



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):	<u>Ann22-000007/Pu D22-000004/</u> <u>Sub22-000014</u>
Project Name:	<u>The Charles</u>
Date Filed:	_____ Date Complete: _____
Related Files:	_____

Subject Property Information

Address: 0 LAKE AVENAMPA, ID 83605 Parcel Number(s): R3282300000

Subdivision: _____ Block: _____ Lot: _____ Acreage: 38.21 *Total 116.57* Zoning: HC
OR-2

Prior Use of the Property: cropland farming; agriculture

Proposed Use of the Property: mixed use; wide array of commercial uses, various apartment complexes, senior living, patio homes, and townhomes

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: PINTLER CHARLES AND CAROL FAMILY TRUST Phone: _____

PINTLER CHARLES D TRUSTEE

Address: 6510 RIM RD City: NAMPA State: ID Zip: 83686
NAMPA, ID 83686

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: 05/06/2022

AI



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):	<u>Ann 22-00007 / PUD 22-00004 /</u> <u>Sub 22-00014</u>
Project Name:	<u>The Charles</u>
Date Filed:	_____ Date Complete: _____
Related Files:	_____

Subject Property Information

Address: 0 LAKE AVENAMPA, ID 83605 Parcel Number(s): R3282300000

Subdivision: ___ Block: ___ Lot: ___ Acreage: 38.21 total 116.57 Zoning: Hc2 R2

Prior Use of the Property: farmland, agriculture

Proposed Use of the Property: mixed use; big box retail, restuaraunts, hotels, other permitted commercial uses, various apartments, senior living, patio homes and townhomes.

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: PINTLER CHARLES AND CAROL FAMILY TRUST Phone: _____

PINTLER CHARLES D TRUSTEE

Address: 6510 RIM RD City: NAMPA State: ID Zip: 83686

NAMPA, ID 83686

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: 05/06/2022

AI



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):	<u>Ann 22-000007, Pud 22-00004</u> <u>Sub 22-000014</u>
Project Name:	<u>The Charles</u>
Date Filed:	_____ Date Complete: _____
Related Files:	_____

Subject Property Information

Address: 0 LAKE AVENAMPA, ID 83605 Parcel Number(s): R3282300000
 Subdivision: ___ Block: ___ Lot: ___ Acreage: 38.21 Zoning: _____
 Prior Use of the Property: _____
 Proposed Use of the Property: _____

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: PINTLER CHARLES AND CAROL FAMILY TRUST Phone: _____
PINTLER CHARLES D TRUSTEE
 Address: 6510 RIM RD City: NAMPA State: ID Zip: 83686
NAMPA, ID 83686
 Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) _____
 Address: _____ City: _____ State: _____ Zip: _____
 Email: _____ Cell: _____

Authorization

Print Applicant Name: Alec Egurrola
 Applicant Signature: _____ Date: 05/06/2022

AI



CITY OF
Caldwell, Idaho

Planning & Zoning

PLANNED-UNIT DEVELOPMENT

Project Name: The Charles at Karcher	File #: _____
Applicant/Agent: T-O Engineers	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
✓	Completed & signed Hearing Review Master Application	
✓	PUD Details Form	
✓	Narrative fully describing the proposed use/request	
✓	Recorded warranty deed for the subject property	
✓	Detailed Site Plan	
✓	Preliminary Plat (if applicable)	
✓	Signed Property Owner Acknowledgement (if applicable)	
✓	Vicinity map, showing the location of the subject property	
✓	Traffic Study (if applicable)	
✓	Landscape Plan (if applicable)	
✓	Neighborhood Meeting sign-in sheet	
✓	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.	
✓	Fee	

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

AI

May 6, 2022

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

RE: The Charles at Karcher – Annexation, Preliminary Plat & Planned Unit Development

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

This letter is to accommodate and describe the intent of The Charles at Karcher annexation, preliminary plat, and planned unit development (PUD). We are requesting annexation into City of Caldwell with H-C (Highway Corridor) and R-2 (medium density residential) underlying zonings of the PUD and approval of a preliminary plat.

Project Overview

- Project Size: ± 116.57 – Section 10-03-07(3)O
- Location: NW & SW of Karcher Rd (SH-55) & Lake Ave
- Total Number of Lots: 190
 - 165 buildable lots
 - 143 Single Family, 5 Multi-family, and 15 Commercial
 - 27 common lots
- Average Lot Size
 - Single Family Residential: ± 0.09 acres or 3,920 s.f.
 - Multi-Family Residential: ± 7.74 acres
 - Commercial: ± 2.21 acres
- R-2 Density
 - Gross: 4.9 units/acre
 - Net: 11.3 units/acre
- H-C Density
 - Gross: 12.8 units/acre
 - Net: 28.8 units/acre
- Qualifying Open Space: 12.37 acres or 10.6%
- Phases: 7
- Parcel(s): R3282300000, R3273600000, and R3273500000

Current Zoning & Land Use

- On site: County Ag (Cropland farming)
- East: R-1 (Klamath Falls Sub), R-3 (Fieldcrest Sub), C-2 (vacant land), and County residential parcel, County Ag parcel
- North: R-1 (Chestnut Heights South, Windsor Creek)

- West: R-2 (Guches Sub), C-2 (Southwest District Health, vacant land), County Ag, C-1
- South: R-1 (Cedar Crossing Sub, Peregrine Estates), County Residential & Ag parcels

Caldwell 2040 Comprehensive Plan

- On site: Highway Corridor & Medium Density Residential
- East: Low Density Residential, High Density Residential, Business, Highway Corridor
- North: Medium & Low Density Residential
- West: Highway Corridor, Commercial & Service
- South: Low & High Density Residential

Proposed Zoning

- H-C & R-2 with PUD
 - ±90.4 acres of H-C
 - ±29.4 acres of R-2

Land Use

The project is within the City's Area of Impact and contiguous with previously annexed property. Proposed zoning and land use of H-C & R-2 is complementary to existing and proposed land uses. This area of Caldwell is transitioning from agricultural land and low-density residential use to medium and high density residential and highway frontage mixed use. It is indicative and supported by the Caldwell 2040 Comprehensive Plan. H-C & R-2 zonings are with commercial and residential primary uses, respectively, (Section 10-03-07(3)B) and are conducive to the transitional nature of land uses. There are existing or approved low, medium, and high density residential adjacent and in proximity to the development, while also a mix of neighborhood and community commercial uses.

Utilities

Water: Individual services provided by the City of Caldwell to all buildable lots.

Sewer: Individual services provided by the City of Caldwell to all buildable lots.

Irrigation: Individual pressure irrigation services are provided at the front of each lot and connected to an irrigation pump. Pressure irrigation services to be individually provided to all lots on site, however, a community service will be provided for townhome as requested per a Planned Unit Development.

Stormwater: Storm drainage will be contained onsite using seepage beds and storm retention ponds.

Roadways & Access

Internal roadways on site are to be dedicated to the public and designed per City of Caldwell standards at 53-foot ROW with 5-foot attached sidewalk on either side, unless otherwise noted.

Highway 55/Karcher Rd, a *principal arterial*, is scheduled for a widening project from Middleton Rd to Farmway Rd per Idaho Department of Transportation (ITD). The Charles at Karcher projects has dedicated

sufficient ROW with for ITD's project, which has been coordinated closely with ITD. A 30-foot landscape buffer has been provided for frontage on both sides of Karcher Rd. The phasing plan of this project is to best accommodate the widening project, as ITD will need upwards of 30-feet outside of the provided ROW for temporary construction, which only directly impacts the landscape buffer and no structures. In efforts to minimize disturbance of any constructed landscaping, pathways, or utilities for The Charles at Karcher, the timing of Phases 4 & 5 will likely occur after the widening project is complete, alleviating any frontage improvement concerns. Upon buildout, 10-foot multiuse pathways will parallel either side of the State Highway, providing local, active access to the site and the greater community. One single access approach is proposed, Thistle Ave, along Karcher Rd, providing a north-south access corridor for the site, north of Karcher Rd. This access is to be right-in, right-out only and is pending approval by ITD.

Lake Ave, a *minor arterial*, creates the entire eastern boundary of the site. This will be the primary access road onto Karcher Rd with internal access approaches onto Lake Ave. Lake Ave has been designed to accommodate the 40-foot half width ROW with required improvements and an additional 20-foot landscape buffer. Two access approaches, Dandelion Street and Klamath Falls Street, are to provide internal access onto the site north of the Lake and Karcher intersection. Dandelion will be a primary east-west corridor that is to be stubbed to the western property. Klamath Falls Street is aligned with the existing Klamath Falls Street, east of Lake Ave, and will be the second east-west corridor through the site. This will nearly align with Bank Street, which has been stubbed from the west project, Guches Subdivision. South the Lake Ave & Karcher Rd intersection, one access approach will provide an east-west corridor for the southern portion of the site, Buckwheat Street. This street will travel east from Lake Ave and stubbed to the western property boundary for future connectivity. Morel Ave begins roughly midway along the Buckwheat Street corridor, to provide north-south travel on site and stubbed to the southern property boundary for future connectivity.

Moss Street, a *collector*, is to be extended from Lake Ave to the west along the northern project boundary, per the City of Caldwell's Master Transportation Plan. The project is required to dedicate a 35-foot half-width ROW with two travel lanes and 7-foot attached sidewalk. This will aid and facilitate future full buildout of this planned, mid-mile collector corridor. This will provide future east-west vehicular mobility between Lake Ave & Florida Ave. An additional 15-foot landscape buffer has been provided along Moss Street frontage. A single access approach, Honeybee Ave, is provided. This will provide north-south internal movement on the project site.

All single-family detached lots (patio homes) are fronting on public right-of way with rear loaded garages. All other residential uses: townhomes, plexes, and multifamily complexes, will utilize internal circulators for access and parking off public roadways.

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 – Section 10-03-07(3)L

See the Parking Table for vehicle & bicycle parking provided on Sheet P1.00 on the Preliminary Plat.

Planned Unit Development Requirements – Section 10-03-07(2)

The development must be consistent with two of five requirements listed in Caldwell’s Municipal Code. The Charles at Karcher is consistent with two.

The Charles at Karcher offers a maximum choice of living environments by allowing a variety of housing and building types. This development provides several different living options for residents. The types offered are a single-family detached with alley loaded garages, true townhomes, senior living plex units, typical for-rent apartment complexes, and luxury high-rise apartments. – Section 10-03-07(3)G. See table below for residential types and the number provided. This provides flexibility of housing products for a home buyer or renter, effectively mixing varying income levels, population demographics, and housing products. The mixing of housing products will ‘break up’ the visual landscape of residential land use of the site and complement existing and proposed land uses surrounding the site, while also being interconnected with the ample pathways, sidewalks, and open space adjoining each residential type.

Type of Dwelling	Number of Buildings	Total Number of Residential Units
Moss St Townhomes (A)	9	50
Single-family Patio homes (B)	93	93
Senior Living Townhomes (C-1, C-2)	11	87
Park Apts (D)	2	332
Lake Ave Apts (E)	9	108
Carol Apts (J-1)	2	320
Charles Townhomes 10-PLEX (K-1)	4	40
Charles Townhomes 12-PLEX (K-2)	1	12
Charles Townhomes 20-PLEX (K-3)	6	120
Charles Townhomes 24-PLEX (K-4)	1	24
Charles Townhomes 36-PLEX (K-5)	2	72
TOTAL		1,258

***FOOTNOTE:** Please see Sheets P3.01 – P3.04 of the Preliminary Plat for further breakdown of residential structures, along with commercial.

The project also promotes mixed use projects which are functionally integrated within the development and provides services to the primary use. The proposed primary use for the H-C zoned portion of the site is commercial (Section 10-03-07(3) B) located along the highway frontage. The location of the commercial along the highway is best suited land use for this project as it creates increased visibility of the commercial uses, acts as a sound and visual buffer to the site’s residential uses, and is complimentary as a transitional use from highway frontage to community residential. This commercial use anchors varied residential uses



on site and the surrounding community. A wide mix of commercial uses will be provided including: a hotel, big box retail, fuel station, restaurants, banks, office space, and general neighborhood retail. Localized connectivity with sidewalks, pathways, and roads will further promote support between the uses. Also, the mixing of differing residential demographics and income levels further anchors the neighborhood commercial uses, effectively integrates community with the proposed amenities, and establishes a successful neighborhood.

Imaginative/Unique Concepts, Innovations, and Designs – Section 10-03-07(3)E

A PUD must incorporate imaginative or unique concepts, innovations, and designs.

The Charles is a lifestyle development that allows for individuals of all stages of life to be able to grow in this community. The project offers a multitude of products, ranging from for rent apartments through senior living. The site contains individual, for sale townhomes, as well as patio homes. The apartments range from young professional through family living. The array of residential options for the citizens of Caldwell ensures that the connectivity and feel of this development is unmatched. The building types are focused on the core of what Caldwell stands for: agricultural and industrial innovation. Visible in the architecture, the commercial offerings will have an industrial, yet eloquent, feel, while the residential will be focused on a farmhouse style and country chic appearance. This will be achieved through different architectural accents for each product type. These reference examples that are provided will help paint the picture of what the project vision is, as seen on Pages 7-21, Architectural Renderings, of this narrative. Lastly, but not least, the project offers plentiful open space environments that includes multiple parks, walking paths, and endless opportunity for comradery for all ages and groups.

Individually platted, for sale townhomes (Building Type A) are located at the northernmost section of the site along Moss Street. These will be a great opportunity for the first-time homebuyer while still having access to higher end amenities and commercial.

Expanding on the patio homes (Building type B), these have been designed with rear, alley loaded garages to eliminate vehicles utilizing the front of homes and further emphasis on the opportunity of communal comradery, as homes will be more open to street and sidewalk interaction. Without driveways at the front of homes, this allows the living areas and front porches to be located closer to the street, maximizing communal interaction with public space.

Townhome style living for seniors (Building types C, units not individually for sale) provides connectivity to the outdoors and site amenities. These are also in proximity, both on-foot and by vehicle, to the commercial opportunities, including the big box retail for increased accessibility to site uses.

Standard apartments, or the ‘Lake Ave Apartments’ are to be provided (Building Type D) for rent supporting individuals through families of all sizes.

Luxury high-rise apartments (Park Apartments, Building type D) with parking underneath will have great access to parks, commercial, and retail uses.

A national grocer is to be provided (Building types F) on prime commercial frontage at the NWC of Lake & Karcher and be designed consistent with typical national grocers and includes a fuel center with pad sites for general commercial. This is not only accessible for The Charles at Karcher, but for the greater community, as this area of Caldwell is rapidly growing with lack of grocer and commercial opportunities or access.

Local retail (Building types G), including fast food, coffee, banking, and other typical neighborhood/community needs will be provided on site and designed east of the national grocer area. These will be near the community park and the various residential uses on site, best integrating and mixing the varying uses on site.

We move across south of Karcher to the proposed multi-story hotel (Building type H) further expanding the array of residential/commercial uses on site. This provides temporary, short-term lodging to visitors and functionally integrating them in a high-end development and the City of Caldwell.

Building types I are the remaining commercial opportunities on site that are to be planned for local restaurants, national chain restaurants, trendy dining, and possible office building integration. These buildings will surround and open space area both buffering and integrating the residential uses to the south.

Affluent young professional apartments (Carol Apartments, Building Type J-1) are provided to the south and west of the southern commercial area, where individuals will thrive in a community atmosphere with access to amenities and the interstate. Residents here will have access to a quality club house (Building Type J-2).

Lastly, the luxury townhome apartments (Charles Townhomes, Building Types K-1 – K5) will provide living for families with ample amenities on-site and walkability to the restaurants and array of commercial uses on site.

Landscaping & Amenities – Section 10-03-07(4)

All PUDs are to include five-foot micro pathways, eight-foot-wide paved major pathway(s), 10% of qualified open space, and varying bermed street landscape buffers.

5-foot micro pathways are provided in the townhomes (Building type A), the community park, Pintler Park (Lot 2, Block 13), the senior living areas (Building types C), the Lake Ave Apartments (Building types D), the Commercial Piazza (Lot 16, Block 5), the Carol Apartments (Building types J), and the Charles Townhomes (Building types K). These are functionally integrated to provide pedestrian access from the front doors of living areas to surrounding neighbors, sidewalks, parking, and provided amenities.

Along the entire western boundary of the site, an 8' major pathway, the Cougar Pathway Corridor, is provided as part of the greater Caldwell master pedestrian pathway plan. This is located in a 20-foot landscape corridor along its entirety, and accounts for 93,932 s.f. of land use on site.

Varying bermed landscape buffers are to be provided along the major roadways.

The qualified open space for the Charles at Karcher is 10.6%, above the 10% minimum requirement. See cover sheet of Landscape Plans for a list of amenities provided for each land use on site. The provided amenities include a central community park with an amphitheater, clubhouses, outdoor lounging areas, playgrounds, dog parks, and much more for a diverse, but accessible usable open space areas for all residents.

Floodplain

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

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

Please see below for architectural renderings of each of the proposed housing products and landscaping features on site. Each land use type is referenced as Building Type 'X' as reflected on the Preliminary Plat.

True Townhomes (Moss Street Townhomes, Building Type A)





T-O ENGINEERS





T-O ENGINEERS

Patio Homes (Building Type B)





T-O ENGINEERS

Senior Living Townhomes (Building Type C)





T-O ENGINEERS

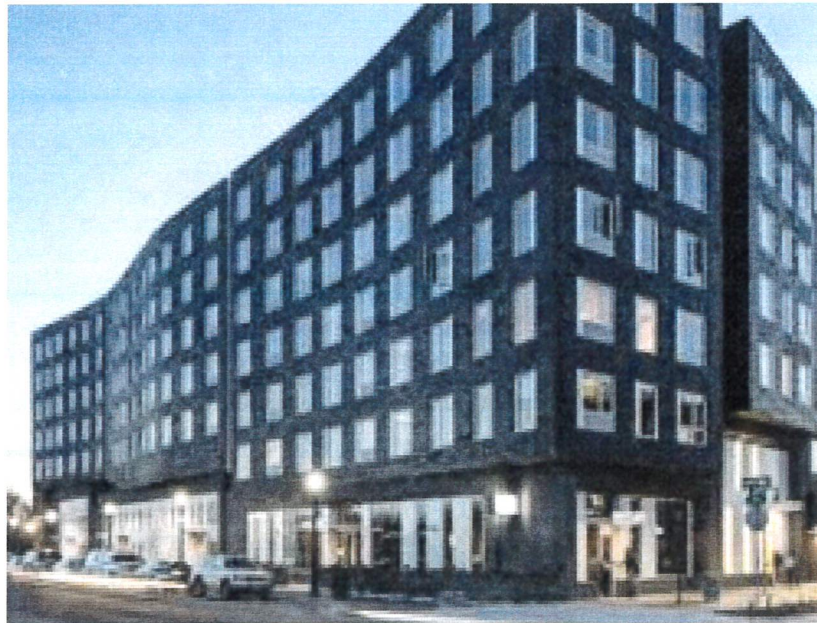
Park Apartments (Building Type D)



A7



T-O ENGINEERS



Lake Ave Apartments (Building Type E)





T-O ENGINEERS

National Grocer & Supporting Commercial (Building Types F)





T-O ENGINEERS

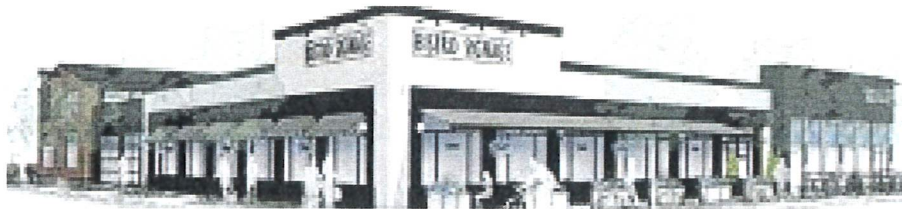
NW Karcher Commercial (Building Types G)



Hotel (Building Types H)

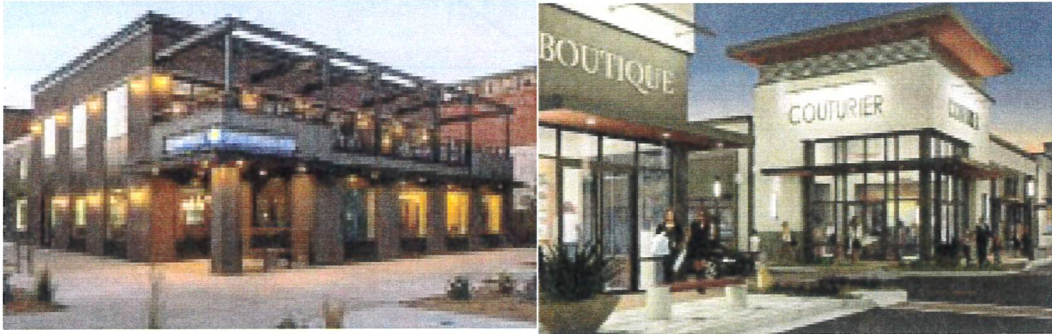


South Karcher Commercial Area (Building Types I)





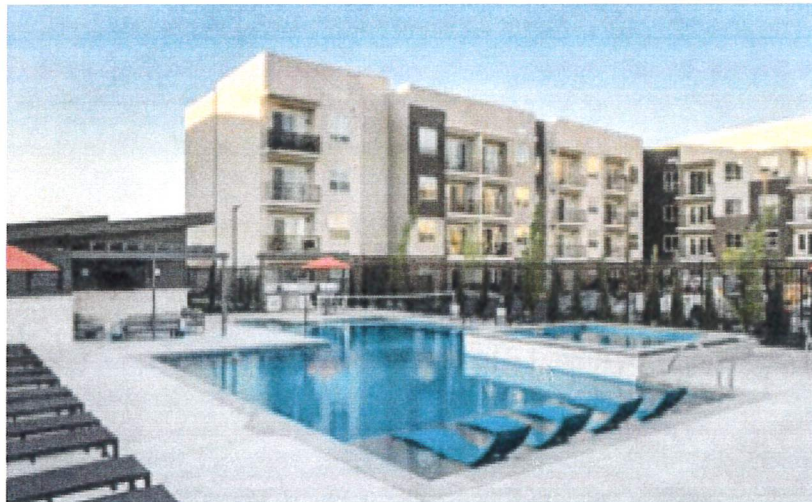
T-O ENGINEERS





T-O ENGINEERS

Carol Apartments (Plexes; Building Types J)



Charles Townhomes (Plexes; Building Types K)





Project Deviations – Section 10-03-07(6)

Caldwell Municipal Code (10-03-07(6)) supports the developer’s request to deviate from the height, lot line setback, and lot dimension schedule found in Section 10-02-03. The developer does request to deviate from standard in the portion of development that’s in R2 zoning.

Zoning Standard Description	Ordinance Standard R2 Zone	Requested Deviation
Front Setback	20'	15' for Patio Homes
Street Side Setback	15'	None proposed
Interior Side Setback	6'	0' for Townhomes
Minimum Lot Width	45'	40' for Patio Homes, 20' for Townhomes
Minimum Lot Area	6,000 s.f.	5,000 s.f. for Patio Homes, 1660' for Townhomes
Maximum Structure Height	35'	45' for Townhomes.
	Residential in H-C Zoning (R-3 Zoning standards used)	
Front Setback	20'	None Proposed
Street Side Setback	15'	None Proposed



Interior Side Setback	6'	None Proposed
Minimum Lot Width	40'	None Proposed
Minimum Lot Area	6,500 s.f.	None Proposed
Maximum Structure Height	45'	65' for Park Apartments (Building Types D), 55' for Carol Apartments (Building Types J)

Easements

Phasing Plan – Section 10-03-07(3) P

This development is to be constructed in a total of seven (7) phases. Each phase composes of each type of land use. See Sheet P0.02 of Preliminary Plat for Phasing Plan.

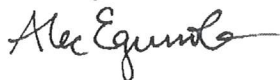
- Phase 1: ±29.4 acres – Single Family residential (Townhomes & Patio homes)
- Phase 2: ±13.9 acres – Multifamily residential (Senior Living & Lake Ave Apartments)
- Phase 3: ±9.7 acres – Multifamily (Park Apartments) & Community Park
- Phase 4: ±9.7 acres – Commercial (Big box retail & north Karcher commercial area)
- Phase 5: ±14.9 acres – Commercial (Hotel, restaurants, south Karcher commercial area)
- Phase 6: ±13.9 acres – Multifamily (the Charles Apartments)
- Phase 7: ±8.2 acres – Multifamily (Carol Apartments)

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 The Charles at Karcher Subdivision, please contact me with the information below.

Sincerely,

T-O Engineers



Alec Egurrola
 Land Use Planner
aegurrola@to-engineers.com
 (208) 442 – 6300

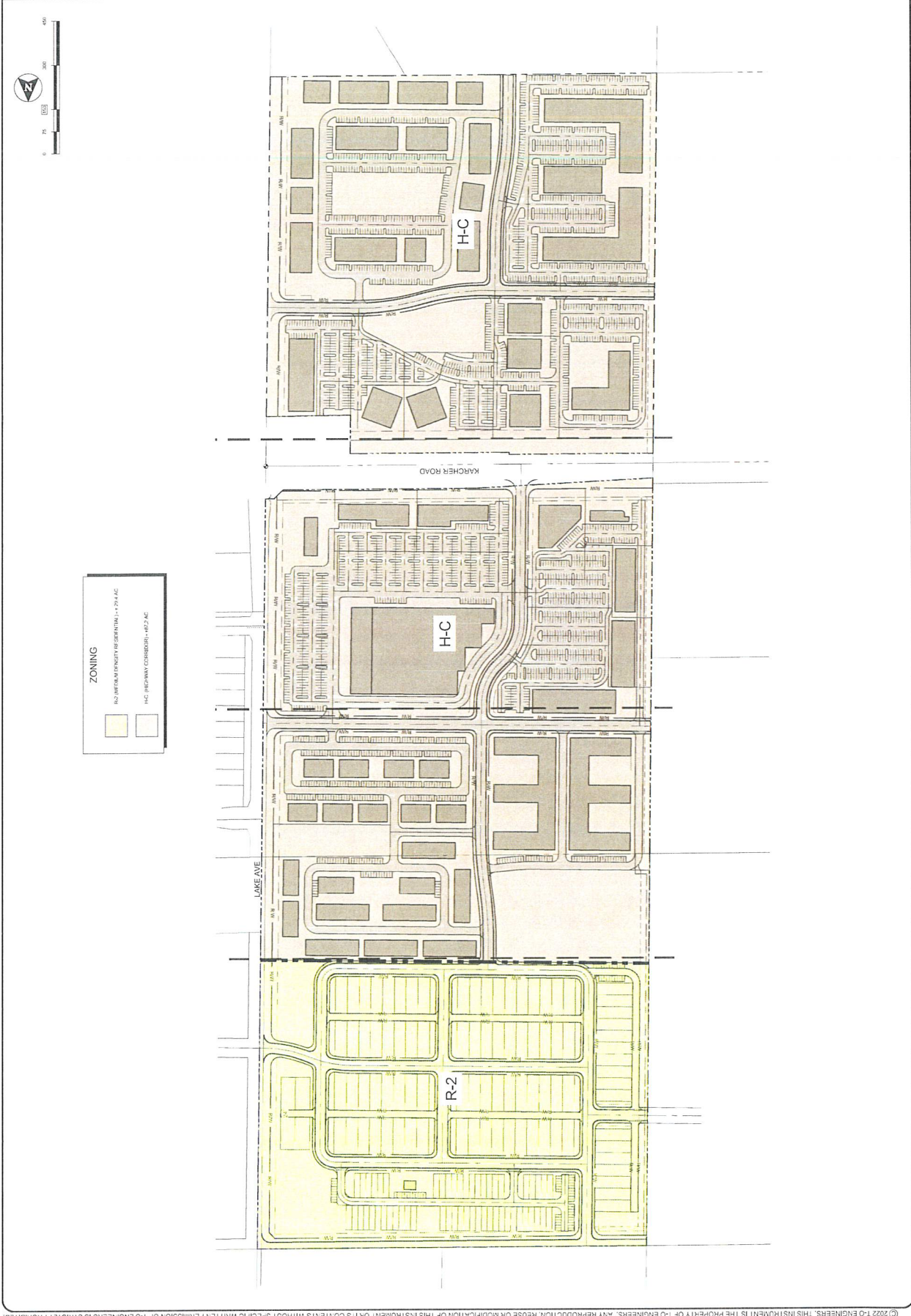


NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT	05/02/2019	T-O
2	REVISIONS		
3	REVISIONS		
4	REVISIONS		
5	REVISIONS		
6	REVISIONS		
7	REVISIONS		
8	REVISIONS		
9	REVISIONS		
10	REVISIONS		

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 332 N BROADMOOR WAY
 NAPERVILLE, ILLINOIS 60563
 PHONE: (630) 444-4333 WWW.T-OENGINEERS.COM
 BOBIE • COOK • COLEMAN • DALLAN • HERR • JONES • KIM • LEE • MANNING • MURPHY • NICHOLS • PETERSON • RYAN • SHERIDAN • SMITH • TAYLOR • THOMPSON • WATSON • WILSON • WOOD • YOUNG

PRELIMINARY PLAT FOR:
THE CHARLES AT KARCHER SUBDIVISION
 ZONING MAP

ATTENTION:
 IF THE DRAWING DEVELOPER REQUESTS THAT THE ZONING MAP BE REPRODUCED IN ANY MANNER, THE DRAWING DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM T-O ENGINEERS.
 DATE: 05/02/2019
 PROJECT: 210004
 SHEET: P0.01



A3

		T-O ENGINEERS CONSULTING ENGINEERS, SURVEYORS & PLANNERS 3332 N. BROADVIEW WAY NAPERVILLE, ILLINOIS 60563 PHONE: (630) 462-8330 FAX: (630) 462-8387 WWW.T-ENGINEERS.COM	PRELIMINARY PLAN FOR: THE CHARLES AT KARCHER SUBDIVISION PHASING MAP	ATTENTION: IF THIS DRAWING IS A REVISION, THE REVISION NUMBER SHALL BE SHOWN IN THE REVISIONS TABLE. DATE: 11/15/2022 PROJECT: 22001 SHEET: P.0.02
--	--	---	---	--



A3

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. HAWAIIAN WAY
NAPUA, HAWAII 96767
P: (808) 998-4422 FAX: (808) 998-4423
WWW.TOENGINEERS.COM
SERVICE: CIVIL • SURVEY • PLANNING

PRELIMINARY PLAN FOR:
THE CHARLES AT KARCHER SUBDIVISION
SITE PLAN PHASE 1



- NOTES**
- SEE SHEET PLOTTING PARAMETERS TABLE FOR DIMENSIONS AND NOTES.
 - ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

BUILDING TYPE	DESCRIPTION	# OF UNITS	TOTAL FLOOR AREA
A	TOWNHOMES	54	50,000
B	CONDOMINIUMS	51	50,000

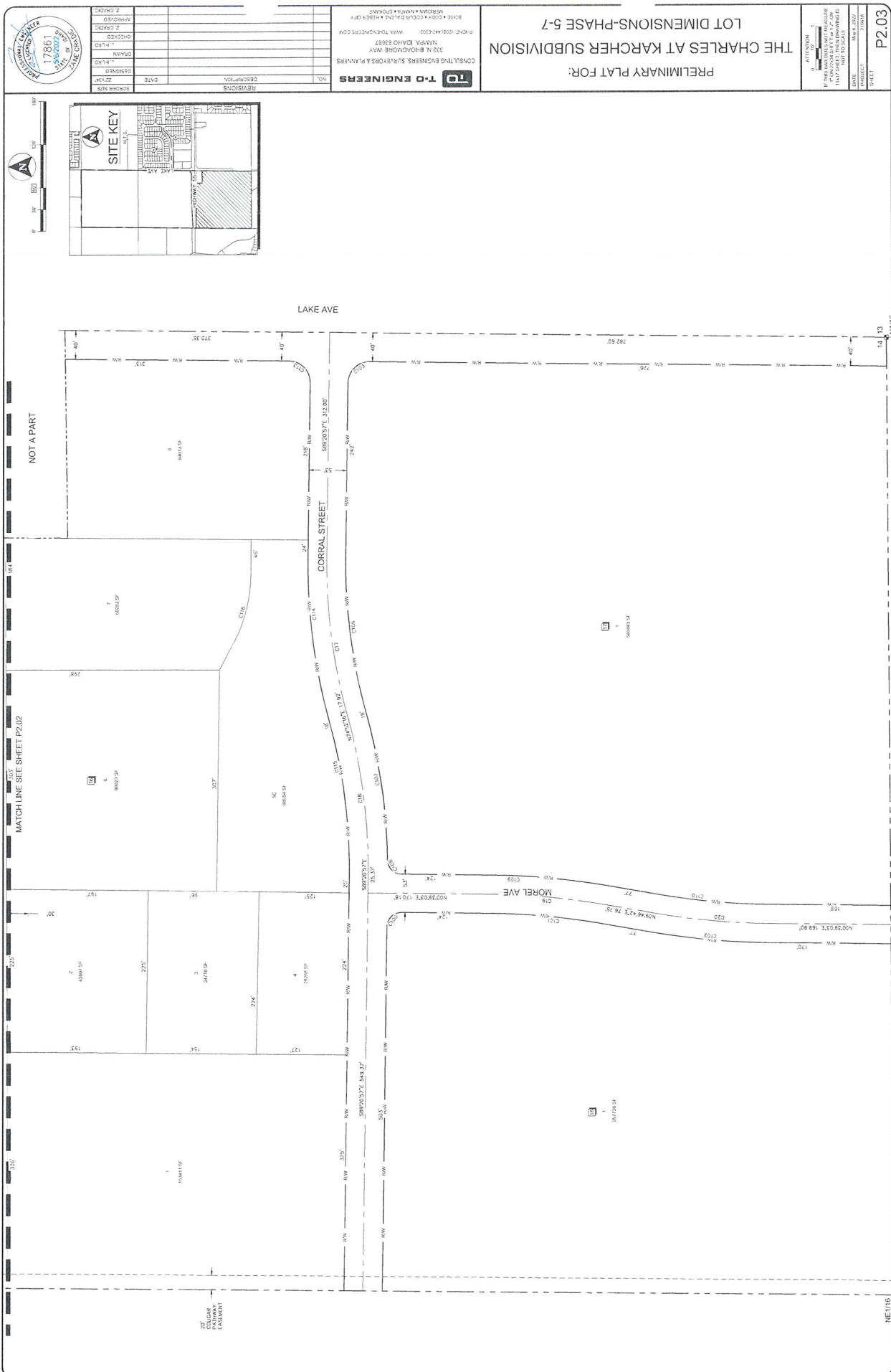
REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/20/2022
2	ISSUED FOR PERMIT	08/20/2022
3	ISSUED FOR PERMIT	08/20/2022
4	ISSUED FOR PERMIT	08/20/2022



A3

A3



NO.	DESCRIPTION	DATE	DESIGNED BY	CHECKED BY	APPROVED BY
1	PRELIMINARY	06/20/22			
2	CRACKS				

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 232 N. BROADWAY, SUITE 100
 ALPHEA, OREGON 97002
 PHONE: (503) 442-4200 WWW.T-ENGINEERS.COM
 OREGON • CALIFORNIA • WASHINGTON

PROFESSIONAL ENGINEER
 LICENSE NO. 17861
 STATE OF OREGON
 EXPIRES 12/31/2023

DATE PREPARED: 06/20/22
 DRAWN: J. L. B. JR.
 CHECKED: J. L. B. JR.
 DESIGNED: J. L. B. JR.
 PROJECT: P. 2022-001
 SHEET: P. 2022-001

THE CHARLES AT KARCHER SUBDIVISION
 LOT DIMENSIONS-PHASE 5-7
 PRELIMINARY PLAT FOR:

PROJECT: P. 2022-001
 SHEET: P. 2022-001

DATE PREPARED: 06/20/22
 DRAWN: J. L. B. JR.
 CHECKED: J. L. B. JR.
 DESIGNED: J. L. B. JR.
 PROJECT: P. 2022-001
 SHEET: P. 2022-001

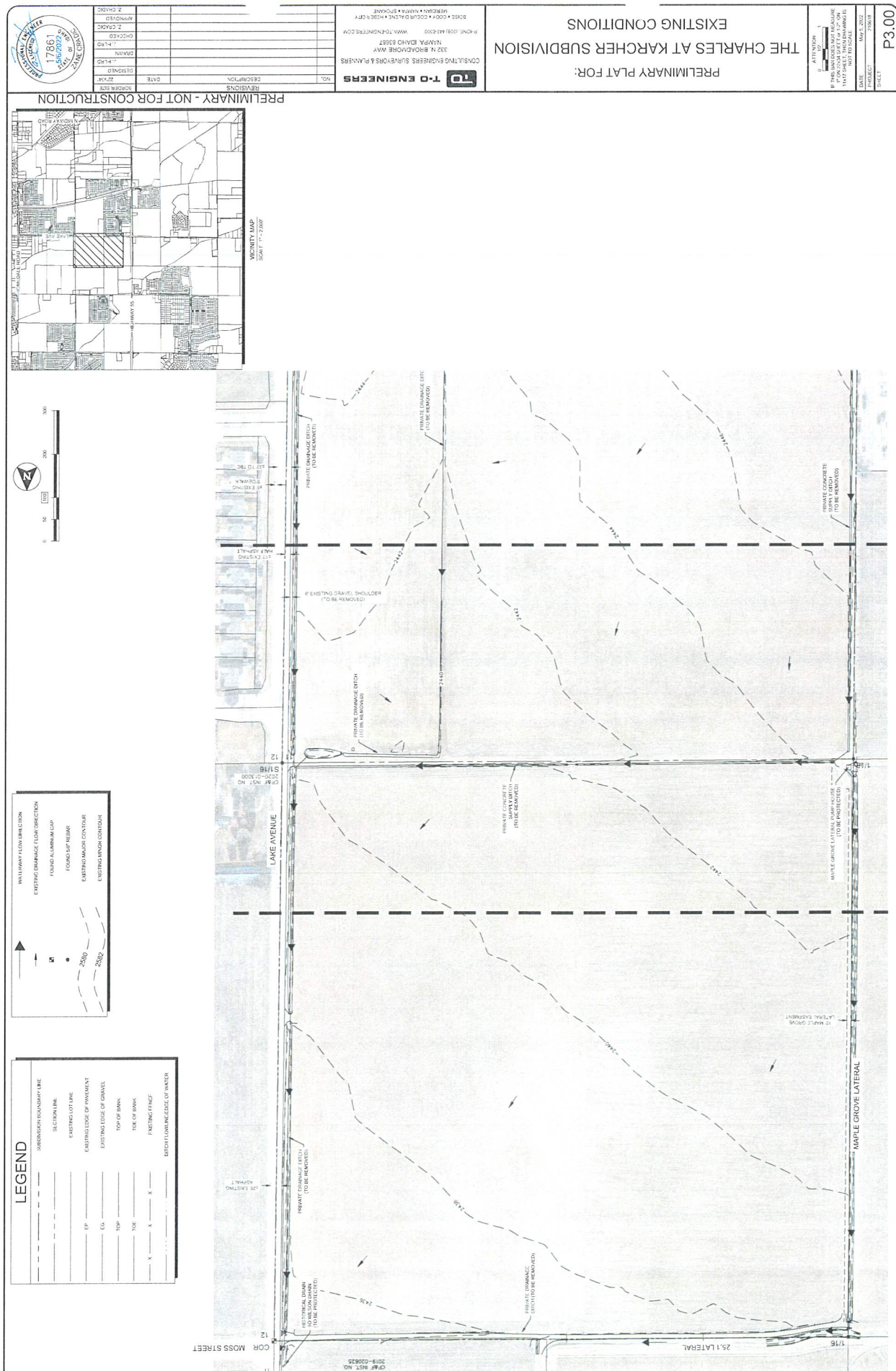
DATE PREPARED: 06/20/22
 DRAWN: J. L. B. JR.
 CHECKED: J. L. B. JR.
 DESIGNED: J. L. B. JR.
 PROJECT: P. 2022-001
 SHEET: P. 2022-001

DATE PREPARED: 06/20/22
 DRAWN: J. L. B. JR.
 CHECKED: J. L. B. JR.
 DESIGNED: J. L. B. JR.
 PROJECT: P. 2022-001
 SHEET: P. 2022-001

DATE PREPARED: 06/20/22
 DRAWN: J. L. B. JR.
 CHECKED: J. L. B. JR.
 DESIGNED: J. L. B. JR.
 PROJECT: P. 2022-001
 SHEET: P. 2022-001

NET 115

43

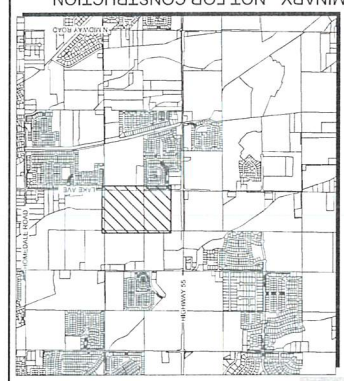


LEGEND

---	SEWERAGE MAIN
---	WATER MAIN
---	EXISTING LOT LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF GRAVEL
---	TOP OF BANK
---	TOP OF BANK
---	PAVING FENCE
---	DEPTH TO THE EDGE OF WATER

WATERWAY ELEVATIONS

---	EXISTING DRAINAGE FLOW DIRECTION
---	FOUNDED ALUMINUM CUP
---	FOUNDED CUP POINT
---	EXISTING BANK CENTERLINE
---	EXISTING DRAINAGE CENTERLINE



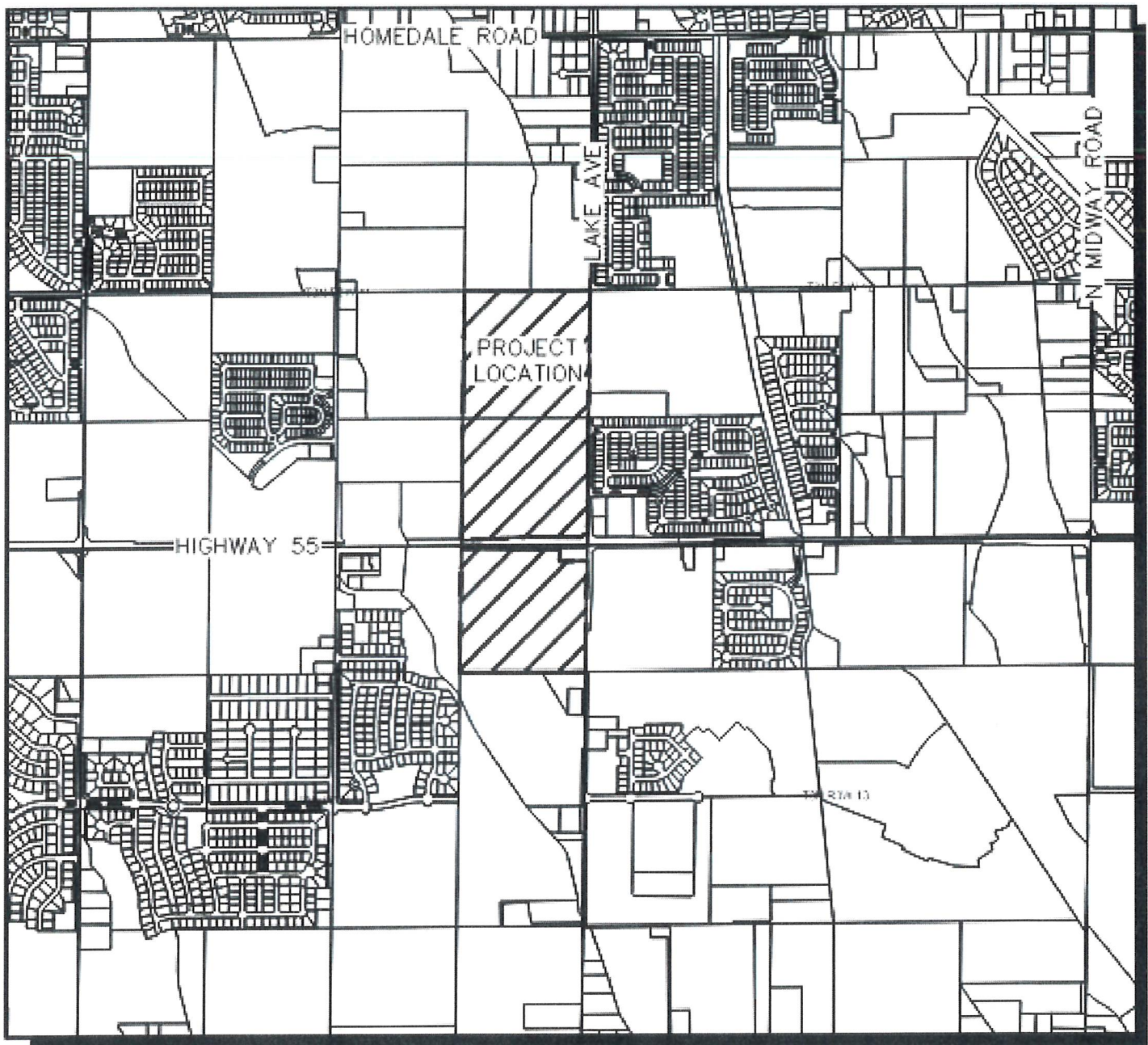
REVISIONS - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	DESIGNED BY	CHECKED BY
1	ISSUED FOR PERMIT	05/11/2022	J. H. CHEN	J. H. CHEN

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
302 N. BROADWAY AVE.
MAYFAH CHAND Bldg 207
PHOENIX, ARIZONA 85003
WWW.TOENGINEERS.COM
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL SURVEYORS

PRELIMINARY PLAN FOR:
THE CHARLES AT KARCHER SUBDIVISION
EXISTING CONDITIONS

DATE: MAY 7, 2022
PROJECT: CHARLES AT KARCHER
SHEET: P3.00



VICINITY MAP
SCALE: 1" = 2,000'





T-O ENGINEERS

Neighborhood Meeting Sign-In Sheet

Project: The Charles at Karcher

Date: April 25, 2022

Start Time: 6:00 PM

Location: Central Canyon Elementary School; 16437 Florida Ave., Caldwell, ID 83607

End Time: 6:45 PM

First & Last Name	Address	Phone/Email
1. Mike Burnett	15344 So. Indranta Blvd	MBurnett@AWLenst.com 208-888-7917
2. Russ Kauter	12760 Kennered Rd - Rm. P.	RussV@lee-falco.com 208-880-6081
3. TAMNER LEIGHTON	523 W Chrisfield Dr.	tanner@tripleddotdev.com 208-830-9751
4. Kelly Perryman	511 W Village Ln Boise	KellyPerryman.biz (208) 81-6519
5. Jim Escobar	Po Box 1277 Eagle, ID	208 546-2024
6. Charles Penner	6510 Run Rd Tropic, ID	
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: Mixed use development. Having many different product types, serving multiple of the cities needs.

Date of Round Table meeting: 07/07/2021

Notice sent to neighbors on: April 13, 2022

Date & time of the neighborhood meeting: April 25, 2022 @ 6 PM

Location of the neighborhood meeting: Central Canyon Elementary School

Developer/Applicant:

Name: Alec Egurrola / 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 Alec Egurrola DATE 04/26/22

AS

2016-046993
RECORDED
11/10/2016 12:08 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg#s=3 MBROWN \$16.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

**This sheet has been added to document to
accommodate recording information.**

AL

RE-RECORDING TO CORRECT PERCENTAGES



Order No.: C044761

REQUEST TYPE Reel FEE 6.00

TITLEONE

G NOEL HALES
CANYON COUNTY RECORDER
G. M. Laughlin

FEB 23 PM 4 22

RECORDED

200409878

WARRANTY DEED

FOR VALUE RECEIVED, PAUL RASGORSHEK and MARILYN RASGORSHEK, husband and wife the Grantors, do hereby grant, bargain sell and convey unto CHARLES D. PINTLER and CAROL L. PINTLER, husband and wife as to an undivided ~~50.615%~~ 50.615% interest and DESERT SUN FARMS, INC., an Idaho corporation as to an undivided 49.385% interest whose current address is 13541 Surrey Lane, Nampa, ID 83686, the Grantees, the following described premises, in Canyon County, Idaho, TO WIT:

*CDP
CAROL
MYR
PAR*

PARCEL 1:

The East-Half of the Southeast Quarter of Section 11, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho.

PARCEL 2:

The Northeast Quarter of the Northeast Quarter, Section 14, Township 3 North, Range 3 West, Canyon County, Idaho, LESS the following described portion thereof, to wit:

COMMENCING at the Northeast corner of said Section 14; thence South 00°02'01" West a distance of 33.00 feet to the REAL POINT OF BEGINNING; thence

South 00°02'01" West a distance of 135.00 feet; thence

South 88°33'01" West a distance of 288.00 feet; thence

North 00°02'01" East a distance 137.73 feet; thence

North 89°05'40" East a distance of 287.94 feet to the REAL POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances EXCEPT: 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 easements (if any) for the

State of Idaho }
County of Canyon } ss.

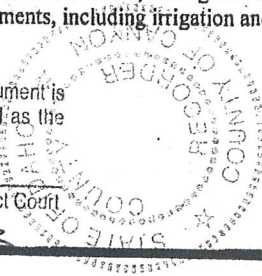
I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

DATED 11/8/2016

CHRIS YAMAMOTO, Clerk of the District Court

and Ex-Officio Recorder

By *Paula M. ...*
Deputy



current year, which are not due and payable, and that Grantors will warrant and defend the same from all lawful claims whatsoever.

Dated: February 20, 2004

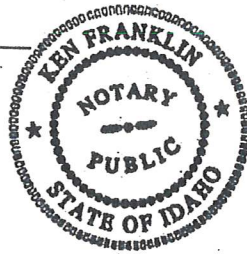
Paul A. Rasgorshek
Paul Rasgorshek

Marilyn Rasgorshek
Marilyn Rasgorshek

State of Idaho)
) ss:
County of Canyon)

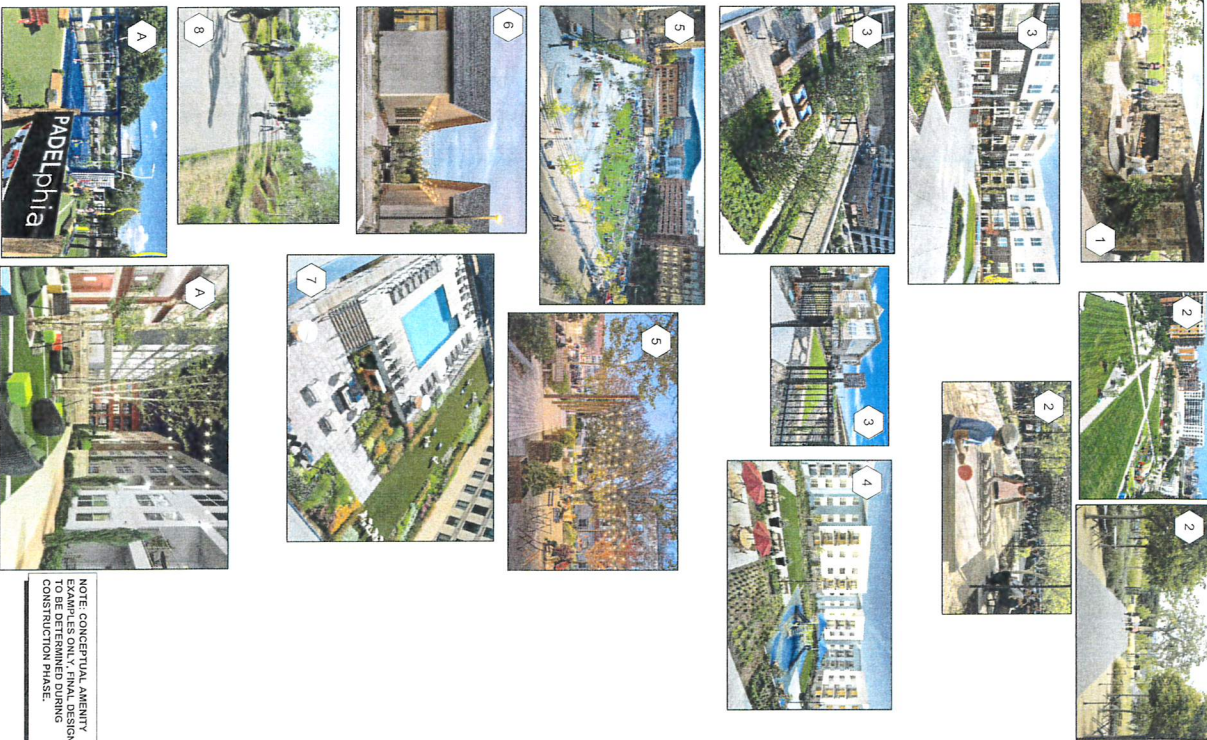
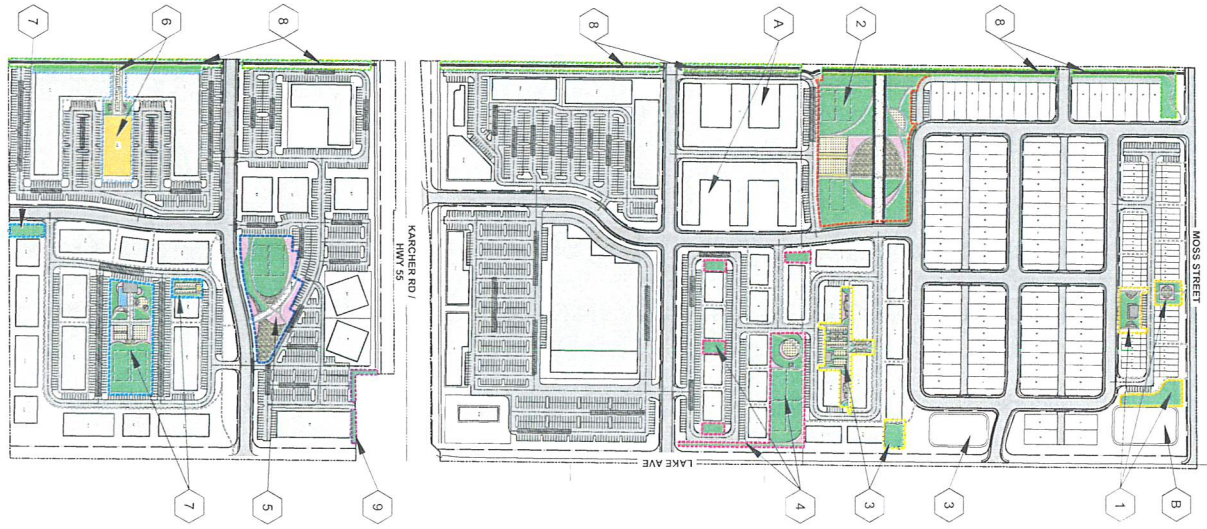
On this 20th day of February 2004, before me, the undersigned a Notary Public in and for said state personally appeared PAUL RASGORSHEK and MARILYN RASGORSHEK, known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same. IN WITNESS WHEREOF I have set my hand and official seal on the date shown above.

[Signature]
Notary Public
Commission Expires: 10/3/04



QUALIFYING COMMON OPEN SPACE AREAS:

- 1. **TOWNHOMES** - **MINIMUM OPEN SPACE AREA: 30.144 SQ. FT.**
PROPOSED OPEN SPACE AMENITIES MAY INCLUDE:
 1. CLUBHOUSE
 2. OUTDOOR LOUNGES - BBQ, FIREPIT, SEATING
 3. OPEN LAWN AREAS - 50' X 100' OR LARGER
- 2. **PLAZAS** - **MINIMUM OPEN SPACE AREA: 41.466 SQ. FT.**
PROPOSED OPEN SPACE AMENITIES MAY INCLUDE:
 1. OPEN LAWN AREAS - 50' X 100' OR LARGER
 2. SWIMRO PATHWAYS
 3. PLAYGROUND
 4. BASKETBALL COURTS
 5. FURNISHED GOLF COURSE
- 3. **ACTIVE SENIOR COMMUNITY (TOWNHOMES)** - **MINIMUM OPEN SPACE AREA: 34.337 SQ. FT.**
PROPOSED OPEN SPACE AMENITIES MAY INCLUDE:
 1. OUTDOOR LOUNGES - BBQ, FIREPIT, SEATING
 2. SWIMRO PATHWAYS
 3. DOG PARK - COURTS
 4. BOCCIE OR OTHER LAWN GAMES
- 4. **APARTMENTS (MULTIFAMILY COMMUNITIES)** - **MINIMUM OPEN SPACE AREA: 61.552 SQ. FT.**
PROPOSED OPEN SPACE AMENITIES MAY INCLUDE:
 1. OUTDOOR LOUNGES - BBQ, FIREPIT, PICNIC SHELTER AND TABLES
 2. SWIMRO PATHWAYS
 3. OPEN LAWN AREAS - 50' X 100' OR LARGER
- 5. **COMMERCIAL PLAZA** - **MINIMUM OPEN SPACE AREA: 48.448 SQ. FT.**
PROPOSED OPEN SPACE AMENITIES MAY INCLUDE:
 1. PLAZA WITH OUTDOOR SEATING
 2. SWIMRO PATHWAYS
 3. OPEN LAWN AREAS - 50' X 100' OR LARGER
- 6. **THE CAROL APARTMENTS (MULTIFAMILY COMMUNITY)** - **MINIMUM OPEN SPACE AREA: 44.530 SQ. FT.**
PROPOSED OPEN SPACE AMENITIES MAY INCLUDE:
 1. CLUBHOUSE
 2. POOL
 3. OUTDOOR LOUNGES - BBQ, FIREPIT, SEATING
 4. BOCCIE OR OTHER LAWN GAMES
- 7. **THE CHARLES APARTMENTS (MULTIFAMILY COMMUNITY)** - **MINIMUM OPEN SPACE AREA: 41.466 SQ. FT.**
PROPOSED OPEN SPACE AMENITIES MAY INCLUDE:
 1. CLUBHOUSE
 2. POOL
 3. OUTDOOR LOUNGES - BBQ, FIREPIT, SEATING
 4. SWIMRO PATHWAYS
 5. OPEN LAWN AREAS - 50' X 100' OR LARGER
 6. BOCCIE OR OTHER LAWN GAMES
- 8. **COLIAR CORRIDOR** - **MINIMUM OPEN SPACE AREA: 90.697 SQ. FT.**
PROPOSED OPEN SPACE AMENITIES MAY INCLUDE:
 1. 8' WALKER PATHWAY
- 9. **BUFFER BETWEEN DIFFERING LAND USES** - **MINIMUM OPEN SPACE AREA: 4.118 SQ. FT.**
TOTAL QUALIFYING OPEN SPACE AREA: 4,118 SQ. FT.
GROSS PROJECT LAND AREA = 5,077,798 SQ. FT.
REQUIRED COMMON OPEN SPACE = 507,779 SQ. FT. (10%)
PROVIDED COMMON OPEN SPACE = 539,125 SQ. FT. (10.6%)



NOTE: CONCEPTUAL AMENITY EXAMPLES ONLY. FINAL DESIGN TO BE DETERMINED DURING CONSTRUCTION PHASE.

DATE	2/20/2022
PROJECT	THE CHARLES AT KARCHER
SHEET	L2.0

PRELIMINARY PLAT LANDSCAPE PLANS FOR:
THE CHARLES AT KARCHER SUBDIVISION
 OPEN SPACE AMENITY PLAN

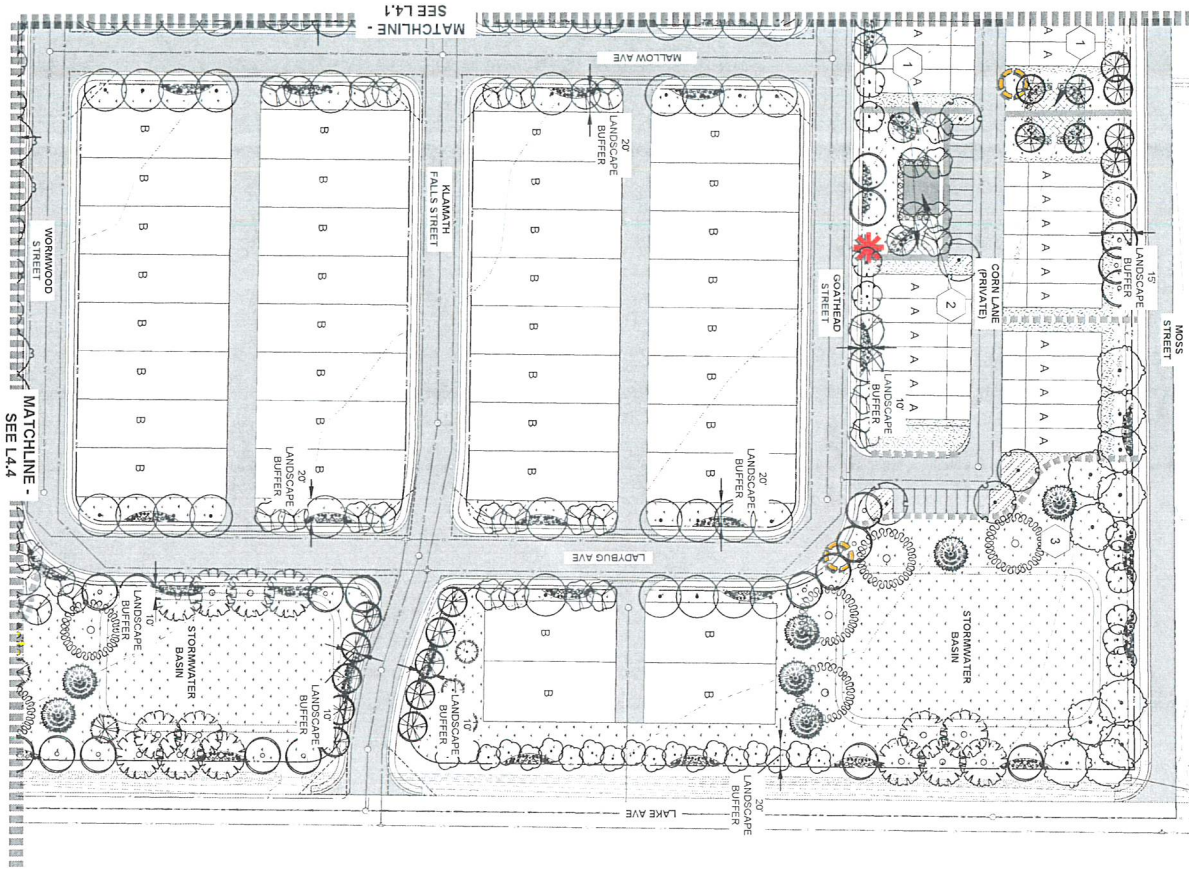
T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 2473 S. TITANIUM PLACE
 MERIDIAN, IDAHO 83642
 208-323-2288 | WWW.TOENGINEERS.COM
 BOSE • COODY • CHEYENNE • COEUR D'ALENE
 HELENA CITY • MERIDIAN • PALM SPRING • SPOKANE

NO.	REVISIONS DESCRIPTION	DATE

DESIGNED	A. TAYLOR
DRAWN	A. TAYLOR
CHECKED	J. ENDRER
APPROVED	J. SWINER

2022 FEB 20 10:00 AM
 T-O ENGINEERS
 2473 S. TITANIUM PLACE
 MERIDIAN, IDAHO 83642

AS



MASTER PLANT SCHEDULE	
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL
	MAHONIEBERRY (FRUITING) - 10' TALL

SYMBOL SCHEDULE	
	PROPOSED SCHOOL BUS STOP
	PROPOSED TRAMPOLINE
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET
	PROPOSED PLAYSET



PRELIMINARY PLAT LANDSCAPE PLANS FOR:
THE CHARLES AT KARCHER SUBDIVISION
LANDSCAPE PLAN

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
208-323-2288 | WWW.TOENGINEERS.COM
BOISE • COYD • CHEYENNE • COEUR D'ALENE
HIBER CITY • MERIDIAN • NAPA • SPOKANE

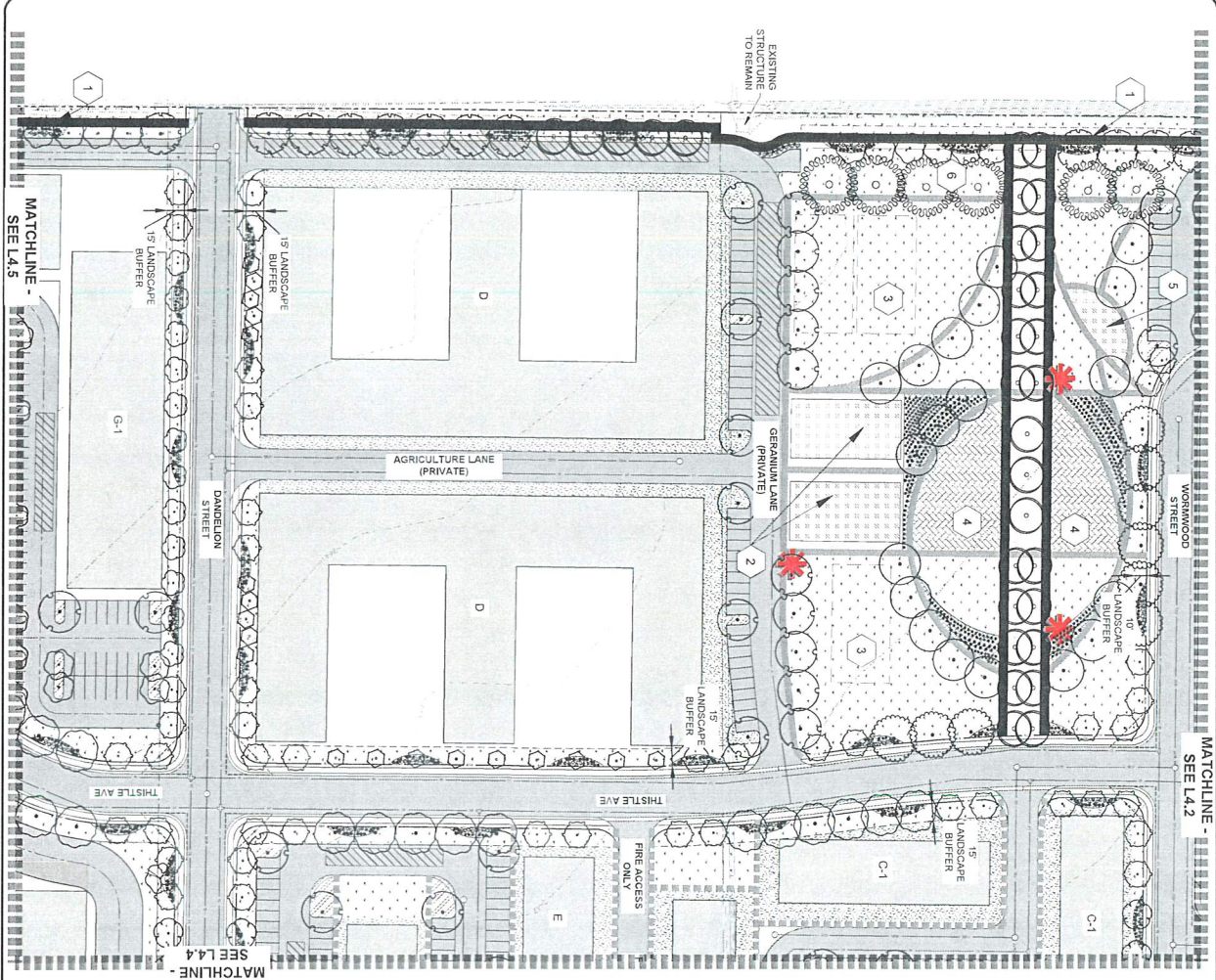
REVISIONS

NO.	DESCRIPTION	DATE

BORDER SIZE
22x14
DRAWN
A. TAYLOR
CHECKED
J. SWYDER
APPROVED
J. SWYDER

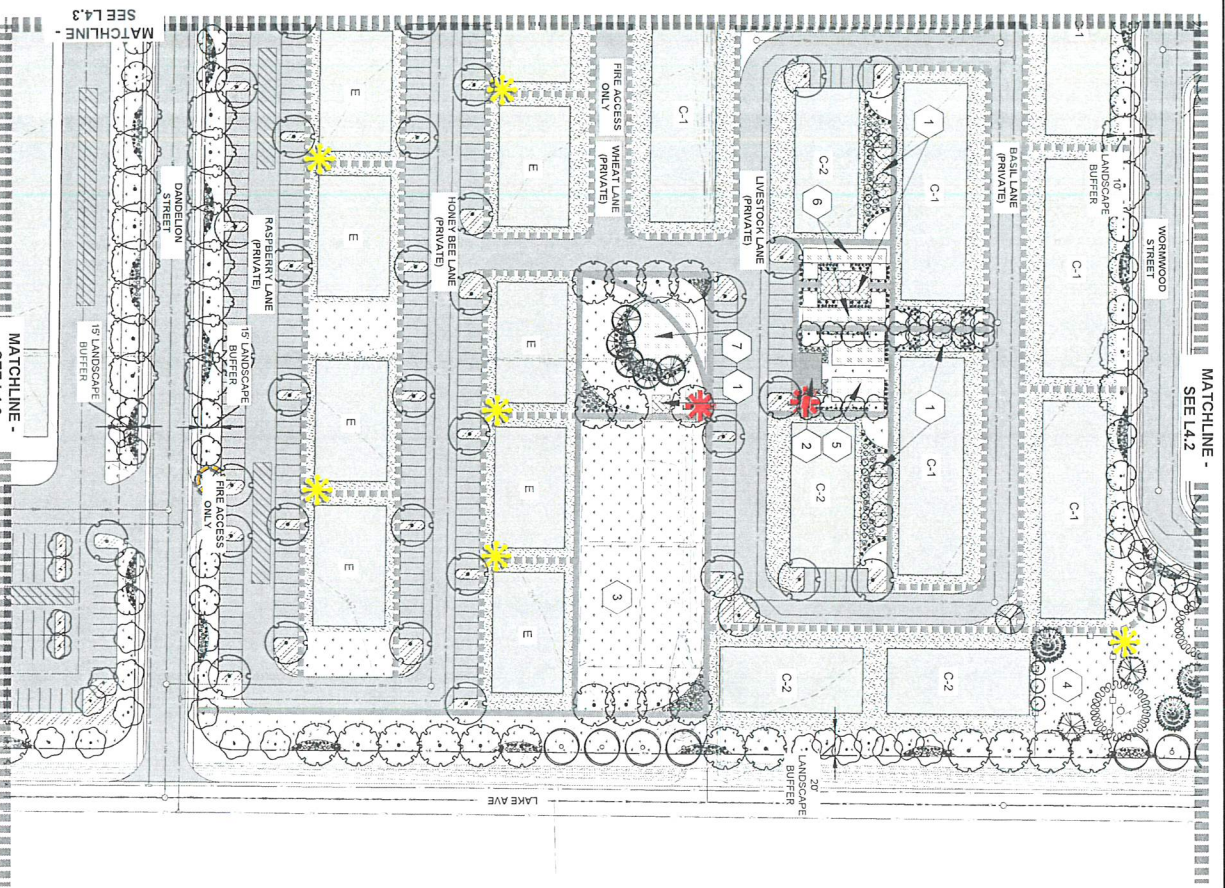
AS

L4.2



CAST IRON TREE	SYMBOL	DESCRIPTION
1	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
2	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
3	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
4	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
5	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
6	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
7	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
8	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
9	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
10	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
11	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
12	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
13	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
14	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
15	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
16	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
17	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
18	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
19	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
20	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
21	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
22	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
23	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
24	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
25	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
26	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
27	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
28	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
29	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
30	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
31	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
32	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
33	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
34	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
35	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
36	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
37	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
38	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
39	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
40	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
41	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
42	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
43	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
44	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
45	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
46	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
47	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
48	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
49	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH
50	(Symbol)	AMERICAN BEECH (FRUITING) 12" DBH

SYMBOL	DESCRIPTION
(Symbol)	PROPOSED 8" CONCRETE WALKWAY
(Symbol)	PROPOSED 4" CONCRETE WALKWAY
(Symbol)	PROPOSED 2" CONCRETE WALKWAY
(Symbol)	PROPOSED 1" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/2" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/4" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/8" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/16" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/32" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/64" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/128" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/256" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/512" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1024" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/2048" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/4096" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/8192" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/16384" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/32768" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/65536" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/131072" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/262144" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/524288" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1048576" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/2097152" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/4194304" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/8388608" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/16777216" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/33554432" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/67108864" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/134217728" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/268435456" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/536870912" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1073741824" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/2147483648" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/4294967296" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/8589934592" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/17179869184" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/34359738368" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/68719476736" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/137438953472" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/274877906944" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/549755813888" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1099511627776" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/2199023255552" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/4398046511104" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/8796093022208" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/17592186444416" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/35184372888832" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/70368745777664" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/140737491553280" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/281474983106560" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/562949966213120" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1125899932426240" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/2251799864852480" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/4503599729704960" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/9007199459409920" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/18014398918819840" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/36028797837639680" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/72057595675279360" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/144115191350558720" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/288230382701117440" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/576460765402234880" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1152921530804469760" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/2305843061608939520" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/4611686123217879040" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/9223372246435758080" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/18446744892871516160" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/36893489785743032320" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/73786979571486064640" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/147573959142972129280" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/295147918285944258560" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/590295836571888517120" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1180591673143777034240" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/2361183346287554068480" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/4722366692575108136960" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/9444733385150216273920" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/18889466763000432547840" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/37778933526000865095680" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/75557867052001730191360" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/151115734104003460382720" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/302231468208006920765440" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/604462936416013835130880" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1208925872832027670261760" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/2417851745664055340523520" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/4835703491328110681044640" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/9671406982656221362089280" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1934281396531244273617760" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/3868562793062488547235520" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/7737125586124977094471040" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/15474251172249953888942080" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/30948502344499907777884160" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/61897004688999815555768320" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/123794009377999631111545600" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/247588018755999262223011200" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/495176037511998524446022400" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/990352075023997048892044800" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/198070415004795397784409600" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/396140830009590795568819200" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/7922816600191815911377384000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/15845633200383631822754680000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/31691266400767236445509360000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/63382532801534472891108720000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/126765065603089457783217440000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/253530131206178915576428800000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/5070602624123578311531256000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/10141205248247156222625120000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/20282410496494312445250240000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/40564820992988624890500480000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/811296419859772497810009600000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/16225928391195449956200192000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/32451856782390899912400384000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/64903713564781799824800768000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1298074271295635996496015360000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/2596148542591271992992028800000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/51922970851825439859840576000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1038459417036508797197611536000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/2076918834073017594395222720000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/4153837668146035188790445440000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/83076753362920703775808888800000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/166153506725841407551617777600000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/3323070134516828151103355555200000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/66461402690336563022067111104000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1329228053806731260441342222080000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/26584561076134625208826844441600000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/531691221522692504176536888832000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1063382443045385008353107377664000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/21267648860907700167062145555520000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/42535297721815400334124111110400000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/850705954436308006682482222208000000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1701411908872616013364964444441600000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/3402823817745232026729888888960000000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/6805647635490464053459777777920000000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/13611295270980928107119555555584000000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/27222590541961856214239111111680000000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/54445181083923712428478222223360000000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/108890362167847424869564444467200000000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/217780724335694849739128888934400000000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/435561448671389699478257777868800000000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/871122897342779398956515555737600000000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1742245954685558797913107111455360000000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/3484491909371117595826214222290720000000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/6968983818742235191652428444181440000000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/13937967637484470383304856888362880000000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/27875935274968940766609713777725152000000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/55751870549937881533219427555550303040000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/111503741099875762664388451111106060800000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/223007482199751525328776902222212121600000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/446014964399503050657538184444424243200000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/892029928799006101315476368888848486400000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/178405985758801202630953137777796972800000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/356811971517602405261906275555593945600000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/713623943035204810523812551111187891200000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1427247886070409620447625022222175782400000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/2854495772140819240895250044444351564800000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/5708991544281638481790500088888703129920000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1141798308856327696358000177777406259840000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/228359661711265539271600035555581251916800000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/456719323422531078543200071111162538336000000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/913438646845062157086400014222222510667200000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/1826877293690124341732800028444441021332400000000000000000" CONCRETE WALKWAY
(Symbol)	PROPOSED 1/3653754587380248683465600056888882



CLASSIFIED	SYMBOL	DESCRIPTION
1	Circle with 1	OUTDOOR LOUNGE
2	Circle with 2	CLUBHOUSE
3	Circle with 3	OPEN LAWN AREA
4	Circle with 4	DOG PARK
5	Circle with 5	PICKLEBALL COURT
6	Circle with 6	BOCCIE
7	Circle with 7	PLAYGROUND

SYMBOL	DESCRIPTION
Circle with 1	PROPOSED CONCRETE BUILT UP
Circle with 2	PROPOSED MULTILAYERED ASPHALT
Circle with 3	FUTURE MULTI LAYER ASPHALT
Circle with 4	FUTURE CONCRETE BUILT UP
Circle with 5	PROPOSED 5" CONCRETE UNDER PAVEMENT
Circle with 6	FUTURE REBERMANT CONCRETE PAVEMENT
Circle with 7	PROPOSED 8" ASPHALT TYPED PAVEMENT
Circle with 8	OPEN LAWN AREA - KEEP ON SOIL
Circle with 9	SHRUB PLANTING AREA - ROCK BEDDING
Circle with 10	SHRUB PLANTING AREA - GRASS
Circle with 11	PLANTING - CONCRETE PAVEMENT
Circle with 12	PLANTING - CONCRETE PAVEMENT
Circle with 13	PLANTING - CONCRETE PAVEMENT
Circle with 14	PLANTING - CONCRETE PAVEMENT
Circle with 15	PLANTING - CONCRETE PAVEMENT
Circle with 16	PLANTING - CONCRETE PAVEMENT
Circle with 17	PLANTING - CONCRETE PAVEMENT
Circle with 18	PLANTING - CONCRETE PAVEMENT
Circle with 19	PLANTING - CONCRETE PAVEMENT
Circle with 20	PLANTING - CONCRETE PAVEMENT

SYMBOL	DESCRIPTION
Circle with 1	PROPOSED CONCRETE BUILT UP
Circle with 2	PROPOSED MULTILAYERED ASPHALT
Circle with 3	FUTURE MULTI LAYER ASPHALT
Circle with 4	FUTURE CONCRETE BUILT UP
Circle with 5	PROPOSED 5" CONCRETE UNDER PAVEMENT
Circle with 6	FUTURE REBERMANT CONCRETE PAVEMENT
Circle with 7	PROPOSED 8" ASPHALT TYPED PAVEMENT
Circle with 8	OPEN LAWN AREA - KEEP ON SOIL
Circle with 9	SHRUB PLANTING AREA - ROCK BEDDING
Circle with 10	SHRUB PLANTING AREA - GRASS
Circle with 11	PLANTING - CONCRETE PAVEMENT
Circle with 12	PLANTING - CONCRETE PAVEMENT
Circle with 13	PLANTING - CONCRETE PAVEMENT
Circle with 14	PLANTING - CONCRETE PAVEMENT
Circle with 15	PLANTING - CONCRETE PAVEMENT
Circle with 16	PLANTING - CONCRETE PAVEMENT
Circle with 17	PLANTING - CONCRETE PAVEMENT
Circle with 18	PLANTING - CONCRETE PAVEMENT
Circle with 19	PLANTING - CONCRETE PAVEMENT
Circle with 20	PLANTING - CONCRETE PAVEMENT

PRELIMINARY PLAT LANDSCAPE PLANS FOR:
THE CHARLES AT KARCHER SUBDIVISION
LANDSCAPE PLAN

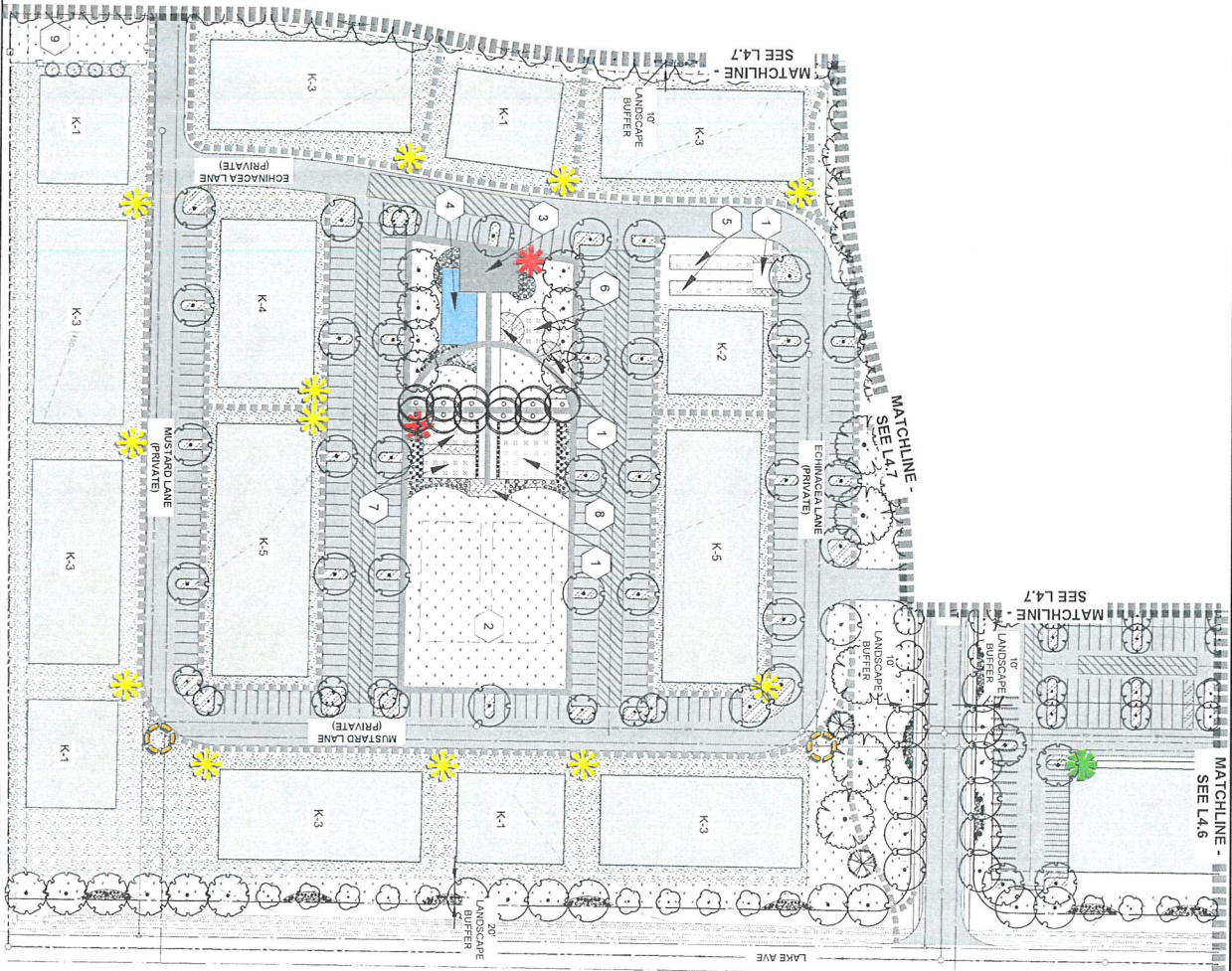
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANUM PLACE
MERIDIAN, IDAHO 83642
208-323-2288 | WWW.TOENGINEERS.COM
BOISE • COYO • CHEYENNE • COEUR D'ALENE
HEBER CITY • IDAHO FALLS • KAMIA • SPOKANE

NO.	REVISIONS	DATE
1	DESIGNED	2/21/24
2	CHECKED	2/21/24
3	APPROVED	2/21/24

PROJECT: THE CHARLES AT KARCHER SUBDIVISION
SHEET: L4.2

2024

AB



LANDSCAPE PLANT SCHEDULE	
	MAELANDER & GARDNER OAK MULLEN BRANCHED BARK
	GREEN CHAMPAGNE FORMIDABLY TROPIC PAVY FOLIAGE
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT
	ACER PEELBARK PLANTING SPECIMEN PLANT

SYMBOL SCHEDULE	
	PROPOSED 8' CEMENT / SAND FINISH
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE
	PROPOSED 4" POLYPROPYLENE FIBRE REINFORCED CONCRETE

AMENITY NEVOTES SCHEDULE	
1	OUTDOOR LOUNGE
2	OPEN LAWN AREA
3	CLUBHOUSE
4	POOL
5	BOCCIE
6	PLAYGROUND
7	PICKLEBALL COURT
8	SPORTS COURT
9	DOG PARK

PRELIMINARY PLAT LANDSCAPE PLANS FOR:
THE CHARLES AT KARCHER SUBDIVISION
LANDSCAPE PLAN

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
208-323-2288 | WWW.TOENGINEERS.COM
BOISE • COYO • CHEYENNE • COEUR D'ALENE
HEBER CITY • MERIDIAN • NASHVILLE • SPOKANE

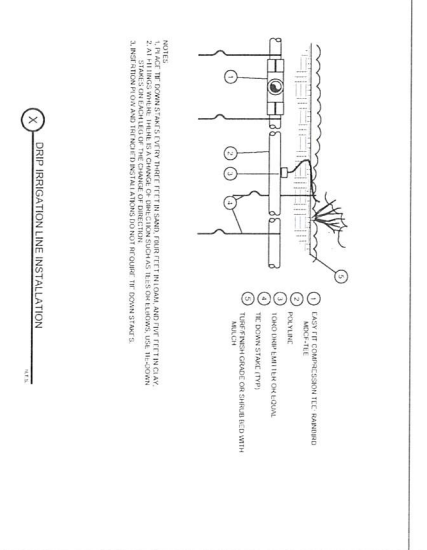
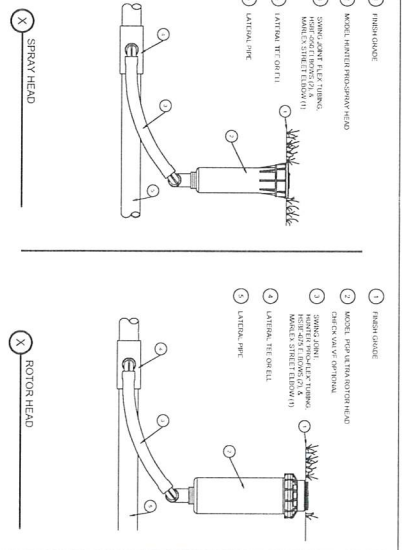
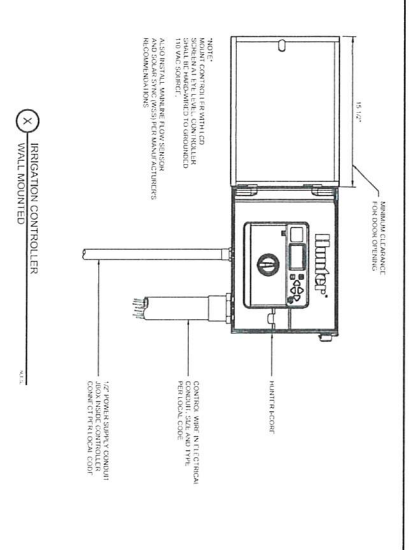
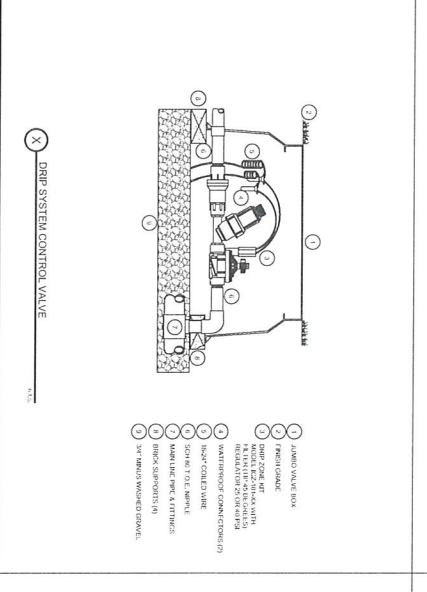
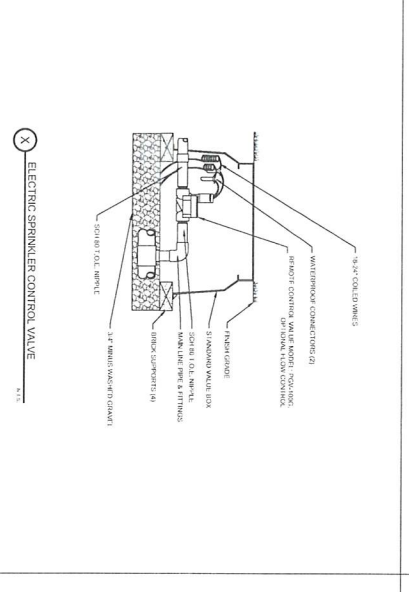
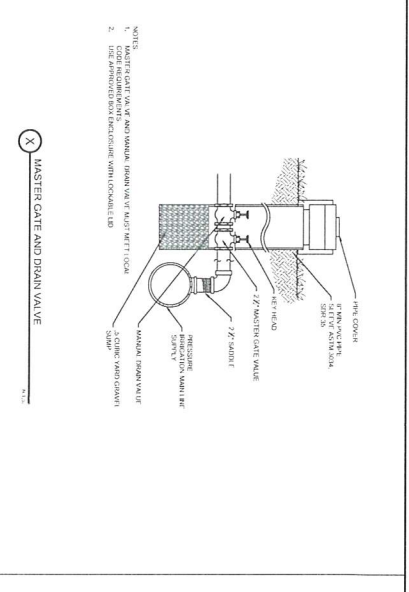
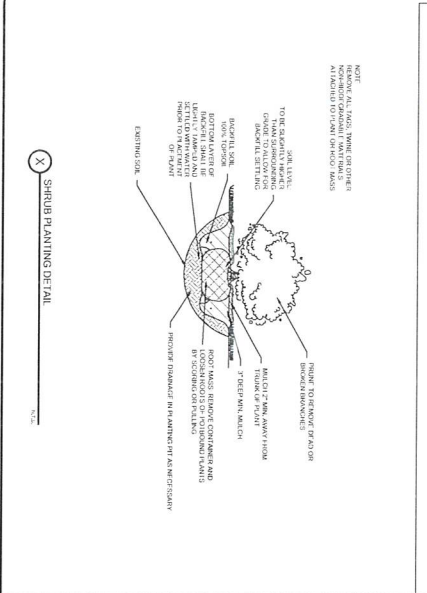
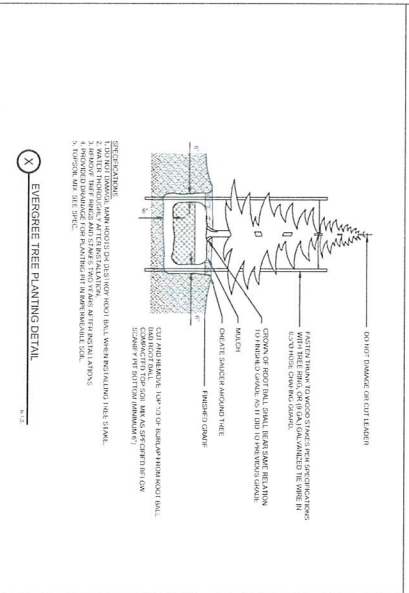
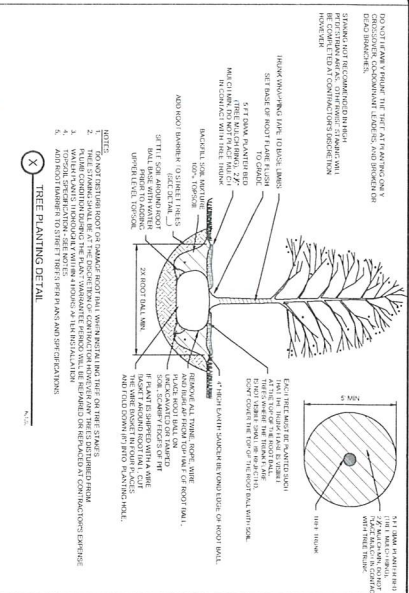
NO.	REVISIONS DESCRIPTION	DATE	DESIGNED	DRAWN	CHECKED	APPROVED

DATE: 04/27/2022
DRAWN: A. TAYLOR
CHECKED: J. S. WALKER
APPROVED: J. WALKER

SCALE: 1" = 20'-0"

PROJECT: 230613

AST



<p>T-O ENGINEERS CONSULTING ENGINEERS, SURVEYORS & PLANNERS 24715 TITANIUM PLACE MERIDIAN, IOWA 53542 208-322-2288 WWW.T-OENGINEERS.COM BOISE • CODY • CHEYENNE • COEUR D'ALENE HEBER CITY • MENDOTA • MAPLE • SPOKANE</p>		<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>APPV</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE	BY	CHKD	APPV							<p>DESIGNED: A. TAYLOR CHECKED: J. SANDER APPROVED: J. SANDER</p>	
NO.	DESCRIPTION	DATE	BY	CHKD	APPV											
<p>PRELIMINARY PLAT LANDSCAPE PLANS FOR: THE CHARLES AT KARCHER SUBDIVISION LANDSCAPE DETAILS</p>		<p>DATE: 04/22/2022 PROJECT: L501</p>	<p>SCALE: AS SHOWN</p>	<p>150</p>												

ASB

Property Owner Acknowledgement

I, DESERT SUN FARMS INC, the record owner for real property addressed
BY CHARLES D. RUTHER PRES
as MARICOPA & LAKE, am aware of, in agreement with, and give
my permission to Triple Dot Development & T-O Engineers, 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 28TH day of April, 2022

Charles D. Rutherford

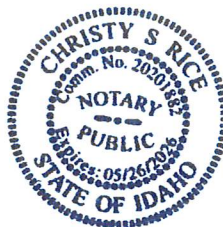
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Christy Rice a Notary Public, do hereby certify that on this 25th day of April, 2022, personally appeared before me Charlie Pinter 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.

Christy Rice
NOTARY PUBLIC FOR IDAHO
Residing at 217 W. Georgia Ave Nampa, ID 83686
My Commission Expires 05/26/2026



Property Owner Acknowledgement

I, THE CHARLES & CRAIG FAMILY TRUST, the record owner for real property addressed as KATCHEL & LAKE C, am aware of, in agreement with, and give my permission to Triple Dot Development & T-O Engineers, 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 4-25-22 day of April, 2022

By Charles D. Pintner

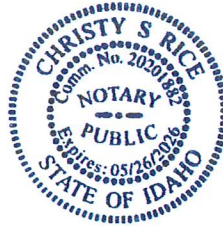
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Christy Rice, a Notary Public, do hereby certify that on this 25th day of April, 2022, personally appeared before me Charlie Pinter, 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.

Christy Rice
NOTARY PUBLIC FOR IDAHO
Residing at 217 W. Georgia Ave Nampa, ID 83686
My Commission Expires 05/26/2026



Project No: 210618

Date: May 03, 2022

Page 1 of 2

**ZONE HC
LAND DESCRIPTION**

Located in the E1/2 of the SE1/4 of Section 11, and the NE1/4 of the NE1/4 of Section 14, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

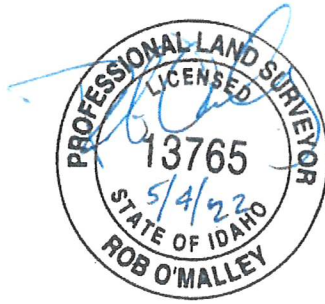
BEGINNING at the southeast corner of said Section 11, thence along the south boundary of said Section 11,

1. S.89°42'56"W., 288.64 feet; thence, leaving said south boundary of Section 11,
2. S.00°25'56"W., 170.74 feet; thence,
3. N.89°10'04"E., 288.05 feet to a point on the east boundary of Section 14; thence along said east boundary,
4. S.00°39'03"W., 1152.95 feet to the southeast corner of the NE1/4 of the NE1/4 of said Section 14; thence along the south boundary of said NE1/4 of the NE1/4,
5. S.89°39'32"W., 1325.20 feet to the southwest corner of said NE1/4 of the NE1/4; thence along the west boundary of said NE1/4 of the NE1/4,
6. N.00°36'47"E., 1322.24 feet to the northwest corner of said NE1/4 of the NE1/4 of Section 14; thence leaving Section 14, along the west boundary of the SE1/4 of the SE1/4 of Section 11,
7. N.00°36'45"E., 1324.13 feet to the northwest corner of Section 14 to the northwest corner of said SE1/4 of the SE1/4; thence along the west boundary of the NE1/4 of the SE1/4 of said Section 11,
8. N.00°36'37"E., 370.53 feet; thence,
9. S.89°20'30"E., 1327.24 feet to the east boundary of said SE1/4 of Section 11; thence,
10. S.00°39'31"W., 348.57 feet to the northeast corner of the SE1/4 of the SE1/4 of Section 11; thence along the east boundary of said SE1/4 of the SE1/4 of Section 11,

Project No: 210618
Date: May 03, 2022
Page 2 of 2

11. S.00°39'29"W., 1324.28 feet to the POINT OF BEGINNING.

CONTAINING: 90.37 acres.



Project No: 210618

Date: May 03, 2022

Page 1 of 1

**ZONING FOR R2
LAND DESCRIPTION**

Located in the NE1/4 of the SE1/4 of Section 11, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

BEGINNING at the northeast corner of the southeast quarter of said Section 11, thence along the easterly boundary of said Section 11,

1. S.00°39'30"W., 975.65 feet; thence, leaving said east boundary of Section 11,
2. N.89°20'30"W., 1327.24 feet to the west boundary of said NE1/4 of the SE1/4; thence, along said boundary,
3. N.00°36'37"E., 953.60 feet to the northwest corner of said NE1/4 of the SE1/4; thence along the north boundary thereof,
4. N.89°42'25"E., 1328.22 feet to the **POINT OF BEGINNING**.

CONTAINING: 29.40 acres.





CITY OF
Caldwell, Idaho

Planning & Zoning
PUD DETAILS FORM

Project Name: The Charles at Karcher	File #:
Applicant/Agent: T-O Engineers	

Planned Unit Development (PUD) Information

Total Acreage: ±116.57 Zoning: H-C & R-3 Phased Project: Yes No If yes, # of phases: 7

List all proposed uses: single family residential (attached & detached), multifamily, and commercial.

If residential is proposed: Total # of dwelling units: 1,258 Proposed Density: H-C: 12.8 units/acre
R-2: 4.9 units/acre

List all types of proposed housing units: single family attached & detached, multifamily (plex units, senior living (unassisted), apartments

PUD Required Details

PUD must be consistent with one or more of the following. Mark all that apply and provide a detailed explanation.

Offers a maximum choice of living environments by allowing a variety of housing and building types
See project narrative

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

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

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

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

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

See project narrative

- All lots developed for residential purposes shall have frontage on a public roadway. Check here indicating this project meets this requirement.

All PUD's shall have the following features:

- Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute)
- Eight-foot wide paved major pathway with a 5-foot wide landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway
- Usable open space of at least 10% of the gross area
- Varying bermed street landscape buffers of a 2:1 to 3:1 ratio
- 4 or more of the following amenities shall be provided: baseball/softball field; basketball court; boat dock/river access; buildings to LEED standards; community center; daycare center; detached sidewalks; energy-star certified housing; enhanced paving and design features; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; residential buildings constructed with fire sprinkler systems; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council

- 1. Playgrounds
 - 2. Ampitheater
 - 3. Sporting courts
 - 4. Rear entry garages
- *Other amenities
as shown on the
first page of
Landscape Plans

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

See project narrative with deviations table

Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject property must meet the following criteria: N/A

- Parcel under 20 acres
- Parcel located within a largely developed area (minimum 50% of land within 300 feet of subject property developed)
- Municipal services are readily available

All