

MEMO

Date: April 28, 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, May 14, 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, May 25, 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

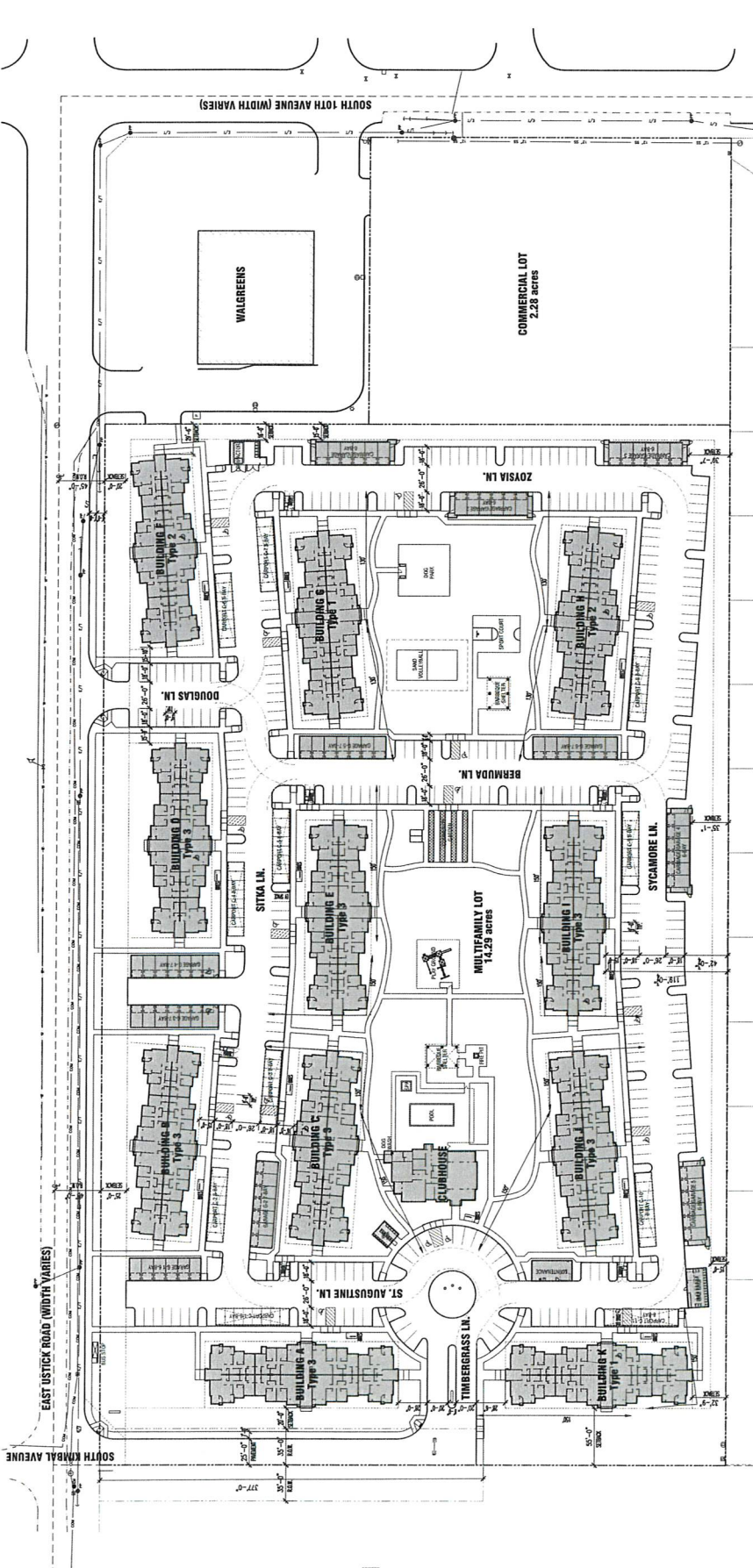
Applicant Signature: _____ Date: 03/24/2021

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.



BUILDING MAX:

- (2) 3-STORY BUILDING TYPE 1: (12) X1, (80) X2 = 48 UNITS
- (2) 3-STORY BUILDING TYPE 2: (48) X2 = 48 UNITS
- (7) 3-STORY BUILDING TYPE 3: (42) X1, (42) X2, (84) X3 = 188 UNITS
- (5) 2-STORY CARTRIDGE HOUSE GARAGE: (10) X1 = 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: 126 UNITS x 2.0 SPACES PER UNIT = 252 SPACES

TOTAL SPACES RECOMMENDED: = 488 SPACES (1,720/MT)

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:

- OPEN SPACES: 315 SPACES (14 ACCESSIBLE) (1-EV SPACE)
- CARPPOOL SPACES: 86 SPACES (2 ACCESSIBLE)
- GARAGE SPACES: 71 SPACES (2 ACCESSIBLE)

TOTAL SPACES PROPOSED: = 472 SPACES (1,720/MT)

BICYCLE PARKING REQUIRED BY ORDINANCE:

- 274 x 2 = 548 SPACES REQUIRED
- 56 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. / 2.29 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:

- 188,008 S.F. (20.7%)
- 188,793 S.F. (27.3%)
- LANDSCAPE COVERAGE: 32,010 S.F. (5%)

OPEN AREA (NOT INCLUDING SETBACKS): 189,569 S.F. (26.6%)

ALLOWABLE BUILDING HEIGHT: 35' ALLOWED

39'-4" TO PEAK (ACTUAL HEIGHT)

34'-4" TO MID-POINT OF SLOPED ROOF

29'-4" TO SOFT

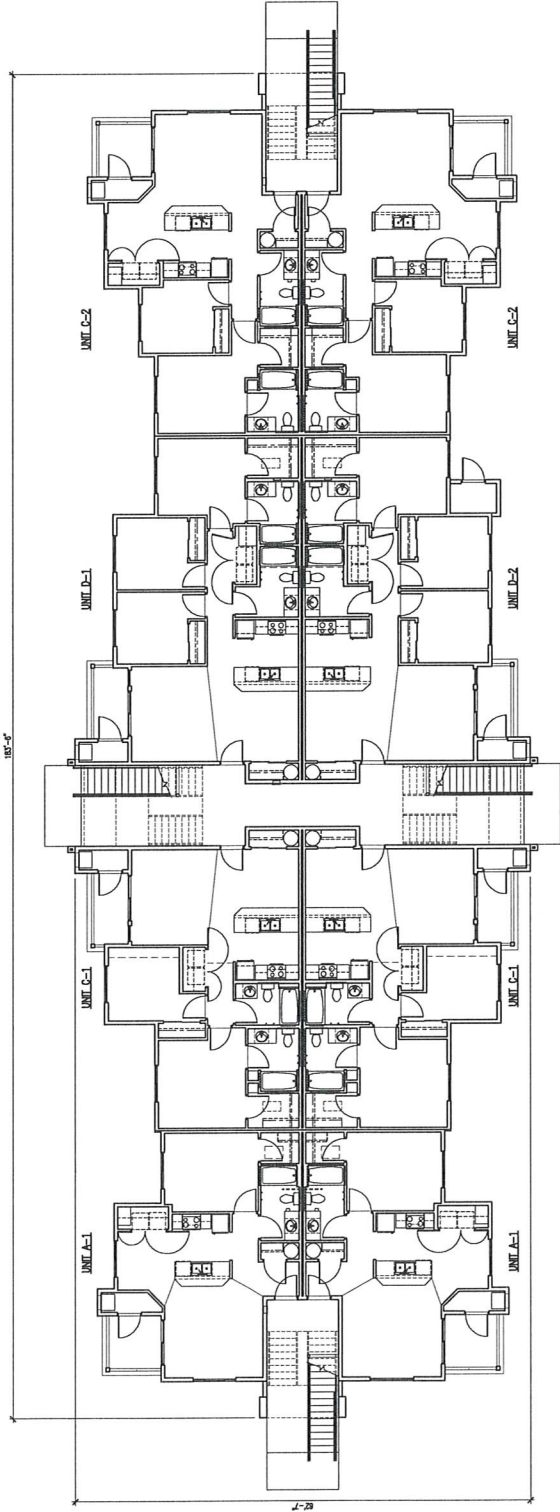
UNIT MIX:

- 1-BED/1-BATH: 64 (23%)
- 2-BED/1-BATH: 10 (4%)
- 3-BED/2-BATH: 126 (46%)
- 3-BED/2-BATH: 84 (30%)

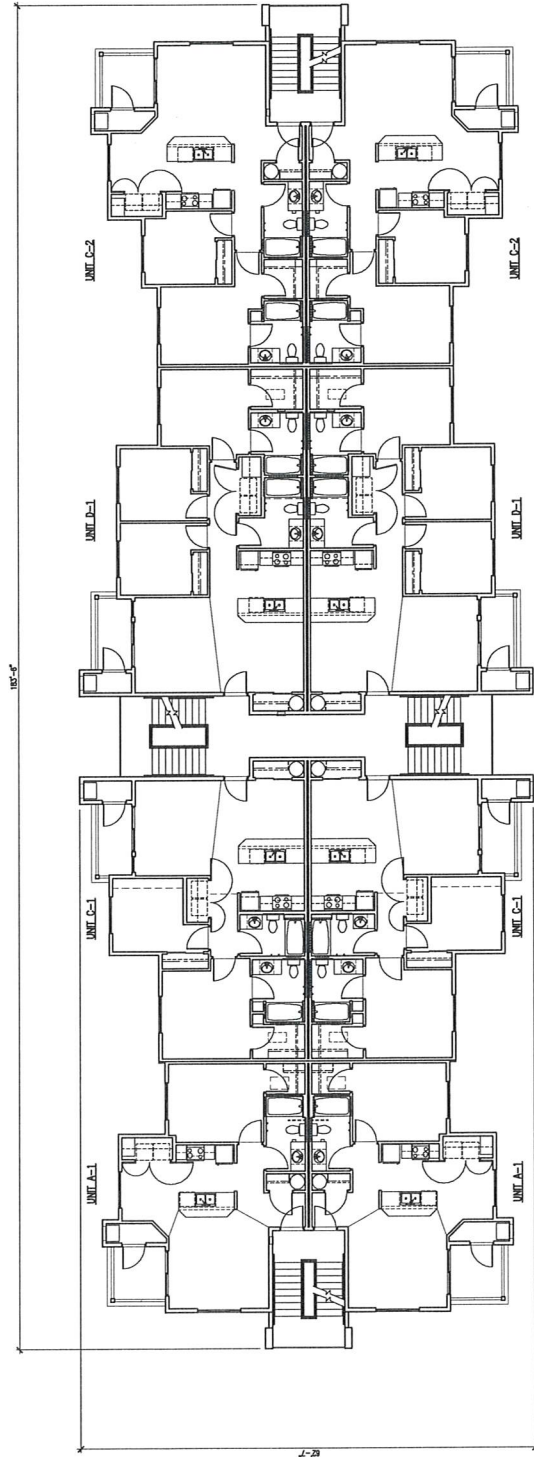
1 SITE PLAN
SCALE: 1" = 50'-0"

APARTMENT BUILDING UNIT DATA

| BUILDING | GROSS AREA | BUILDINGS G & H | | BUILDINGS A, B, C, D, E, F, I | | GARAGE HOUSE | | UNIT TOTALS | GROSS AREA | DECK AREA | STORAGE AREA | TOTAL AREA |
|----------|-------------|-----------------|---|-------------------------------|---|--------------|---|-------------|------------|-----------|--------------|------------|
| | | 1 | 2 | 1 | 2 | 1 | 2 | | | | | |
| A-1 | 9,050 S.F. | 1 | 2 | 3 | 1 | 1 | 2 | 1 | 2 | 1 | 1 | 15 |
| A-2 | 8,203 S.F. | 1 | 2 | 3 | 1 | 1 | 2 | 1 | 2 | 1 | 1 | 15 |
| B | 27,236 S.F. | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 10 |
| C-1 | 9,252 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 22 | 2 | 2 | 42 |
| C-2 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-1 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-2 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-3 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-4 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-5 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-6 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-7 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-8 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-9 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-10 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-11 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-12 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-13 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-14 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-15 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-16 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-17 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-18 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-19 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-20 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-21 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-22 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-23 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-24 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-25 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-26 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-27 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-28 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-29 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-30 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-31 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-32 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-33 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-34 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-35 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-36 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-37 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-38 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-39 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-40 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-41 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-42 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-43 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-44 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-45 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-46 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-47 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-48 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-49 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-50 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-51 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-52 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-53 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-54 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-55 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-56 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-57 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-58 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-59 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-60 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-61 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-62 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-63 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-64 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-65 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-66 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-67 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-68 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-69 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-70 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-71 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-72 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-73 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-74 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-75 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-76 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-77 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-78 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-79 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-80 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-81 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-82 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-83 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-84 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-85 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-86 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-87 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-88 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | 2 | 42 |
| D-89 | 9,196 S.F. | 2 | 2 | 2 | 2 | 4 | 4 | 12 | 24 | 2 | | |

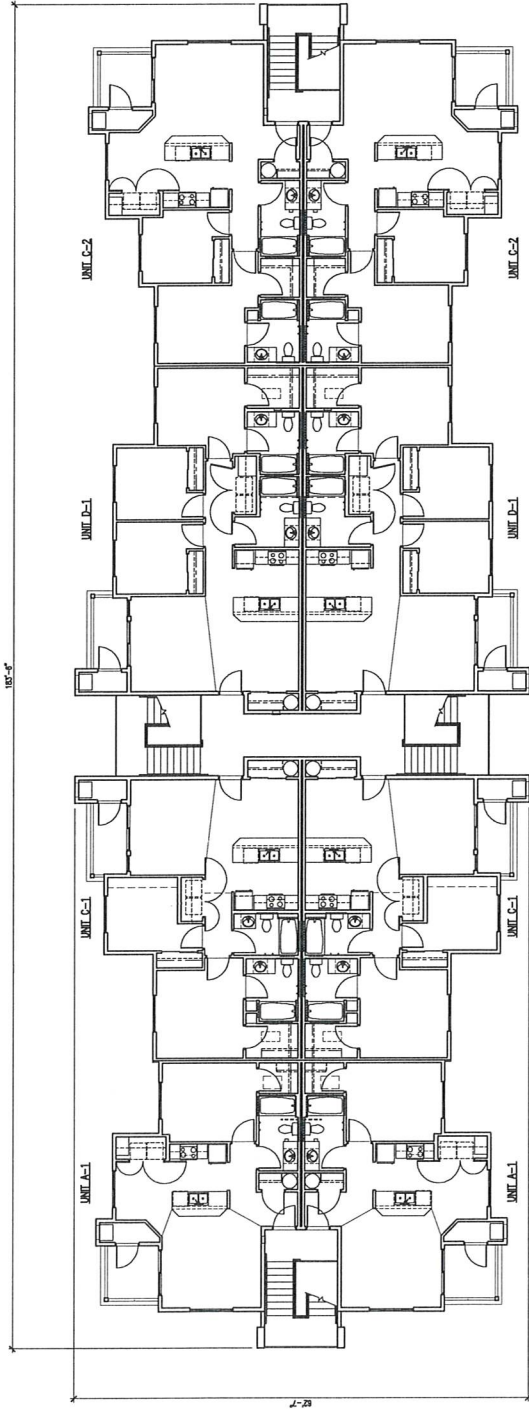


BUILDING TYPE 1
1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDINGS 6 & 8



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

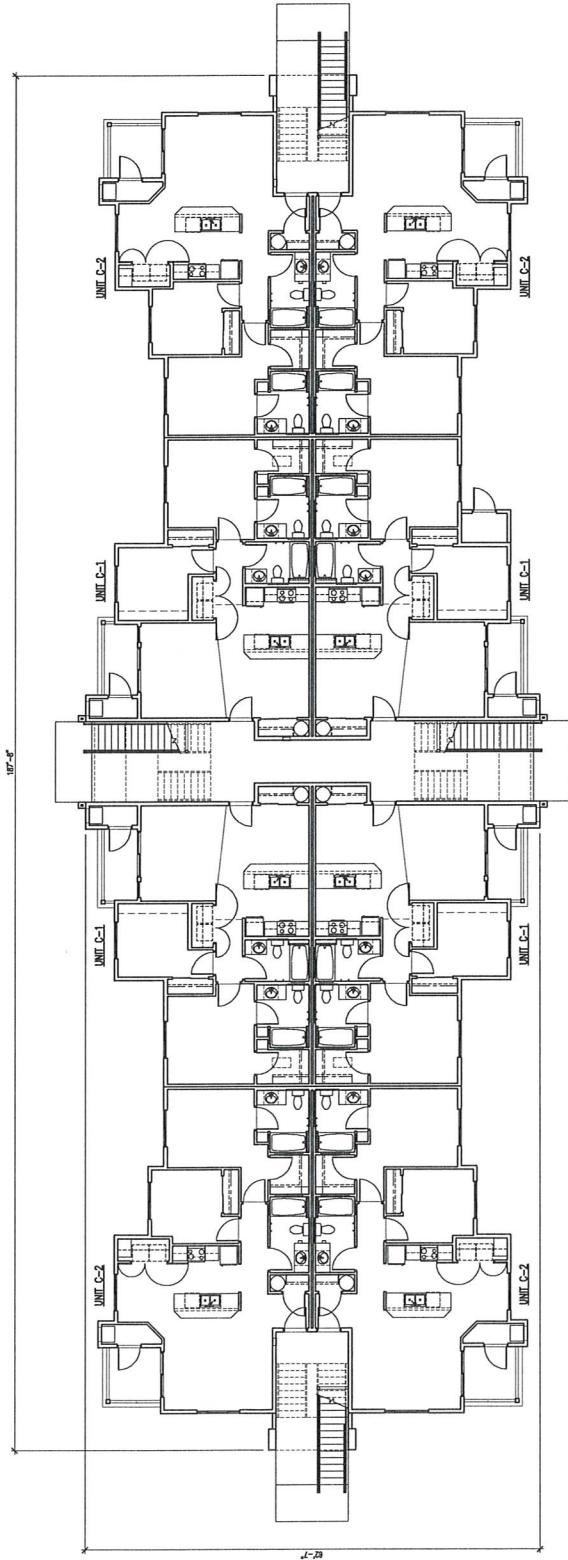
A-3



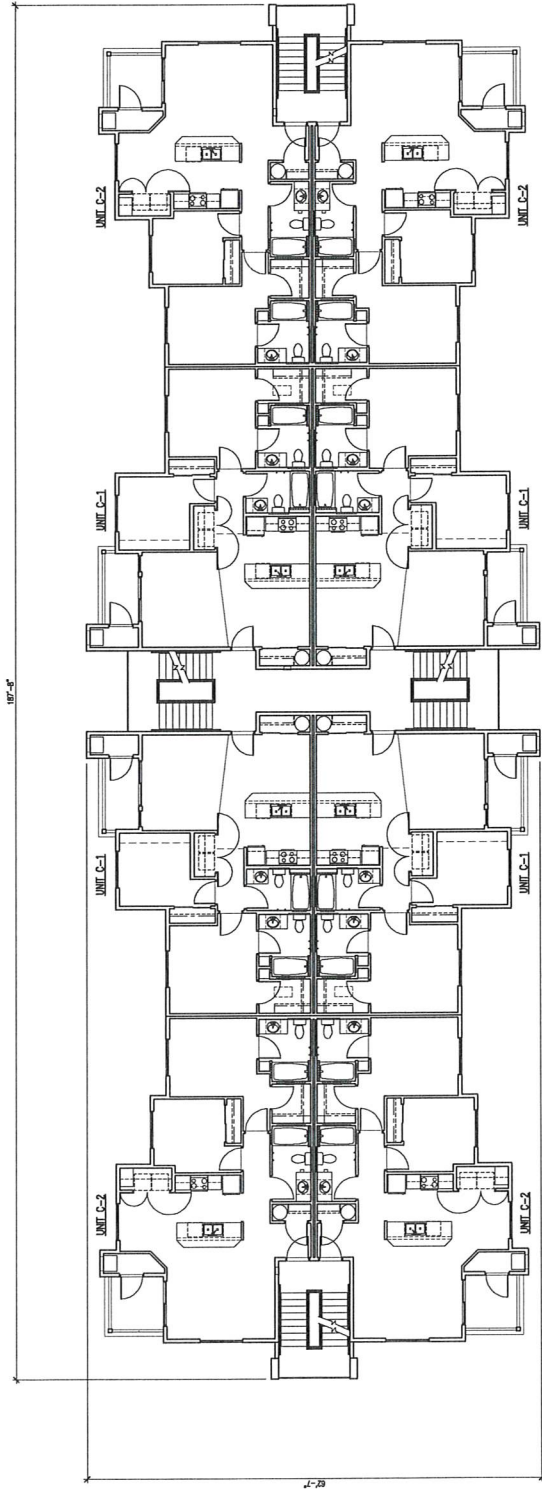
BUILDING TYPE 1
1 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDINGS G & K
 8.030.2.1



A-3

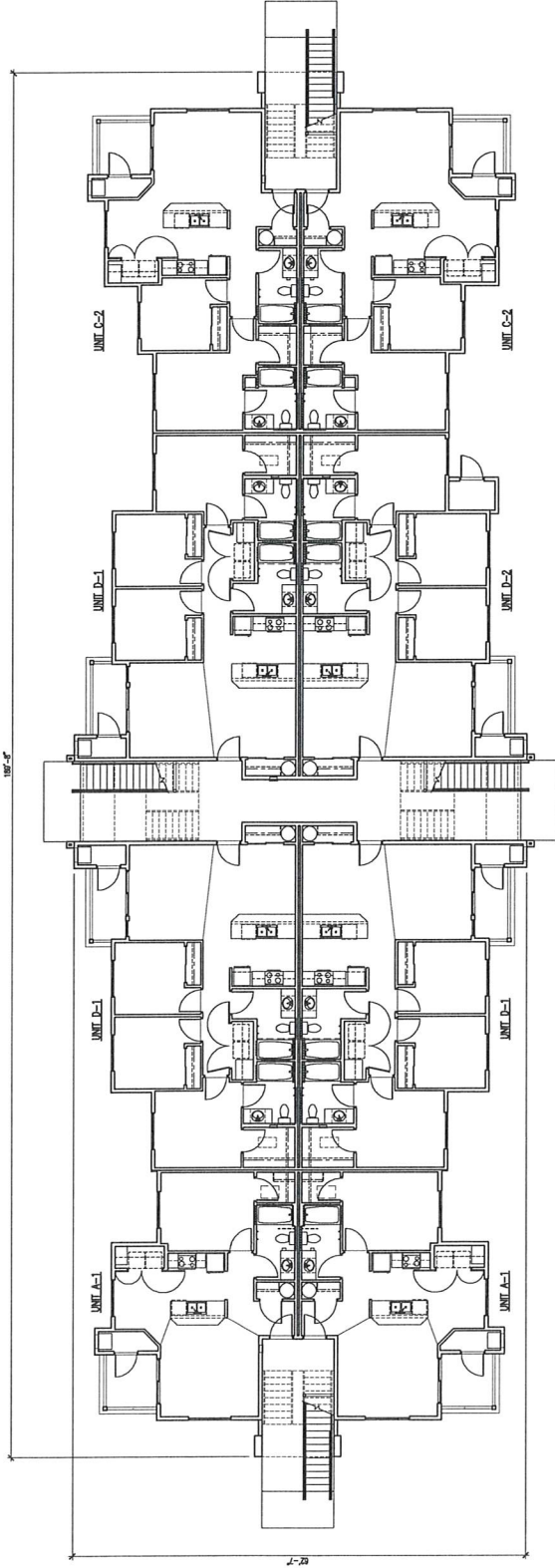


REAR FRONT
 LEFT RIGHT
BUILDING TYPE 2
1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDINGS F & H

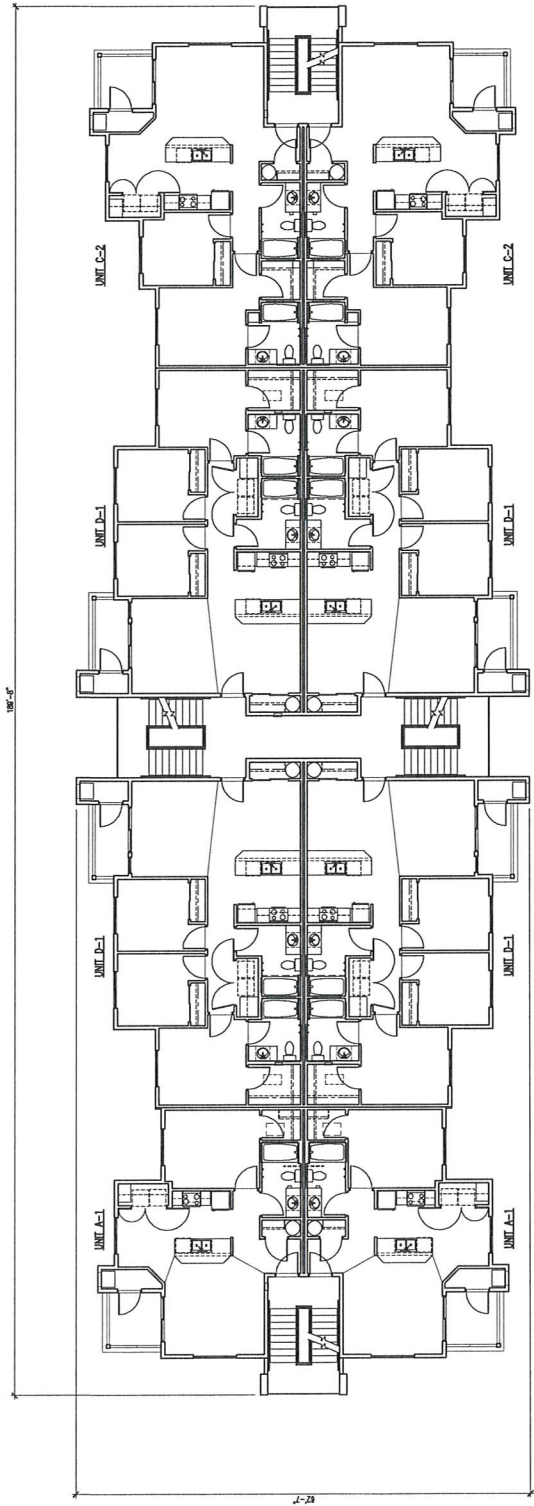


REAR FRONT
 LEFT RIGHT
BUILDING TYPE 2
2 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDINGS F & H

A-3

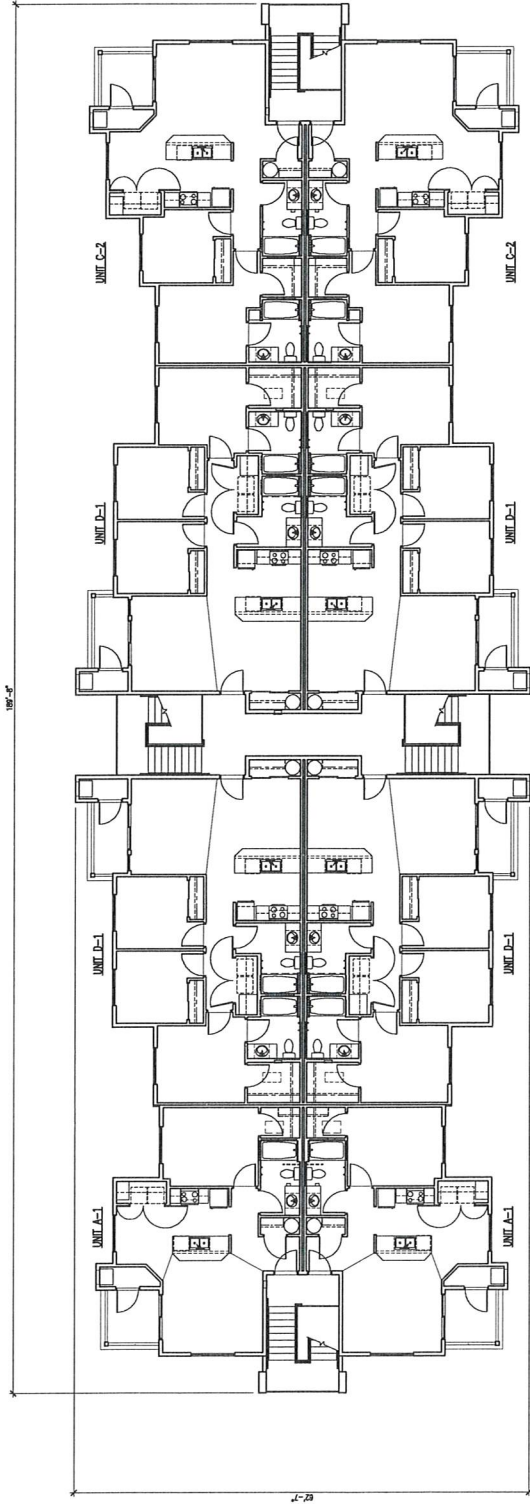


BUILDING TYPE 3
1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDINGS A, B, C, D, E, I, J



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"



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

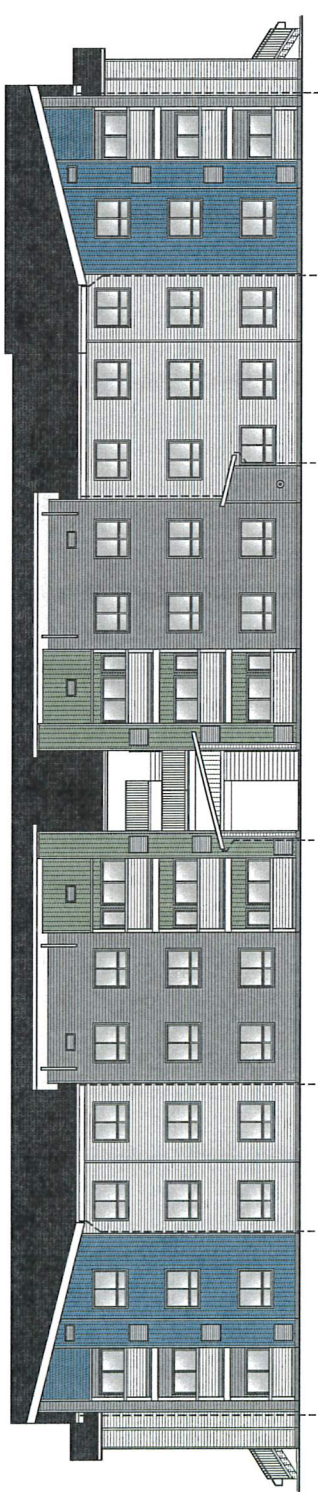


3 BUILDING TYPE 3-LEFT END ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEME 1

| | |
|--|---|
| | Exterior & Trim White |
| | Roofing Charcoal Grey 100 Cambridge |
| | BRICK SINGING 2 FIELD COLOR: Red Brick (Pyram) |
| | BRICK SINGING 1 FIELD COLOR: Charcoal Grey (Pyram) |
| | S' LAPPED SINGING 2 FIELD COLOR: White (Pyram) |
| | S' LAPPED SINGING 1 FIELD COLOR: Desert Sand (Pyram) |

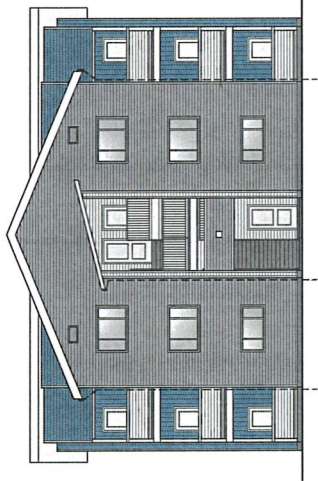
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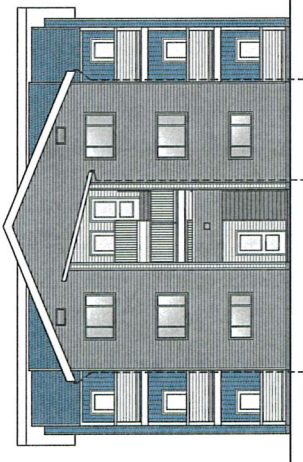
1 BUILDING TYPE 3-FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



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 2

| | |
|--|---|
| | ESCAPE & TRIM White |
| | ROOFING, GRAY MO Cambridge |
| | BARL SIDING 2 Nemport 837 (Pyram) |
| | BARL SIDING 1 Oak Mist (Pyram) |
| | 5" LAPPED SIDING 2 White (Pyram) |
| | 5" LAPPED SIDING 1 Victorian Gray (Pyram) |

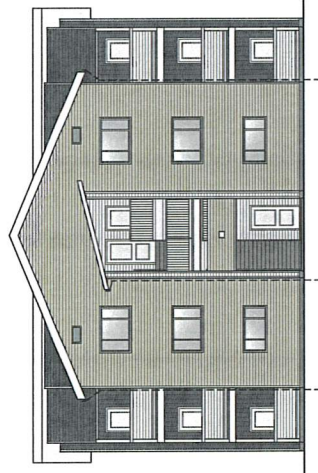
A-3



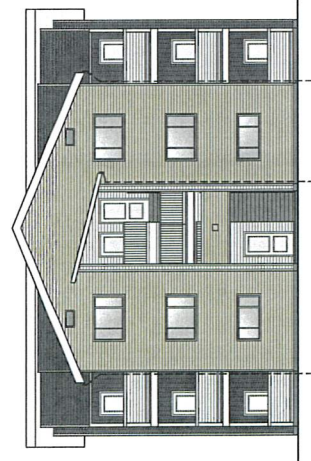
1 BUILDING TYPE 3-FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



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

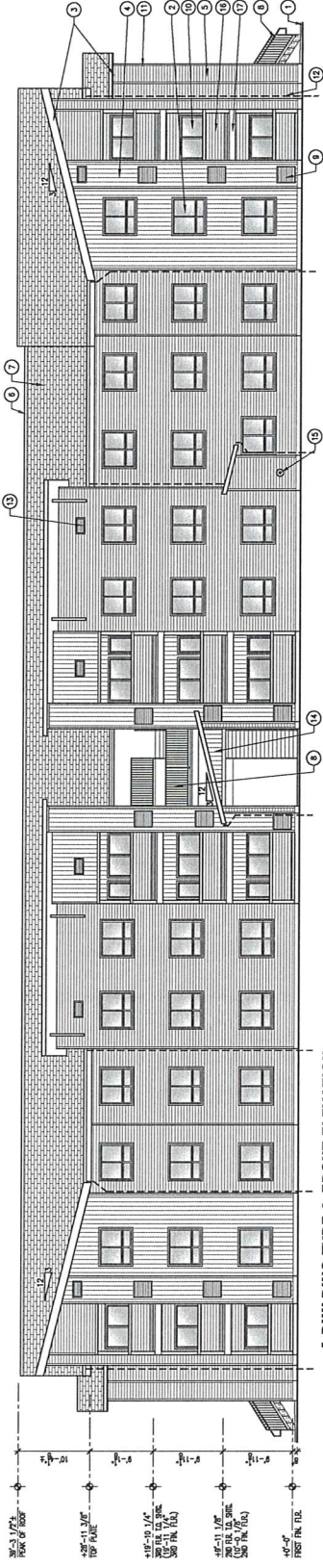


3 BUILDING TYPE 3-LEFT END ELEVATION
SCALE: 1/8" = 1'-0"

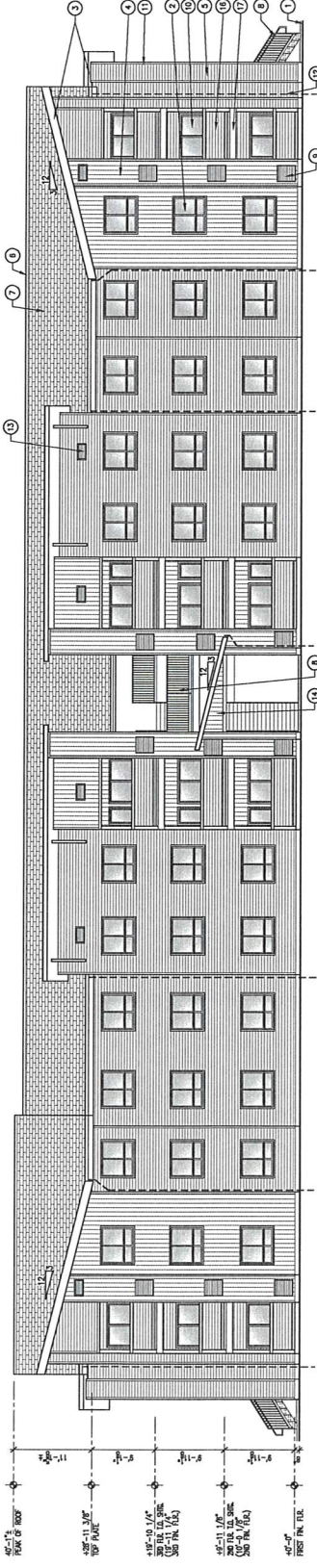
COLOR SCHEME 3

| | |
|--|---|
| | Exterior & Trim White |
| | Roofing Charcoal Grey R0 Cambridge |
| | B&B SIDING 2 FIELD COLOR: House Side (Pyram) |
| | B&B SIDING 1 FIELD COLOR: House Side (Pyram) |
| | S- LAPPED SIDING 2 FIELD COLOR: White (Pyram) |
| | S- LAPPED SIDING 1 FIELD COLOR: Almond (Pyram) |

A-3



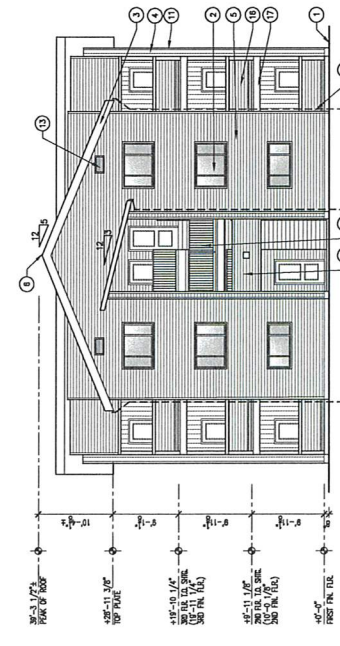
1 BUILDING TYPE 3-FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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"

KEYNOTES

1. FINISH CONC. SLAB 4" THK FROM BEARING AT 2X MIN.
2. 2X8 FINISH FASCIA SHIRT TAIL OF CORNER.
3. 12" W/1.5" CORNER TRIM.
4. BRICK AND BRICK VENT WALL SINGLES.
5. 3" CLAYPOD STYLE LAPPED VINYL SINGLES.
6. CONTINUOUS ROOF VENT, SEE ROOF PLANS.
7. ARCHITECTURAL LAMINATED FIBERGLASS ROOF SINGLES.
8. METAL FRAMING.
9. MECHANICAL VAC. GULLY, FINISH MATCH ADJACENT CORNER.
10. DOUBLE GLAZED VINYL FRAMES, SLIDING GLASS DOOR.
11. 2" W/1. CORNER TRIM.
12. FINISH TO MATCH BRICK OR VINYL BLOCK ONLY.
13. METAL GABLE ROOF LOADER.
14. FINISH TO MATCH BRICK WALLS AND ROOF WORK.
15. THE EXTERIOR CONNECTION, PROVIDE SPACING AS REQUIRED BY LOCAL FIRE DEPARTMENT.
16. ALUM LAPPED SINGLES ON CHIMNEY / VENT/ROOF LAPPED SINGLES.
17. EXTERIOR FINISH TO BE 12" SHIRT TAIL.
18. FINISH TO MATCH ADJACENT.

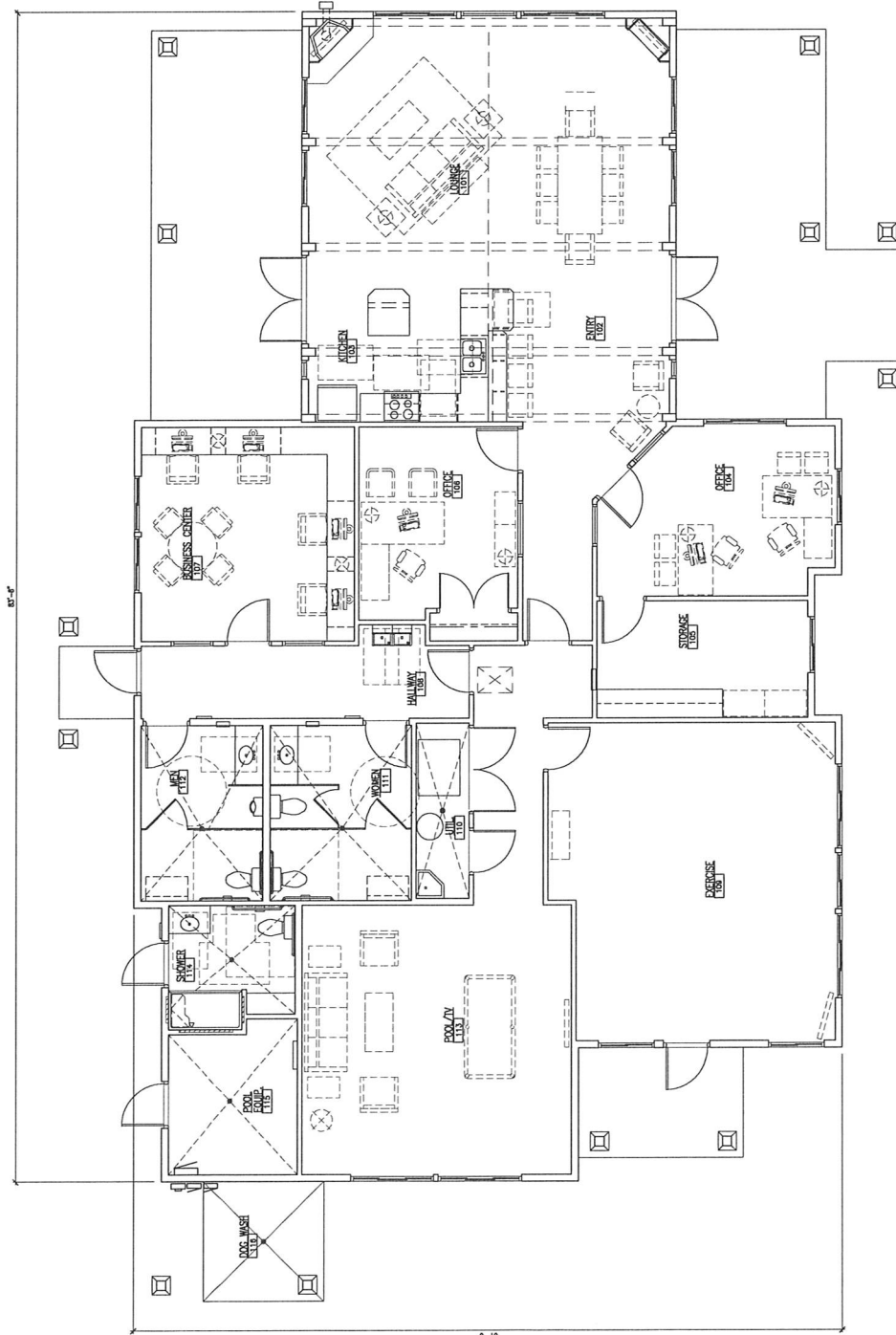
GENERAL NOTES

- A. ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
- B. ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, 2018 IRC AND PER LOCAL APPLICABLE REGULATORY AGENCIES.
- C. VERIFY ALL EXTERIOR WINDOW, SLIDING AND GLASS WITH CORNER FINISH TO ORDERING AND INSULATION.
- D. SUB-CONTRACTORS TO PROVIDE 12" X 12" MIN. SAMPLE OF ALL FINISH MATERIALS FOR OWNERS REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- E. MATERIALS TO BE COORDINATED WITH MECHANICAL DRAWINGS AS REQUIRED.

LEGEND

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

A-3



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

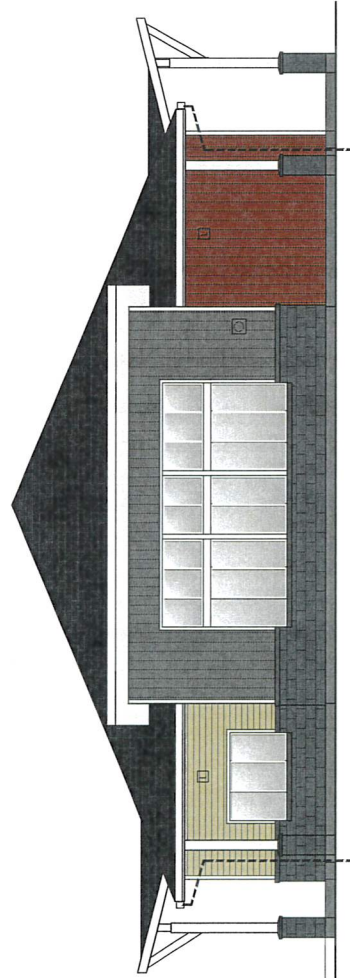
LEGEND

| 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 |
| | |
| | |
| | |
| | |
| | |
| | |

A-3



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



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

COLOR SCHEME 1

| | |
|--|--|
| | BRICK, LOWER STORIES Mantel Stone (Pyram) |
| | BRICK, UPPER STORIES Mantel Stone (Pyram) |
| | BRICK, LOWER STORIES Mantel Stone (Pyram) |
| | BRICK, UPPER STORIES Mantel Stone (Pyram) |
| | BRICK, LOWER STORIES Mantel Stone (Pyram) |
| | BRICK, UPPER STORIES Mantel Stone (Pyram) |
| | BRICK, LOWER STORIES Mantel Stone (Pyram) |
| | BRICK, UPPER STORIES Mantel Stone (Pyram) |

A-3

KEYNOTES

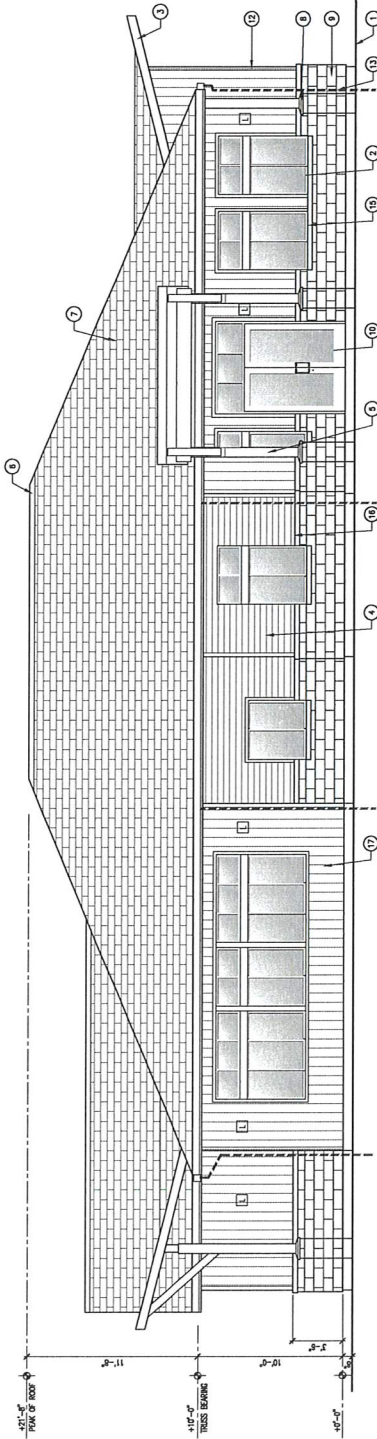
1. FINISH GRADE, SLOPE AWAY FROM BUILDING AT 2% MIN.
2. VINYL FINISH WINDOW.
3. 1" x 8" PAINTED SHUNT TRIM FACIA.
4. 5" CHAMFERED STYLE LAPPED VINYL SIDING. ROOF COLOR. SEE FINISH SCHEDULE.
5. CUI-LAM COLUMN. W/HP WITH 1" SHUNT TRIM, PAINT.
6. CONTINUOUS ROOF VENT. SEE ROOF PLANS.
7. ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES.
8. STONE CAP.
9. ARTIFICIAL STONE SIDING.
10. PREPARED STONE SYSTEM.
11. FRENCH GABLE ROOF.
12. 3" VAPOR BARRIER.
13. PREPARED 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 COMPART.

GENERAL NOTES

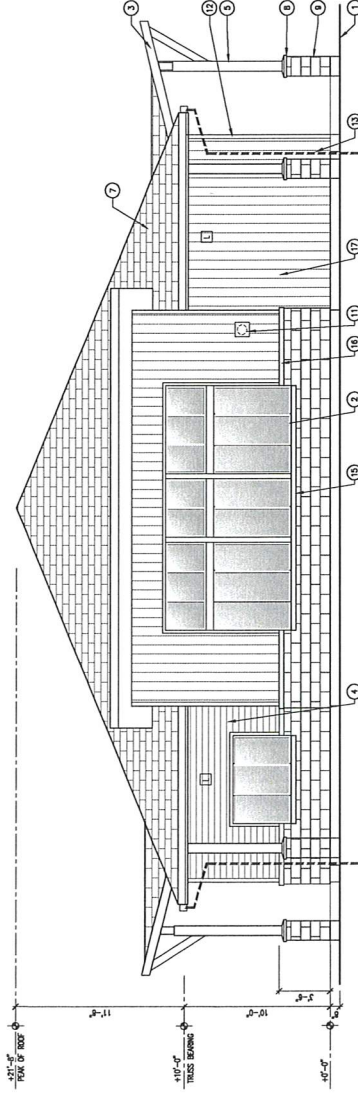
- A. ALL NOTES OR ELEMENTS ARE TYPICAL AND APPLY TO ALL ELEMENTS.
- B. ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. 2018 IBC REQUIREMENTS ARE FOR GENERALLY ACCEPTED CONSTRUCTION.
- C. VERIFY ALL FINISH MATERIAL SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
- 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.

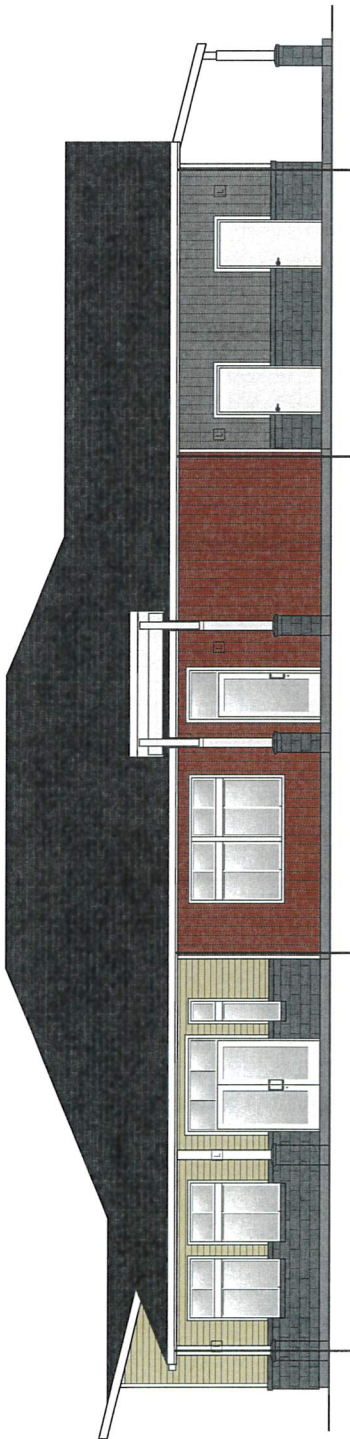


1 CLUBHOUSE WEST ELEVATION
SCALE: 1/4" = 1'-0"

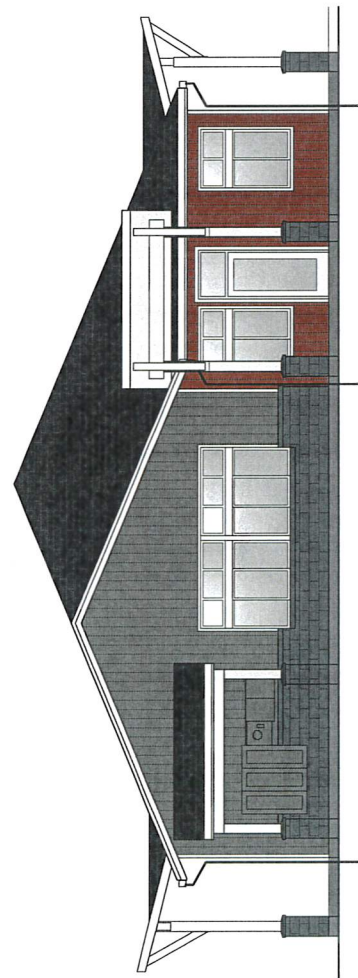


2 CLUBHOUSE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

A-3



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

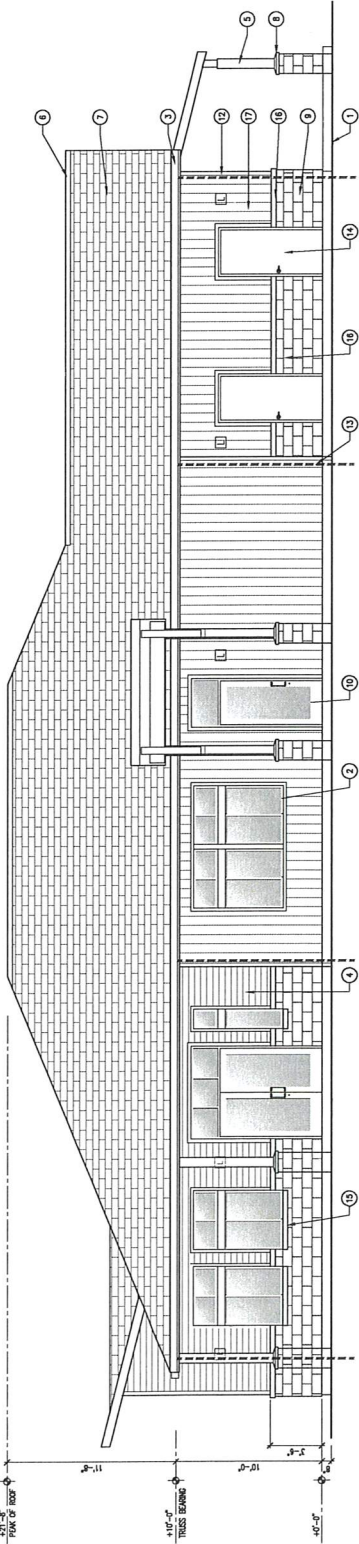


2 CLUBHOUSE NORTH ELEVATION
 SCALE 1/4" = 1'-0"

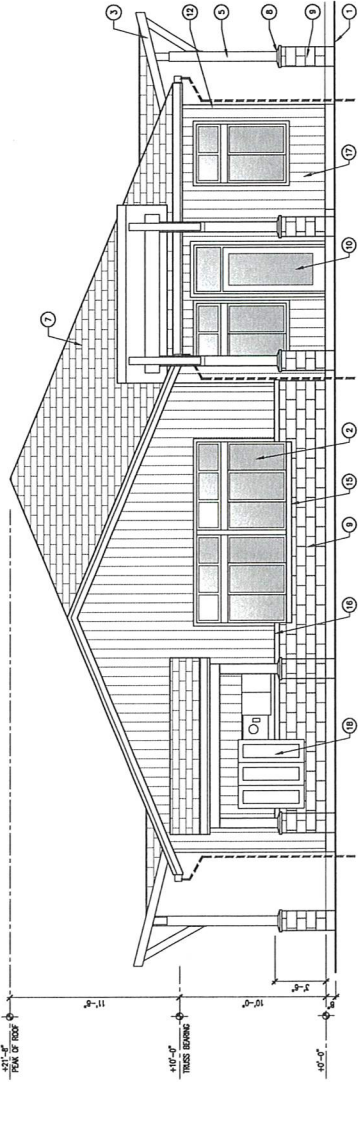
COLOR SCHEME 1

| | |
|--|---|
| | CLUBHOUSE FIELD COLOR Sweet's (Pigment) Munsell |
| | CLUBHOUSE FIELD COLOR Sweet's (Pigment) Munsell |
| | CLUBHOUSE FIELD COLOR Sweet's (Pigment) Munsell |
| | CLUBHOUSE FIELD COLOR Sweet's (Pigment) Munsell |
| | CLUBHOUSE FIELD COLOR Sweet's (Pigment) Munsell |
| | CLUBHOUSE FIELD COLOR Sweet's (Pigment) Munsell |

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. CLIP-LAM COLUMN. TRIM WITH 1/2" SHARP TRIM, PAINT.
6. CONTIGUOUS ROOF. TRIM WITH 1/2" SHARP TRIM, PAINT.
7. CONTIGUOUS 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 CME DRAWINGS.
14. FINISH BRICKWORK.
15. FINISH BRICKWORK.
16. ARTISAN STONE MANSUET CHAIR.
17. BOARD AND BATTEN VINYL SIDING.
18. ELECTRICAL SERVICE EQUIPMENT.

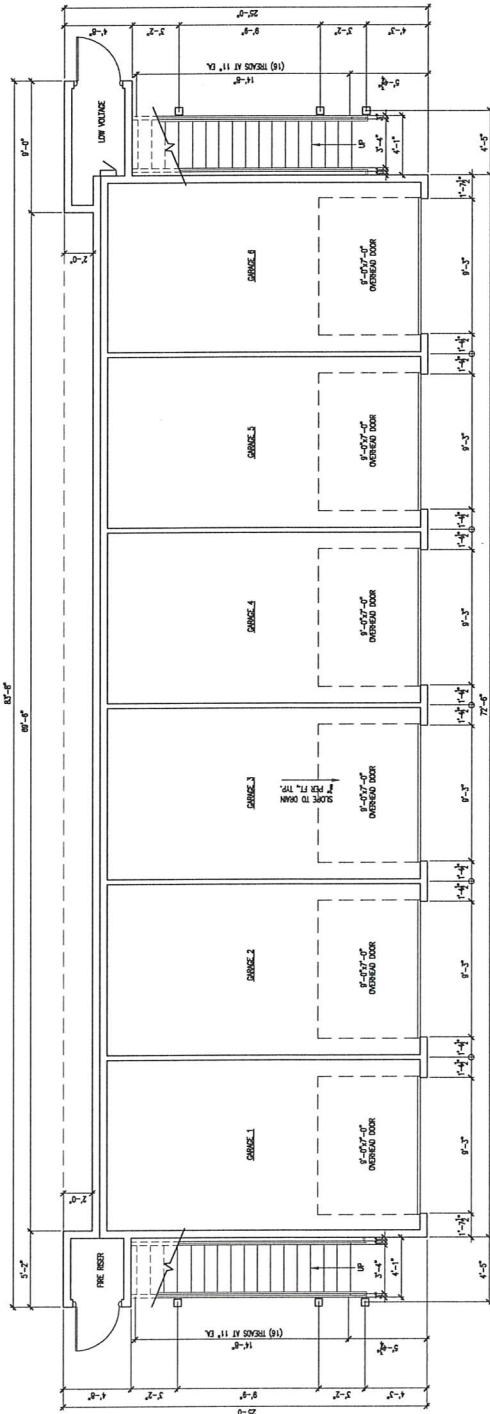
GENERAL NOTES

- 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.

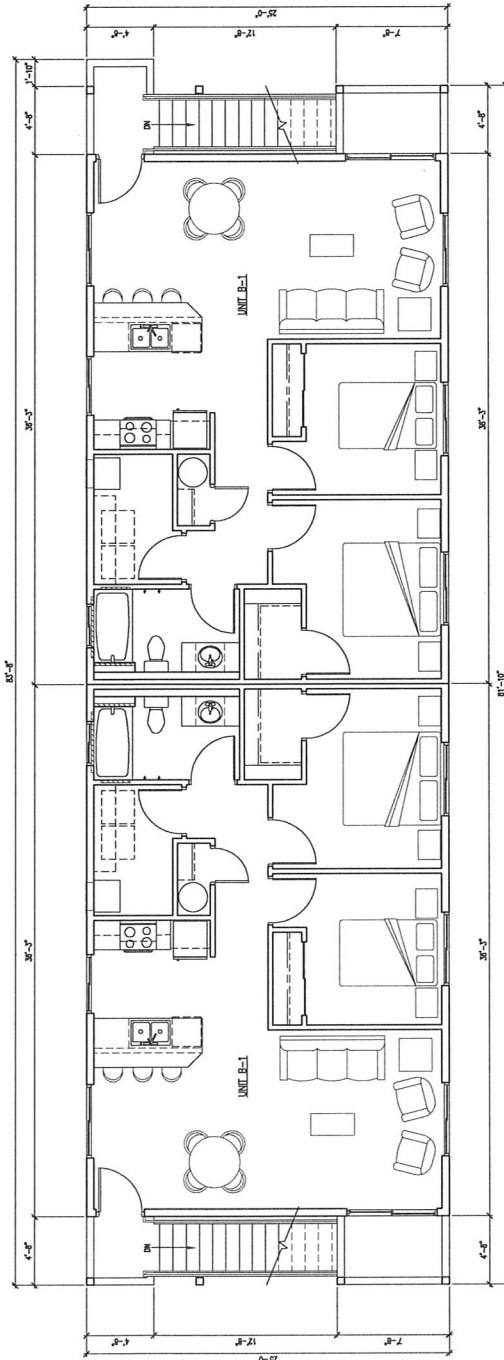
LEGEND

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 NORTH
 EAST FRONT



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

A-3

KEYNOTES

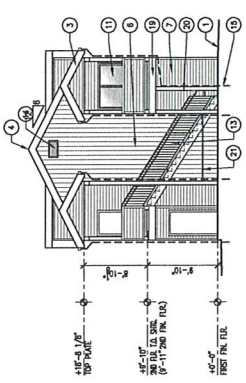
1. FINISH GRADE, SLUPE AWAY FROM BUILDING AT 2% MIN.
2. VINYL FRAME WINDOW PER SCHEDULE.
3. 1 1/2" x 4" PAINTED FASCIA SHUNT TRIM OR EQUAL, PAINT.
4. CONTINUOUS ROOF VOULT, SEE ROOF PLANS.
5. ARCHITECTURAL, LAMINATED FIBERGLASS ROOF SHIMULES.
6. BOND AND BATHEN VINYL SIDING.
7. 5" CLAMPING STICK LAPPED VINYL SIDING.
8. 5" VINYL CORNER TRIM.
9. ALUMINUM LAPPED SIDING OR CARIBBEAN V/V ALUMINUM LAPPED SIDING.
10. MECHANICAL VINYL DOWLS, 1/2" DIA. 1/4" DIA. ALUMINUM SIDING.
11. VINYL TRIMMED SLIDING GLASS DOORS.
12. 1/2" x 4" x 1/2" VINYL TRIMMED SLIDING GLASS DOORS, AND TRIMMED PANEL. VERIFY EXACT LOCATION W/ VENDOR AND ELECTRICAL DRAWINGS.
13. METAL BRACKETS, PAINT.
14. METAL DANGLE DOWNERS, PROVIDE NET FIVE AREA PER VENTILATION CALCULATIONS.
15. PRE-DRILLED METAL GUTTERS AND DOWNSPOUTS, COORDINATE WITH CIVIL PLANS FOR CONTINUATION. ATTACHED TO BELLY BAND OR VINYL BLOCK ONLY.
16. 1 1/2" x 4" SHUNT TRIM BELLY BAND, PAINT.
17. APPROVED UNIT SEALS AND FLASHING DETAILATION, 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 ONE IN. AT 27" ABOVE ADA COMPLIANT FINISH GRADE.
22. FIRE DEPARTMENT CONNECTION, PROVIDE SCHED. AS REQUIRED BY LOCAL FIRE DEPARTMENT.

GENERAL NOTES

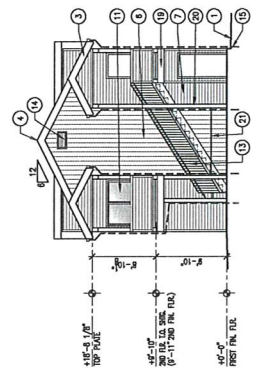
- A. ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
- B. ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, 2018 IBC REQUIREMENTS AND PER CURRENTLY ACCEPTED CONSTRUCTION PRACTICES.
- C. INSTALLATION OF FINISH MATERIALS, SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND SUB-CONTRACTORS TO PROVIDE 1/2" x 1 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

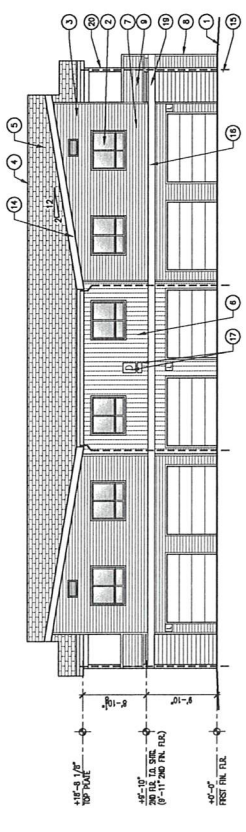
- WALL MOUNT LIGHT FIXTURE, SHOW SCHEDULES ONLY. SEE ELECTRICAL DRAWINGS.



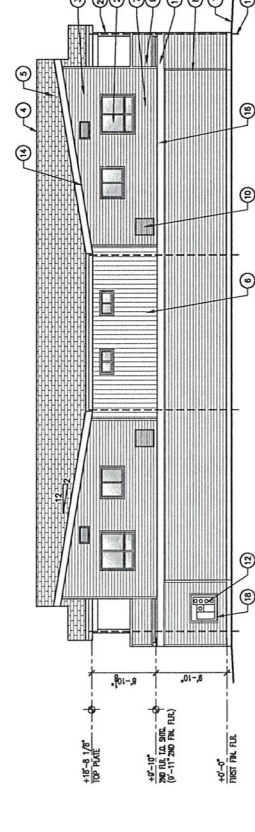
2 CARRIAGE HOUSE/GARAGE-LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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.

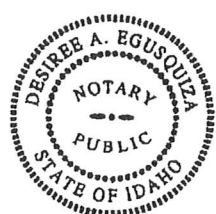
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except 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

| | | |
|-----|----------|------|
| NO. | REVISION | DATE |
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4.8 SHALL RETAIN ALL CONSTRUCTION MATERIALS, DEBRIS AND EXCESS MATERIAL TO BE REMOVED FROM THE PROJECT SITE UNTIL THE PROJECT IS COMPLETE. ALL MATERIALS TO BE REMOVED SHALL BE RELOADED TO THE TRUCKS AND REMOVED FROM THE PROJECT SITE WITHOUT CAUSING ANY DAMAGE TO THE SITE OR NEIGHBORING PROPERTIES.

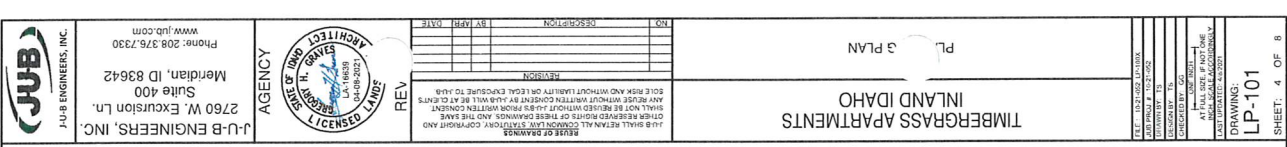
AGENCY
STATE OF IDAHO
ARCHITECT
ARCHITECTS
200 S. 4TH AVENUE
BOISE, IDAHO 83721
PHONE: (208) 333-9300
WWW.AIAID.COM

JUB ENGINEERS, INC.
2760 W. EXETER LN.
SUITE 400
MERIDIAN, ID 83642
PHONE: 208.376.7330
WWW.JUB.COM

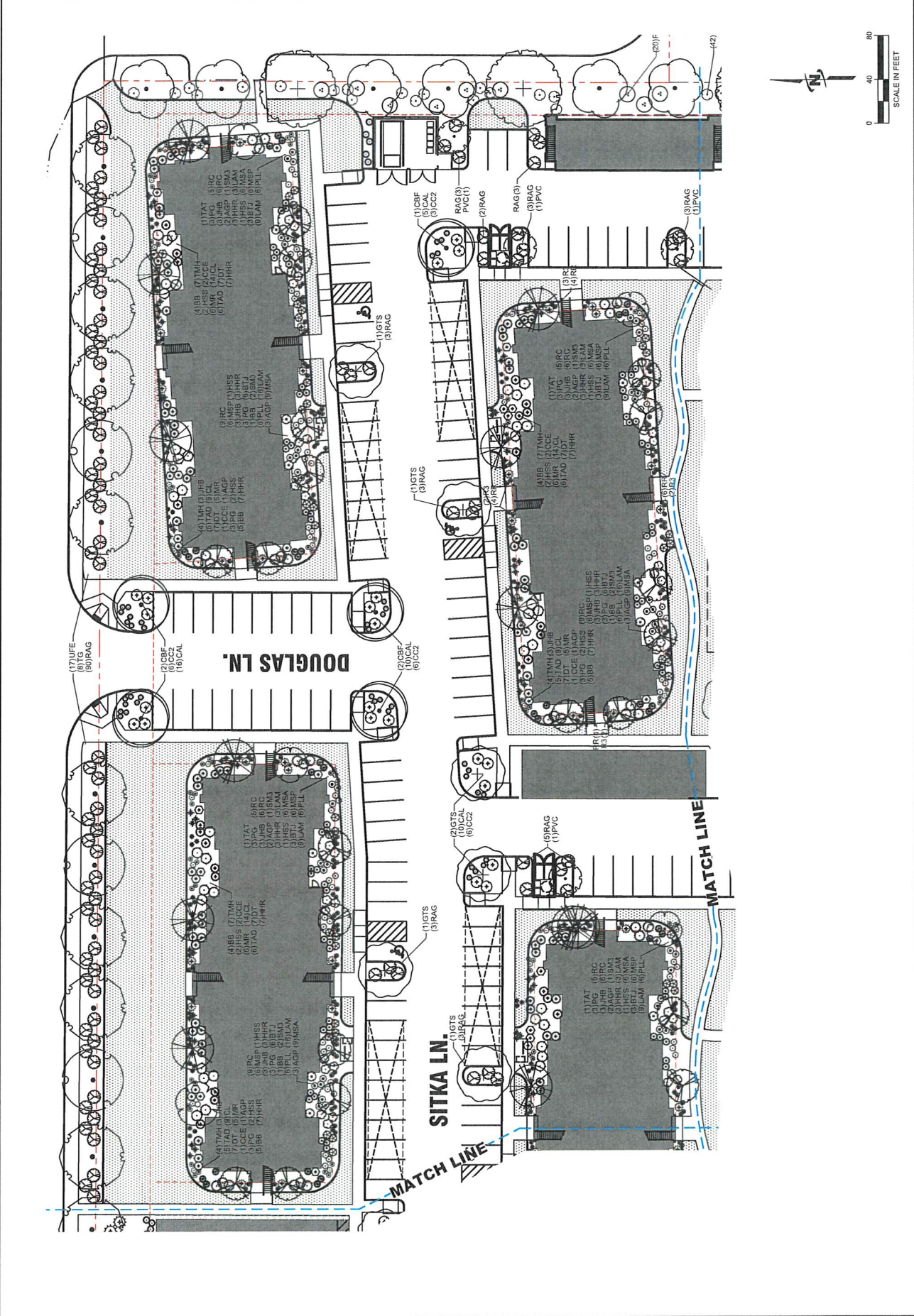
DATE: 01/14/2021
DRAWING NO.: 22-01-002
PROJECT: TIMBERGRASS APARTMENTS
SHEET: 4 OF 8

SCALE IN FEET
0 40 80

DRAWING: LP-101
LAST UPDATED: 4/20/20



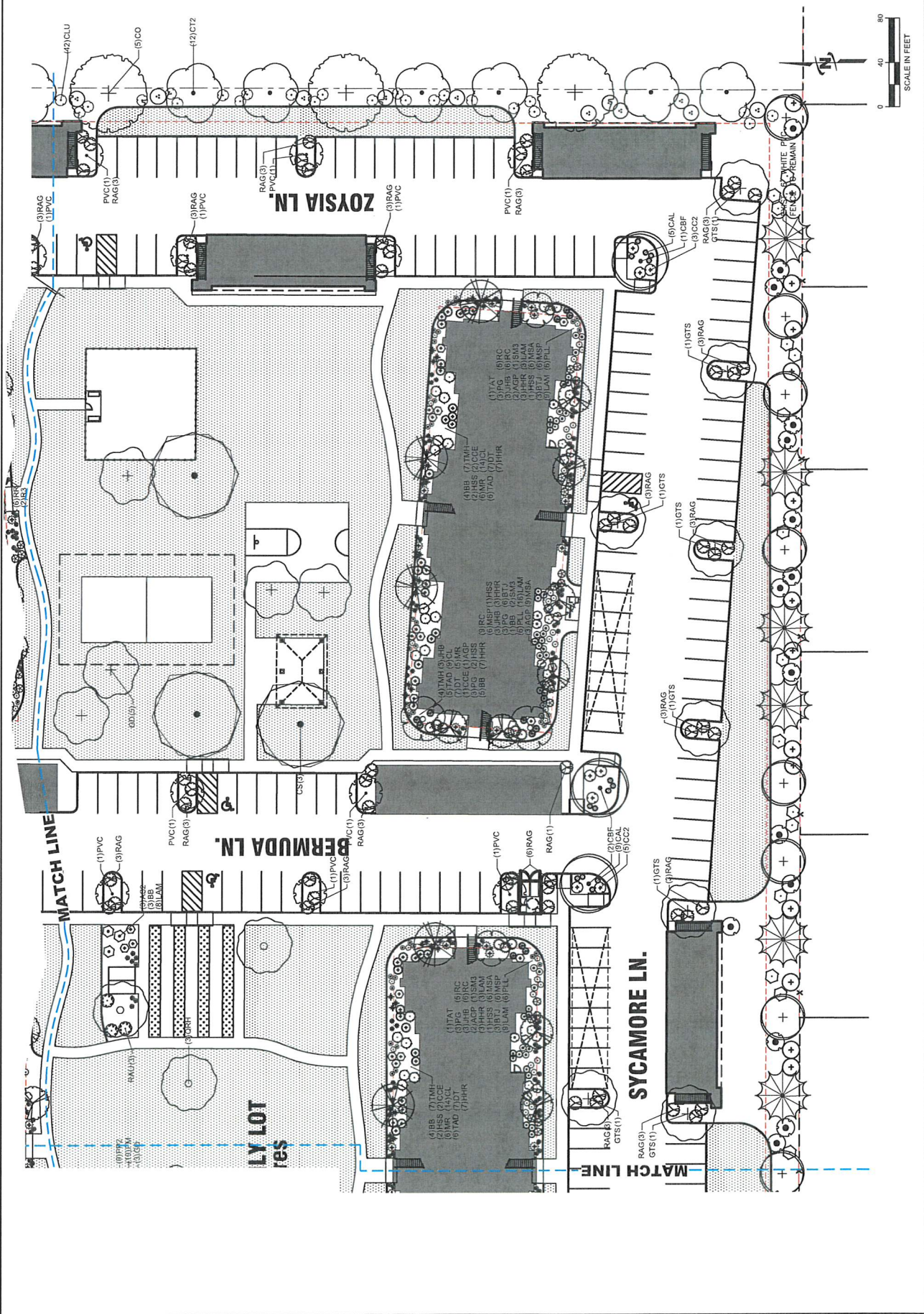
A-9



| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| | | | |
| | | | |
| | | | |

3 PLAN
TIMBERGRASS APARTMENTS
INLAND IDAHO

| DATE | ISSUED FOR | SCALE |
|------------|------------|----------|
| 03/15/2021 | FINAL | AS SHOWN |
| 03/15/2021 | ISSUE # 1 | AS SHOWN |
| 03/15/2021 | ISSUE # 2 | AS SHOWN |
| 03/15/2021 | ISSUE # 3 | AS SHOWN |
| 03/15/2021 | ISSUE # 4 | AS SHOWN |
| 03/15/2021 | ISSUE # 5 | AS SHOWN |



6-A

A-9

SHEET: 7 OF 8
DRAWING:
LP-104

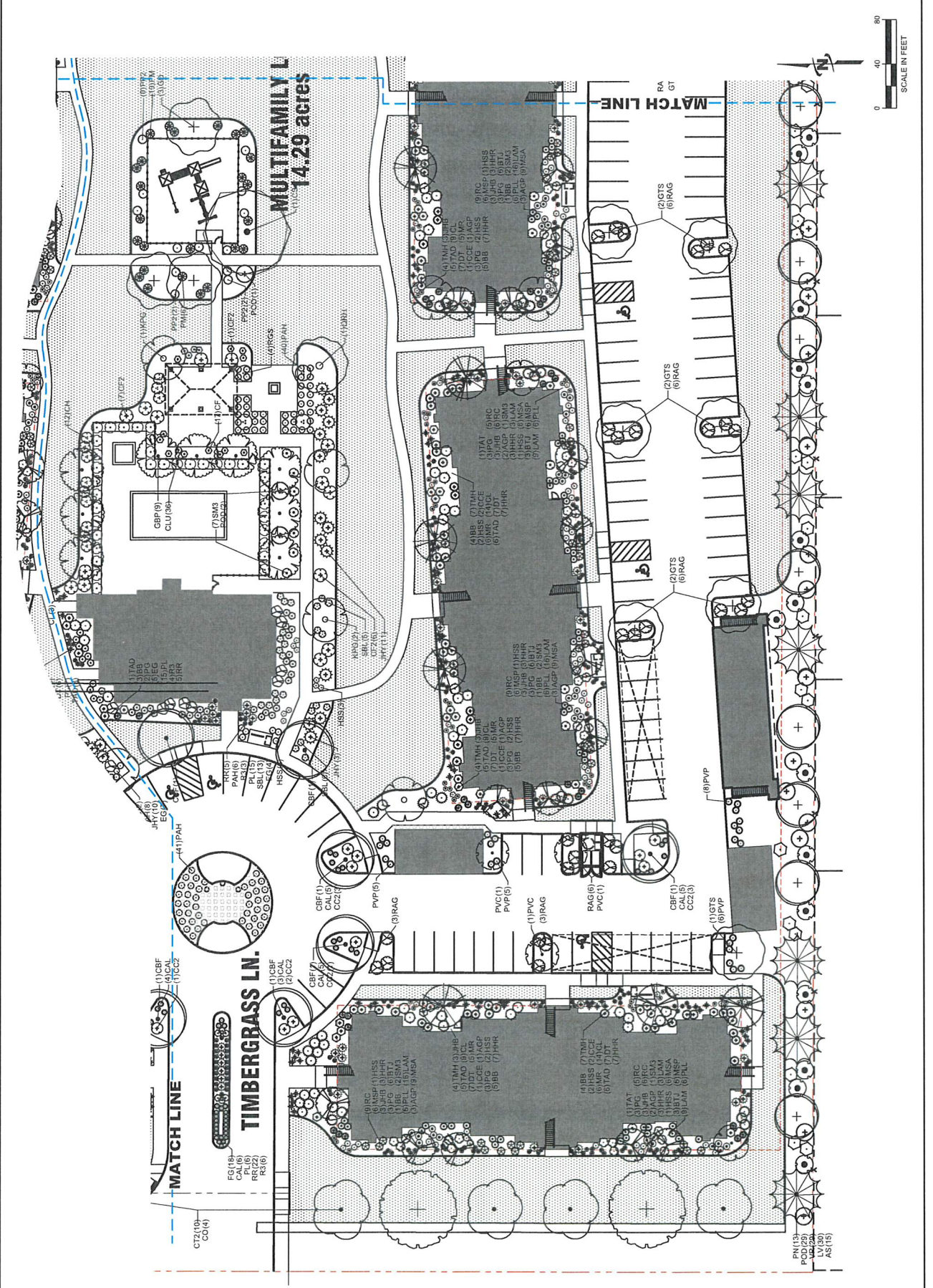
DATE: 11/15/2017
DRAWN BY: JUB
CHECKED BY: JUB
DATE: 11/15/2017
PROJECT: JUB
JOB NO: 17-001

TIMBERGRASS APARTMENTS
INLAND IDAHO
P.L.G. PLAN

| NO. | DESCRIPTION | REV. | DATE |
|-----|-------------|------|------|
| | | | |
| | | | |
| | | | |

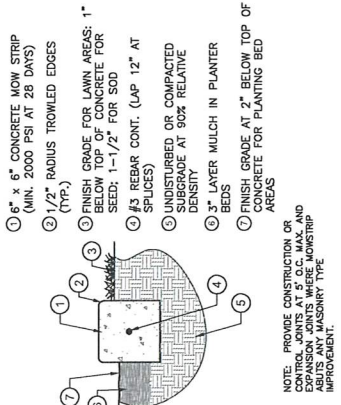


JUB ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7390
www.jub.com



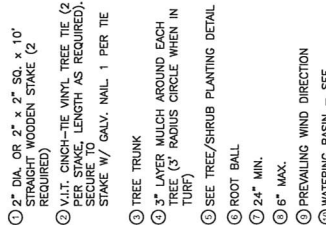
PLAN SHALL RETAIN ALL COMMON LAW RIGHTS AND RESERVED RIGHTS. ANY RIGHTS NOT BEING RETAINED BY THIS AGREEMENT SHALL BE DEEMED TO HAVE BEEN ASSIGNED TO THE CLIENT. THIS AGREEMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE STANDARD AGREEMENT FOR ARCHITECTURAL SERVICES. THIS AGREEMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE STANDARD AGREEMENT FOR ARCHITECTURAL SERVICES. THIS AGREEMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE STANDARD AGREEMENT FOR ARCHITECTURAL SERVICES.

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| | | | |
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| | | | |



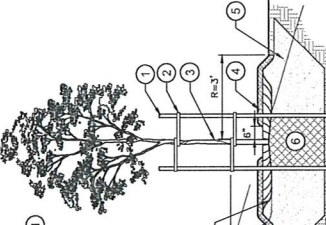
- 1 6" x 6" CONCRETE MOW STRIP (MIN. 2000 PSI AT 28 DAYS)
- 2 1/2" RADIUS TROWLED EDGES (TYP.)
- 3 FINISH GRADE FOR LAWN AREAS: 1" BELOW TOP OF CONCRETE FOR SEED; 1-1/2" FOR SOD
- 4 #3 REBAR CONT. (LAP 12" AT SPLICES)
- 5 UNDISTURBED OR COMPACTED SURGRADE AT 90% RELATIVE DENSITY
- 6 3" LAYER MULCH IN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

1 6" CONCRETE MOWSTRIP NTS



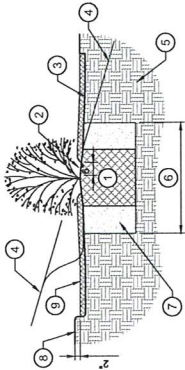
- 1 2" DIA. OR 2" x 2" SQ. x 10' STRAIGHT WOODEN STAKE (2 REQUIRED)
- 2 V.I.T. CINCH-TIE VINYL TREE TIE (2 PER STAKE. LENGTH AS REQUIRED). SECURE TO STAKE W/ STAKE W/ GALV. NAIL 1 PER TIE
- 3 TREE TRUNK
- 4 3" LAYER MULCH AROUND EACH TREE (3" RADIUS CIRCLE WHEN IN TURF)
- 5 ROOT BALL
- 6 2 1/2" MIN.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

2 6" CONCRETE MOWSTRIP NTS



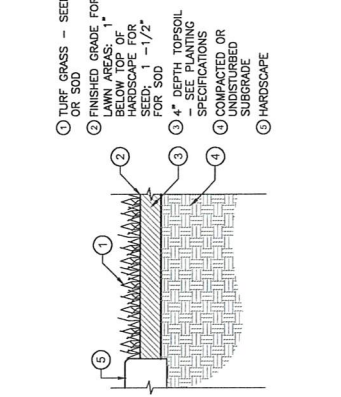
- 1 2" DIA. OR 2" x 2" SQ. x 10' STRAIGHT WOODEN STAKE (2 REQUIRED)
- 2 V.I.T. CINCH-TIE VINYL TREE TIE (2 PER STAKE. LENGTH AS REQUIRED). SECURE TO STAKE W/ GALV. NAIL 1 PER TIE
- 3 TREE TRUNK
- 4 3" LAYER SHREDDED BARK MULCH AROUND EACH TREE (3" RADIUS CIRCLE WHEN IN TURF)
- 5 WATERING BASIN - SEE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

3 DECIDUOUS TREE STAKING W/ WATERING BASIN NTS



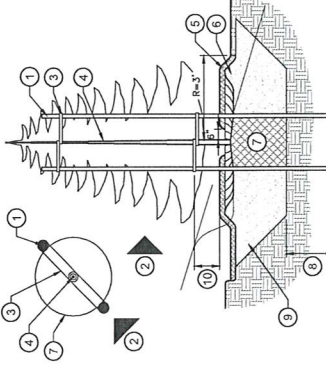
- 1 ROOTBALL
- 2 CROWN - APPROXIMATELY 1" ABOVE FINISH GRADE
- 3 3" RADIUS CIRCLE OF SHREDDED BARK MULCH WHICH TREE IS LOCATED IN TURF
- 4 3" LAYER OF MULCH
- 5 FINISHED GRADE
- 6 FINISHED GRADE AT SLOPE (WHERE OCCURS)
- 7 2X ROOTBALL DIA. MIN. W/ 45 DEGREE SIDES
- 8 UNDISTURBED SOIL
- 9 BACKFILL MIX (SEE PLANTING NOTES)
- 10 TOP OF PAVING (WHERE APPLICABLE)
- 11 3" LAYER OF MULCH

4 EVERGREEN TREE STAKING W/ WATERING BASIN NTS



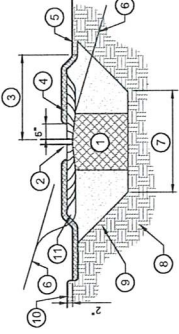
- 1 TURF GRASS - SEED OR SOD
- 2 FINISHED GRADE FOR LAWN AREAS: 1" BELOW TOP OF CONCRETE FOR HARDSCAPE FOR SEED; 1-1/2" FOR SOD
- 3 4" DEPTH TOPSOIL - SEE PLANTING SPECIFICATIONS
- 4 COMPACTED OR UNDISTURBED SUBGRADE
- 5 HARDSCAPE

5 TURF GRASS; SOD/SEED NTS



- 1 2" DIA. OR 2" x 2" SQ. x 10' STRAIGHT WOODEN STAKE (2 REQUIRED)
- 2 PREVAILING WIND DIRECTION
- 3 V.I.T. CINCH-TIE VINYL TREE TIE (2 PER STAKE. LENGTH AS REQUIRED). SECURE TO STAKE W/ GALV. NAIL 1 PER TIE
- 4 TREE TRUNK
- 5 3" LAYER SHREDDED BARK MULCH AROUND EACH TREE (3" RADIUS CIRCLE WHEN IN TURF)
- 6 WATERING BASIN - SEE TREE/SHRUB PLANTING DETAIL
- 7 ROOTBALL
- 8 2 1/2" MIN.
- 9 SEE TREE/SHRUB PLANTING DETAIL
- 10 18" MAX.

6 TREE/SHRUB PLANTING W/ WATERING BASIN NTS



- 1 ROOT BALL
- 2 CROWN - AT FINISHED GRADE
- 3 FINISHED GRADE
- 4 FINISHED GRADE AT SLOPE (WHERE OCCURS)
- 5 UNDISTURBED SOIL
- 6 2X ROOTBALL DIA. MIN.
- 7 BACKFILL MIX (SEE PLANTING NOTES)
- 8 TOP OF PAVING (WHERE APPLICABLE)
- 9 3" LAYER OF MULCH

7 PERENNIAL PLANTING NTS

7 TREE/SHRUB PLANTING W/ WATERING BASIN NTS

6 PERENNIAL PLANTING NTS

REBAR SHALL RETAIN MIN. 4" FROM TOP AND BOTTOM OF CONCRETE. ALL REBAR SHALL BE PROTECTED FROM WEATHER AND CORROSION BY COATING WITH AN APPROVED CORROSION RESISTANT PRODUCT. ALL REBAR SHALL BE PROTECTED FROM WEATHER AND CORROSION BY COATING WITH AN APPROVED CORROSION RESISTANT PRODUCT.

PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME | CONT | CAL | QTY | SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | QTY | PERENNIALS | CODE | BOTANICAL / COMMON NAME | CONT | QTY | PLANTING BEDS |
|-------|------|--|-------|-----------|-----|--------|------|--|--------|-----|------------|-------------|--|-------|-----|--|
| | AGP | Acer ginnala 'Flame' Amur Maple | B & B | 2" Cal | 67 | | AS2 | Aescholochia uniflora Sawtooth | 5 gal | 3 | | SBL | Scirpus x lunata 'Limeground' TM Limeground Spona | 5 gal | 24 | PLANTING BEDS |
| | TAT | Acer tataricum Tatarian Maple | B & B | 2" Cal | 11 | | BTJ | Berberis thunbergii Chinese Pinyon Dwarf Barberry | 5 gal | 124 | | SM3 | Syringa patula 'Miss Kim' Miss Kim Forsythia-like | 5 gal | 35 | PLANTING BEDS |
| | AS | Acer tataricum Tatarian Maple | B & B | 2" Cal | 15 | | BB | Buddleja davidii 'TODUMDUM' TM Buzz, Midnight Butterfly Bush | 5 gal | 135 | | TAD | Toxus x media 'Dark Green Spreading' Yew | 5 gal | 125 | PLANTING BEDS |
| | GBF | Carpinus betulus 'Franz Fontaine' Franz Fontaine Hornbeam | B & B | 2" Cal | 19 | | CF | Caryophyllus 'Globosa' Russian Peashrub | 5 gal | 17 | | TMH | Toxus x media 'Hickoi' Hicks Yew | 5 gal | 119 | METHOD OF IRRIGATION |
| | CS | Catalpa speciosa Northern Catalpa | B & B | 2" Cal | 5 | | CF2 | Chenopodium species Flowering Quince | 5 gal | 14 | | VR | Viburnum x rhytidophyloides 'Alleghany' Alleghany Viburnum | 5 gal | 30 | METHOD OF IRRIGATION |
| | CO | Celtis occidentalis Common Hackberry | B & B | 2" Cal | 9 | | CH | Cornus alba 'Ballhala' TM Ivory Halo Dogwood | 5 gal | 12 | | HSS | Hemerocallis x 'Fire King' Orange-Red Daylily | 1 gal | 80 | EXISTING CONDITIONS |
| | CCE | Cercis canadensis Forest Pansy Eastern Redbud | B & B | 2" Cal | 33 | | CC2 | Cornus amomum Cranberry Cotoneaster | 2 gal | 55 | | HHR | Hemerocallis x 'Happy Returns' Happy Returns Daylily | 1 gal | 243 | EXISTING CONDITIONS |
| | CTZ | Corylus colurna Turkish Filbert | B & B | 2" Cal | 22 | | CLU | Cornus luehmannii Peaking Cotoneaster | 5 gal | 78 | | LAM | Lavandula angustifolia 'Munstead' Munstead English Lavender | 1 gal | 310 | EXISTING CONDITIONS |
| | GBP | Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo | B & B | 2" Cal | 9 | | EG | Eucyonis alatus 'Grove Compactus' Grove Compact Burning Bush | 5 gal | 16 | | CODE | BOTANICAL / COMMON NAME | CONT | QTY | BUFFER DATA (TREES) |
| | GTS | Gleditsia tricanthos 'Skyline' Skyline Honey Locust | B & B | 2" Cal | 28 | | JHB | Jurubac hesperalis 'Bar Harbor' Bar Harbor Creeping Juniper | 5 gal | 126 | | CAL | Calamagrostis x scutiflora 'Karl Foerster' Feather Reed Grass | 1 gal | 121 | RESIDENTIAL BUFFER (SOUTH) |
| | GD | Gymnocladia dioica 'Espresso' Kentucky Coffee Tree | B & B | 2" Cal | 8 | | JHY | Jurubac horzontalis 'Youngstown' Youngstown Creeping Juniper | 5 gal | 42 | | CL | Chamaenerion luteolum Northern Star Oats | 1 gal | 284 | COMMERCIAL BUFFER (EAST) |
| | KFG | Kochia latifolia Golden Rain Tree | B & B | 2" Cal | 13 | | LV | Ligustrum vicaryi Golden Privet | 5 gal | 30 | | DT | Deschampsia cespitosa Tussock Hair Grass | 1 gal | 173 | COMMERCIAL BUFFER (EAST) |
| | PN | Pinus nigra Austrian Pine | B & B | 6'-8" Ht. | 13 | | MR | Mahonia repens Creeping Mahonia | 1 gal | 140 | | FG | Festuca glauca Blue Fescue | 1 gal | 27 | LANDSCAPE PLANS COMPLY WITH CITY CODE CHAPTER 10-07 AND 10-08. |
| | 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 | | MSA | Miscanthus sinensis 'Adagio' Adagio Eulalia Grass | 1 gal | 183 | LANDSCAPE PLANS COMPLY WITH CITY CODE CHAPTER 10-07 AND 10-08. |
| | QRH | Quercus robur 'Heritage' Heritage Oak | B & B | 2" Cal | 4 | | POD | Physocarpus opulifolius 'Diablo' Diablo Ninebark | 5 gal | 32 | | MSP | Miscanthus sinensis 'Purpureusens' Flame Grass | 1 gal | 131 | LANDSCAPE PLANS COMPLY WITH CITY CODE CHAPTER 10-07 AND 10-08. |
| | TG | Tilia cordata 'Greenspire' Greenspire Littleleaf Linden | B & B | 2" Cal | 8 | | PLL | Physocarpus opulifolius 'Little Devil' TM Dwarf Ninebark | 5 gal | 131 | | PVP | Panicum virgatum 'Prairie Sky' Prairie Sky Switch Grass | 1 gal | 62 | LANDSCAPE PLANS COMPLY WITH CITY CODE CHAPTER 10-07 AND 10-08. |
| | UFE | Ulmus x 'Frontalis' Frontalis Elm | B & B | 2" Cal | 17 | | PP2 | Pinus mugo pumilio Dwarf Mugo Pine | 5 gal | 17 | | PAH | Pennisetum alopecuroides 'Hameln' Hameln Dwarf Fountain Grass | 1 gal | 95 | LANDSCAPE PLANS COMPLY WITH CITY CODE CHAPTER 10-07 AND 10-08. |
| | | | | | | | PM | Pinus mugo 'Mops' Mugo Pine | 5 gal | 31 | | COMMON NAME | COMMON NAME | CONT | QTY | % |
| | | | | | | | PG | Potentilla fruticosa 'Goldfinger' Goldfinger Bush Chinoquillo | 5 gal | 100 | | COMMON NAME | COMMON NAME | CONT | QTY | % |
| | | | | | | | RC | Rhamnus frangula 'Ron Williams' Ron Leaf Bladder | 5 gal | 210 | | COMMON NAME | COMMON NAME | CONT | QTY | % |
| | | | | | | | RAG | Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac | 5 gal | 246 | | COMMON NAME | COMMON NAME | CONT | QTY | % |
| | | | | | | | RGS | Rhus glabra Smooth Sumac | 15 gal | 24 | | COMMON NAME | COMMON NAME | CONT | QTY | % |
| | | | | | | | RAU | Ribes aureum Golden Currant | 5 gal | 3 | | COMMON NAME | COMMON NAME | CONT | QTY | % |
| | | | | | | | RR | Rosa x 'Meigapple' TM Red Drift Groundcover Rose | 5 gal | 251 | | COMMON NAME | COMMON NAME | CONT | QTY | % |
| | | | | | | | R3 | Rosa x 'Redrazz' TM Kneec Out Shrub Rose | 5 gal | 118 | | COMMON NAME | COMMON NAME | CONT | QTY | % |

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

PLAN SCHEDULE

TIMBERGRASS APARTMENTS
INLAND IDAHO

REV. NO. DESCRIPTION

DATE

AGENCY

ARCHITECTS
141-16839
0408-2021

DATE: 10/25/2021 10:03 AM
DRAWN BY: JUB
CHECKED BY: JUB
SCALE: AS SHOWN
PROJECT: TIMBERGRASS APARTMENTS
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).

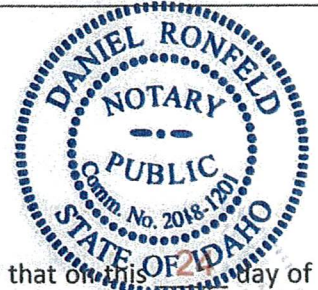
Dated this 24 day of March, 2021



(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)



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

All