

SHEET L1.1
SHEET L1.3

SHEET L1.2
SHEET L1.4

OVERALL SITE PLAN
SCALE: 1" = 10' - 0"

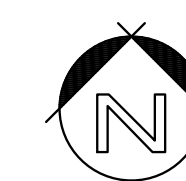
DEVELOPER
CREEK WATER, LLC
PO BOX 1575
EAGLE, IDAHO 83616
(208) 939-6661

SURVEYOR
GREG CARTER, PLS
IDAHO SURVEY GROUP, P.C.
9955 W. EMERALD STREET
BOISE, ID 83704
(208) 846-8570

PLANNER
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LAND CONSULTANTS INC.
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EAGLE, ID 83616
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ENGINEER
DERRITT KERNER, PE
ROCK SOLID CIVIL LLC.
270 N. 27TH STREET
BOISE, IDAHO 83702
(208) 342-3277
dkerner@rocksolidcivil.com

LANDSCAPE ARCHITECT
SOUTH LANDSCAPE ARCHITECTURE
CONTACT: JOHN ROTERS
2002 S. VISTA AVE.
BOISE, IDAHO 83705
(208) 342-2999



VICINITY MAP

N.T.S.

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES: 19.85
TOTAL LOTS: 12
COMMON/OPEN SPACE LOTS: 4
SINGLE FAMILY LOTS: 8
EXISTING ZONING: R-E (CITY OF EAGLE)
PROPOSED ZONING: R-3
MINIMUM R-3 BLDG. LOT SIZE: 10,000 SQUARE FEET
MINIMUM PROPOSED LOT SIZE: 14,700 SQUARE FEET
AVG. RESIDENTIAL LOT SIZE: 39,601 SQUARE FEET
OVERALL GROSS DENSITY: 0.81/ACRE
PROPOSED OVERALL OPEN SPACE: 2.10 AC (36.0%)

LANDSCAPE CALCULATIONS:

ROADWAY LANDSCAPE BUFFERS:

WEST FLOATING FEATHER ROAD
- 50'-0" BUFFER
TOTAL OF 2230 LINEAL FEET
SHADE TREES REQ. @ 5/100' O.C.
(11 TREES REQUIRED)
(11 TREES PROPOSED)
CONIFER TREES REQ. @ 2/100' O.C.
(18 TREES REQUIRED)
(18 TREES PROPOSED)
ORNAMENTAL TREES REQ. @ 3/100' O.C.
(1 TREES REQUIRED)
(8 TREES PROPOSED)
SHRUBS REQ. @ 24/100'
(54 SHRUBS REQUIRED)
(64 SHRUBS PROPOSED)

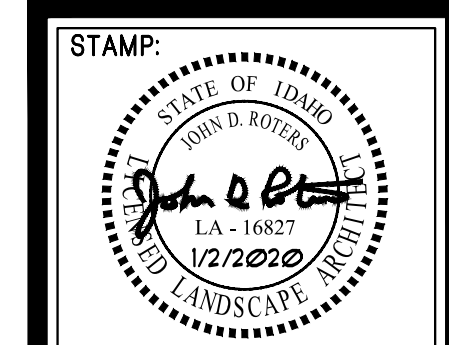
PRIVATE ROAD
- PARKWAY STRIP AND STREET TREES
TOTAL OF 664 LINEAL FEET
TREES REQ. @ 1/35'-00" O.C.
(8 TREES REQUIRED)
(8 TREES PROPOSED)

COMMON AREA LANDSCAPES:
TOTAL OF 13,832.0 SQUARE FEET
(NOT INCLUDING STREET BUFFER OR PRIVATE DRIVE LOTS)
TREES REQ. @ 1/1000 SF
(14 TREES REQUIRED)
(15 TREES PROPOSED,
59 TREES EXISTING)

PARKING LOT LANDSCAPE STRIP:
TOTAL OF 250' LINEAL FEET
TREES REQ. @ 1/35' L.F.
(1 TREES REQUIRED)
(1 TREES PROPOSED)
SHRUBS REQ. @ 10/35' L.F.
(1 SHRUBS REQUIRED)
(1 SHRUBS PROPOSED)

PARKING LOT PERIMETER LANDSCAPING:
TOTAL OF 150' LINEAR FEET
TREES REQ. @ 1/35' L.F.
(2 TREES REQUIRED)
(2 TREES PROPOSED)
SHRUBS REQ. @ 5/35' L.F.
(11 SHRUBS REQUIRED)
(25 SHRUBS PROPOSED)

**SEE SHEETS L1.3, L.4, AND L2.0 FOR
ADDITIONAL MITIGATION INFORMATION,
LANDSCAPE NOTES, AND PLANTING
DETAILS**



DATE: 9/4/2019

2002 S. Vista Ave
Boise, ID. 83705
208.342.2999 Office



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REVISIONS:

No.	Date	Description
1	1/2/20	CITY COMMENTS

LANDSCAPE PLANS
Hidden Pone Subdivision
IDAHO
EAGLE

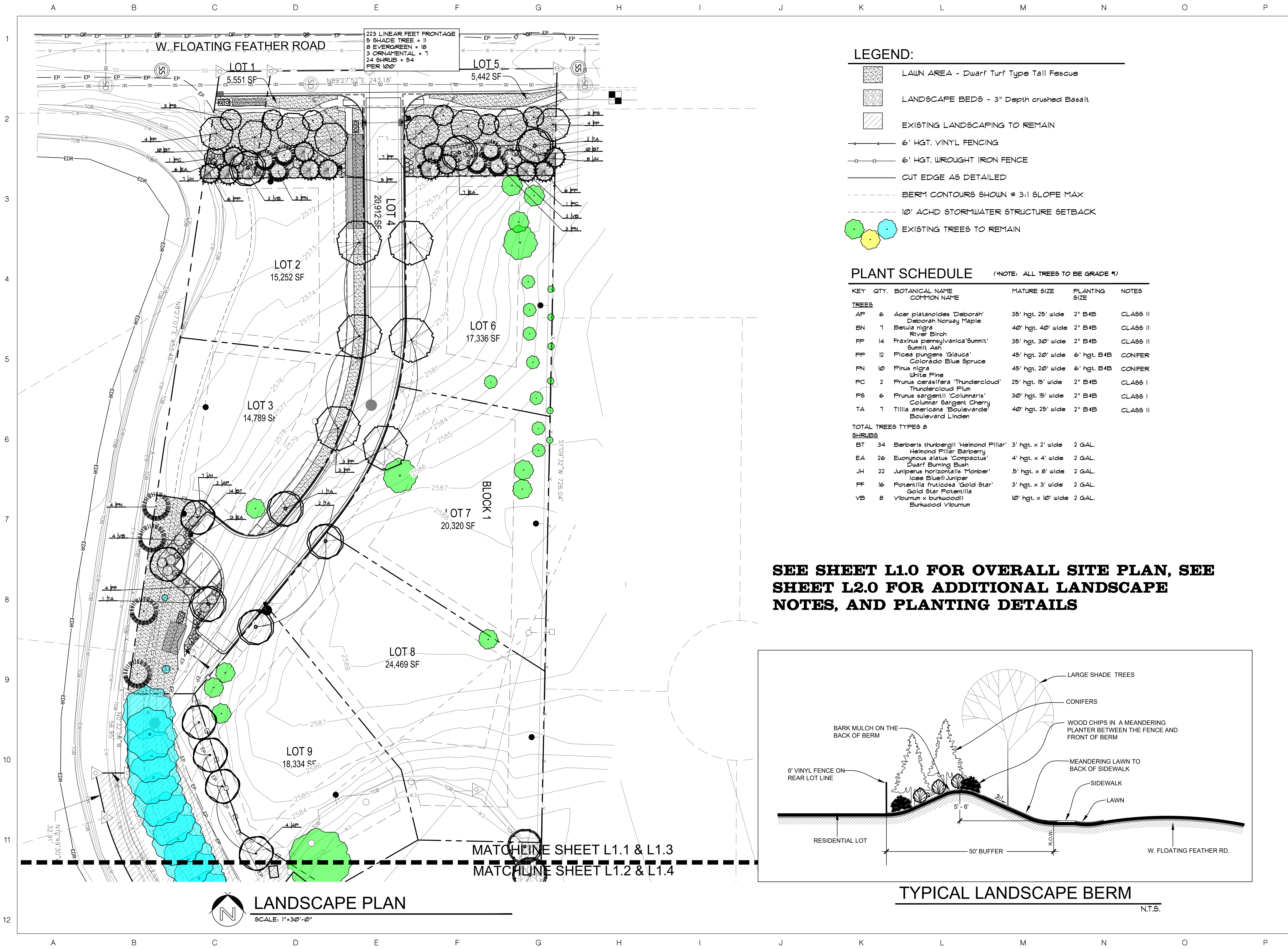
DRAWN BY: A.W.J.

CHECKED BY: J.D.R.

PROJECT NUMBER
18-131

SHEET:

L1.0



STAMP:

DATE: 9/4/2019

2007 S. Vista Ave
Boise, ID 83705
208.342.2995 Office

SOUTH BECK & BAIRD
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Dba South Beck & Baird Landscape Architecture P.C.

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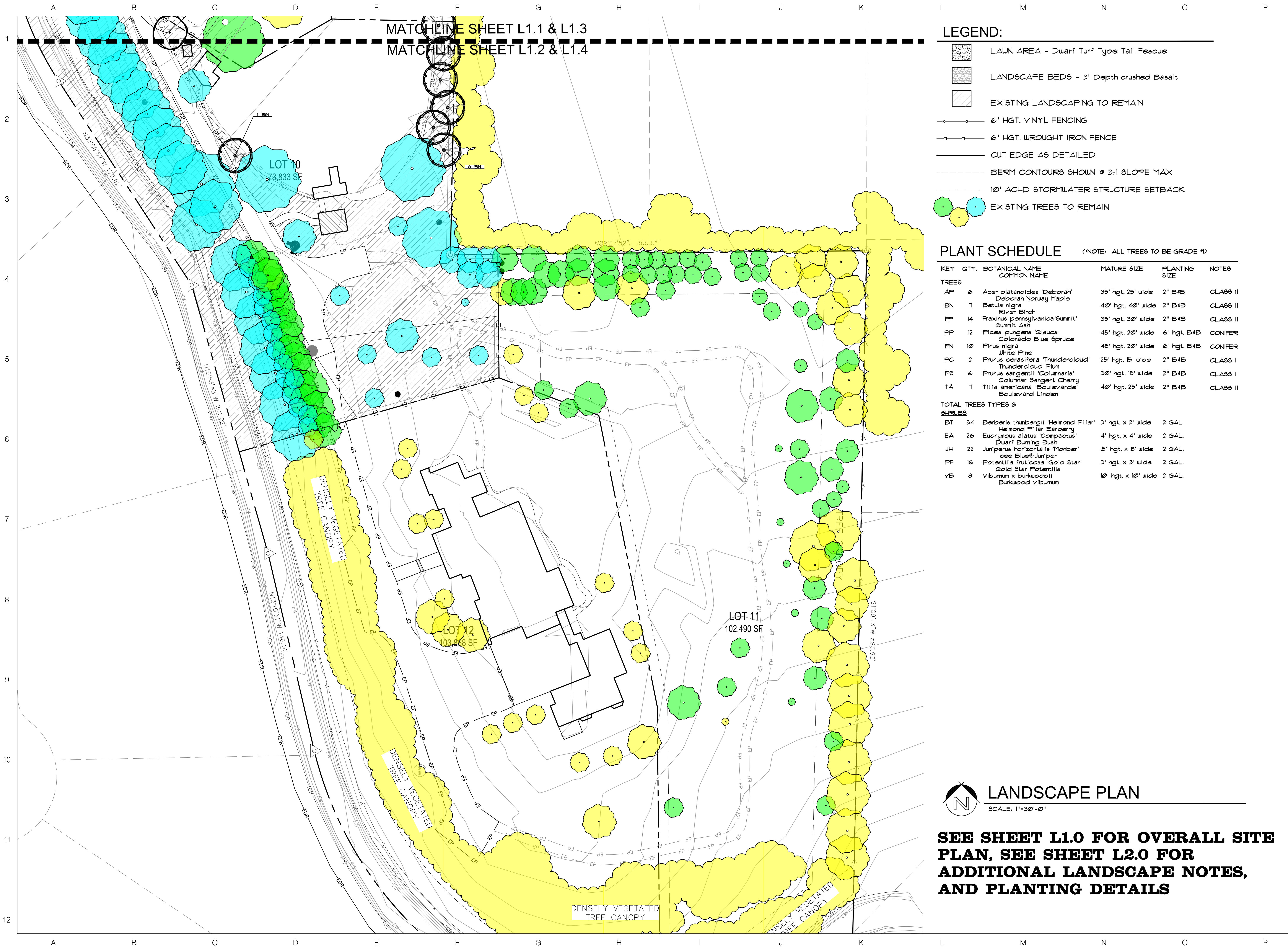
REVISIONS:

No.	Date	Description
1	1/2/20	CITY COMMENTS

LANDSCAPE PLANS
Hidden Pone Subdivision

IDAHO
EAGLE

DRAWN BY: A.W.J.
CHECKED BY: J.D.R.
PROJECT NUMBER: 18-131
SHEET: **L1.1**



MATCHLINE SHEET L1.1 & L1.3
 MATCHLINE SHEET L1.2 & L1.4

LEGEND:

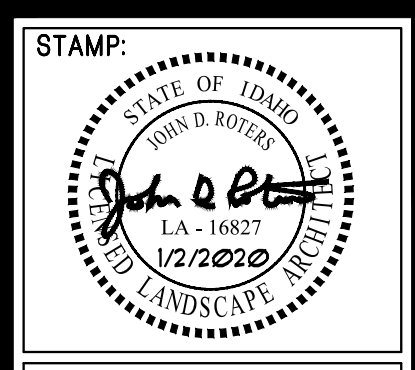
- LAWN AREA - Dwarf Turf Type Tall Fescue
- LANDSCAPE BEDS - 3" Depth crushed Basalt
- EXISTING LANDSCAPING TO REMAIN
- 6' HGT. VINYL FENCING
- 6' HGT. WROUGHT IRON FENCE
- CUT EDGE AS DETAILED
- BERM CONTOURS SHOWN @ 3:1 SLOPE MAX
- 10' ACHD STORMWATER STRUCTURE SETBACK
- EXISTING TREES TO REMAIN

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

KEY	QTY.	BOTANICAL NAME COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES
TREES					
AP	6	Acer platanoides 'Deborah' Deborah Norway Maple	35' hgt. 25' wide	2" B4B	CLASS II
BN	1	Betula nigra River Birch	40' hgt. 40' wide	2" B4B	CLASS II
FP	14	Fraxinus pennsylvanica 'Summit' Summit Ash	35' hgt. 30' wide	2" B4B	CLASS II
PP	12	Picea pungens 'Glauca' Colorado Blue spruce	45' hgt. 20' wide	6" hgt. B4B	CONIFER
PN	10	Pinus nigra White Pine	45' hgt. 20' wide	6" hgt. B4B	CONIFER
PC	2	Prunus cerasifera 'Thundercloud' Thundercloud Plum	25' hgt. 15' wide	2" B4B	CLASS I
PS	6	Prunus sargentii 'Columaris' Columar Sargent Cherry	30' hgt. 15' wide	2" B4B	CLASS I
TA	1	Tilia americana 'Boulevard' Boulevard Linden	40' hgt. 25' wide	2" B4B	CLASS II
TOTAL TREES TYPES 8					
SHRUBS					
BT	34	Berberis thunbergii 'Helmold Pillar' Helmold Pillar Barberry	3' hgt. x 2' wide	2 GAL.	
EA	26	Euonymus alatus 'Compactus' Dwarf Burning Bush	4' hgt. x 4' wide	2 GAL.	
JH	22	Juniperus horizontalis 'Monber' Icee Blue Juniper	5' hgt. x 8' wide	2 GAL.	
FF	16	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	3' hgt. x 3' wide	2 GAL.	
VB	8	Viburnum x burkwoodii Burkwood Viburnum	10' hgt. x 10' wide	2 GAL.	

LANDSCAPE PLAN
 SCALE: 1"=30'-0"

**SEE SHEET L1.0 FOR OVERALL SITE
 PLAN, SEE SHEET L2.0 FOR
 ADDITIONAL LANDSCAPE NOTES,
 AND PLANTING DETAILS**



DATE: 9/4/2019

2002 S. Vista Ave
 Boise, ID. 83705
 208.342.2995 Office

SOUTH BECK & BAIRD
 South Landscape Architecture P.C.
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LANDSCAPE PLANS
Hidden Pone Subdivision
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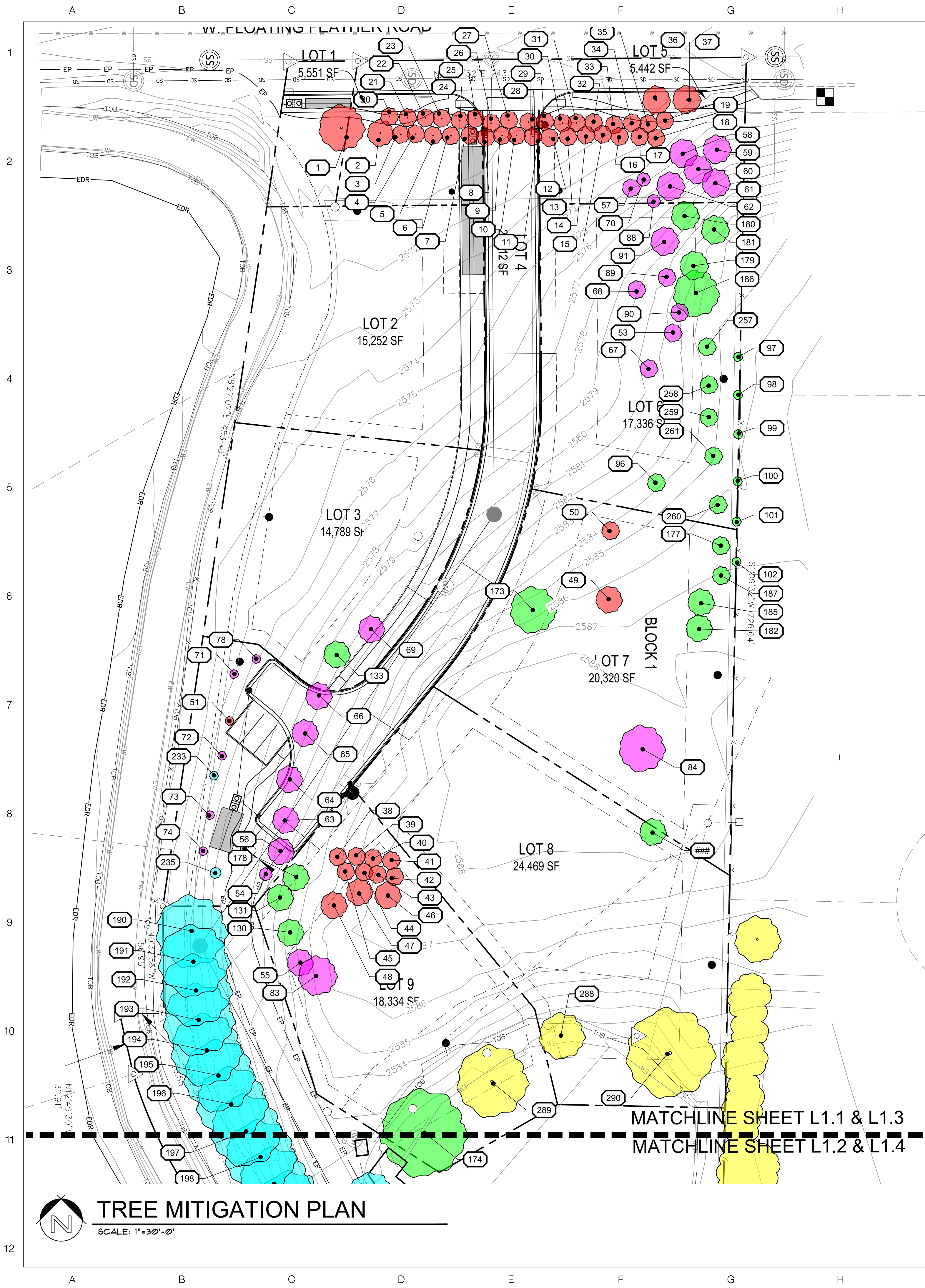
DRAWN BY: A.W.J.

CHECKED BY: J.D.R.

PROJECT NUMBER
 18-131

SHEET:

L1.2



EXISTING TREE INVENTORY

TREE NO.	TREE TYPE	SIZE (CAL.)	CONDITION	STATUS (R, M, P, C, A)	MITIGATION (INCHES)	HEIGHT (FEET)
1	MAPLE	24	POOR	R	N/A	-10
2	JUNIPER	4	FAIR	R	N/A	-10
3	JUNIPER	4	FAIR	R	N/A	-10
4	JUNIPER	4	FAIR	R	N/A	-10
5	JUNIPER	4	FAIR	R	N/A	-10
6	JUNIPER	4	FAIR	R	N/A	-10
7	JUNIPER	4	FAIR	R	N/A	-10
8	JUNIPER	4	FAIR	R	N/A	-10
9	JUNIPER	4	FAIR	R	N/A	-10
10	JUNIPER	4	FAIR	R	N/A	-10
11	JUNIPER	4	FAIR	R	N/A	-10
12	JUNIPER	4	FAIR	R	N/A	-10
13	JUNIPER	4	FAIR	R	N/A	-10
14	JUNIPER	4	FAIR	R	N/A	-10
15	JUNIPER	4	FAIR	R	N/A	-10
16	JUNIPER	4	FAIR	R	N/A	-10
17	JUNIPER	4	FAIR	R	N/A	-10
18	JUNIPER	4	FAIR	R	N/A	-10
19	JUNIPER	4	FAIR	R	N/A	-10
20	JUNIPER	4	FAIR	R	N/A	-10
21	JUNIPER	4	FAIR	R	N/A	-10
22	JUNIPER	4	FAIR	R	N/A	-10
23	JUNIPER	4	FAIR	R	N/A	-10
24	JUNIPER	4	FAIR	R	N/A	-10
25	JUNIPER	4	FAIR	R	N/A	-10
26	JUNIPER	4	FAIR	R	N/A	-10
27	JUNIPER	4	FAIR	R	N/A	-10
28	JUNIPER	4	FAIR	R	N/A	-10
29	JUNIPER	4	FAIR	R	N/A	-10
30	JUNIPER	4	FAIR	R	N/A	-10
31	JUNIPER	4	FAIR	R	N/A	-10
32	JUNIPER	4	FAIR	R	N/A	-10
33	JUNIPER	4	FAIR	R	N/A	-10
34	JUNIPER	4	FAIR	R	N/A	-10
35	JUNIPER	4	FAIR	R	N/A	-10
36	ELM	12	FAIR	R	N/A	-10
37	ELM	8	FAIR	R	N/A	-10
38	JUNIPER	5	GOOD	R	N/A	-15
39	JUNIPER	5	GOOD	R	N/A	-15
40	JUNIPER	5	GOOD	R	N/A	-15
41	JUNIPER	5	GOOD	R	N/A	-15
42	JUNIPER	5	GOOD	R	N/A	-15
43	JUNIPER	5	GOOD	R	N/A	-15
44	JUNIPER	5	GOOD	R	N/A	-15
45	JUNIPER	5	GOOD	R	N/A	-15
46	JUNIPER	6	GOOD	R	N/A	-20
47	JUNIPER	6	GOOD	R	N/A	-20
48	JUNIPER	6	GOOD	R	N/A	-20
49	WILLOW	12	POOR	R	N/A	-20
50	OAK	3	GOOD	R	N/A	-7
51	SPRUCE	3	GOOD	R	N/A	-7
52	BIRCH	6	POOR	R	N/A	-7
53	OAK	4	GOOD	M	-8	-17
54	ARBORVITAE	-6	GOOD	M	-25	-25
55	PINE	-7	GOOD	M	-15	-15
56	PINE	-8	GOOD	M	-17	-17
57	PINE	-8	GOOD	M	-17	-17
58	PINE	-8	GOOD	M	-17	-17
59	PINE	-8	GOOD	M	-17	-17
60	PINE	-8	GOOD	M	-17	-17
61	PINE	-10	GOOD	M	-25	-25
62	PINE	-10	GOOD	M	-25	-25
63	PINE	-10	GOOD	M	-25	-25
64	PINE	-10	GOOD	M	-25	-25
65	PINE	-10	GOOD	M	-25	-25
66	PINE	-10	GOOD	M	-25	-25
67	PINE	-11	GOOD	M	-27	-27
68	PINE	-12	GOOD	M	-30	-30
69	PINE	-12	GOOD	M	-30	-30
70	SPRUCE	-4	GOOD	M	-8	-8
71	SPRUCE	-4	GOOD	M	-8	-8
72	SPRUCE	-4	GOOD	M	-8	-8
73	SPRUCE	-4	GOOD	M	-8	-8
74	SPRUCE	-4	GOOD	M	-8	-8
75	SPRUCE	-4	GOOD	M	-8	-8
76	SPRUCE	-5	GOOD	M	-15	-15
77	SPRUCE	-6	GOOD	M	-15	-15
78	SPRUCE	-6	GOOD	M	-15	-15
79	SPRUCE	-6	GOOD	M	-15	-15
80	SPRUCE	-8	GOOD	M	-20	-20
81	FIR	-7	GOOD	M	-17	-17
82	WEeping CEDAR	-6	GOOD	M	-6	N/A
83	GOULD MAN TREE	-12	GOOD	M	-12	N/A
84	MAPLE	-13	GOOD	M	-13	N/A
85	AMUR MAPLE	-6	GOOD	M	-6	N/A
86	AMUR MAPLE	-6	GOOD	M	-6	N/A
87	PLUM	-12	GOOD	M	-12	N/A
88	CRABAPPLE	-6	GOOD	M	-6	N/A
89	APPLE	-4	GOOD	M	-4	N/A
90	APPLE	-4	GOOD	M	-4	N/A
91	APPLE	-6	GOOD	M	-6	N/A
92	APPLE	-8	GOOD	M	-8	N/A
93	PEACH	-6	GOOD	M	-6	N/A
94	PEACH	-6	GOOD	M	-6	N/A
95	PEACH	-6	GOOD	M	-6	N/A
96	OAK	-12	GOOD	P	3	N/A
97	ARBORVITAE	4	GOOD	P	17	17
98	ARBORVITAE	4	GOOD	P	17	17
99	ARBORVITAE	4	GOOD	P	17	17
100	ARBORVITAE	4	GOOD	P	17	17
101	ARBORVITAE	4	GOOD	P	17	

MATCHLINE SHEET L1.1 & L1.3
 MATCHLINE SHEET L1.2 & L1.4

EXISTING TREE INVENTORY

TREE NO.	TREE TYPE	SIZE (CAL)	CONDITION	STATUS (R, M, P, C, A)	MITIGATION INCHES	HEIGHT (FEET)
1	MAPLE	24	POOR	R	N/A	N/A
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6	JUNIPER	4	FAIR	R	N/A	-10
7	JUNIPER	4	FAIR	R	N/A	-10
8	JUNIPER	4	FAIR	R	N/A	-10
9	JUNIPER	4	FAIR	R	N/A	-10
10	JUNIPER	4	FAIR	R	N/A	-10
11	JUNIPER	4	FAIR	R	N/A	-10
12	JUNIPER	4	FAIR	R	N/A	-10
13	JUNIPER	4	FAIR	R	N/A	-10
14	JUNIPER	4	FAIR	R	N/A	-10
15	JUNIPER	4	FAIR	R	N/A	-10
16	JUNIPER	4	FAIR	R	N/A	-10
17	JUNIPER	4	FAIR	R	N/A	-10
18	JUNIPER	4	FAIR	R	N/A	-10
19	JUNIPER	4	FAIR	R	N/A	-10
20	JUNIPER	4	FAIR	R	N/A	-10
21	JUNIPER	4	FAIR	R	N/A	-10
22	JUNIPER	4	FAIR	R	N/A	-10
23	JUNIPER	4	FAIR	R	N/A	-10
24	JUNIPER	4	FAIR	R	N/A	-10
25	JUNIPER	4	FAIR	R	N/A	-10
26	JUNIPER	4	FAIR	R	N/A	-10
27	JUNIPER	4	FAIR	R	N/A	-10
28	JUNIPER	4	FAIR	R	N/A	-10
29	JUNIPER	4	FAIR	R	N/A	-10
30	JUNIPER	4	FAIR	R	N/A	-10
31	JUNIPER	4	FAIR	R	N/A	-10
32	JUNIPER	4	FAIR	R	N/A	-10
33	JUNIPER	4	FAIR	R	N/A	-10
34	JUNIPER	4	FAIR	R	N/A	-10
35	JUNIPER	4	FAIR	R	N/A	-10
36	ELM	12	FAIR	R	N/A	N/A
37	ELM	8	FAIR	R	N/A	N/A
38	JUNIPER	5	GOOD	R	N/A	-15
39	JUNIPER	5	GOOD	R	N/A	-15
40	JUNIPER	5	GOOD	R	N/A	-15
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44	JUNIPER	5	GOOD	R	N/A	-15
45	JUNIPER	5	GOOD	R	N/A	-15
46	JUNIPER	6	GOOD	R	N/A	-20
47	JUNIPER	6	GOOD	R	N/A	-20
48	JUNIPER	6	GOOD	R	N/A	-20
49	WILLOW	12	POOR	R	N/A	N/A
50	WILLOW	12	POOR	R	N/A	N/A
51	SPRUCE	3	POOR	R	N/A	-7
52	BIRCH	3	POOR	R	N/A	N/A
53	CHERRY	4	POOR	M	-8	-15
54	ARBORVITAE	-6	GOOD	M	-25	-25
55	PINE	-7	GOOD	M	-15	-15
56	PINE	-8	GOOD	M	-17	-17
57	PINE	-8	GOOD	M	-17	-17
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60	PINE	-8	GOOD	M	-17	-17
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67	PINE	-11	GOOD	M	-27	-27
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69	PINE	-12	GOOD	M	-30	-30
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71	SPRUCE	-4	GOOD	M	-8	-8
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79	SPRUCE	-8	GOOD	M	-20	-20
80	SPRUCE	-8	GOOD	M	-20	-20
81	FIR	-7	GOOD	M	-17	-17
82	WEINING CEDAR	-6	GOOD	M	-6	N/A
83	GOLDEN PIN	-12	GOOD	M	-12	N/A
84	MAPLE	-13	GOOD	M	-13	N/A
85	AMUR MAPLE	-6	GOOD	M	-6	N/A
86	AMUR MAPLE	-5	GOOD	M	-5	N/A
87	PLUM	-12	GOOD	M	-12	N/A
88	CRABAPPLE	-6	GOOD	M	-6	N/A
89	APPLE	-4	GOOD	M	-4	N/A
90	APPLE	-4	GOOD	M	-4	N/A
91	APPLE	-6	GOOD	M	-6	N/A
92	APPLE	-8	GOOD	M	-8	N/A
93	PEACH	-6	GOOD	M	-6	N/A
94	PEACH	-6	GOOD	M	-6	N/A
95	PEACH	-6	GOOD	M	-6	N/A
96	CHERRY	3	GOOD	P	3	N/A
97	ARBORVITAE	3	GOOD	P	3	N/A
98	ARBORVITAE	4	GOOD	P	4	N/A
99	ARBORVITAE	4	GOOD	P	4	N/A
100	ARBORVITAE	4	GOOD	P	4	N/A
101	ARBORVITAE	4	GOOD	P	4	N/A
102	ARBORVITAE	4	GOOD	P	4	N/A
103	PINE	3	GOOD	P	3	6
104	PINE	6	GOOD	P	6	15
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130	PINE	8	GOOD	P	8	20
131	PINE	10	GOOD	P	10	25
132	PINE	10	GOOD	P	10	25
133	PINE	12	GOOD	P	12	30
134	FIR	6	GOOD	P	6	15
135	CEDAR	4	GOOD	P	4	10
136	CEDAR	6	GOOD	P	6	15
137	CEDAR	6	GOOD	P	6	15
138	CEDAR	6	GOOD	P	6	15
139	CEDAR	6	GOOD	P	6	15
140	CEDAR	8	GOOD	P	8	20
141	ASH	8	GOOD	P	8	N/A
142	ASH	10	GOOD	P	10	N/A
143	ASH	14	GOOD	P	14	N/A
144	BIRCH	8	GOOD	P	8	N/A
145	BIRCH	10	GOOD	P	10	N/A
146	MAPLE	6	GOOD	P	6	N/A
147	MAPLE	6	GOOD	P	6	N/A
148	MAPLE	6	GOOD	P	6	N/A
149	MAPLE	6	GOOD	P	6	N/A
150	MAPLE	6	GOOD	P	6	N/A
151	MAPLE	6	GOOD	P	6	N/A
152	MAPLE	6	GOOD	P	6	N/A
153	MAPLE	6	GOOD	P	6	N/A
154	MAPLE	6	GOOD	P	6	N/A
155	MAPLE	6	GOOD	P	6	N/A
156	MAPLE	6	GOOD	P	6	N/A
157	MAPLE	6	GOOD	P	6	N/A

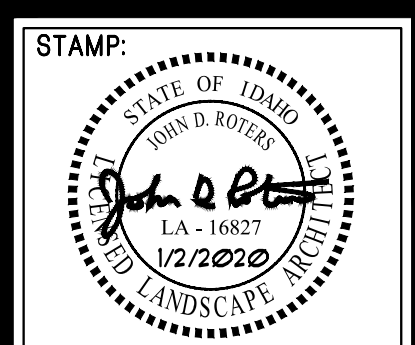
TREE MITIGATION LEGEND:

- 1. -R- "REMOVED" TREES THAT DO NOT REQUIRE MITIGATION AS THEY ARE AN UNDESIRABLE SPECIES, TOPPED OR IN OTHERWISE POOR HEALTH ≥ 83 CALIPER INCHES AND 821 FEET REMOVED.
- M- "MITIGATION" THE EXISTING TREES TO BE REMOVED THAT REQUIRE MITIGATION FROM THE INTERIOR OF THE SITE (AS NOTED ON PLAN). TOTAL MITIGATION REQUIRED = 1023 CALIPER INCHES AND 312 FEET.
- P- "PRESERVED" EXISTING TREES TO BE SAVED ON SITE THAT WILL COUNT TOWARDS MITIGATION. EXISTING CALIPER INCHES NOT REQUIRED FOR OTHER LANDSCAPING REQUIREMENTS TO BE USED FOR MITIGATION 400 CALIPER INCHES AND 119 FEET.
- C- "COMMON LOT" EXISTING TREES TO BE SAVED ON SITE LOCATED ON AND COUNTING TOWARDS COMMON AREA REQUIREMENTS. EXISTING CALIPER INCHES TO BE USED FOR STANDARD LANDSCAPING REQUIREMENTS. 943 CALIPER INCHES AND 293 FEET.
- A- ADDITIONAL EXISTING TREES NOT COUNTED TOWARDS LANDSCAPING REQUIREMENTS OR MITIGATION. ADDITIONAL UNCOUNTED TREES 440 CALIPER INCHES AND 26 FEET.

- 2. THE METHOD OF MITIGATION WILL BE TO USE THE EXISTING PRESERVED TREES THAT RESULTS IN AN EXCESS OF 302 CALIPER INCHES AND 601 FEET NOT INCLUDING THE CALIPER INCHES OR FEET OF THE REQUIRED PROPOSED TREES OR EXISTING TREES USED FOR COMMON AREA REQUIREMENTS.
- 3. SEE EXISTING TREE INVENTORY TABLE FOR ADDITIONAL INFORMATION.
- 4. NOTE: TREE REMOVAL SHOWN IS FOR WORST CASE SCENARIO. CONTRACTOR IS ENCOURAGED TO LOCATE BUILDING FOOTPRINTS WITHIN SETBACKS TO MINIMIZE DISTURBANCE TO EXISTING LANDSCAPE. ADDITIONALLY, ALL TREES BOTH NOTED FOR REMOVAL AND RETENTION MAY BE RELOCATED AS NOTED ON SHEET L1.2.

TREE MITIGATION PLAN

SCALE: 1" = 30'-0"



DATE: 9/4/2019

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REVISIONS:

No.	Date	Description
1	1/2/20	CITY COMMENTS

IDAHO

LANDSCAPE PLANS
 Hidden Pone Subdivision

EAGLE

DRAWN BY: A.W.J.

CHECKED BY: J.D.R.

PROJECT NUMBER 18-131

SHEET:

L1.4

REMOVED	MITIGATED	PRESERVED	COMMON	ADDITIONAL
53	103	119	293	26

LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- 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.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL LAWN AREAS SHALL BE HYDRO-SEEDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). LAWN TO BE SEEDED @ A RATE OF 8 LBS. PER 1000 SQ. FT. OR PER SEED MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE (AT TIME OF BID) AN ADD/ALTERNATE PRICE PER SQUARE FOOT FOR SOD IN PLACE OF LAWN SEEDING AND COORDINATE INSTALLATION WITH THE OWNER.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" MINUS CRUSHED BASALT MULCH. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACEMENT MATERIAL, INCLUDING DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET.
- PHOTO-TIE EXISTING MATERIAL AND 6" INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 3" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED (1-1/2" BELOW ADJACENT SURFACES OF TURF SEED AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS).
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 10. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
 - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH 5.5 TO 10.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL ACHD STORM DRAINAGE FACILITIES. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF AN ACHD SIDEWALK.
- ANY PERENNIALS OR SHRUBS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER ACHD UNDERGROUND SEEPAGE BEDS, INFILTRATION FACILITIES OR PIPING SYSTEMS.
- SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING.
 - RUN TIME CAPABILITIES FOR EXTERMS IN PRECIPITATION RATES.
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE.
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF.
 - POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVSERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.

TOPSOIL NOTES

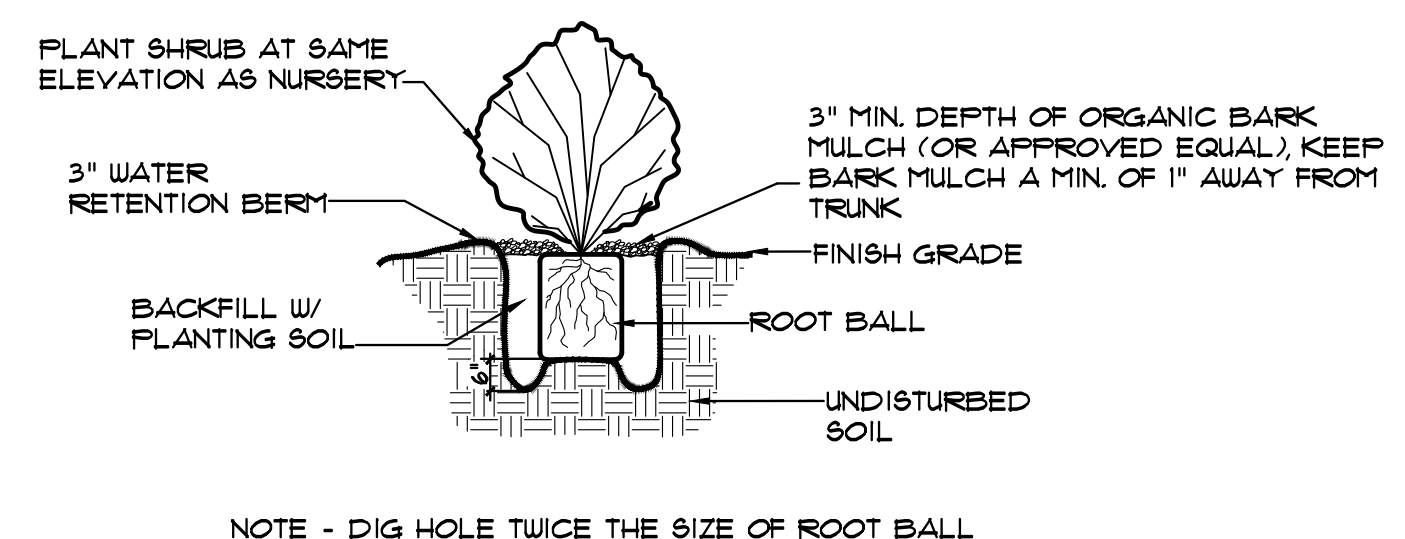
- TOPSOIL REQUIREMENTS: ASTM D 5368, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL, MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
 - LAWN AREAS: 3 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
 - PLANTER BEDS: 12 INCHES MINIMUM.
- FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORM FINE TEXTURE. NO GRAVEL OR ROCK TIES OR DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 1 1/2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOD AND 1" FOR SEED.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. ORGANIC MATTER OR ROCK TIES SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

LANDSCAPE AREA PREPARATION NOTES:

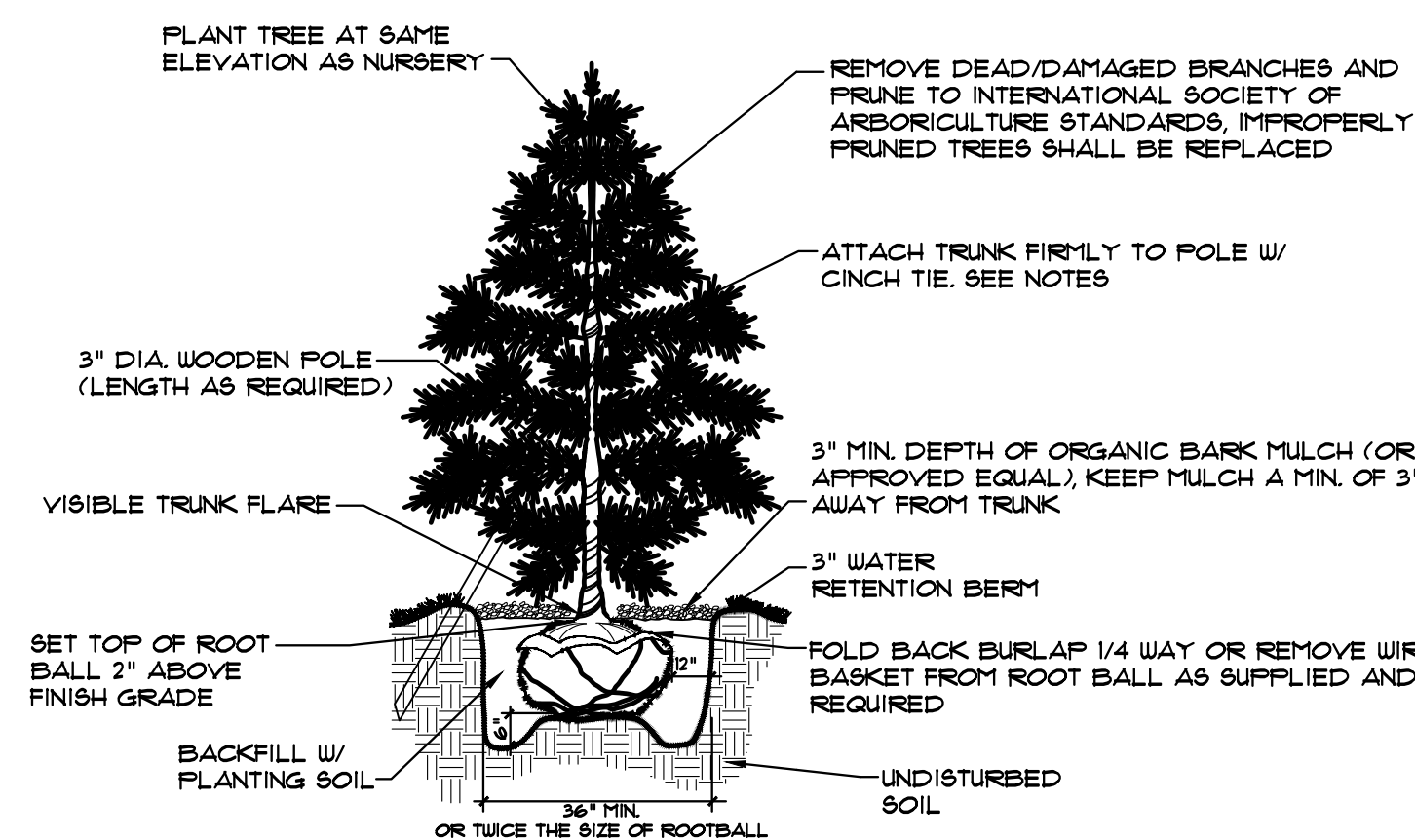
- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - SPREAD PLANTING SOIL TO A DEPTH OF 9 INCHES IN TURF AREAS AND 12 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
 - SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
 - REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
 - APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEIOUS MATTER.
 - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 95 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

WEED ABATEMENT NOTES:

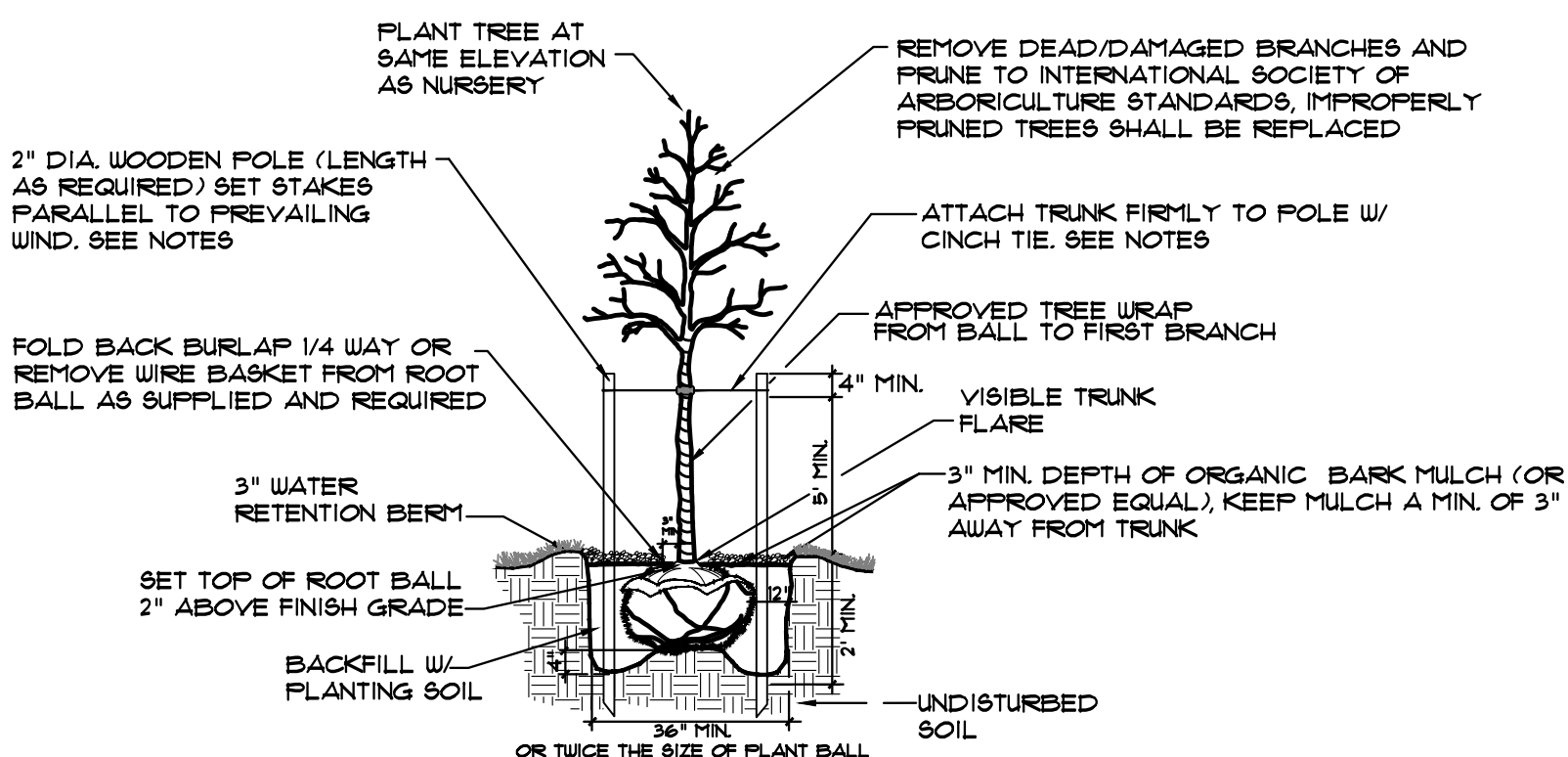
- ALL AREAS TO BE PLANTED OR HYDROSEEDING SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH 'ROUND-UP' (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF 'ROUND-UP' TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.



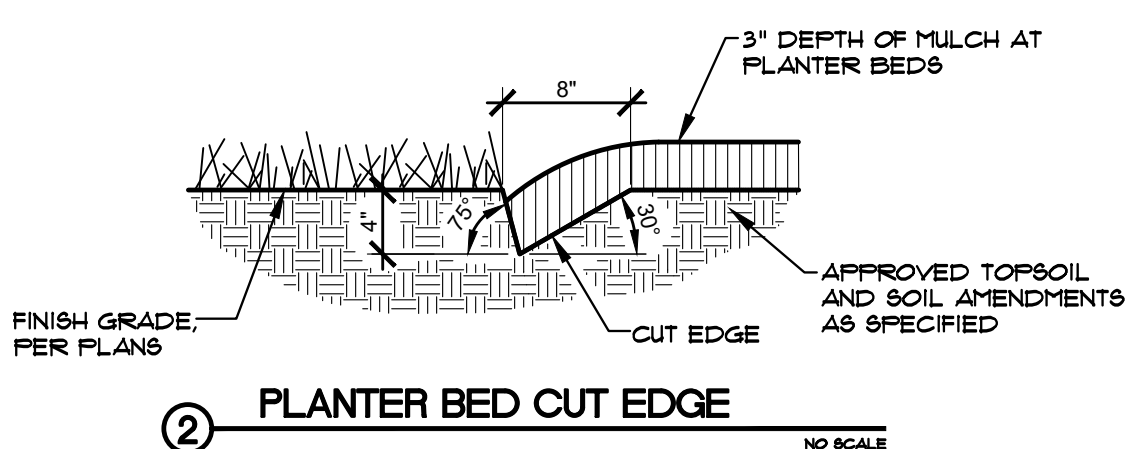
1 SHRUB PLANTING DETAIL
NO SCALE



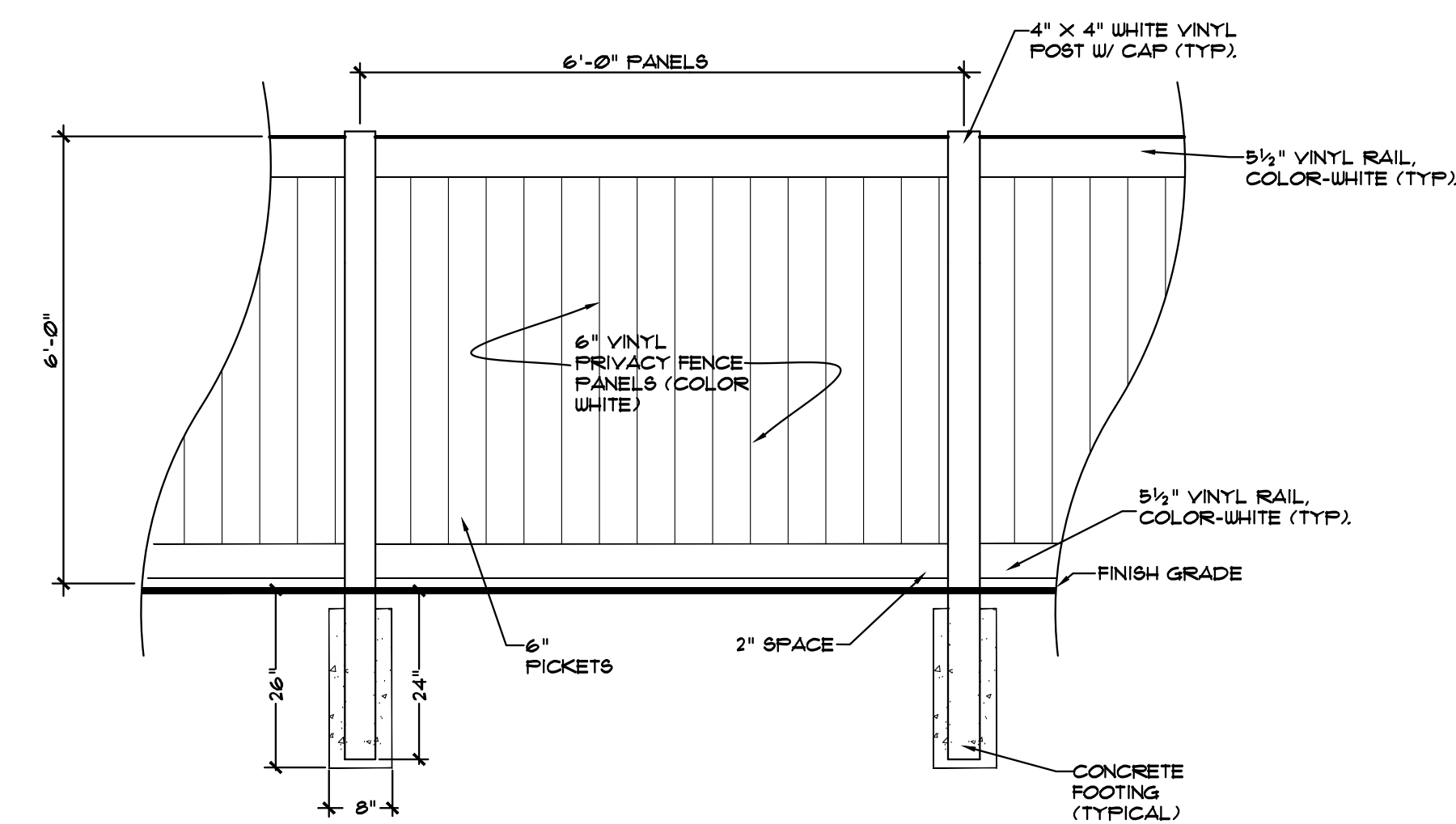
3 CONIFEROUS TREE PLANTING DETAIL
NO SCALE



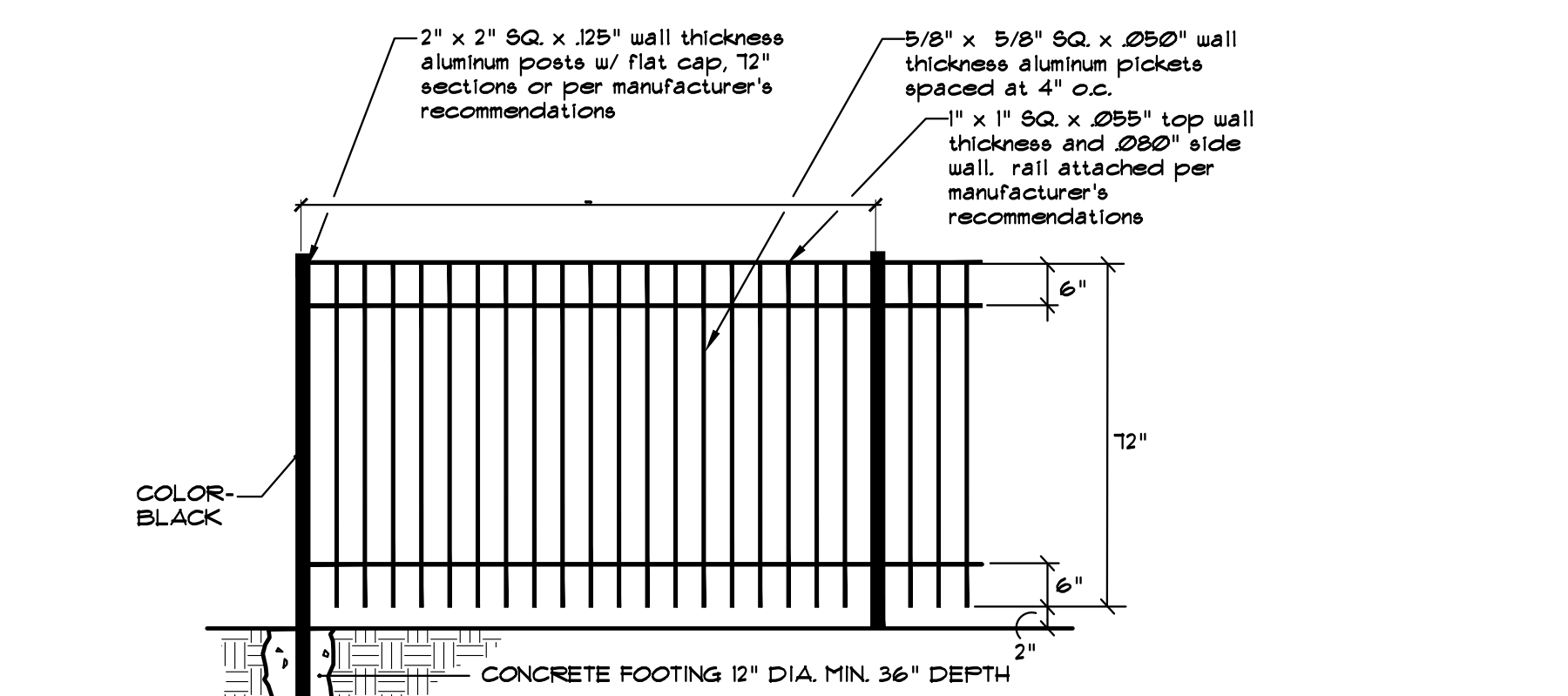
4 DECIDUOUS TREE PLANTING DETAIL
NO SCALE



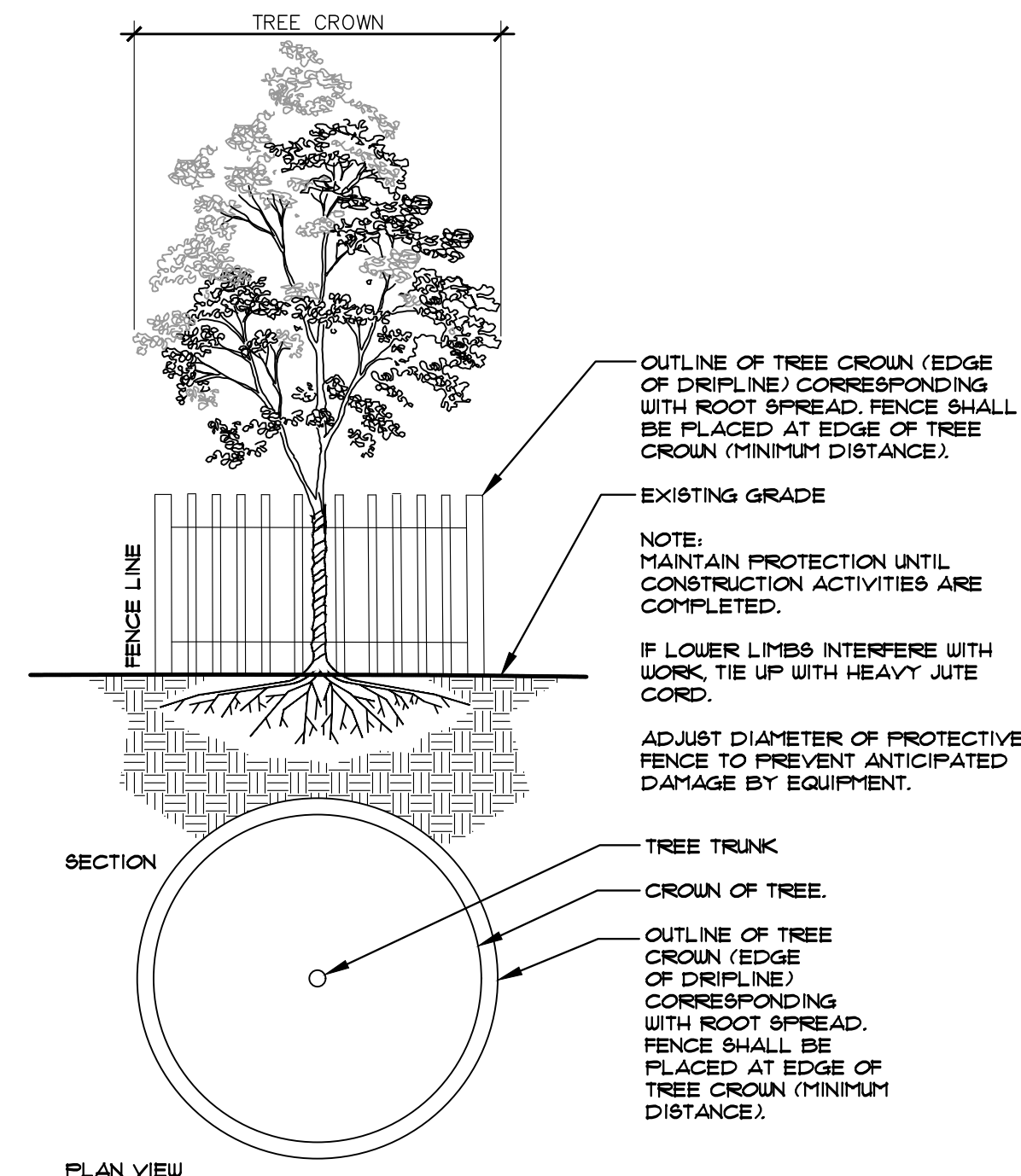
2 PLANTER BED CUT EDGE
NO SCALE



2 6\"/>

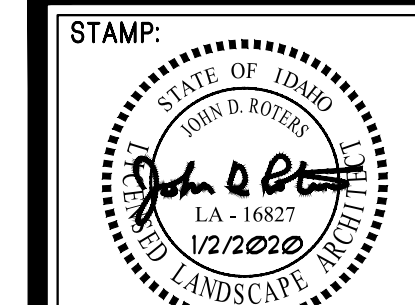


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2 TREE PROTECTION DETAIL
NO SCALE

SEE SHEET L1.0 FOR OVERALL SITE PLAN AND TREE MITIGATION PLAN, SEE SHEETS L1.1 AND L1.2 FOR ENLARGED PLANTING PLANS.



DATE:
9/4/2019

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LANDSCAPE PLANS
Hidden Pone Subdivision

EAGLE

DRAWN BY:
A.W.J.

CHECKED BY:
J.D.R.

PROJECT NUMBER
18-131

SHEET:

L2.0