

LANDSCAPE NOTES:

1. All contractor work shall be conducted in accordance with ISPCW (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 Digline (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 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.
6. Surface water drainage is to be contained within each lot unless expressly allowed otherwise by approved engineering plans.
7. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
8. Lay sod within 24 hours of harvesting. Lay sod to form a solid mass with tightly fitted joints and even grades.
9. Contractor responsible for keeping landscaped areas clean. remove all debris, spoils and trash from site for disposal at approved landfill or waste disposal site.
10. 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.
11. Install only specified plants. Plant substitutes must be approved by Landscape Architect. Unapproved plant substitutes will be replaced at Contractor's expense.

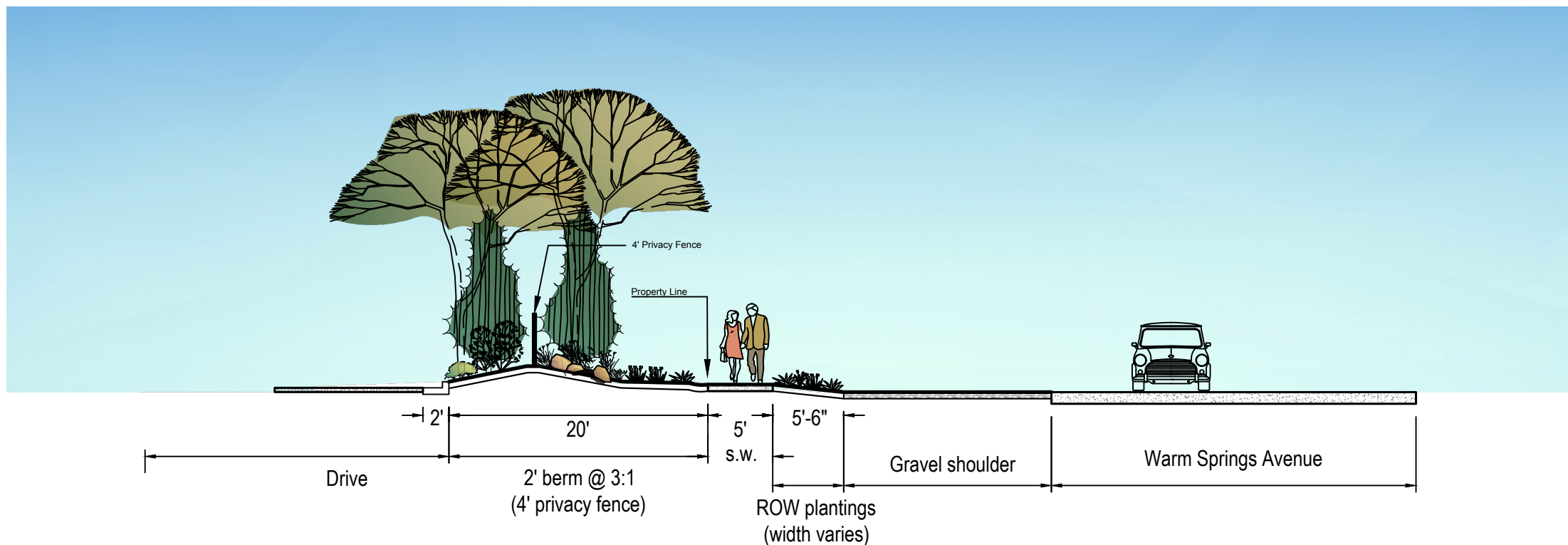
12. Trees shall not be planted within the 10' clear zone of all ACHD (Ada County Highway District) storm drain pipe, structures, or facilities.
13. Trees shall not be planted within clear vision triangles.
14. No trees shall be placed within 50' of stop sign.
15. Seepage beds must be protected from any and all contamination during the construction and installation of the landscape irrigation system.
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 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 wetting-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.
 - Separate hydrozones shall be used for lawns and trees/shrubs/ground cover areas.
 - Sprinklers shall not overspray onto impervious surfaces, building or structures in calm wind conditions.
20. Irrigation 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.
21. Irrigation Contractor to coordinate with General Contractor for all sleeves that need to be installed to allow efficient irrigation piping.
22. Irrigation controllers shall be pedestal mounted in planting beds. Controller locations shall be easily accessible, but visibly discrete.

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.

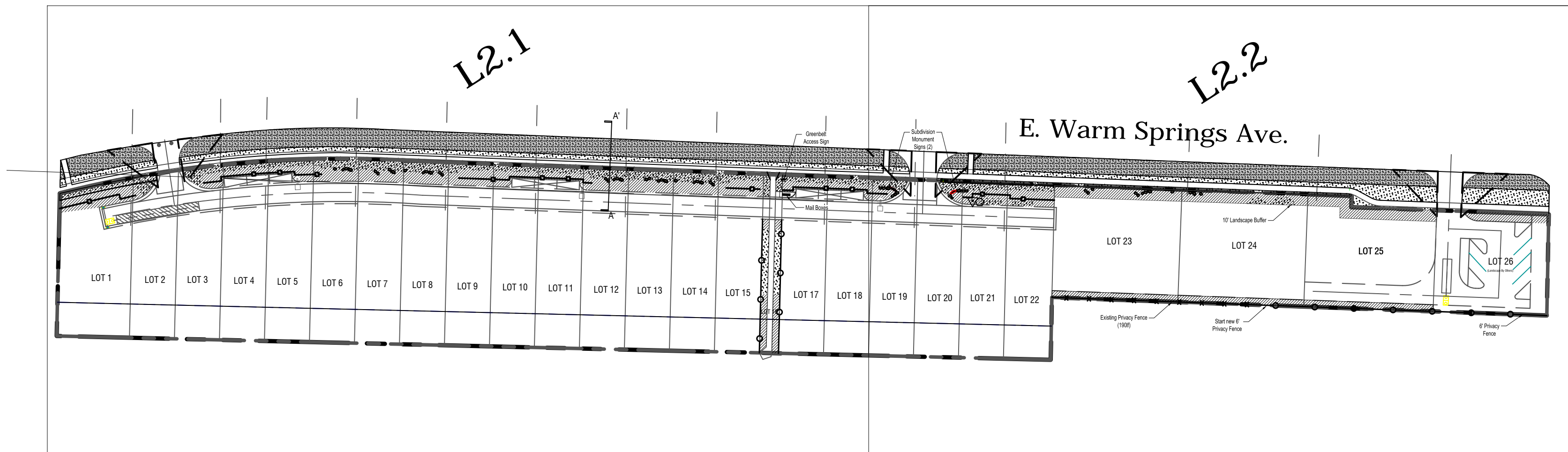
24. Irrigation controllers shall be pedestal mounted in planting beds. Controller locations shall be easily accessible, but visibly discrete.



1 Warm Springs Ave. Buffer

SECTION A - A

NOT TO SCALE



2 SITE PLAN

PLAN VIEW

SCALE: 1" = 150'-0"

MASTER PLANTING SCHEDULE

MASTER PLANTING SCHEDULE										4
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 platanooides 'Warrenred' or Acer fremanii 'Jeffersred'	60'x40'	2" cal.	3-4	II	9	0	9	
	SKYLINE HONEYLOCUST	Gleditsia triacanthos inermis 'Skyline'	45'x35'	2" cal.	1	II	8	8	16	
	AMUR MAPLE	Acer ginnala	20'x25'	2" cal.	1	I	4	2	6	
	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	6	14	
	KARL FUCHS HIMALAYAN CEDAR	Cedrus deodara 'Karl Fuchs'	20'x8'	6"-7" ht.	2	EVERGREEN	8	10	18	
	DARTS GOLD NINEBARK or SASKATOON SERVICEBERRY	Physocarpus opulifolius 'Darts Gold' or Amelanchier alnifolia	6'x6'	5 gal	1	SHRUB	4	3	7	
	SCHIPKA CHERRY LAUREL	Prunus laurocerasus	6'x6'	5 gal	1	SHRUB	4	10	14	
	BAILEYS REDOSIER DOGWOOD	Cornus sericea 'Baileys'	7'x7'	5 gal	2	SHRUB	15	12	27	
	RUSSIAN SAGE	Perovskia atriplicifolia	5'x5'	2-3 gal.	1	SHRUB	28	24	52	
	SLOWMOUND DWARF MUGO PINE	Pinus mugo 'Slowmound'	2'x3'	2-3 gal.	1	E. SHRUB	19	12	31	
	GROW LOW SUMAC	Rhus aromatica	3'x6'	2-3 gal.	0	SHRUB	25	30	55	
	VIRGINIA CREEPER	Parthenocissus quinquefolia	12'x5'	2-3 gal.	3	VINE	40	7	47	
	KARL FOERSTER FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	5'x2'	1 gal	3	GRASS	52	25	77	
	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	Linium 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.			

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 HYDROZONE SCHDL. 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

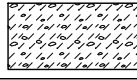
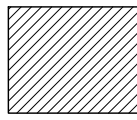

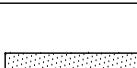
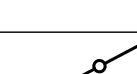
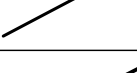
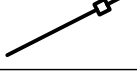

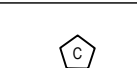
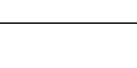
LANDSCAPE MATERIAL SCHEDULE			
Key	Material	Description	Notes/Remarks
	Gravel Shoulder	Road Mix	ACHD Right-of-Way
	Planter Beds	Medium Shredded Bark Mulch and plants per planting plan	2.5' * to 3" deep medium shredded bark mulch throughout. All plants drip irrigated.
	Clear Vision Triangle	Triangle formed 40' along curb lines	See plans
	Micro Path - 5'	5' asphalt path with min. 5' landscape buffers each side	Per plans. See Engineers' 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 Valve, 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 basalt	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

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., 20' min width (3' berm; intermittent 4' privacy fence; (32) evergreen trees; (27) canopy trees; (10) ornamental trees and shrubs. 60% coverage min.)

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



REVIEWS			E-FILE NAME
NO.	DATE		1003091LSCP
1	03/14/2016	New site plan with 30ft defensible zone and 20ft LS buffer	DESIGNED
2	03/29/2016	Change sidewalk locations	S. PARKS
3	08/23/2016	Site plan changes - south side	DRAWN
4	09/14/2016	City of Boise Revised Conditions	S. PARKS
			CHECKED
			APPROVED

T-O ENGINEERS

CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE

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FAX: (208) 323-2399
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PHONE: (208) 323-2

OFFICES ALSO IN:

PRELIMINARY PLAT LANDSCAPE PLAN


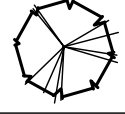
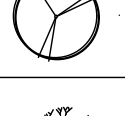
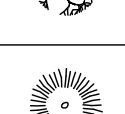
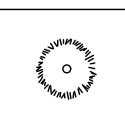

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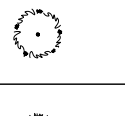
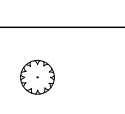

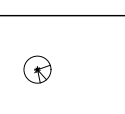
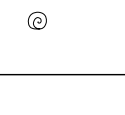
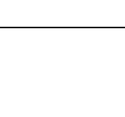

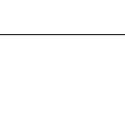
COVER SHEET


DATE: MARCH 2016

PROJECT:	160030
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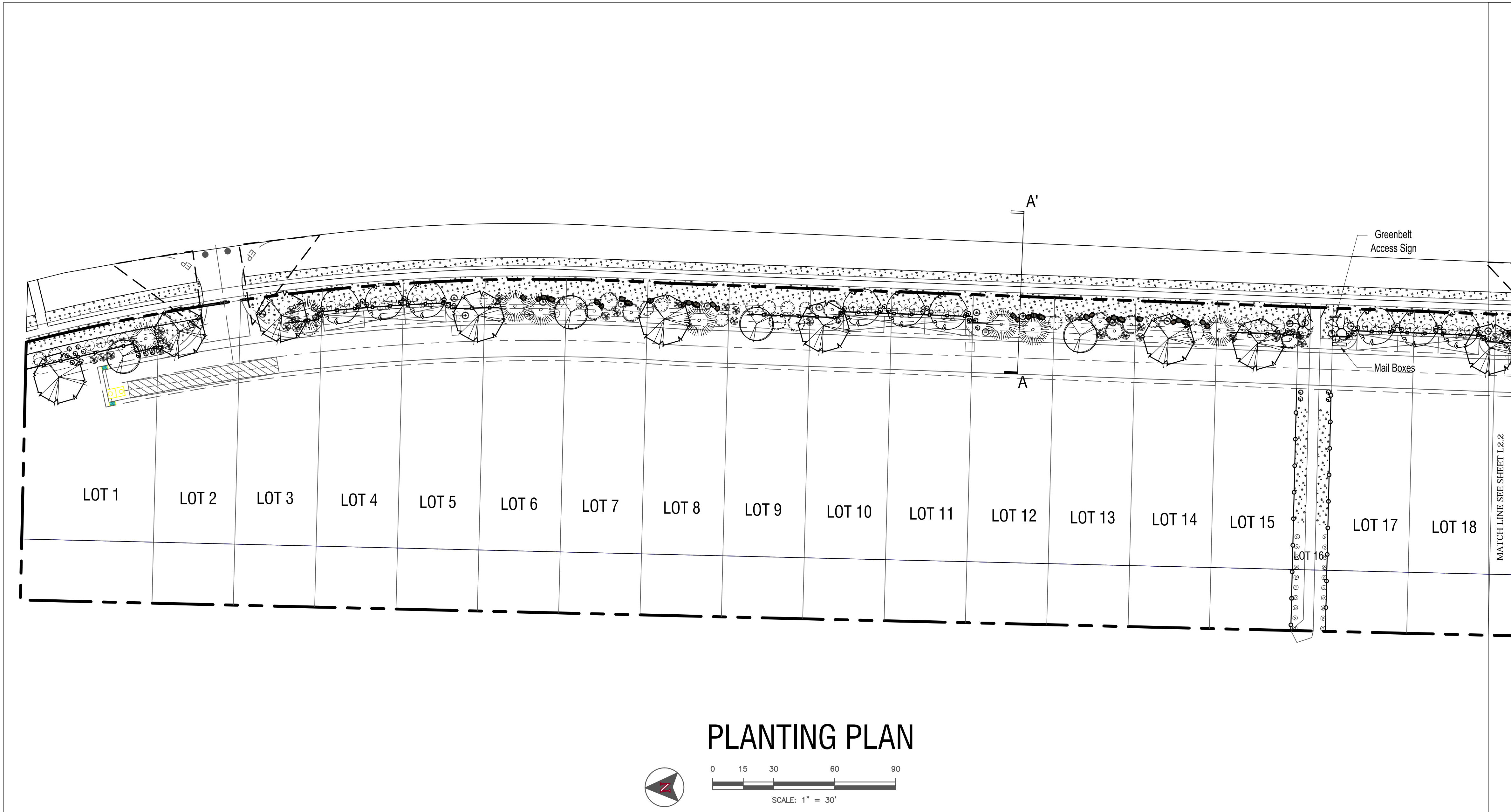
SHEET L1 OF 4


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 innermis '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.	8

	DARTS GOLD NINEBARK or SASKATOON SERVICEBERRY	Physocarpus opulifolius 'Darts Gold' or Amelanchier alnifolia	5 gal	4
	SCHIPKA CHERRY LAUREL	Prunus laurocerasus	5 gal	0
	BAILEYS REDOSIER DOGWOOD	Cornus sericea 'Baileys'	5 gal	15
	RUSSIAN SAGE	Perovskia atriplicifolia	2-3 gal.	28
	DWARF MUGO PINE	Pinus mugo 'Slowmound'	2-3 gal.	19
	GROW LOW SUMAC	Rhus aromatica	2-3 gal.	25
	VIRGINIA CREEPER	Parthenocissus quinquefolia	2-3 gal.	40
	KARL FOERSTER FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	1 gal	52

	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.
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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
BCI SUBDIVISION
PLANTING PLAN

DATE: MARCH 2016
PROJECT: 160030
SHEET L2.1 OF 4

E-FILE NAME
160030-LSCP

DESIGNED
03/14/2016

S. PARKS

DRAWN
08/23/2016

S. PARKS

CHECKED
08/14/2016

APPROVED

S. PARKS

NO.

DATE


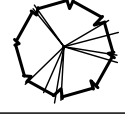
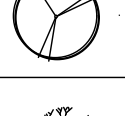
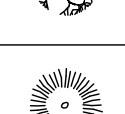
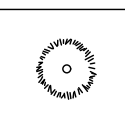

REVISIONS

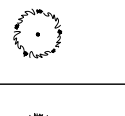
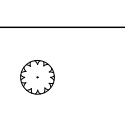

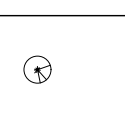
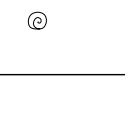
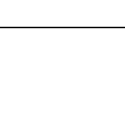

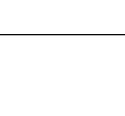
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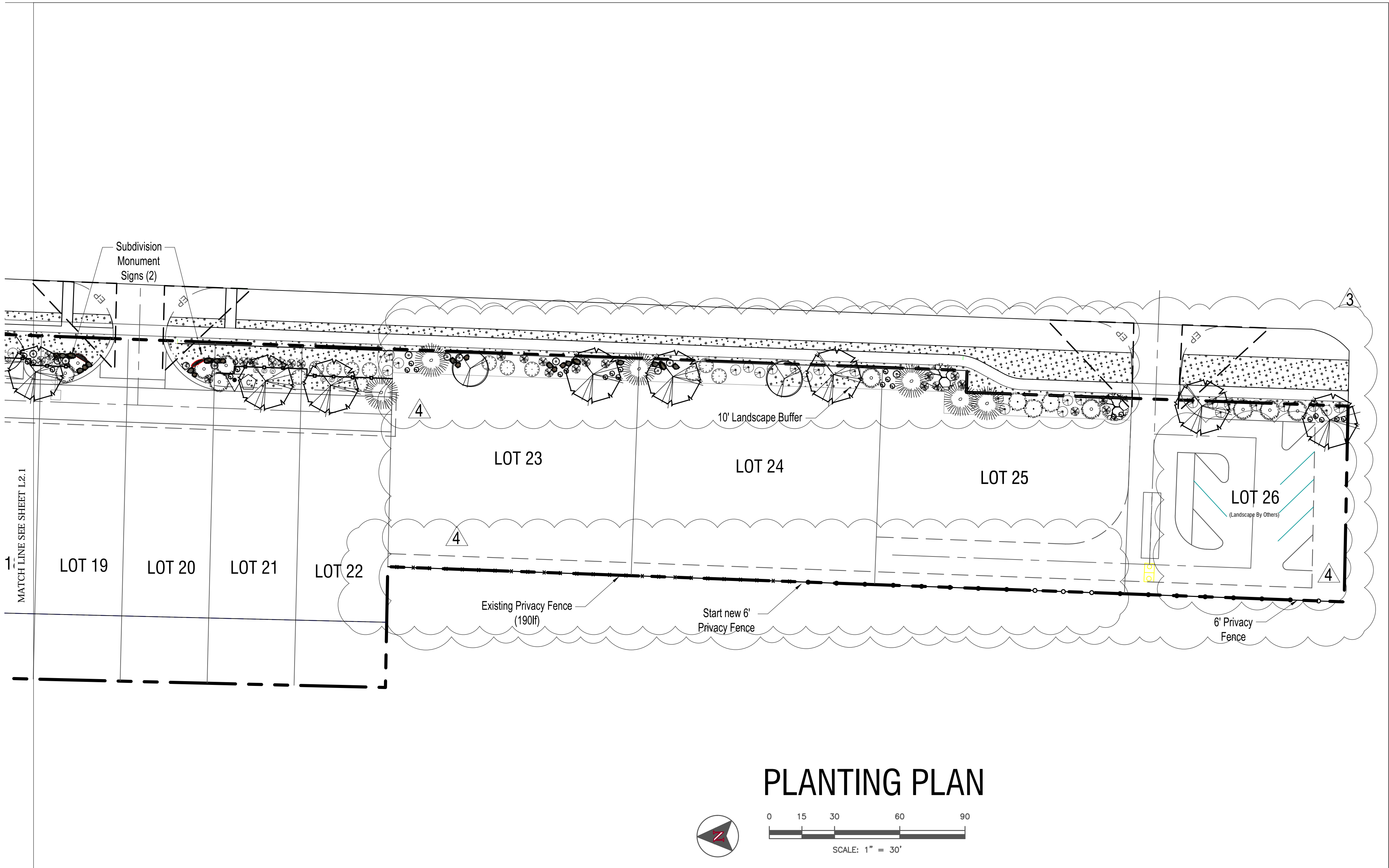
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	KARL FOERSTER FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	1 gal	25

	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.

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 HYDROZONE SCHDL 2013).
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.



1 SUBDIVISION MONUMENT SIGN

4 DRIP IRRIGATION LINE INSTALLATION

7 IRRIGATION CONTROLLER INSTALLATION

2 PRIVACY FENCE 6' and 4'

5 DRIP SYSTEM CONTROL VALVE

8 EVERGREEN TREE PLANTING DETAIL

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

6 TREE PLANTING DETAIL

9 SHRUB PLANTING DETAIL



REVISIONS			DATE	E-FILE NAME
NO.				160038LSCP
1	New site plan with 30' defensible zone	30/14/2016	DESIGNED	
2	Change sidewalk locations	03/29/2016	S. PARKS	
3	Site plan changes - south side	08/23/2016	DRAWN	
4	City of Boise Revised Conditions	09/13/2016	S. PARKS	
			CHECKED	
			APPROVED	
			DRAWING	

TO **T-O ENGINEERS**
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, ID 83642
PHONE: (208) 323-2288
FAX: (208) 323-2399
SPOKANE, WASHINGTON
COEUR D'ALENE, IDAHO
OFFICES ALSO IN:

PRELIMINARY PLAT LANDSCAPE PLAN
BCI SUBDIVISION
LANDSCAPE DETAILS

DATE:	MARCH 2016
PROJECT:	160030