

MEMO

Date: September 20, 2021

To: Robb MacDonald, Engineering Department
T.J. Frans, Engineering Department
Alan Perry, Fire Marshal
Chris Bryant, Building Department
Dave Wright, Police Department
Dave Marston, Mapping Department
Angie Hopf, Mapping Department
Jenny Titus, Vallivue School District
Mark Zirchsky, Pioneer Irrigation District
Amber Jaquier-Page, Pioneer Irrigation District
Carl Miller, Compass Idaho
Brent Carpenter, Brown Bus Company
Idaho Power
Intermountain Gas

From: Kate Phillips, Associate Planner
Caldwell P & Z Department

RE: Case Number SUP21-000006 Timbergrass Apartments

Please review the attached application and information and provide us with your written input. We request that you e-mail any comments as soon as possible but no later than **Friday, October 15, 2021**.

E-mail: P&Z@cityofcaldwell.org

Case Number SUP21-000006: A request by Hannah Mitchell for a Special Use Permit for Timbergrass Apartments, a 274 unit multi-family residential complex on 16.57 acres in a C-2 (Community Commercial) zone. The property is located approximately 350 feet southwest from the intersection of 10th Avenue and Ustick Road.

This case is scheduled to be presented before the **Caldwell Hearing Examiner on Tuesday, October 26, 2021 at 7:00 pm**.

We will assume that you have no objections, concerns or comments if you do not reply to this request within the requested timeframe. If you have any questions, you may contact me at 208-455-4594.



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): SUP21-000006

~~Copper at Caldwell~~
Project Name: Timbergrass Apts

Date Filed: 3/24/21 Date Complete: _____

Related Files: _____

Subject Property Information

Address: 106 E USTICK RDCALDWELL, ID 83605 Parcel Number(s): R3258100000 Zoning: _____

Subdivision: _____ Block: _____ Lot: _____ Acreage: 1.62

Prior Use of the Property: _____

Proposed Use of the Property: _____

Applicant Information

Applicant Name: Hannah Mitchell Phone: (509) 321-3229

Address: _____ City: _____ State: _____ Zip: _____

Email: hannahm@inlandconstruction.com Cell: (509) 321-3229

Owner Name: BENNETT INDUSTRIES INC Phone: _____

Address: 171 HWY 95 N City: GRANGEVILLE State: ID Zip: 83530

GRANGEVILLE, ID 83530 Cell: _____

Email: _____

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

Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Cell: _____

Authorization

Print Applicant Name: Hannah Mitchell

Applicant Signature: _____ Date: 03/24/2021

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

AI

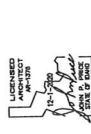
Timbergrass Apartments
Project Narrative

Timbergrass Apartments ("Project") is a proposed market rate multifamily development near the corner of South 10th Avenue and East Ustick Road. The Project will encompass 14.29 acres of the site with 2.28 acres reserved for a future commercial lot. The Project consists of 274 units in 11 three-story apartment building and 5 two-story carriage houses. 54 one-bedroom units, 136 two-bedroom units and 84 three-bedroom units are planned. This unit mix will provide homes for both individuals and families in Caldwell. Walking paths connect the buildings to outdoor site amenities such as a sport court and community gardens while also providing a connection to the Clubhouse. The clubhouse will contain a resident lounge, fitness room, game room and business center. Primary vehicular site access will be off South Kimball Avenue with a secondary access point on East Ustick Road. 488 parking spaces are provided on site in open surface stalls, carports, and garages.

Timbergrass Apartments

SOUTH 10TH AVENUE & EAST USTICK ROAD
CALDWELL, IDAHO

TIMBERGRASS
APARTMENTS
SOUTH 10TH AVENUE &
EAST USTICK ROAD
CALDWELL, IDAHO



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FILE
DATE: December 1, 2020
PROJECT: 20-10-010
ARCHITECT: JOHN PRICE
REVISIONS

0.0
TITLE SHEET

SHEET INDEX

- (1) A0.0 TITLE SHEET
- LANDSCAPE DRAWINGS**
- (2) LP-001 PLANTING NOTES
- (3) LP-002 PLANTING SCHEDULE
- (4) LP-100 OVERALL PLANTING PLAN
- (5) LP-101 PLANTING PLAN - BUILDING TYPE 1
- (6) LP-102 PLANTING PLAN - BUILDING TYPE 2
- (7) LP-103 PLANTING PLAN - BUILDING TYPE 3
- (8) LP-104 PLANTING PLAN - BUILDING TYPE 4
- (9) LP-501 PLANTING DETAILS
- ARCHITECTURAL DRAWINGS**
- (10) A1.0 SITE PLAN
- (11) A2.0 BUILDING TYPE 1 FIRST AND SECOND FLOOR PLANS
- (12) A2.1 BUILDING TYPE 1 THIRD FLOOR PLAN
- (13) A2.2 BUILDING TYPE 2 FIRST AND SECOND FLOOR PLANS
- (14) A2.3 BUILDING TYPE 2 THIRD FLOOR PLAN
- (15) A2.4 BUILDING TYPE 3 FIRST AND SECOND FLOOR PLANS
- (16) A2.5 BUILDING TYPE 3 THIRD FLOOR PLAN
- (17) A5.0 BUILDING ELEVATIONS
- (18) A5.1 COLORED BUILDING ELEVATIONS - COLOR SCHEME 1
- (19) A5.2 COLORED BUILDING ELEVATIONS - COLOR SCHEME 2
- (20) A5.3 COLORED BUILDING ELEVATIONS - COLOR SCHEME 3
- (21) A5.4 COLORED BUILDING ELEVATIONS - COLOR SCHEME 4
- (22) A5.5 COLORED BUILDING ELEVATIONS - COLOR SCHEME 5
- (23) A5.6 COLORED BUILDING ELEVATIONS - COLOR SCHEME 6
- (24) A5.7 COLORED BUILDING ELEVATIONS - COLOR SCHEME 7
- (25) A5.8 COLORED BUILDING ELEVATIONS - COLOR SCHEME 8
- (26) A5.9 COLORED BUILDING ELEVATIONS - COLOR SCHEME 9
- (27) A5.10 COLORED BUILDING ELEVATIONS - COLOR SCHEME 10

VICINITY MAP

NO SCALE





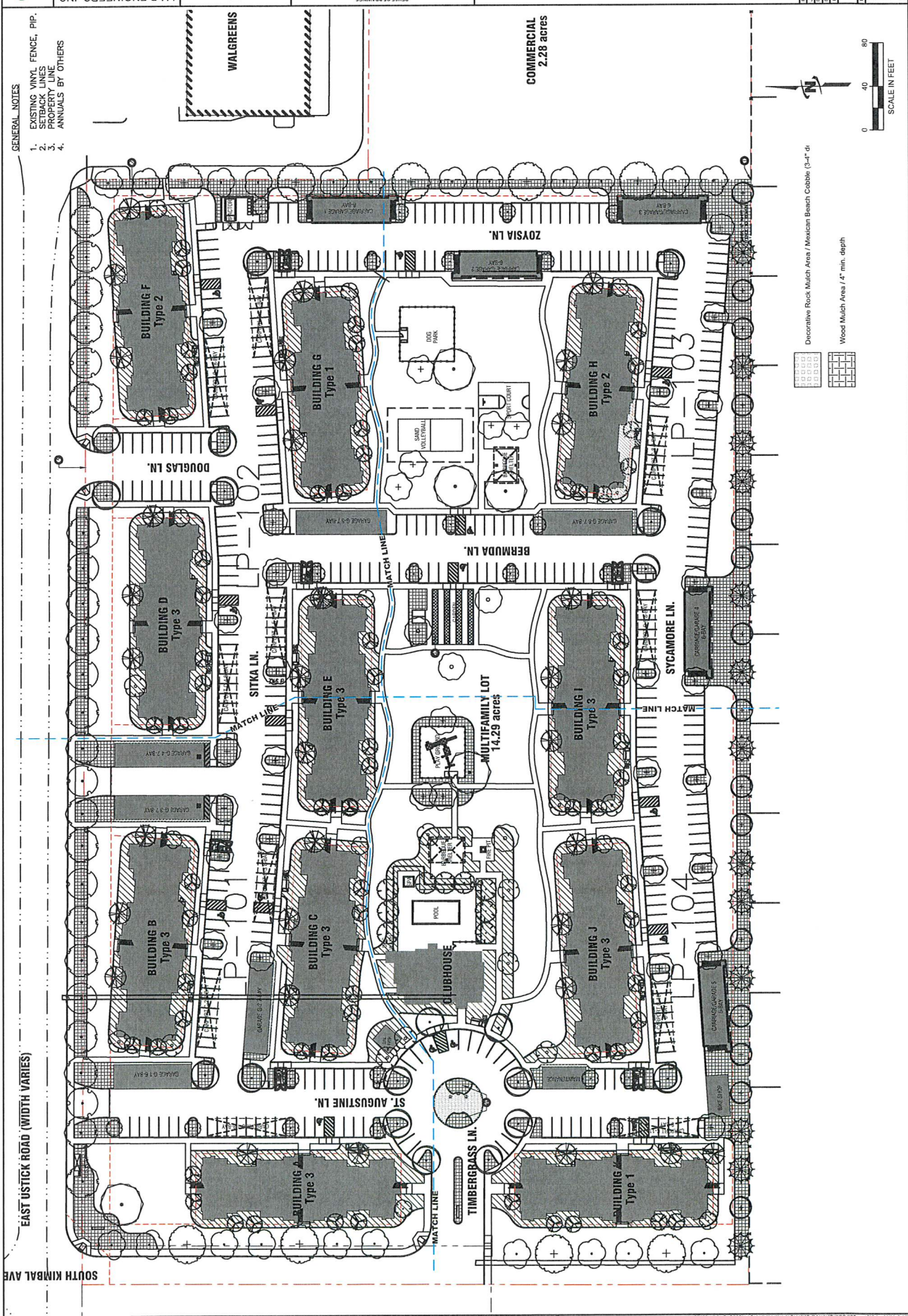
JUB ENGINEERS, INC.
2760 W. Excursion Ln.
Meridian, ID 83642
Phone: 208.376.2330
www.jub.com



REVISIONS

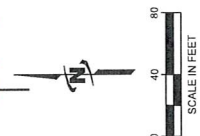
NO.	DESCRIPTION	BY	DATE

TIMBERGRASS APARTMENTS
INLAND IDAHO
OVERALL PLANTING - N - TREE & MULCH
DRAWING: LP-100
SHEET: 3 OF 8

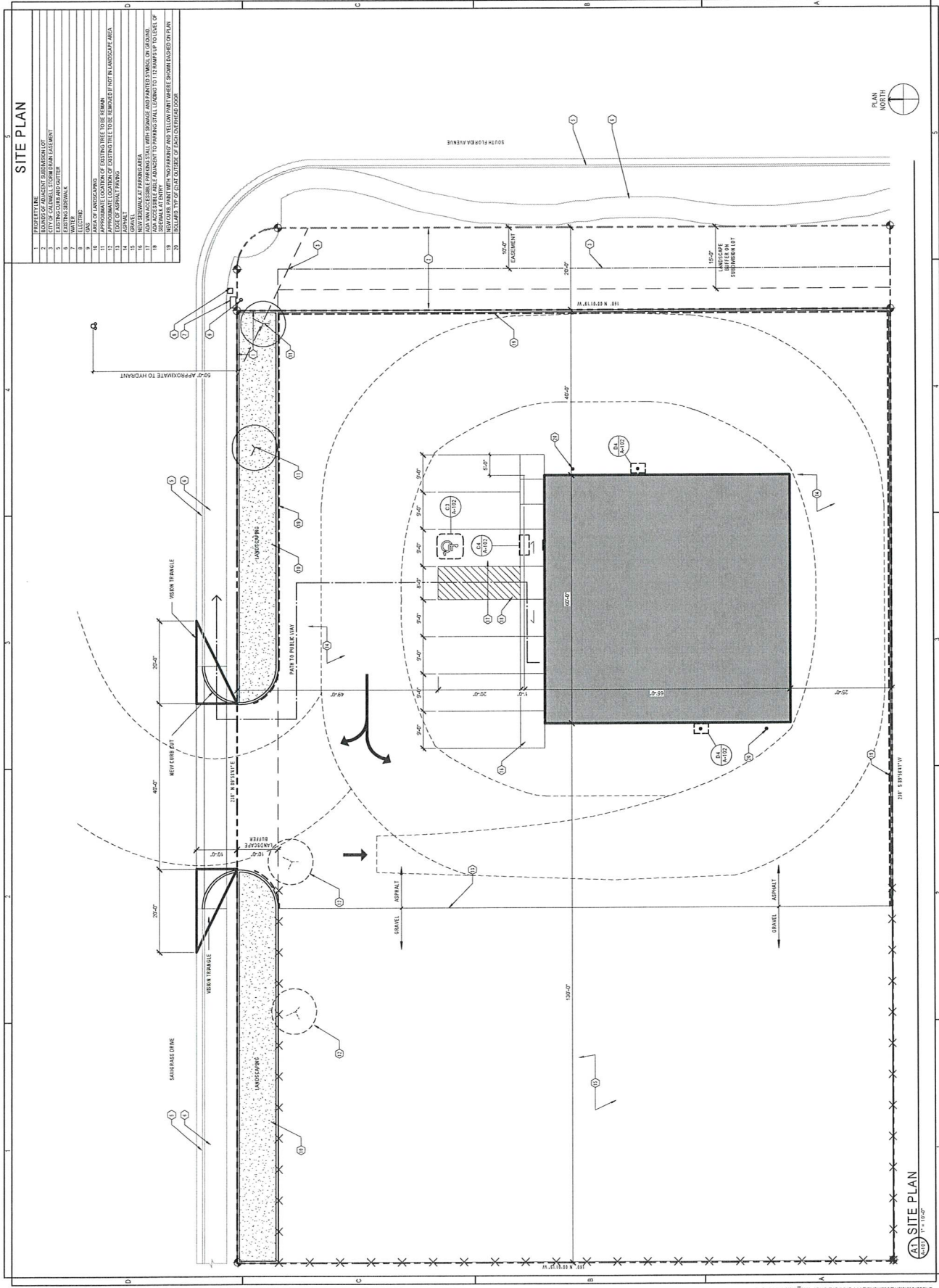


GENERAL NOTES

- EXISTING VINYL FENCE, PIP, SANITARY LINE
- PROPERTY LINE
- ANNUALS BY OTHERS
- ANNUALS BY OTHERS



A-3

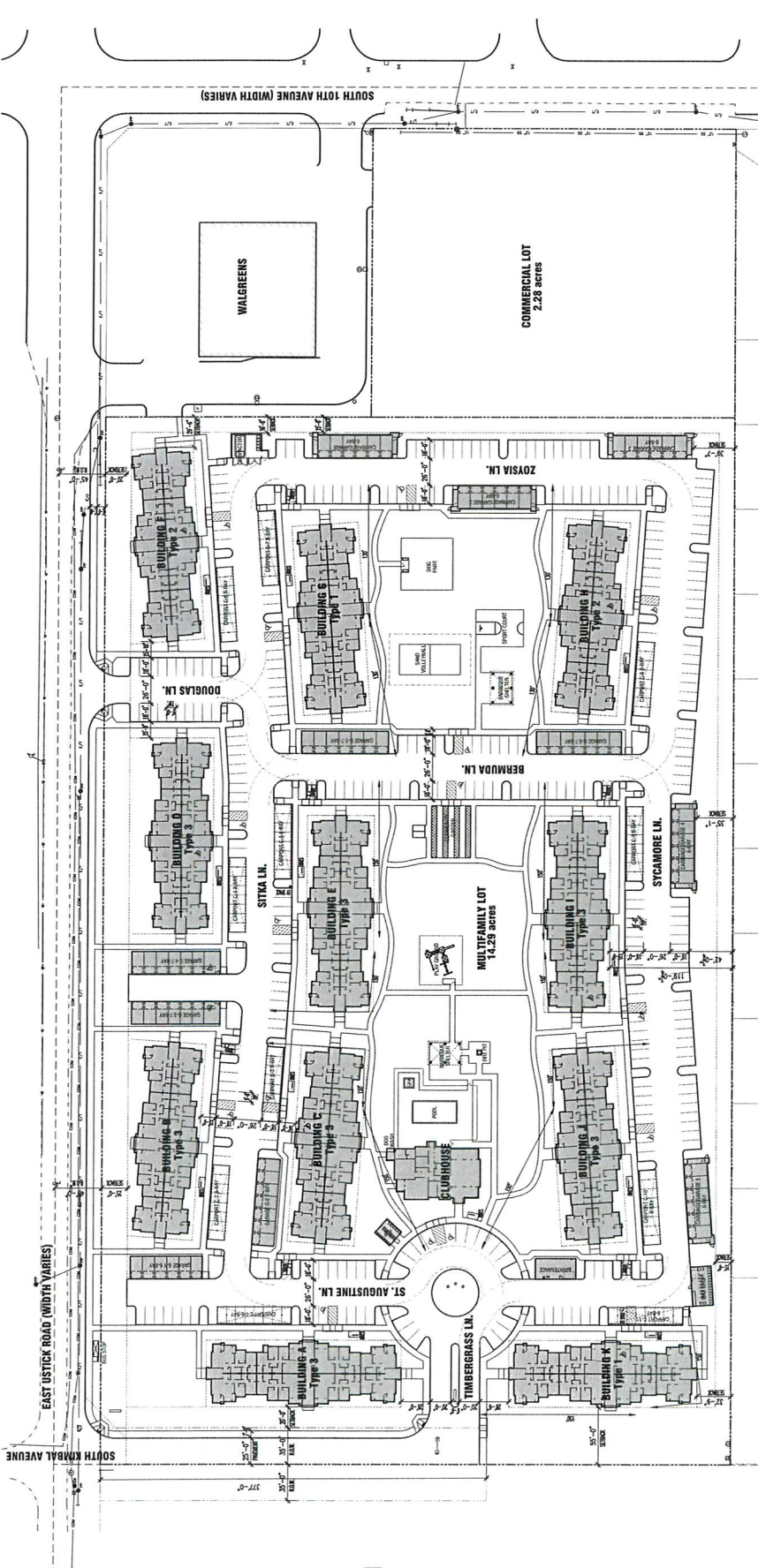


SITE PLAN

1	PROSPECTIVE
2	BOUNDARY OF ADJACENT SUBDIVISION LOT
3	CITY OF CALDWELL ZONING ORDINANCE
4	EXISTING DRIVEWAY
5	EXISTING DRIVEWAY
6	EXISTING DRIVEWAY
7	EXISTING DRIVEWAY
8	EXISTING DRIVEWAY
9	EXISTING DRIVEWAY
10	EXISTING DRIVEWAY
11	EXISTING DRIVEWAY
12	EXISTING DRIVEWAY
13	EXISTING DRIVEWAY
14	EXISTING DRIVEWAY
15	EXISTING DRIVEWAY
16	EXISTING DRIVEWAY
17	EXISTING DRIVEWAY
18	EXISTING DRIVEWAY
19	EXISTING DRIVEWAY
20	EXISTING DRIVEWAY

ATL SITE PLAN
P. 10/19/21

A-3



BUILDING MAX:

- (2) 3-STORY BUILDING TYPE 1: (12) X1, (80) 2X2 = 48 UNITS
- (3) 3-STORY BUILDING TYPE 2: (48) 2X2 = 48 UNITS
- (7) 3-STORY BUILDING TYPE 3: (42) X1, (42) 2X2, (84) 3X2 = 188 UNITS
- (5) 2-STORY CARTRIDGE HOUSE GARAGE: (10) 2X1 = 10 UNITS

TOTAL DWELLING UNITS: = 274 UNITS

PARKING DATA

PARKING RECOMMENDED:

- 1-BED/1-BATH: 54 UNITS x 1.50 SPACES PER UNIT = 81 SPACES
- 2-BED/1-BATH: 10 UNITS x 1.75 SPACES PER UNIT = 18 SPACES
- 3-BED/2-BATH: 8 UNITS x 2.0 SPACES PER UNIT = 16 SPACES

TOTAL SPACES RECOMMENDED: = 115 SPACES (17,700 S.F.)

MINIMUM ACCESSIBLE SPACES: 16 SPACES REQUIRED (18 PROVIDED)

PARKING REQUIRED BY ORDINANCE:

- 274 x 1.5 = 411 SPACES MINIMUM
- 274 x 2.0 = 548 SPACES MINIMUM

PARKING PROPOSED: 115 SPACES (14 ACCESSIBLE) (1-EV SPACE)

CARPPOOL SPACES: 31 SPACES (2 ACCESSIBLE)

GARAGE SPACES: 71 SPACES (2 ACCESSIBLE)

TOTAL SPACES PROPOSED: 115 SPACES (17,700 S.F.)

BICYCLE PARKING REQUIRED BY ORDINANCE: 137 SPACES REQUIRED (18 PROVIDED)

274 x 2 = 548 SPACES COVERED (AT BIKE SHOP), 84 OPEN, PROVIDED

SITE DATA

TOTAL SITE AREA: 721,768 S.F. / 16.57 ACRES

APARTMENT LOT: 622,477 S.F. / 14.28 ACRES

COMMERCIAL LOT: 99,349 S.F. / 2.28 ACRES

CURRENT ZONING: C-2

TOTAL NUMBER OF DWELLING UNITS: 274 (18 UNITS PER ACRE)

SETBACKS:

- FRONT: 20 FEET REQUIRED, 20 FEET PROPOSED
- REAR: 20 FEET REQUIRED, 20 FEET PROPOSED
- STREET SIDE YARD: 15 FEET REQUIRED, 15 FEET PROPOSED
- INTERIOR SIDE YARD: 6 FEET REQUIRED, 15 FEET PROPOSED
- REAR YARD: 15 FEET REQUIRED, 15 FEET PROPOSED

SITE COVERAGE RATIOS: 128,008 S.F. (20.7%)

BUILDING COVERAGE: 189,793 S.F. (27.3%)

LANDSCAPE COVERAGE: 32,010 S.F. (5%)

OPEN AREA (NOT INCLUDING SETBACKS): 189,989 S.F. (26.6%)

ALLOWABLE BUILDING HEIGHT: 35' ALLOWED

39'-4" TO PEAK (ACTUAL HEIGHT)

39'-4" TO MID-POINT OF SLOPED ROOF

29'-4" TO SOFT

UNIT MIX:

- 1-BED/1-BATH: 54 (20%)
- 2-BED/1-BATH: 10 (4%)
- 3-BED/2-BATH: 128 (46%)
- 3-BED/2-BATH: 84 (30%)

1 SITE PLAN
SCALE: 1" = 50'-0"

APARTMENT BUILDING UNIT DATA

BUILDING	GROSS AREA	BUILDINGS G & H		BUILDINGS A, B, C, D, E, F, I		GARTRIDGE HOUSE		UNIT TOTALS	GROSS AREA	DECK AREA	STORAGE AREA				
		1	2	3	4	5	6					7	8	9	10
A-1	9,050 S.F.	1	2	3	1	1	1	1	27	1	1	1			
A-2	8,203 S.F.	1	2	3	1	1	1	1	27	1	1	1			
A-3	27,236 S.F.	1	2	2	2	2	2	2	42	2	2	2			
B-1	9,252 S.F.	2	2	2	2	2	2	2	12	2	2	2			
B-2	9,196 S.F.	2	2	2	2	2	2	2	12	2	2	2			
B-3	9,196 S.F.	2	2	2	2	2	2	2	12	2	2	2			
B-4	2,744 S.F.	3	2	1	2	5	10	75	1,109	26	50	50			
B-5	9,201 S.F.	1	1	1	1	1	1	1	7	9	9	9			
B-6	9,314 S.F.	1	1	1	1	1	1	1	7	9	9	9			
B-7	9,314 S.F.	1	1	1	1	1	1	1	7	9	9	9			
B-8	28,659 S.F.	1	1	1	1	1	1	1	168	0	2	10			
B-9	1,863 S.F.	1	1	1	1	1	1	1	1	1	1	1			
B-10	2,500 S.F.	1	1	1	1	1	1	1	1	1	1	1			
TOTALS		18	8	8	24	48	18	8	8	24	168	0	2	10	274

UNIT TYPE TOTALS

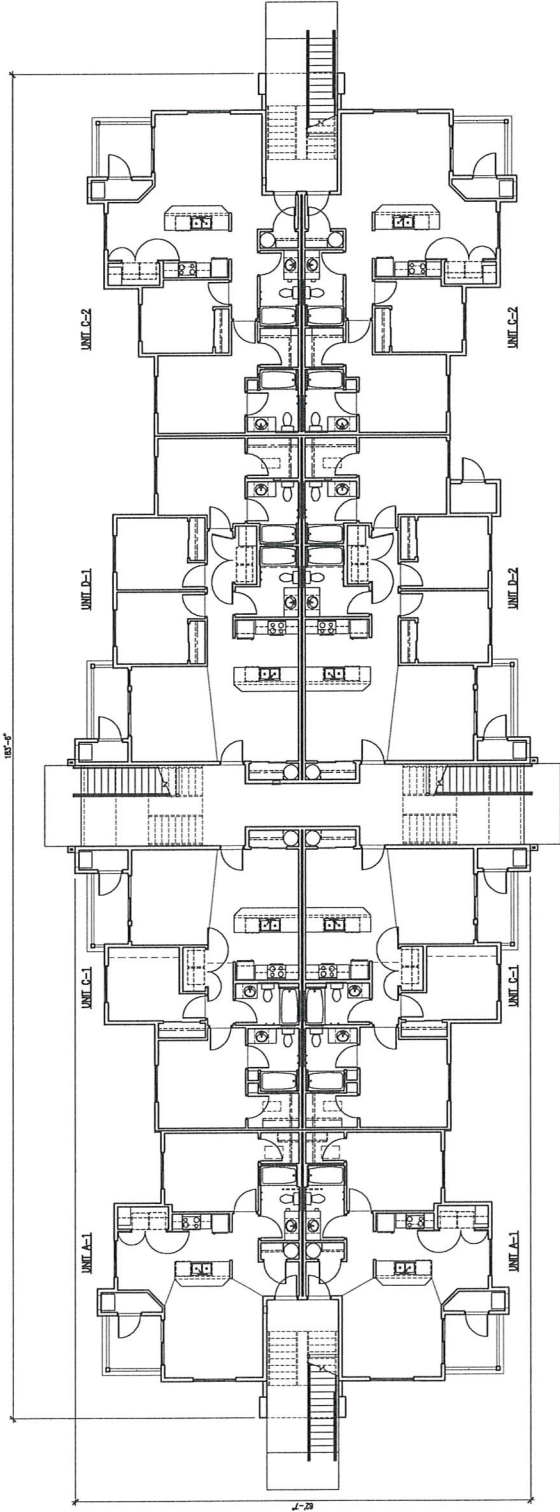
UNIT TYPE	NO. OF UNITS	% OF PRODUCT
UNIT A	54	19.71%
UNIT B	10	3.65%
UNIT C	206	75.09%
UNIT D	274	100.00%

GROSS UNIT AREA IS MEASURED TO THE OUTSIDE FACE OF PERIMETER WALLS NOT INCLUDING DECK AND STORAGE ROOM.

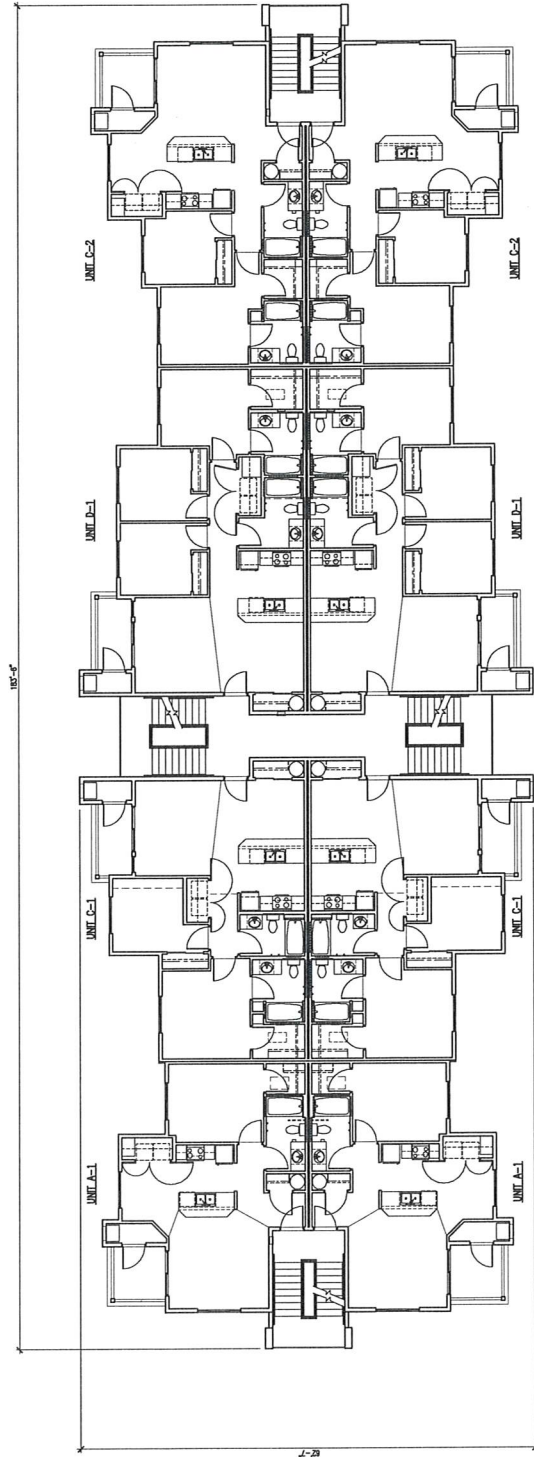
(A) TYPE UNITS REQUIRED AS FOLLOWS:

- (1) "A" UNITS TO BE 4% UNITS. SEE SITE PLAN AND BUILDING PLANS FOR LOCATIONS.
- (2) "B" UNITS TO BE 4% UNITS. SEE SITE PLAN AND BUILDING PLANS FOR LOCATIONS.
- (3) "C" UNITS TO BE 4% UNITS. SEE SITE PLAN AND BUILDING PLANS FOR LOCATIONS.
- (4) "D" UNITS TO BE 4% UNITS. SEE SITE PLAN AND BUILDING PLANS FOR LOCATIONS.

A-3

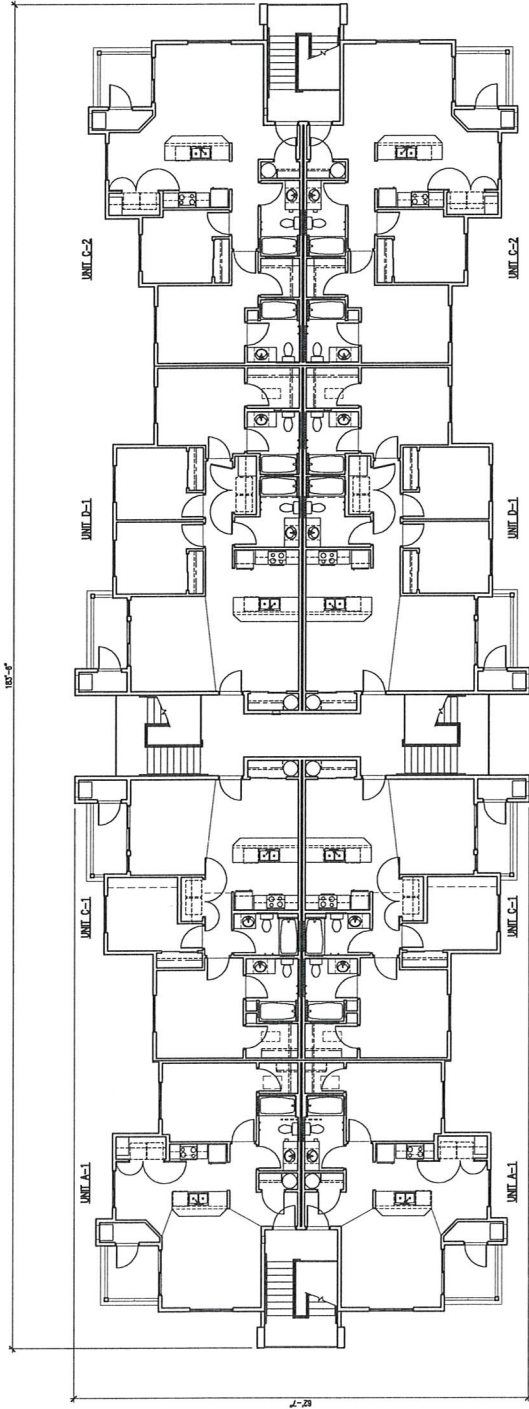


BUILDING TYPE 1
1 FIRST FLOOR PLAN
 SCALE 1/8" = 1'-0"
 BUILDINGS 6 & 8



BUILDING TYPE 1
2 SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"
 BUILDINGS 6 & 8

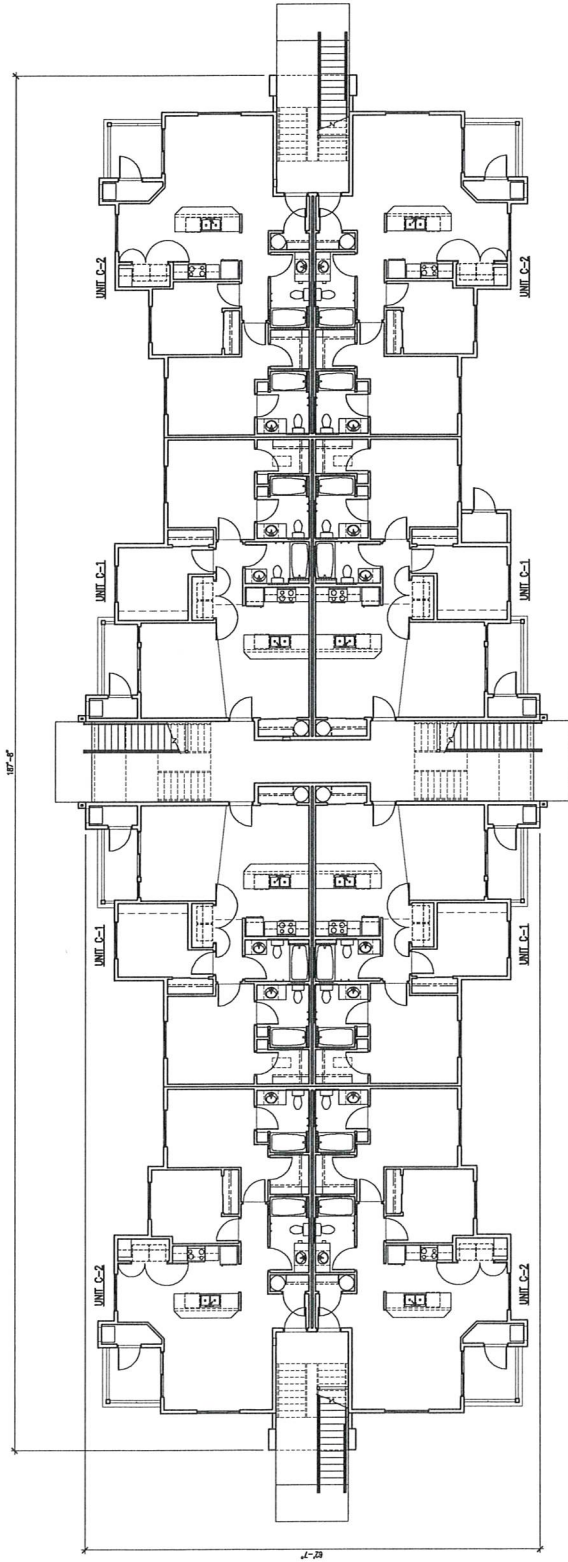
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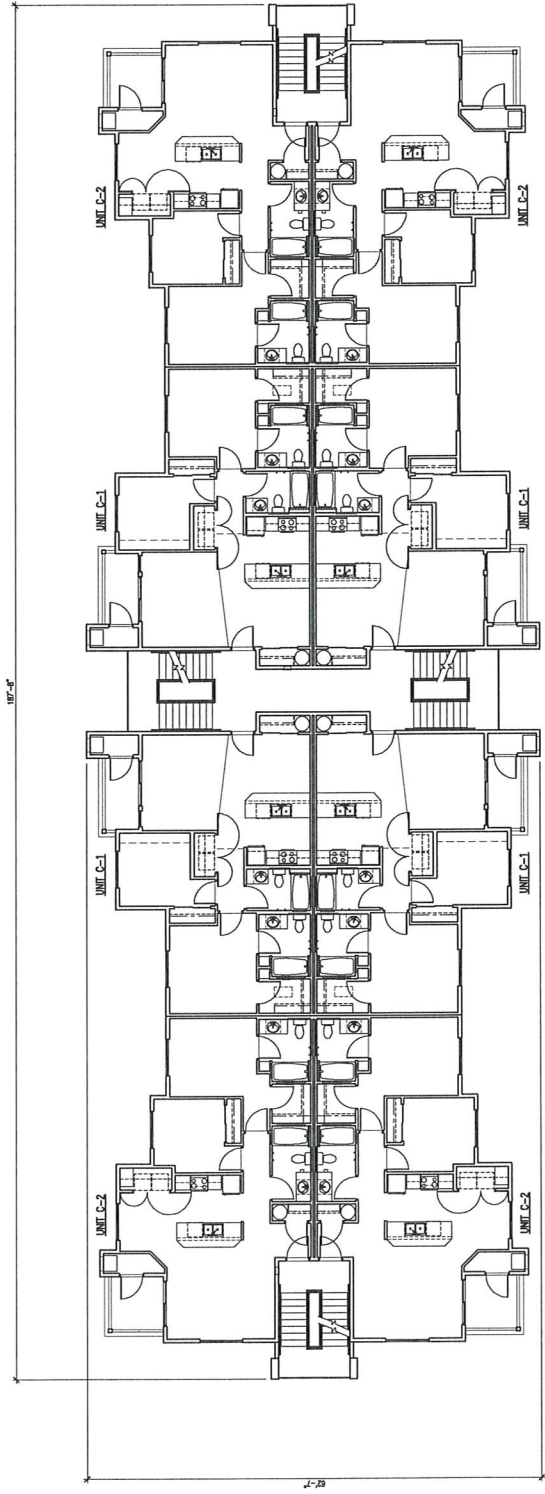
BUILDING TYPE 1
1 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDINGS G & K
 8.103.2.1



A-3

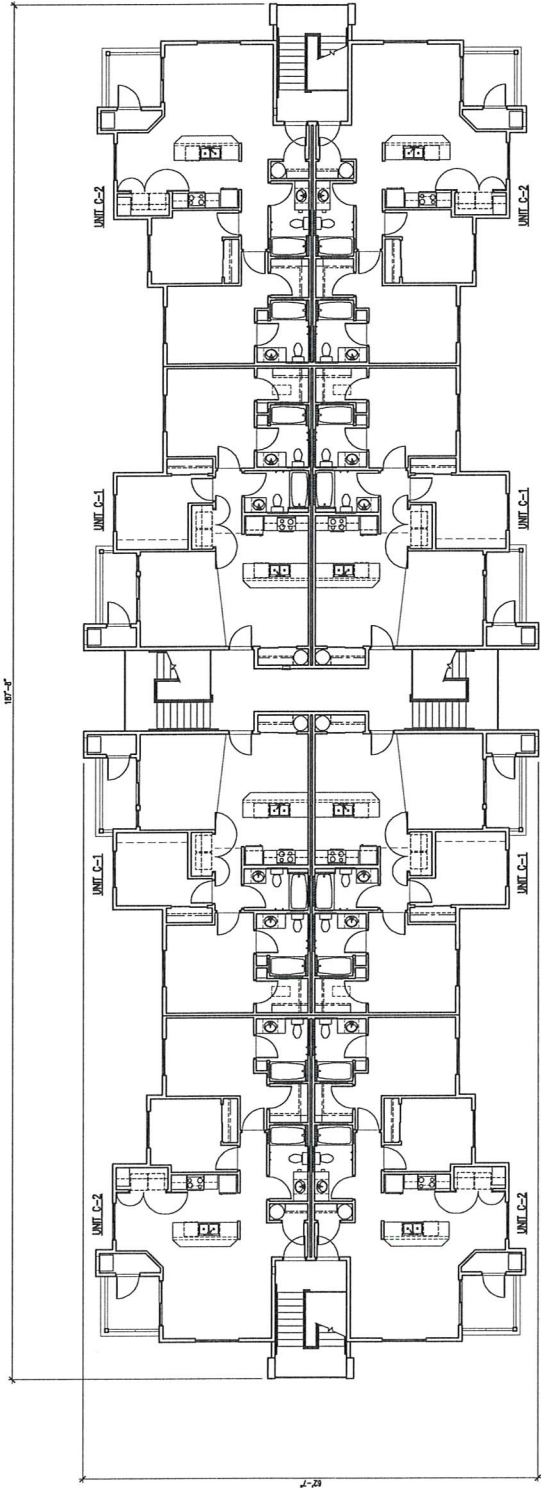


BUILDING TYPE 2
1
FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDINGS F & H



BUILDING TYPE 2
2
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDINGS F & H

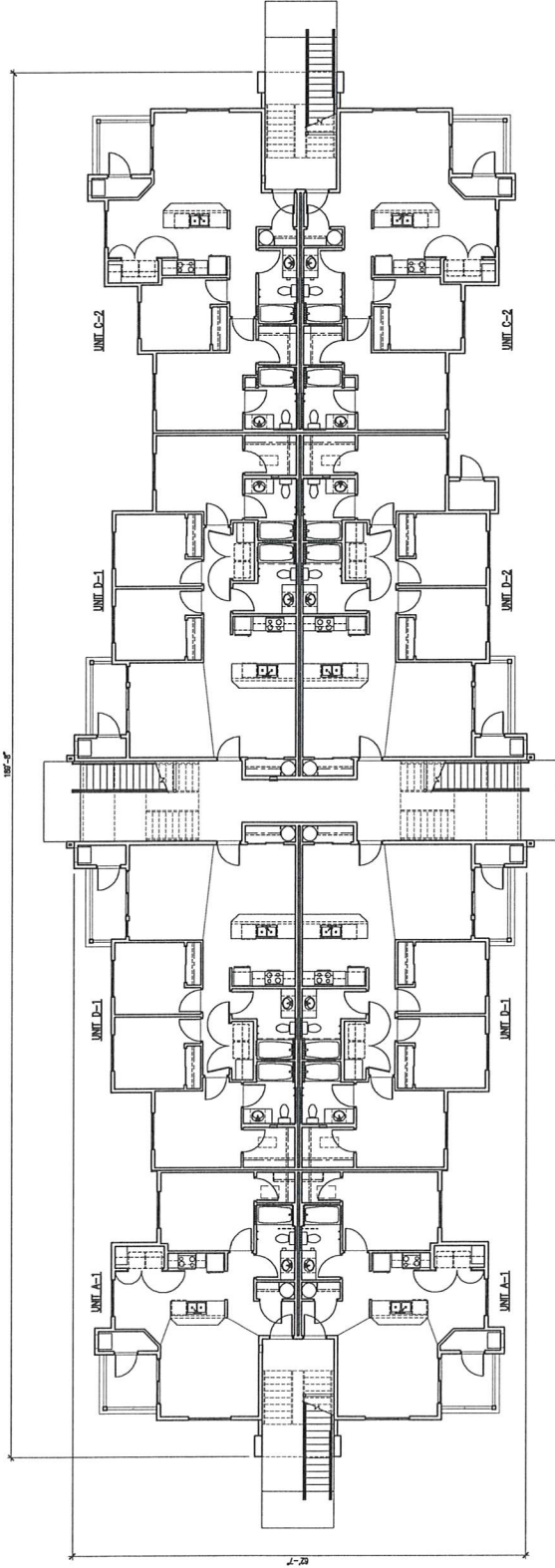
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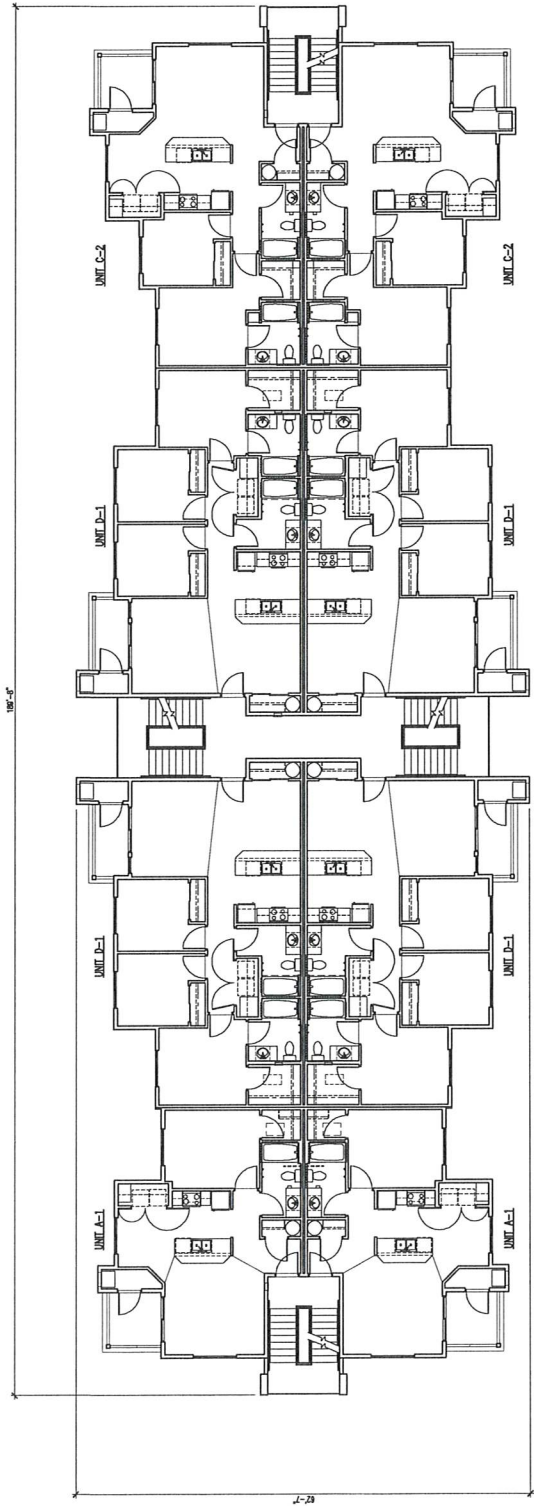
BUILDING TYPE 2
1 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDINGS F & R
 8/19/2020

REAR
 LEFT
 RIGHT
 FRONT

A-3

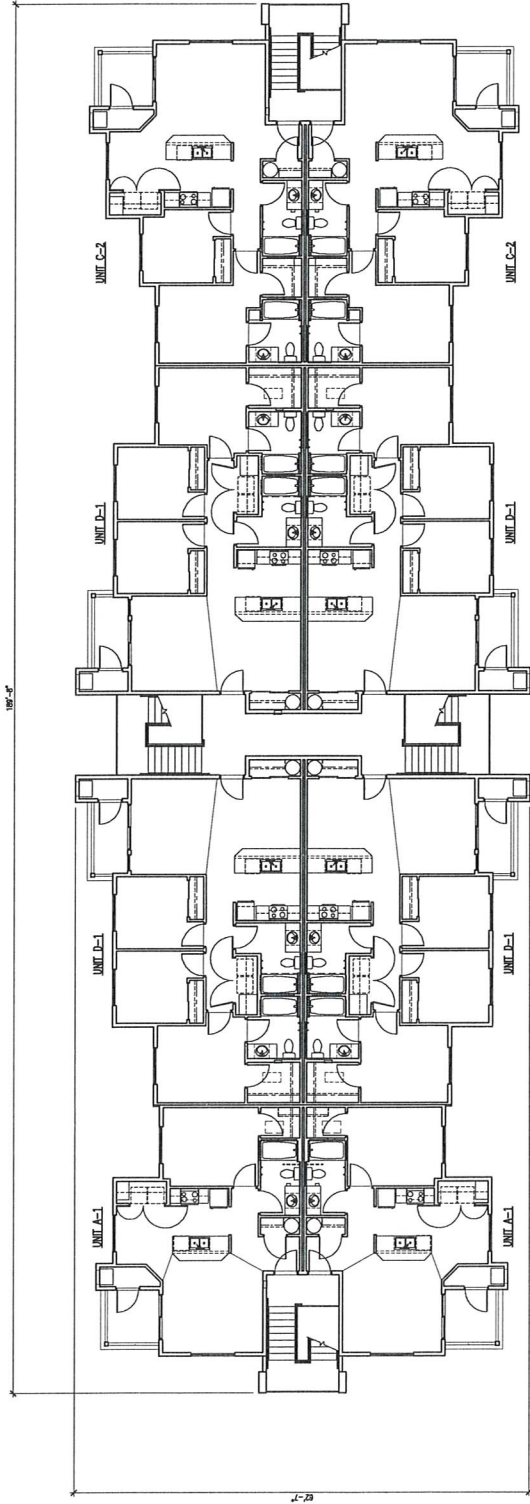


BUILDING TYPE 3
1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDINGS A, B, C, D, E, I, J



BUILDING TYPE 3
2 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDINGS A, B, C, D, E, I, J

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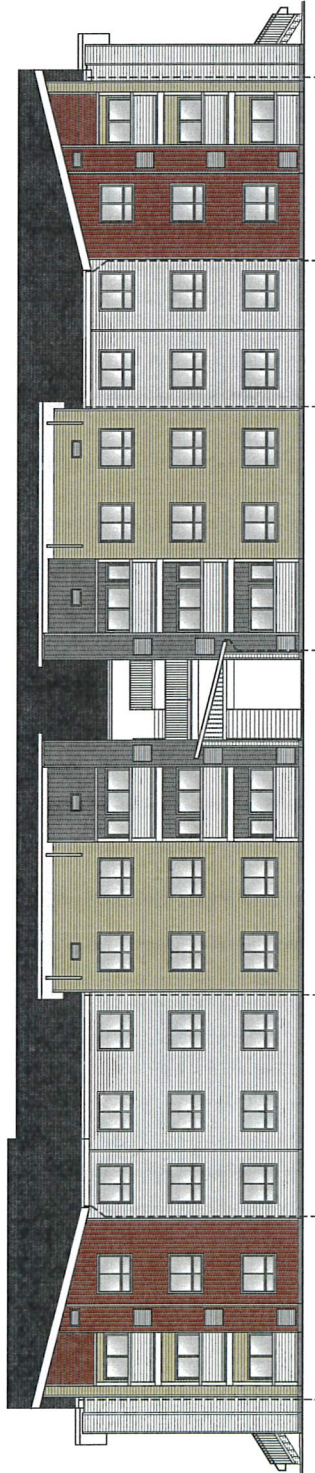


BUILDING TYPE 3
1 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0" BUILDINGS A, B, C, D, E, F, J
 NORTH
 RIGHT
 LEFT
 FRONT

A-3



1 BUILDING TYPE 3-FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 3-REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 3-LEFT END ELEVATION
SCALE: 1/8" = 1'-0"

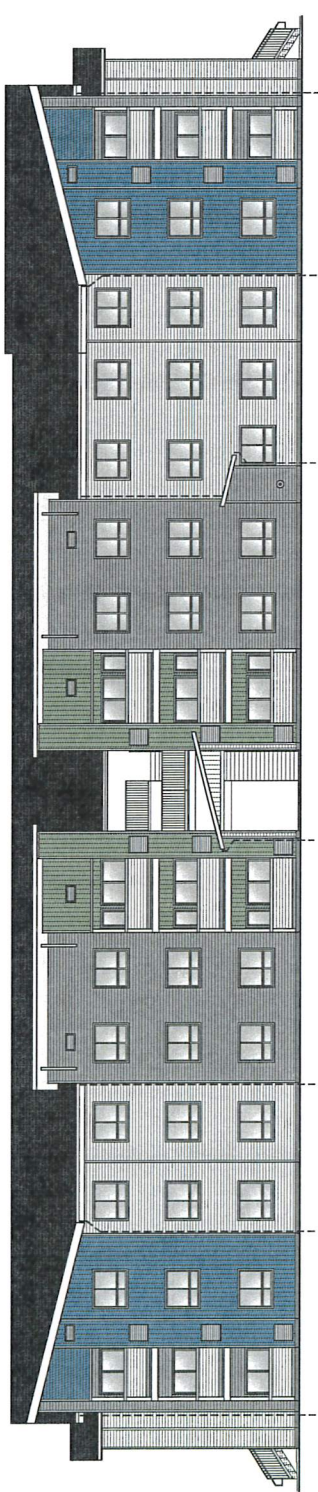


4 BUILDING TYPE 3-RIGHT END ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEME 1

	5" LAPPED SIDING, 1 FIELD COLOR: Desert Sand (Pyram)		5" LAPPED SIDING, 2 FIELD COLOR: White (Pyram)		BASE SIDING, 1 FIELD COLOR: Charcoal Grey (Pyram)		BASE SIDING, 2 FIELD COLOR: Red Brick (Pyram)		ROOFING Charcoal Grey 100 Cartridge		EXTERIOR & TRIM White
--	--	--	--	--	---	--	---	--	---	--	--------------------------

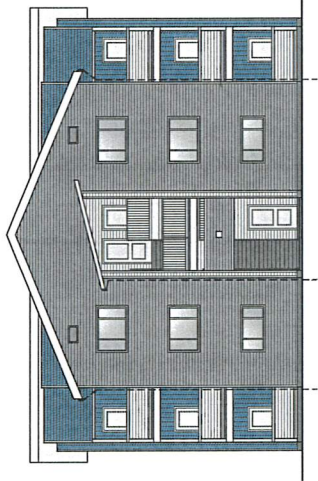
A-3



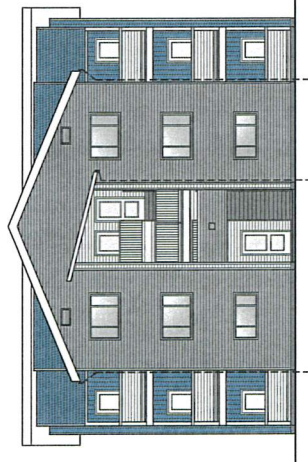
1 BUILDING TYPE 3-FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 3-REAR ELEVATION
 SCALE: 1/8" = 1'-0"



4 BUILDING TYPE 3-RIGHT END ELEVATION
 SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 3-LEFT END ELEVATION
 SCALE: 1/8" = 1'-0"

COLOR SCHEME 2

	ESCAPE & TRIM White
	ROOFING, GRAY MO Cambridge
	BARL SIDING 2 Nemport Bay (Pyram)
	BARL SIDING 1 Oak Mist (Pyram)
	5" LAPPED SIDING 2 White (Pyram)
	5" LAPPED SIDING 1 Victorian Gray (Pyram)

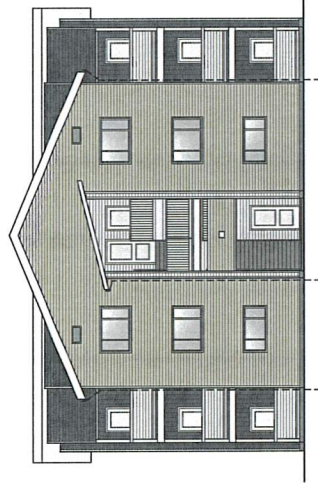
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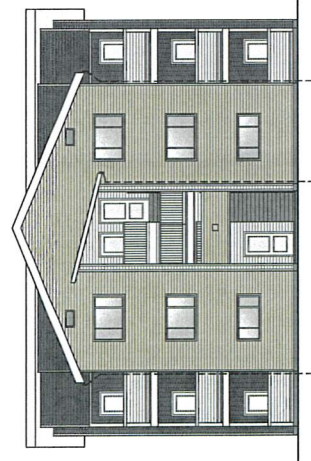
1 BUILDING TYPE 3-FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 3-REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING TYPE 3-RIGHT END ELEVATION
SCALE: 1/8" = 1'-0"

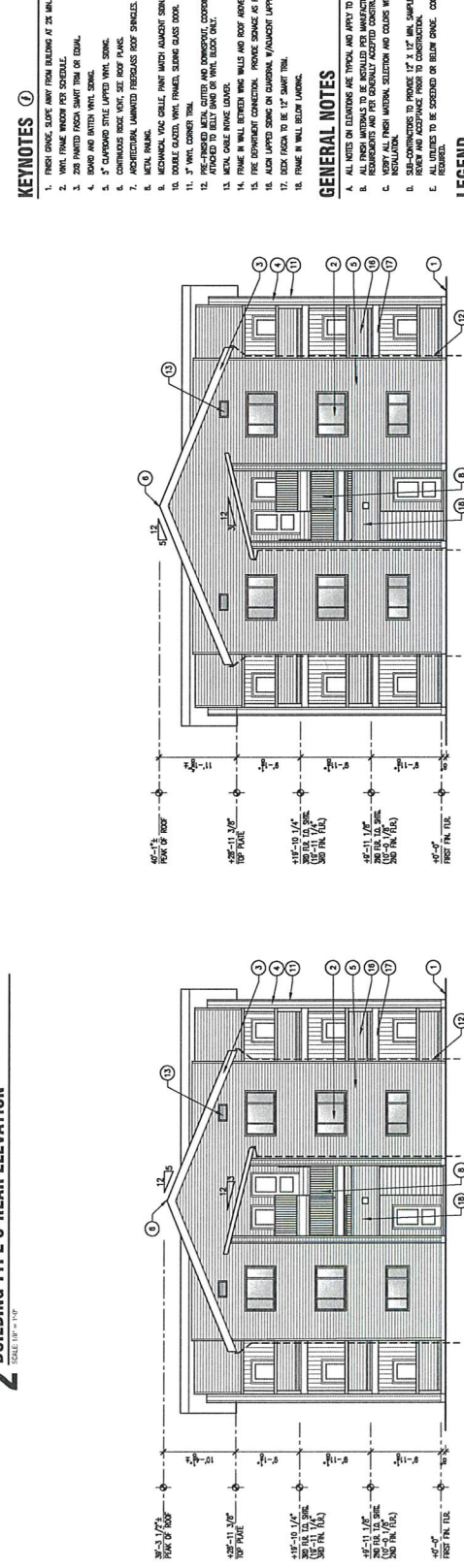
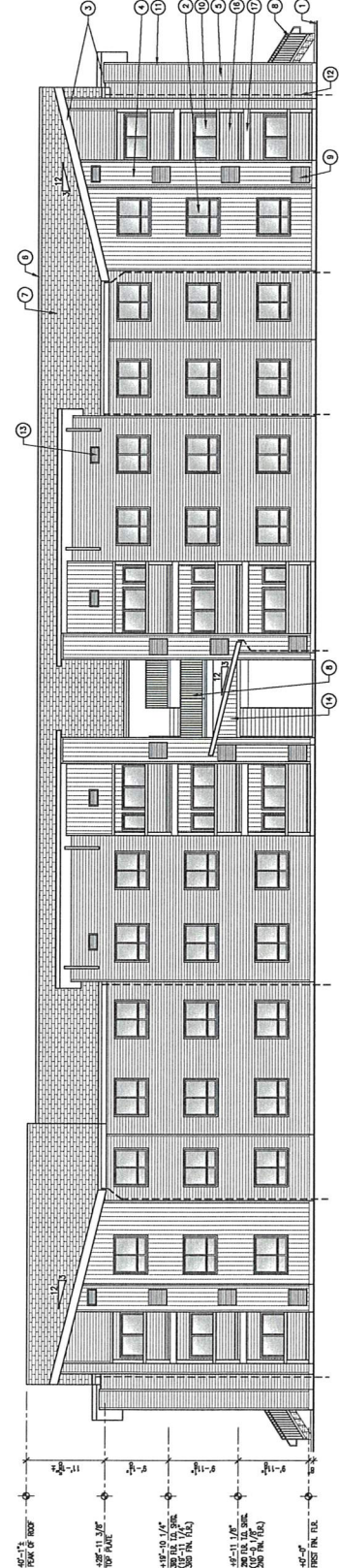
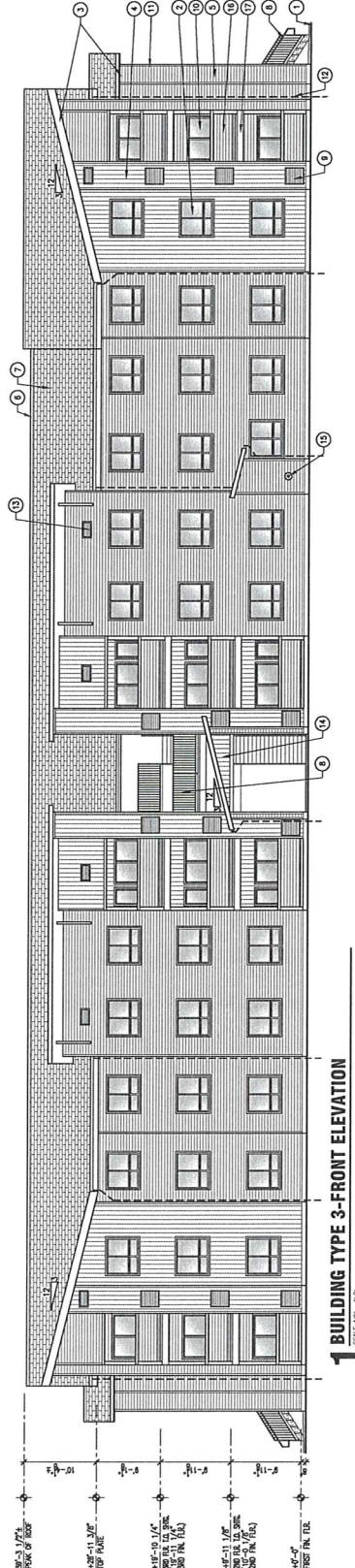


3 BUILDING TYPE 3-LEFT END ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEME 3

	S. LAPPED SIDING 1 FIELD COLOR: Almond (Pigment)		S. LAPPED SIDING 2 FIELD COLOR: White (Pigment)		BAL SIDING 1 FIELD COLOR: Mountain Side (Pigment)		BAL SIDING 2 FIELD COLOR: House Side (Pigment)		Roofing Charcoal Grey 800 Cambridge		Cascade & Trim White
--	--	--	---	--	---	--	--	--	---	--	-------------------------

A-3



KEYNOTES

1. FINISH DIMS. SHOWN UNLESS NOTED OTHERWISE AT 2X MIN.
2. 2X8 FINISH FASCIA SHOWN UNLESS NOTED OTHERWISE.
3. 2X8 FINISH FASCIA SHOWN UNLESS NOTED OTHERWISE.
4. BRICK AND BRICK VENT WALL SINGLES.
5. 5\"/>

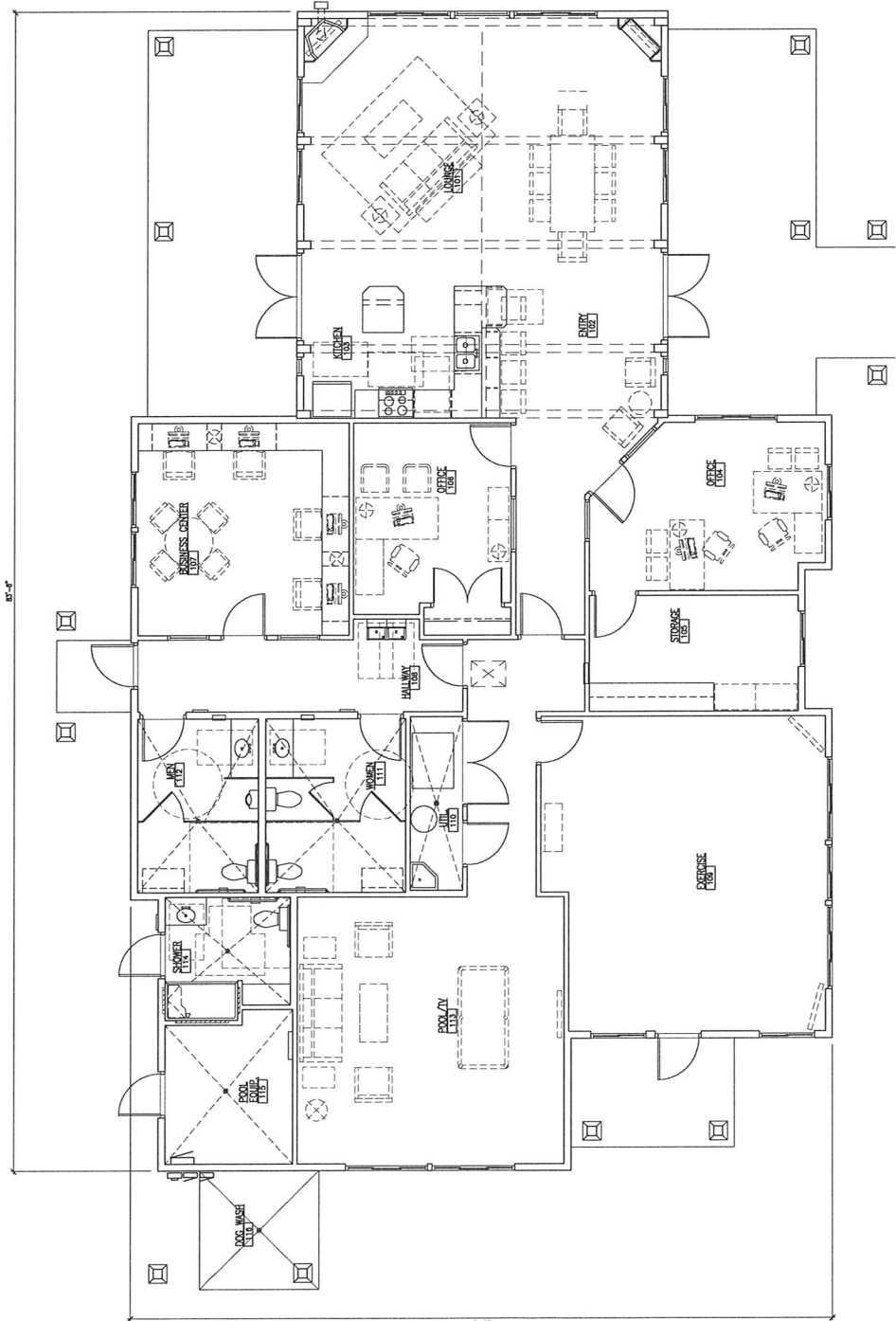
GENERAL NOTES

1. ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
2. ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, 2018 IRC AND PER LOCAL ADAPTIVE/REGULATORY AGENCIES.
3. VERIFY ALL FINISH MATERIAL SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND INSULATION.
4. SUB-CONTRACTORS TO PROVIDE 12\"/>

LEGEND

□ WALL, W/OUT LIGHT FIXTURE, SHOWN SCHEMATIC ONLY. SEE ELECTRICAL DRAWINGS.

A-3



LEGEND

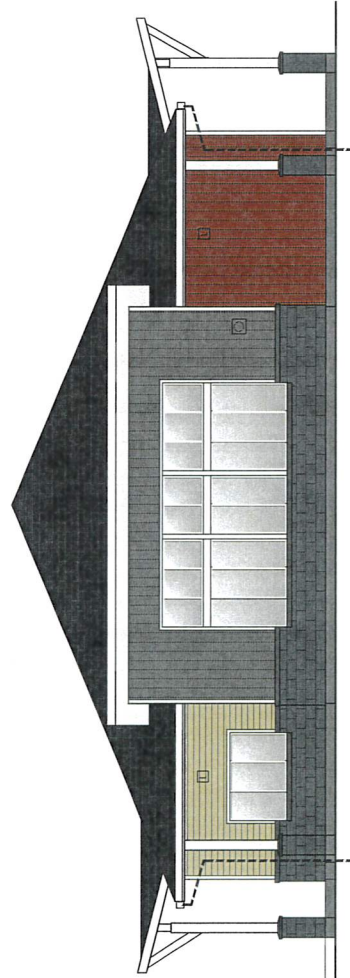
EXTERIOR/INTERIOR WALL	
[Symbol]	FLOOR CONSTRUCTION TYPE PER SHEET AC0.1
[Symbol]	WALL CONSTRUCTION TYPE PER SHEET AC0.1
[Symbol]	DOOR NUMBER CALLOUT PER SHEET AC0.1
[Symbol]	WINDOW CALL-OUTS, SEE SHEET AC0.1 FOR WINDOW TYPES

1 CLUBHOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"


A-3



1 CLUBHOUSE WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 CLUBHOUSE SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

COLOR SCHEME 1

	BRICK, 1.5" x 3.5" x 8" (Pyram)
	BRICK, 1.5" x 3.5" x 8" (Pyram)
	BRICK, 1.5" x 3.5" x 8" (Pyram)
	BRICK, 1.5" x 3.5" x 8" (Pyram)
	BRICK, 1.5" x 3.5" x 8" (Pyram)
	BRICK, 1.5" x 3.5" x 8" (Pyram)

A-3

KEYNOTES

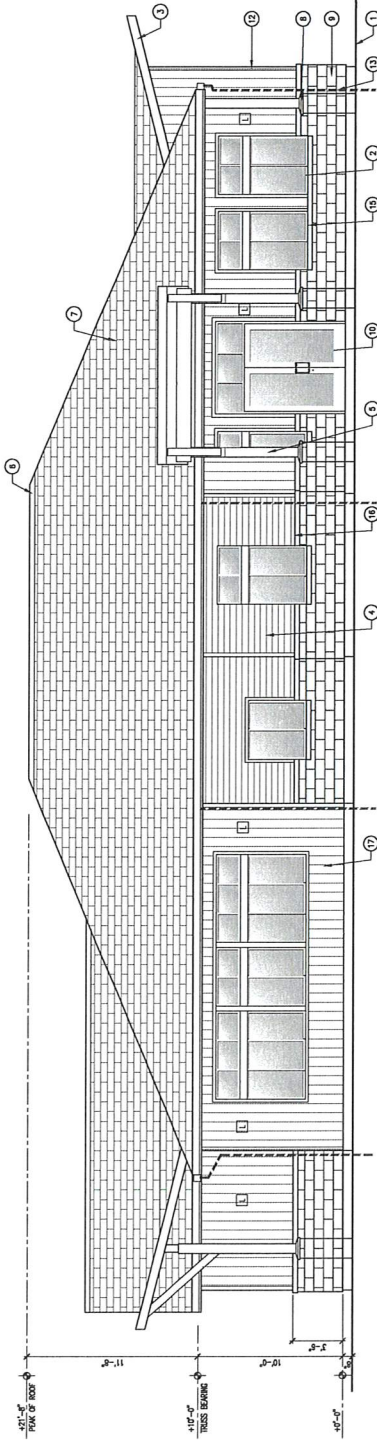
1. FINISH GRADE, SLOPE AWAY FROM BUILDING AT 2% MIN.
2. VINYL FINISH WINDOW.
3. 1" x 8" PAINTED SHUNT TRIM FASCIA.
4. 5" CHAMFERED STYLE LAPPED VINYL SIDING. ROOF COLOR. SEE FINISH SCHEDULE.
5. CUI-LAM COLUMN. W/HP WITH 1" SHUNT TRIM, PAINT.
6. CONTINUOUS ROOF VENT. SEE ROOF PLANS.
7. ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES.
8. STONE CAP.
9. ARTIFICIAL STONE SIDING.
10. 1/2" ALUMINUM CORNER SYSTEM.
11. FRENCH GABLE ROOF.
12. 3" VAPOR BARRIER.
13. PREPRESSED METAL GUTTERS AND DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM. SEE CIVIL DRAWINGS.
14. PAINTED INSULATED METAL DOOR.
15. ARTIFICIAL STONE SILL.
16. ARTIFICIAL STONE WINDSOOT CAP.
17. GORG AND DRAINAGE VINYL SIDING.
18. ELECTRICAL SERVICE COMPARTMENT.

GENERAL NOTES

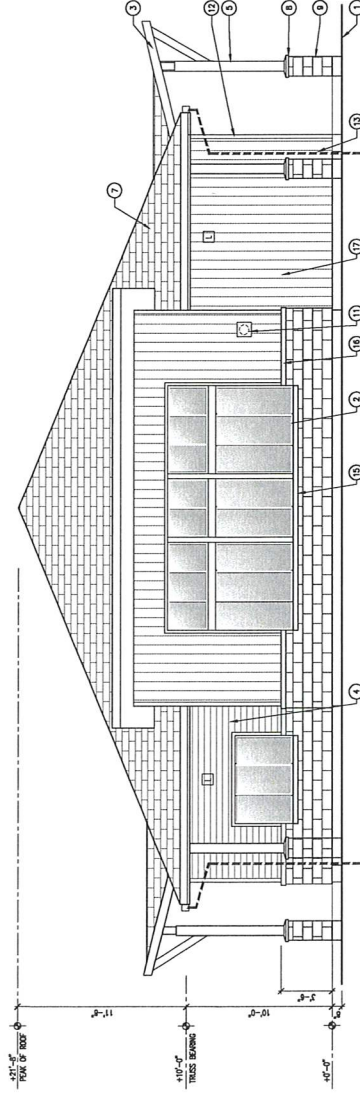
- A. ALL NOTES OR ELEMENTS ARE TYPICAL AND APPLY TO ALL ELEMENTS.
- B. ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. 2018 IBC REQUIREMENTS ARE FOR GENERALLY ACCEPTED CONSTRUCTION.
- C. VERIFY ALL FINISH MATERIAL SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
- D. SUB-CONTRACTORS TO PROVIDE 12" x 12" MIN. SAMPLE OF ALL FINISH MATERIALS FOR OWNER'S REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
- E. ALL UTILITIES TO BE LOCATED OR BELOW GRADE. COORDINATE WITH MECHANICAL DRAWINGS AS REQUIRED.

LEGEND

- WALL MOUNT LIGHT FIXTURE, SHOWN SCHEMATIC ONLY. SEE ELECTRICAL DRAWINGS.

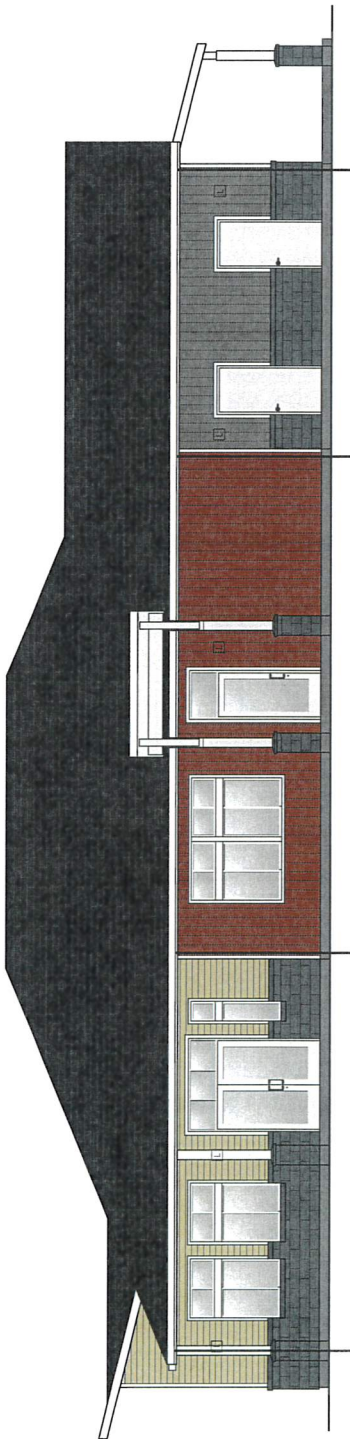


1 CLUBHOUSE WEST ELEVATION
SCALE: 1/4" = 1'-0"

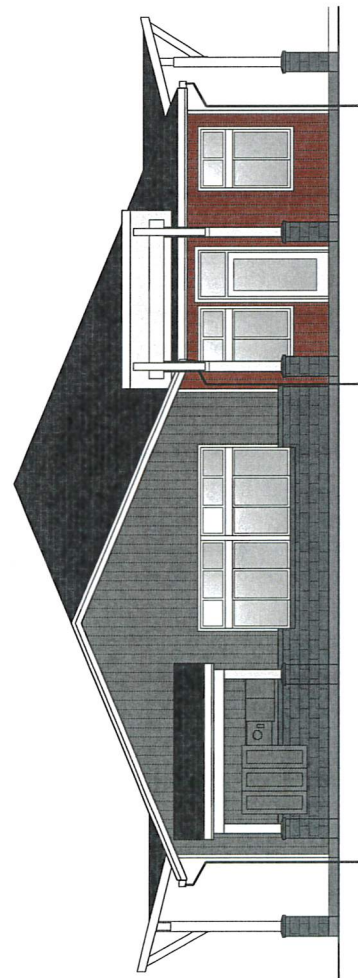


2 CLUBHOUSE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

A-3



1 CLUBHOUSE EAST ELEVATION
 SCALE 1/4" = 1'-0"

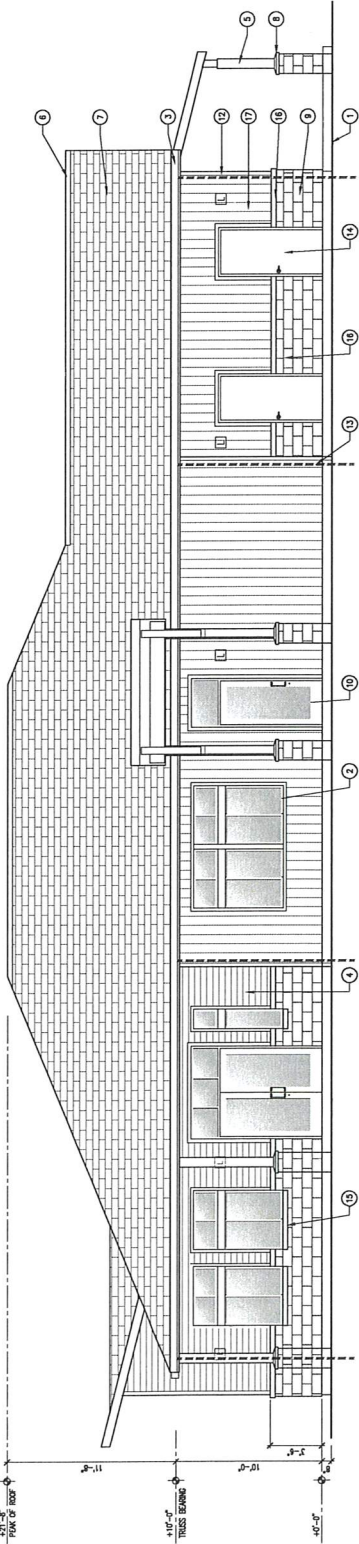


2 CLUBHOUSE NORTH ELEVATION
 SCALE 1/4" = 1'-0"

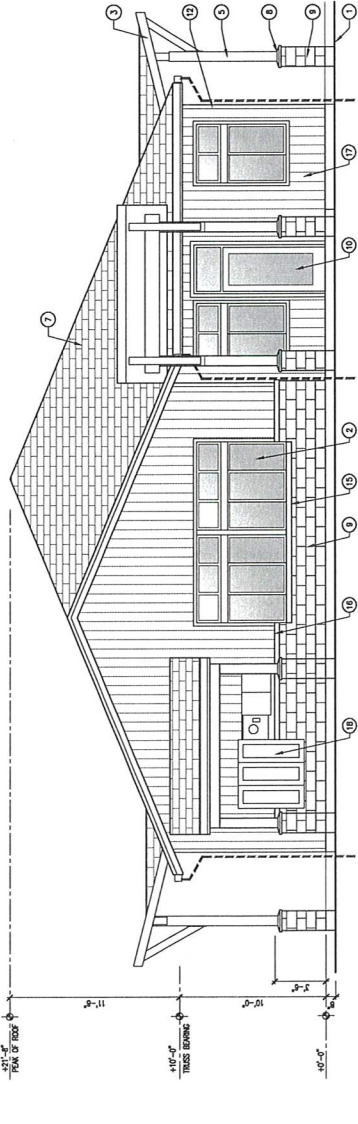
COLOR SCHEME 1

[Color swatch]	CLUBHOUSE - LIGHT GRAY FIELD COLOR Paint (PPG)
[Color swatch]	CLUBHOUSE - DARK GRAY FIELD COLOR Paint (PPG)
[Color swatch]	CLUBHOUSE - RED BRICK FIELD COLOR Paint (PPG)
[Color swatch]	CLUBHOUSE - DARK GRAY FIELD COLOR Paint (PPG)
[Color swatch]	CLUBHOUSE - DARK GRAY FIELD COLOR Paint (PPG)
[Color swatch]	CLUBHOUSE - LIGHT GRAY FIELD COLOR Paint (PPG)

A-3



1 CLUBHOUSE EAST ELEVATION
 SCALE: 1/4" = 1'-0"



2 CLUBHOUSE NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

KEYNOTES

1. FINISH CHANG. SLOPE AWAY FROM BUILDING AT 2% MIN.
2. VINYL FINISH WINDOW.
3. 2" x 4" FINISH SHARP TRIM FASCIA.
4. 3" CLIP-LAM COLUMN. TRIM WITH 1/2" SHARP TRIM, PAINT.
5. CONTINUOUS ROOF. TRIM WITH 1/2" SHARP TRIM, PAINT.
6. CONTINUOUS ROOF. TRIM WITH 1/2" SHARP TRIM, PAINT.
7. CONTINUOUS ROOF. TRIM WITH 1/2" SHARP TRIM, PAINT.
8. STONE CAP.
9. ARTISAN STONE SINK.
10. ALUMINUM SUBSTITUTED DOOR SYSTEM.
11. PREPLACE VENT.
12. 3" VINYL CORNER TRIM.
13. PREPARED METAL CENTER AND DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM. SEE CIRC DRAWINGS.
14. FINISH BRICKWORK.
15. FINISH BRICKWORK.
16. ARTISAN STONE MANSUET CHAIR.
17. BOARD AND BATTEN VINYL SIDING.
18. ELECTRICAL SERVICE EQUIPMENT.

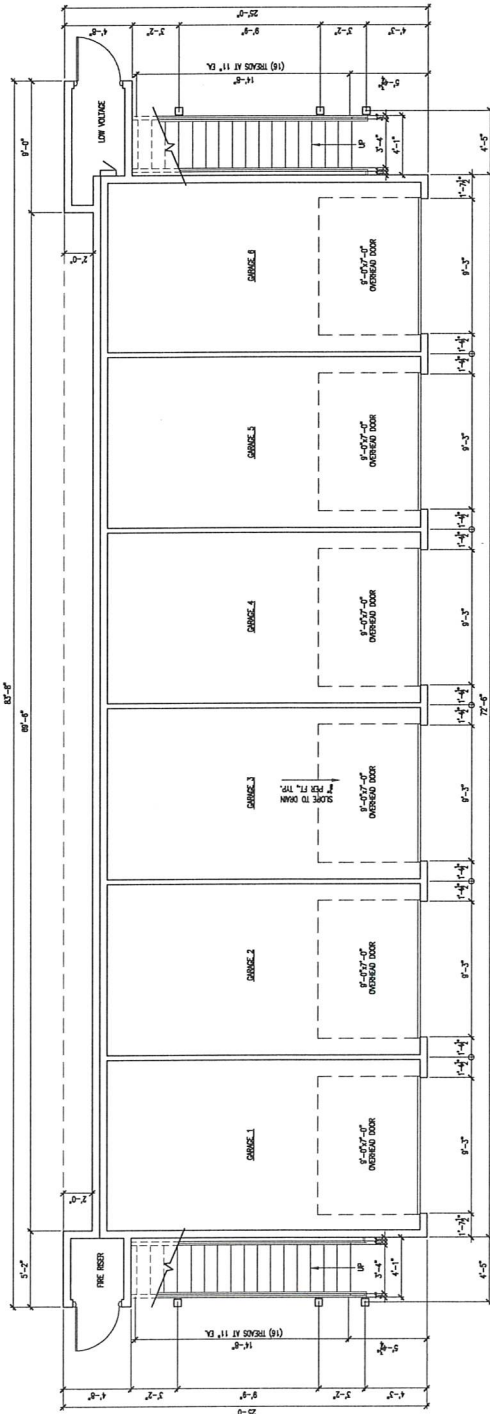
GENERAL NOTES

- A. ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
- B. ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- C. VERIFY ALL FINISH MATERIAL SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
- D. SUB-CONTRACTORS TO PROVIDE 12" x 12" MIN. SAMPLE OF ALL FINISH MATERIALS FOR OWNER'S REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
- E. ALL MATERIALS TO BE SPECIFIED OR BELOW CHANG. COORDINATE WITH MECHANICAL DRAWINGS AS REQUIRED.

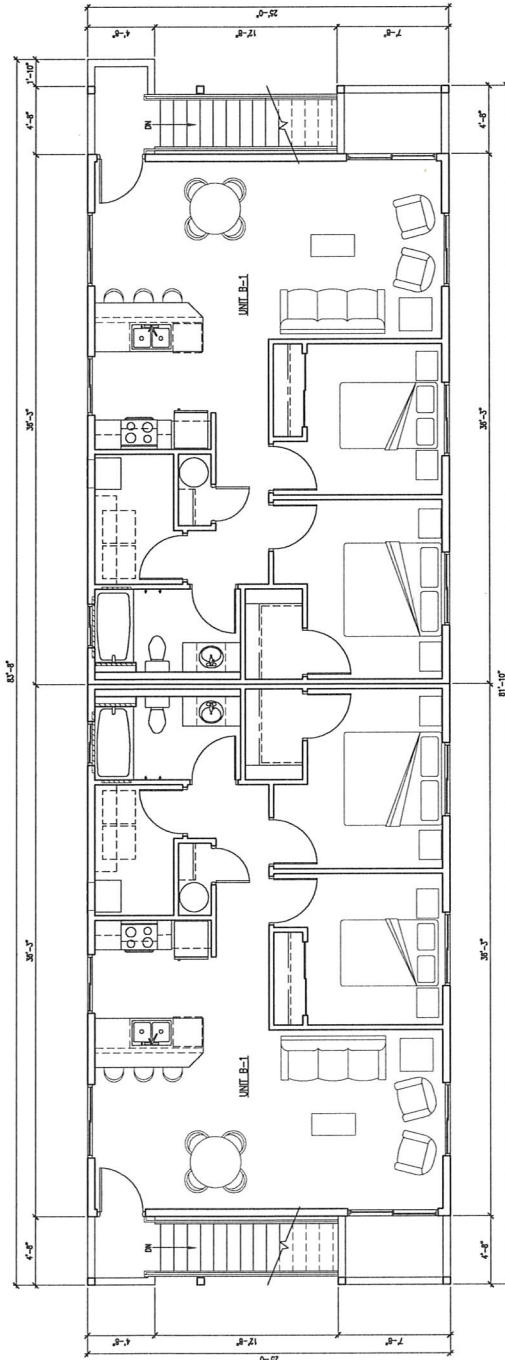
LEGEND

- 1. WALL MOUNT LIGHT FIXTURE, SHOWN SCHEMATIC ONLY. SEE ELECTRICAL DRAWINGS.

A-3



1 CARRIAGE HOUSE/GARAGE-FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 REAR
 FRONT
 EAST
 WEST



2 CARRIAGE HOUSE/GARAGE-SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 REAR
 FRONT
 EAST
 WEST

A-3

KEYNOTES

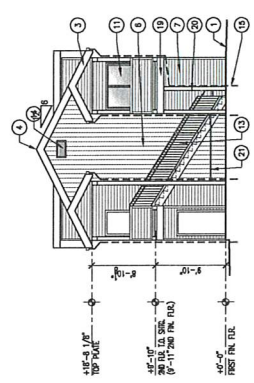
1. FINISH GRADE, SLOPE AWAY FROM BUILDING AT 2% MIN.
2. VINYL FRAME WINDOW PER SCHEDULE.
3. 1 1/2" x 4" PAINTED FASCIA SHUNT TRIM OR EQUAL, PAINT.
4. CONTINUOUS ROOF VENT, SEE ROOF PLANS.
5. ARCHITECTURAL, LAMINATED FIBERGLASS ROOF SHIMULES.
6. BOND AND BATHEN VINYL SIDING.
7. 5" CLAMPING STICK LAPPED VINYL SIDING.
8. 5" VINYL CORNER TRIM.
9. ALUMINUM LAPPED SIDING OR CARIBBEAN V/V ALUMINUM LAPPED SIDING.
10. MECHANICAL VINYL DUALS, 1/2" MIN. UNIDIRECTIONAL SIDING.
11. VINYL TRIMMED SLIDING GLASS DOORS.
12. VINYL TRIMMED SLIDING GLASS DOORS, AND TRIM PANEL. VERIFY EXACT LOCATION W/ UTILITY AND ELECTRICAL DRAWINGS.
13. METAL BRACKETS, PAINT.
14. METAL BRACKETS, PROVIDE NET FRET AREA PER AISC VENTILATION CALCULATIONS.
15. PRE-DRILLED METAL GUTTERS AND DOWNSPOUTS, COORDINATE WITH CIVIL PLANS FOR CONTINUATION, ATTACHED TO BELLY BAND OR VINYL BRICK ONLY.
16. 1 1/2" x 4" SHUNT TRIM BELLY BAND, PAINT.
17. ADJUSTMENT UNIT SEALS AND BEARING EXPOSITION, CONTROL REQUIREMENTS WITH LOCAL FIRE DEPARTMENT.
18. PROVIDE 2" x 4" SHUNT TRIM SIDING W/ PAINTED SHUNT TRIM AROUND PERIMETERS BEHIND CORNER & ELECTRICAL EQUIPMENT. COORDINATE EXACT SIZE W/ EQUIPMENT.
19. EDGE FASCIA TO BE 1 1/2" x 4" SHUNT TRIM, PAINT.
20. EDGE POSTS TO BE 1 1/2" x 4" SHUNT TRIM, PAINT.
21. 1" F DIMENSION METAL CORNER FIN. AT 27" ABOVE ADJACENT FINISH GRADE.
22. FIRE DEPARTMENT CONNECTION, PROVIDE SMOKE AS REQUIRED BY LOCAL FIRE DEPARTMENT.

GENERAL NOTES

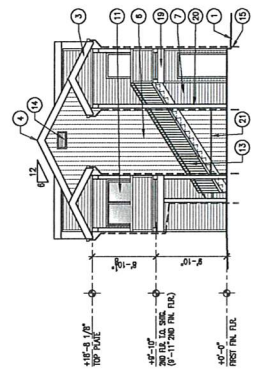
- A. ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
- B. ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, 2018 IRC REQUIREMENTS AND PER CURRENTLY ACCEPTED CONSTRUCTION PRACTICES.
- C. INSTALLATION OF FINISH MATERIALS, SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND SUB-CONTRACTORS TO PROVIDE 1/2" x 1/2" MIN. SAMPLE OF ALL FINISH MATERIALS FOR OWNER'S REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- D. ALL NOTES TO BE COORDINATED WITH MECHANICAL DRAWINGS AS APPLICABLE.

LEGEND

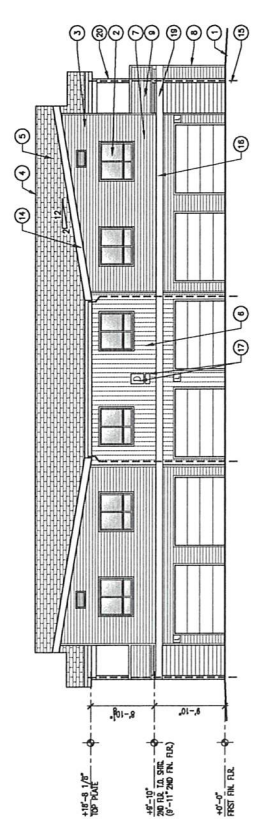
- WALL MOUNT LIGHT FIXTURE, SHOW SCHEDULES ONLY. SEE ELECTRICAL DRAWINGS.



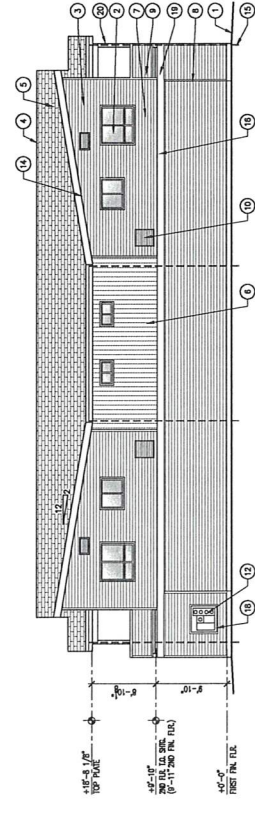
2 CARRIAGE HOUSE/GARAGE-LEFT ELEVATION
SCALE: 1/8" = 1'-0"



4 CARRIAGE HOUSE/GARAGE-RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



1 CARRIAGE HOUSE/GARAGE-FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 CARRIAGE HOUSE/GARAGE-REAR ELEVATION
SCALE: 1/8" = 1'-0"

A-3

VICINITY MAP



PH

244454/DE
PC58315



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Ave. / Boise, Idaho 83704
(208) 377-2700

REQUEST
TYPE Warranty FEE 600

PIONEER-CALDWELL

BY [Signature]
CANYON CNTY RECORDER

2004 JUN 29 PM 12:11

RECORDED

200435051

WARRANTY DEED

For Value Received Tarrant Family Limited Partnership
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Bennett Forest Industries, Inc.

hereinafter referred to as Grantee, whose current address is 76 acres 10th Ave. & Ustick Ave., Caldwell, ID
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

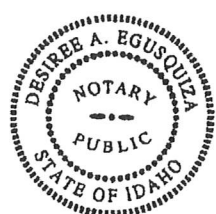
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except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

Dated: June 24, 2004

Tarrant Family Limited Partner
By [Signature]
Partner
By [Signature]
Partner
By [Signature]
Partner
By [Signature]
Partner

STATE OF IDAHO, County of Ada, ss.

On this 28th day of June, in the year of 2004, before me the undersigned, a notary public personally appeared [Signatures] known or identified to me to be the partners in a partnership, of Tarrant Family Limited Partnership and the partners or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.



[Signature]
Desiree A. Egusquiza
Notary Public of IDAHO
Residing at Nampa, Idaho
Commission expires: March 9, 2006

Ab

Exhibit "A"

Lot 1 and the Southeast Quarter of the Northeast Quarter of Section 4, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM two acres more or less, more particularly described as follows:

COMMENCING at the Northwest corner of Lot 1 in Section 4, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho; thence

East on the North boundary line of said Lot 1 a distance of 30 feet to the REAL POINT OF BEGINNING; thence continue

East along the North boundary line of said Lot 1 a distance of 217 feet; thence

South on a line parallel with the West boundary line of said Lot 1 a distance of 370 feet; thence

West on a line parallel with the North boundary line of said Lot 1 a distance of 217 feet; thence

North on a line parallel with the West boundary line of said Lot 1 a distance of 370 feet to the REAL POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of the Southeast Quarter of the Northeast Quarter, Section 4, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho lying South of the centerline of the Phyllis Canal, Canyon County, Idaho

+ Subs.

Ab

A-9

PL 3 PLAN
TIMBERGRASS APARTMENTS
INLAND IDAHO

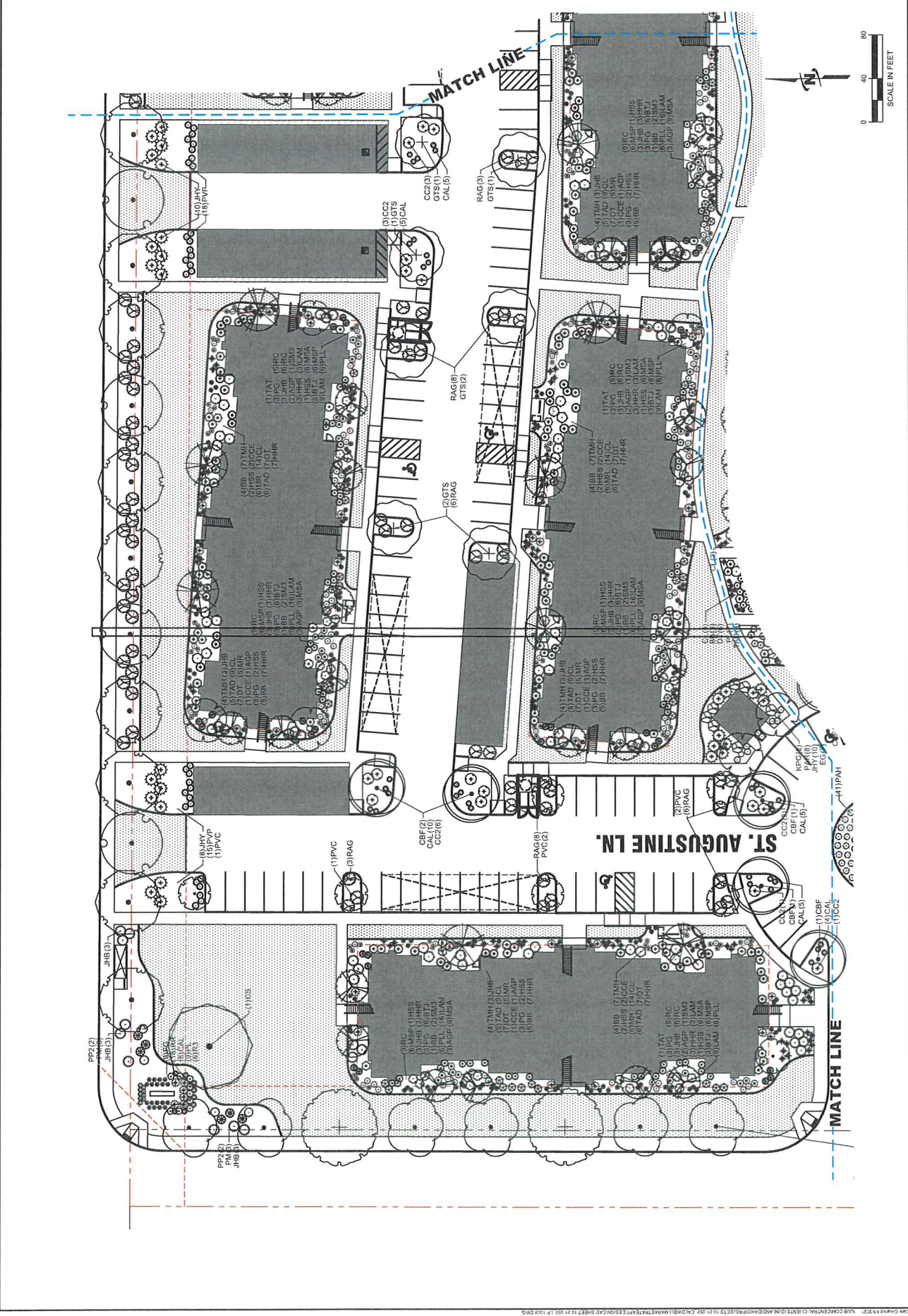
DRAWING: LP-101
SHEET: 4 OF 8

DATE: 02/22/2022
DRAWN BY: JUB
CHECKED BY: JUB
SCALE: AS SHOWN
LAST UPDATED: 4/20/22

NO.	REVISION	DATE

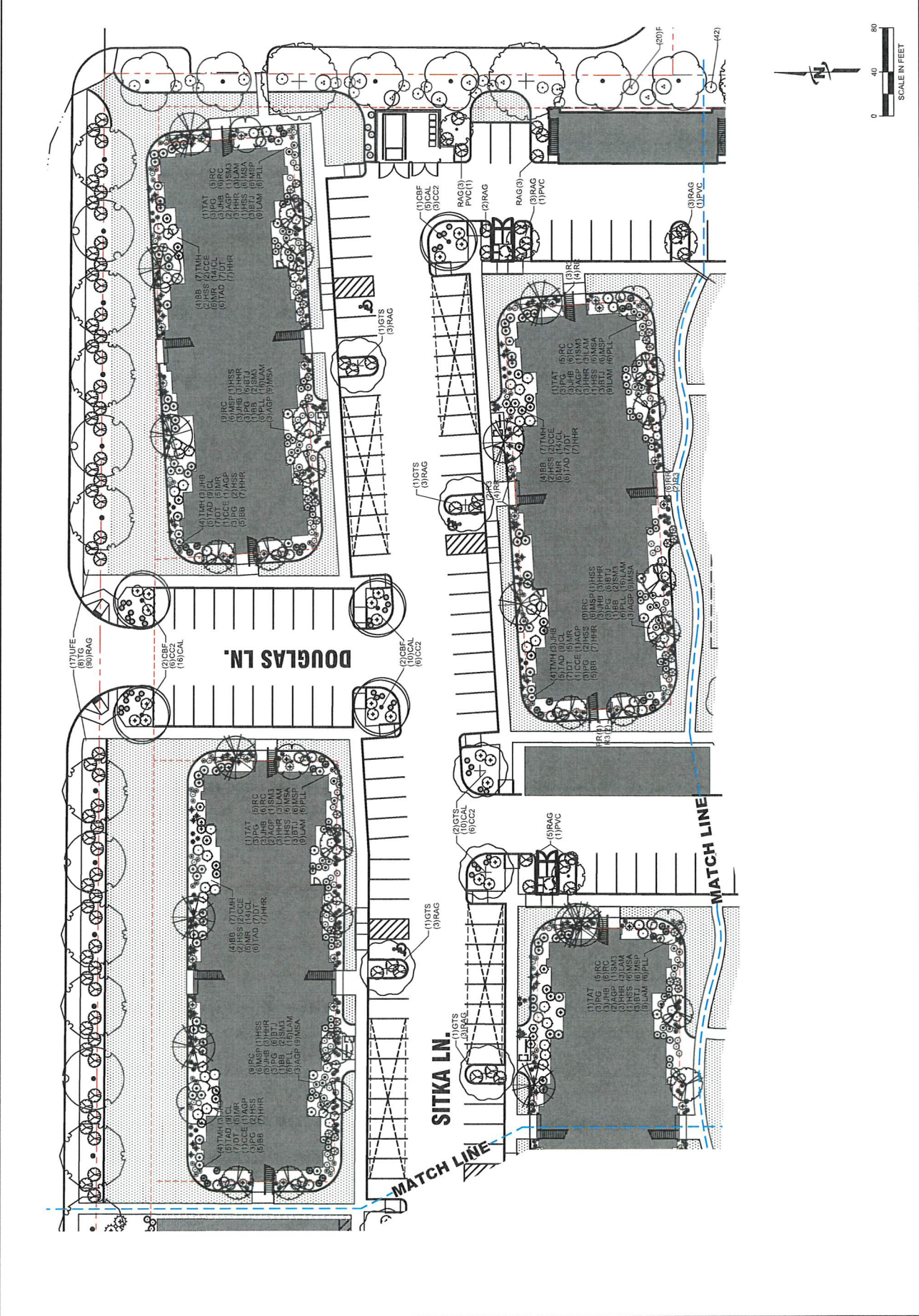


JUB ENGINEERS, INC.
2760 W. EKURSION LN.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com



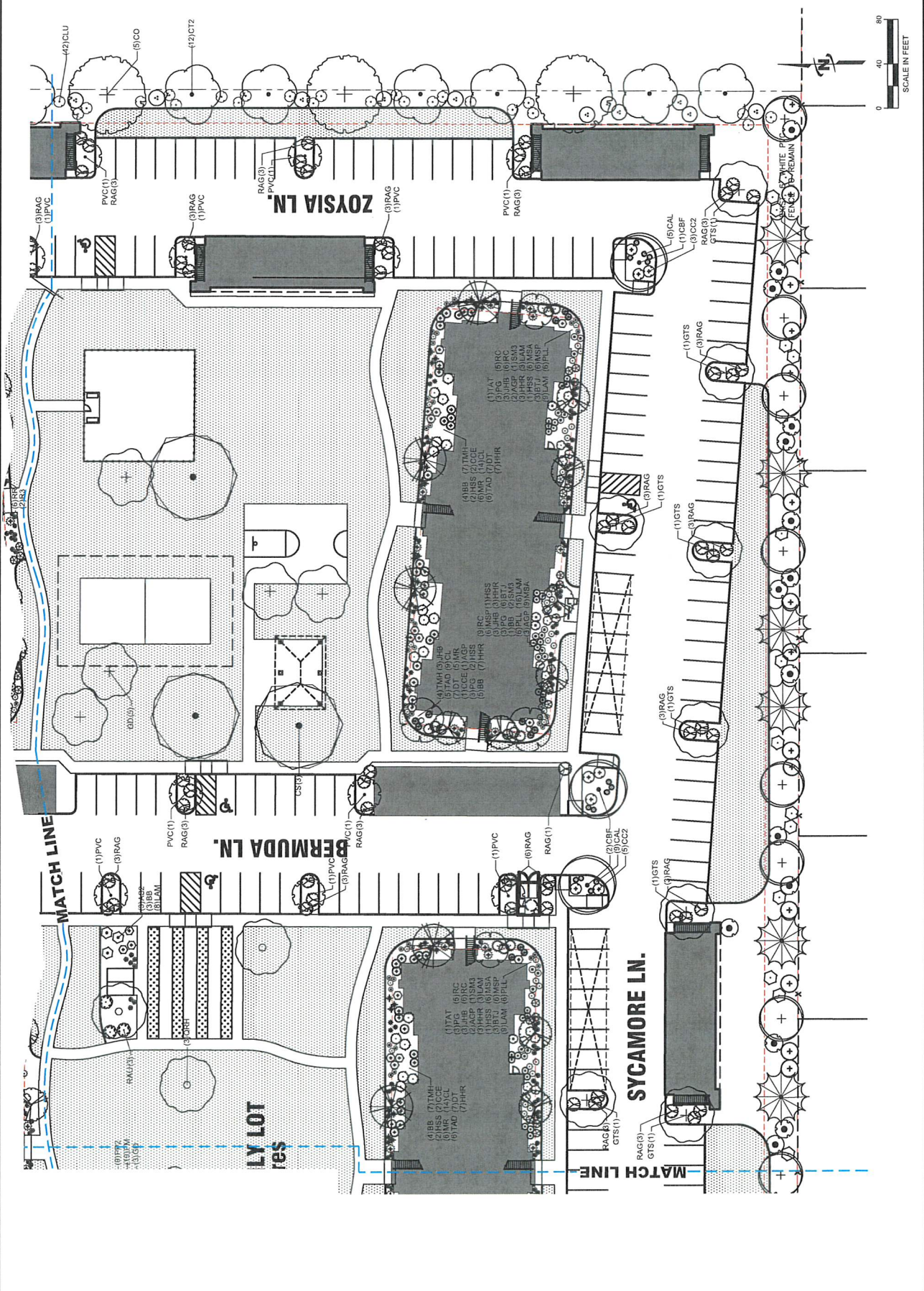
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CHECKED BY: JUB
SCALE: AS SHOWN
LAST UPDATED: 4/20/22

NO.	DESCRIPTION	BY	DATE

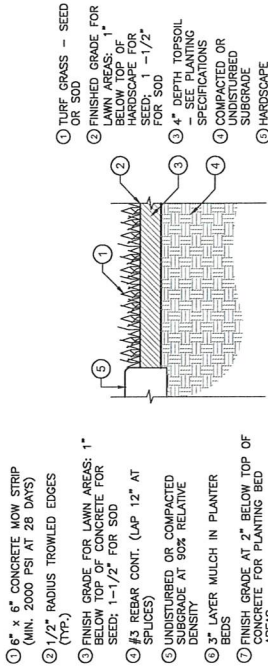


A-9

9-4



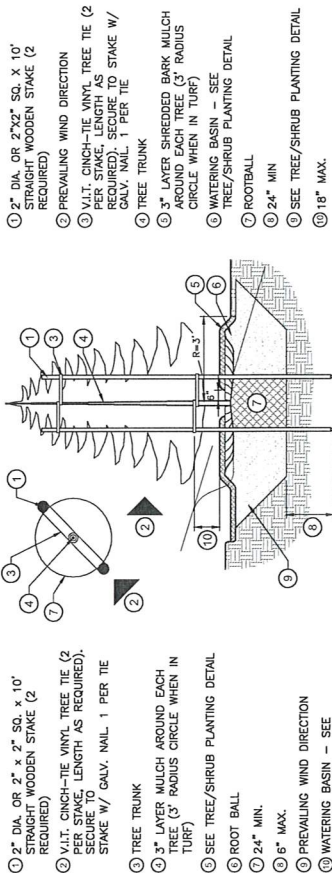
NO.	DESCRIPTION	BY	DATE



- 1 6" x 6" CONCRETE MOW STRIP (MIN. 2000 PSI AT 28 DAYS)
- 2 1/2" RADIUS TROWLED EDGES (TYP.)
- 3 FINISH GRADE FOR LAWN AREAS: 1" BELOW TOP OF CONCRETE FOR SEED; 1-1/2" FOR SOD
- 4 #3 REBAR CONT. (LAP 12" AT SPLICES)
- 5 UNDISTURBED OR COMPACTED SURGRADE AT 90% RELATIVE DENSITY
- 6 3" LAYER MULCH IN PLANTER BEDS
- 7 FINISH GRADE AT 2" BELOW TOP OF CONCRETE FOR PLANTING BED AREAS

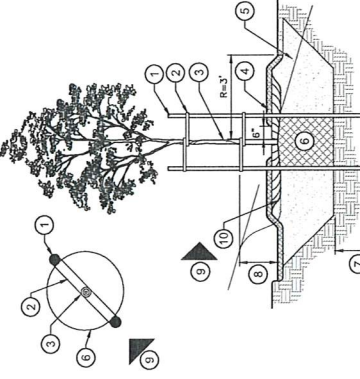
NOTE: PROVIDE CONSTRUCTION OR EXPANSION JOINTS WHERE MOWSTRIP ADJUTS ANY MASONRY TYPE IMPROVEMENT.

1 6" CONCRETE MOWSTRIP
 NTS



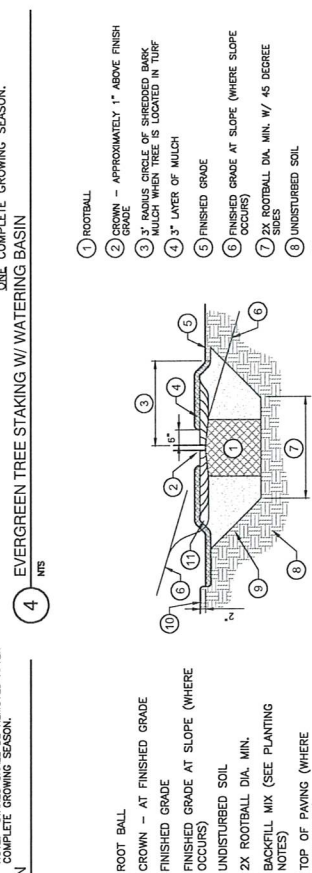
- 1 2" DIA. OR 2" X 2" SQ. X 10' STRAIGHT WOODEN STAKE (2 REQUIRED)
- 2 V.I.T. CINCH-TIE VINYL TREE TIE (2 PER STAKE. LENGTH AS REQUIRED). SECURE TO STAKE W/ STAKE W/ GALV. NAIL 1 PER TIE
- 3 TREE TRUNK
- 4 3" LAYER MULCH AROUND EACH TREE (3" RADIUS CIRCLE WHEN IN TURF)
- 5 ROOT BALL
- 6 2 1/2" MIN. CROWN
- 7 6" MAX.
- 8 PREVAILING WIND DIRECTION
- 9 WATERING BASIN - SEE TREE/SHRUB PLANTING DETAIL
- 10 NOTE: STAKES SHALL BE REMOVED AFTER ONE COMPLETE GROWING SEASON.

2 TURF GRASS; SOD/SEED
 NTS



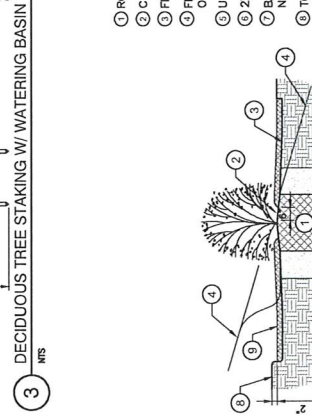
- 1 2" DIA. OR 2" X 2" SQ. X 10' STRAIGHT WOODEN STAKE (2 REQUIRED)
- 2 V.I.T. CINCH-TIE VINYL TREE TIE (2 PER STAKE. LENGTH AS REQUIRED). SECURE TO STAKE W/ STAKE W/ GALV. NAIL 1 PER TIE
- 3 TREE TRUNK
- 4 3" LAYER MULCH AROUND EACH TREE (3" RADIUS CIRCLE WHEN IN TURF)
- 5 ROOT BALL
- 6 2 1/2" MIN. CROWN
- 7 6" MAX.
- 8 PREVAILING WIND DIRECTION
- 9 WATERING BASIN - SEE TREE/SHRUB PLANTING DETAIL
- 10 NOTE: STAKES SHALL BE REMOVED AFTER ONE COMPLETE GROWING SEASON.

3 DECIDUOUS TREE STAKING W/ WATERING BASIN
 NTS



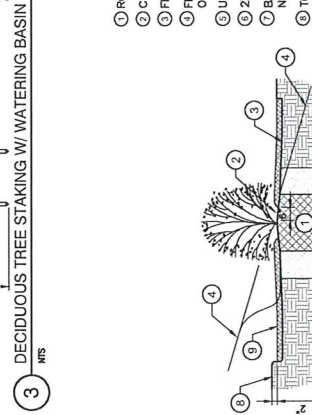
- 1 2" DIA. OR 2" X 2" SQ. X 10' STRAIGHT WOODEN STAKE (2 REQUIRED)
- 2 V.I.T. CINCH-TIE VINYL TREE TIE (2 PER STAKE. LENGTH AS REQUIRED). SECURE TO STAKE W/ STAKE W/ GALV. NAIL 1 PER TIE
- 3 TREE TRUNK
- 4 3" LAYER SHREDDED BARK MULCH AROUND EACH TREE (3" RADIUS CIRCLE WHEN IN TURF)
- 5 WATERING BASIN - SEE TREE/SHRUB PLANTING DETAIL
- 6 ROOTBALL
- 7 2 1/2" MIN. CROWN
- 8 6" MAX.
- 9 SEE TREE/SHRUB PLANTING DETAIL
- 10 NOTE: STAKES SHALL BE REMOVED AFTER ONE COMPLETE GROWING SEASON.

4 EVERGREEN TREE STAKING W/ WATERING BASIN
 NTS



- 1 ROOT BALL
- 2 CROWN - APPROXIMATELY 1" ABOVE FINISH GRADE
- 3 3" RADIUS CIRCLE OF SHREDDED BARK MULCH WHICH TREE IS LOCATED IN TURF
- 4 3" LAYER OF MULCH
- 5 FINISHED GRADE
- 6 FINISHED GRADE AT SLOPE (WHERE OCCURS)
- 7 UNDISTURBED SOIL
- 8 2X ROOTBALL DIA. MIN. BACKFILL MIX (SEE PLANTING NOTES)
- 9 TOP OF PAVING (WHERE APPLICABLE)
- 10 3" LAYER OF MULCH

5 TREE/SHRUB PLANTING W/ WATERING BASIN
 NTS



- 1 2" DIA. OR 2" X 2" SQ. X 10' STRAIGHT WOODEN STAKE (2 REQUIRED)
- 2 V.I.T. CINCH-TIE VINYL TREE TIE (2 PER STAKE. LENGTH AS REQUIRED). SECURE TO STAKE W/ STAKE W/ GALV. NAIL 1 PER TIE
- 3 TREE TRUNK
- 4 3" LAYER MULCH AROUND EACH TREE (3" RADIUS CIRCLE WHEN IN TURF)
- 5 ROOT BALL
- 6 2 1/2" MIN. CROWN
- 7 6" MAX.
- 8 PREVAILING WIND DIRECTION
- 9 WATERING BASIN - SEE TREE/SHRUB PLANTING DETAIL
- 10 NOTE: STAKES SHALL BE REMOVED AFTER ONE COMPLETE GROWING SEASON.

6 PERENNIAL PLANTING
 NTS

A-9

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY	SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY	SBL	QTY	PLANTING BEDS
	AGP	Acer glabralis 'Flame' Amur Maple	B & B	2"Cal	67		AS2	Aescholochia trifida Savannah	5 gal	3		24	PLANTING BEDS
	TAT	Acer tataricum Tatarian Maple	B & B	2"Cal	11		BTJ	Berberis thunbergii Chinese Pinyon Dwarf Berry	5 gal	124		35	PLANTING BEDS
	AS	Acer truncatum Tortugatum Maple	B & B	2"Cal	15		BB	Buddleja davidii 'TODUMDUM' Buzz Midnight Butterfly Bush	5 gal	135		125	PLANTING BEDS
	GBF	Carpinus betulus 'Franz Fontaine' Franz Fontaine Hornbeam	B & B	2"Cal	19		CF	Caryophyllus Russian Peashrub	5 gal	17		119	METHOD OF IRRIGATION
	CS	Catalpa speciosa Northern Catalpa	B & B	2"Cal	5		CF2	Chenopodium speciosum Flowering Quince	5 gal	14		30	METHOD OF IRRIGATION
	CO	Celtis occidentalis Common Hackberry	B & B	2"Cal	9		CH	Cornus alba 'Ballhobby' Ivory Halo Dogwood	5 gal	12		80	EXISTING CONDITIONS
	CCE	Cercis canadensis Eastern Redbud	B & B	2"Cal	33		CC2	Cornus amomum Cranberry Cotoneaster	2 gal	55		243	EXISTING CONDITIONS
	CTZ	Corylus colurna Turkish Filbert	B & B	2"Cal	22		CLU	Cornus lida Peking Cotoneaster	5 gal	78		310	EXISTING CONDITIONS
	GBP	Ghigo bibebo 'Princeton Sentry' Princeton Sentry Ginkgo	B & B	2"Cal	9		EG	Eucalyptus alatus Grove Compact Burning Bush	5 gal	16		121	EXISTING CONDITIONS
	GTS	Gleditsia tricanthos 'Skyline' Skyline Honey Locust	B & B	2"Cal	28		JHB	Jurubac hesperalis 'Bar Harbor' Bar Harbor Creeping Juniper	5 gal	126		284	EXISTING CONDITIONS
	GD	Gymnocladia dioica 'Espresso' Kentucky Coffee Tree	B & B	2"Cal	8		JHY	Jurubac horizontalis Youngstown Creeping Juniper	5 gal	42		173	EXISTING CONDITIONS
	KFG	Kochia latifolia Golden Rain Tree	B & B	2"Cal	13		LV	Ligustrum vicaryi Golden Privet	5 gal	30		27	EXISTING CONDITIONS
	PN	Pinus nigra Austrian Pine	B & B	6'-8" Ht.	13		MR	Mahonia repens Creeping Mahonia	1 gal	140		183	EXISTING CONDITIONS
	PVC	Pinus virginiana 'Canada Red' Canada Red Chivescherry	B & B	2"Cal	23		PL	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	2 gal	52		131	EXISTING CONDITIONS
	QRH	Quercus robur 'Heritage' Heritage Oak	B & B	2"Cal	4		POD	Physocarpus opulifolius 'Diablo' Diablo Ninebark	5 gal	32		62	EXISTING CONDITIONS
	TG	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	B & B	2"Cal	8		PLL	Physocarpus opulifolius 'Little Devil' Dwarf Ninebark	5 gal	131		95	EXISTING CONDITIONS
	UFE	Ulmus x 'Frontalis' Frontier Elm	B & B	2"Cal	17		PP2	Pinus mugo pumilio Dwarf Mugo Pine	5 gal	17		31	EXISTING CONDITIONS
							PM	Pinus mugo 'Mops' Mugo Pine	5 gal	31		55	EXISTING CONDITIONS
							PG	Potentilla fruticosa 'Goldfinger' Goldfinger Bush Chinesebell	5 gal	100		22	EXISTING CONDITIONS
							RC	Rhamnus fraxinosa 'Ron Williams' Ron Leaf Bittersweet	5 gal	210		1	EXISTING CONDITIONS
							RAG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal	246		23	EXISTING CONDITIONS
							RGS	Rhus glabra Smooth Sumac	15 gal	24		23	EXISTING CONDITIONS
							RAU	Ribes aureum Golden Currant	5 gal	3		23	EXISTING CONDITIONS
							RR	Rosa x 'Meigapple' Rosa x 'Meigapple' TM	5 gal	251		23	EXISTING CONDITIONS
							R3	Rosa x 'Rozraz' Knecht Out Shrub Rose	5 gal	118		23	EXISTING CONDITIONS

PLANTING BEDS

CONT	QTY	COMMON NAME	COMMON NAME	QTY
SOD	137,178 SF	Drought Tolerant Fescue Blend	SOD	137,178 SF
Mulch	561,198 SF	Rock Mulch Area / 2" x 3" Stone (4-6" depth)	Mulch	561,198 SF
Mulch	2,324 SF	Decorative Rock Mulch Area / Mexican Beach Cobble (3-4" depth)	Mulch	2,324 SF
Mulch	55,756 SF	Wood Mulch Area / 4" min. depth	Mulch	55,756 SF
Total Landscape Area: 250,492 SF				

METHOD OF IRRIGATION

THE METHOD OF IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL INCLUDE A COMBINATION OF OVERHEAD SPRINKLER HEADS, AND DRIP LINES. WATER SOURCE TO BE CONNECTED TO NON-POTABLE IRRIGATION CANAL. EXISTING CONDITIONS

EXISTING CONDITIONS

THE EXISTING VEGETATION OF THE SITE ORIGINALLY CONSISTED OF AGRICULTURAL PASTURE AND SEVERAL TREES. ALL EXISTING VEGETATION HAS BEEN REMOVED AS A RESULT OF SITE CONSTRUCTION AND WILL BE REPLACED WITH THE PROPOSED LANDSCAPE PLAN.

BUFFER DATA (TREES)

EAST USLUICK ROAD
PROPERTY LINE: 970 LF
REQUIRED TREES: 28 (1/35 LF)
PROVIDED TREES: 28

SOUTH KIMBALL AVE.
PROPERTY LINE: 614 LF
REQUIRED TREES: 18 (1/35 LF)
PROVIDED TREES: 24

LANDSCAPE PLANS COMPLY WITH CITY CODE CHAPTER 10-07 AND 10-08.

REVISIONS

NO.	DESCRIPTION	BY	DATE

AGENCY: ARCHITECTS ASSOCIATES OF UTAH INC. (LA-16639) (0408-2021)

PLAN SCHEDULE

TIMBERGRASS APARTMENTS INLAND IDAHO

JUB ENGINEERS, INC. 2760 W. Excelsior Ln. Suite 400 Meridian, ID 83642 Phone: 208.376.7330 www.jub.com

AT FULL SIZE: 8 1/2" X 11" DATE: 01/10/2024 DRAWN BY: JUB/ELC CHECKED BY: JUB/ELC

DRAWING: LP-002 SHEET: 2 OF 8

Property Owner Acknowledgement

I, Rick Bennett, the record owner for real property addressed as 106 E Ustick Road, am aware of, in agreement with, and give my permission to Inland Idaho, LLC, 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).

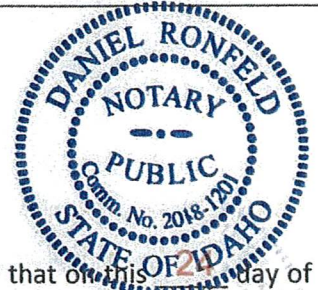
Dated this 24 day of March, 2021



(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
County of Canyon) ss.



I, Daniel Ronfeld, a Notary Public, do hereby certify that on this 24 day of March, 2021 personally appeared before me Rick Bennett, 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.



NOTARY PUBLIC FOR IDAHO
Residing at 2816 W Clark Street Boise Idaho 83705
My Commission Expires 6 July 2024

AI