

#117: Planned Unit Development

Case #: PUD16-00005

Property Information

Address

**Street Number:** 6781 **Prefix:** E **Street Name:** WARM SPRINGS AVE **Unit #:**   
**Subdivision name:** SEC 33 3N 3E **Block:** 0 **Lot:** 0 **Section:** 33 **Township:** 3 **Range:** 3 **Zoning:** RP   
**Parcel Number:** S0933141920 **Additional Parcel Numbers:**

Primary Contact

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

Agent/Representative  Applicant  Owner

Applicant Information

**First Name:** Jim **Last Name:** Conger   
**Company:** DevCo LLC   
**Address:** 4824 W. Fairview Ave. **City:** Boise **State:** ID **Zip:** 83706   
**E-mail:** jim@congergroup.com **Phone Number:** (208) 336-5355 **Cell:** **Fax:**

Agent/Representative Information

Role Type:  Architect  Land Developer  Engineer  Contractor  Other

**First Name:** Marcel **Last Name:** Lopez   
**Company:** Conger Management Group   
**Address:** 4824 W. Fairview Ave. **City:** Boise **State:** ID **Zip:** 83706   
**E-mail:** marcel@devco.land **Phone Number:** (208) 336-5355 **Cell:** **Fax:**

Owner Information

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

**First Name:** Clavis B. **Last Name:** Hamilton   
**Company:** Ben's Crow Inn   
**Address:** 6919 E. Pet Haven Lane **City:** Boise **State:** ID **Zip:** 83712   
**E-mail:** bbungard@arthurberry.com **Phone Number:** (208) 342-9669 **Cell:** **Fax:**

Is this a Modification application?  Yes  No File number being modified:

1. Neighborhood Meeting Held (Date):

2. Neighborhood Association:

3. Comprehensive Planning Area:

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

Annexation into the City of Boise, parcels, S0933141905, S0933141920 and S0933142110 totaling approximately 4.2 acres on East Warm Springs Avenue for the development of 24 single family detached residential and 1 common lot. This PUD application requests lot sizes of approximately 8,000 square feet in the R-1B zone and all of the lots to have a 5 foot side setback. This PUD application also requests a 10 foot buffer along a portion of the property fronting East Warm Springs Avenue.. Please see the attached letter for a detail description of the project.

5. Size of Property:

Acres  Square Feet

6. Water Issues:

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

gpm

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

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

Number of Existing:  Number of Proposed:

C. Is the building "sprinklered"?  Yes  No

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

gpm

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

The property was the location of Ben's Crow Inn, a restaurant and tavern. Owner's Ben and Connie are retiring and are closing the business after Labor Day 2016. The existing structures will not remain and will be demolished prior to construction of the new subdivision.

8. Are there any hazards on the property?

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

9. Adjacent property information:

Building types and/or uses	Number of Stories	Zone
North: Vacant undeveloped	<input type="text"/>	<input type="text"/>
South: Residential and	<input type="text" value="2"/>	<input type="text"/>
East: Residential - East	<input type="text" value="2"/>	(R-1C/DA) Single Family Res
West: Open land and	<input type="text"/>	<input type="text"/>

10. Non-Residential Structures:

A. Number of **Proposed** non-residential structures:

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

	Gross Square Feet	Net Leasable Square Feet
1st Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>	<input type="text" value="0"/>

B. Maximum Proposed Height:

C. Number of stories:

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

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

	Gross Square Feet	Net Leasable Square Feet
1st Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>	<input type="text" value="0"/>

E. Existing Structure Height(s):

F. Number of Stories:

11. Residential Structures:

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

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

	Number of Units	Square Foot per Unit	Total Square Feet
One-Bedroom:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Two-Bedroom:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Three-Bedroom:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Other:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Total Number:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

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

D. Maximum Proposed Structure Height(s):

E. Number of Stories:

12. Site Design:

- A. Percentage of site devoted to building coverage:
- B. Percentage of site devoted to landscaping:
- C. Percentage of site devoted to paving:
- D. Percentage of site devoted to other uses:
- E. Describe other use:

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

Number:  Location:

Size:  Screening:

14. Parking:

	Required		Proposed
A. Handicapped Spaces:	<input type="text"/>	Handicapped Spaces:	<input type="text"/>
B. Parking Spaces:	<input type="text"/>	Parking Spaces:	<input type="text"/>
C. Bicycle Spaces:	<input type="text"/>	Bicycle Spaces:	<input type="text"/>
D. Proposed Compact Spaces:	<input type="text"/>		
E. Restricted (assigned, garage, reserved spaces) parking spaces proposed:	<input type="text"/>		
F. Are you proposing off-site parking?	<input type="radio"/> Yes <input type="radio"/> No	If yes, how many spaces?	<input type="text"/>
G. Are you requesting shared parking or a parking reduction?	<input type="radio"/> Yes <input type="radio"/> No	If yes, how many spaces?	<input type="text"/>

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

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

	Building		Parking	
	Proposed	Required	Proposed	Required
Front:	<input type="text" value="20"/>	<input type="text" value="20"/>	<input type="text"/>	<input type="text"/>
Rear:	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text"/>	<input type="text"/>
Side 1:	<input type="text" value="5"/>	<input type="text" value="15"/>	<input type="text"/>	<input type="text"/>
Side 2:	<input type="text" value="5"/>	<input type="text" value="15"/>	<input type="text"/>	<input type="text"/>

16. Waivers Requested:

- A. Lot size:  Yes  No Description:
- B. Internal Setbacks:  Yes  No Description:
- C. Frontage:  Yes  No Description:

17. Sidewalks:

- Proposed:  Attached  Detached
- Adjacent:  Attached  Detached

18. Amenities:

Number:

Amenities include, drought tolerant landscape, landscaped open space, access to public open spaces and public bicycle circulation system. Please see attached letter for a detailed description of the amenities.

Description:

19. Density:

Allowed Density:

Proposed Density:

20. Building Exterior:

	Materials	Colors
Roof:	<input type="text" value="Asphalt Single"/>	<input type="text"/>
Walls:	<input type="text" value="Stucco/Cementitious Siding"/>	<input type="text"/>
Windows/Doors:	<input type="text" value="Vinyl/Metal"/>	<input type="text"/>
Fascia, Trim etc.:	<input type="text"/>	<input type="text"/>

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

22. Floodways & Hillside:

- A. Is any portion of this property located in a Floodway or a 100-year Floodplain?  Yes  No
- B. Does any portion of this parcel have slopes in excess of 15%?  Yes  No

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

23. Airport Influence Area:

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

- No  Area A  Area B  Area B1  Area C

24. Street Layout:

A. PUBLIC Street Layout Review

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

Is a Traffic Impact Study required?

Yes  No

B. PRIVATE Street Layout Review

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

Is a Traffic Impact Study required?

Yes  No

Are you proposing public street connection to adjacent properties?

Yes  No

25. Solid Waste:

A. Type of trash receptacles:

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

B. Number of trash receptacles:

24

C. Proposed screening method:

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

Yes  No

E. Is recycling proposed?

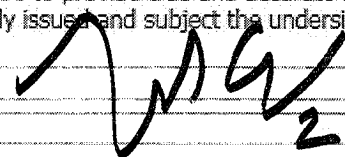
Yes  No

Verification of Legal Lot or Parcel Status

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

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

Agent/Representative Signature:

  
2.22.16

Date:



February 22, 2016

Todd Tucker, Associate Planner  
City of Boise Planning & Development Services  
150 N. Capitol Boulevard  
Boise ID 83701

Re: **Ben's Crow Inn Subdivision**  
**6781, 6751, 6827 East Warm Springs Avenue**  
**Annexation, Preliminary Plat, Planned Unit Development**

Dear Mr. Tucker:

Attached for your review and favorable consideration are the applications for the Ben Crow's Inn (BCI) Subdivision located on East Warm Springs Avenue. We respectfully request approval of our Annexation, Zoning, Planned Unit Development, and Floodplain Review applications.

For design and planning purposes, our design team used the Boise City Comprehensive Plan, Zoning Code and the Barber Valley Specific Plan as the policy basis for the design of the BCI Neighborhood. We have thoughtfully designed Twenty-Four residential dwellings on 4.2 acres that will add to the existing and planned development of Harris Ranch and the Barber Valley. Located on the west side of Warm Springs Avenue and adjacent to the recently developed East Valley Community, BCI will add to the mix of the valley's available housing opportunities. Homeowners will have access to amenities such as the Boise River Greenbelt, Ridge to Rivers Trails, Idaho Shakespeare Festival and the ever developing services in Harris Ranch.

Enclosed is a project narrative that details the neighborhood and various aspects of our applications. Thank you for your time on this matter and should you have any questions or require additional information please contact me by phone at 208.336.5355 or email, [jconger@congergroup.com](mailto:jconger@congergroup.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim D. Conger".

Jim D. Conger  
Managing Member

JDC:ml



## Ben's Crow Inn Neighborhood – Narrative

BCI Neighborhood is located at 3644 E. Warm Springs Avenue in Southeast Boise. This neighborhood will consist of 24 detached residential homes that will be located on the former Ben's Crow Inn location. Ben and Connie have worked this business through its ups and downs for over 40 years and have earned the right to retire and travel. This business was for sale since October 2015 with several restaurant owners analyzing the feasibility of the operation's location as well as the significant amount of investment needed to improve the structure and premises to current standards. Our development group started talking with Ben in January 2016 after there were no restaurant type operators interested in purchasing the property.

Barber Valley provides access to a variety of recreational amenities, including:

- The Boise River and its associated Greenbelt Path.
- Access to the foothills and its regional trails network.
- Barber Park, Marianne Williams Park, Simplot Sports Park, Warm Springs Golf Course as well as the future Alta Harris Park.
- Barber Pool Reserve, Barber Observation Point, Oregon Trail Reserve, Lucky Peak and numerous other wonderful amenities.

This development minimizes impacts to wildlife habitat, open space, and other natural resources as this location was previously developed prior to the 1960's. The established wildlife corridors from the Idaho Fish and Game's WMA are not impacted and are located to the north and south of this project. The previously approved River Heights and East Valley Developments have established the accepted wildlife corridor locations.

Tahoe Homes will be the homebuilder that will complete the residential dwellings. These high quality and well-designed homes have been proven to be a great addition to the Boise City residential options in two previous East Boise Projects. The proposed housing product was approved and built in Elevation Ridge (HI21 - adjacent to Columbia Village and Micron in 2012/2013) and in the Barber Valley at Triplett Ranch (adjacent and east of Harris Ranch in 2013/2014).

### **SUMMARY OF APPLICATIONS**

BCI Subdivision is a twenty-four lot planned unit development on 4.2 acres located on East Warm Springs Avenue in Barber Valley. The Applicant is requesting the following approvals:

- Annexation / Zoning: From Ada County RUT (R1 & R6) to Boise City R-1B
- Subdivision
- Planned Unit Development
- Floodplain Review



*Property Information*

Parcel	Address	Current Zone	Proposed Zone
S0933141920	6781 E. Warm Springs Ave.	RP	R-2/R-1B
S0933141905	6751 E. Warm Springs Ave.	RP	R-2
S0933142110	6827 E. Warm Springs Ave.	RP	R-1B

**Location Map**

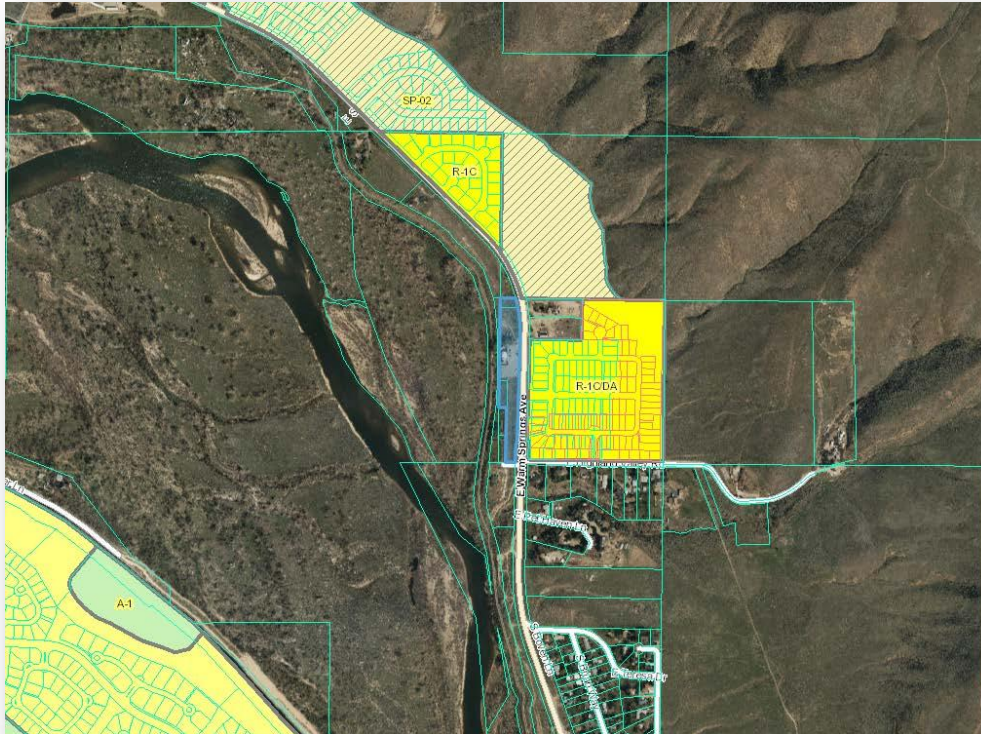


*Adjacent Property Information*

Area	Building Types and / or Uses:	Zone
North	-Residential -Ada County Parcel	Ada County RUT RP
South	-Residential	Ada County R6 & RP
East	-Residential: East Valley Subdivision -Commercial: Ada County	R-1C C2
West	-Open Land -Residential Land	RP R6 / RP



## Zoning Map



### **COMPREHENSIVE PLAN**

This 4.2 acre parcel has two designations as outlined by the comprehensive plan map. The larger portion of 2.43 acres is mapped with a land use category of Commercial. The remaining 1.76 acres has a land use category of Large Lot. During our pre-application meetings with the Boise City Planning Team it was established that the project would need to be annexed and zoned R-2 and R-1B.

Commercial land use – we are using the most limiting “R” zone permitted for calculating density for this area. The R-2 zone is what was used to establish the allowable density.

- R-2: 2.43 acres @ 14.5 lots / acre = 35.2 lots allowable by Boise City planning standards

Large Lot land use – as noted above, we are using the R-1B as permitted by City of Boise Code to establish the allowable density.

- R-1B: 1.76 acres @ 4.8 lots / acre = 8.5 lots allowable by Boise City planning standards

Density Allowed per the Boise City Ordinance and the Comprehensive Plan would be 43.7 residential lots. Our submitted land plan will have 24 residential lots which is only 55% of the allowable density. We will have the PUD and Development Agreement to assure the City of Boise and the neighbors that these land parcels will be restricted a maximum of 24 residential dwellings. Please see Exhibit 1.



Continued – Comprehensive Plan

The following Goals of the Boise City Comprehensive Plan are achieved with the annexation / zone of BCI:

- Goal PDP5: Require adequate public facilities and infrastructure for all development. (Boise City has existing facilities including a 1-year old sewer lift station that is sized for growth and will provide sewer service to this site. With very few parcels remaining in this area this will assist with City Maintenance Budgets as there will be added taxpayers to contribute with funding to the operation of an existing system)
- Principle GDP-N.1: Connectivity. A continuous network of pedestrian and bicycle connections is needed through and between the city's neighborhoods. (connection added / continued to the existing greenbelt system – Note: our proposed pathway does stub to an existing pathway that is located on private property before connecting to the greenbelt system.)
- Principle GDP-N.1.a: Provide a continuous network of sidewalks, bicycle, and pedestrian paths, and roadways to connect different areas of neighborhoods. (adding sidewalk for 1,300 linear feet adjacent to Warm Springs Road.)
- Goal NAC7: Facilitate an integrated mix of housing types and price ranges in neighborhoods. (this small 4.2 acre site will have two housing types and price ranges.)
- Goal NAC7.1: Mix of Housing. Encourage a mix of housing type and densities in residential neighborhoods, particularly for projects greater than two acres. (the two goals above are being achieved by having 2 housing types with varying price ranges.)
- Goal GDP-C.5: The Comprehensive Plan encourages higher residential densities along corridors with transit service. Although, there is currently no transit service available beyond the Harris Ranch Commercial area the philosophy of increased density along the Warm Springs corridor will be a factor to create increased ridership and support for additional transit service.

Although the property is limited in size, the design is dedicated to the goal of connectivity while identifying and implementing improvements that will enhance the ease and safety of multi-modal travel in the Barber Valley. Connecting land uses within the Barber Valley and create connections to adjacent areas such as the Boise River Greenbelt and Ridge to River Trails.

### **ANNEXATION / ZONING**

The property is currently zoned RUT (County).

This 4.2 acre parcel has two map designations as outlined in the Comprehensive Plan section on Page 4 of this document. During our pre-application meetings with the Boise City Planning Team, it was established that the project would be within Boise City Code and be well served with the blend of an R-2 and R-1B residential zoning.

Density Allowed per the Boise City Ordinance and the Comprehensive Plan would be 43.7 residential lots. The submitted land plan will have 24 residential lots which is 55% of the allowable density. *We will have the PUD and Development Agreement to assure the neighbors that these land parcels will be restricted to a maximum of 24 residential dwellings.*



### **SUBDIVISION APPLICATION**

The BCI neighborhood will be adjacent to the existing public right-of-way of Warm Springs and will be adding the sidewalk improvement as required by the Ada County Highway District and City of Boise. Sanitary Sewer service is being provided by the City of Boise. Boise City has existing sewer facilities installed in Warm Springs roadway including a 1-year old sewer lift station that is sized for growth and will provide sewer service to this site. United Water will be providing domestic water service to these homeowners from an existing main line in Warm Springs Road. This neighborhood design complies with the requirements of the Boise City Comprehensive Plan, Boise City Subdivision Ordinance and as approved with the Planned Unit Development application.

### **PLANNED UNIT DEVELOPMENT**

We are proposing this Planned Unit Development which consists of 24 residential lots on 4.2 acres of land. The comprehensive plan identifies this land as Commercial and Large Lot which allows for the requested R-2 and R-1B Zoning.

DENSITY: The R-2 zoning allows for 14.5 units per acre, the R-1B zoning allows for 4.8 units, per acre per and at 4.2 acres, the maximum density allowed is 43.69 potential units. BCI has proposed to lock the density at 24 residential home sites and that approval would run with the land.

PRODUCT / LOT SIZES: DevCo and Conger Management Group have teamed with Tahoe Homes to evaluate the area, market conditions, schools, services and nearby recreation to establish the housing product and associated site plan. To satisfy the comprehensive plan as well as adhere with our research results, we have provided a site plan that is single family detached residential. The housing renderings are designed by Tahoe Homes and are representative of what we anticipate to be constructed in BCI and it important to note again that this housing product has already been approved and successfully constructed in Elevation Ridge (HI21 - adjacent to Columbia Village and Micron) and in the Barber Valley at Triplett Ranch (adjacent and east of Harris Ranch).

RESIDENTIAL DESIGN: All of the units in the BCI neighborhood are single-family detached homes. There are two lot types within the BCI neighborhood land plan:

- Type 1 – 40 feet in width. These are lots 1 through 15 and 17 through 22 and sizes vary from 5,600 to 9,750 square feet. Renderings for Type 1 lots are included with these applications, see Exhibits No. 2 through 5.
- Type 2 – 92 to 106 feet in width. These are lots 23 through 25 and sizes vary from 13,909 to 15,160 square feet. Renderings for Type 2 lots are included with these applications, see Exhibits No. 6 through 10.

The following provides details about the proposed single-family homes for the two lot types:

<b>Housing Product</b>	<b>Square Footage</b>	<b>Stories</b>	<b>Bedrooms</b>
Type 1	2245 to 2270	2 to 3	2 to 3
Type 2	2245 to 3100	1 to 2	2 to 3



SITE DESIGN. The following provides site coverage information:

% of Site Devoted to Residential Lot Coverage Area	66.81%
% of Site Devoted to Landscape Common Areas	18.11%
% of Site Devoted to Roads / Parking	14.21%
% of site Devoted to Other Uses	0.87%
Total	100.00%

**DIMENSIONAL STANDARDS:** As part of the planned unit development, the applicant may request flexibility to the standard dimensional requirement for the underlying zone district. The following setbacks and standards are applicable to Belmar Estates:

Dimensional Standard	R-1B	R-2	PUD Standards
<b>Average Lot Width</b>	75 feet	50 feet	40 feet
<b>Density, Maximum</b>	4.8 units/acre	14.5 units/acre	5.74 units/acre
<b>Front Yard</b>	20 feet	20 feet	20 feet
<b>Side Yard</b>	10 to 15 feet	5 to 15 feet	5 feet
<b>Rear Yard</b>	30 feet	15 feet	15 feet
<b>Lot Area</b>	9,000 sq. ft.	5,000 sq. ft.	5,500 sq. ft. minimum

Note: Included in the 5' side setbacks would be the typical uses of fireplace pop outs and the privacy wing wall.

**AMENITIES:** As the developer we have a large amount invested in this property and we have researched, interviewed focus groups and followed the city ordinance to plan the most productive amenities for this area and this development. The amenity package also meets the requirement of Boise City Development Code Chapter 11-03, Subsection 7 which requires that the application have two amenities from the approved list. The BCI neighborhood has four qualifying amenities that are proposed as follows:

1. Section 11-07-06 5.B.a. **Water Conservation Measures**

This project will employ best water conservation management practices for the common areas as well as the individual homes sites such as:

Lawns

- Use drought tolerant fescue blend turf. This turf area will be in less than 15% of the common areas and will be minimized.
- Irrigate lawns with efficient MP pop-up spray rotors.
- Pressure control all Hydro-zones

Plant beds:

- Use at least 75% drought tolerant plants (trees, shrubs and ground covers).
- Mulch all planting beds.
- Drip irrigate all plants in planting beds.

2. Section 11-07-06 5.B.c. **Landscaped Open Space**

- All common open space areas: 31,307 square footage / 18.11% (Required minimum amount to qualify as an amenity is 10%)



#### Continued - Amenities

3. Section 11-07-06 5.B.d.                      Public Access to Public Open Space: Boise River Greenbelt
  - We are proposing a public pathway city that will go from the Warm Springs Road sidewalk through our neighborhood and connect to an existing pathway that connects to the Boise River Green Belt System. Note: The BCI pathway stub connects to an existing pathway that is located on private property (for approximately 30') before connecting to the greenbelt system.)
  
4. Section 11-07-06 5.B.e.                      Public Bicycle Circulation System
  - Through this process the BCI development will provide frontage warm springs frontage sidewalk of 1,326 lineal feet as well as provide the pathway connection stub for connection to the Boise River Green Belt System.

**ROADWAY ACCESS:** In an effort to minimize direct access points to East Warm Springs Avenue, BCI has designed a frontage drive that will allow one access point to Warm Springs Road for home sites 1 through 15 and 17 through 23. The two southern most lots share a private drive with access to Warm Springs Road. We have met with ACHD and have a preliminary acceptance of the proposed layout and access locations.

#### **PARKING:**

Residence on lots 1 through 15 and 17 through 22 will have two car garages as well as a driveway apron with sufficient space for two (2) additional cars. Residences on lots 23 through 25 will have three car garages and a driveway apron with sufficient space for three (3) additional cars.

We have also included in this land plan additional guest parking that will accommodate nine parking spaces in three locations on the frontage drive.

#### **WAIVER OF SUBDIVISION ORDINANCE**

##### **Warm Springs Buffer**

DevCo requests a waiver of the Subdivision Ordinance that requires a 30 foot wide buffer adjacent to Warm Springs Road for housing that does not take service from a frontage road. Out of our total 1,326 feet of frontage, there is 176 feet near the intersection of Warm Springs and Highland Valley Road that we are requesting the Buffer be reduced to 20 feet. The existing right of way does a unique jog at this location and becomes 10 feet wider than typical. This was an identical condition in East Valley Phase 2 that was approved by Boise City and constructed in 2015.

The request for this waiver is to allow us to design a single level home on Lot 24 which will be much more aesthetically pleasing when viewing from Warm Springs Road. With approval of this waiver we will restrict Lot 25 to a single level residential home in our Development Agreement.



Continued – Waiver of Subdivision Ordinance

**Pressure Irrigation**

DevCo requests a waiver of the Subdivision Ordinance that requires pressurized irrigation in subdivisions. The subject property does not have any water rights and per the provisions of the code this application would be eligible for this waiver.

**PRE-APPLICATION MEETING & NEIGHBORHOOD MEETING**

The pre-application meeting was held with the Boise City planning and development staff on January 28, 2016.

The neighborhood meeting was held on February 11, 2016 at 6:00pm and hosted by Ben’s Crow Inn. There were approximately thirty-four (34) people in attendance at this meeting.

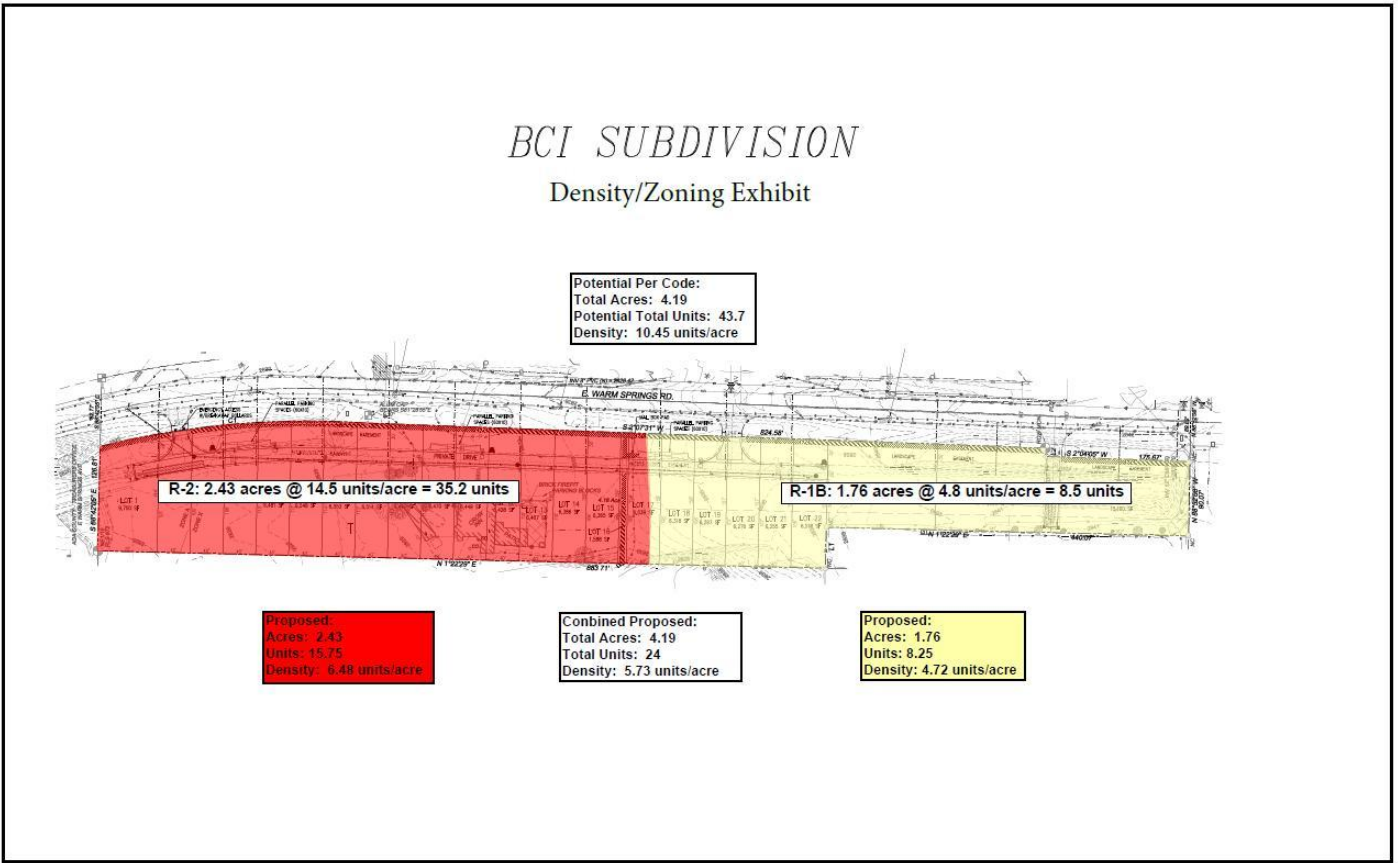
**CONCLUSION**

DevCo is respectfully requesting approval of the annexation, subdivision, Planned Unit Development and Floodplain Review applications for 24 residential home sites located in East Boise. This project will provide quality, desirable and a minimum of two housing price points and densities while maintaining compatibility with Boise City Codes as well as the surrounding properties. Thank you.



REAL ESTATE DEVELOPMENT

Exhibit 1





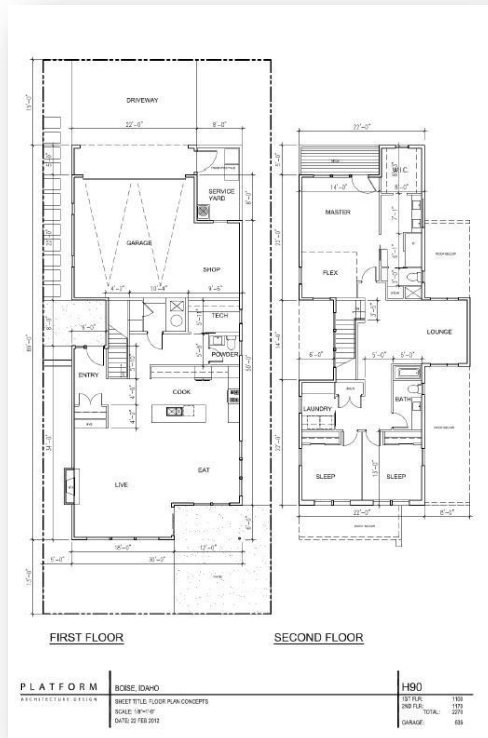
**Exhibit 2**





REAL ESTATE DEVELOPMENT

Exhibit 3



PLATFORM ARCHITECTURE DESIGN	BOISE IDAHO	H90
	BASELINE 1/2"=1'-0" PLAN/CONCRETE	1ST FLP. 140
	SCALE 1/8"=1'-0"	2ND FLP. 177
	DATE: 21 FEB 2012	TOTAL: 297
		GARAGE: 65

## Exhibit 4

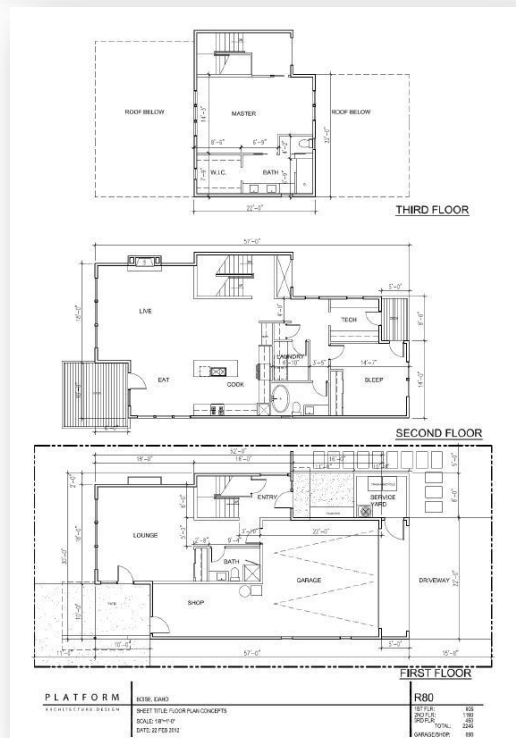
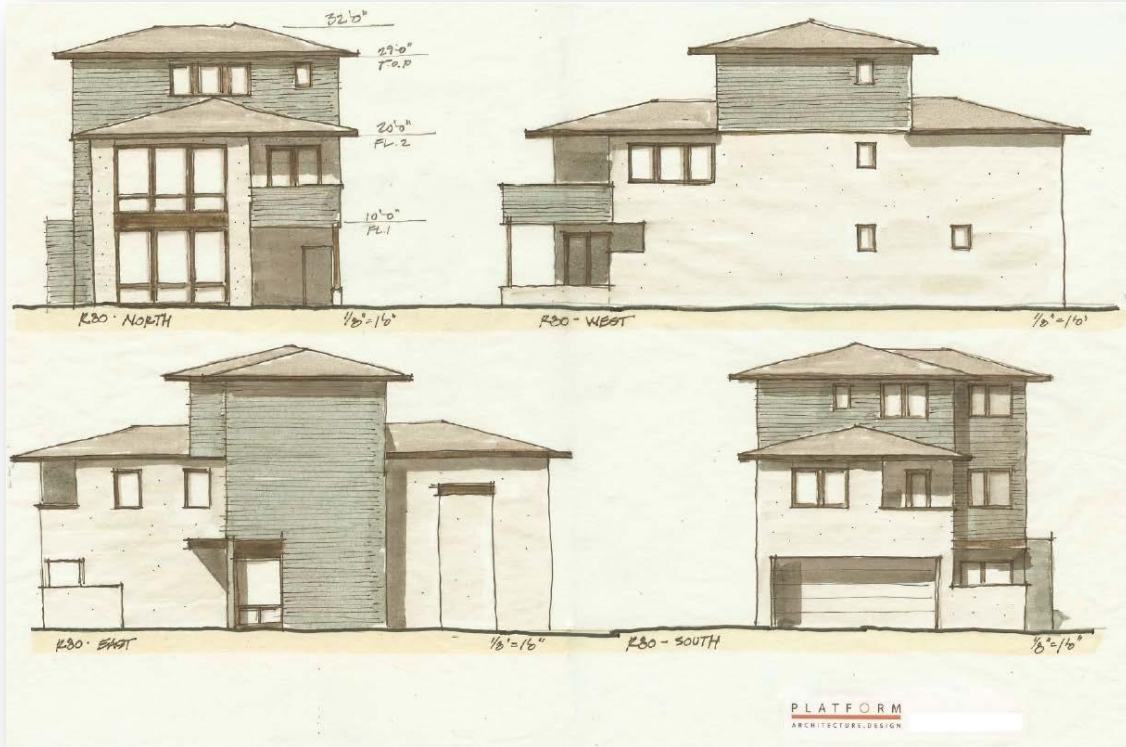
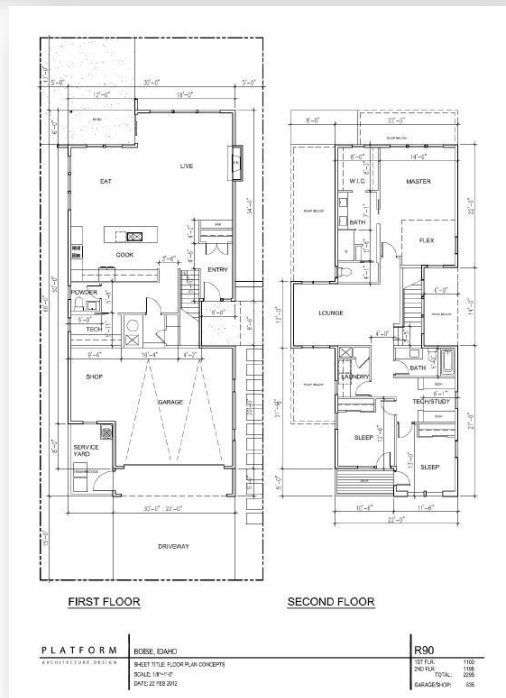




Exhibit 5





REAL ESTATE DEVELOPMENT

Exhibit 6

ANTHEM



FRONT ELEVATION



SIDE ELEVATION  
FROM WARMSPRINGS



REAL ESTATE DEVELOPMENT

Exhibit 7

BROOKFIELD



FRONT ELEVATION



SIDE ELEVATION  
FROM WARMSPRINGS



REAL ESTATE DEVELOPMENT

Exhibit 8

LEADVILLE

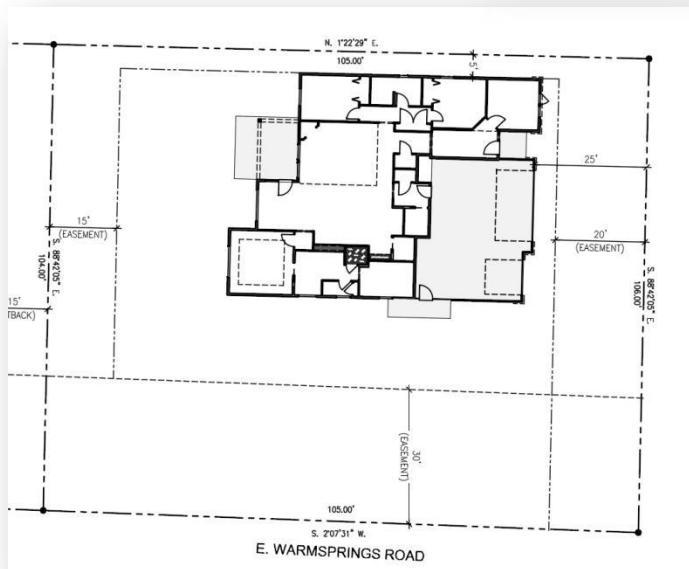
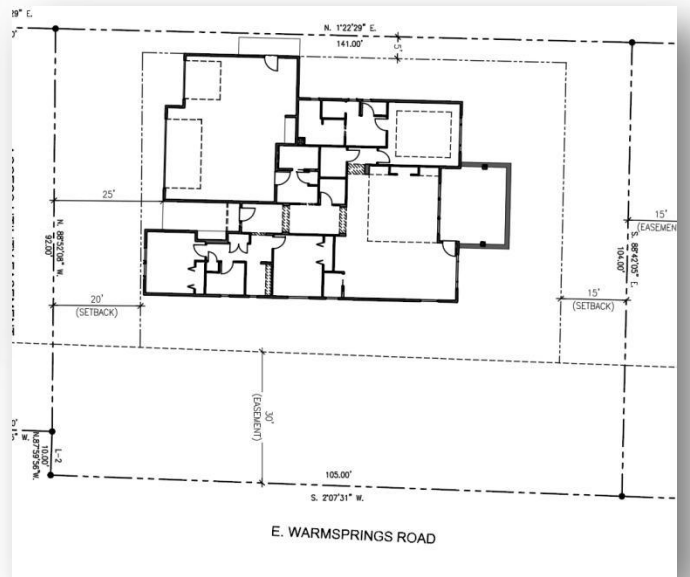
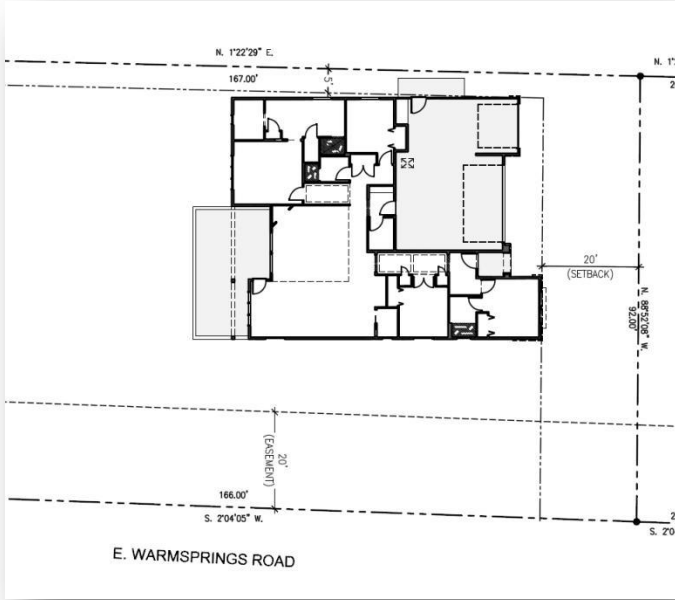


FRONT ELEVATION



SIDE ELEVATION  
FROM WARMSPRINGS

## Exhibit 9





**Exhibit 10**





February 2, 2016

**To: Property Owner and/or Resident**

**RE: Property Development – Adjacent Neighbor Meeting Notice**

You are invited to a meeting for a residential neighborhood planned at 6781, 6751, 6827 East Warm Springs Avenue in southeast Boise. The new neighborhood will develop approximately 4 acres of land for single-family (detached) homes.

Please join us for refreshments and French fries as we discuss this new neighborhood and celebrate Ben's Crow Inn owners retirement.

Meeting Location and Time:  
**February 11, 2016 – 6:00 p.m.**



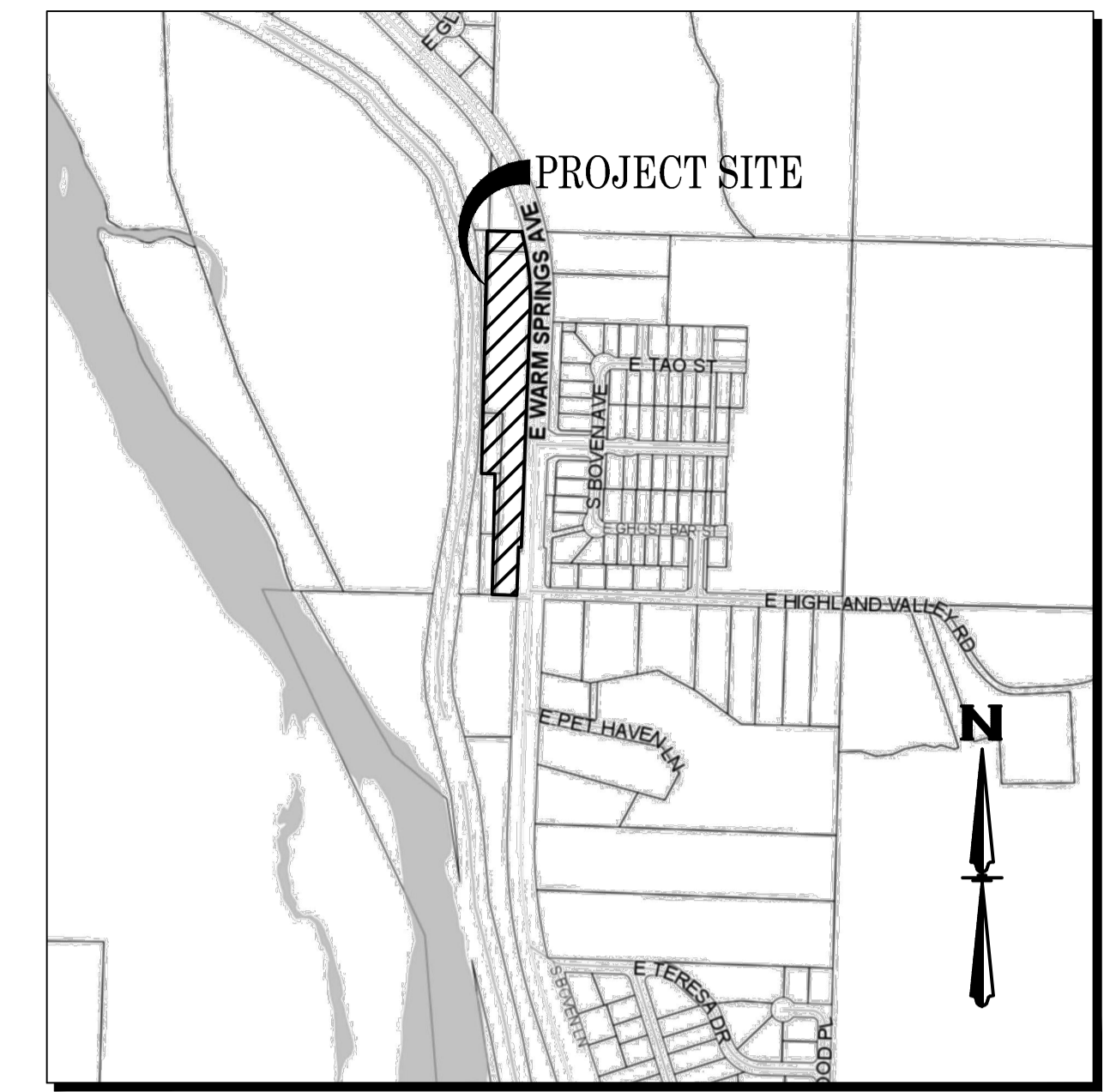
**The meeting will be held at Ben's Crow Inn located at 6781 E. Warm Springs Ave., Boise, Idaho 83716.**

Please note that this is not a public hearing and no city or public officials will be present.

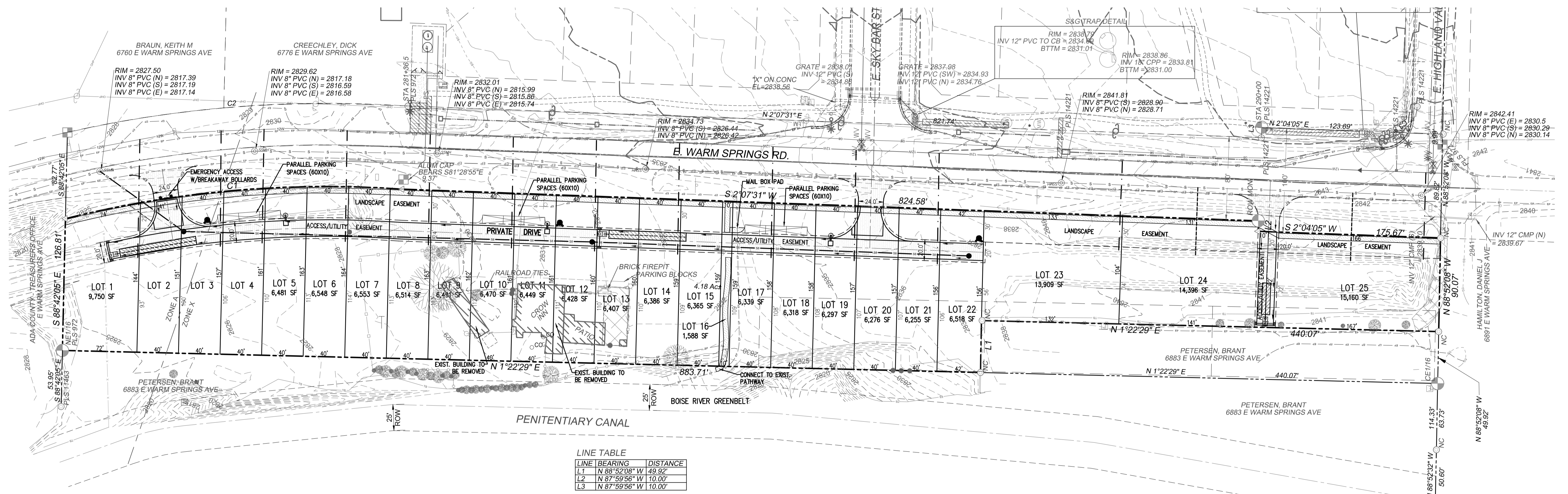
If you have any questions about this project, please contact Marcel Lopez at (208) 336-5355 extension 4 and then press #.

# PRELIMINARY PLAT FOR BCI SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF OF THE NE 1/4 SECTION 33,  
T.3N., R.3E., B.M., ADA COUNTY, IDAHO  
2016



VICINITY MAP  
1" = 800'



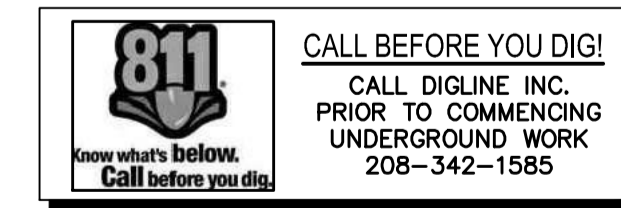
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 88°32'08" W	49.92'
L2	N 87°59'56" W	10.00'
L3	N 87°59'56" W	10.00'

**CURVE TABLE**

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	328.65'	18°03'28"	1036.47'	S 4°59'00" E	328.30'
C2	330.00'	16°56'07"	1116.47'	N 4°26'10" W	328.80'
C3	39.61'	90°46'33"	25.00'	N 43°16'07" W	35.59'

**DEVELOPER**  
C15, LLC  
P.O. BOX 1610,  
EAGLE IDAHO 83616

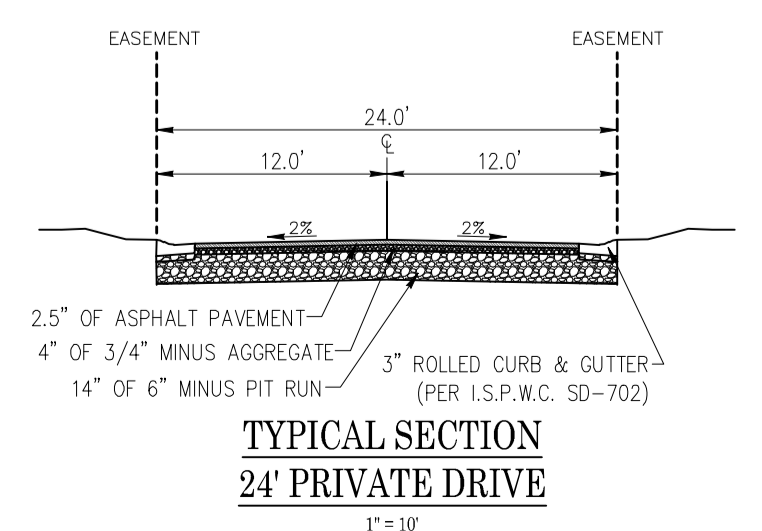
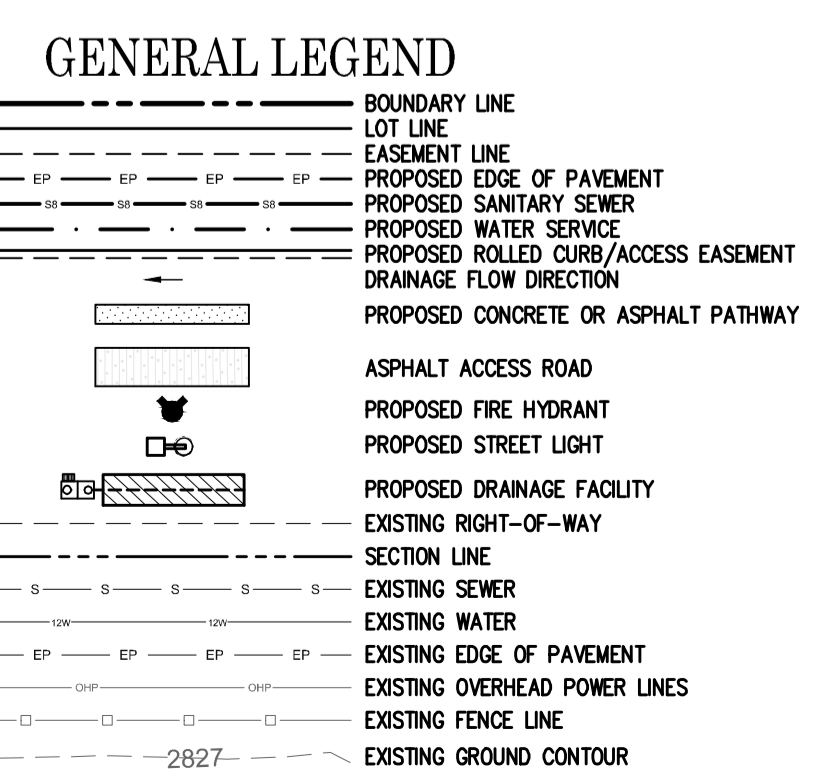
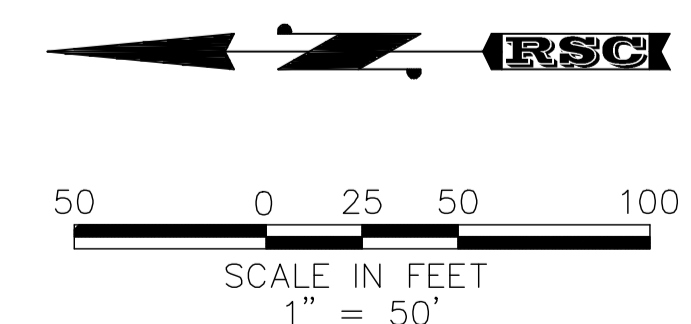


**LAND SURVEYOR**  
SAWTOOTH LAND SURVEYING LLC.  
2030 S. WASHINGTON AVE.  
EMMETT, ID 83617  
(208) 398-6104

**CIVIL ENGINEER**  
JIM E. COSLETT, P.E.  
ROCK SOLID CIVIL LLC  
270 N. 27th ST. SUITE 100  
BOISE, ID 83702  
(208) 342-3277

**UTILITY REPRESENTATIVES**

UTILITY	REPRESENTATIVES	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	1-877-290-5458
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	CITY OF BOISE	(208) 384-3900
WATER	UNITED WATER OF IDAHO	(208) 382-7200
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 334-8000
IRRIGATION	N/A	
FIRE	CITY OF BOISE	(208) 570-6500



- NOTES:**
- SANITARY SEWER MAINS SHALL BE 8" DIAMETER UNLESS OTHERWISE SHOWN.
  - WATER MAINS SHALL BE 8" DIAMETER UNLESS OTHERWISE SHOWN.
  - SURFACE STORM WATER DRAINAGE SHALL BE DIRECTED TO DRAINAGE FACILITIES AS SHOWN.
  - THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
  - ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL EXCEPT; LOT 16, BLOCK 1, WHICH WILL BE A COMMON LOT OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - A PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (ZONE "A"), PER FIRM 1600100315 H DATED 2-19-03.

**DEVELOPMENT FEATURES:**

TOTAL ACRES.....±4.18 ACRES  
TOTAL LOTS.....25  
BUILDABLE LOTS.....25  
COMMON LOTS/ACRE.....0/0 ACRES  
DENSITY DU/ACRES.....4.18 ACRES  
EXISTING ZONING.....A-1  
(CITY OF BOISE)  
MINIMUM RESIDENTIAL LOT SIZE.....5,904 sq.ft.  
AVERAGE RESIDENTIAL LOT SIZE.....7,500 sq.ft.

**Revisions**

Date	Description
1	
2	
3	
4	



**REUSE OF DRAWINGS**  
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

BCI SUBDIVISION  
PRELIMINARY PLAT

Project Name: BCI SUBDIVISION  
Sheet Name: PRELIMINARY PLAT

Stamp: PROFESSIONAL ENGINEER REGISTERED 10692 STATE OF IDAHO JIM E. COSLETT

Project No. RSC-1600  
Drawn By: RLC  
Date: 10 February 2016  
Sheet No. C1 of 1

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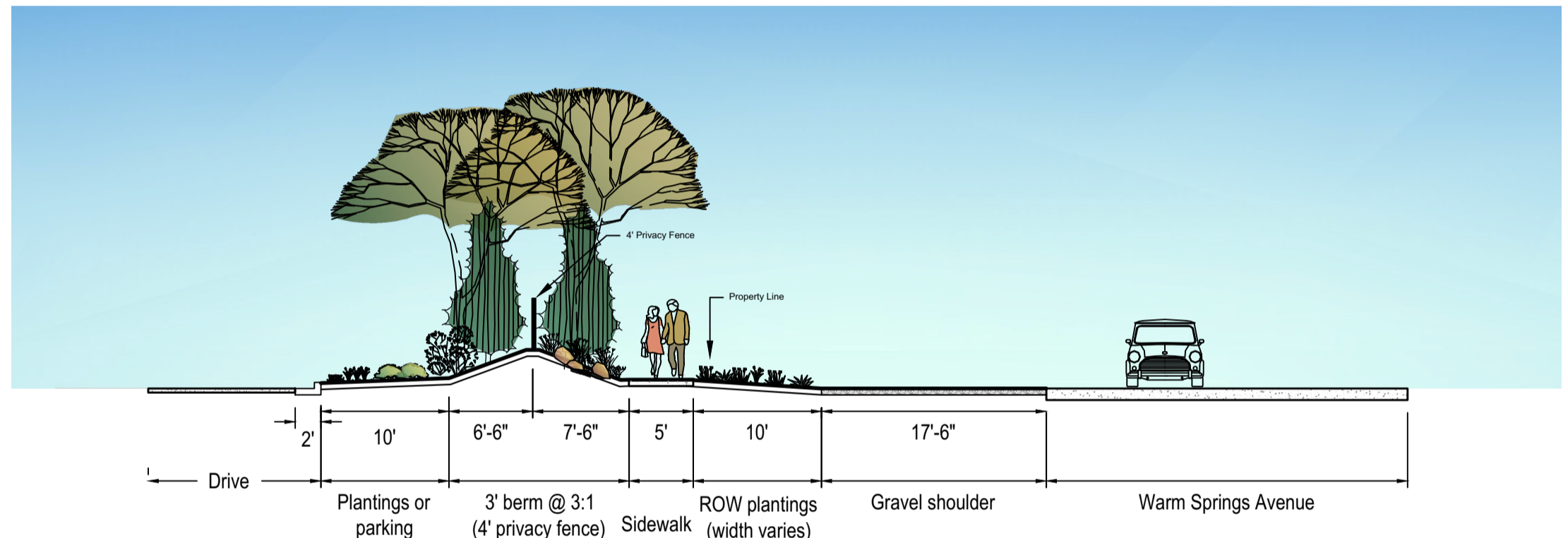
**LANDSCAPE NOTES:**

- 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.
- 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 replaced at contractor's expense.
- Coordinate with civil engineering drawings for paving, utilities and grading information.
- 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".
- 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.
- 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.
- 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

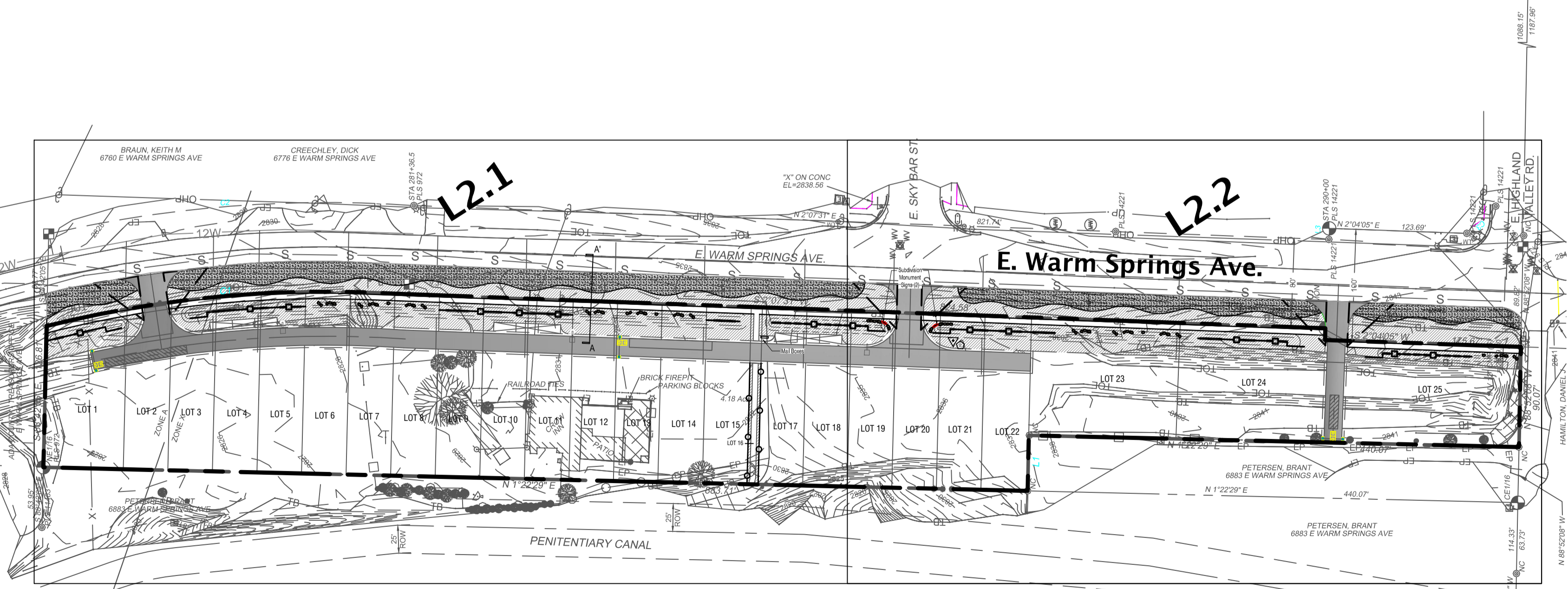
- drainage away from structures. Refer to Engineer's plans for grading information.
- Surface water drainage is to be contained within each lot unless expressly allowed otherwise by approved engineering plans.
- Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
- Lay sod within 24 hours of harvesting. Lay sod to form a solid mass with tightly fitted joints and even grades.
- Contractor responsible for keeping landscaped areas clean. remove all debris, spoils and trash from site for disposal at approved landfill or waste disposal site.
- 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.
- Install only specified plants. Plant substitutes must be approved by Landscape Architect. Unapproved plant substitutes will be replaced at Contractor's expense.
- Trees shall not be planted within the 10' clear zone of all ACHD (Ada County Highway District) storm drain pipe, structures, or facilities.
- Trees shall not be planted within clear vision triangles.
- No trees shall be placed within 50' of stop sign.
- Seepage beds must be protected from any and all contamination during the construction and installation of the landscape irrigation system.

- 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.
- 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.
- 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.
- 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.
- 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.
  - Irrigation Contractor to coordinate with General Contractor for all sleeves that need to be installed to allow efficient irrigation piping.
  - 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									
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'	60x40'	2" cal.	3-4	II	9	4	13
⊙	SKYLINE HONEYLOCUST	Gleditsia triacanthos inermis 'Skyline'	45x35'	2" cal.	1	II	8	6	14
⊙	AMUR MAPLE	Acer ginnata	20x25'	2" cal.	1	I	4	2	5
⊙	ROBINHILL SERVICEBERRY or CANADA RED CHOKECHERRY	Amelanchier x grandiflora 'RobinHill' or Prunus virginiana 'Canada Red'	25x15'	9'-10" ht (clump)	3-4	I	2	2	4
⊙	VANDERWOLF PINE	Pinus flexilis 'Vanderwolfs Pyramid'	30x15'	6'-7" ht.	1	EVERGREEN	8	10	18
⊙	KARL FUCHS HIMALAYAN CEDAR	Cedrus deodara 'Karl Fuchs'	20x8'	6'-7" ht.	2	EVERGREEN	7	7	14
⊙	DARTS GOLD NINEBARK or SASKATOON SERVICEBERRY	Physocarpus opulifolius 'Darts Gold' or Amelanchier alnifolia	6x6'	5 gal	1	SHRUB	16	6	22
⊙	BAILEYS REDOSIER DOGWOOD	Cornus sericea 'Baileys'	7x7'	5 gal	2	SHRUB	30	19	49
⊙	RUSSIAN SAGE	Perovskia atriplicifolia	5x5'	2-3 gal.	1	SHRUB	41	29	70
⊙	SLOWMOUND DWARF MUGO PINE	Pinus mugo 'Slowmound'	2x3'	2-3 gal.	1	E. SHRUB	22	12	34
⊙	GROW LOW SUMAC	Rhus aromatica	3x6'	2-3 gal.	0	SHRUB	34	22	56
⊙	VIRGINIA CREEPER	Parthenocissus quinquefolia	12x5'	2-3 gal.	3	VINE	36	11	47
⊙	HIDCOTE SUPERIOR LAVENDER	Lavandula angustifolia 'Hidcote Superior'	2x2'	1 gal	1	PERENNIAL	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.		
⊙	FIRECRACKER PENSTEMON	Penstemon eatonii	3x2'	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	1.5x1'	1 gal	2	PERENNIAL	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.		
⊙	BLUE FLAX	Linum lewisii	1.5x1.5'	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	2x18"	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'	3x2'	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'	5x2'	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 HYDROZONE SCHED. 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 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 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.

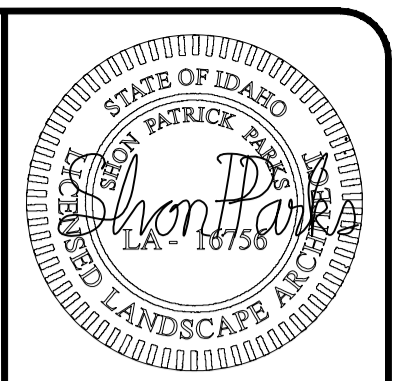
TABLE OF CONTENTS	
SHEET NO.	SHEET NAME
L1	LANDSCAPE COVER SHEET
L2.1	LANDSCAPE PLANTING PLAN
L2.2	LANDSCAPE PLANTING PLAN
L3	LANDSCAPE DETAILS

**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.
18000-LSCP		DESIGNED	
		DRAWN	
		CHECKED	
		APPROVED	

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 9777 CHINDEN BOULEVARD  
 BOISE, IDAHO 83714-2008  
 PHONE: (208) 323-2288  
 OFFICES ALSO IN:  
 COEUR D'ALENE, IDAHO  
 NAMPA, IDAHO  
 FAX: (208) 323-2399

PRELIMINARY PLAT LANDSCAPE PLAN FOR:  
**BCI SUBDIVISION**  
 COVER SHEET

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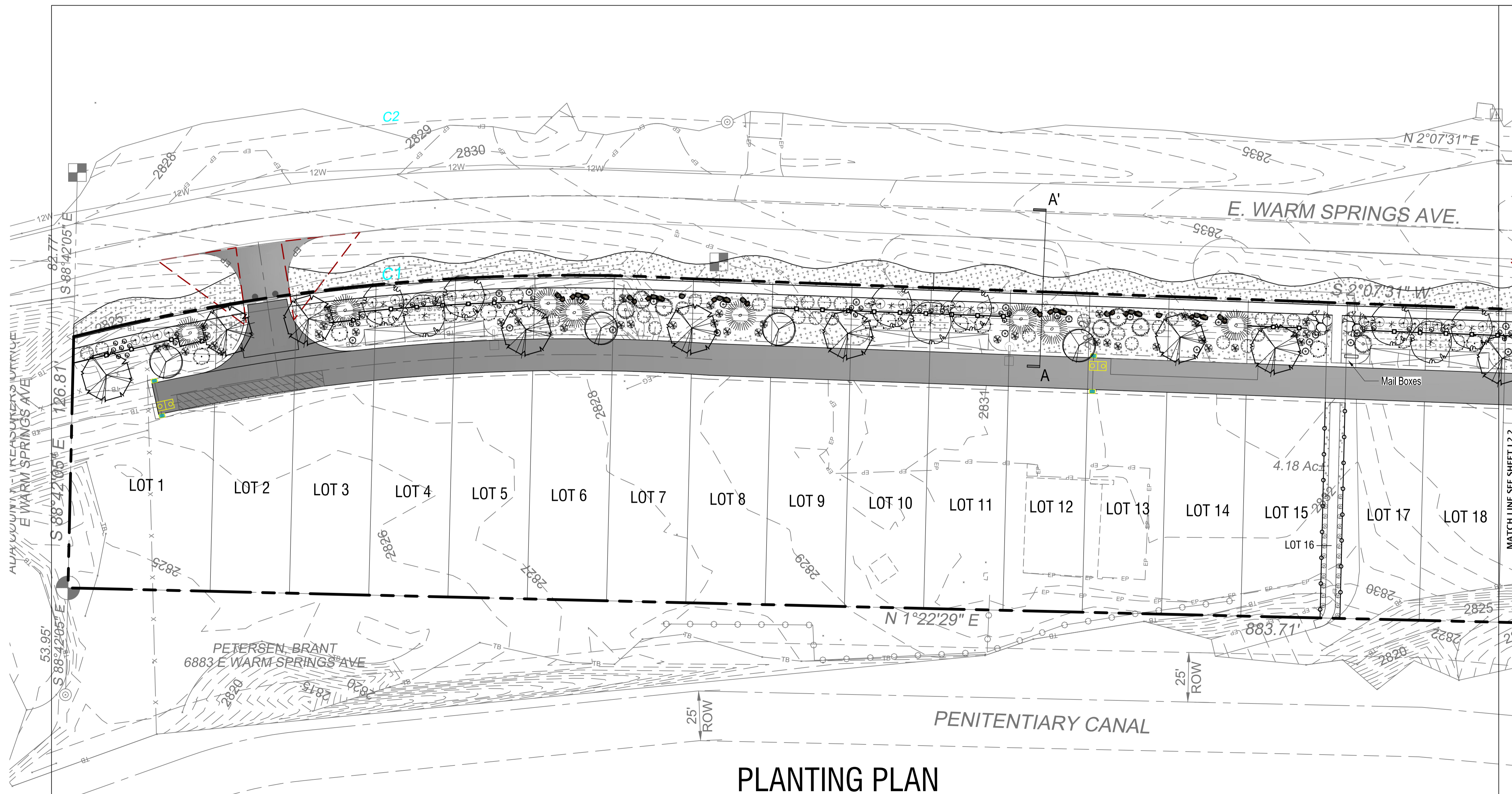
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PLANTING SCHEDULE				
Key	Common Name	Botanical Name	Min. Planting Size*	Quant. L2.1
	PACIFIC SUNSET MAPLE or AUTUMN BLAZE MAPLE	Acer truncatum x platanoides 'Warrenred' or Acer fremanii 'Jeffersred'	2" cal.	9
	SKYLINE HONEYLOCUST	Gleditsia triacanthos 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

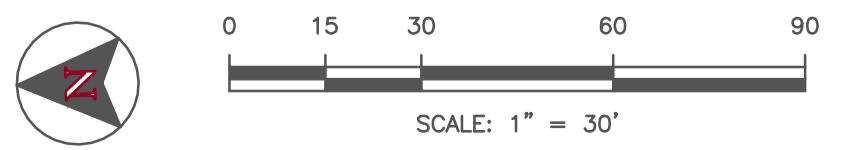
	DARTS GOLD NINEBARK or SASKATOON SERVICEBERRY	Physocarpus opulifolius 'Darts Gold' or Amelanchier alnifolia	5 gal	16
	BAILEYS REDOSIER DOGWOOD	Cornus sericea 'Baileys'	5 gal	30
	RUSSIAN SAGE	Perovskia atriplicifolia	2-3 gal.	41
	DWARF MUGO PINE	Pinus mugo 'Slowmound'	2-3 gal.	22
	GROW LOW SUMAC	Rhus 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	Linum 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:  
 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.



PLANTING PLAN



E-FILE NAME	DESIGNED	DRAWN	CHECKED	APPROVED
160030-LSCP				

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 9777 CHINDEN BOULEVARD  
 BOISE, IDAHO 83714-2008  
 PHONE: (208) 323-2288  
 FAX: (208) 323-2399  
 OFFICES ALSO IN:  
 COEUR D'ALENE, IDAHO  
 NAMPA, IDAHO

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

DATE: FEBRUARY 2016  
 PROJECT: 160030

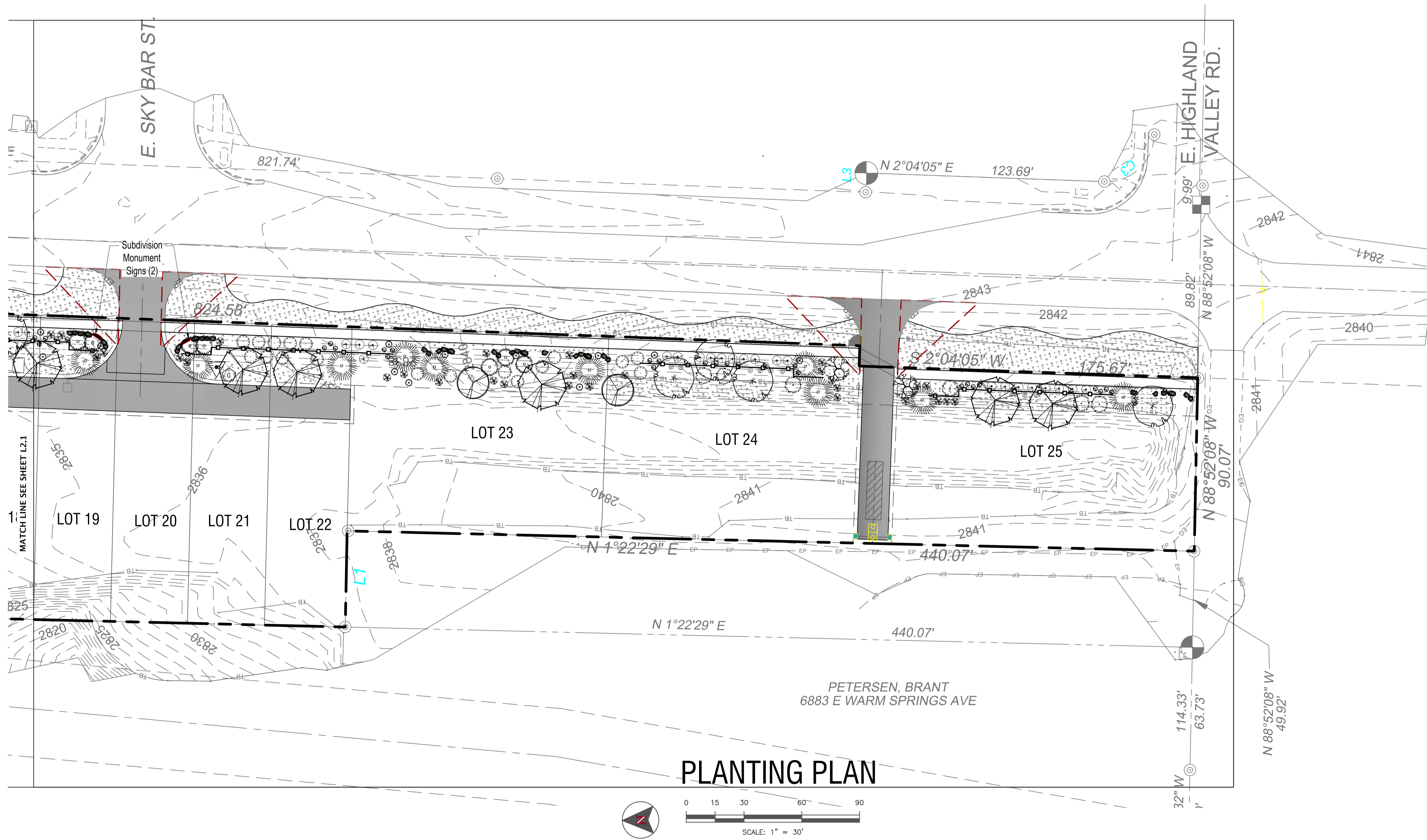
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PLANTING SCHEDULE				
Key	Common Name	Botanical Name	Min. Planting Size*	Quant. L2.2
	PACIFIC SUNSET MAPLE or AUTUMN BLAZE MAPLE	<i>Acer truncatum</i> x <i>platanoides</i> 'Warrenred' or <i>Acer fremanii</i> 'Jeffersred'	2" cal.	4
	SKYLINE HONEYLOCUST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

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

	BLUE FLAX	<i>Linium lewisii</i>	1 gal	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.
	HARDY ICE PLANT	<i>Delosperma cooperii</i>	1 gal	Perennial Beds Mix. Final location and quantity to be determined in construction plans. See Note 3.
	LITTLE BUNNY FOUNTAIN GRASS	<i>Pennisetum alopecuroides</i> '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	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	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 SCHOL. 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.



E-FILE NAME	DESIGNED	DRAWN	CHECKED	APPROVED
160030-LSCP				

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 9777 CHINDEN BOULEVARD  
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 OFFICES ALSO IN:  
 COEUR D'ALENE, IDAHO  
 NAMPA, IDAHO

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

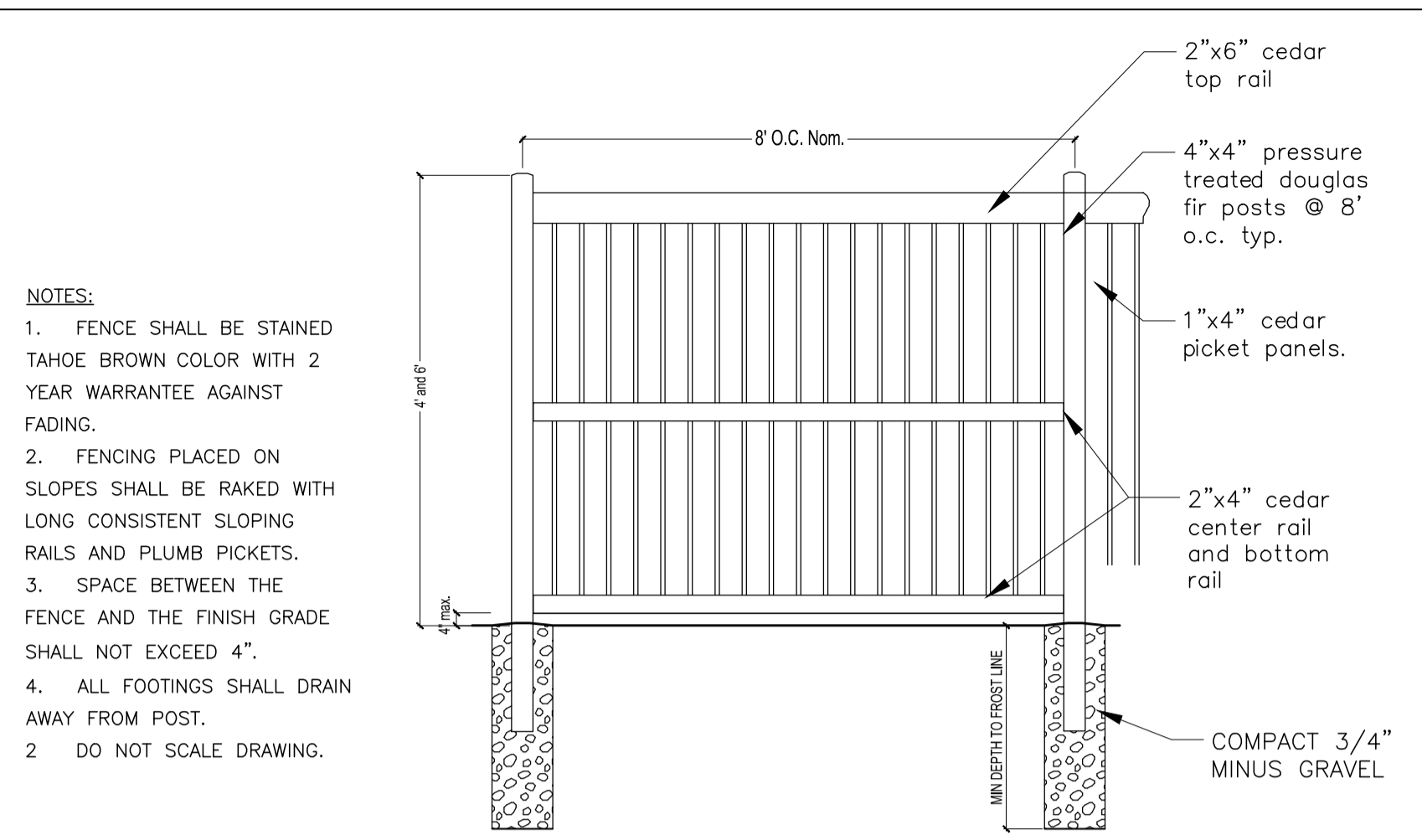
© 2015 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



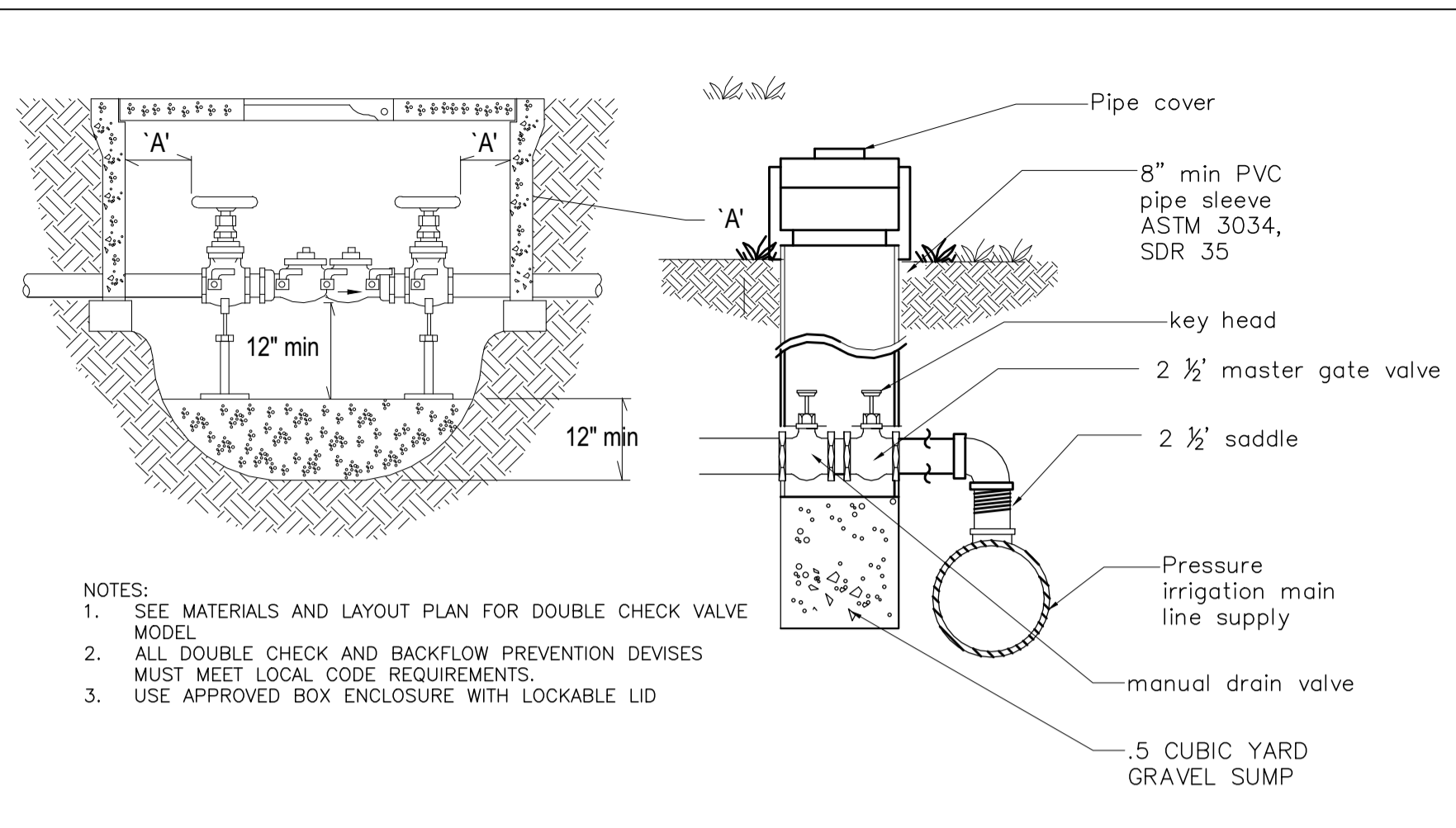
**STEEL SIGN PLATE**  
Black text (to be determined)

**STACKED STONE WALL**  
transitioning to boulder wall  
- 30" ht.

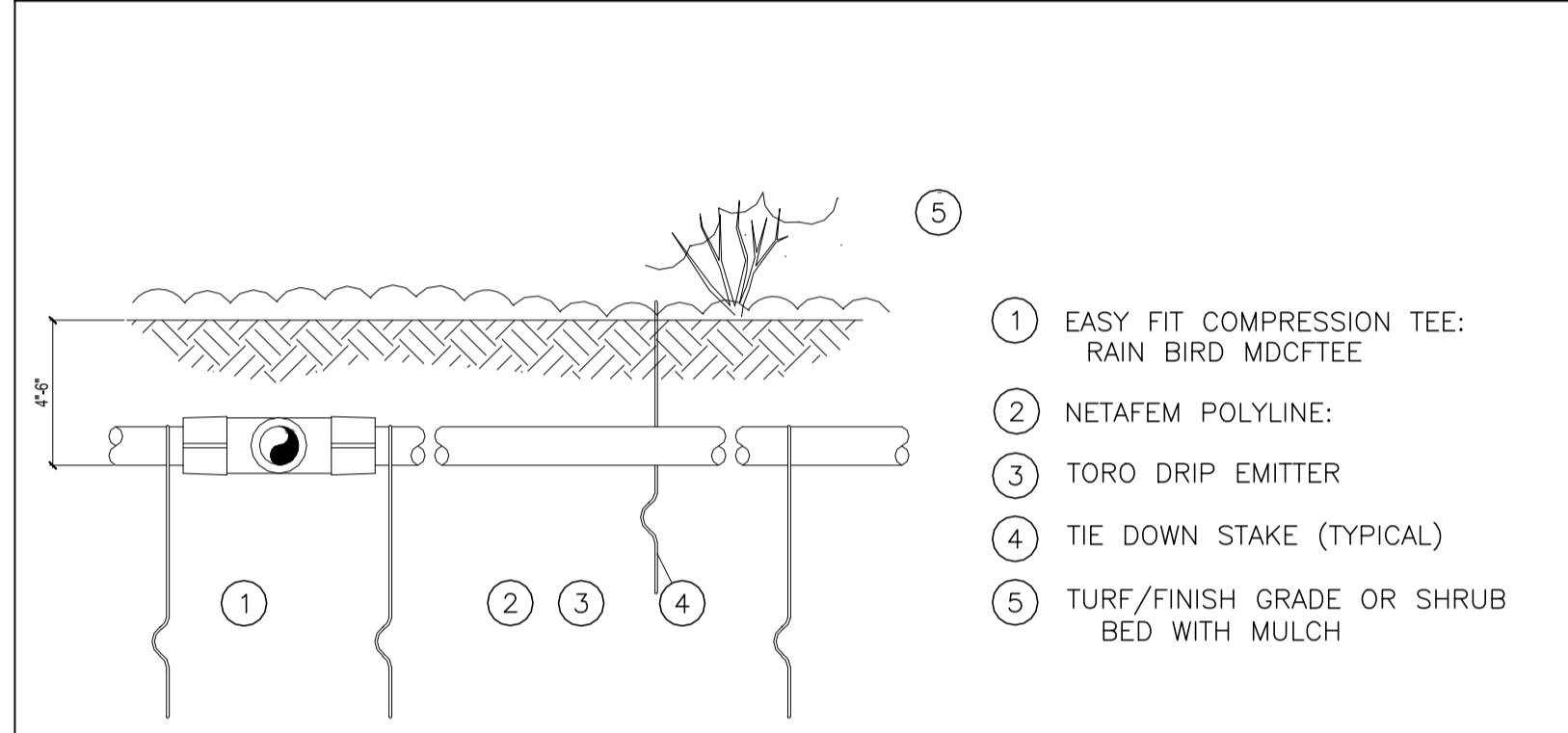
**1** SUBDIVISION MONUMENT SIGN  
N.T.S.



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

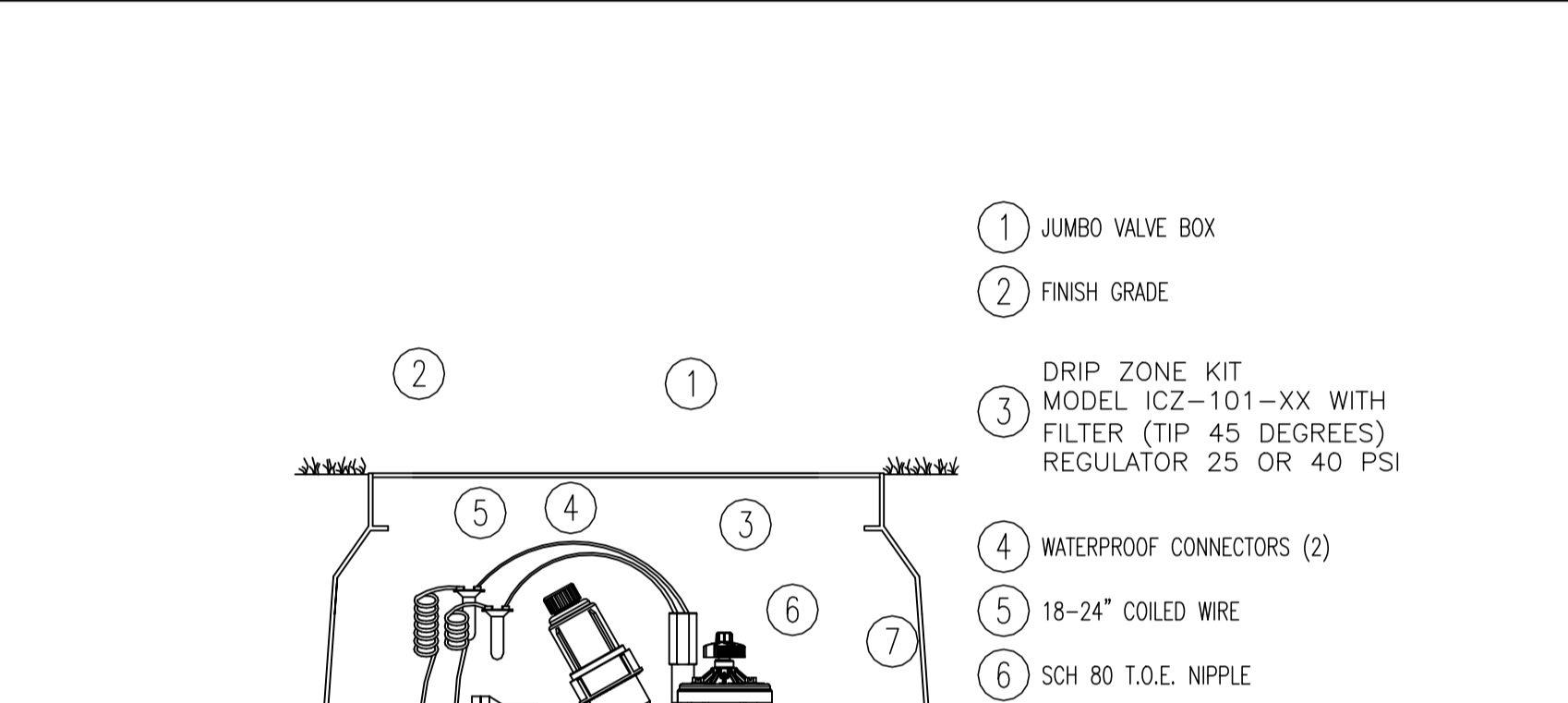


**3** MASTER GATE VALVE, MANUAL DRAIN VALVE AND DOUBLE CHECK VALVE  
N.T.S.

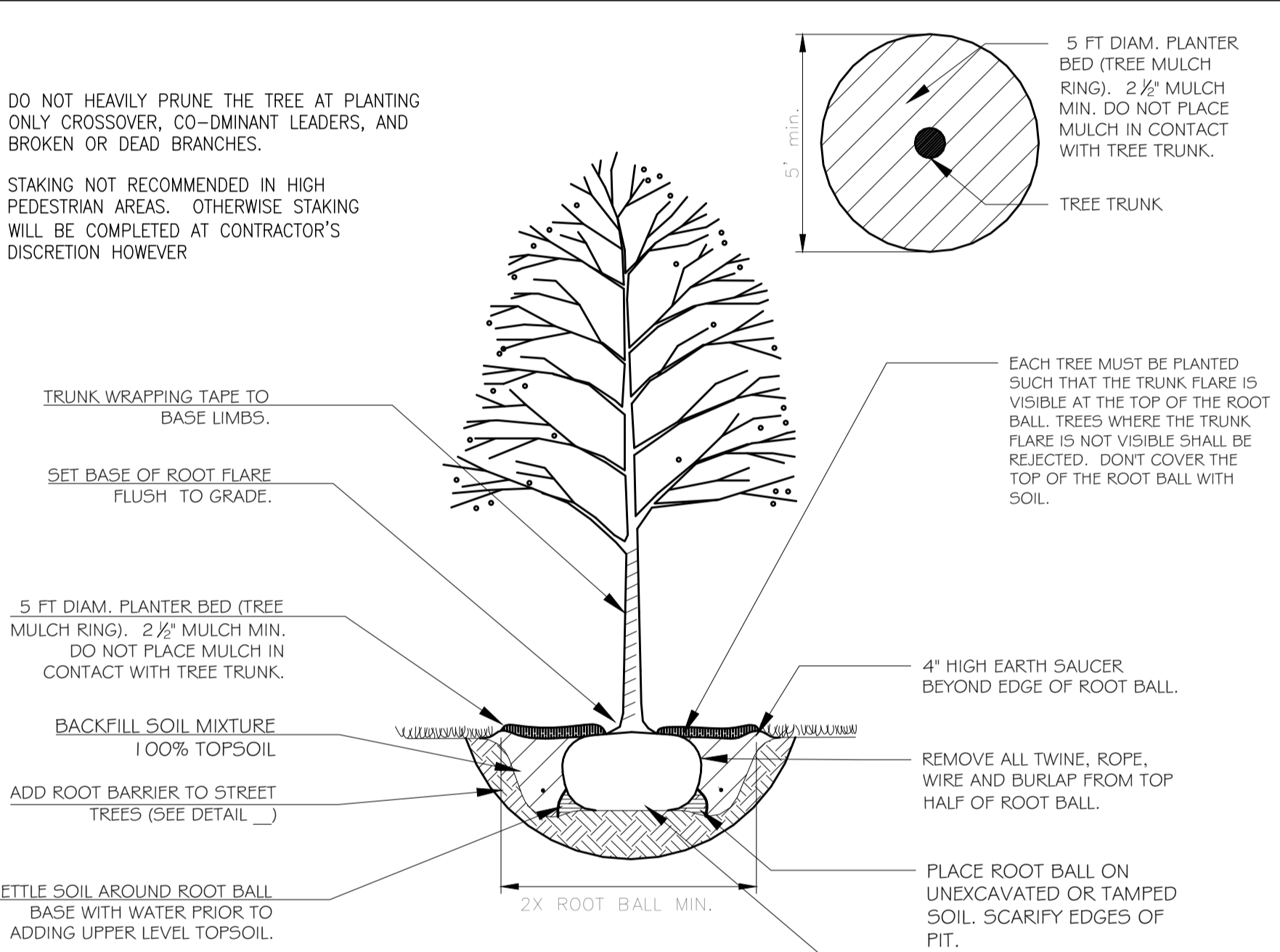


NOTES:  
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.  
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.  
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

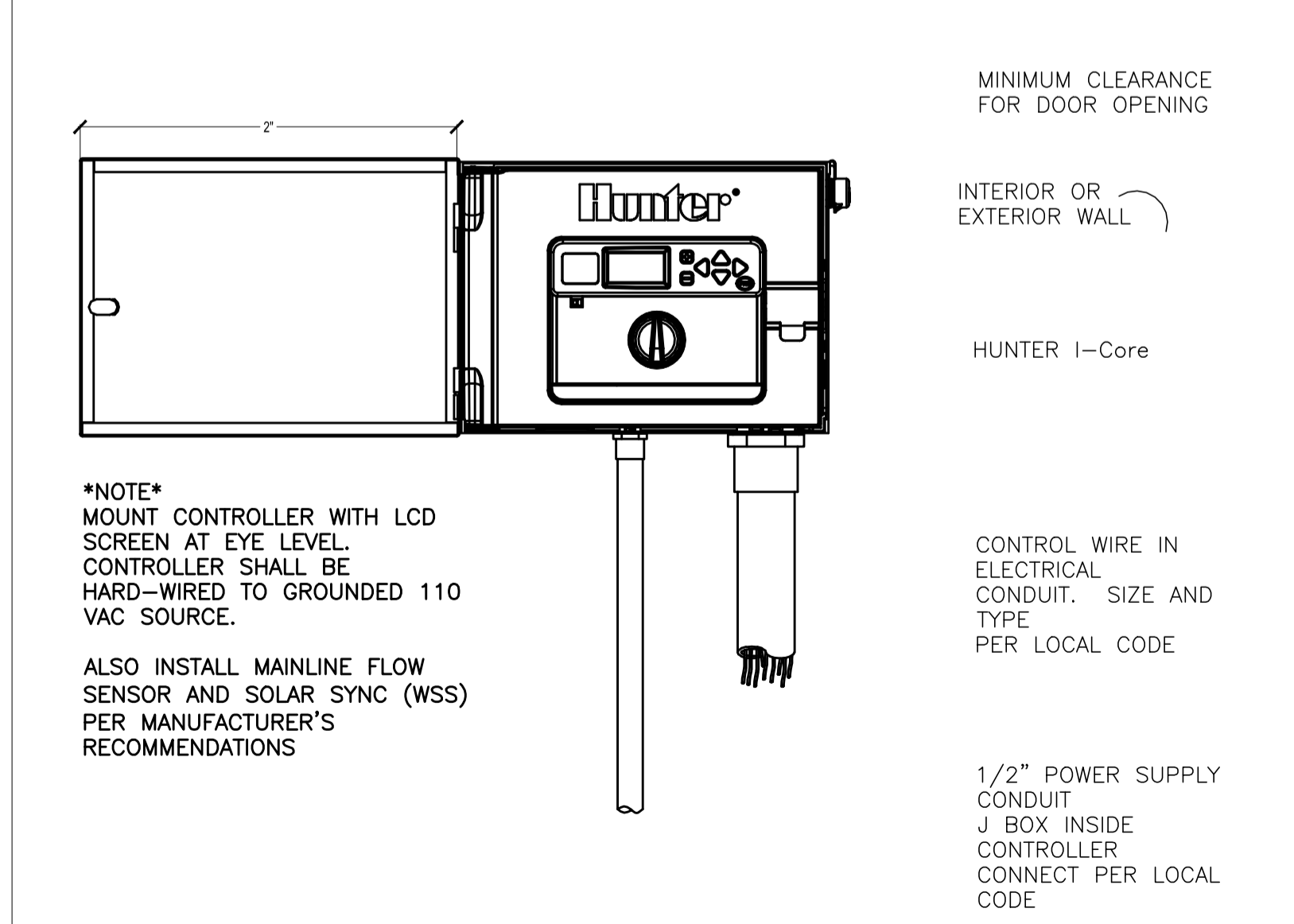
**4** DRIP IRRIGATION LINE INSTALLATION  
N.T.S.



**5** DRIP SYSTEM CONTROL VALVE  
N.T.S.



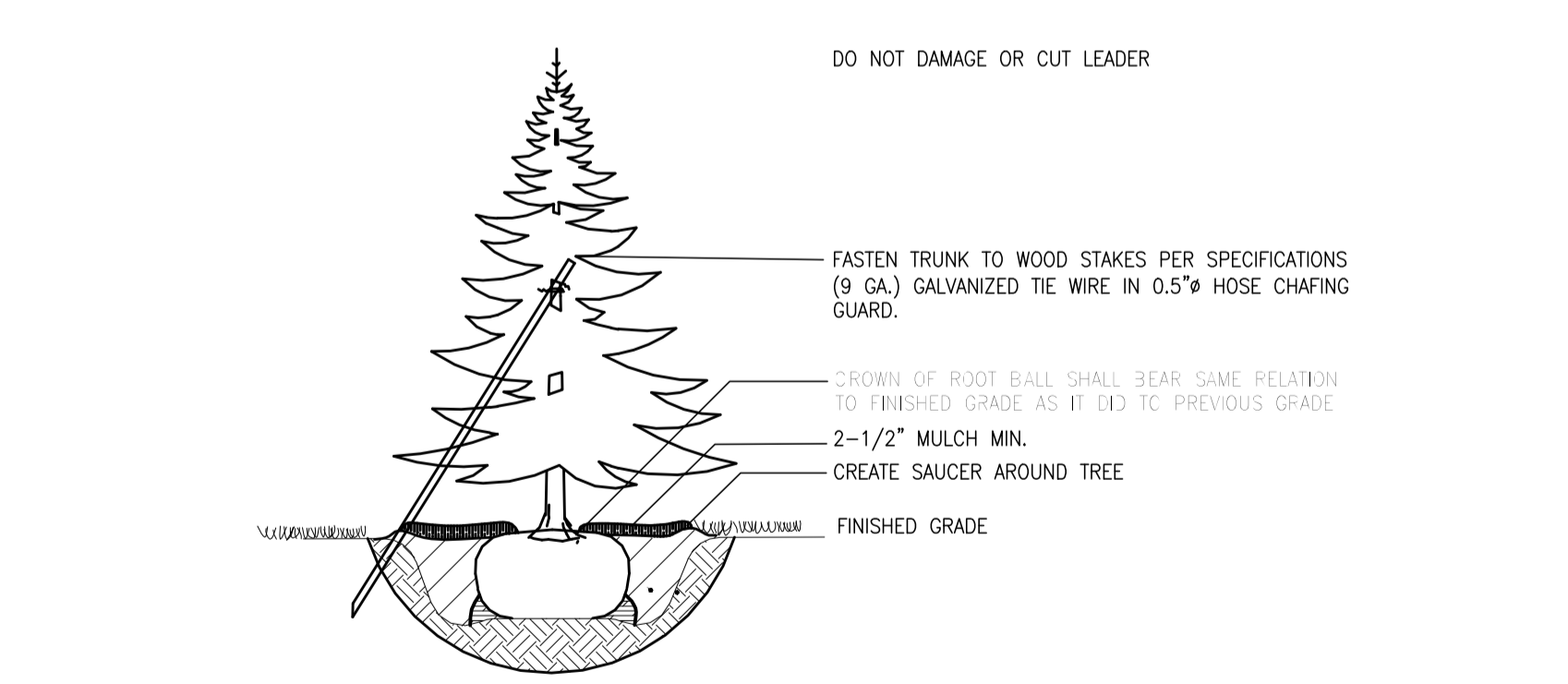
**6** TREE PLANTING DETAIL  
N.T.S.



\*NOTE\*  
MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUND 110 VAC SOURCE.

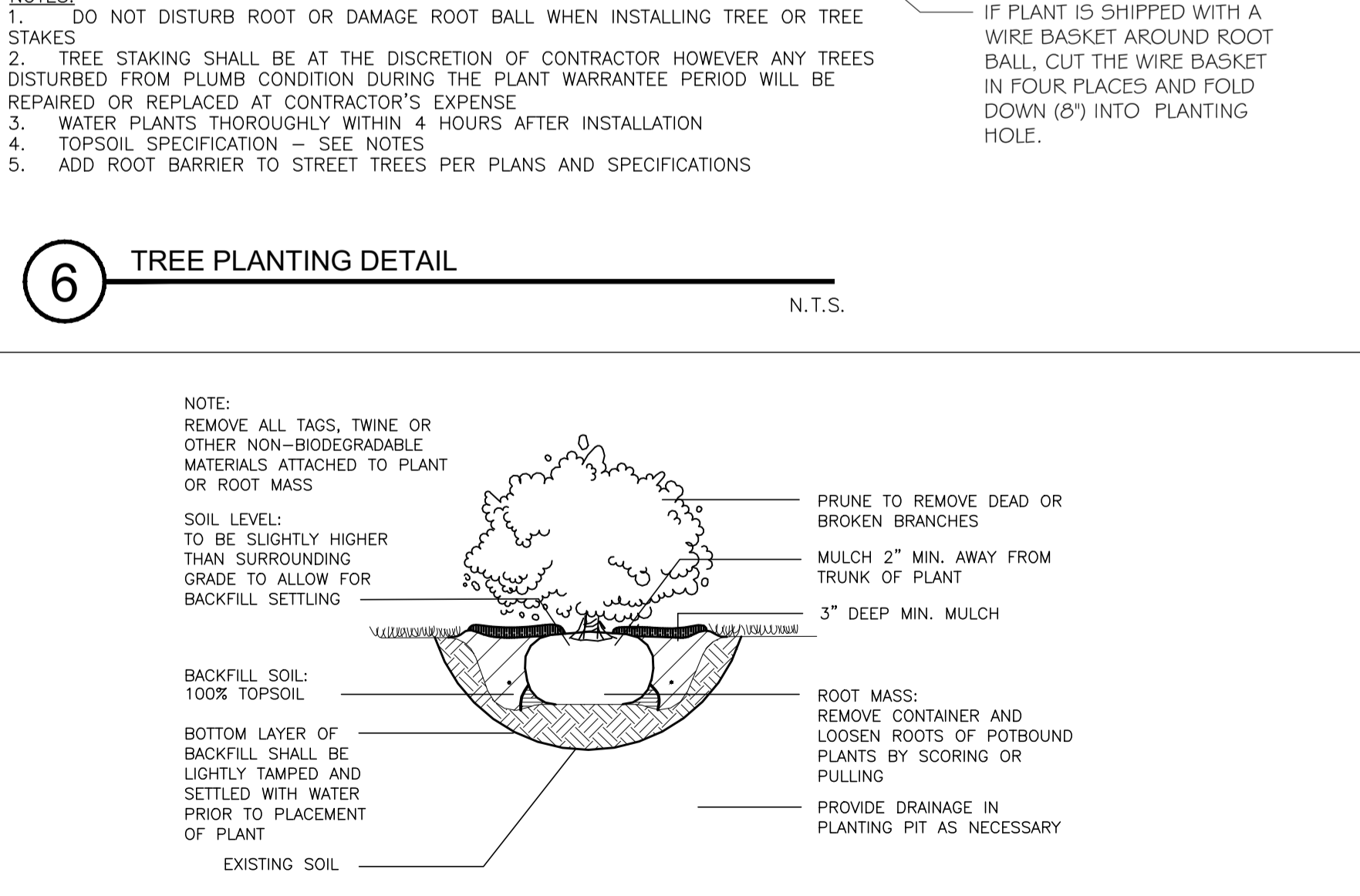
ALSO INSTALL MAINLINE FLOW SENSOR AND SOLAR SYNC (WSS) PER MANUFACTURER'S RECOMMENDATIONS

**7** IRRIGATION CONTROLLER INSTALLATION  
N.T.S.



NOTES:  
1. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES. CUR AND REMOVE TOP 1/3 OF BURLAP FROM BALL.  
2. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR HOWEVER ANY TREES DISTURBED FROM PLUMB CONDITION DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.  
3. WATER PLANTS THOROUGHLY WITHIN 4 HOURS AFTER INSTALLATION.  
4. TOPSOIL SPECIFICATION - SEE NOTES.  
5. PLANT PIT SHALL BE 2X ROOT BALL WIDTH AND SCARIFIED.  
6. REMOVE ALL TWINE AND TOP HALF OF BURLAP AFTER PLANTING

**8** EVERGREEN TREE PLANTING DETAIL  
N.T.S.



**9** SHRUB PLANTING DETAIL  
N.T.S.



E-FILE NAME	DESIGNED	DRAWN	CHECKED	APPROVED
16000-LSCP	S. PARKS	S. PARKS	S. PARKS	S. PARKS
DATE				
NO.				

**T-O ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
9777 CHINDEN BOULEVARD  
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NANPA, IDAHO

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

DATE: FEBRUARY 2016  
PROJECT: 160030

H:\160030\_L3\_ACAD\DWG\MCH\160030-LSCP-160218.DWG, 2/16/2016





## Ben's Crow Inn Subdivision List of Notified Owners

PARCEL	PRIMOWNER	SECOWNER	ADDCONCAT	City	ST	ZIP Code
6781-6827 E WARM SPRINGS AVE	ADDRESS LIST	30 RECORDS-02/02/16				
R2037780180	ACKLESON SCOTT M & SUE ANN REVOCABLE TRU	ACKLESON SCOTT M TRUSTEE	6956 E Sky Bar St	Boise	ID	83716-8829
S0933110505	ADA COUNTY - TREASURERS OFFICE		200 W Front St	Boise	ID	83702-7300
R2037780390	BEHRENT RUTH ANN	HEINICKE MARTIN W	6965 E Sky Bar St	Boise	ID	83716-8829
R1621740010	BRAUN KEITH M	BRAUN KAREN A	3785 W Lamont Rd	Meridian	ID	83642-6489
S0933131500	BRIGHTON DEVELOPMENT INC		12601 W Explorer Dr Ste 200	Boise	ID	83713-1880
S0933120640	BUEHLER JOHN KARL	BUEHLER RHONDA	6535 E Warm Springs Ave	Boise	ID	83716-8820
R2037990160	C13 LLC		PO Box 1610	Eagle	ID	83616-9103
R2037780020	CONNORS DANIEL J JR	CONNORS KERRI L	5191 S Boven Ave	Boise	ID	83716-8827
S0933141892	CREECHLEY DICK	CREECHLEY NANCY	1044 E Saratoga Dr	Boise	ID	83706-5856
R2037780030	DSK FAMILY TRUST 9/28/2015	DURTSCHI DONOVAN A TRUSTEE	5179 S Boven Ave	Boise	ID	83716-8827
R2037780010	EAST VALLEY COMMUNITY ASSOCIATION INC		4824 W Fairview Ave	Boise	ID	83706-2243
R2037780370	FISCHER GREGORY S	FISCHER KRISTIN P	5231 S Boven Ave	Boise	ID	83716-8828
S0933417450	HAMILTON CONNIE J		6916 E Pet Haven Ln	Boise	ID	83716-8801
S0933417602	HAMILTON DANIEL J	HAMILTON CINDY I	6891 E Warm Springs Ave	Boise	ID	83716-8819
S0933417700	IDAHO STATE BOARD OF EDUCATION		1910 W University Dr # Ms 1000	Boise	ID	83725-0001
	JEREMY MAXAND	BARBER VALLEY	5861 E Playwright St	Boise	ID	83716-5500
R2037780170	LORD CATHY L		6951 E Tao St	Boise	ID	83716-8824
R2037780360	MORAN GREGORY S	MORAN NATALIE A	5225 S Boven Ave	Boise	ID	83716-8828
S0933142255	PETERSEN BRANT	PETERSEN KRISTA	6883 E Warm Springs Ave	Boise	ID	83716-8819
R9162000010	REAGAN TRENT DALE		6885 E Highland Valley Rd	Boise	ID	83716-8802
	RESIDENT		5113 S Boven Ave	Boise	ID	83716-8827
	RESIDENT		5135 S Boven Ave	Boise	ID	83716-8827
	RESIDENT		6760 E Warm Springs Ave	Boise	ID	83716-8806
	RESIDENT		6776 E Warm Springs Ave	Boise	ID	83716-8806
	RESIDENT		6781 E Warm Springs Ave	Boise	ID	83716-8806
	RESIDENT		6922 E Tao St	Boise	ID	83716-8824
	RESIDENT		6948 E Tao St	Boise	ID	83716-8824
R9162000020	SMITH JERRY C	SMITH DONNA J	6951 E Highland Valley Rd	Boise	ID	83716-8802
R2037780090	TAHOE HOMES LLC		1979 N Locust Grove Rd	Meridian	ID	83646-1829
R2037780040	WARFEL PATRICIA A		5157 S Boven Ave	Boise	ID	83716-8827



**BCI Subdivision Neighborhood Meeting**  
**6:00 pm, February 11, 2016, at Ben's Crow Inn, 6781 E. Warm**  
**Springs Ave., Boise, Idaho**

Name	Address / Phone No. / Email
James W. ...	7003 Highland Valley Rd 336-3067 maywood@netzeronet
Barbara Waterfield	5170 S Surprise Way #104 208 841 1710 b.waterfield@hotmail.com
Dianne Jossis	4824 W. Fairview Ave 208 272-0510 -
JERRY AHLBERG	7590 HVR
SUSAN NIELMAN	7590 HVR
Shelley Hodges	5325 E BRANCHWOOD DR Boise ID 83716 shells123@hotmail.com
Nicole Schnell	2951 S. Old Hickory Way Boise, ID 83716 nicde@thejenniejohnsonfarm.com
ET Hansen	3552 S Langleaf Boise erntodch@yahoo.com
Sabrina Overton	5179 S. Bowen Ave Boise id 250-16161
Kerri/Dan Connors	5171 S Bowen Ave Boise 83716 406-794-2063
John Mooney	6209 E. Playwright Boise
DICK KINNEY	3081 S. SHORTLEAF AVE, BOISE
Eric Wilson	6668 Glacier Drive Boise 83716
Richard Rapp	5891 E Softwood Ct, Boise, ID 83716
Marc Remeur	4780 E Arrow Junction Dr 83714
CLINT BERRY	4778 E. ARROW JUNCTION DR 83716
Jan John	IFPL 5257 Warm Springs -



Name	Address / Phone No. / Email
Elizabeth & Trevor VanderWalle	7009 Pet Haven Lane
Melanie & Jayson Cormier	7007 E Sky Bar St
Roy + Lisa Aggarwal	7068 E. Sky Bar St
Eric / Gretchen Fors	7008 E. Sky Bar St.
Chris Henderson	5264 E BRANCHWOOD BOISE
Jack Snyder	mfwk10@hotmail.com
Tim + Cori Marham	7067 E Sky Bar St timothyemarham@yahoo.com
MICHAEL SCHMIDT	5423 E. BRANCHWOOD & BOISE
KRISTA PETERSEN	6883 E WARM SPRINGS AVE
LESLIE WRIGHT	2654 E MESA VERDE CT BOISE 83702









REAL ESTATE DEVELOPMENT

**Ben's Crow Inn Subdivision  
Site Photos**



Ben's Crow Inn



North of the Property Looking South

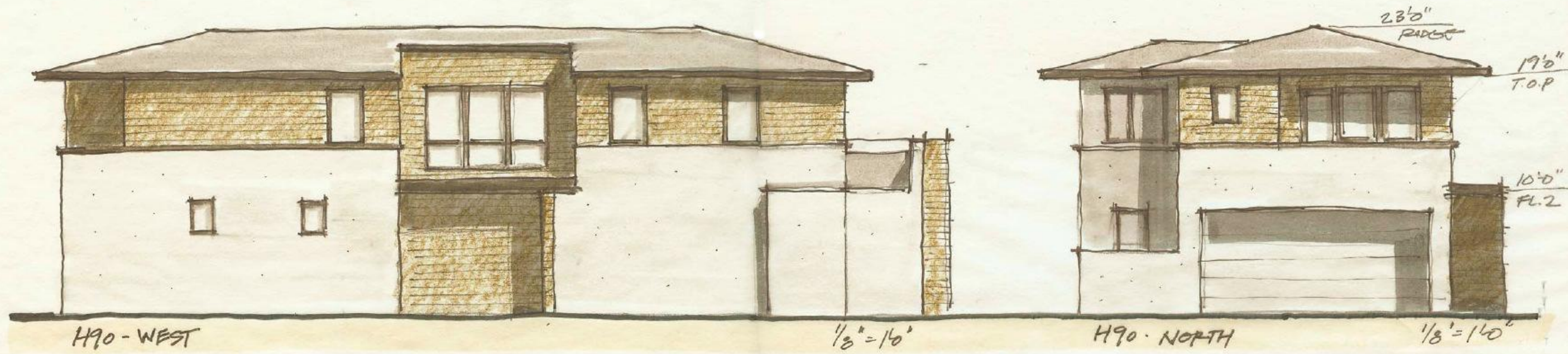


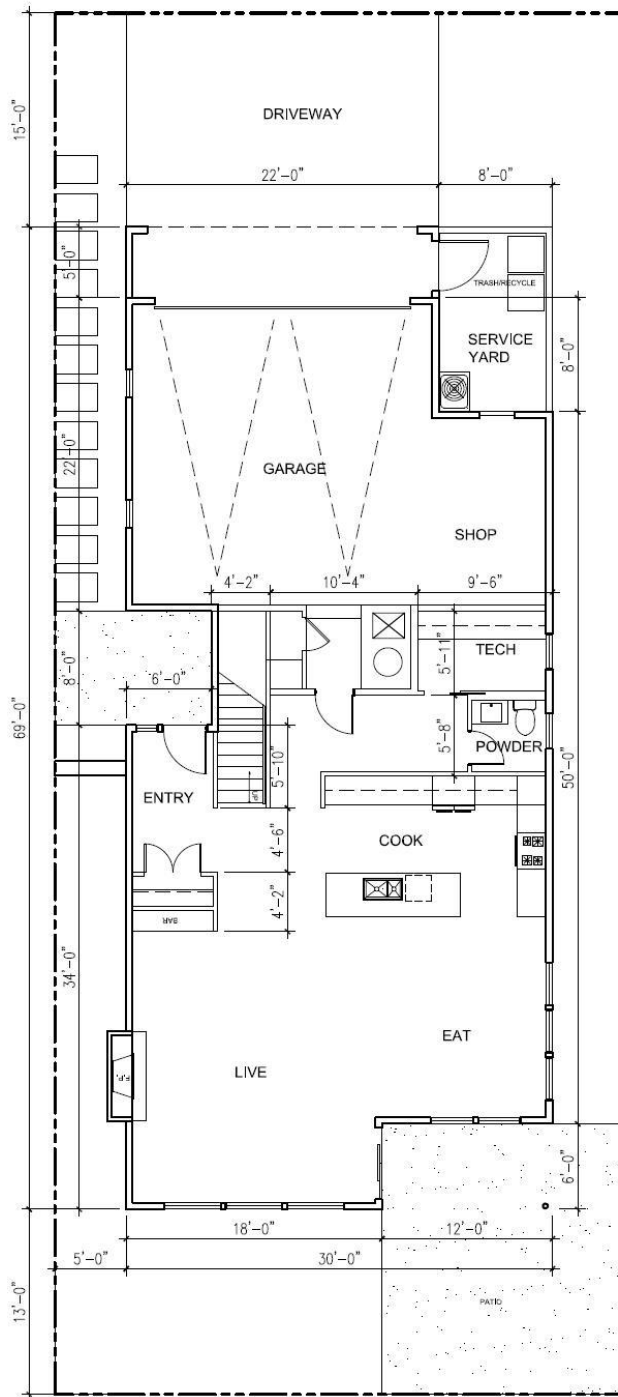
Southern Portion of the Property Looking South



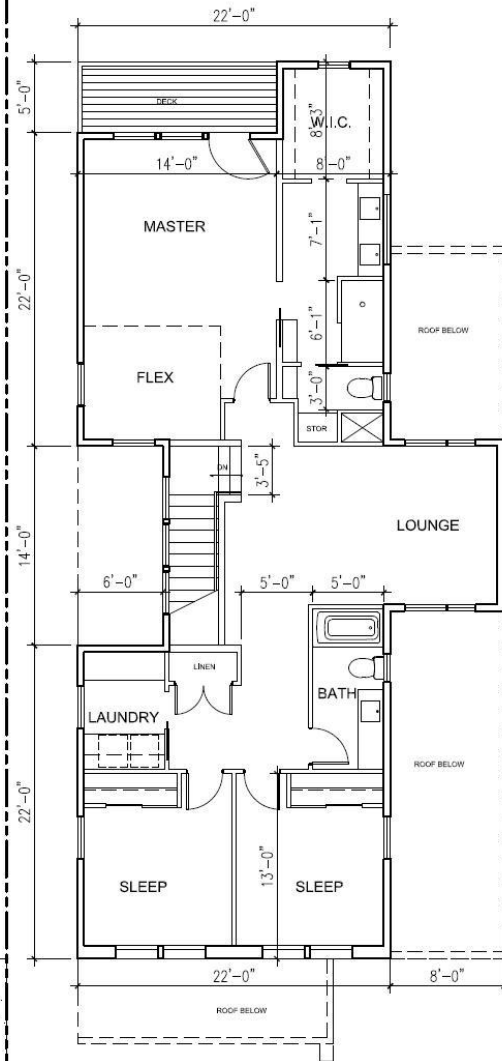
Property Looking Northwest







FIRST FLOOR



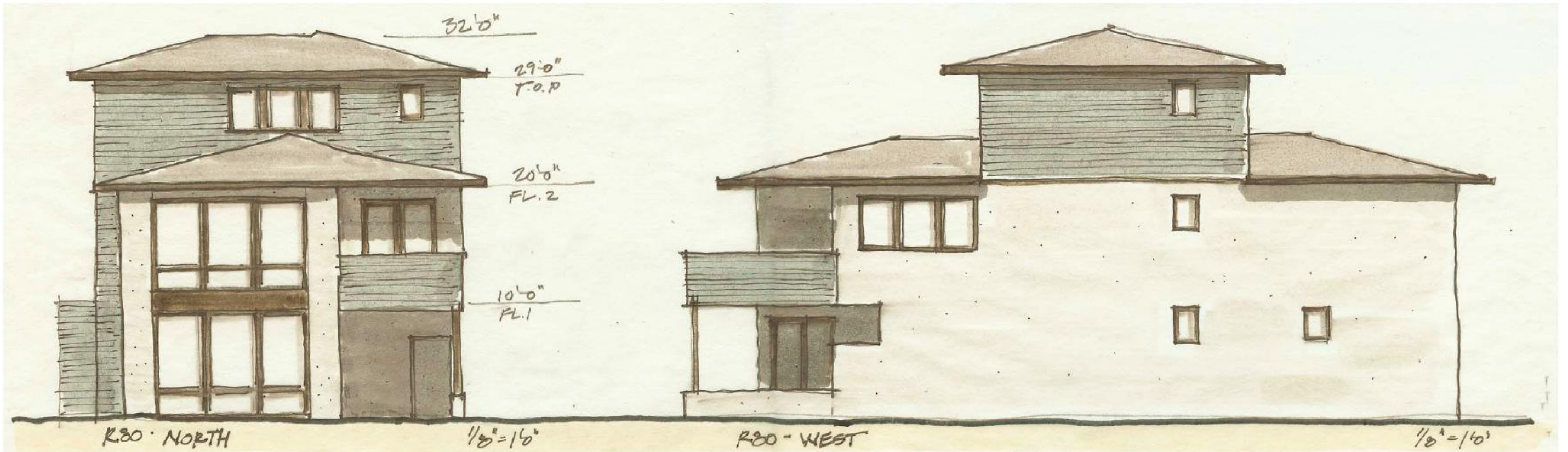
SECOND FLOOR

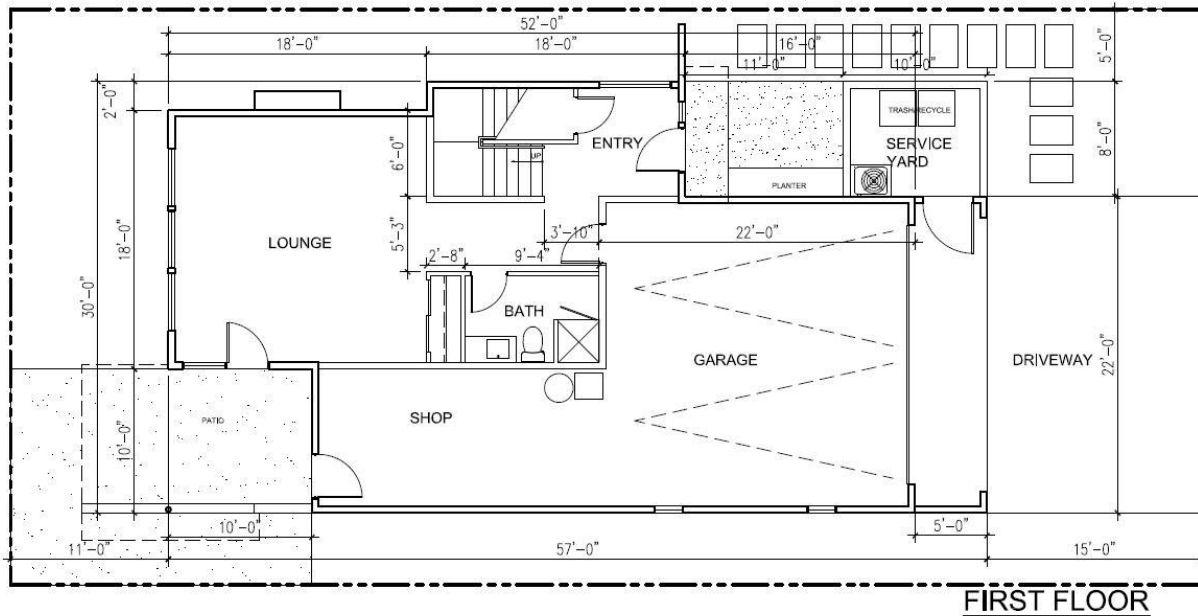
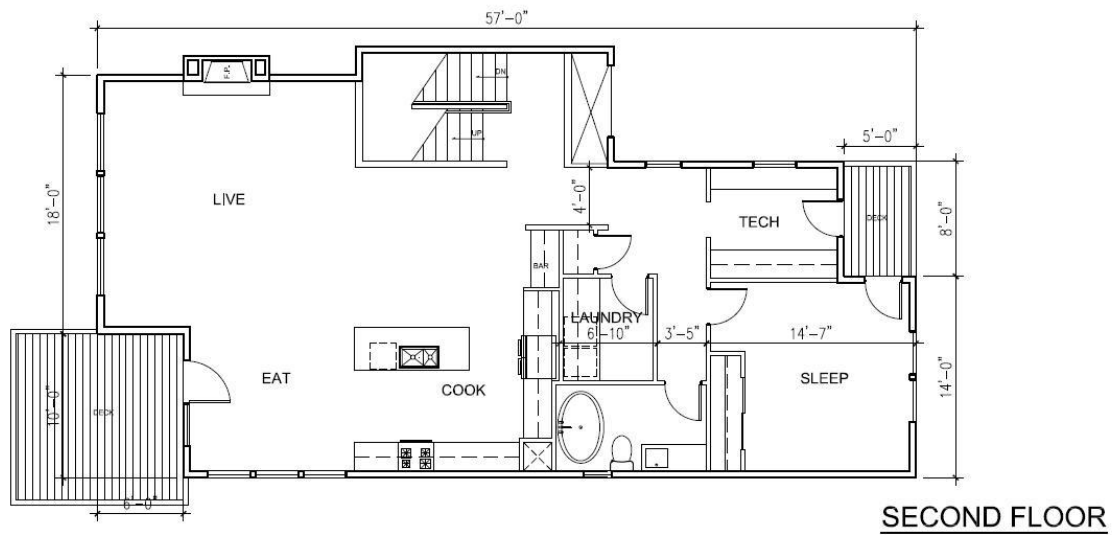
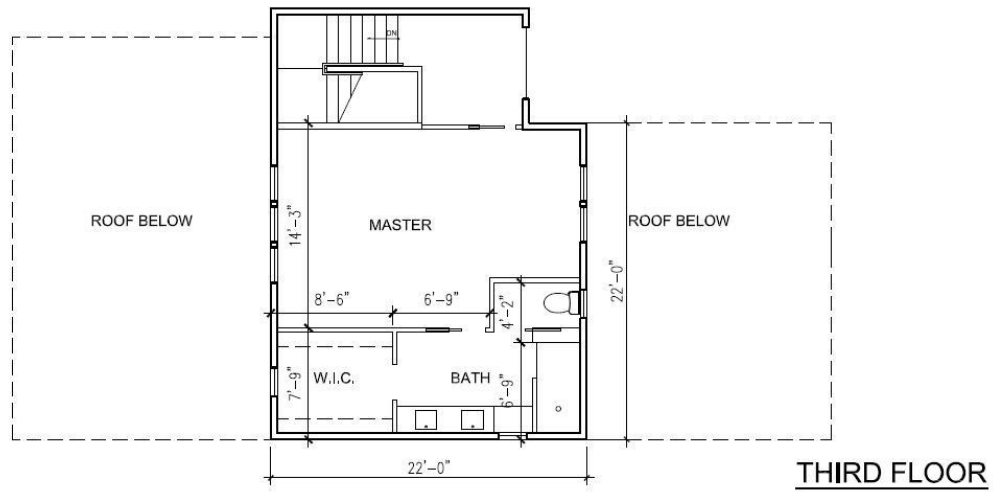
PLATFORM  
ARCHITECTURE.DESIGN

BOISE, IDAHO  
SHEET TITLE: FLOOR PLAN CONCEPTS  
SCALE: 1/8"=1'-0"  
DATE: 22 FEB 2012

H90

1ST FLR:	1100
2ND FLR:	1170
TOTAL:	2270
GARAGE:	635



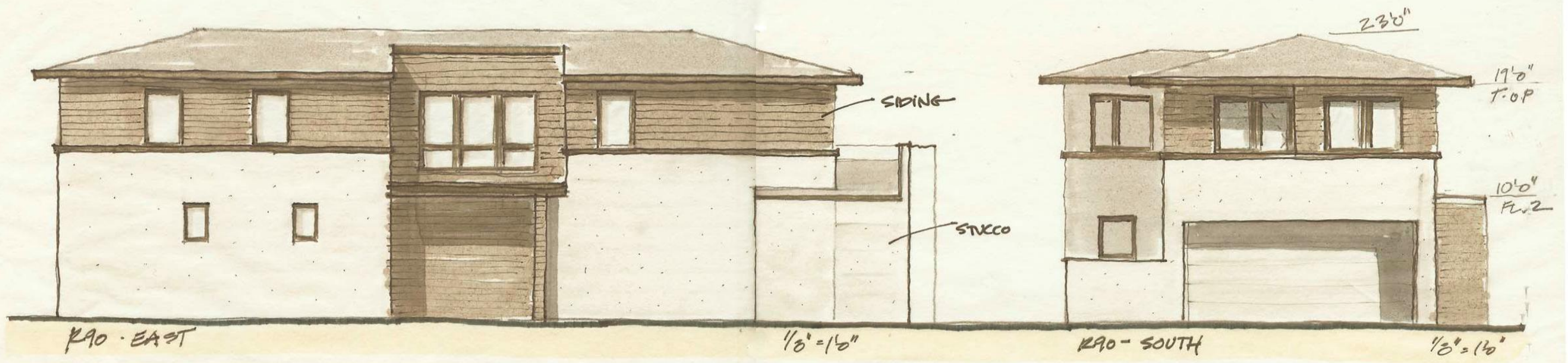


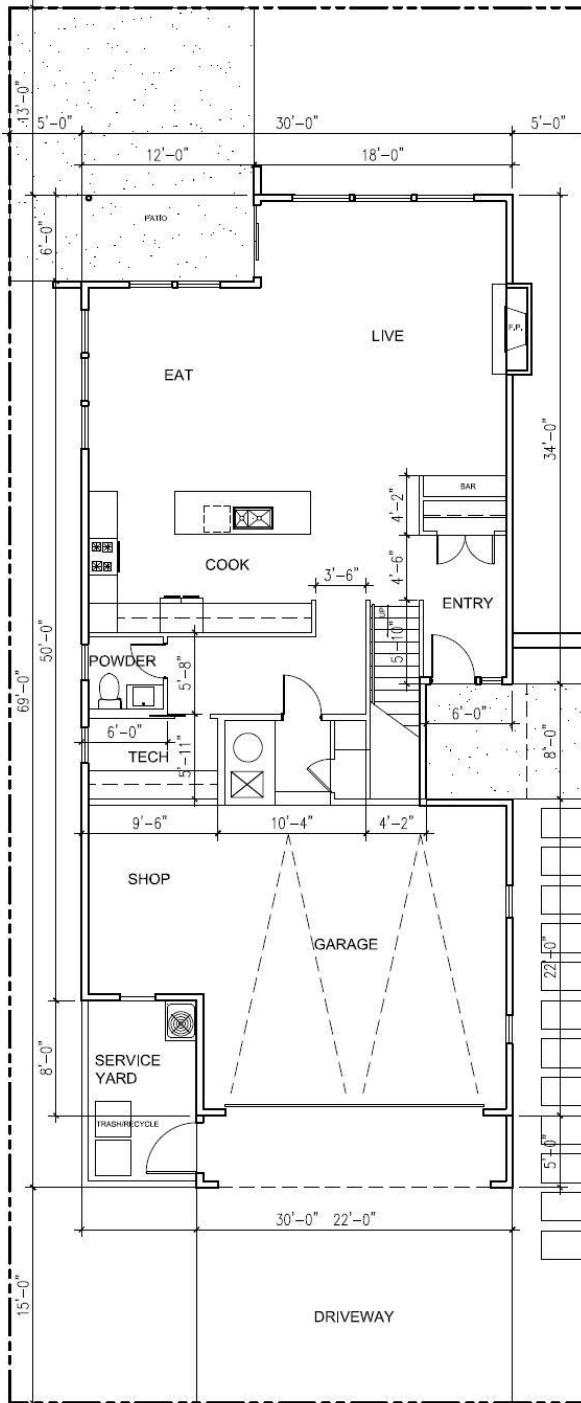
**PLATFORM**  
ARCHITECTURE.DESIGN

BOISE, IDAHO  
SHEET TITLE: FLOOR PLAN CONCEPTS  
SCALE: 1/8"=1'-0"  
DATE: 22 FEB 2012

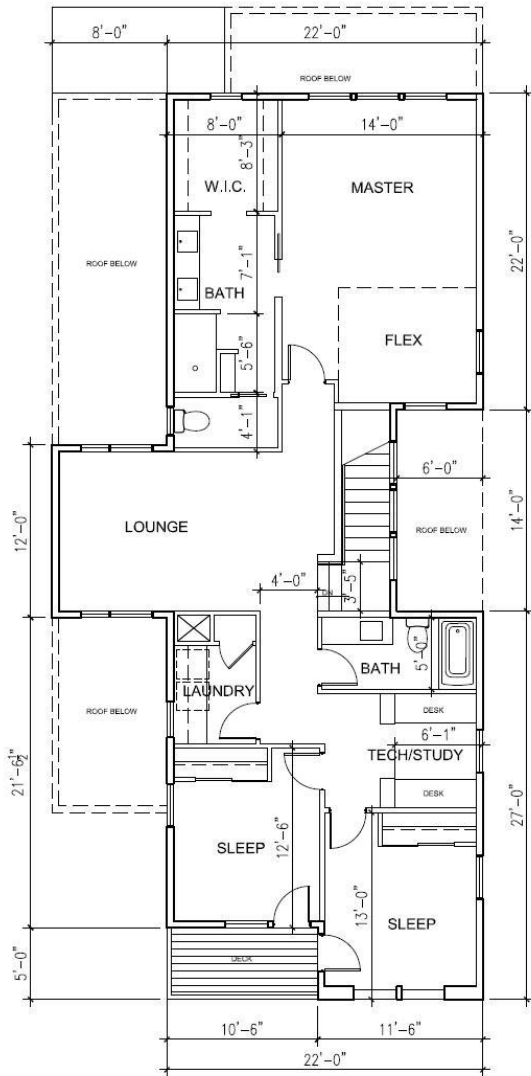
**R80**

1ST FLR:	605
2ND FLR:	1190
3RD FLR:	450
TOTAL:	2245
GARAGE/SHOP:	690





FIRST FLOOR



SECOND FLOOR

**P L A T F O R M**  
ARCHITECTURE . DESIGN

BOISE, IDAHO  
SHEET TITLE: FLOOR PLAN CONCEPTS  
SCALE: 1/8"=1'-0"  
DATE: 22 FEB 2012

**R90**

1ST FLR: 1100  
2ND FLR: 1195  
TOTAL: 2295  
GARAGE/SHOP: 635

# ANTHEM



FRONT ELEVATION



SIDE ELEVATION  
FROM WARMSPRINGS

# BROOKFIELD



FRONT ELEVATION



SIDE ELEVATION  
FROM WARMSPRINGS

# LEADVILLE



FRONT ELEVATION



SIDE ELEVATION  
FROM WARMSPRINGS

