



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: PUD13-00009 & SUB13-00041 **Hearing Date:** NOVEMBER 4, 2013
X-Ref: PUD12-00011 **Hearing Body:** Planning and Zoning Commission
Address: 2705 W MALAD STREET **Transmittal Date:** 09/25/13
Applicant: NORTHSIDE MANAGEMENT

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to PDSTransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call 384-3830 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call 384-3830.

Boise City

- ☒ Police-Curt Crum
- ☒ Fire-Romeo Gervais
- ☒ Public Works
- ☒ Public Works-Subs
- ☒ Public Works-Solid Waste
- ☐ Public Works-April Wing
- ☐ Public Works-Jason Taylor
- ☐ Public Works-Jim Wyllie
- ☐ Parks-Cheyne Weston
- ☒ Forestry
- ☐ City Clerk-Susan Churchman
- ☐ Airport-(3)
- ☐ Library-Kevin Booe
- ☐ DFA-James Thomas
- ☐ Parking Control
- ☐ Legal-Mary Elizabeth Watson
- ☐ PDS-Subdivisions-Dave & Todd
- ☒ PDS- Subs group
- ☒ PDS-GAP Planner-David&Andrea
- ☐ PDS-Building Dept
- ☒ PDS-Tidemark Advantage
- ☒ PDS-Noticing Copy

Ada County

- ☒ ACHD-(2)
- ☐ Commissioners
- ☐ Sheriff Dispatch
- ☐ Development Services-Mark Perfect
- ☒ Assessor's Office-Kelly Woodworth
- ☒ COMPASS-Carl Miller
- ☐ Parks & Waterways-Pat Beale

Idaho State

- ☐ Transportation District III-(2)
- ☐ Division of Public Works
- ☐ Dept. of Water Resources
- ☐ *Historical Society*
- ☐ Fish & Game (Region III)
- ☐ Dept. of Lands-(2)
- ☐ Dept. of Parks & Recreation
- ☐ DEQ

Federal

- ☐ BLM-(2)
- ☐ Fish & Wildlife Service
- ☐ EPA
- ☐ Army Corp of Engineers

Schools

- ☒ Boise School District
- ☐ Meridian School District

Sewer Districts

- ☐ *West Boise Sewer*
- ☐ Northwest Boise Sewer
- ☐ Bench Sewer

Utilities

- ☒ Idaho Power
- ☒ Century Link
- ☒ United Water
- ☐ Chevron Pipeline
- ☐ Capitol Water Corporation
- ☒ Cable One
- ☒ Intermountain Gas

Irrigation Districts

- ☐ Nampa & Meridian
- ☒ *New York Irrigation*
- ☐ Boise City Canal
- ☐ Boise Valley
- ☐ South Boise Water Co.
- ☐ S. Boise Mutual Irrigation Co.
- ☐ *Bureau of Reclamation*
- ☒ *Board of Control*
- ☒ Drainage District # 3
- ☐ Other _____

Miscellaneous

- ☐ CCDC-(2)
- ☐ Union Pacific Railroad
- ☐ City of Garden City
- ☐ City of Meridian
- ☐ City of Eagle
- ☒ Valley Reg. Transit-Mary Barker
- ☒ *Boise Postmaster*
- ☒ Central District Health Department
- ☐ Other _____

Neighborhood Associations

- ☐ Boise Heights
- ☐ Borah
- ☐ Central Bench
- ☐ Central Foothills
- ☐ Central Rim
- ☐ Collister
- ☐ Depot Bench
- ☐ Downtown-(2)
- ☐ East End
- ☐ Glenwood Rim
- ☐ *Harrison-Boulevard*
- ☐ Harris Ranch
- ☐ Highlands
- ☐ Hillcrest
- ☐ *Maple Grove - Franklin*
- ☐ Morris Hill
- ☐ North End
- ☐ **Northwest**
- ☐ Pierce Park
- ☐ Pioneer
- ☐ Quail Ridge
- ☐ Riverland East
- ☐ South Boise Village
- ☐ South East
- ☐ Stewart Gulch
- ☐ Sunrise Rim
- ☐ Sunset
- ☐ SW Ada County Alliance
- ☐ Veterans Park
- ☒ Vista
- ☐ Warm Springs Mesa
- ☐ West Bench
- ☐ West Cloverdale
- ☐ West Downtown
- ☐ West Valley
- ☐ ~~Winstead Park~~

PUD13-00009

#117: Planned Unit Development

xref PUD12-00011
SLB13-00041

Property Information

Address

Street Number: 2705 Prefix: W. Street Name: Malad St. Unit #:
Subdivision name: Crosby Block: 01 Lot: 01 Section: 21 Township: 3N Range: 2E Zoning: C-2D
Parcel Number: E1617190010 Additional Parcel Numbers:

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

☒ Agent/Representative ☐ Applicant ☐ Owner

Applicant Information

First Name: Scott Last Name: Noriyuki
Company: Northside Management
Address: 6810 Fairhill Pl. City: Boise State: ID Zip: 83714
E-mail: scott@northsidemgt.com Phone Number: Cell: 230-1202 Fax: -

Agent/Representative Information

Role Type: ☐ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☒ Other

First Name: Scott Last Name: Noriyuki
Company: Northside Management
Address: 6810 Fairhill Pl. City: Boise State: ID Zip: 83714
E-mail: scott@northsidemgt.com Phone Number: Cell: 230-1202 Fax: -

Owner Information

Same as Applicant? ☒ No ☐ Yes (If yes, leave this section blank)

First Name: Last Name:
Company: Bella Vista Place, LLC
Address: 738 S. Bridgeway Pl. City: Eagle State: ID Zip: 83616
E-mail: scott@northsidemgt.com Phone Number: Cell: 230-1202 Fax: -

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PUD 13 - 00009

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Project Information

Is this a Modification application?

☐ Yes

☒ No

File number being modified:

1. Neighborhood Meeting Held (Date):

Aug. 21, 2013 6:00pm

2. Neighborhood Association:

Vista NA

3. Comprehensive Planning Area:

Central Bench

4. This application is a request to construct, add or change the use of the property as follows:

Single-family, residential subdivision

5. Size of Property:

☒ Acres
1.283

☐ Square Feet

6. Water Issues:

A. What are your fire flow requirements? (See International Fire Code):

standard minimums

gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require United Water approval.

Number of Existing:

0

Number of Proposed:

2

C. Is the building "sprinklered"?

☐ Yes

☒ No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330):

per United Water

gpm

7. Existing uses and structures on the property are as follows:

None - Vacant Land

8. Are there any hazards on the property?

(Such as canals, hazardous material spills, soil or water contamination.) If so, describe them and give their locations:

None

9. Adjacent property information:

	Building types and/or uses	Number of Stories	Zone
North:	Single-Fam	2	R-1C
South:	Contract Yard	2	C-2D
East:	Hotel	3	C-2D
West:	Trailer Park	1	R-2

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PUD 13 - 000009

10. Non-Residential Structures:A. Number of **Proposed** non-residential structures:

Square footage of proposed non-residential structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet	Net Leasable Square Feet
1st Floor	0	0
2nd Floor	0	0
3rd Floor	0	0
4th Floor	0	0

B. Maximum Proposed Height:

C. Number of stories:

D. Number of **EXISTING** non-residential structures to remain:

Square footage of existing non-residential structures or additions (If 5+ floors, attach narrative with chart):

	Gross Square Feet	Net Leasable Square Feet
1st Floor	0	0
2nd Floor	0	0
3rd Floor	0	0
4th Floor	0	0

E. Existing Structure Height(s):

F. Number of Stories:

11. Residential Structures:A. Number of **Proposed** residential units (if applicable):

B. Size of Proposed residential structures (if applicable):

	Number of Units	Square Foot per Unit	Total Square Feet
One-Bedroom:	0	0	0
Two-Bedroom:	0	0	0
Three-Bedroom:	0	0	0
Other:	0	0	0
Total Number:	0	0	0

C. Number of **Existing** units to remain:

D. Maximum Proposed Structure Height(s):

E. Number of Stories:

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PUD 13 - 00009

12. Site Design:

- A. Percentage of site devoted to building coverage: 59.3% (overall bldg. lots - not footprints)
- B. Percentage of site devoted to landscaping: 13.8%
- C. Percentage of site devoted to paving: 26.9% (asphalt and concrete sidewalks)
- D. Percentage of site devoted to other uses: Ø
- E. Describe other use: _____

13. Loading Facilities, if proposed (For Commercial uses only):

Number: N/A Location: _____

Size: _____ Screening: _____

14. Parking:

- | | Required | Proposed |
|--|---|--|
| A. Handicapped Spaces: | <u>NONE</u> | _____ |
| B. Parking Spaces: | <u>→</u> | <u>garage/driveway/on-street</u> |
| C. Bicycle Spaces: | <u>NONE</u> | _____ |
| D. Proposed Compact Spaces: | <u>NONE</u> | _____ |
| E. Restricted (assigned, garage, reserved spaces) parking spaces proposed: | | <u>garage/driveways</u> |
| F. Are you proposing off-site parking? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | If yes, how many spaces? <u>42</u> |
| G. Are you requesting shared parking or a parking reduction? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | If yes, how many spaces? <u>*6 additional provided</u> |

Note: If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

15. Setbacks (Plans that are not graphically dimensioned will not be accepted.)

	Building		Parking	
	Proposed	Required	Proposed	Required
Front:	<u>garage 20' / living 15'</u>	<u>same</u>		
Rear:	<u>East 10' / West 15'</u>	<u>same</u>		
Side 1:	<u>3'</u>	<u>same</u>		
Side 2:	<u>3'</u>	<u>same</u>		

16. Waivers Requested:

- A. Lot size: ☐ Yes ☒ No Description: Via PUD Application
- B. Internal Setbacks: ☐ Yes ☒ No Description: _____
- C. Frontage: ☐ Yes ☒ No Description: _____

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17. Sidewalks:

Proposed: ☒ Attached ☐ Detached
Adjacent: ☒ Attached ☐ Detached

18. Amenities:

Number:

2

Description:

Large open space / picnic table area /
bbq pit**19. Density:**

Allowed Density:

15 / AC

Proposed Density:

10.9 / AC

20. Building Exterior:

	Materials	Colors
Roof:	arch. composite shingles	black
Walls:	engineered siding	various
Windows/Doors:	vinyl / metal / wood	various
Fascia, Trim etc.:	various	various

21. Drainage (Proposed method of on-site retention):

sub-surface seepage beds

22. Floodways & Hillsides:

A. Is any portion of this property located in a Floodway or a 100-year Floodplain?

☐ Yes☒ No

B. Does any portion of this parcel have slopes in excess of 15%?

☐ Yes☒ No

Note: If the answer to either of the above is yes, you will be required to submit an additional Floodplain and/or Hillside application and additional fee. You must submit the additional required application(s) for review at the same time as this request.

23. Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

☒ No☐ Area A☐ Area B☐ Area B1☐ Area C

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24. Street Layout:

A. PUBLIC Street Layout Review

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) will be generally required by the Ada County Highway District, if the proposed development contains no more than 100 dwelling units (includes hotels and motels as well as private dwelling units), more than 30,000 square feet of commercial use, or more than 50,000 square feet of industrial or institutional use, or has associated it with special circumstances deemed by ACHD to warrant an impact study. A copy of this study must be submitted with this application.

Is a Traffic Impact Study required?

☐ Yes ☒ No

B. PRIVATE Street Layout Review

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) prepared by a traffic engineer will be required by Public Works and Planning & Development Services for the interior roadway and parking system. This requirement may be waived when it can be shown by the applicant that no section of on-site roadway will exceed 240 vehicle trips per day.

Is a Traffic Impact Study required?

☐ Yes ☒ No

Are you proposing public street connection to adjacent properties?

☒ Yes ☐ No

25. Solid Waste:

A. Type of trash receptacles:

☒ Individual Can/Residential ☐ 3 Yd Dumpster ☐ 6 Yd Dumpster ☐ 8 Yd Dumpster ☐ Compactor

B. Number of trash receptacles:

14

C. Proposed screening method:

n/a

D. Is the proposed location accessible for collection? (Contact Boise Public Works at 384-3901.)

☒ Yes ☐ No

E. Is recycling proposed?

☐ Yes ☐ No

per City of Boise trash collection

Verification of Legal Lot or Parcel Status


Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:

Date:


8/30/13

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PUD 13 - 000009

#201 Subdivision Application

Xref: PND13-00009

Property Information

Address

Street Number: 2105	Prefix: W.	Street Name: Malad St.	Unit #:
Subdivision name: Crosby	Block: 01	Lot: 01	Section: 21
	Township: 3N	Range: 2E	Zoning: C-2D
Parcel Number: R1617190010	Additional Parcel Numbers: —		

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

☒ Agent/Representative
 ☐ Applicant
 ☐ Owner

Applicant Information

First Name: Scott	Last Name: Noriyuki
Company: NorthSide Management	
Address: 6810 Fairhill Pl.	City: Boise
	State: ID
E-mail: scott@northsidemgt.com	Phone Number: 230-1202
	Cell: 230-1202
	Zip: 83714
	Fax: —

Agent/Representative Information

Role Type:	<input type="radio"/> Architect	<input type="radio"/> Land Developer	<input type="radio"/> Engineer	<input type="radio"/> Contractor	<input checked="" type="radio"/> Other
First Name:	Scott				
Last Name:	Noriyuki				
Company:	NorthSide Management				
Address:	6810 Fairhill Pl.				
	City: Boise				
	State: ID				
E-mail:	scott@northsidemgt.com				
	Phone Number: 230-1202				
	Cell: 230-1202				
	Zip: 83714				
	Fax: —				

Owner Information

Same as Applicant? ☒ No ☐ Yes (If yes, leave this section blank)

First Name:					
Last Name:					
Company:	Bella Vista Place, LLC.				
Address:	738 S. Bridgeway Pl.				
	City: Eagle				
	State: ID				
E-mail:	scott@northsidemgt.com				
	Phone Number: 230-1202				
	Cell: 230-1202				
	Zip: 83616				
	Fax: —				

1. Type of Application:

☒ Preliminary ☐ Final ☐ Preliminary/Final

PUD

2. Proposed Subdivision/Condominium Name:

Bella Vista Place Subdivision

Note: Must be approved by the Ada County Surveyor.

3. Cross Reference Files:

Please list all previously approved or currently associated file(s):

PUD 12-00011

4. Subdivision/Condominium Features:

Number of buildable lots/units: 14 Buildable lots/units per acre: 10.9
Number of common lots/units: 4 Zoning Classification: C-2D
Total acres in subdivision: 1.283

5. Building Program:

Number of Existing Buildings: 0 Number of Existing Buildings to Remain:

Type of Existing Buildings: ☐ Residential ☐ Commercial ☐ Industrial ☐ Mixed Use

If Residential What Type? ☐ Single Family ☐ Townhouse ☐ Duplex ☐ Multi-Family

Type of Proposed Buildings: ☒ Residential ☐ Commercial ☐ Industrial ☐ Mixed Use

If Residential What Type? ☒ Single Family ☐ Townhouse ☐ Duplex ☐ Multi-Family

6. Waivers or Modifications:

Are any waivers/modifications being requested from the Subdivision Ordinance? ☒ Yes ☐ No

If yes, please include a detailed explanation in your letter.

An additional waiver/modification review fee must be paid at the time of submittal.

n/a

See PUD Application

7. Private Streets:

Are private streets proposed? ☐ Yes ☒ No

If yes, please provide justification in the letter of explanation.

An additional private street review fee must be paid at the time of submittal.

SUB 13 - 00041

8. Public Streets:

Number of new public streets proposed:

9. Floodways & Hillside:

Is any portion of this property located in a Floodway or a 100-year Floodplain?

☐ Yes

☒ No

Does any portion of this parcel have slopes in excess of 15%?

☐ Yes

☒ No

Note: If the answer to either of the above is yes, you will be required to submit an additional #112 Floodplain and/or #114 Hillside application and additional fee.

11. Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

☒ No

☐ Area A

☐ Area B

☐ Area B1

☐ Area C

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:



Date:

8/30/13

SUB 13-00041



August 30th, 2013

**Honorable Mayor and City Council
City of Boise
150 N. Capital Blvd
Boise, ID 83701**

RE: Bella Vista Place Subdivision & PUD Applications – Letter of Intent

Dear Mayor and Council,

As representative for Bella Vista Place, LLC please accept these applications for Subdivision & PUD for the proposed Bella Vista Place Single Family development located at 2705 W. Malad Street Boise, ID. This application includes a request to Develop & Construct fourteen single-family homes.

This letter is included with both the Subdivision & PUD Applications, together with filing fees and various exhibits. The enclosed application has been submitted in accordance with the requirements of the Boise City Unified Development Code and in compliance with the UDC.

This application and development provides for quality residential uses that complement the existing and adjacent uses. We look forward to working with you and your staff and request approval of this application

Sincerely,

Scott Noriyuki


Northside Management

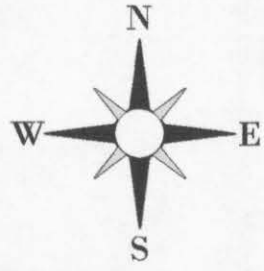
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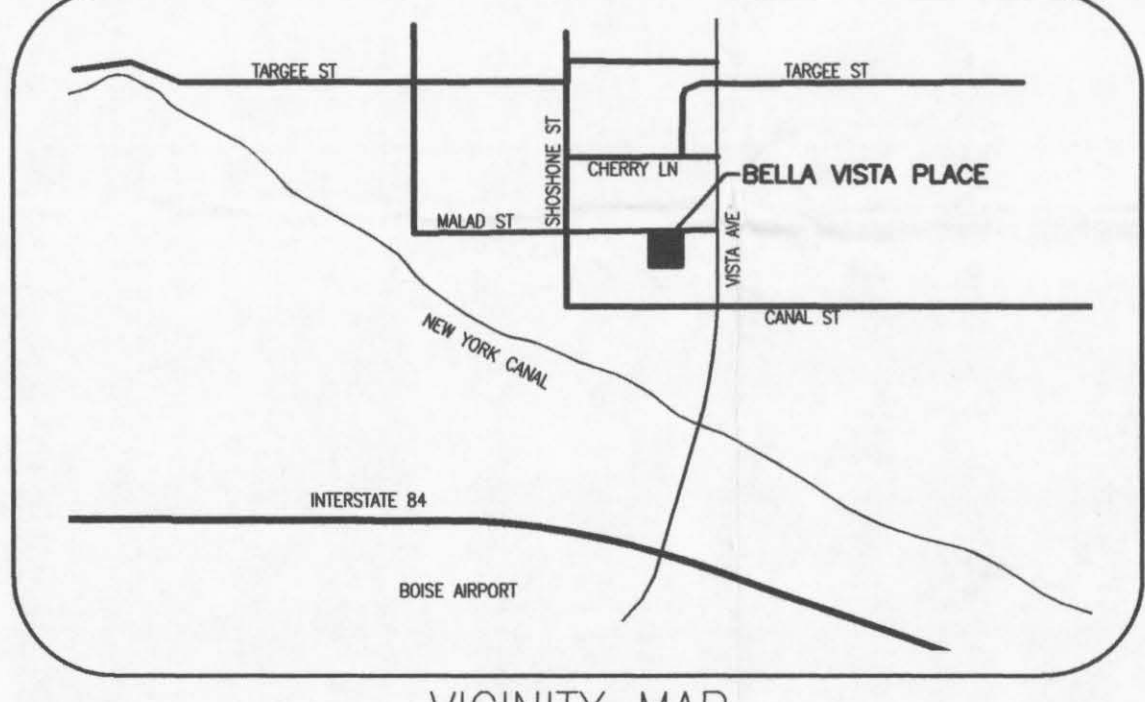
**PLANNING & DEVELOPMENT
SERVICES**

PUD 13 - 00009

PRELIMINARY PLAT SHOWING
BELLA VISTA PLACE SUBDIVISION
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 21,
T.3N., R.2E., B.M.,
BOISE, ADA COUNTY, IDAHO
2013



SCALE 1" = 30'



VICINITY MAP
NOT TO SCALE

LEGEND

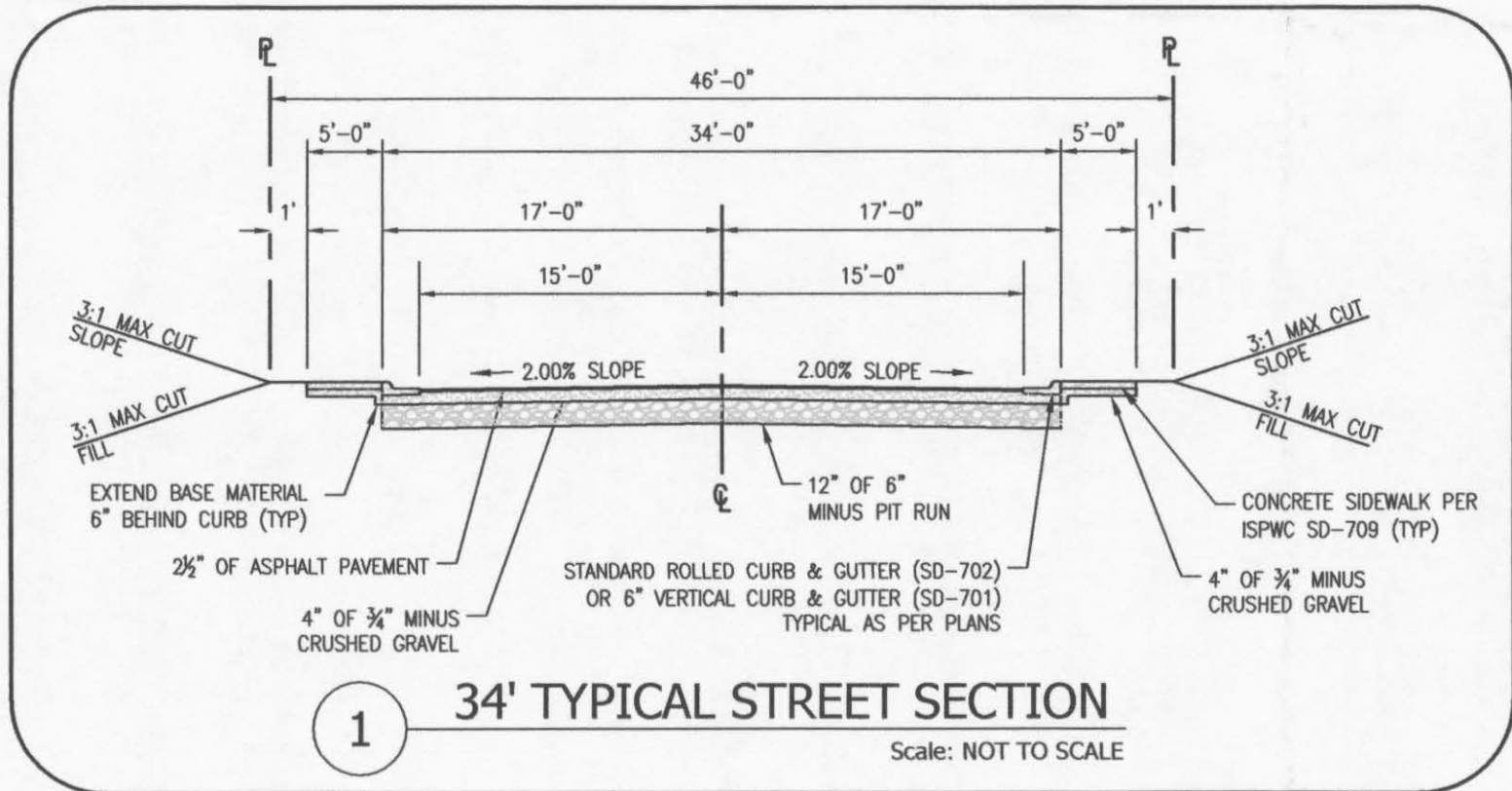
- BOUNDARY
- RIGHT-OF-WAY
- LOT
- CENTERLINE OF ROAD
- SANITARY SEWER
- WATER
- STORM DRAIN
- CURB & GUTTER
- SIDEWALK
- EASEMENT
- CONTOUR MAJOR
- CONTOUR MINOR
- LOT NUMBER
- LOT DIMENSION
- SANITARY SEWER MANHOLE
- SANITARY SEWER SERVICE
- CATCH BASIN
- SAND & GRADE TRAP
- DRAINAGE FLOW ARROWS
- WATER SERVICE
- FIRE HYDRANT
- STREET LIGHT
- PEDESTRIAN RAMP

PRELIMINARY DEVELOPMENT FEATURES:

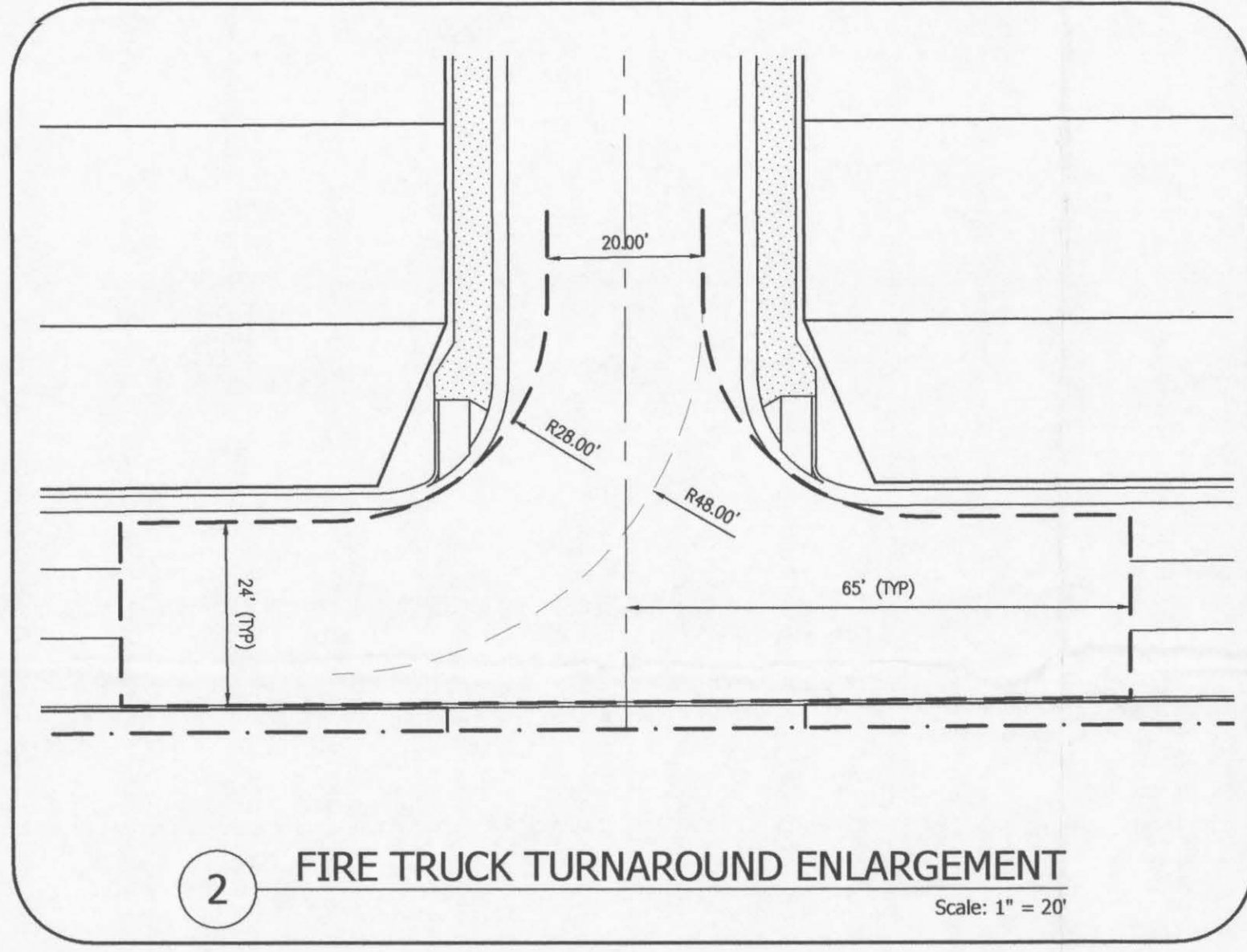
CURRENT ZONING.....	C-2D
TOTAL SIZE.....	55,895 sf OR 1.28 ac
R-O-W DEDICATION.....	15,040 SF - 26.9%
BUILDING LOTS.....	14 - 59.3%
COMMON LOTS.....	4 - 13.8%
LOT SETBACKS:	
FRONT (TO GARAGE).....	20 FT
FRONT (TO LIVING).....	15 FT
SIDE.....	3 FT
REAR (LOTS 2-8, BLK 1).....	10 FT
REAR (LOTS 2-8, BLK 2).....	15 FT

NOTES:

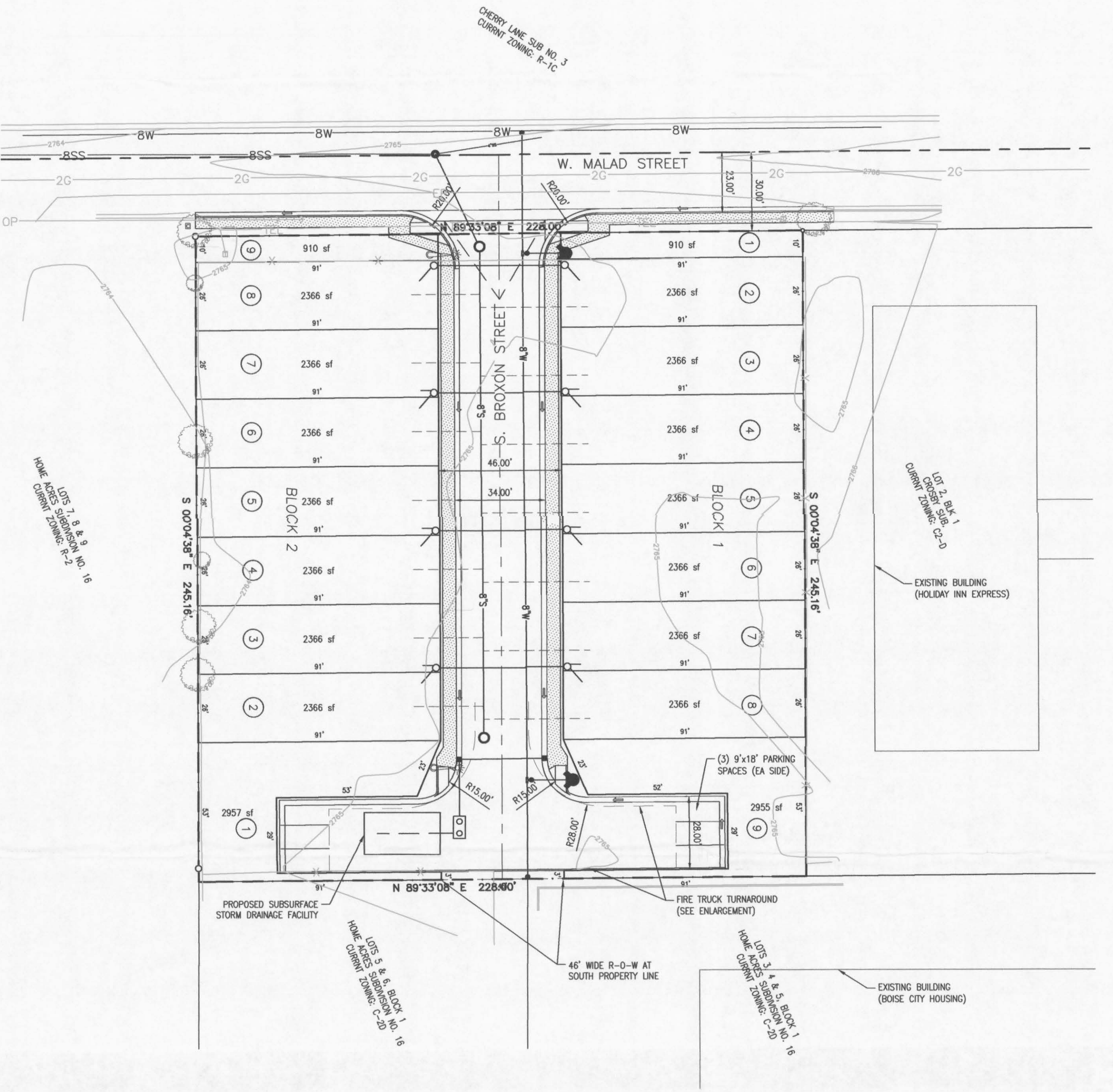
- SEWER SERVICE TO ALL BUILDING LOTS BY CITY OF BOISE.
- WATER SERVICE TO ALL BUILDING LOTS BY UNITED WATER IDAHO.
- SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE.
- ALL LOT SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC STREET. EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A 3 (THREE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
- STORM DRAINAGE SHALL BE RETAINED ONSITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY ACD.
- LOTS 1 & 9, BLOCK 1 AND LOTS 1 & 9 BLOCK 2, ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE BELLA VISTA PLACE HOMEOWNER'S ASSOCIATION.



1 34' TYPICAL STREET SECTION
Scale: NOT TO SCALE



2 FIRE TRUCK TURNAROUND ENLARGEMENT
Scale: 1" = 20'



OWNER
BELLA VISTA PLACE, LLC
738 S. BRIDGEWAY PLACE
SUITE 175
EAGLE, ID 83616
208-938-4882

ENGINEER
CK ENGINEERING, P.C.
CONTACT: CHAD KINKELA
860 HEADWATERS DR.
EAGLE, ID 83616
208-869-0590

PLANNER / OWNERS REP
NORTHSIDE MANAGEMENT
CONTACT: SCOTT NORBYUKI
6810 FAIRHILL PL.
BOISE, ID 83714
208-230-1202

REVISIONS:

BELLA VISTA PLACE SUBDIVISION
SECTION 21, T.3N., R.2E., CITY OF
BOISE, ADA COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING

860 HEADWATERS DR.
EAGLE, ID 83616
PHONE 208-869-0590
FAX 208-869-0590
DR: J. KINKELA
CHECKED BY: CSK
DATE: 6/17/13
FILE: BVP SUB PRELIM
DIR: J. GLASGOW ENTERPRISES/MALAD ST SUB



SHEET
C1.0

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PMD13-00009

PLANT SCHEDULE (NOTE: ALL TREES TO BE GRADE #1)

QTY.	KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
TREES					
2	AR	Acer platanoides 'Royal Red' Royal Red Maple	2" B4B	35' hgt. 30' wide	CLASS II
2	BN	Betula nigra River Birch	2" B4B	35' hgt. 25' wide	CLASS II
5	CC	Cedrus seedara 'Aurea' Gold Decider Cedar	6' hgt. B4B	12' hgt. 10' wide	CONIF.
2	FA	Fraxinus americana 'Junginger' Autumn Purple Ash	2" B4B	35' hgt. 30' wide	CLASS II
2	FS	Prunus sargentii 'Columaria' Columar Sargent Cherry	2" B4B	25' hgt. 15' wide	CLASS I
2	PG	Picea pungens 'Bakeri' Bakeri Spruce	6' hgt. B4B	12' hgt. 6' wide	CONIF.
TOTAL TREES 15					
TOTAL TREES TYPES 5					

SHRUBS

CO	Cornus alba 'Belihalo' Ivory Halo Dogwood	2 Gal.	4' hgt. x 4' wide
MJ	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide
FF	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide
RR	Rosa x 'Flower Carpet' White Flower Carpet Rose	2 Gal.	3' hgt. x 4' wide

GROUND COVERS/GRASSES/PERENNIALS

CA	Calamagrostis x. scutiflora 'Overdam' Dwarf Feather Grass	1 Gal. @ 48" O.C.	3' hgt. x 2' wide
FO	Festuca ovina glauca 'Elijah' Elijah Blue Fescue	1 Gal. @ 36" O.C.	18" hgt. x 18" wide
LL	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal. @ 36" O.C.	12" hgt. x 18" wide
PA	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal. @ 48" O.C.	2' hgt. x 3' wide
CV	Coreopsis verticillata 'Zagreb' Zagreb Threadleaf Tickseed	1 Gal. @ 36" O.C.	12" hgt. x 18" wide

(NOTE: Plant material quantities are provided for convenience only and may not be accurate).

LANDSCAPE NOTES

- All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition. All plant material shall be Grade #1 or better.
- All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of seal (1/2" bark chips. Submit sample for approval.
- All lawn areas shall be sodded with 100% Turf Type Tall Fescue (Festuca arundinacea). Sod to be placed within 48 hours of cutting and immediately after fine grading of topsoil and installation of irrigation system. Immediately after placement of sod, water to saturate sod and top 4" of topsoil. When adequately dry, roll to remove minor irregularities with 150- 200 pound roller. Contractor shall provide (at time of bid) an add/dedemate price per square foot for Hydro-seeded lawn in place of lawn sodding.
- All plant material shall be guaranteed for a period of one year beginning at the date of acceptance by Owner. Replace all plant material found dead or not in a healthy condition immediately with the same size and species at no cost to the Owner.
- Planting backfill for trees and planting beds shall be 5 parts topsoil and 1 part compost with straw. Stakes all trees per details.
- All sodded areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, friable, sandy loam, clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Top soil from site shall be used, if meeting these standards. Place 1/2" compost over all landscaped areas and rototill into top 4". Spread, compost, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.
- Fertilize all trees and shrubs with 'Agriform' planting tablets, 21 gram. Quantity per manufacturer's recommendation.
- Plant material shall not be substituted without the written permission of Owner. Submit names of three suppliers contacted if substitution is requested and plant material specified is not available.
- Shrub planting beds shall be shovel edged to create a distinct separation of landscape types.
- Immediately clean up any topsoil, or other debris on site created from landscape operation and dispose of properly off site.
- All landscape areas shall have an design built automatic underground sprinkler system which insures complete coverage and is properly zoned for required water uses. Irrigation system shall be design built by a qualified irrigation contractor. Provide owner with a design built irrigation plan.
- Coordinate all drainage areas and utilities with tree locations and adjust per field conditions.
- All fencing shall comply with the City of Boise code.
- Coordinate all trees with site utilities, do not plant near any underground utility (see civil plans).
- Wooden Picnic table to placed on the concrete pad, coordinate type, size and exact location with the Owner. Picnic table shall be installed per manufacturer's recommendations.

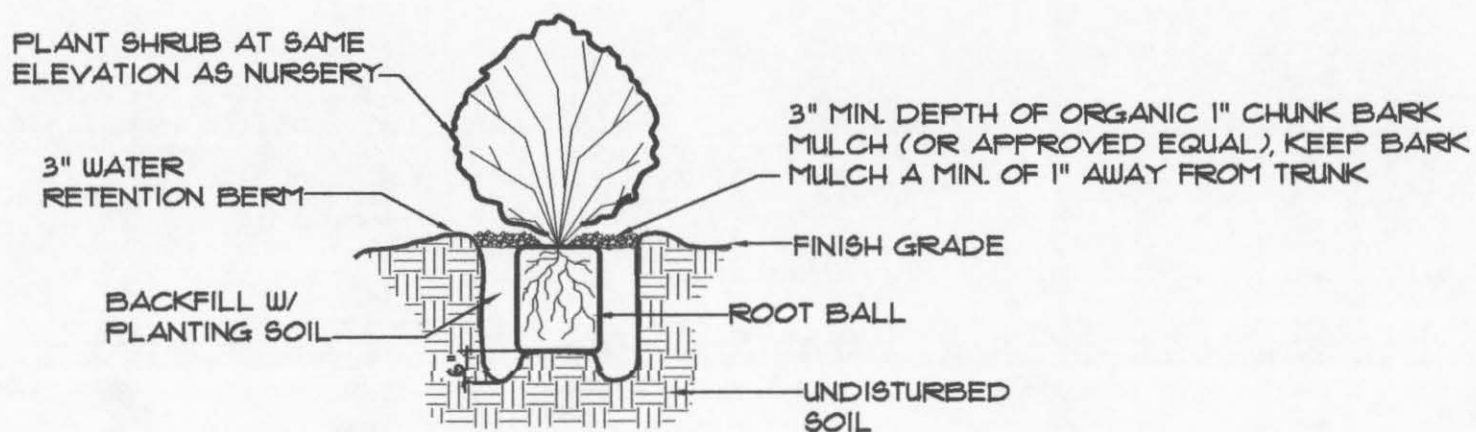
SEE SHEET L1.0 FOR DETAILED LANDSCAPE PLAN

LANDSCAPE DETAIL SHEET

N.T.S.

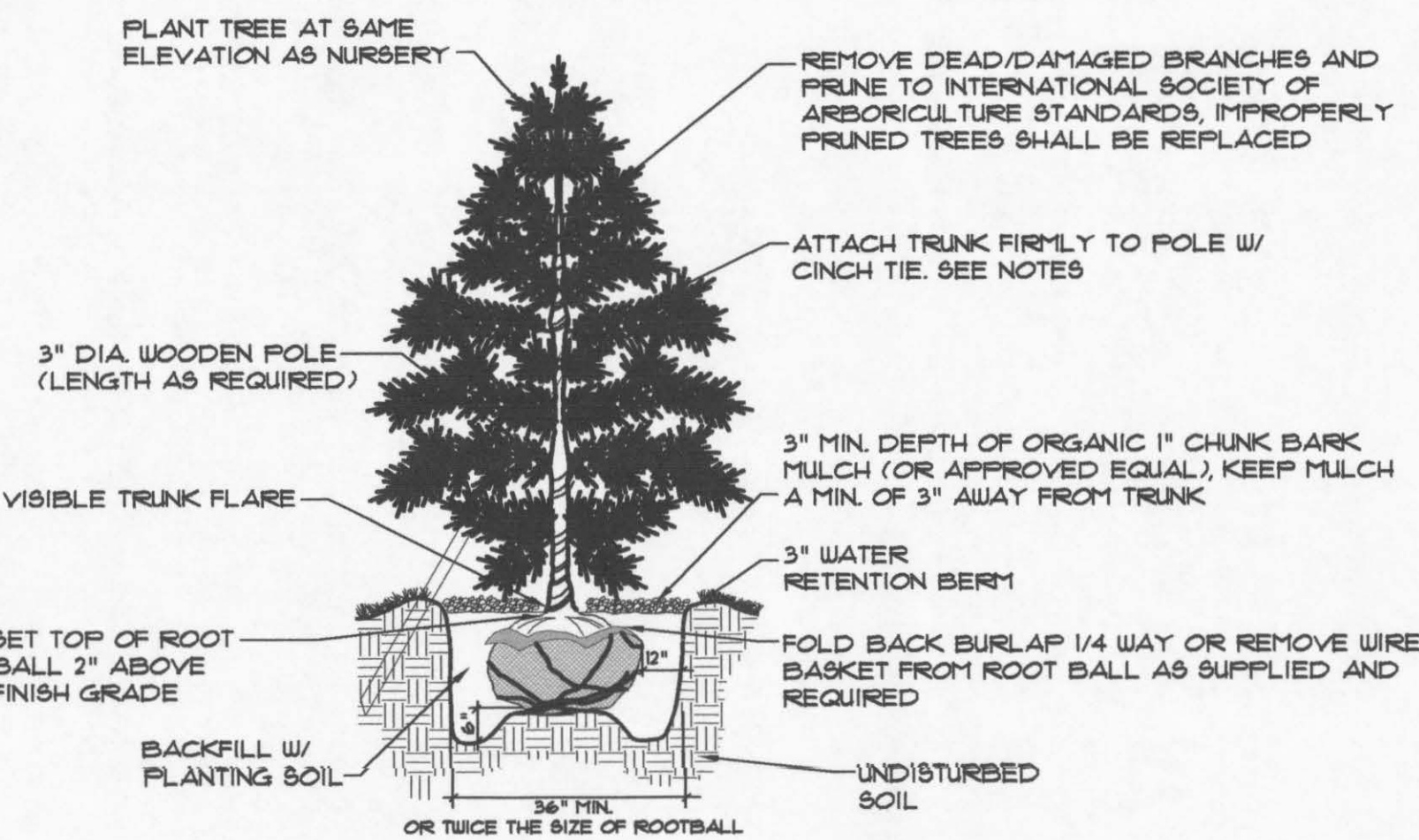
CK ENGINEERING

860 HEADWATERS DR.
EAGLE, ID 83616
PHONE 208-869-0590



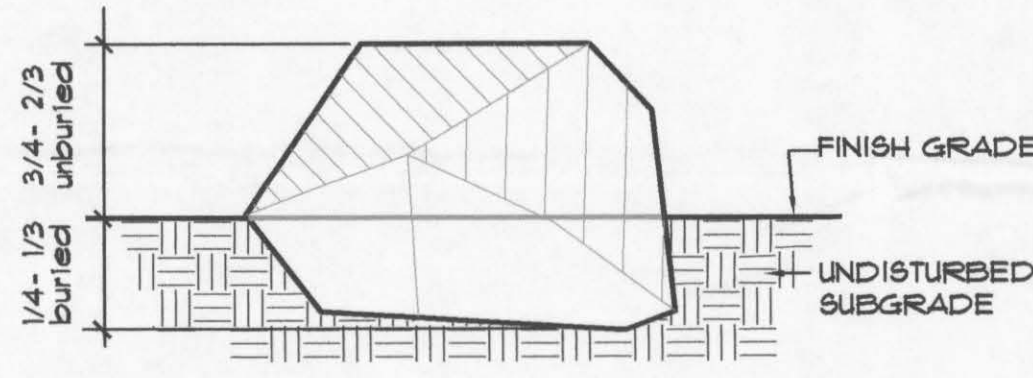
NOTE - DIG HOLE TWICE THE SIZE OF ROOT BALL

1 SHRUB PLANTING DETAIL NO SCALE

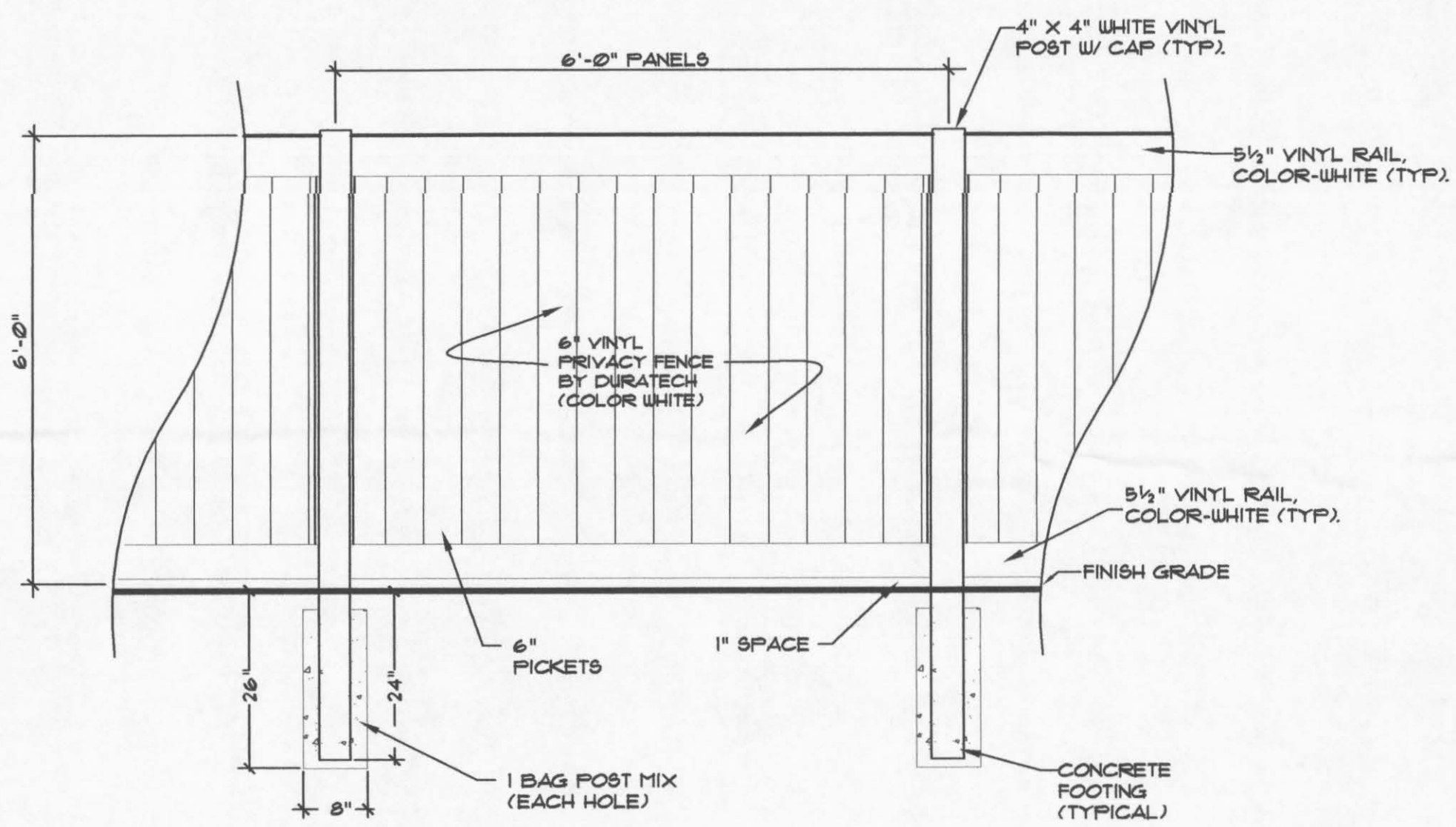


- NOTES:
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
 - WRAP RUBBER CINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
 - WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
 - DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

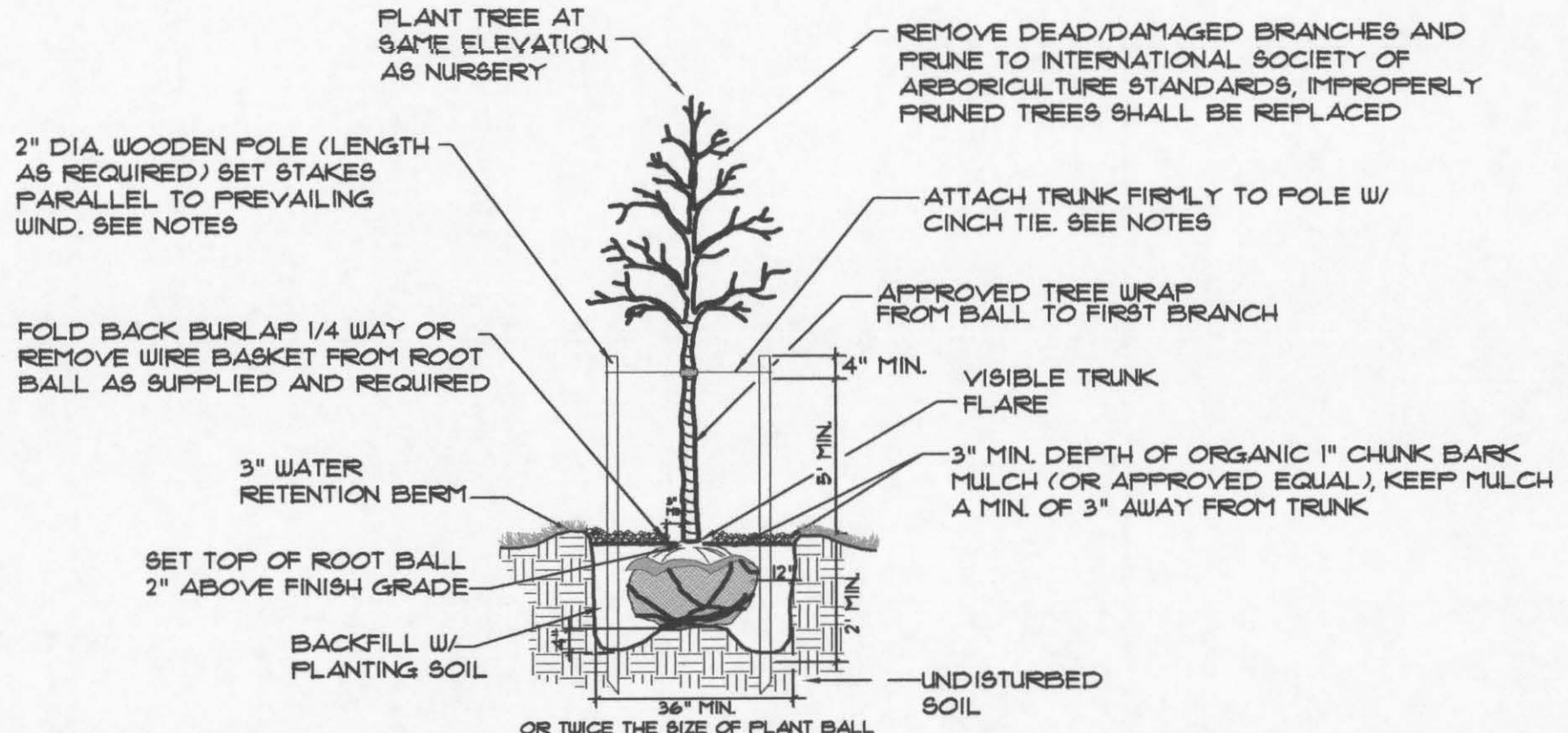
3 CONIFEROUS TREE PLANTING DETAIL NO SCALE



5 BOULDER PLACEMENT DETAIL NO SCALE

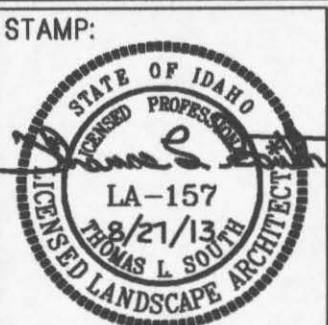


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- NOTES:
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
 - WRAP RUBBER CINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
 - WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
 - DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

4 DECIDUOUS TREE PLANTING DETAIL NO SCALE



DATE: 8-27-13

South
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REVISIONS:

LANDSCAPE DETAILS
BELLA VISTA PLACE SUBDIVISION
MALAD STREET
BOISE, IDAHO

DRAWN BY:

J.D.R.

CHECKED BY:

T.L.S.

PROJECT NUMBER

-

SHEET:

L2.0

RECEIVED

AUG 30 2013

PLANNING & DEVELOPMENT

PU13-00009