



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation/Deannexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- Design Review
- Ordinance Amendment
- ~~Rezoned~~
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other _____

STAFF USE ONLY:

File number(s): Ann-19-10
Sub-19P-06

Project name: Arrowleaf Sub

Date filed: 8-8-19 Date complete: _____

Related files: _____

Subject Property Information

Address: 1020 E. HOMEDALE RD. Parcel Number(s): R327100000

Subdivision: Arrowleaf Sub Block: _____ Lot: _____ Acreage: 26.89 Zoning: CU-19 R-2

Prior Use of the Property: AGRICULTURE

Proposed Use of the Property: R-2 SINGLE FAMILY SUBDIVISION

Applicant Information:

Applicant Name: HAYDEN HOMES / TIM MOKWA Phone: 208-869-9785

Address: 1406 N. MAIN ST. STE 109 City: MERIDIAN State: ID Zip: 83642

Email: tmokwa@hayden-homes.com Cell: _____

Owner Name: UNIVERSITY OF IDAHO THE REGENTS Phone: 208-885-7090

Address: 875 PERIMETER DR. MS 3162 City: MOSCOW State: ID Zip: 8344-3162

Email: gerardb@uidaho.edu Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) T-O ENGINEERS / JOHN CARPENTER

Address: 332 N. BROAD MORE WAY City: NAMPA State: ID Zip: 83687

Email: jcarpenter@to-engineers.com Cell: 208-899-0688

Authorization

Print applicant name: Tim Mokwa

Applicant Signature: Date: 8/7/19

AI



CITY OF Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: ARROWLEAF SUBDIVISION	File #: ANN-19-10
Applicant/Agent: HAYDEN HOMES / T-O ENGINEERS	SUB-APP 06

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
X	Completed & signed Hearing Review Master Application	
X	Narrative fully describing the proposed use/request	
X	Recorded warranty deed for the subject property	
X	Preliminary Plat	
X	Landscape Plan	
X	Vicinity map	
N/A	Traffic Study (if applicable)	
X	Neighborhood Meeting sign-in sheet	
X	All of the above items shall be submitted in 8 1/2 x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
X	Fee	5331.46

Total # Lots

Residential: 99 Commercial: 0 Industrial: 0 Common: 11

Phased Project: Yes No If "yes", Phase #: 2 Total Acreage: 26.89

Min. Lot Size (excluding common lots): 6042SF Max. Lot Size (excluding common lots): 11,788SF

Avg. Lot Size (excluding common lots): 7042SF % Useable Open Space: 12.1

List all types of useable open space: ALL COMMON LOTS EXCEPT 40' CANAL EASEMENT

* SEENARRATIVE

STAFF USE ONLY:

Date Application Received: 8-8-19

Received by: JW

Proposed Hearing Date: _____

Hearing Body: DZ

19



CITY OF
Caldwell, Idaho

Planning & Zoning

ANNEXATION

Project Name: <u>ARROW LEAF SUBDIVISION</u>	File #:
Applicant/Agent: <u>HAYDEN HOMES / T-O ENGINEERS</u>	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
X	Completed & signed Hearing Review Master Application	
X	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	
*	Recorded warranty deed for the subject property	
X	Signed Property Owner Acknowledgement (if applicable)	
X	Vicinity map, showing the location of the subject property	
X	Site Plan The following are suggested items that may be shown on the site plan:	
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
X	Metes and bounds legal description for the site to be annexed in WORD format	
X	Landscape Plan (if applicable)	
X	Neighborhood Meeting sign-in sheet	
X	All of the above items shall be submitted in 8 1/2 x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.	
X	Fee	5331.46

* SEE NARRATIVE

STAFF USE ONLY:
Date Application Received: <u>8-8-19</u>
Received by: <u>JW</u>
Proposed Hearing Date: _____
Hearing Body: <u>PZ</u>

AI



August 6, 2019

City of Caldwell
Attention: Jarom Wagoner, AICP, Senior Planner
621 Cleveland Blvd.
Caldwell, ID 83605

Arrowleaf Subdivision – Preliminary Plat Application Narrative

Dear Mr. Wagoner,

Hayden Homes is pleased to submit the attached application for consideration of the proposed Arrowleaf subdivision. The submittal includes the annexation/zoning, preliminary plat, preliminary landscape plan; preliminary engineering plans and the supplemental information as required by the City's Preliminary Plat Application Checklist.

The subdivision is comprised of one subdivided parcel located at the south west corner of Homedale Road and the intersection of Montana Avenue. Please see the metes and bounds description for details on where the original parcel was divided. The process of splitting the lot and recording the survey is an ongoing process. Please see the attached email correspondence showing the approval and case number. The recorded warranty deed will be submitted to the city well in advanced of the Planning and Zoning Commission hearing for the project.

The total acreage of the subdivision is approximately 26.88-acres and at build-out will include (99) buildable, single-family lots; and (11) common lots; on which (1) pump station will be located, which will be dedicated to the Caldwell Municipal Water District. The subject property is within the City's impact area and requires annexation. We are requesting annexation with a zone of R-2.

Our application proposes (99) residential lots for a proposed density of approximately 3.67-units/acre. The R-2 zoning is proposed to allow for a variety of 2-car garage and 3-car garage lots. We are proposing one large active open-space area in approximately the center of the subdivision along the proposed Suffolk Avenue. Another common area open space is proposed near the subdivision entrance on Bayou Way.

The subdivision will be accessed from a collector (Montana Avenue) which will be improved along the frontage of the project. A traffic impact study is not required due to the residential lot count falling under the 100-lot minimum.

A new pressure irrigation pump station and delivery system will be constructed to serve the subdivision. The P.I. system will be dedicated to the City Municipal Water District. Water for

A2

the P.I. will be delivered by the Wilder Irrigation District. A supplemental well will feed the pump station; additional groundwater rights have been applied for.

The site utilities will be served via extension of the City of Caldwell mains. Sanitary sewer will be extended south from near the intersection of Montana Avenue and Homedale Road. Sewer will be routed through the subdivision and then be extended south to the project boundary in Montana Avenue to supplement any further development. Potable water services will be fed by an existing 12" water main located in Montana Avenue.

This project is in the path of growth for Caldwell and is compliance with the comprehensive plan's intent.

This project is in proximity to existing schools – specifically Vallivue High School offering a desirable location for future residents.

The project has been broken down into (2) phases as shown on the preliminary plat. The phasing was established to comply with the logical extension of sewer and water improvements.

Thank you for consideration of our application. We feel the proposed Arrowleaf Subdivision with it's variety of lot sizes and product types, along with the various locations of open space will be an attractive and successful project for Hayden Homes and the City of Caldwell.

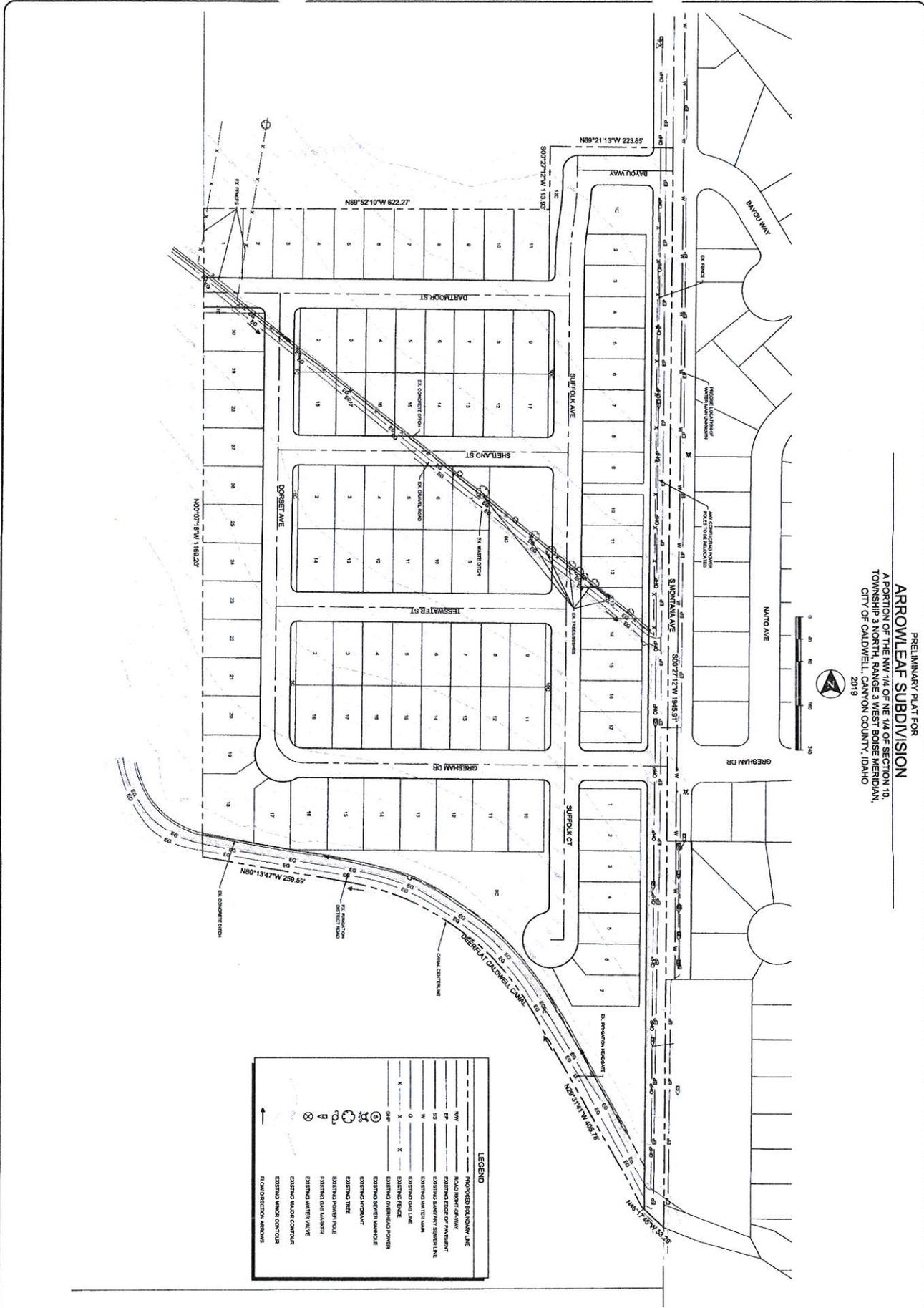
We have been as thorough as possible in preparation of this application. However, if there is any additional information or clarification that would be helpful in the timely review of our application, please don't hesitate to give me a call at (208) 869-9785, or email me at tmokwa@hayden-homes.com

Sincerely,

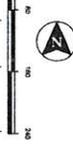


Tim Mokwa
Hayden-Homes
(Local Address) 1406 N. Main St., Ste 109, Meridian ID 83642





PRELIMINARY PLAT FOR
ARROWLEAF SUBDIVISION
 A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 10,
 TOWNSHIP 3 NORTH, RANGE 14 EAST, COUNTY OF MERIDIAN,
 CITY OF CALDWELL, IDAHO
 2019



LEGEND

- PROPOSED BOUNDARY LINE
- ROAD RIGHT-OF-WAY
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN
- EXISTING GAS LINE
- EXISTING FENCE
- EXISTING ORIGINALLY OWNED
- EXISTING BERTH MARKING
- EXISTING HYDRAUNT
- EXISTING TREE
- EXISTING POWER POLE
- EXISTING GAS METER
- EXISTING WATER VALVE
- EXISTING MANHOOD CONTROL
- EXISTING MANHOOD CONTROL
- EXISTING APPROX.

ATTENTION:
 THIS PLAN DOES NOT RELIABLE
 FOR CONSTRUCTION OF ANY
 STRUCTURE OR FOR ANY
 OTHER PURPOSE WITHOUT
 CONSULTATION WITH THE
 ENGINEER.
 DATE: August 7, 2019
 SHEET: 2 OF 4

PRELIMINARY PLAT FOR
ARROWLEAF SUBDIVISION
 EXISTING CONDITIONS

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 332 N. BROADMORE WAY
 NAUSA, IDAHO 83401-5587
 PHONE: (208) 412-8330 WWW.T-O-ENGINEERS.COM
 ROSE • CODY • COLBY DALLIN • WEBER CITY
 MERIDIAN • NAUSA • SPENCER

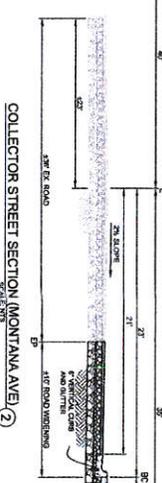
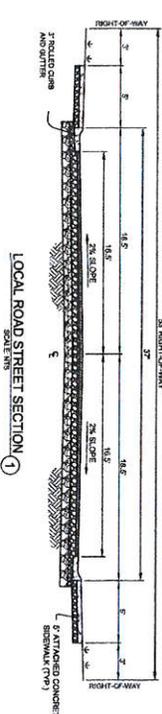
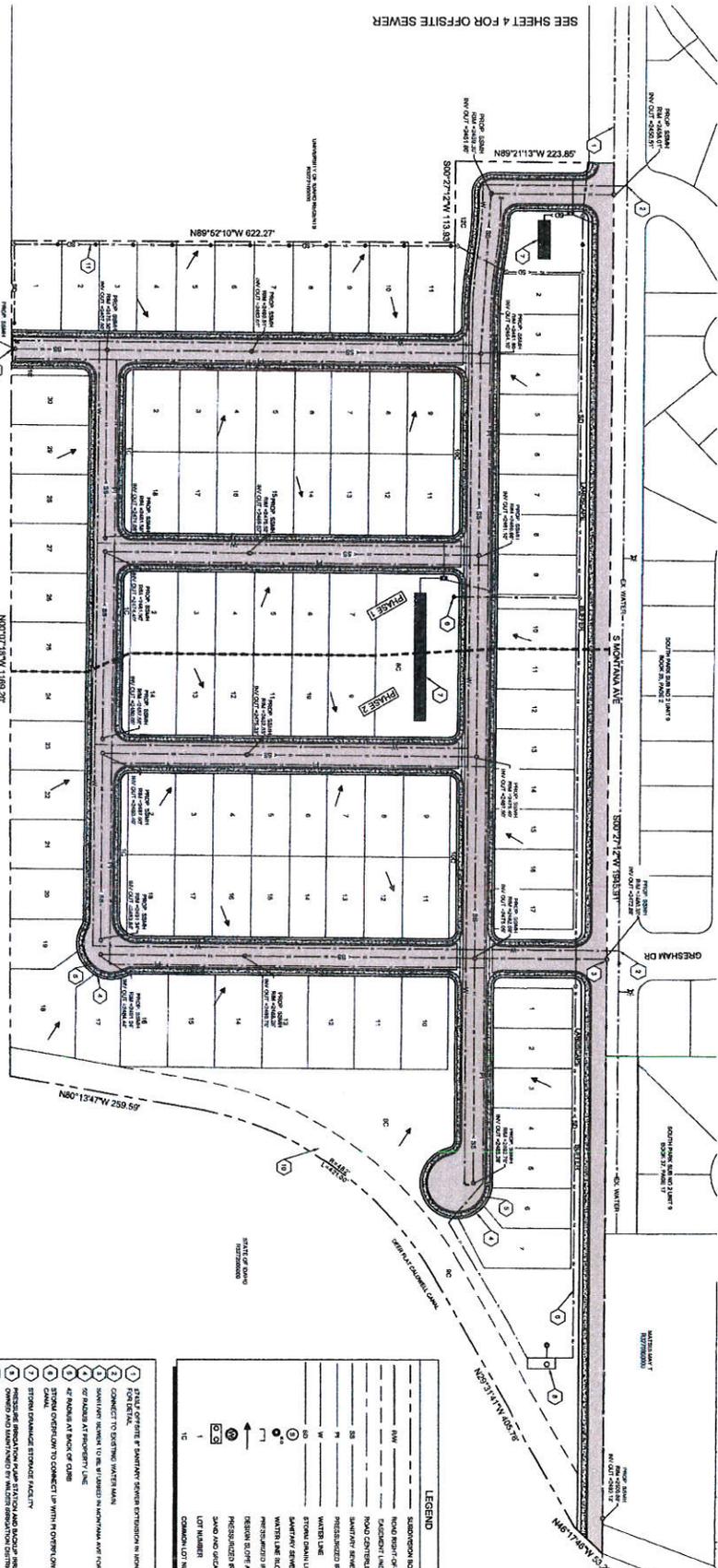
NO.	REVISIONS DESCRIPTION	DATE

BORDER SIZE	DATE
22" x 34"	
DESIGNED	
C. ROHBAAR	
DRAWN	
C. ROHBAAR	
CHECKED	
J. CARPENTER	
APPROVED	
J. CARPENTER	



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PRELIMINARY PLAT FOR
ARROWLEAF SUBDIVISION
 A PORTION OF THE NW 1/4 OF NE 1/4 OF SECTION 10,
 TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
 CITY OF CALDWELL, CANNON COUNTY, IDAHO
 2019



LEGEND

---	SUBDIVISION BOUNDARY LINE
---	ROAD RIGHT-OF-WAY
---	EASEMENT LINE
---	ROAD CENTERLINE
---	WATER SERVICE LINE
---	PRELIMINARY REGULATION LINE
---	WATER LINE
---	STORM DRAIN LINE
---	SEWER SERVICE LINE
---	WATER LINE SLOPES
---	PRELIMINARY REGULATION CURVE
---	REGULATED REGULATION W/L
---	SHAD AND UTILITY TRAP
---	LOT NUMBER
---	COMMON LOT NUMBER

1. DATE OF OFFSITE & SHANTYMAN RECORDS STOPPAGE RECORDS AND SEE SHEET 4 FOR DETAIL.
2. CONNECT TO EXISTING WATER MAIN.
3. WATER MAIN SERVICE TO BE INSTALLED IN MONTANA AVE FOR FUTURE DEVELOPMENT OF PHASE 2 AT FREQUENCY LINE.
4. 4" DIAMETER AT BACK OF CURB.
5. STORM OVERFLOW TO CONNECT UP WITH HIGHWAY, DISCHARGE INTO WILSON CREEK.
6. STORM OVERFLOW STORAGE FACILITY.
7. PRELIMINARY REGULATION LINE AT STATION AND SLOPE. REGULATION WELL TO BE INSTALLED TO BE USED TO MONITOR REGULATION LINE.
8. ALL REGULATION FACILITIES SHALL BE CONSTRUCTED ON THE WILSON REGULATION CURVE.
9. ALL REGULATION FACILITIES SHALL BE CONSTRUCTED ON THE WILSON REGULATION CURVE.
10. ALL REGULATION FACILITIES SHALL BE CONSTRUCTED ON THE WILSON REGULATION CURVE.
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22. ALL REGULATION FACILITIES SHALL BE CONSTRUCTED ON THE WILSON REGULATION CURVE.
23. ALL REGULATION FACILITIES SHALL BE CONSTRUCTED ON THE WILSON REGULATION CURVE.
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28. ALL REGULATION FACILITIES SHALL BE CONSTRUCTED ON THE WILSON REGULATION CURVE.
29. ALL REGULATION FACILITIES SHALL BE CONSTRUCTED ON THE WILSON REGULATION CURVE.
30. ALL REGULATION FACILITIES SHALL BE CONSTRUCTED ON THE WILSON REGULATION CURVE.

1. SHANTYMAN RECORDS TO CONNECT WITH "A" FROM MONTANA AVE (SEE SHEET 4) AND TO BE OF DIAMETER.
2. ALL REGULATION FACILITIES SHALL BE OF DIAMETER.

ATTENTION:
 IF THIS PLAT IS TO BE RECORDED IN THE PUBLIC RECORDS, THE PLAT MUST BE RECORDED IN THE PUBLIC RECORDS IN THE CITY OF CALDWELL, IDAHO. THE PLAT MUST BE RECORDED IN THE PUBLIC RECORDS IN THE CITY OF CALDWELL, IDAHO. THE PLAT MUST BE RECORDED IN THE PUBLIC RECORDS IN THE CITY OF CALDWELL, IDAHO.

PRELIMINARY PLAT FOR
ARROWLEAF SUBDIVISION
 DEVELOPMENT PLAN

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 1838 N. BRIDGEMORE WAY
 MANAVA, IDAHO 83401-5388
 PHONE: (208) 442-4300 WWW.T-O-ENGINEERS.COM
 BOB & CODY • COULUR D'ALFIRE • HESBER CITY
 BERNICE • TAMARA • SONDRA

NO.	REVISIONS DESCRIPTION	DATE

BORDER SIZE	22"x34"
DESIGNED	C. RORHAR
DRAWN	C. RORHAR
CHECKED	J. CARPENTER
APPROVED	C. CARPENTER

AB



T.O ENGINEERS

Project No: 190164
Date: July 23, 2019
Page 1 of 1

**PARCEL "B"
LAND DESCRIPTION**

A parcel of land located in the E1/2 of the NW1/4 of Section 10, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the North one-quarter corner of said Section 10; thence, along the east boundary of said E1/2 of the NW1/4,

- A) S.00°27'12"W., 593.26 feet to the **POINT OF BEGINNING**; thence, continuing,
- 1) S.00°27'12"W., 1945.91 feet to the centerline of the Deer Flat Canal; thence, along said centerline the following courses:
 - 2) N.46°17'46"W., 53.29 feet; thence,
 - 3) N.29°31'41"W., 405.78 feet to the beginning of a tangent curve; thence,
 - 4) Westerly along said curve to the left, having a radius of 481.76 feet, an arc length of 421.00 feet, through a central angle of 50°04'11" and a long chord which bears N.55°11'42"W., 407.73 feet; thence, tangent from said curve,
 - 5) N.80°13'47"W., 259.59 feet; thence, leaving said centerline
 - 6) N.00°07'18"W., 1169.20 feet; thence,
 - 7) S.89°52'10"E., 622.27 feet; thence,
 - 8) N.00°27'12"E., 113.93 feet; thence,
 - 9) S.89°21'13"E., 223.85 feet to the **POINT OF BEGINNING**.

CONTAINING: 26.887 acres.

SUBJECT TO: all Record Documents.



AS

Ronhaar, Colin

From: O'Malley, Rob
Sent: Tuesday, August 6, 2019 3:45 PM
To: Ronhaar, Colin
Subject: FW: Admin Land Division - Homedale Road

ROB O'MALLEY, PLS | *Survey Manager*



T-O ENGINEERS

332 N. Broadmore Way | Nampa, Idaho 83687

D 208.442.6300 M 208.559.2437

www.to-engineers.com



From: Kate Dahl <kdahl@canyonco.org>
Sent: Tuesday, August 6, 2019 11:36 AM
To: O'Malley, Rob <romalley@to-engineers.com>
Subject: Admin Land Division - Homedale Road

Rob,
Hello,
I have taken over case # AD2019-0087 and am finishing up the review.
You can go ahead and record the record of survey, let me know the assigned number, then I will add it to the decision paperwork and have the Director sign it.
Thanks,

Kate M. Dahl

Planner III

(208) 455-5958 (direct)

kdahl@canyonco.org

Canyon County Development Services

111 North 11th Avenue, #140

Caldwell, ID 83605

www.canyonco.org/dsd



T • O ENGINEERS

Letter of Affidavit of Legal Interest

Dear Canyon County Development Services,

This letter is to address Parcel Number R3272100000 at 1020 Homedale Road Subdivision, totaling 40 acres. The parcel is currently owned by University of Idaho The Regents. Tim Mokwa at Hayden Homes, is seeking an Administrative Land Division of less than 80 acres, for two separate parcels.

The Parcel on 1020 Homedale is eligible for an Administrative Land Division, as the property has not been divided or split-off from another parcel after September 6th, 1979. The Deed for this parcel was signed on June 7th, 1978.

This letter enables Tim Mokwa at Hayden Homes to act on behalf of the property owner (University of Idaho The Regents) to facilitate the required proceedings for an Administrative Land Division on the above parcel.

A. I, Brian Foisy, Vice President for Finance and Administration of the University of Idaho, whose address is 875 Perimeter Dr MS 3168, Moscow, ID 83844-3168

Being first duly sworn upon oath, depose and say that I am the Vice President for Finance and Administration for the University of Idaho, and duly authorized agent of the Regents of the University of Idaho (Regents), the owner of the record of the property described on the attached Administrative Land Division Application. On behalf of the Regents, I grant permission to

Hayden Homes Idaho LLC, c/o Tim Mokwa, whose address is 109 N. Main St., Suite 109, Meridian ID 83642, to

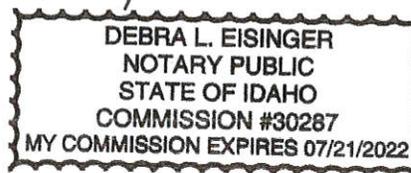
submit the accompanying application pertaining to the property described on the attached Administrative Land Division Application.

Dated this 2 day of July 2019

Brian Foisy
Brian Foisy, Vice President for Finance and Administration

SUBSCRIBED AND SWORN to before me the 2 day of July 2019

Debra L. Eisinger
Notary Public for Idaho
Residing at: Moscow, Idaho
Commission Expires: 07/21/2022



Dfo



CITY OF
Caldwell, Idaho

Planning & Zoning

LANDSCAPE PLAN

Project Name: ARROWLEAF SUBDIVISION	File #: ANN-19-10/ SUB-19P-06
Project Address: HAYDEN HOMES / T-O ENGINEERS	

Applicant (v)	Description	Staff (v)
X	Detailed plan at a scale no smaller than 1" to 50' submitted in 8 1/2 x 11 paper format AND in electronic format (PDF)	✓
Landscape Plan must include a table with the following information:		
X	Names of all streets upon which the property has frontage, including amount of linear feet of frontage	✓
X	# of trees provided in each street landscape buffer	✓
X	# of shrubs provided in each street landscape buffer	✓
X	Width of each street landscape buffer	✓
NA	Total # of parking spaces provided (regular, ADA, and bicycle)	✓
X	Types of vegetation and/or rock ground cover	✓
X	Note indicating whether or not the landscape plan complies with City Code Chapter 10-07 (Caldwell Landscaping Ordinance). If plan does not comply, state which areas & the reason for the variation.	✓

Landscape plans shall be prepared by a landscape architect, a landscape designer, or a qualified nursery person. Landscape plans shall be stamped by a licensed landscape architect.

STAFF USE ONLY:	
Date Application Received:	8-8-19
Received by:	JW
Date Approved:	_____
Approved by:	_____

AS



EXISTING TREE CONDITIONS

PRELIMINARY PLAT LANDSCAPE PLANS FOR:
ARROWLEAF SUBDIVISION
 EXISTING TREE CONDITIONS



CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 2471 S. TITANIUM PLAGE
 MERIDIAN, IDAHO 83642
 PHONE: (208) 333-2288 WWW.TOENGINEERS.COM
 BOISE • COOY • COEUR D'ALENE • HEBER CITY
 METUCHEN • Nampa • SPOKANE

NO.	REVISIONS DESCRIPTION	DATE	NONDLR SIZE
	DESIGNED		22"x34"
	DRAWN		J. SNYDER
	CHECKED		J. SNYDER
	APPROVED		FH
			J. SNYDER

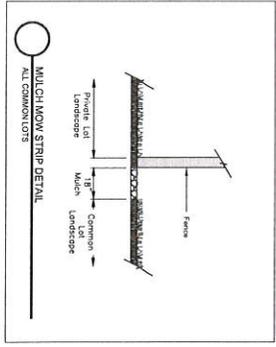


DATE: August 7, 2019
 SCALE: AS SHOWN
 SHEET: L2.0

A9



OVERALL LANDSCAPE PLAN



OVERALL MATERIAL SCHEDULE

Key	Material	Description	Phase 1 Qty.	Phase 2 Qty.	Total	Notes/Remarks
[Pattern]	Planter Beds	Medium, organic bark chip landscape mulch	12716	10851	23567	3" deep landscape mulch throughout. Planter bed to receive mulch. Mulch to be installed by controlled irrigation system. Qty in square feet.
[Pattern]	Lawn Area (Soil)	Drought tolerant fescue blend soil	39415	28313	67728	Drought tolerant fescue blend soil. Soil areas to receive 6" topsoil. All soil areas to be irrigated with pressurized, automatically controlled irrigation system. Quantity in square feet.
[Pattern]	Lawn Area (Seed)	Drought tolerant fescue blend seed. Apply at 4-6 lbs / 1000 sq ft	0	23763	23763	100% Seed Fescue seed. Seeded areas to receive 6" topsoil. All soil areas to be irrigated with pressurized, automatically controlled irrigation system. Qty in square feet.
[Pattern]	Lawn Maintenance	Low mow / maintenance grass seed. Apply at 4-6 lbs / 1000 sq ft	0	13765	13765	100% Seed Fescue seed. Seeded areas to receive 6" topsoil. All soil areas to be irrigated with pressurized, automatically controlled irrigation system. Qty in square feet.
[Pattern]	Privacy Fence	Solid Vinyl, Color Sand, See Detail Sheet L4.1	2716	2220	4936	6" height fencing located at development boundary and interior side lots per plan. Qty in linear feet. See also, Which Mow Strip Detail, This Sheet.
[Pattern]	4" Privacy Fence	Solid Vinyl, Color Sand, See Detail Sheet L4.1	95	555	650	4" height fencing located along common lots per plan. Qty in linear feet. See also, Which Mow Strip Detail, This Sheet.
[Pattern]	6" View Fence	Metal View Fencing Color Black, See Detail Sheet L4.1	0	1073	1073	Located at southern boundary along Deer Flat Channel Canal. Qty in linear feet. See also, Which Mow Strip Detail, This Sheet.
[Pattern]	Irrigation Controller	Hunter / Code or similar. See Detail Sheet L4	1	0	1	Perennial mount in location, exterior road near lot location.

PLANTING SCHEDULE

Key	Common name	Botanical Name
[Symbol]	AULN MAPLE OR SPRING SNOW CRABAPPLE	Acer ginnale or Millus Spring Snow
[Symbol]	EUROPEAN HORNBEAM / FASTIGIATA LINDEN	Carpinus betulus Fastigiata or Tilia cordata
[Symbol]	RIVER BIRCH OR EMERALD QUEEN NORWAY MAPLE	Acer saccharum Green Mountain or Acer platanoides Emerald Queen
[Symbol]	SKYLINE OR IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis Skyline or Imperial
[Symbol]	VANDERWOLF PINE OR OREGON GREEN AUSTRALIAN PINE	Pinus taeda Vanderwolf's Pyramid or Pinus nigra Oregon Green
[Symbol]	AUSTRALIAN PINE	Pinus nigra
[Symbol]	DWARF ENGLISH DOGWOOD OR GREEN MOUNTAIN BOXWOOD	Buxus sempervirens Suffruticosa or Buxus Green Mountain
[Symbol]	BROADMOOR OR BUFFALO JUNIPER	Juniperus sabina Broadmoor or Buffalo
[Symbol]	MISS KAH LILAC OR MEXICAN LARK FORTSYTHIA	Syringa oblata subsp. pubula Miss Kim or Forsythia x Madsenweik
[Symbol]	IVORY HALO DOGWOOD	Cornus alba Bahaiiv
[Symbol]	CHAMSON PRIVACY OR CONCORD BERRY	Berberis thunbergii Common Privacy or Concord
[Symbol]	GREEN MOUND CURRANT OR LIME MOUND CURRANT	Ribes alpinum Green Mound or Spiraea bumelia Monahit
[Symbol]	MANGO TANGO OR PINK BEAUTY POTENTILLA	Potentilla fruticosa Umari or Pink Beauty
[Symbol]	FLOWERCAPPET PINK SUPREME OR CORAL GROUNDCOVER ROSE	Rosa x NOZAS0102 or Noah
[Symbol]	HAMELIN DWARF FOUNTAIN GRASS	Pennisetum setaceum 'Hamelin'

NOTE: SEE GENERAL LANDSCAPE NOTES SHEET 1.1 FOR PLANTING SCHEDULES.

PRELIMINARY PLAT LANDSCAPE PLANS FOR: ARROWLEAF SUBDIVISION OVERALL LANDSCAPE PLAN

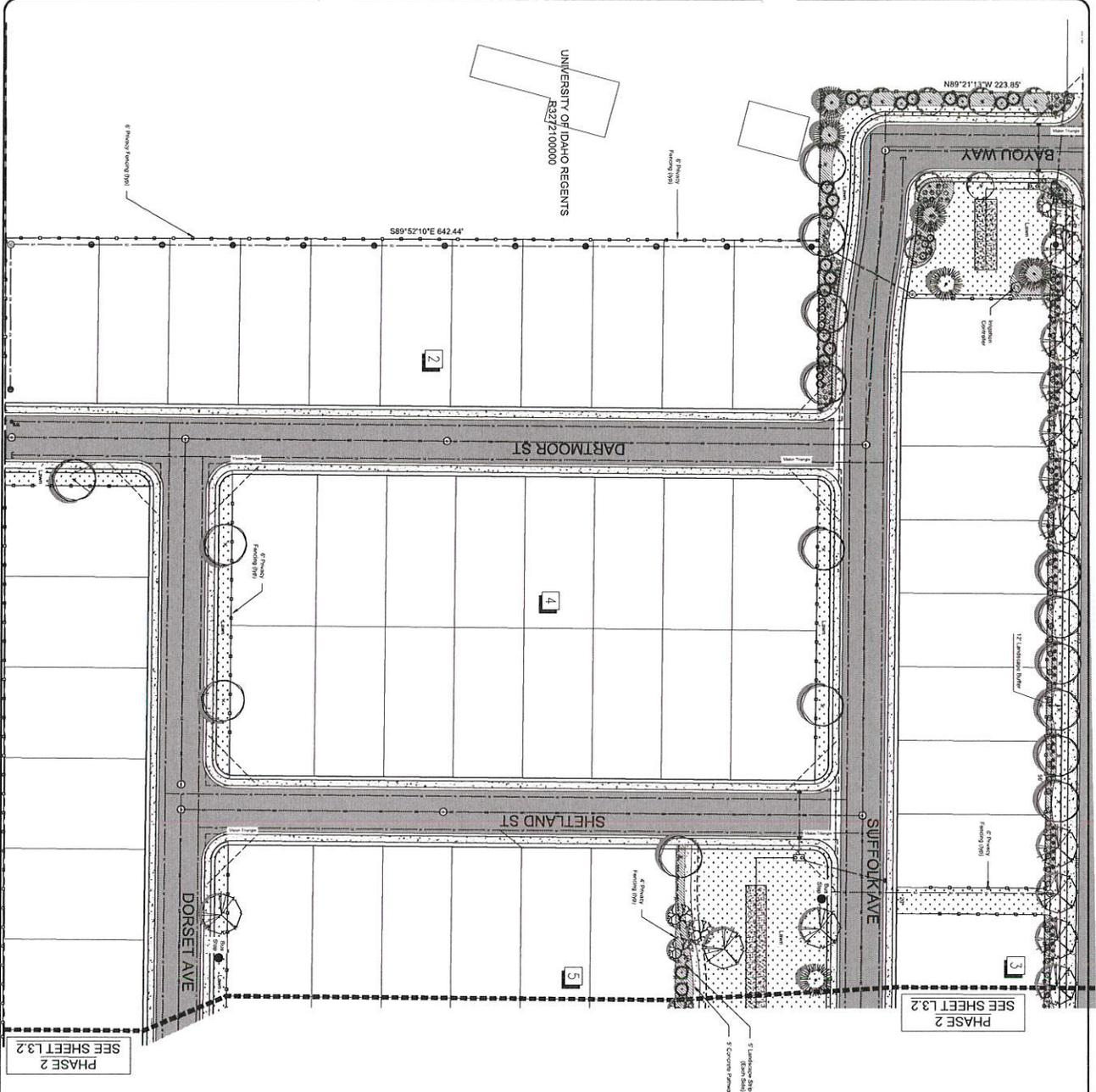
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 263-2258 WWW.T-O-ENGINEERS.COM
BOISE • COYO • COEUR D'ALENE • HEBER CITY
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NO.	REVISIONS DESCRIPTION	DATE	BONDED S.I.C.
1	DESIGNED		22/54
2	DRAWN		SNYDER
3	CHECKED		SNYDER
4	APPROVED		PH
5			SNYDER



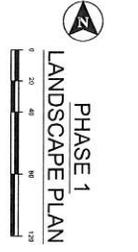
DATE: August 1, 2019
PROJECT: ARROWLEAF SUBDIVISION
SCALE: AS SHOWN
L3.0

AA



PHASE 2
SEE SHEET L3.2

PHASE 2
SEE SHEET L3.2



PHASE 1
LANDSCAPE PLAN

Key	Material	Description
	Planter Beds and Mulch	Medium, organic bark chip landscape mulch
	Lawn Area (Sod)	Drought tolerant fescue blend sod
	Privacy Fence	Solid Vinyl, Color Sand See Detail Sheet L4.1
	Privacy Fence	Solid Vinyl, Color Sand See Detail Sheet L4.1
	Impervious Concrete	Harder Core Impervious See Detail Sheet L4.1

Key	Common Name	Botanical Name
	AMUR MAPLE OR SPRING SNOW CRABAPPLE	Acer ginnala or Malus 'Spring Snow'
	EUROPEAN HORNBEAM FASTIGIATA OR LITTLE LEAF LINDEN	Carpinus betulus 'Fastigiata' or 'Tilia cordata'
	RIVER BIRCH OR EMERALD QUEEN NORWAY MAPLE	Acer saccharum 'Green Mountain' or Acer platanoides 'Emerald Queen'
	SKYLINE OR IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis 'Skyline' or 'Imperial'
	VANDERWOLF PINE OR OREGON GREEN AUSTRIAN PINE	Pinus mobilis 'Vanderwolf's Pyramid' or Pinus nigra 'Austrian Green'
	AUSTRIAN PINE	Pinus nigra
	DWARF ENGLISH BOXWOOD OR GREEN MOUNTAIN BOXWOOD	Buxus sempervirens 'Suffruticosa' or Buxus Green Mountain
	MISS KIM LILAC OR MEADOWLARK FOSTERTIA	Syringa pubescens subsp. pedata 'Miss Kim' or Forsythia x 'Meadowlark'
	CRINSON PYGMY OR CONCORDRE SPIDERBERRY	Berberis ilicifolia 'Crinson Pygmy' or Berberis 'Concordre'
	GREEN ROUND CURRENT OR LIMEKIND SPINEA	Rhus alpinum 'Green Mount' or Spirea bumalda 'Mantua'
	FLORISCARPET PINK SURPRESE OR CORAL GROUNDCOVER ROSE	Rosa x 'NOAZS01092' or 'Neal'

SEE GENERAL LANDSCAPE NOTES SHEET L1.
SEE SHEET L4.1 FOR PLANTING DETAILS.

PRELIMINARY PLAT LANDSCAPE PLANS FOR:
ARROWLEAF SUBDIVISION
PHASE 1 LANDSCAPE PLAN

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
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BOISE • COYO • COEUR D'ALENE • HERBY CITY
MERRIDIAN • NAPA • SPOKANE

NO.	REVISIONS DESCRIPTION	DATE

BORDER SIZE: 22"x34"
DESIGNED: J. SNYDER
DRAWN: J. SNYDER
CHECKED: J. SNYDER
APPROVED: J. SNYDER

ATTENTION:
THIS SHEET DOES NOT INCLUDE
1" X 1" SHEET REVISIONS
NOT TO SCALE
DATE: 11/15/2019
SHEET: L3.1

AG



Key	Material	Description
[Pattern]	Planting Beds and Mulch	Medium organic bark chip (shredded) 1/2" to 1"
[Pattern]	Lawn Area (Seed)	Drought tolerant fescue blend seed
[Pattern]	Lawn Area (Seed)	Drought tolerant fescue blend seed. Apply at 4-6 lbs / 1000 sq ft
[Pattern]	Maintenance Grass	Low mow / maintenance grass seed. Apply at 4-6 lbs / 1000 sq ft
[Pattern]	6" Priority Fence	Solid Vinyl Color Sued See Detail Sheet L4.1
[Pattern]	4" Priority Fence	Solid Vinyl Color Sued See Detail Sheet L4.1
[Pattern]	6" View Fence	Metal View Fencing Color Black See Detail Sheet L4.1

Key	Common Name	Botanical Name
[Symbol]	AMUR MAPLE OR SPRING SNOW CRABAPPLE	Acer ginnala or Malus Spring Snow
[Symbol]	EUROPEAN HORNBLEM FASTIGIATA OR LITTLE LEAF LINCOLN	Cornus hobus 'Fastigiat' or 'Little Leaf'
[Symbol]	RIVER BIRCH OR EUROPEAN LINDEN	Acer pseudoplatanus 'Green Mountain' or Acer platanoides 'Emerald Queen'
[Symbol]	SPYRINE OR LARIBIAL HONEYLOCUST	Gleditsia triacanthos var. Inermis 'Sylvia' or 'Imperial'
[Symbol]	VANDERWOUF PINE OR OREGON GREEN AUSTRALIAN PINE	Pinus fenzlana 'Vancouver's Promise' or Pinus nigra 'Oregon Green'
[Symbol]	AUSTRALIAN PINE	Pinus nigra
[Symbol]	DWARF ENGLISH BOXWOOD OR GREEN MOUNTAIN BOXWOOD	Buxus sempervirens 'Suffruticosa' or Buxus Green Mountain
[Symbol]	MISS KIM LILAC OR MEADOWLARK FORSYTHIA	Syringa pubescens subsp. pedata 'Miss Kim' or Forsythia x 'Meadowlark'
[Symbol]	CRIMSON PYRAMID OR CONCORD BARBERY	Barbarts thunbergii 'Crimson Pyramid' or Concord
[Symbol]	GREEN MOUND CURLENT OR LIMBOUND SPREA	Ribes alpinum 'Green Mound' or Sprea bumalda 'Mantua'
[Symbol]	FLOWERJACKET PINK SUPREME OR CORAL GROUNDCOVER ROSE	Rosa x 'MOJAVE' or 'Noble'

NOTES:
 1. SEE GENERAL NOTES ON THIS SHEET.
 2. SEE GENERAL NOTES ON SHEET L3.1 FOR PHASE 1 LANDSCAPE PLAN.

PRELIMINARY PLAT LANDSCAPE PLANS FOR:
ARROWLEAF SUBDIVISION
 PHASE 2 LANDSCAPE PLAN

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 BOISE • COYO • COEUR D'ALENE • HELEN CITY
 MERIDIAN • NAPA • SPOKANE

NO.	DESCRIPTION	DATE

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED: J. SNYDER
 DRAWN: J. SNYDER
 CHECKED: FH
 APPROVED: J. SNYDER

A9

