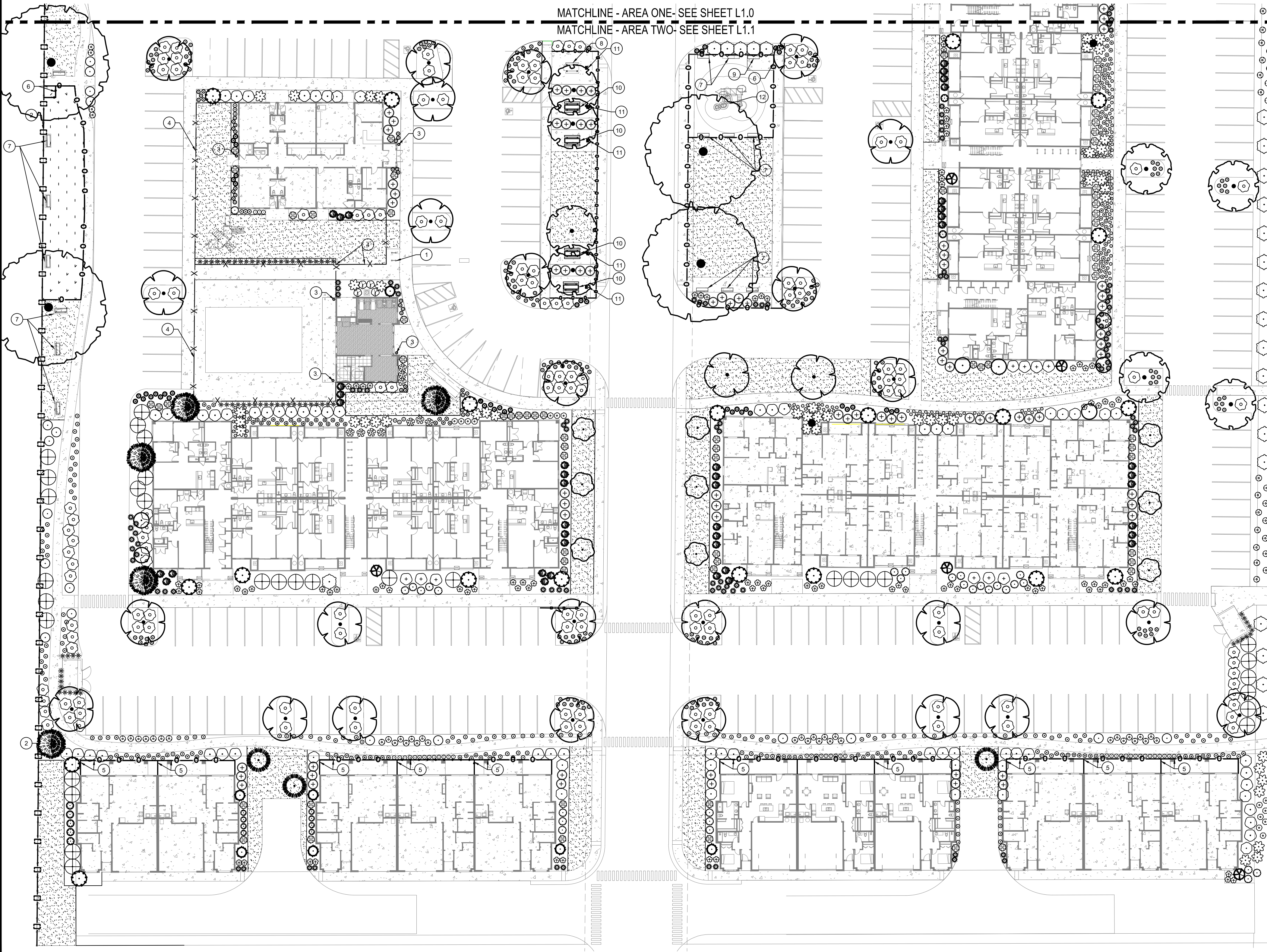
- BIKE RACK - SEE DETAIL 7/L1.2.
- 6' TALL WHITE VINYL PRIVACY FENCE, MATCH EXISTING - SEE DETAIL 1/L1.2.
- GARBAGE RECEPTACLE - SEE DETAIL 6/L1.2.
- 6' TALL BLACK WROUGHT IRON FENCE - SEE DETAIL 3&4/L1.2.
- 4' TALL BLACK WROUGHT IRON FENCE - SEE DETAIL 3&4/L1.2.
- 3' WIDE BLACK WROUGHT IRON GATE - SEE DETAIL 3&4/L1.2.
- BENCH - SEE DETAIL 5/L1.2.
- ADA PICNIC TABLE
- ADA ACCESSIBLE BENCH - SEE DETAIL 5/L1.2.
- PICNIC TABLE
- GRILL STAND
- PLAY STRUCTURE - SEE DETAIL 8/L1.2
- DOG PARK WITH SYNTHETIC TURF SURFACING - SEE DETAIL 9/L1.2

**LANDSCAPE MATERIALS**

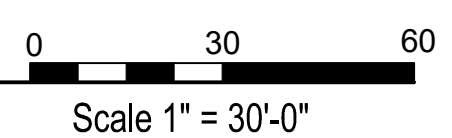
- WHITE VINYL FENCE - 6'-0" TALL FENCE TO MATCH EXISTING FENCE ON THE WEST.
- BLACK WROUGHT IRON - 4'-0" TALL FENCE.
- BLACK WROUGHT IRON - 6'-0" TALL FENCE.

**PLANT SCHEDULE**

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW	CLASS	QTY
	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	3" CAL. B&B	45'x35'		Class II	17
	Liquidambar styraciflua 'Slender Silhouette'	Columnar Sweet Gum	3" CAL. B&B	60'x8'		Class II	21
	Platanus x acerifolia	London Plane Tree	2" CAL. B&B	80' x 80'		Class III	4
	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" CAL. B&B	40' x 30'		Class II	38
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW	CLASS	QTY
	Cedrus deodara 'Karl Fuchs'	Karl Fuchs Deodar Cedar	6'-8" B&B	10'x6'			7
	Juniperus Scopulorum 'Blue Arrow'	Blue Arrow Juniper	5'-6" B&B	15'x4'			7
	Picea abies 'Cupressina'	Norway Spruce	7'-8" B&B	20'x6'			7
	Picea pungens 'Hoopsii'	Hoopsii Blue Spruce	10'-12" B&B	40'x15'			6
	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	10'-12" B&B	25'x15'			4
	Sequoiadendron giganteum 'Pendulum'	Weeping Giant Sequoia	6'-8" B&B	25'x3'			6
	x Cupressocyparis leylandii	Leylandi Cypress	10'-12" B&B	35'x10'			40
FLOWERING TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW	CLASS	QTY
	Pyrus calleryana 'Capitol'	Capitol Pear	2" CAL. B&B	35'x15'		Class I	18
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW		
	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Shrub	5 GAL.	3'x3'			92
	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	5 GAL.	6'x6'			16
	Euonymus fortunei 'Moonshadow' TM	Moonshadow Euonymus	2 GAL.	3'x5'			95
	Heuchera x 'Sugar Plum'	Sugar Plum Coral Bells	1 GAL.	1.5'x1.5'			259
	Hydrangea arborescens 'Aetwo'	Incrediball Hydrangea	5 GAL.	4'x4'			33
	Hydrangea paniculata 'Pinky Winky'	Panicked Hydrangea	5 GAL.	6'x6'			50
	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	2 GAL.	1'x6'			29
	Juniperus Scopulorum 'Blue Arrow'	Blue Arrow Juniper	6'-8" B&B	12'x3'			117
	Ligularia dentata 'Othello'	Othello Ligularia	1 GAL.	3'x3'			14
	Ligularia stenocephala 'Little Rocket'	Little Rocket Ligularia	2 GAL.	3'x4'			17
	Ligustrum vicaryi	Golden Privet	5 GAL.	10'x10'			36
	Mahonia aquifolium	Oregon Grape	5 GAL.	5'x5'			31
	Mahonia repens	Creeping Mahonia	1 GAL.	2'x2'			91
	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5 GAL.	8'x8'			58
	Picea abies 'Nidiformis'	Nest Spruce	5 GAL.	4'x5'			83
	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	5 GAL.	3'x6'			22
	Rhamnus frangula 'Fine Line'	Fine Line Buchthorn	10 GAL.	6'x3'			8
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	2 GAL.	3'x6'			247
	Rosa x 'Noare'	Flower Carpet Red Groundcover Rose	5 GAL.	3'x3'			145
	Spiraea nipponica 'Snowmound'	Snowmound Spiraea	5 GAL.	4'x4'			54
	Syringa x 'Penda'	Bloomerang Lilac	5 GAL.	4'x4'			105
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW		
	Hosta x 'Blue Angel'	Plantain Lily	2 GAL.	3'x6'			65
	Hosta x 'Fire and Ice'	Plantain Lily	1 GAL.	1'x2'			29
	Penstemon eatonii	Firecracker Penstemon	1 GAL.	2'x2'			395
	Rudbeckia fulgida 'Goldstrum'	Coneflower	1 GAL.	2'x2'			3
	Salvia nemorosa 'May Night'	May Night Sage	1 GAL.	2'x2'			39
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW		
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 GAL.	4'x2'			74
	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 GAL.	6'x2'			221
	Helictotrichon sempervirens 'Blue Oats'	Blue Oat Grass	1 GAL.	3'x3'			180
	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	2 GAL.	2'x2'			45
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY				
	Synthetic Turf		2,236 sf				
	Turf Sod Rhizomatous	Rhizomatous Tall Fescue	30,560 sf				



**CITY SUBMITTAL LANDSCAPE PLAN- AREA TWO**



**BAER DESIGN GROUP, LLC**  
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 Ph. 208.859.1980

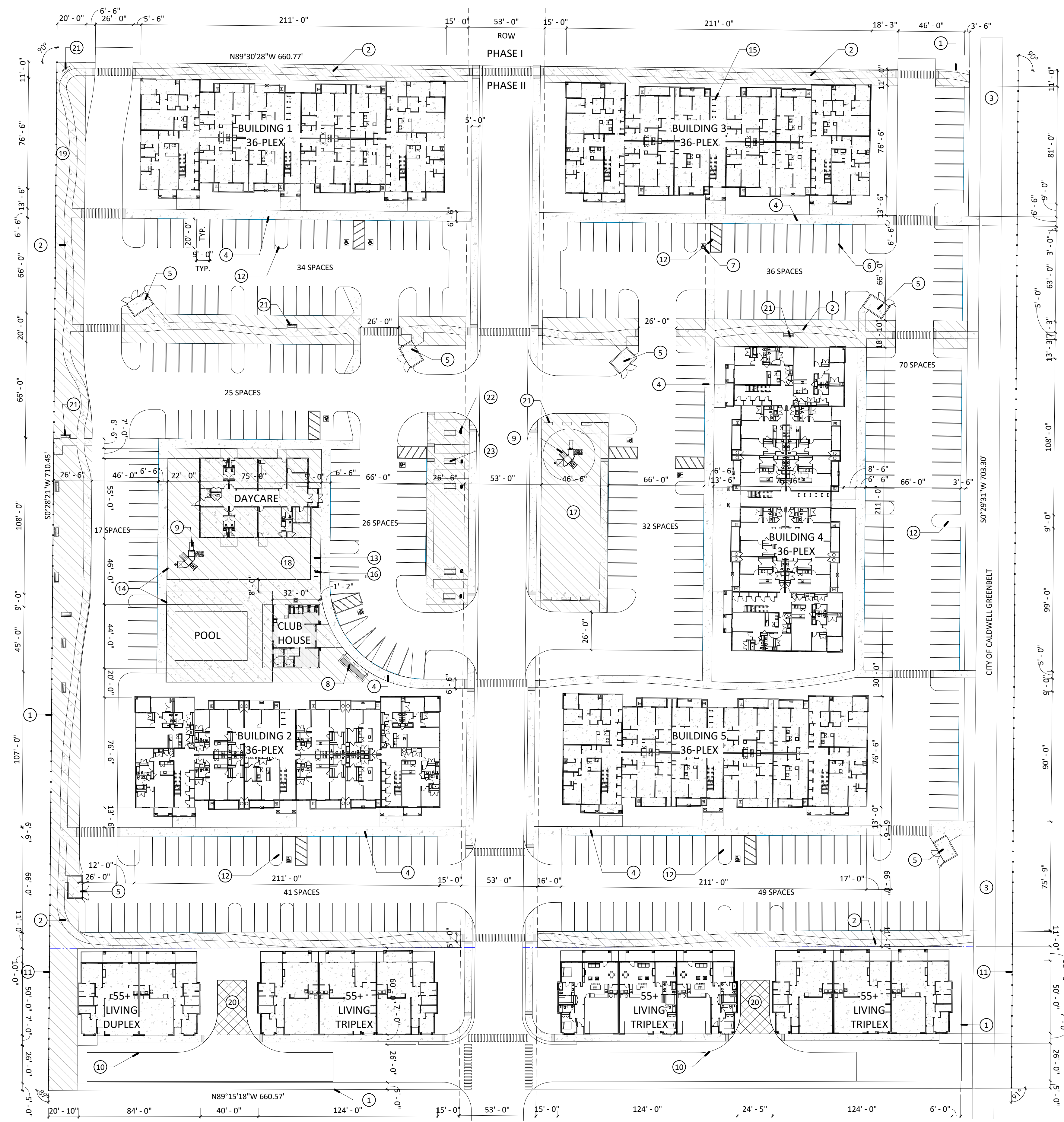


**LENITY APARTMENTS PHASE II**  
 IDAHO  
 CALDWELL

**LANDSCAPE PLAN- AREA TWO**

Project Name: 23010  
 Drawn by: MC  
 Checked by: BDC  
 Date: 4.21.23  
 Sheet No.: **L1.1**





**SITE NOTES**

#	Note
1	PROPERTY BOUNDARY LINE
2	5' WIDE CONCRETE SIDEWALK
3	EXISTING ASPHALT SIDEWALK
4	6'-6" WIDE SIDEWALK AT PARKING IN FRONT OF BUILDING, TYP.
5	TRASH ENCLOSURE: 6' HIGH CMU WALL.
6	9'X20' STANDARD PARKING STALL, TYP.
7	18'X20' ADA VAN PARKING, TYP.
8	COVERED MAIL BOXES
9	PREMANUFACTURED PAYGROUND. RE: LANDSCAPE.
10	FIRE TRUCK TURNAROUND
11	6' HIGH WHITE VINYL FENCE
12	9'X20' LANDSCAPE ISLAND, TYP. RE: LANDSCAPE PLANS.
13	DAYCARE & CLUBHOUSE TO BE LOCATED ON EASEMENT AND TO BE FOR RESIDENTS OF LENITY PHASE I AND II.
14	6' HIGH WROUGHT IRON FENCE AT POOL AND DAYCARE.
15	BIKE PARKING LOCATED ON FIRST FLOOR OF BUILDING. 18 SPACES PER BUILDING @ 2'X6' PER SPACE, TYP. RE: BUILDING FLOOR PLANS.
16	6'X8' BIKE PARKING FOR 4 BIKES.
17	OPEN SPACE EASEMENT 1: 6363 SF (INDICATED BY DIAGONAL LINES)
18	OPEN SPACE EASEMENT 2: 18,003 SF (INDICATED BY DIAGONAL LINES)
19	OPEN SPACE EASEMENT 3: 35,697 SF (INDICATED BY DIAGONAL LINES)
20	FIRE TRUCK TURNAROUND. GRASS PAVERS
21	PARK BENCH, TYP. RE: LANDSCAPE
22	BBQ. RE: LANDSCAPE.
23	PICNIC TABLE, TYP. RE: LANDSCAPE.

**PHASE II PARKING & OPEN SPACE**

**PARKING STALLS REQ'D.:**  
 180 APTS - 1.5 EA. = 270 SPACES  
 1376 SF CLUBHOUSE - 1 PER 150 SF = 10 SPACES  
 DAYCARE - 1 PER 20 CHILDREN = 2  
 282 TOTAL PARKING SPACES REQUIRED  
 327 TOTAL PROVIDED (10 ADA INCL.)

**BIKE PARKING REQ'D.:** 1 PER 2 UNITS = 90 SPACES  
 DAYCARE: 1 PER 20 CHILDREN = 2 SPACES  
 CLUBHOUSE: 15% OF PARKING = 2 SPACES  
 94 TOTAL REQUIRED  
 94 TOTAL PROVIDED

**TOTAL PHASE II PROJECT AREA:** 10.24 ACRES  
 (446,054 SF)-(37,475 SF ROAD ROW)= **408,579 SF TOTAL AREA**

**10% QUALIFYING PHASE II OPEN SPACE:**

OPEN SPACE 1 (PLAY/PICNIC E&W OF LENITY LIVING AVE):	10,333 SF
OPEN SPACE 2 (CLUBHOUSE AND DAYCARE):	18,003 SF
OPEN SPACE 3 (WALKING PATH):	35,697 SF
<b>TOTAL OPEN SPACE PROVIDED</b>	<b>64,033 SF (40,858 REQ'D)</b>

**ADDITIONAL SHARED AMENITIES PROVIDED IN PHASE I:**

1. PICKLEBALL COURT
2. HALF COURT BASKETBALL
3. CHILDREN'S PLAY STRUCTURE

**1 SITE PLAN**  
 1" = 40'-0"

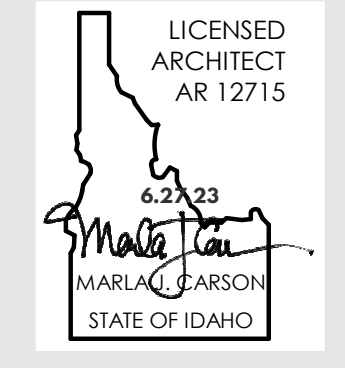


Marla Carson,  
 Architect  
 Eagle, Idaho 83616  
 208.631.4195

**LENITY APTS  
 PHASE II**

Site  
 LENITY LIVING AVE  
 CALDWELL, IDAHO 83605

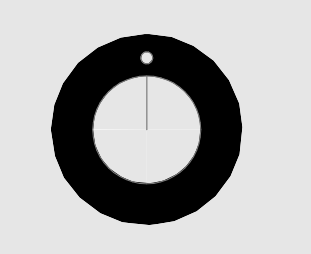
Project No. \_\_\_\_\_ Project Number \_\_\_\_\_



Revisions  
 A 6.27.23 SUP/Rezone

Notes  
 1. -  
 2. -  
 3. -

Project North



Scale 1" = 40'-0"

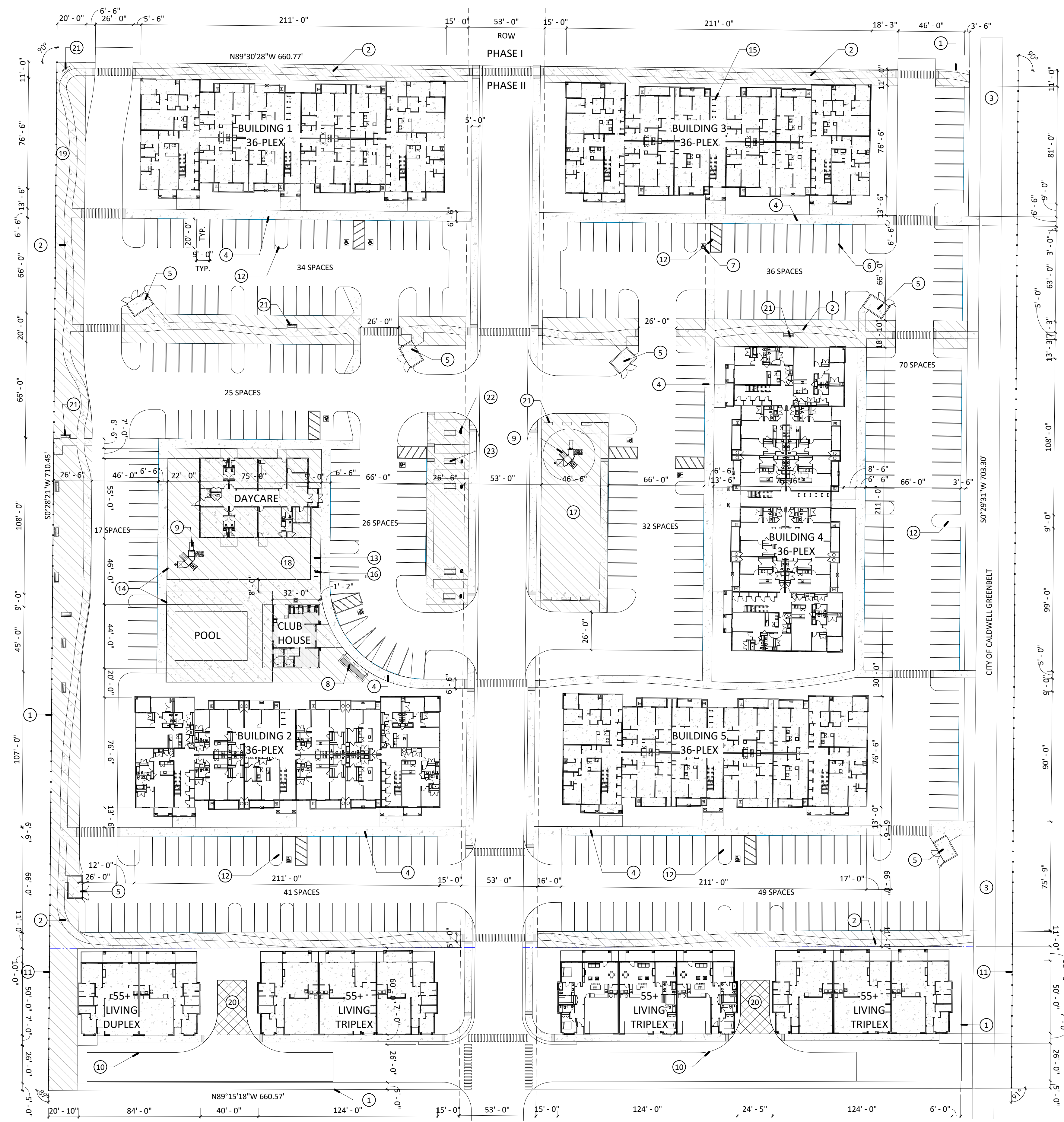
**SITE PLAN**

**A-101**









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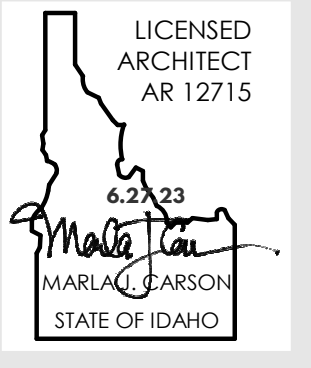


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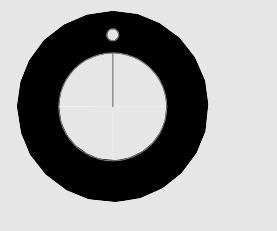
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Project North



Scale 1" = 40'-0"

**SITE PLAN**

**A-101**





## VICINITY MAP

Lenity Apartments – Phase I  
(Stone Creek Apartments)

&

Lenity Apartments – Phase II

