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LANDSCAPE NOTES:

1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2013; and City of Boise, ID codes, standards and state and local regulations.

2. All structures, site improvements and underground utilities shall be located prior to construction and protected. Call Digiline (811) to locate underground utilities. Any damage to structures, utilities or concrete will be replace at contractor's expense.

3. Coordinate with civil engineering drawings for paving, utilities and grading information.

4. Prepare site for planting by grubbing and removing weeds. If necessary apply Round-up (or equivalent herbicide), using a certified Applicator. Remove rocks and other materials over 3".

5. All lawn areas shall have min 6" of topsoil and and fill tree pits with topsoil. Topsoil shall be friable loam, pH range 5.5 to 7, a minimum of 5% organic material, free of stones 1 inch or larger or any other extraneous materials. It is acceptable to amend native soils to meet this topsoil specification if soil texture is loamy.

6. If work is in the Spring, between the months March to May, then apply pre-emergant to all non-paved landscape areas, except areas receiving grass sod, prior to planting.

7. Berming and grading as shown on plans shall have gradual transitions to existing or engineer proposed grades. Grading shall not change flow or direction of surface drainage swales as shown on engineers plans. positive drainage away from structures. Refer to Engineer's plans for grading information.

8. Surface water drainage is to be contained within each lot unless expressly allowed otherwise by approved engineering plans.

9. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.

10. Lay sod within 24 hours of harvesting. Lay sod to form a solid mass with tightly fitted joints and even grades.

11. Contractor responsible for keeping landscaped areas clean. remove all debris, spoils and trash from site for disposal at approved landfill or waste disposal site.

12. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.

13. Install only specified plants. Plant substitutes must be approved by Landscape Architect. Unapproved plant substitutes will be replaced at Contractor's expense.

14. Trees shall not be planted within the 10' clear zone of all ACHD (Ada County Highway District) storm drain pipe, structures, or facilities.

15. Trees shall not be planted within clear vision triangles.

16. No trees shall be placed within 50' of stop sign.

17. Seepage beds must be protected from any and all contamination during the construction and installation of the landscape
16. Root barriers must be used for trees in street planters with a minimum width of six (6) feet. Root barriers are required to extend 18 inches below the sub grade on the sidewalk side and shall extend 2 feet below sub grade on curb side. Barrier shall be constructed with the street and sidewalk and shall run continuously along sidewalk and curb.

17. All plant material shall be guaranteed for a period of 30 days beginning a the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to the Owner.

18. All landscape shall be irrigated with an automatic irrigation system operated by one controller, and designed with hydro-zones that function well within the water service provided for healthy growth of plant material. Year-round pressure irrigation service is required.

19. The irrigation system shall be designed and installed with the following specifications:  
Coverage for different hydrozones:  
a. Lawns - Pop-up rotor sprinklers or MP rotor sprinklers with 100% double coverage.  
b. Planting Beds - Pop-up sprinklers.  
•• Sprinkler heads shall have matched precipitation rates within each control valve circuit.

22. Contractor shall submit shop drawings of design/build irrigation system and/or any materials or product substitutes to Owner's Representative for approval prior to construction. Shop drawings shall include at minimum: design layout, backflow system, controller and valve locations, sleeve locations and supply line size and location.




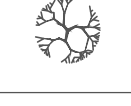


23. Irrigation Contractor to coordinate with General Contractor for all sleeves that need to be installed to allow efficient irrigation piping.

24. Irrigation controllers shall be pedestal mounted in planting beds. Controller locations shall be easily accessible, but visibly discrete.
- The diagram shows a cross-section of the Warm Springs Ave. Buffer. From left to right, the zones and dimensions are: Drive (2' wide), Plantings or parking (10' wide), 3' berm @ 3:1 (4' privacy fence) (6'-6" wide), Sidewalk (7'-6" wide), ROW plantings (width varies) (5' wide), Gravel shoulder (10' wide), and Warm Springs Avenue (17'-6" wide). A car is shown on the road, and a person is walking on the sidewalk. A property line is indicated.
- 1 Warm Springs Ave. Buffer  
SECTION A - A'  
NOT TO SCALE
- The site plan shows a residential development with lots 1 through 25. The plan includes streets such as E Warm Springs Ave, E Sky Bar St, E Highland Valley Rd, and Penitentiary Canal. Landscaping details are shown for various areas, including plantings, boulders, and irrigation systems. The plan is divided into two sections, L2.1 and L2.2.
- 2 SITE PLAN  
PLAN VIEW  
SCALE: 1" = 150'-0"
- MASTER PLANTING SCHEDULE
- | Key | Common Name                                      | Botanical Name  | Mature Size (HxW) | Min. Planting Size* | Water zone (0-4) | Class Height | Quant. L2.1   | Quant. L2.2 | Quantity totals |
|-----|--|---|-------------------|---------------------|------------------|--------------|---|-------------|-----------------|
|     | PACIFIC SUNSET MAPLE or AUTUMN BLAZE MAPLE       | Acer truncatum x platanoides 'Warrenred' or Acer fremanii 'Jeffersred'  | 60'x40'           | 2" cal.             | 3-4              | II           | 9   | 4           | 13              |
|     | SKYLINE HONEYLOCUST                              | Gleditsia triacanthos inermis 'Skyline'                                 | 45'x35'           | 2" cal.             | 1                | II           | 8   | 6           | 14              |
|     | AMUR MAPLE                                       | Acer ginnala  | 20'x25'           | 2" cal.             | 1                | I            | 4   | 2           | 5               |
|     | ROBINHILL SERVICEBERRY or CANADA RED CHOKECHERRY | Amelanchier x grandiflora 'Robinhill' or Prunus virginiana 'Canada Red' | 25'x15'           | 9'-10' ht (clump)   | 3-4              | I            | 2   | 2           | 4               |
|     | VANDERWOLF PINE                                  | Pinus flexilis 'Vanderwolf's Pyramid'                                   | 30'x15'           | 6'-7' ht.           | 1                | EVERGREEN    | 8   | 10          | 18              |
|     | KARL FUCHS HIMALAYAN CEDAR                       | Cedrus deodara 'Karl Fuchs'   | 20'x8'            | 6'-7' ht.           | 2                | EVERGREEN    | 7   | 7           | 14              |
|     | DARTS GOLD NINEBARK or SASKATOON SERVICEBERRY    | Physocarpus opulifolius 'Darts Gold' or Amelanchier alnifolia           | 6'x6'             | 5 gal               | 1                | SHRUB        | 16  | 6           | 22              |
|     | BAILEYS REDOSIER DOGWOOD                         | Cornus sericea 'Baileys'  | 7'x7'             | 5 gal               | 2                | SHRUB        | 30  | 19          | 49              |
|     | RUSSIAN SAGE                                     | Perovskia atriplicifolia  | 5'x5'             | 2-3 gal             | 1                | SHRUB        | 41  | 29          | 70              |
|     | SLOWMOUND DWARF MUGO PINE                        | Pinus mugo 'Slowmound'  | 2'x3'             | 2-3 gal.            | 1                | E. SHRUB     | 22  | 12          | 34              |
|     | GROW LOW SUMAC                                   | Rhus aromatica  | 3'x6'             | 2-3 gal.            | 0                | SHRUB        | 34  | 22          | 56              |
|     | VIRGINIA CREEPER                                 | Parthenocissus quinquefolia   | 12'x5'            | 2-3 gal.            | 3                | VINE         | 36  | 11          | 47              |
|     | HIDCOTE SUPERIOR LAVENDER                        | Lavandula angustifolia 'Hidcote Superior'                               | 2'x2'             | 1 gal               | 1                | PERENNIAL    | Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3. |             |                 |
|     | FIRECRACKER PENSTEMON                            | Penstemon eatonii   | 3'x2'             | 1 gal               | 0-1              | PERENNIAL    | Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3. |             |                 |
|     | BLACK EYED SUSAN                                 | Rudbeckia hirta   | 1.5'x1'           | 1 gal               | 2                | PERENNIAL    | Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3. |             |                 |
|     | BLUE FLAX  | Linum lewisii   | 1.5'x1.5'         | 1 gal               | 2                | PERENNIAL    | Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3. |             |                 |
|     | HARDY ICE PLANT                                  | Delosperma cooperii   | 2'x18"            | 1 gal               | 2                | PERENNIAL    | Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3. |             |                 |
|     | LITTLE BUNNY FOUNTAIN GRASS                      | Pennisetum alopecuroides 'Little Bunny'                                 | 3'x2'             | 1 gal               | 0                | GRASS        | Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3. |             |                 |
|     | KARL FOERSTER FEATHER REED GRASS                 | Calamagrostis acutiflora 'Karl Foerster'                                | 5'x2'             | 1 gal               | 3                | GRASS        | Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3. |             |                 |
- NOTES:  
1. SEE GENERAL NOTES (THIS PAGE). ALSO SEE PAGE L3 FOR PLANTING DETAILS.  
2. WATER ZONES SHOWN IN THE MINIMUM NUMBER OF IRRIGATION APPLICATIONS PER MONTH REQUIRED FOR HEALTHY GROWTH (SEE BOISE PARKS AND RECS WATER CONSERVATION GUIDELINES and SALT LAKE CITY HYDROLOGIC SCHOOL, 2013).  
3. FINAL LOCATION AND QUANTITY OF PERENNIALS TO BE DETERMINED IN CONSTRUCTION PLANS. TOTAL PLANT COVERAGE IN PLANTER BEDS TO BE MINIMUM 60% WITHIN 3 YEARS.
- LANDSCAPE MATERIAL SCHEDULE
- | Key | Material                  | Description  | Notes/Remarks  |
|-----|---------------------------|--|--|
|     | Gravel Shoulder           | Road Mix   | ACHD Right-of-Way  |
|     | Planter Beds              | Medium Shredded Bark Mulch and plants per planting plan  | 2.5' to 3" deep medium shredded bark mulch throughout. All plants drip irrigated.                                |
|     | Clear Vision Triangle     | Triangle formed 40' along curb lines                     | See plans  |
|     | Micro Path - 5'           | 5' asphalt path with min. 5' landscape buffers each side | Per plans. See Engineer's plans for paving details and specifications.   |
|     | Privacy Fence - 6'        | Wood 6', Stained brown color                             | Per detail L3.2 Perimeter fencing as shown on plans  |
|     | Privacy Fence - 4'        | Wood 4', Stained brown color                             | Per detail L3.2 Perimeter fencing as shown on plans  |
|     | Irrigation Main and Drain | City Water Source  | Main valve and drain with Double-Check Backflow Prevention Value, per codes                                      |
|     | Irrigation Controller     | Hunter I-Core  | See L3.7 Pedestal Mount, lockable metal exterior box. Locate at convenient, but discrete, serviceable locations. |
|     | Boulders                  | 1/2 to 2 ton limestone                                   | Bury into slope and toe at least 4'-6"   |
|     | Contours                  | 1 ft Contour interval. Berms and swales                  | Slopes not to exceed 3:1. Gentle transitions to Engineer's proposed grading.                                     |
- TABLE OF CONTENTS
- | SHEET NO. | SHEET NAME              |
|-----------|-------------------------|
| L1        | LANDSCAPE COVER SHEET   |
| L2.1      | LANDSCAPE PLANTING PLAN |
| L2.2      | LANDSCAPE PLANTING PLAN |
| L3        | LANDSCAPE DETAILS       |
- LANDSCAPE CALCULATIONS
- Street Buffers: Warm Springs Avenue 1,330 l.f., 30' min width (3' berm; intermittent 4' privacy fence; (32) evergreen trees; (27) canopy trees; (10) ornamental trees and (215) shrubs. 60% coverage minimum.
- DEVELOPER/APPLICANT
- DEVCO, LLC  
Contact: Jim Conger  
4824 W Fairview Ave.  
BOISE, ID 83702  
(208) 336-8181
- LANDSCAPE ARCHITECT
- T-O ENGINEERS  
SHON PARKS  
2471 TITANIUM PL., MERIDIAN, ID 83642  
(208) 323-2288
- ENGINEER
- ROCK SOLID CIVIL, LLC  
Contact: Randy Carpenter  
270 N. 27th St., suite 100  
Boise, ID 83702  
(208) 342-3277
- 
- | FILE NAME   | DATE | REVISIONS | NO. |
|-------------|------|-----------|-----|
| 160030-LSCP |      | DESIGNED  |     |
|             |      | DRAWN     |     |
|             |      | CHECKED   |     |
|             |      | APPROVED  |     |
|             |      | S. PARKS  |     |
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PHONE: (208) 323-2288  
FAX: (208) 323-2399  
OFFICES ALSO IN:  
COEUR D'ALENE, IDAHO  
NAMPA, IDAHO
- PRELIMINARY PLAT LANDSCAPE PLAN FOR:
- BCI SUBDIVISION  
COVER SHEET
- DATE: FEBRUARY 2016  
PROJECT: 160030
- SHEET L1 OF 4

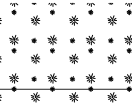
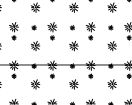
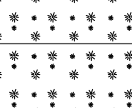
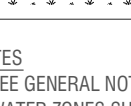


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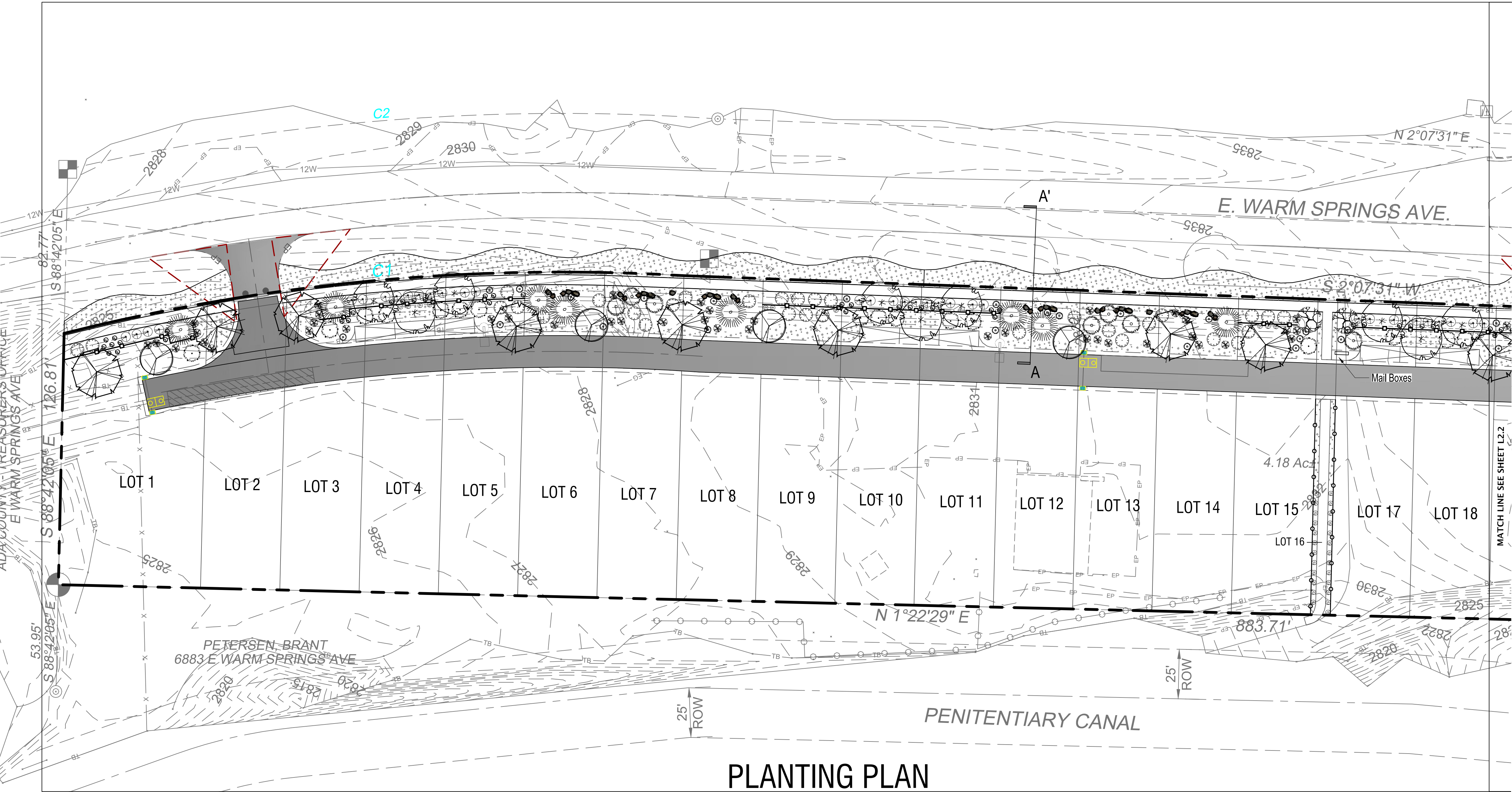
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PLANTING SCHEDULE				
Key	Common Name	Botanical Name	Min. Planting Size*	Quant. L2.1
	PACIFIC SUNSET MAPLE or AUTUMN BLAZE MAPLE	Acer truncatum x platanoides 'Warrenred' or Acer fremanii 'Jeffersred'	2" cal.	9
	SKYLINE HONEYLOCUST	Gleditsia triacanthos inermis 'Skyline'	2" cal.	8
	AMUR MAPLE	Acer ginnala	2" cal.	4
	ROBINHILL SERVICEBERRY or CANADA RED CHOKECHERRY	Amelanchier x grandiflora 'Robinhill' or Prunus virginiana 'Canada Red'	9'-10' ht (clump)	2
	VANDERWOLF PINE	Pinus flexilis 'Vanderwolf's Pyramid'	6'-7' ht.	8
	KARL FUCHS HIMALAYAN CEDAR	Cedrus deodara 'Karl Fuchs'	6'-7' ht.	7

	DARTS GOLD NINEBARK or SASKATOON SERVICEBERRY	Physocarpus opulifolius 'Darts Gold' or Amelanchier alnifolia	5 gal	16
	BAILEYS REDOSIER DOGWOOD	Cornus sericea 'Baileys'	5 gal	30
	RUSSIAN SAGE	Perovskia atriplicifolia	2-3 gal.	41
	DWARF MUGO PINE	Pinus mugo 'Slowmound'	2-3 gal.	22
	GROW LOW SUMAC	Rhus aromatica	2-3 gal.	34
	VIRGINIA CREEPER	Parthenocissus quinquefolia	2-3 gal.	36
	HIDCOTE SUPERIOR LAVENDER	Lavandula angustifolia 'Hidcote Superior'	1 gal	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.
	FIRECRACKER PENSTEMON	Penstemon eatonii	1 gal	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.
	BLACK EYED SUSAN	Rudbeckia hirta	1 gal	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.

	BLUE FLAX	Linium lewisii	1 gal	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.
	HARDY ICE PLANT	Delosperma cooperii	1 gal	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.
	LITTLE BUNNY FOUNTAIN GRASS	Pennisetum alopecuroides 'Little Bunny'	1 gal	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.
	KARL FOERSTER FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	1 gal	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.

NOTES  
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3. FINAL LOCATION AND QUANTITY OF PERENNIALS TO BE DETERMINED IN CONSTRUCTION PLANS. TOTAL PLANT COVERAGE IN PLANTER BEDS TO BE 60% AT MATURITY.  
4. PLANTS SHOWN AT NEAR MATURE SIZE.



PLANTING PLAN



FILE NAME	DATE	NO.
1600303-LSCP		
DESIGNED		
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CHECKED		
APPROVED		
S. PARKS		

**T-O ENGINEERS**

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NANPA, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN FOR:  
**BCI SUBDIVISION**  
PLANTING PLAN

DATE: FEBRUARY 2016  
PROJECT: 160030

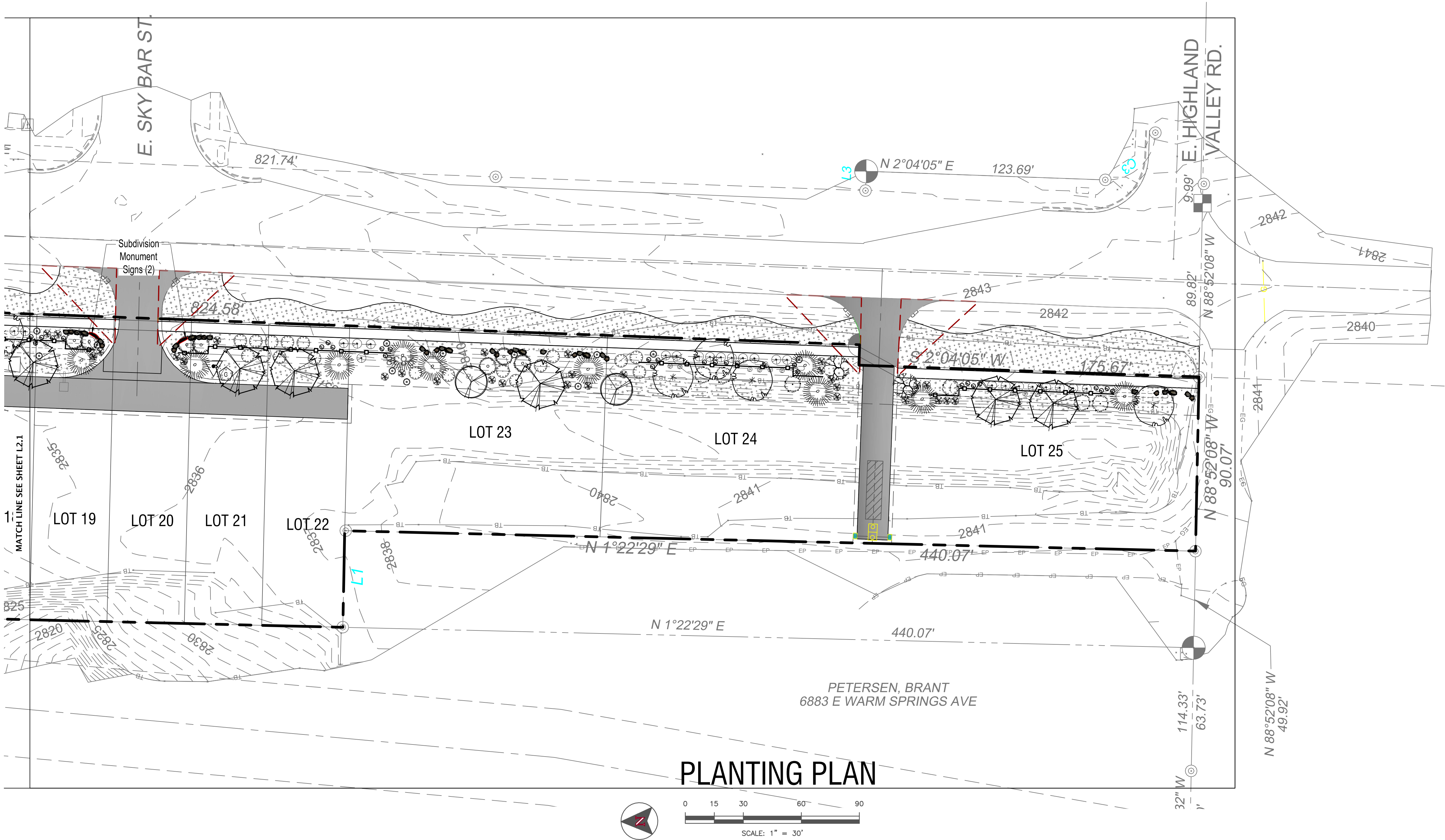


PLANTING SCHEDULE				
Key	Common Name	Botanical Name	Min. Planting Size*	Quant. L2.2
	PACIFIC SUNSET MAPLE or AUTUMN BLAZE MAPLE	Acer truncatum x platanoides 'Warrenred' or Acer fremanii 'Jeffersred'	2" cal.	4
	SKYLINE HONEYLOCUST	Gleditsia triacanthos innermis 'Skyline'	2" cal.	6
	AMUR MAPLE	Acer ginnala	2" cal.	2
	ROBINHILL SERVICEBERRY or CANADA RED CHOKECHERRY	Amelanchier x grandiflora 'Robinhill' or Prunus virginiana 'Canada Red'	9'-10' ht (clump)	2
	VANDERWOLF PINE	Pinus flexilis 'Vanderwolf's Pyramid'	6'-7' ht.	10
	KARL FUCHS HIMALAYAN CEDAR	Cedrus deodara 'Karl Fuchs'	6'-7' ht.	7

	DARTS GOLD NINEBARK or SASKATOON SERVICEBERRY	Physocarpus opulifolius 'Darts Gold' or Amelanchier alnifolia	5 gal	6
	BAILEYS REDOSIER DOGWOOD	Cornus sericea 'Baileys'	5 gal	19
	RUSSIAN SAGE	Perovskia atriplicifolia	2-3 gal.	29
	DWARF MUGO PINE	Pinus mugo 'Slowmound'	2-3 gal.	12
	GROW LOW SUMAC	Rhus aromatica	2-3 gal.	22
	VIRGINIA CREEPER	Parthenocissus quinquefolia	2-3 gal.	11
	HIDCOTE SUPERIOR LAVENDER	Lavandula angustifolia 'Hidcote Superior'	1 gal	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.
	FIRECRACKER PENSTEMON	Penstemon eatonii	1 gal	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.
	BLACK EYED SUSAN	Rudbeckia hirta	1 gal	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.

	BLUE FLAX	Linium lewisii	1 gal	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.
	HARDY ICE PLANT	Delosperma cooperii	1 gal	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.
	LITTLE BUNNY FOUNTAIN GRASS	Pennisetum alopecuroides 'Little Bunny'	1 gal	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.
	KARL FOERSTER FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	1 gal	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.

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3. FINAL LOCATION AND QUANTITY OF PERENNIALS TO BE DETERMINED IN CONSTRUCTION PLANS. TOTAL PLANT COVERAGE IN PLANTER BEDS TO BE 60% AT MATURITY.  
4. PLANTS SHOWN AT NEAR MATURE SIZE.



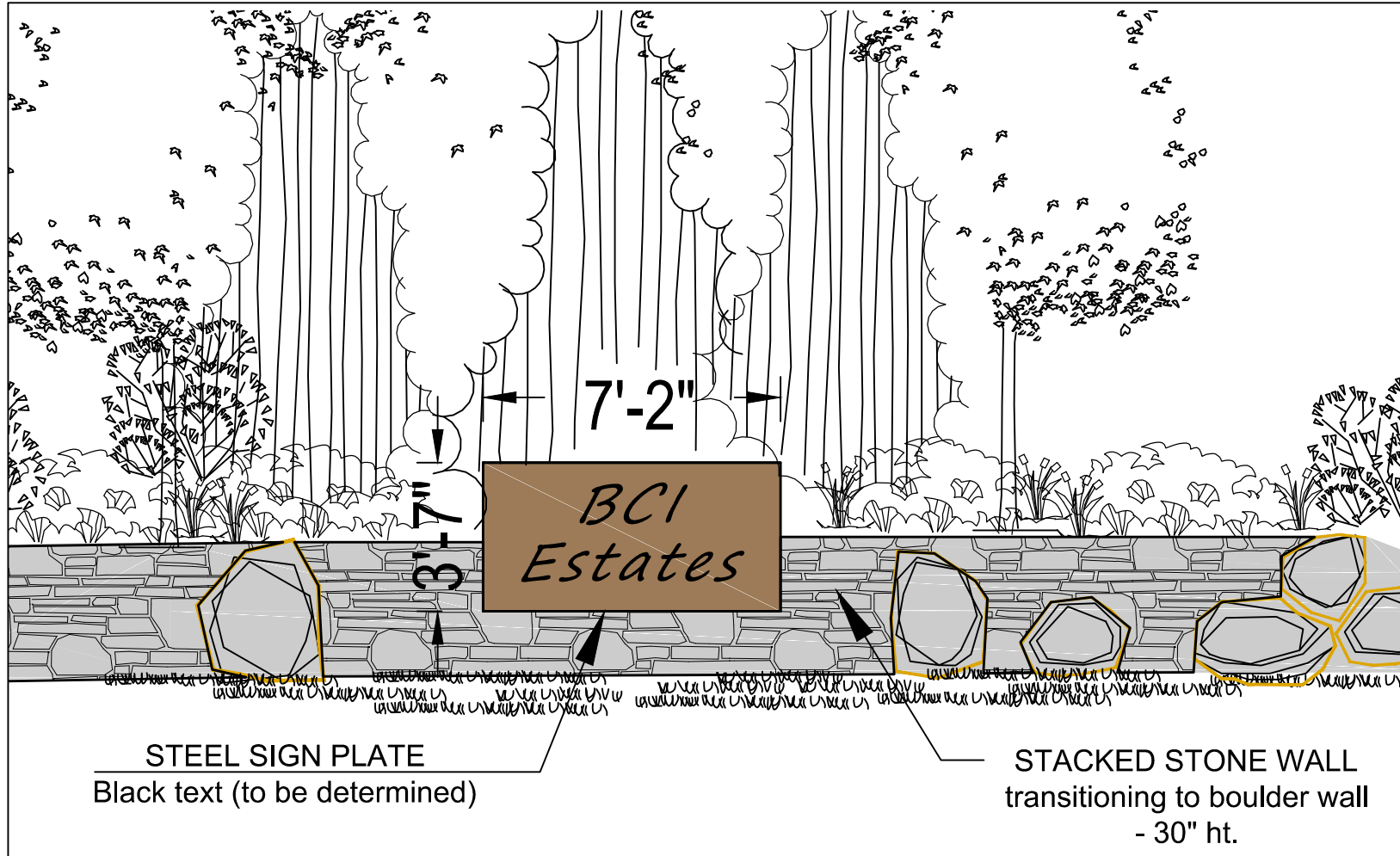
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PRELIMINARY PLAT LANDSCAPE PLAN FOR:  
**BCI SUBDIVISION**  
PLANTING PLAN

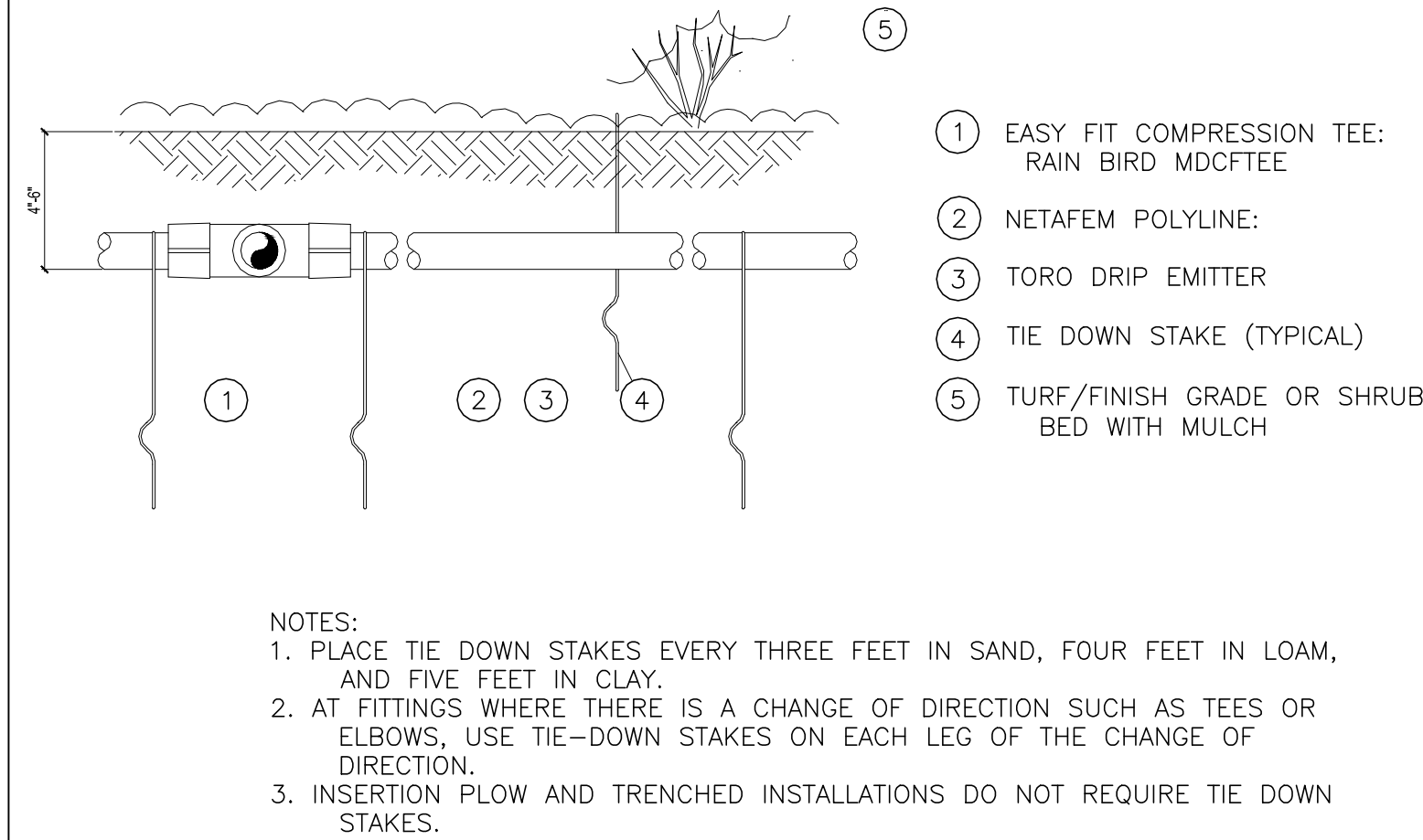
DATE: FEBRUARY 2016  
PROJECT: 160030  
SHEET L2.2 OF 4

FILE NAME	DATE	REVISIONS
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APPROVED		
S. PARKS		
S. PARKS		
S. PARKS		

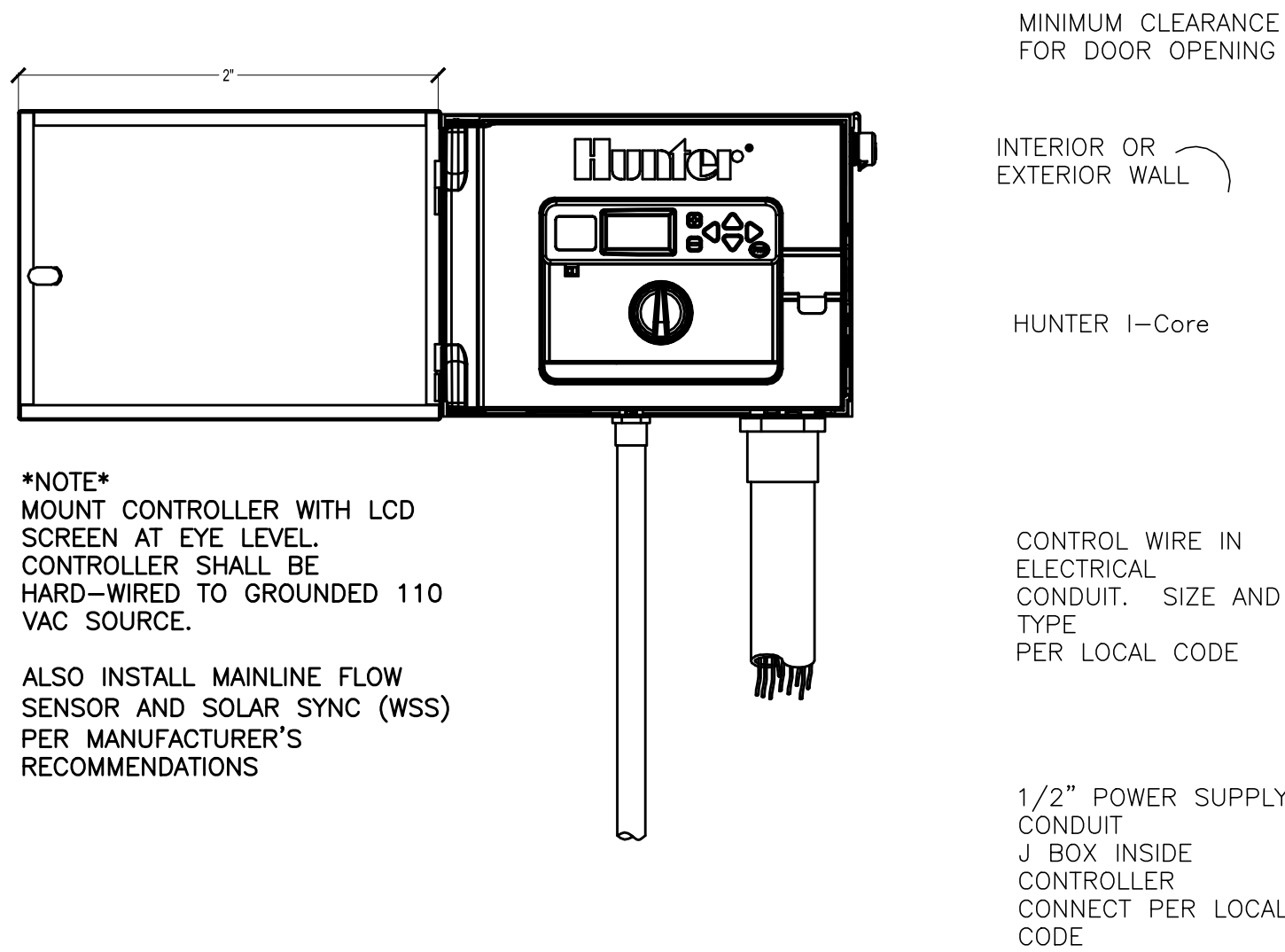




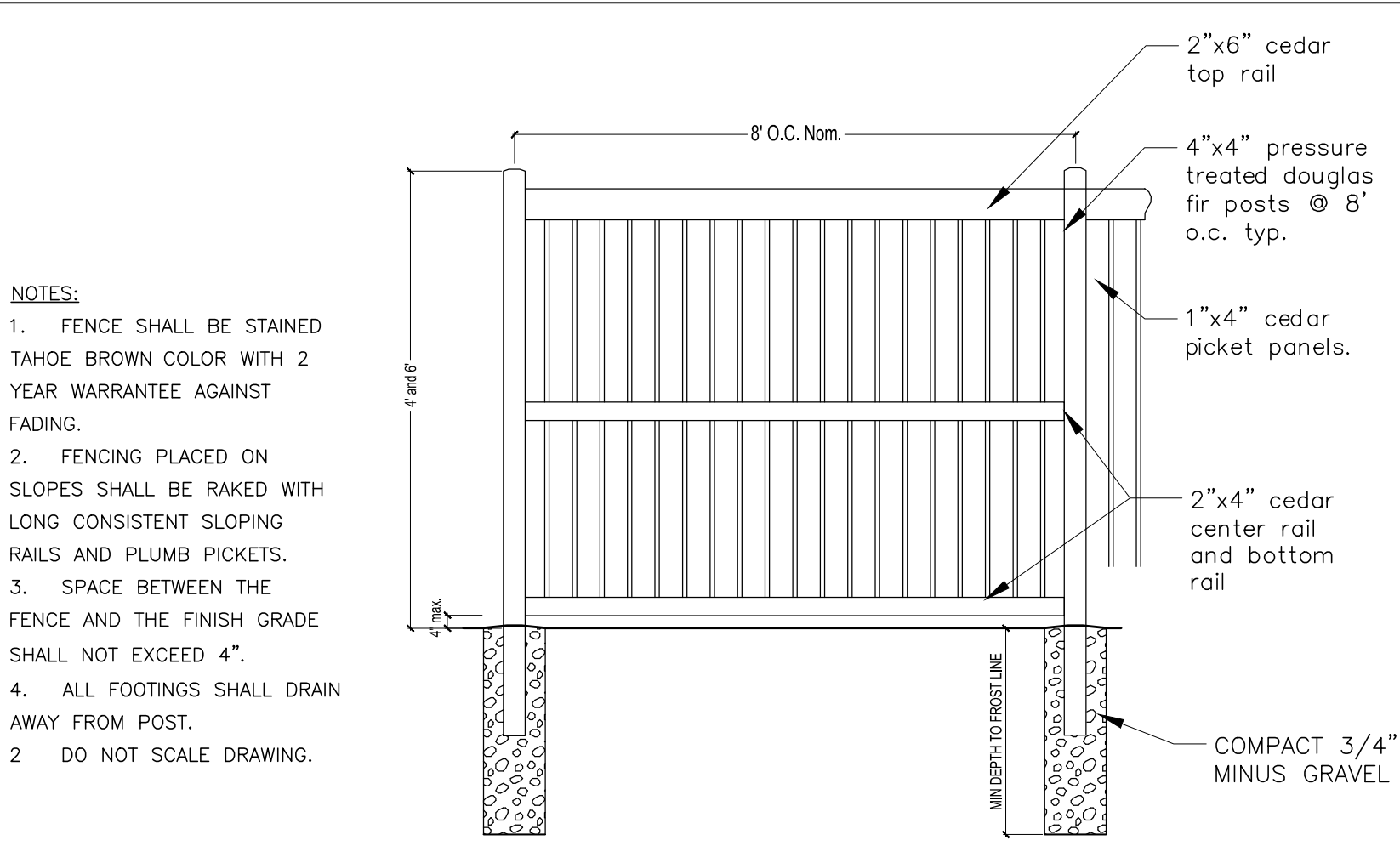
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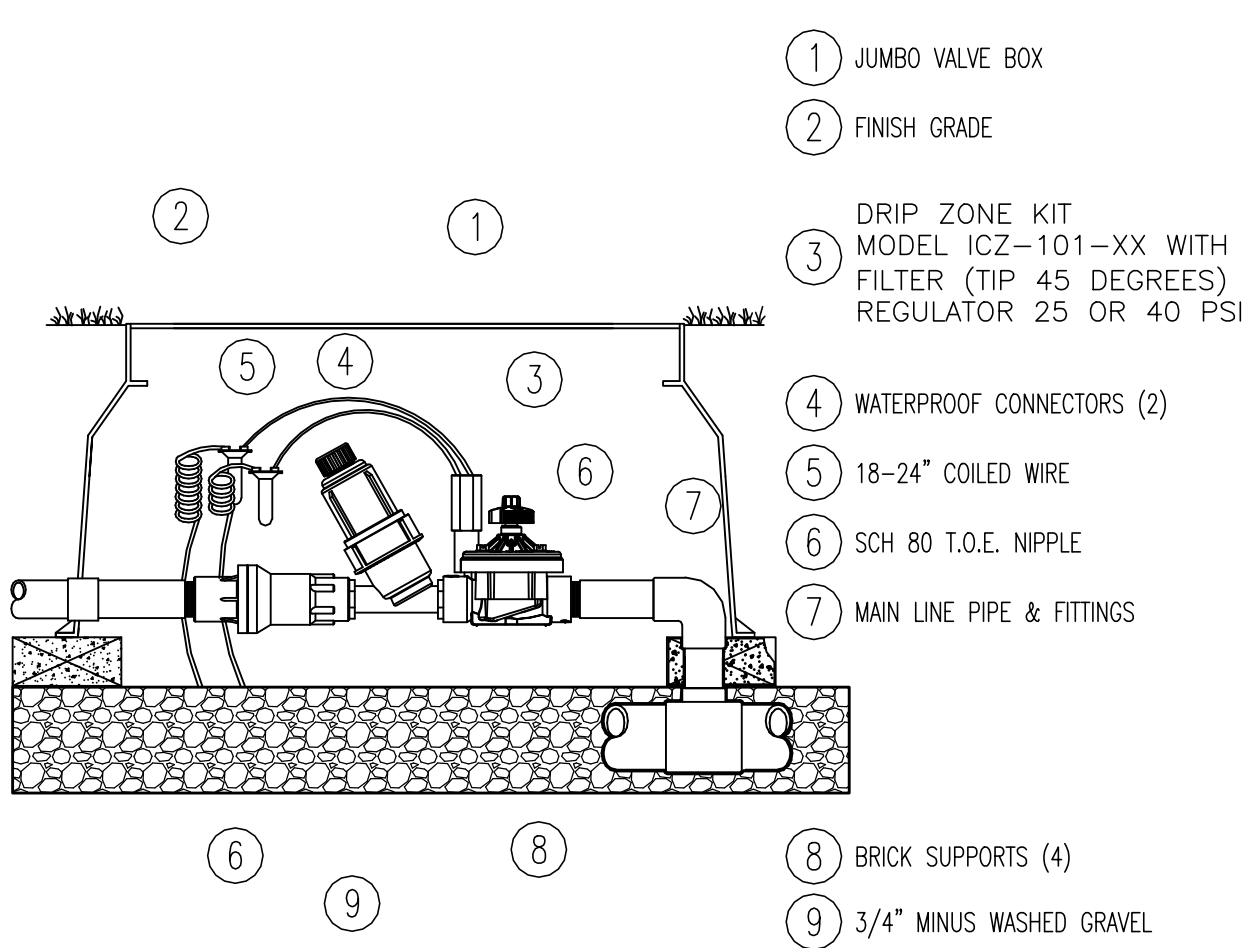
4 DRIP IRRIGATION LINE INSTALLATION N.T.S.



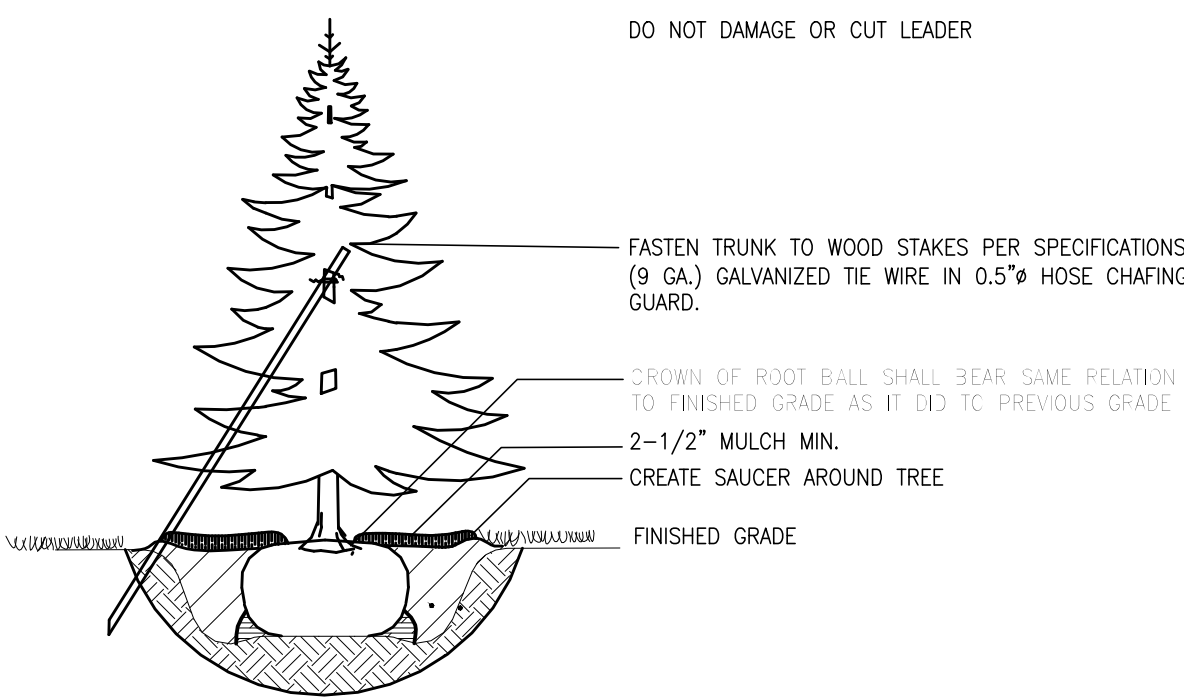
7 IRRIGATION CONTROLLER INSTALLATION N.T.S.



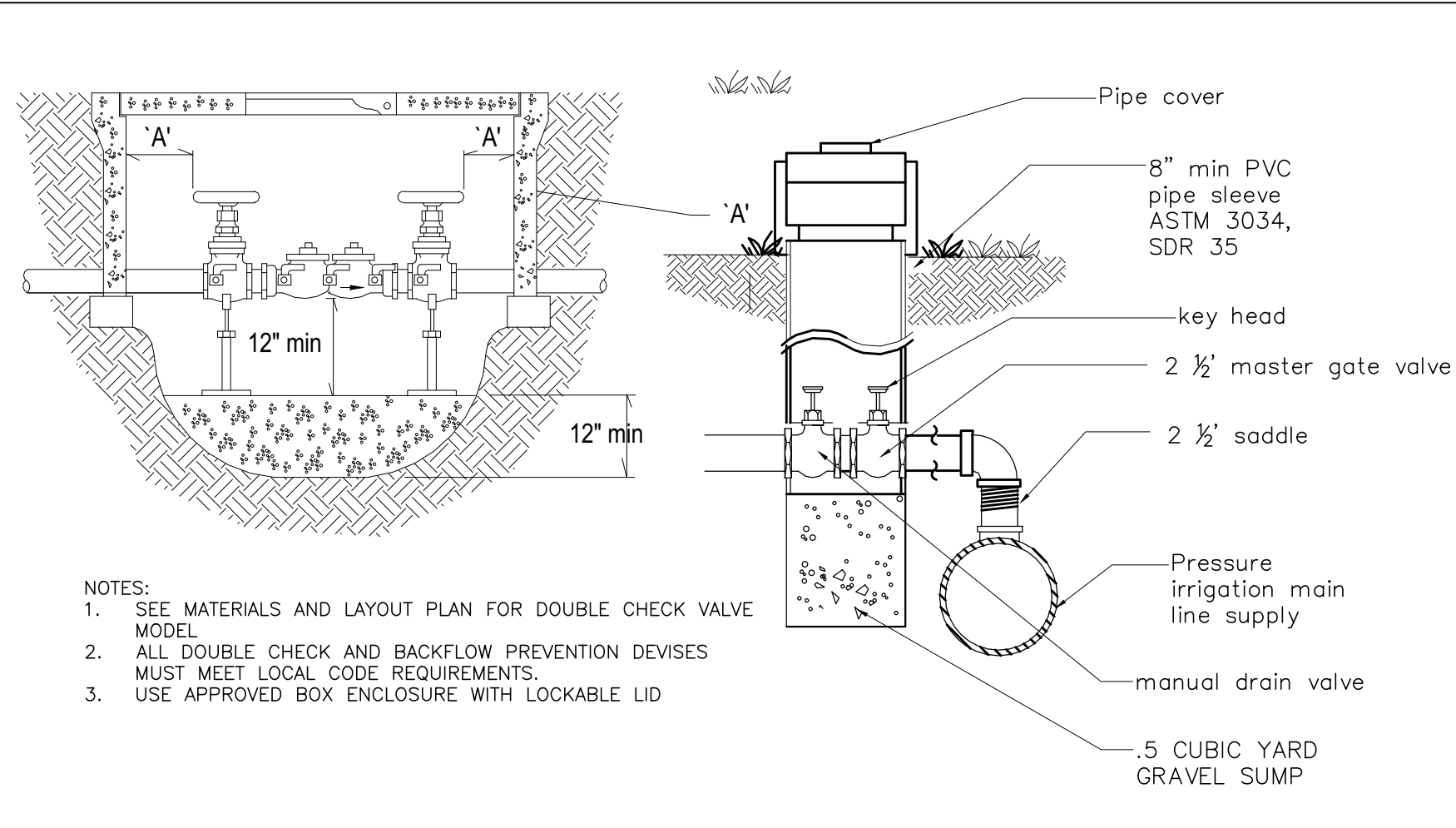
2 PRIVACY FENCE 6' and 4' N.T.S.



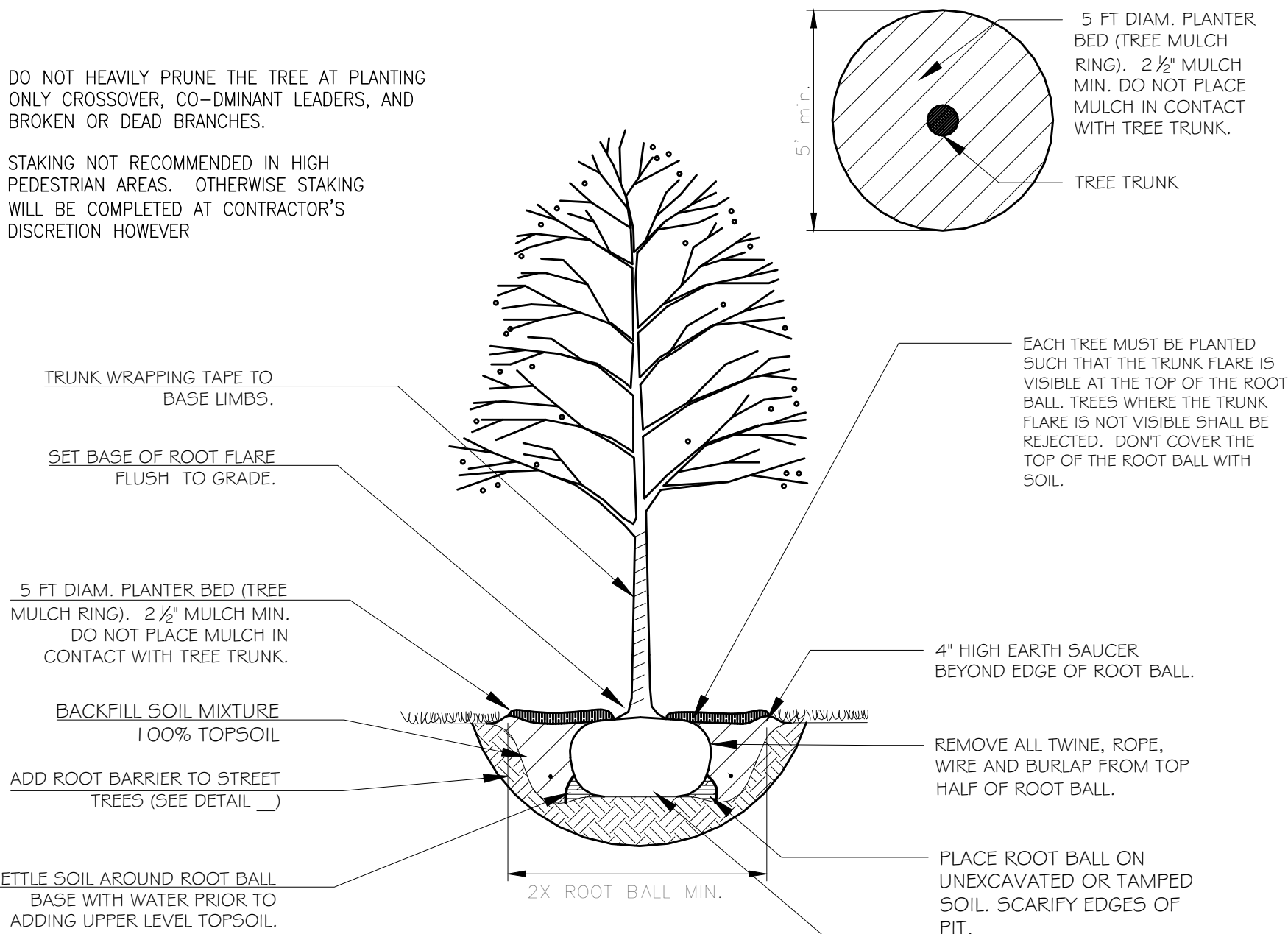
5 DRIP SYSTEM CONTROL VALVE N.T.S.



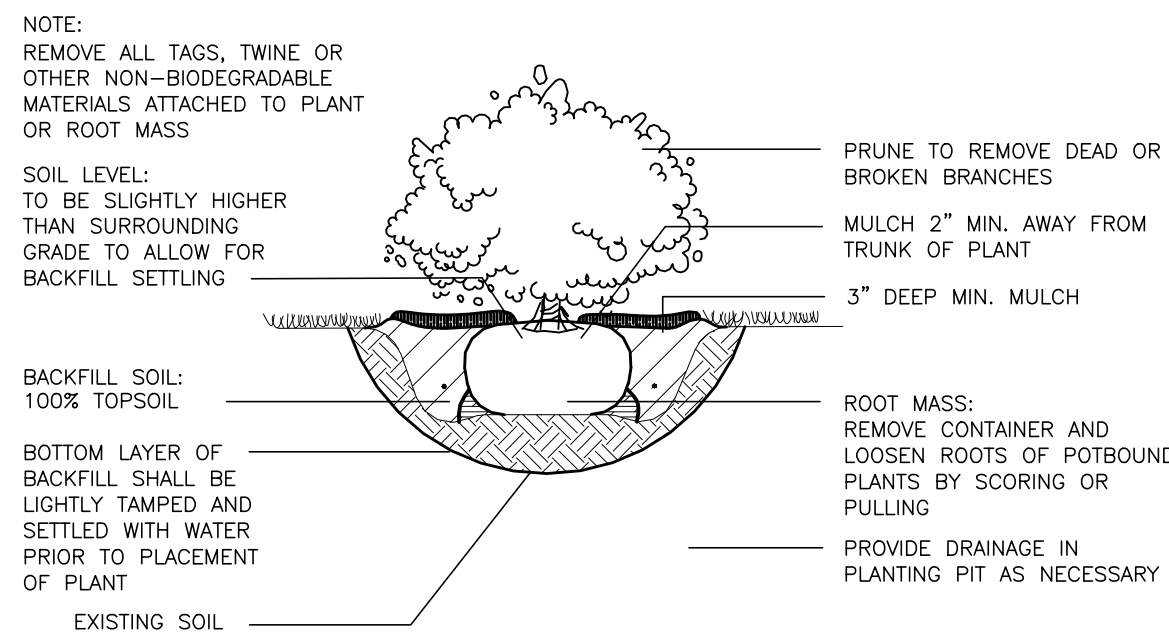
8 EVERGREEN TREE PLANTING DETAIL N.T.S.



3 MASTER GATE VALVE, MANUAL DRAIN VALVE AND DOUBLE CHECK VALVE N.T.S.



6 TREE PLANTING DETAIL N.T.S.



9 SHRUB PLANTING DETAIL N.T.S.

STATE OF IDAHO  
JENNIFER PATRICK  
LANDSCAPE ARCHITECT  
LA 16756

FILE NAME  
160030\_LSCP  
DESIGNED  
DRAWN  
CHECKED  
APPROVED  
S. PARKS

DATE

NO.

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NANPA, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN FOR:  
**BCI SUBDIVISION**  
LANDSCAPE DETAILS

DATE: FEBRUARY 2016  
PROJECT: 160030  
SHEET L3 OF 4