



# 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 \_\_\_\_\_

<b>STAFF USE ONLY:</b>	
File Number(s):	<u>Ann22-000012/</u> <u>Sup22-000014</u>
Project Name:	_____
Date Filed:	_____ Date Complete: _____
Related Files:	_____

## Subject Property Information

Address: 0 S INDIANA AVE CALDWELL, ID 83605 Parcel Number(s): R3572300000

Subdivision: \_\_\_ Block: \_\_\_ Lot: \_\_\_ Acreage: 8.50 Zoning: R3

Prior Use of the Property: cropland agriculture

Proposed Use of the Property: multifamily residential

## Applicant Information

Applicant Name: Alec Egurrola Phone: 208-442-6300

Address: 916 S Robert St City: Boise State: ID Zip: 83705

Email: aegurrola@to-engineers.com Cell: 208-442-6300

Owner Name: TBC LAND HOLDING LLC @@ Phone: \_\_\_\_\_

Address: PO BOX 140298 City: BOISE State: ID Zip: 83714

Address: BOISE, ID 83714 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Agent Name: (e.g., architect, engineer, developer, representative) T-O Engineers

Address: 332 N. Broadmore Way City: Nampa State: ID Zip: 83676

Email: aegurrola@to-engineers.com Cell: 208-477-7486

## Authorization

Print Applicant Name: Alec Egurrola

Applicant Signature: \_\_\_\_\_ Date: 06/14/2022

AI



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Applicant Signature: \_\_\_\_\_ Date: 06/14/2022

AI

June 14, 2022

City of Caldwell  
Planning & Zoning  
621 Cleveland Blvd  
Caldwell, ID 83605

**RE: Richmond Heights – Annexation & Special Use Permit**

Dear City of Caldwell Planning & Zoning Staff, Planning & Zoning Commission, and City Council,

This letter is to accommodate and describe the intent of Richmond Heights annexation and special use permit (SUP). We are requesting annexation into City of Caldwell with R-3 (High Density Residential) and approval of a special use permit.

**Project Overview**

- Project Size: ±8.51 acres
- Location: NW of S Indiana Ave & E Ustick Rd
- Total Number of Units: 156
  - Number of Buildings: 8 plus a clubhouse
- R-3 Density (Gross)
  - 18.3 units/acre
- Open Space
  - Total Open Space: 4.23 acres or 49.7% of site
  - Usable Open Space: 3.38 acres or 39.7% of site
  - Qualifying Open Space: 1.87 acres or 22% of site
- Phases: 2 – see Site Plan
- Parcel(s): R3572300000

**Current Zoning & Land Use**

- On site: County Ag (Cropland farming)
- East: R-1 (Brothers Park) & County Ag (Single-family residential, cropland)
- North: C-1 (YMCA)
- West: R-3 (Heritage Charter School)
- South: County Ag (Single-family residential, cropland)

**Caldwell 2040 Comprehensive Plan**

- On site: High Density Residential
- East: High Density Residential & Open Space
- North: Open Space & Institutional
- West: High Density Residential
- South: Business

**Proposed Zoning**

- R-3 – High Density Residential
  - Shall not exceed 25 units/acre (gross) per Caldwell 2040 Comprehensive Plan
    - Proposed use at 18.3 units/acre (gross)

**Land Use**

The project is within the City’s Area of Impact and contiguous with previously annexed property. Proposed zoning and land use of R-3 is complementary to existing and proposed land uses. This area of Caldwell is planned for a mix of high density residential, business commercial, institutional, and open space uses as indicative and supported by the Caldwell 2040 Comprehensive Plan. There is existing or approved high density residential, institutional, and open space uses adjacent and in proximity to the development. The proposed multifamily use requires a special use permit in R-3 zoning.

**Proposed Land Use**

<b>Building Type</b>	<b>Number of Building Type</b>	<b>Total Number of Units</b>
12-plex	3	36
24-plex	5	120
Club House	1	N/A
	<b>TOTAL</b>	<b>156 units</b>

**Utilities**

- Water:** Individual services provided by the City of Caldwell. Water is connected into existing water main in Ustick & Indiana.
- Sewer:** Individual services provided by the City of Caldwell. Sewer is connected into existing sewer mains in Indiana.
- Irrigation:** Individual pressure irrigation services are provided. A pressure irrigation will be brought onto the site from Brothers Park Pump house to the north and east of the site.
- Stormwater:** Storm drainage will be contained onsite using curbside gutters, seepage beds, and storm retention ponds.

**Roadways & Access**

Internal roadways on site are to be internal circulators designed per City Code (Chapter 10-14-01) and provide ample off-street parking for the development. The primary access approach on site is located at S Indiana Ave and situated the furthest north on the property from the Ustick/Indiana roundabout, approximately 545 feet. This access is also spaced approximately 170-feet south of the parking entrances to the YMCA and Brothers Park. This internal circulator travels west and south through the site and crossing the Dixie Drain for access to buildings and parking. A secondary emergency access is provided off E Ustick Rd.

E Ustick Rd, a *principal arterial*, forms the south boundary of the site. No additional right-of-way is to be provided as this was formerly acquired from the roundabout project, except at the Dixie Drain. An additional amount of right-of-way is required for crossing the Dixie Drain with roadway improvements. A 25-foot landscape buffer is provided in addition to the right-of-way along the property’s frontage on Ustick.

S Indiana Ave, a *minor arterial*, forms the eastern boundary of the site with 2-feet of additional right-of-way to be dedicated. A 20-foot landscape buffer is provided in addition to the right-of-way along the S Indiana Ave property frontage.

**Traffic**

Expected traffic impacts are provided by the submitted Traffic Impact Study (TIS). Recommendations for intersection and roadway segment improvements are provided in this study.

**Parking**

Parking Code	Number of Dwelling Units	Parking Stalls Required	TOTAL Parking Stalls Provided
1.5 – 2.0 parking stalls per unit	156	234—312	248

Parking Provided – Breakdown

Standard Parking Stalls	Covered Parking Stalls	ADA Parking Stalls	EV Parking Stalls	TOTAL Parking Stalls
172	60	10	6	248

Bicycle Parking

Per City Code, 1 bicycle parking space must be provided for every 2 units in a multifamily development. 156 units are proposed; therefore 78 bicycle parking spaces are required. 78 parking spaces are provided as depicted on the Site Plan. Bicycle Parking spaces are in visible and accessible locations at all proposed dwelling complexes and at the club house.

**Landscaping & Amenities**

Approximately 22% (1.87 acres) of the site is dedicated as qualifying open space per Caldwell City Code. The minimum open space requirement for a multi-family development is 10%. Most of the qualifying open space are centrally located amenities, which includes: a 60ft x 42ft club house, a 40ft x 55ft pool, and a 50ft x 40ft playground. These are accessible amenity packages for all residents within the community and accessible via sidewalks, providing pedestrian connectivity.

Due to site configuration, specifically the encumbrance of the Dixie Drain, it has provided opportunity to limit building massing, which preserves open lawn and landscape areas throughout the site, adding to the open space percentage and the value of this community. This creates a building design and site layout that enhances the quality of this project by limiting the 'stacking' of structures and breaking up such structures for pleasing sight lines and spacing.

Internal sidewalks connect to external sidewalks for on-foot connectivity onto Indiana and Ustick, which further provides pedestrian or bike accessibility to the greater Caldwell community. Residents here will have easy access to off-site amenities, such as the YMCA and Brothers Park. Also, this site is directly adjacent to Heritage Community Charter School and near Caldwell High School. The connectivity provided on site and to the greater pedestrian system provides safe walking routes for students.

Richmond Heights also provides an addition to the Dixie Drain pathway network. An 8-foot multiuse pathway will parallel the drain through the entire site. Again, emphasizing the positive impact to Caldwell's pedestrian and bike network.

In addition to the landscape buffers along E Ustick Rd and S Indiana Ave, landscaping is provided along the eastern and northern site boundary. This completes a landscape perimeter around the site.

### **Fencing**

A 6-foot vinyl privacy fencing is to be installed along the project's eastern and northern boundary, directly adjacent to structures along these boundaries. This fence is to be white or sand color. A black, 6-foot wrought iron view fence will be provided on the eastern side of the Dixie Drain, between the drain and the residential structures adjacent to the drain.

### **Floodplain**

The development is not within or near a mapped floodway or floodplain.

### **Architectural Renderings – Section 10-03-07(5)**

Architectural renderings have been provided with this application submittal and are attached separately from this narrative.

### **Easements**

The Dixie Drain transverses through the sight and is encompassed by a 110-foot easement in favor of Pioneer Irrigation District and the Bureau of Reclamation.

### **Phasing Plan – Section 10-03-07(3) P**

This development is to be constructed in a total of two (2) phases.

Phase 1: ±5.14 acres – 108 units (4 24-plex structures, 1 12-plex structure)

Phase 2: ±3.33 acres – 48 units (1 24-plex structure, 2 12-plex structures)



**Conclusion**

Thank you for your consideration for this project. We believe this will be a great, innovative, and collaborative project for the City of Caldwell, the developer, and the design team. We have worked comprehensively on this project to create a distinguishable, high quality, and well-planned product. We kindly ask for approval of annexation, preliminary plat, and planned unit development. If you have any questions and/or comments pertaining to Richmond Heights, please contact me with the information below.

Sincerely,

T-O Engineers

Alec Egurrola  
Land Use Planner

[aegurrola@to-engineers.com](mailto:aegurrola@to-engineers.com)

(208) 442 – 6300

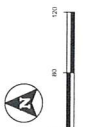


NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	05/14/2022
2	REVISED	
3	REVISED	
4	REVISED	
5	REVISED	
6	REVISED	
7	REVISED	
8	REVISED	
9	REVISED	
10	REVISED	

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 332 N BROADVIEW AVE  
 NAPERVIL, ILLINOIS 60563  
 PHONE: (630) 474-2000 WWW.T-ENGINEERS.COM  
 BOB & COY/2022/05/14/2022/17861/01/01

**RICHMOND HEIGHTS APARTMENTS**  
 PRELIMINARY CONCEPT PLAN FOR:  
 SITE PLAN

DATE: 05/14/2022  
 SHEET: P1.00



**LEGEND**

[Pattern]	COVERED PARKING
[Pattern]	AREA PARKING
[Pattern]	6' WALKWAY
[Pattern]	APPROXIMATE ELEVATION

**LAND USE**

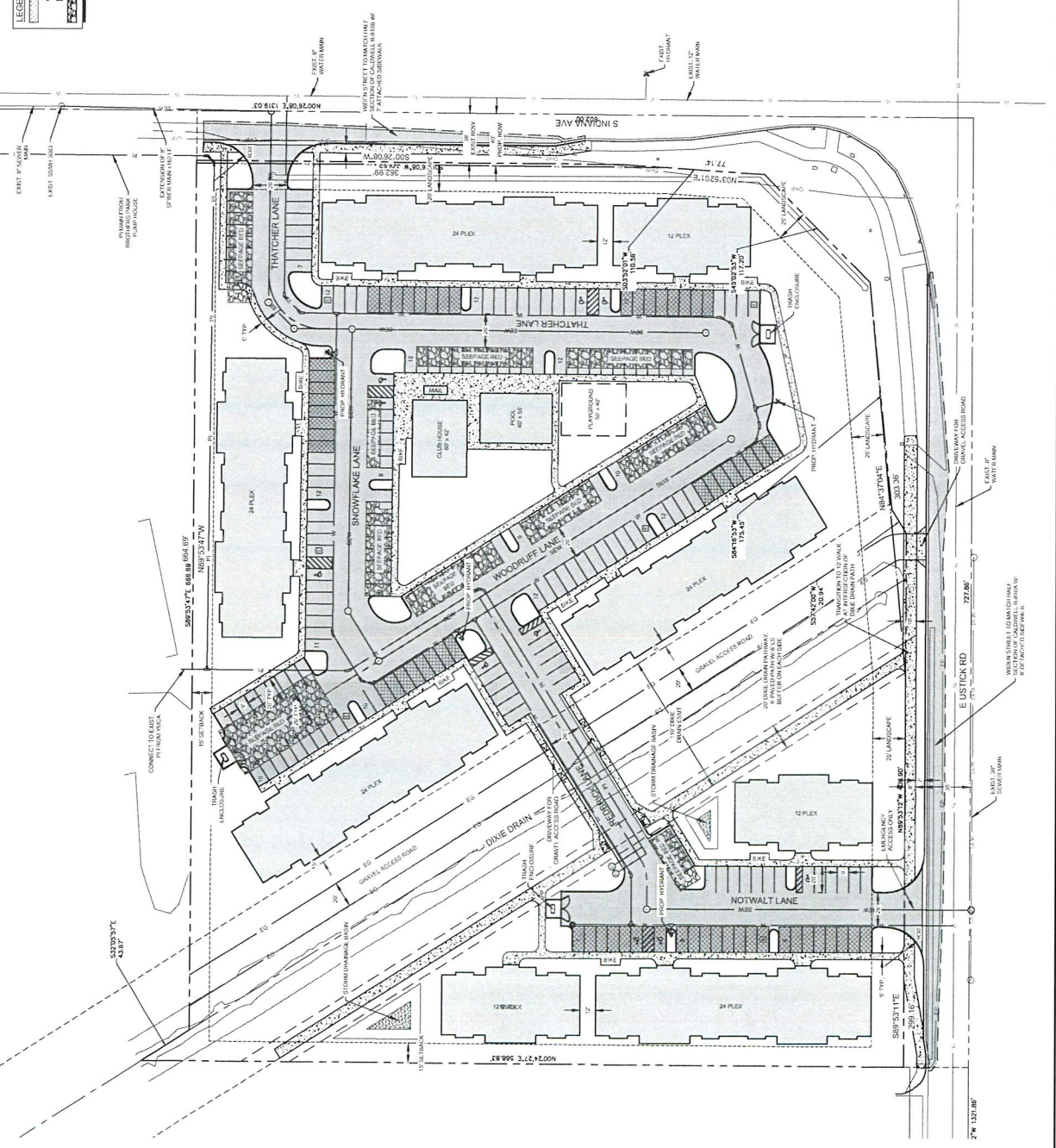
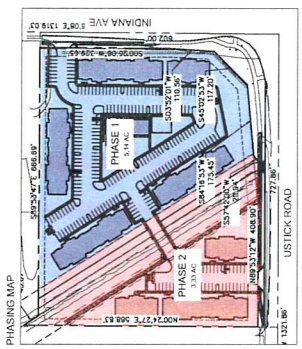
TYPE	# OF BUILDINGS	TOTAL # OF UNITS
24-PLEX	5	120
12-PLEX	3	36
10-AL	6	106

**PARKING**

TYPE	PROVIDED
MINIMUM REQUIRED	240
VEHICLE	158
COMPRISED OF:	
- STANDARD STALLS	172
- COVERED STANDING STALLS	60
- ADA STALLS	10
- CY STALLS	6
BIKE	70

**AREA & LOT SUMMARY**

TOTAL AREA	83.5 AC
RESIDENTIAL AREA	1.0 AC
PARKING AREA	2.3 AC
TOTAL # OF LOTS	196
DENSITY	18.1 UNITS/AC
OPEN SPACE	1.8 AC
COVERAGE	22.0%

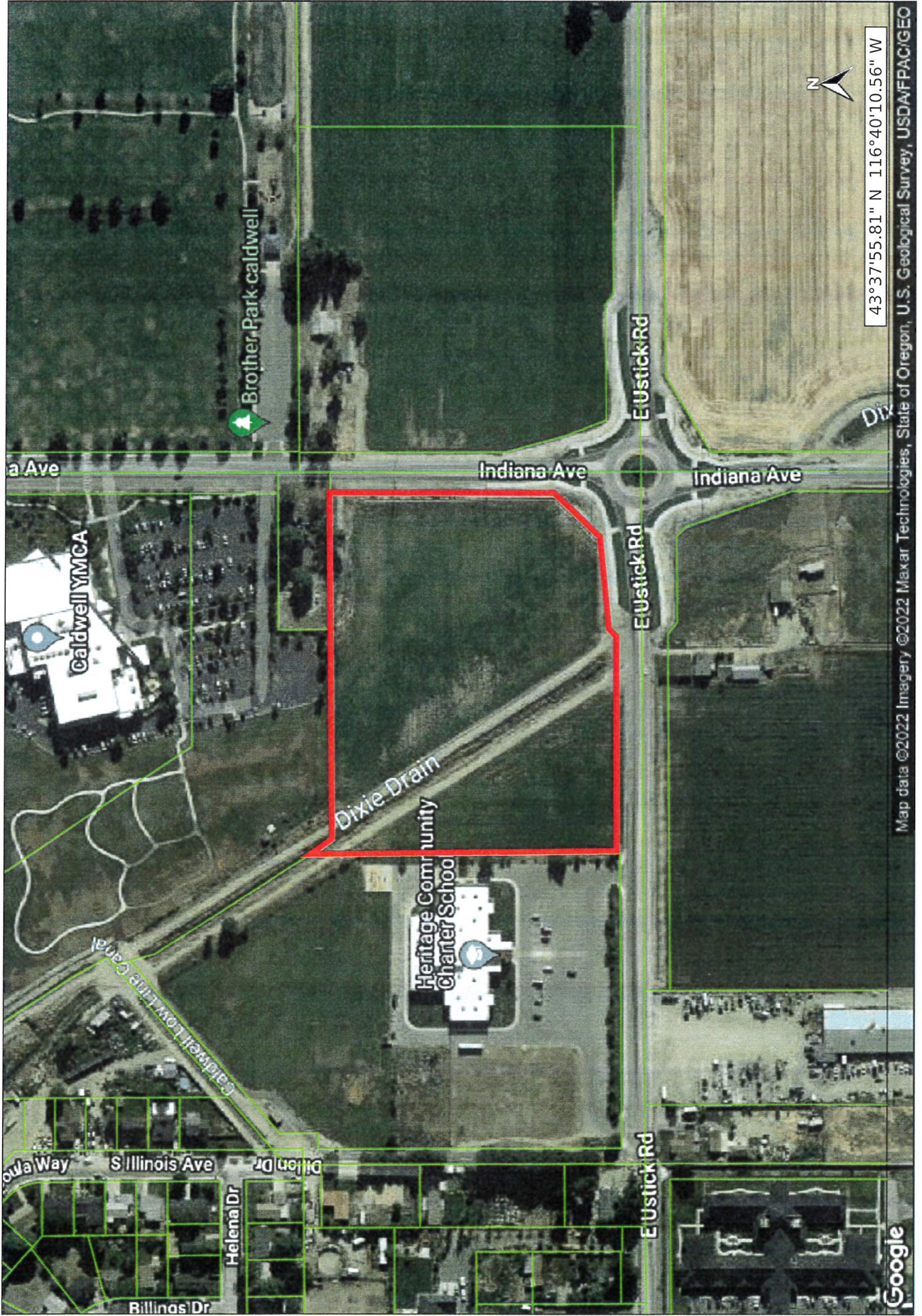


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A3



# Richmond Heights Vicinity Map



AY



**T-O ENGINEERS**

## Neighborhood Meeting Sign-In Sheet

**Project:** Richmond Heights

**Date:** April 18, 2022

**Start Time:** 6:00 PM

**Location:** Brother Park; 3719 S. Indiana Ave., Caldwell, ID 83605

**End Time:** 6:45 PM

	First & Last Name	Address	Phone/Email
1.	Soren & Grace Sorensen	3904 S. Indiana Ave.	503- <del>877</del> 459-6768 <del>grace@</del> Soren@spiderworks.net
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

AS

- 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: Multifamily apartment complexes in R-3 zoning

Date of Round Table meeting: January 20th, 2022

Notice sent to neighbors on: April 6th, 2022

Date & time of the neighborhood meeting: Monday, April 18th, 2022 @ 6:00 PM

Location of the neighborhood meeting: On site

**Developer/Applicant:**

Name: T-O Engineers

Address, City, State, Zip: 332 N. Broadmore Way, 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 \_\_\_\_\_

AS

ELECTRONICALLY RECORDED  
STAMPED FIRST PAGE NOW  
INCORPORATED AS PART OF  
THE ORIGINAL DOCUMENT

*re-record to correct legal description.*

**2022-012989**  
RECORDED  
**03/10/2022 12:30 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=8 EHOWELL \$15.00  
TYPE: DEED  
TITLEONE BOISE  
ELECTRONICALLY RECORDED



Order Number: 22441182

**2022-012410**  
RECORDED  
**03/07/2022 02:27 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=4 HCRETAL \$15.00  
TYPE: DEED  
TITLEONE BOISE  
ELECTRONICALLY RECORDED

**Warranty Deed**

For value received,

**Ellen Crosby, Successor Trustee of the Philip G. and Mary E. Eldredge Trust U/T/A dated the 30th of August, 1991 and Restated Entirely on February 1, 2005, and its subsequent amendments**

the grantor, does hereby grant, bargain, sell, and convey unto

**TBC Land Holding, LLC., an Idaho limited liability company**

whose current address is P.O. Box 140298 Boise, ID 83714

the grantee, the following described premises, in Canyon County, Idaho, to wit:

**See Exhibit A, attached hereto and incorporated herein.**

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Order Number: 22441182

Warranty Deed - Page 1 of 4

*AB*

*re-record to correct legal description.*



**TitleOne**  
a title & escrow co.

Order Number: 22441182

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Remainder of page intentionally left blank.

Order Number: 22441182

Warranty Deed - Page 1 of 4

Dated: March 2, 2022

Ellen Crosby, Successor Trustee

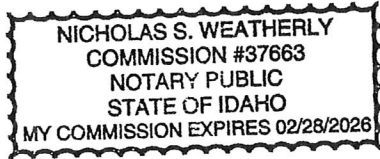
~~Philip G. Eldredge and Mary E. Eldredge, Co-Trustees of the Philip G. and Mary E. Eldredge Trust U/T/A dated the 30th of August, 1991~~ and restated on February 1, 2005, and its subsequent amendments

Ellen Crosby  
Ellen Crosby, Successor Trustee

State of Idaho, County of Ada, ss.

On this 7 day of March in the year of 2022, before me, the undersigned, a notary public in and for said state personally appeared Ellen Crosby, known or identified to me to be the person whose name is subscribed to the within instrument, as successor trustee of Philip G. Eldredge and Mary E. Eldredge, Co-Trustees of the Philip G. and Mary E. Eldredge Trust U/T/A dated the 30th of August, 1991 and acknowledged to me that he/she executed the same as trustee.

[Signature]  
Notary Public  
Residing In: Woodward  
My Commission Expires:  
(seal)



AK

SEE ATTACHED

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PREMISES**

A portion of the Southeast Quarter of the Southeast Quarter of Section 34, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 34; thence South 00°27'10" West, 717.20 feet along the Easterly boundary of the Southeast Quarter of the Southeast Quarter of said Section 34 to the REAL POINT OF BEGINNING; thence continuing South 00°27'10" West, 602.00 feet along the Easterly boundary of the Southeast Quarter of the Southeast Quarter of said Section 34 to the Southeast corner of the Southeast Quarter of said Section 34; thence North 89°52'47" West, 1,321.99 feet along the Southerly boundary of the Southeast Quarter of said Section 34 to the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 34; thence North 00°22'31" East, 659.14 feet along the Westerly boundary of the Southeast Quarter of the Southeast Quarter of said Section 34 to the Northwest corner of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter and the Southerly boundary of Montana Manor Subdivision as recorded in Book 9 of Plats at Page 9, records of Canyon County, Idaho; thence South 89°53'58" East, 30.00 feet along the Northerly boundary of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter and the Southerly boundary of said Montana Manor Subdivision to the Southeast corner of said Montana Manor Subdivision; thence North 00°22'31" East, 57.51 feet along the Easterly boundary of said Montana Manor Subdivision to the centerline of the Caldwell Low Line Canal as shown on the plat of Rojmar Subdivision as recorded in Book 20 of Plats at Page 6, records of Canyon County, Idaho; thence North 49°32'29" East, 465.47 feet along the centerline of the Caldwell Low Line Canal to the intersection of the Dixie Drain with the Caldwell Low Line Canal; thence South 14°16'32" East, 80.88 feet to the centerline of the Dixie Drain; thence South 32°05'32" East, 400.94 feet along the centerline of the Dixie drain; thence South 89°53'22" East, 704.94 feet to the REAL POINT OF BEGINNING.

Excepting therefrom:

This parcel is a portion of the Southeast Quarter of the Southeast Quarter of Section 34, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Southeast corner of said Section 34; thence South 89°28'27" West along the South boundary of said Southeast Quarter of the Southeast Quarter a distance of 728.02 feet to the TRUE POINT OF BEGINNING; thence continuing South 89°28'27" West along said South boundary a distance of 563.97 feet to a point 30.00 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter; thence North 0°14'41" West parallel with the West boundary of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter a distance of 629.24 feet; thence North 89°27'41" East a distance of 30.02 feet; thence North 0°17'02" West a distance of 73.65 feet; thence North 48°52'47" East a distance of 436.71 feet to a point witnessed by a 5/8 X 30 inch rebar set with a plastic cap stamped L.S. 3627 bearing South 48°52'47" West a distance of 62.30 feet; thence South 14°55'19" East a distance of 47.44 feet to the centerline of the Dixie Drain as shown on the Caldwell Y.M.C.A. Subdivision found in Book 35 at Page 37 in the Canyon County Records; thence South 32°44'18" East along said centerline a distance of 356.96 feet to a point witnessed by a 5/8 X 30 inch rebar set with a plastic cap stamped L.S. 3627 bearing South 0°14'41" East a distance of 102.38 feet; thence leaving said centerline and bearing

South 0° 14'41" East a distance of 639.09 feet to the TRUE POINT OF BEGINNING.

Further excepting therefrom that portion deeded to the City of Caldwell in Quitclaim Deed recorded June 18, 2013, as Instrument No. 2013-027264, described as follows:

A portion of the Southeast Quarter of the Southeast Quarter of Section 34, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of said Section 34; thence  
North 89° 53'06" West (South 89° 28'27" West) a distance of 728.02 feet along the South boundary of said Southeast Quarter of the Southeast Quarter of Section 34 to the Southeast corner of Parcel 1 as shown on a Record of Survey recorded in Canyon County, Idaho as Instrument No. 2010059091; thence  
North 00° 23'46" East (North 00° 14'41" East) a distance of 50.00 feet along the easterly boundary of said Parcel 1; thence  
South 89° 53'06" East a distance of 409.07 feet along a line parallel with said South boundary of the Southeast Quarter of the Southeast Quarter of Section 34; thence  
North 57° 42'06" East a distance of 20.94 feet; thence  
North 84° 16'59" East a distance of 175.45 feet; thence  
North 45° 02'59" East a distance of 117.20 feet; thence  
North 03° 50'56" East a distance of 110.56 feet; thence  
North 00° 25'49" East a distance of 329.65 feet along a line parallel with the East boundary of said Southeast Quarter of the Southeast Quarter of Section 34 to a point on the North boundary of the parcel labeled as "Remainder" on said Records of Survey; thence  
South 89° 53'40" East ( North 89° 27'53" East) a distance of 38.00 feet along the North boundary of said "Remainder" parcel to a point on said East boundary of the Southeast Quarter of the Southeast Quarter of Section 34; thence  
South 00° 25'49" West a distance of 602.00 feet along said East boundary of the Southeast Quarter of the Southeast Quarter of Section 34 to the POINT OF BEGINNING.



## Exhibit A

A portion of the Southeast Quarter of the Southeast Quarter of Section 34, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 34; thence South 00°27'10" West, 717.20 feet along the Easterly boundary of the Southeast Quarter of the Southeast Quarter of said Section 34 to the REAL POINT OF BEGINNING; thence continuing South 00°27'10" West, 602.00 feet along the Easterly boundary of the Southeast Quarter of the Southeast Quarter of said Section 34 to the Southeast corner of the Southeast Quarter of said Section 34; thence North 89°52'47" West, 1,321.99 feet along the Southerly boundary of the Southeast Quarter of said Section 34 to the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 34; thence North 00°22'31" East, 659.14 feet along the Westerly boundary of the Southeast Quarter of the Southeast Quarter of said Section 34 to the Northwest corner of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter and the Southerly boundary of Montana Manor Subdivision as recorded in Book 9 of Plats at Page 9, records of Canyon County, Idaho; thence South 89°53'58" East, 30.00 feet along the Northerly boundary of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter and the Southerly boundary of said Montana Manor Subdivision to the Southeast corner of said Montana Manor Subdivision; thence North 00°22'31" East, 57.51 feet along the Easterly boundary of said Montana Manor Subdivision to the centerline of the Caldwell Low Line Canal as shown on the plat of Rojmar Subdivision as recorded in Book 20 of Plats at Page 6, records of Canyon County, Idaho; thence North 49°32'29" East, 465.47 feet along the centerline of the Caldwell Low Line Canal to the intersection of the Dixie Drain with the Caldwell Low Line Canal; thence South 14°16'32" East, 80.88 feet to the centerline of the Dixie Drain; thence South 32°05'32" East, 400.94 feet along the centerline of the Dixie drain; thence South 89°53'22" East, 704.94 feet to the REAL POINT OF BEGINNING.

Excepting therefrom:

This parcel is a portion of the Southeast Quarter of the Southeast Quarter of Section 34, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Southeast corner of said Section 34; thence South 89°28'27" West along the South boundary of said Southeast Quarter of the Southeast Quarter a distance of 728.02 feet to the TRUE POINT OF BEGINNING; thence continuing South 89°28'27" West along said South boundary a distance of 563.97 feet to a point 30.00 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter; thence North 0°14'41" West parallel with the West boundary of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter a distance of 629.24 feet; thence North 89°27'41" East a distance of 30.02 feet; thence North 0°17'02" West a distance of 73.65 feet; thence North 48°52'47" East a distance of 436.71 feet to a point witnessed by a 5/8 X 30 inch rebar set with a plastic cap stamped L.S. 3627 bearing South 48°52'47" West a distance of 62.30 feet; thence South 14°55'19" East a distance of 47.44 feet to the centerline of the Dixie Drain as shown on the Caldwell Y.M.C.A. Subdivision found in Book 35 at Page 37 in the Canyon County Records; thence South 32°44'18" East along said centerline a distance of 356.96 feet to a point witnessed by a 5/8 X 30 inch rebar set with a plastic cap stamped L.S. 3627 bearing South 0°14'41" East a distance of 102.38 feet; thence leaving said centerline and bearing South 0°14'41" East a distance of 639.09 feet to the TRUE POINT OF BEGINNING.

Further excepting therefrom that portion deeded to the City of Caldwell in Quitclaim Deed recorded June 18, 2013, as Instrument No. 2013-027264, described as follows:

A portion of the Southeast Quarter of the Southeast Quarter of Section 34, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of said Section 34; thence North 89° 53' 06" West (South 89° 28' 27" West) a distance of 728.02 feet along the South boundary of said Southeast Quarter of the Southeast Quarter of Section 34 to the Southeast corner of Parcel 1 as shown on a Record of Survey recorded in Canyon County, Idaho as Instrument No. 2010059091; thence North 00° 23' 46" East (North 00° 14' 41" East) a distance of 50.00 feet along the easterly boundary of said Parcel 1; thence South 89° 53' 06" East a distance of 409.07 feet along a line parallel with said South boundary of the Southeast Quarter of the Southeast Quarter of Section 34; thence North 57° 42' 06" East a distance of 20.94 feet; thence North 84° 16' 59" East a distance of 175.45 feet; thence North 45° 02' 59" East a distance of 117.20 feet; thence North 03° 50' 56" East a distance of 110.56 feet; thence North 00° 25' 49" East a distance of 329.65 feet along a line parallel with the East boundary of said Southeast Quarter of the Southeast Quarter of Section 34 to a point on the North boundary of the parcel labeled as "Remainder" on said Records of Survey; thence South 89° 53' 40" East ( North 89° 27' 53" East) a distance of 38.00 feet along the North boundary of said "Remainder" parcel to a point on said East boundary of the Southeast Quarter of the Southeast Quarter of Section 34; thence South 00° 25' 49" West a distance of 602.00 feet along said East boundary of the Southeast Quarter of the Southeast Quarter of Section 34 to the POINT OF BEGINNING.

Further excepting therefrom that portion deeded to the City of Caldwell in Quitclaim Deed recorded September 8, 2011, as Instrument No. 2011035637, described as follows:

A portion of the Southeast quarter of the Southeast quarter of Section 34, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

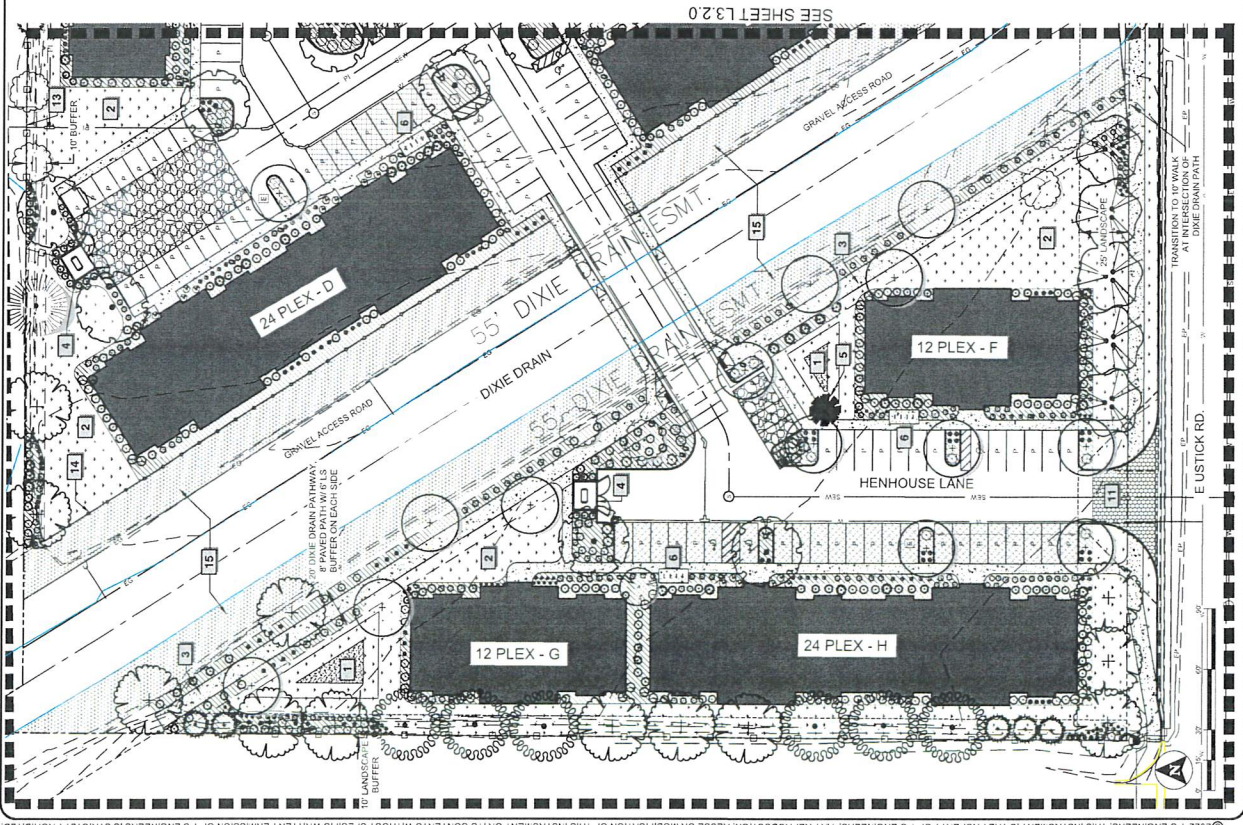
Beginning at the Southwest corner of said Southeast quarter of the Southeast quarter of Section 34; thence North 0° 14' 41" West along the West boundary of the Southwest quarter of the Southeast quarter of the Southeast quarter a distance of 659.23 feet to the Northwest corner of the Southwest quarter of the Southeast quarter of the Southeast quarter, also being the Southerly boundary of Montana Manor Subdivision, as recorded in Book 9 of Plats at Page 9, records of Canyon County, Idaho; thence North 89° 27' 41" East a distance of 30.00 feet along the Northerly boundary of the Southwest quarter of the Southeast quarter of the Southeast quarter, and the Southerly boundary of said Montana Manor Subdivision, to the Southeast corner of said Montanan Manor Subdivision; thence North 0° 17' 02" West a distance of 57.50 feet along the Easterly boundary of said Montana Manor Subdivision to the centerline of the Caldwell Low Line Canal as shown on the plat of Rojmar Subdivision, as recorded in Book 20 of Plats at Page 6, records of Canyon County, Idaho; thence North 48° 52' 47" East a distance of 465.19 feet along the centerline of the Caldwell Low Line Canal to the intersection of the Dixie Drain with the Caldwell Low Line Canal; thence South 14° 55' 19" East a distance of 33.43 feet; thence South 48° 52' 47" West a distance of 436.71 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence South 0° 17' 02" East a distance of 73.65 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence

South 89°27'41" West a distance of 30.02 feet to a point which lies on a line 30.00 feet Easterly from and parallel with West boundary of said Southwest quarter of the Southeast quarter of the Southeast quarter; thence South 0° 14'41" East along said parallel line a distance of 629.24 feet to a point on the South boundary of said Southeast quarter of the Southeast quarter; thence South 89°28'27" West along said South boundary a distance of 30.00 feet to the Point of Beginning.









SEE SHEET L3.20

TRANSITION BETWEEN AT INTERSECTION OF DIXIE DRAIN PATH

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PLANT SCHEDULE		BOTANICAL NAME	COMMON NAME
(Tree Symbol)	TREES	EMERALD QUEEN NORWAY MAPLE	EMERALD QUEEN NORWAY MAPLE
(Tree Symbol)		LEGACY SUGAR MAPLE	LEGACY SUGAR MAPLE
(Tree Symbol)		SKYLINE THORNLESS HORN Y LOCUST	SKYLINE THORNLESS HORN Y LOCUST
(Tree Symbol)		EMERALD CITY TULIP POPLAR	EMERALD CITY TULIP POPLAR
(Tree Symbol)		VANDERWOLF'S PYRAMID PINE	VANDERWOLF'S PYRAMID PINE
(Tree Symbol)		AUSTRIAN PINE	AUSTRIAN PINE
(Tree Symbol)		GREENSPICE LITTLELEAF LINDBER	GREENSPICE LITTLELEAF LINDBER
(Tree Symbol)	FLOWERING TREES	COMMON NAME	COMMON NAME
(Tree Symbol)		EASTERN REDBUD	EASTERN REDBUD
(Tree Symbol)		CHANTICLEER PEAR	CHANTICLEER PEAR
(Tree Symbol)	SPECIALTY	COMMON NAME	COMMON NAME
(Tree Symbol)		COB DRAGON BLUE SPRUCE	COB DRAGON BLUE SPRUCE
(Tree Symbol)	SHRUBS	COMMON NAME	COMMON NAME
(Tree Symbol)		SUNJOY CITRUS BARBERY	SUNJOY CITRUS BARBERY
(Tree Symbol)		PIGMY RUBY JAPANESE BAMBERY	PIGMY RUBY JAPANESE BAMBERY
(Tree Symbol)		GLORE WINTER GEM ROWWOOD	GLORE WINTER GEM ROWWOOD
(Tree Symbol)		IVORY HALO DOGWOOD	IVORY HALO DOGWOOD
(Tree Symbol)		STELLA DE ORO DAILEY	STELLA DE ORO DAILEY
(Tree Symbol)		ENDLESS SUMMER HYDRANGEA	ENDLESS SUMMER HYDRANGEA
(Tree Symbol)		BLUE RICK JUMPER	BLUE RICK JUMPER
(Tree Symbol)		BLUE ARROW JUMPER	BLUE ARROW JUMPER
(Tree Symbol)		HIDCOTE BLUE ENGLISH LAVENDER	HIDCOTE BLUE ENGLISH LAVENDER
(Tree Symbol)		DWARF NINEBARK	DWARF NINEBARK
(Tree Symbol)		SHERWOOD COMPACT MAGNOLIA	SHERWOOD COMPACT MAGNOLIA
(Tree Symbol)		BLUE SHAW WHITE PINE	BLUE SHAW WHITE PINE
(Tree Symbol)		ROSEUM PINK RHODODENDRON	ROSEUM PINK RHODODENDRON
(Tree Symbol)		GRD-LW FRAUGHT SUMAC	GRD-LW FRAUGHT SUMAC
(Tree Symbol)		KNOCK OUT ROSE	KNOCK OUT ROSE
(Tree Symbol)		FLOWER CARPET AMBER ROSE	FLOWER CARPET AMBER ROSE
(Tree Symbol)		LIMBODARD SPIREA	LIMBODARD SPIREA
(Tree Symbol)		EMERALD ANEMONYFAYE	EMERALD ANEMONYFAYE
(Tree Symbol)		BRIGHT EDGE ADAMS NEEDLE	BRIGHT EDGE ADAMS NEEDLE
(Tree Symbol)	GRASSES	COMMON NAME	COMMON NAME
(Tree Symbol)		FEATHER REED GRASS	FEATHER REED GRASS
(Tree Symbol)		ELLUM BLUE FESCUE	ELLUM BLUE FESCUE
(Tree Symbol)		HAMELIN FOUNTAIN GRASS	HAMELIN FOUNTAIN GRASS

SYMBOL	DESCRIPTION
1	STORM DRAINAGE BASIN
2	LAWN AREA
3	8' WALKWAY PATHWAY
4	TRASH ENCLOSURE
5	BIKE STOP
6	BIKE RACK
7	CLUB HOUSE
8	MAIL
9	POOL
10	TOT LOT
11	EMERGENCY ACCESS ONLY
12	DRIVEWAY FOR GRAVEL ACCESS ROAD
13	6' PRIVACY FENCE
14	6' VIEW FENCE
15	LOW MAINTENANCE GRASS MIX

Key	Material	Description
(Pattern)	Lawn Seed Area	Design Element: Reseal Lawn
(Pattern)	Plastic Beds	Medium weight mesh (1/4" x 1/4")
(Pattern)	Tulip and Larkspur	Propagated Mesh
(Pattern)	Grass Planting System	Grass Planting System
(Pattern)	Low Maintenance Grass	Low Maintenance Grass
(Pattern)	Plenty Fertilizer - C	C-1/4" and C-1/2" Soil
(Pattern)	View Fence - 6'	View Fence - 6'
(Pattern)	Mail Room	Mail Room
(Pattern)	Physical Planting	Physical Planting
(Pattern)	Black Box	Black Box
(Pattern)	Club House	Club House
(Pattern)	Pool	Pool
(Pattern)	Tot Lot	Tot Lot
(Pattern)	Emergency Access Only	Emergency Access Only
(Pattern)	Driveway for Gravel Access Road	Driveway for Gravel Access Road
(Pattern)	6' Privacy Fence	6' Privacy Fence
(Pattern)	6' View Fence	6' View Fence
(Pattern)	Low Maintenance Grass Mix	Low Maintenance Grass Mix

**T-O ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
2021 S. TRINITY PLACE  
MEDFORD, OREGON 97504  
951-300-1111 | WWW.TOENGINEERS.COM  
ROSE + COOK + CHENIERE + COLE + DOLAN  
HEHR + CHU + MERRISON + MAYER + PROKAL

**PLANTING PLAN - ARE ONE**

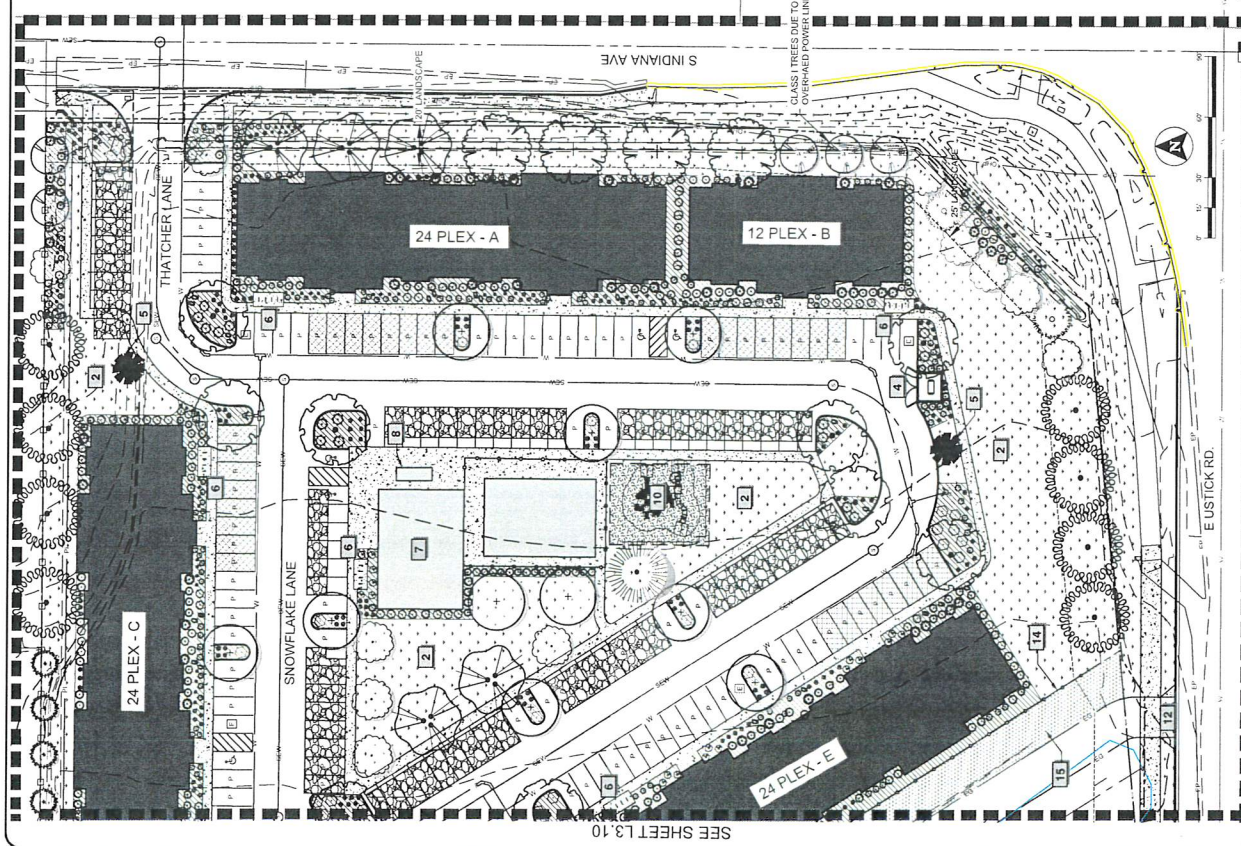
**RICHMOND HEIGHTS APARTMENTS**

PRELIMINARY CONCEPT LANDSCAPE PLANS FOR

DATE: 08/07/2022  
PROJECT: 20000  
SHEET: L3.1.0

DATE: 08/07/2022  
PROJECT: 20000  
SHEET: L3.1.0

AS



PLANT SCHEDULE		COMMON NAME	BOTANICAL NAME
1	TREES	EMERALD QUEEN NORWAY MAPLE	AGER PLATANUS EMERALD QUEEN
2		LEGACY SUGAR MAPLE	ACER SACHARUM LEGACY
3		SKYLINE THORNLESS HONEY LOCUST	GLENNIA THORNLESS HONORIS SKYLINE TM
4		EMERALD CITY TULIP POP-AR	LIRIODENDRON TULIPIFERA JFS-027 TM
5		VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS VANDERWOLF'S PYRAMID
6		AUSTRIAN PINE	PINUS NUBEA
7	FLOWERING TREES	GREENSPRUE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPRUE'
8		EASTERN REDBUD	CERCIS CANADENSIS
9		CHANCELEER PEAR	PYRUS CALLERYANA GLEN'S FORM TM
10	SPECIALTY	DOG GRASS BLUE SPRUCE	PICEA PUNGENS GAUCHA
11	SHRUBS	SUNJOY CITRUS BARBERY	BERBERIS THUNBERGII KOREN TM
12		PYGMY RUBY JAPANESE BARBERY	BERBERIS THUNBERGII PYGMYRUBY
13		GLOBE WINTER CLEM BOWWOOD	BUXUS MACROPHYLLA WINTER GEM
14		IVORY HALO DOGWOOD	CORNUS ALBA BALHALO TM
15		STELLA DE ORO DAYLILY	HEMEROCALLIS X STELLA DE ORO
16		ENDLESS SUMMER HYDRANGEA	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' TM
17		BLUE RUI JUMPER	JUNIPERUS HORIZONTALIS 'BLUE RUI'
18		BLUE ARROW JUMPER	JUNIPERUS SCOTLODORUM 'BLUE ARROW'
19		HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'
20		DWARF NINEBARK	PHYTOCAMPUS OPUFOLIUS 'LITTLE DEVIL' TM
21		SHERWOOD COMPACT MAGO PINE	PINUS MUGO 'SHERWOOD COMPACT'
22		BLUE SHAG WHITE PINE	PINUS STROBUS 'BLUE SHAG'
23		ROSEUM PINK RHODODENDRON	RHODODENDRON X TOSEDUM 'PINK'
24		GRD-LW FRAGRANT SUMAC	RHUS AROMATICA 'GRD-LW'
25		KNOCK OUT ROSE	ROSA SHIRAZ 'KNOCK OUT'
26		FLOWER CARPET AMBER ROSE	ROSA X 'NONA' / 'AMBER TM'
27		LIMEGARD SPIREA	SPIREA X BIMALDA 'NORRHUS' TM
28		EMERALD AMBROSINTE	THUJA OCCIDENTALIS 'EMERALD'
29		BRIGHT EDGE ADAMS NEEDLE	YUCCA FLAMMULA 'BRIGHT EDGE'
30	GRASSES	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOSTER' TM
31		ELIJAH BLUE FESCUE	FESTUCA GAUCHA 'ELIJAH BLUE'
32		HAREN H FOURTAIN GRASS	FRENKETTUM ALPECUROIDES 'HARELY'

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	STORM DRAINAGE BASIN
2	LANE AREA
3	# JACKO PATHWAY
4	TRASH ENCLOSURE
5	BUS STOP
6	BIKE RACK
7	CLUB HOUSE
8	MAIL
9	POOL
10	TOT LOT
11	EMERGENCY ACCESS ONLY
12	DRIVEWAY FOR GRAVEL ACCESS ROAD
13	# PRIVACY FENCE
14	# VIEW FENCE
15	LOW MAINTENANCE GRASS MIX

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CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
2475 S. TRAVIUM PLACE  
MERRILL, IDAHO 83402  
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MERRILL CITY • MERRILL • MARY • SPokane

PLANTING PLAN AREA TWO

RICHMOND HEIGHTS APARTMENTS  
PRELIMINARY CONCEPT LANDSCAPE PLANS FOR:

DATE: 07/20/2022  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
SCALE: AS SHOWN

SEE SHEET L3.10

CLASS 1 TREES DUE TO OVERHEAD POWER LINES

SNOWLAKE LANE

THATCHER LANE

S INDIANA AVE

E STICK RD.

24 PLEX - A

12 PLEX - B

24 PLEX - C

24 PLEX - E

SEE SHEET L3.10

SCALE: AS SHOWN

DATE: 07/20/2022

L3.2  
SHEET





# Property Owner Acknowledgement

I, Todd Campbell, TBC Landholding LLC, the record owner for real property addressed as 0 S. Indiana Caldwell ID 83607 Parcel# 35723000, am aware of, in agreement with, and give my permission to T-O Engineers, to submit the accompanying application(s) pertaining to 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 3rd day of March, 2022

(Signature)

## CERTIFICATE OF VERIFICATION

STATE OF IDAHO )  
 ) ss.  
County of Canyon )

I, Amy Lavery, a Notary Public, do hereby certify that on this 3rd day of March, 2022, personally appeared before me Todd Campbell, 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.

Amy J Lavery  
NOTARY PUBLIC FOR IDAHO

Residing at Mendon

My Commission Expires \_\_\_\_\_

**My Commission Expires**  
**9/18/2024**





# CITY OF Caldwell, Idaho

## Round Table Meeting Form

Date: 1/20/21 Noon

Project Name: Richmond Heights Apartments

The intent of the roundtable meeting is to provide information in regards to city code, policies, and procedures. It does not constitute approvals of a site plan, access points, street sections, variances or waivers of policy, etc. Additional requirements may become apparent upon review of an application.

Site Address: Indiana & Ustick

Parcel #: R35723000

Applicant  Architect  Engineer  Other: Project Manager

Name: Dean Waite

Email Address:

Phone #:

Applicant  Architect  Engineer  Other: Owner

Name: Todd Campbell

Email Address:

Phone #:

Applicant  Architect  Engineer  Other:

Name:

Email Address:

Phone #:

Applicant  Architect  Engineer  Other:

Name:

Email Address:

Phone #:

### City Staff Present

Deb R.  Robb M.  Chris B.  Alan P.  Lisa R.  Jerome M.  Steven

### Proposal Description

Construct 132 Unit Multifamily project.

A10

Annexation of Zone R3 R2  
City Council

**PLANNING & ZONING DEPARTMENT**

NO REQUIREMENTS

Project Name: Richmond Heights Apartments

Type of Application (check all that apply)

- Annexation     Rezone     Special-Use Permit     Planned Unit Dev.     Preliminary Plat  
 Simple Lot Split     Variance     Ordinance Amend.

Zoning:

Current: County

Proposed: R-3

Comp Plan:

Current: HDR

Proposed: HDR

City Limits:

Yes

No

Overlay, Districts & Corridors:

APO-1     Historic District

APO-2     Indian Creek Corridor

General Site Information

# of existing buildings:                      Total sq. ft.:                      Buildings to be torn down?  Yes  No

New construction:  Yes  No    Total new sq. ft.: 118809    Addition:  Yes  No    Total addition sq. ft.:

Parking

Parking required:  Yes  No    Minimum # spaces:                      Maximum # spaces:

Parking Lot Landscaping Required?  Yes  No    Bicycle Parking Required?  Yes  No 1 per 2 units

See City Zoning Code 10-02-05 and 10-07-09 for additional parking/parking lot requirements.

Street Landscape Buffers

Street #1: Ustick                      Width: 25'                      Street #3:                      Width:  Not Required

Street #2: Indiana                      Width: 20'                      Street #4:                      Width:

Buffers between differing land uses:  Yes  No    Width:                      Landscaping required:  Yes  No

Pathways required?  Yes  No     Major Pathway   

Signage

New signage?  Yes  No    Sign permit required?  Yes  No    See City Zoning Code 10-02-06 and 10-07-04(15).

Minimum Setbacks R3

Front: 20    Rear: 15    Internal Side: 6    Street Side: 15

Minimum Lot Dimensions:

Width:    Depth:    Frontage:

Additional Information

10% open space    Building designs?

Mailboxes?

More landscaping

Elevations?

Landscaping around trash enclosures

132 units - Density 25 units per ~~acre~~ acre

1-20-22

**BUILDING DEPARTMENT**

NO REQUIREMENTS

Project Name: **Richmond Heights Apartments**

Applications Required

- New Construction/Addition
- Change of Use/Occupancy
- Electrical Permit
- Plumbing Permit
- Mechanical Permit
- Sign Permit
- Demolition Permit
- Fence Permit *IF REQUIRED*
- Other: *AS REQUIRED*

ADA Requirements

- Entrances
- Ramps
- Bathrooms
- Doorways
- Door Hardware
- Accessible Route to Public Way

Building Separation Requirements:  Yes  No Plans prepared by State of Idaho licensed architect:  Yes  No

Current Building Occupancy Classification: *VACANT LAND* Proposed Building Occupancy Classification: *R-2/A-3*

Will the proposed use require:  Underground grease *TBD*  Under-the-sink grease trap  N/A

Plumbing Information

Water Pipe Sizing: *YES* Drain Sizing: *YES* Treated Building Drainage:  Yes  No *TBD*

When these items are field reviewed, typically the job is already installed and corrections may involve stopping the project from cover and possible removal of pipe and/or fixtures and days in waiting to hear back from the design professional.

Additional Information

*132 UNIT APTS. 12-PLEXES & 24 PLEXES*

Building Permit Process

1. Complete the appropriate Building Department application.
2. Submit completed application to the Building Department with two (2) COMPLETE SETS OF PLANS.
3. Two (2) complete sets of plans shall be submitted along with the building permit application. The two sets of plans shall have the wet stamp of the architects and/or engineers that prepared the plans. A complete package shall include but not be limited to architectural, structural, plumbing, mechanical and electrical plans. Please include additional documentation such as structural calculations, specification books and energy compliance forms to help speed up the plan review process. The complete package shall also include all storm water calculations and detailed civil plans as prepared and stamped by a civil engineer. The complete package shall also include a landscaping plan, along with the landscaping plan application, that has been stamped by a licensed landscaped architect.
4. Application is processed through the Building Department and distributed to Planning and Zoning, Engineering and Fire for review and approval. The Building Department does not review the application until P&Z, Engineering and Fire have reviewed and approved the application. PLEASE NOTE: Most of the time revisions to the plans are necessary before approval is received from any department.
5. Once the Building Department receives the approved application from P&Z, Engineering and Fire, it performs its review and issues a plan review letter that typically asks for revisions before a permit may be issued.
6. Once the revisions have been re-submitted to the Building Department, as a complete packaged set in all 4 sets, and the revisions have been reviewed and approved, the Building Department will issue a permit.
7. Applicant will receive a phone call letting him/her know the permit is ready to pick up, along with the amount of the fees, which are payable at the time of picking up the permit.

Certificate of Occupancy (C of O) Process

1. Inspections must be requested by the applicant. The applicant is responsible for calling to schedule inspections.
2. No temporary or permanent C of O or certificate of completion shall be issued until all inspections have been requested, conducted and passed.
3. If an inspection is not passed the first time, the applicant is responsible for completing the items necessary to pass a re-inspection and is also responsible for calling to schedule a re-inspection.
4. On shell buildings, a C of O (either temporary or permanent) will not be issued for any tenant improvement until the certificate of completion has been issued for the shell.
5. **THE BUILDING MAY NOT BE OCCUPIED IN ANY WAY, FASHION OR FORM UNTIL A TEMPORARY OR PERMANENT C OF O HAS BEEN ISSUED. THIS INCLUDES OCCUPATION FOR ANY STAFF TRAININGS AS WELL AS MOVING IN ANY EQUIPMENT, FURNITURE, ETC. IT INCLUDES ANYONE OCCUPYING THE BUILDING EXCEPT CONSTRUCTION PERSONNEL.**
6. A permanent C of O is not issued until every single item required from all 4 departments has been completed, inspected and approved.

Commercial Permit Guide Packet Provided to Applicant(s):  Yes  No

1-20-2022

**FIRE DEPARTMENT**

**NO REQUIREMENTS**

Project Name: **Richmond Heights Apartments**

# existing fire hydrants: <b>no</b>	Need upgrade: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not at this time	# required new fire hydrants: <b>TBD</b>
Sprinkler system required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Existing      Type:		
Fire monitoring system required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Existing      Type:		
Fire alarm system required: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Existing      Type:		
Fire extinguishers must be located within a 75-foot travel distance of each other and must be present during construction.		
<u>Addressing</u>		<input type="checkbox"/> N/A
Addressed: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Change in address: <input type="checkbox"/> Yes <input type="checkbox"/> No	New Address: <input type="checkbox"/> Yes <input type="checkbox"/> No
Address # size:	Address # location:	
Knox box required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	# required:	Location(s):
Islands, medians, traffic calming, roundabouts: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Turnaround required: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Fire lanes required: <input type="checkbox"/> Yes <input type="checkbox"/> No	Entry signage: <input type="checkbox"/> Yes <input type="checkbox"/> No	NPFL curbs or signage: <input type="checkbox"/> Yes <input type="checkbox"/> No
Hazardous or dangerous processes: <input type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> N/A
<u>Describe:</u>		
<u>Hazardous Materials</u>		
On-site: <input type="checkbox"/> Yes <input type="checkbox"/> No	Stored: <input type="checkbox"/> Yes <input type="checkbox"/> No	Used: <input type="checkbox"/> Yes <input type="checkbox"/> No      Waste: <input type="checkbox"/> Yes <input type="checkbox"/> No
Type:	Quantity:	
<u>Additional Information</u>		
<b>2018 IFC</b>		

Please note that Caldwell City Policy requires all structures larger than 5,000 square feet to typically be fire sprinkled. Please contact the City Fire Marshal at (208) 250-4945 if you have questions regarding this Policy.

State Fire Marshal's website with list of approved contractors: <http://www.doi.idaho.gov/sfm/SprinklerContractorList.aspx>

**ENGINEERING DEPARTMENT**

NO REQUIREMENTS

Project Name: Richmond Heights Apartments

<u>Right-of-Way Dedications</u> <span style="float:right;"><input type="checkbox"/> N/A</span>		
Street #1: <i>Ustick</i>	ROW required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline: <i>49'</i>
Street #2: <i>Indiana</i>	ROW required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline: <i>40'</i>
Street #3:	ROW required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline:
Street #4:	ROW required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline:
No encroachments allowed within the public right-of-way.		
<u>Approaches</u>		
# of existing: <i>0</i>	Location(s):	
# of proposed: <i>2</i>	Location(s): <i>Ustick &amp; Indiana</i>	
<u>Street Improvements:</u> <span style="float:right;"><input type="checkbox"/> N/A</span>		
Curb/gutter installation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sidewalk installation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Street asphalt widening: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alley improvements: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<u>Storm water requirements:</u>		<u>Irrigation requirements:</u>
<input checked="" type="checkbox"/> Yes, per City Manual <input type="checkbox"/> Not Required		<input checked="" type="checkbox"/> Yes, per City Standards <input type="checkbox"/> Not Required
Existing sewer/water facilities running through property: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Encroachments in easements: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Closest sewer: <i>Ustick</i>	Size of sewer line: <i>30"</i>	
Sewer extension required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size of required sewer line:	
Closest water: <i>Ustick &amp; Indiana</i>	Size of water line: <i>12"</i>	
Water extension required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Size of required water line:	
Traffic Impact Study: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Usage Fees:	Flood Plain: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Floodway: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mitigation Fees: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<p><i>Shall Comply with Sewer Master Plan.</i></p> <p><i>Does Not Comply with Ustick Access policy</i></p> <p><i>Emergency approach on Ustick only</i></p> <p><i>440' Distance back for approach on Indiana. 4/28 @ Meeting ok</i></p>		

Addressing related to any new development and/or re-development of a site is subject to change in accordance with City Code.  
 Addressing should be verified with Mapping Dept. prior to incurring any expense related to marketing materials, letterhead, etc.

P&Z Staff is inviting you to a scheduled Zoom meeting.

Topic: Richmond Heights Apartments Round Table Meeting

Time: Jan 20, 2022 12:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/6086037217>

Meeting ID: 608 603 7217

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)



## CITY OF CALDWELL DEVELOPMENT ROUNDTABLE

### PLANNING AND ZONING

- EXTERIOR LIGHTING
- SIDEWALK, PATHWAYS AND OVERALL WALKABILITY
- PARKING LAYOUT AND LOCATIONS
- VISIBLE STREET NUMBERING
- DRAINAGE AREAS
- COMPATIBLE AREAS
- GARBAGE LOCATIONS
- CLUSTER POSTAL LOCATION
- PUD (PLANNED UNIT DEVELOPMENT)
- PHASING PLAN
- DEVELOPMENT AGREEMENTS
- PARKING AND LANDSCAPING
- DESIGN REVIEW
- UNITS PER ACRE
- SUBDIVISION PLAT
- AMENITIES (PUD)
- SITE PLAN
- ELEVATIONS/ MATERIAL SAMPLES
- NUMBER OF STORIES (BUILDING HEIGHT)
- ADA (AMERICAN DISABILITIES ACT)
- BICYCLE PATHS AND STORAGE
- ERV (ELECTRICAL CHARGING STATION)
- VISION TRIANGLE
- CANOPIES OVER PARKING SPACES
- 10% QUALIFYING OPEN SPACE
- LANDSCAPING THAT REQUIRED ALONG ARTERIAL AND COLLECTOR STREETS
- FENCING
- DEFENSIBLE SPACE
- LANDSCAPING AND SETBACK ADJACENT TO DIFFERENT LAND USES
- RESIDENTIAL PHASING PLANS
- PLATTED LOT

### ENGINEERING/PUBLIC WORKS

- SEWER SERVICES
- WATER SERVICES

- IRRIGATION SERVICES
- DRAIN/CANALS AREAS
- STREET ACCESS
- RIGHT-OF-WAY IMPROVEMENTS AND DEDICATION
- TRAFFIC MITIGATION
- SIDEWALK, CURB AND GUTTER
- FLOODPLAIN ISSUES
- TRAFFIC IMPACT STUDY (TIS)
- CONNECTIONS FEES
- 26 FT. OF RIGHT-OF-WAY MIN. FOR ACCESS
- STORM WATER STORAGE AND COMPLIANCE
- PAVEMENT REQUIREMENTS
- CURB CUTS LOCATIONS
- DRAINAGE

### FIRE REQUIREMENTS

- FIRE HYDRANTS
- ACCESS
- TURNAROUND
- SPRINKLERS
- BUILDING HEIGHT
- KEY BOXES
- FIRE SEPARATION AND DISTANCE (FDS)

### BUILDING CODE REQUIREMENTS

- 2018 INTERNATIONAL BUILDING CODE
- FIRE WALLS
- ADA (AMERICAN DISABILITIES ACT) – ACCESSIBILITY, PEDESTRIAN INGRESS AND EGRESS AND OFF STREET PARKING

### MAPPING

- CONTACT THE MAPPING DEPARTMENT FOR ADDRESS, SUBDIVISION AND STREET NAMES BEFORE ANY APPLICATION SUBMITTALS

**CITY OF CALDWELL - PLANNING AND ZONING  
ROUNDTABLE REQUEST FORM**

*All  
R-20-72  
noon*

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

Project name: Richmond Heights Apartments

Property Address: Indiana and Ustick

Location/parcel number: 35723000

(MUST include parcel number if there is not an address)

Proposed acreage: 8.495 Zone: Ag Desired Zone: R-3

New Construction - Sq. feet: 118800  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: Construct 132 unit multifamily project.

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

NAME:	EMAIL:	PHONE:	TITLE:
Dean Waite	pm.tccinc@gmail.com	208-631-5052	Project Manager
Todd Campbell	tddcampbell@gmail.com	208-941-8607	Owner

**Owner/Applicant Information**


Applicant name: Dean Waite

Address/City/State: PO Box 140298 Boise, ID 83714

Phone: 208-631-5052 Email: pm.tccinc@gmail.com

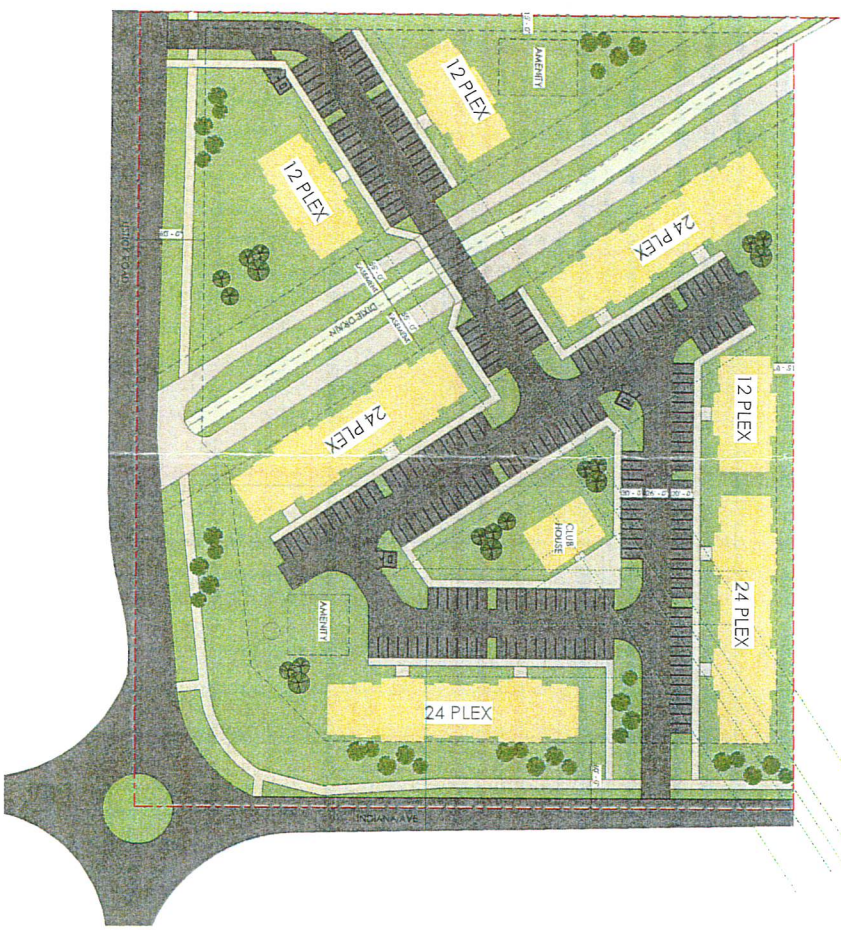
*Definition of a Round Table Meeting (per City Code Section 10-03-11): An informal pre-application meeting scheduled through the Planning and Zoning Department wherein staff from the Fire Department, Engineering Department, Building Department and Planning and Zoning Department are present to provide 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: 1/17/2022


#1

1 SITE PLAN - NEW OPT 2  
1-1-2019



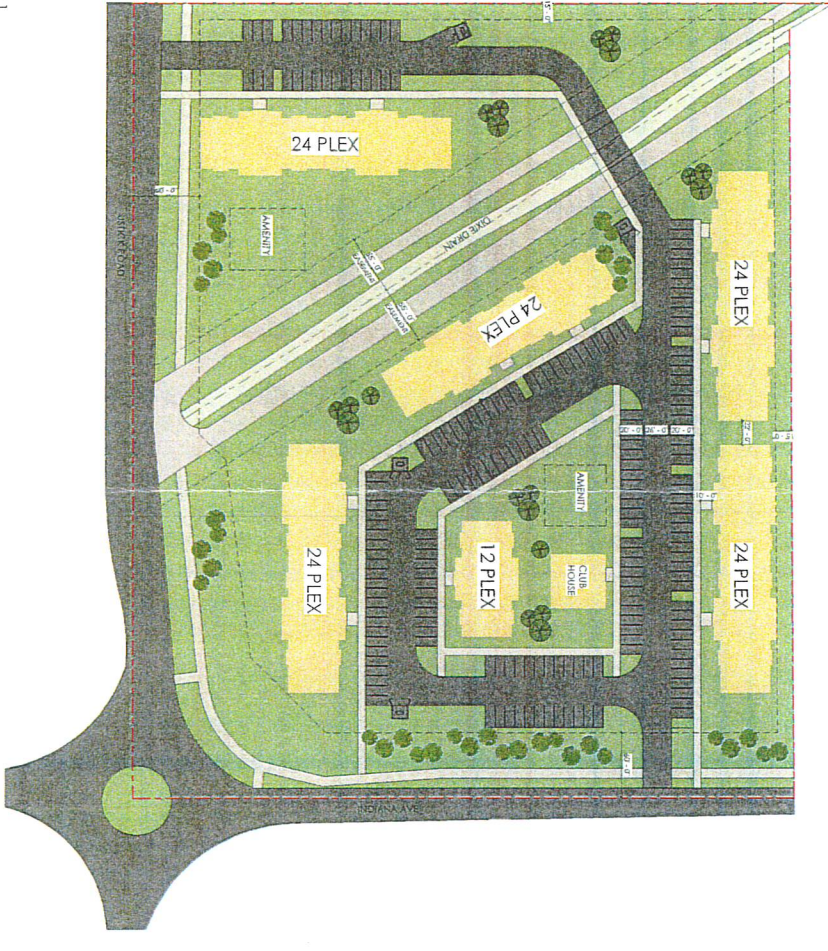
**SITE ANALYSIS**  
 ZONING: R-3  
 PROVIDED ZONING: R-3 HIGH DENSITY RESIDENTIAL  
 R-3 DENSITY: 125 UNITS PER ACRE  
 SITE: 8.9 ACRES (172 UNITS ALLOWED)  
 MAXIMUM HEIGHT: 45'  
 MAXIMUM HEIGHT PROVIDED: 45' (3 STORES)  
 FIRE CODE REQUIREMENTS: D/03/HC  
 UNITS PROVIDED: 152 UNITS (4) 24-PLEX, (1) 12-PLEX  
 SETBACKS: FRONT: 20'  
 SIDE: 5/10/15'  
 INTERIOR SIDE: 4'  
 REQUIRED PARKING: 1,134 PER UNIT MAX/20 PER UNIT MAX  
 PROVIDED PARKING: 1,500 (24) MAX/24 MAX/ PARKING  
 PARKING PROVIDED: 204  
 BICYCLE PARKING PROVIDED: 54  
 BICYCLE PARKING PROVIDED: 54  
 MIN DRIVE WAY WIDTH: 26'  
 MIN. PARKING STALL WIDTH: 9.0'  
 BOR (DITCH EASEMENT): 55' FROM CENTERLINE

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 <b>ADP ARCHITECTS</b> ARCHITECTURE & REAL ESTATE PLANNING GLENN WALKER, AIA 1891 N. WILDWOOD ST. BOISE, IDAHO 83713 OFFICE: 208-353-0734 gwalker@adpboise.com	PROJECT NAME <b>INDIANA MULTIFAMILY</b> Owner <b>NW INDIANA AVE &amp; USTICK RD</b> SITE PLAN	JOB NO. NUMBER DATE 1.6.23 DRAWN BY MJC	SHEET NUMBER <b>A-102</b>																															
	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISIONS	DATE																														
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1 SITE PLAN - NEW OPT 1  
1" = 30'-0"



**SITE ANALYSIS:**  
 CURRENT ZONING: A-C/LAND  
 PLANNED UNIT DEVELOPMENT RESIDENTIAL  
 MAX. HEIGHT: 35'-0" (MAX. 8 STORIES)  
 SITE: 8.3 ACRES (217 UNITS ALLOWED)  
 MAXIMUM HEIGHT: 45'  
 MAXIMUM HEIGHT PROVIDED: 45' (9 STORIES)  
 FIRE CODE REQUIREMENTS: D105 IFC  
 UNITS PROVIDED: 132 UNITS (9 24-PLEX, (1) 12-PLEX)  
 SETBACKS: FRONT-20'  
 REAR-15'  
 INTERIOR-8'-6"  
 REQUIRED PARKING: 1.5 PER UNIT MIN. 220 PER UNIT MAX.  
 132 UNITS: 198 MIN. PARKING/244 MAX. PARKING  
 PROVIDED: 198  
 BICYCLE PARKING REQUIRED: 1 PER 2 UNITS (54)  
 BICYCLE PARKING PROVIDED: 54  
 MIN. DRIVE AHEAD WIDTH: 25'  
 MIN. PARKING STALL WIDTH: 20'  
 BOR (DITCH/ESSENTIAL): 55' FROM CENTERLINE

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**ADP ARCHITECTS**  
 ARCHITECTURE & REAL ESTATE PLANNING  
 GLENN WALKER, AIA  
 1884 N WILLOWOOD ST.  
 BOISE, IDAHO 83713  
 OFFICE 208-353-0734  
 gwalker@adpboise.com

PROJECT NAME:  
 INDIANA MULTIFAMILY  
 Owner  
 NW INDIANA AVE & USTICK RD  
**SITE PLAN**

DATE: 1.16.22  
 DRAWN BY: MJC

SHEET NUMBER:  
**A-101**

NO.	REVISIONS	DATE

PROJECT EXISTING STATE

**ANNEXATION  
LAND DESCRIPTION**

A parcel of land located in a portion of the SE1/4 of the SE1/4 of Section 34, Township 4 North, Range 3 West, City of Caldwell, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

**BEGINNING** at an aluminum cap monument marking the southeast of Section 34; thence,

1. N.89°53'12"W., 727.86 feet; thence,
2. N.00°24'27"E., 638.83 feet; thence,
3. S.32°05'57"E., 43.67 feet; thence,
4. S.89°53'47"E., 704.69 feet; thence,
5. S.00°26'08"W., 602.00 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 10.07 acres, more or less.

**SUBJECT TO:** Record Documents.