

MEMO

Date: March 2, 2022

To: Robb MacDonald, Engineering Department
T.J. Frans, Engineering Department
Alan Perry, Fire Marshal
Chris Bryant, Building Department
Dave Wright, Police Department
Dave Marston, Mapping Department
Angie Hopf, Mapping Department
Mark Zirchsky, Pioneer Irrigation District
Amber Jaquier-Page, Pioneer Irrigation District
Carl Miller, Compass Idaho
Sarah Arjona, Idaho Transportation Department
Idaho Power
Intermountain Gas
MSFO, DOI Bureau of Reclamation

From: Debbie Root, Senior Planner
Caldwell P & Z Department

RE: Case Number **ANN21-000001/PUD-21-000001 Enclave Annex & PUD**

Please review the attached application and information and provide us with your written input. We request that you e-mail any comments as soon as possible but no later than **Friday, March 11, 2022.**

E-mail: **P&Z@cityofcaldwell.org**

Case Number: ANN21-000001/PUD-21-000001: A by Don't Have A Clue LLC, for an Annexation, Planned Unit Development and a Preliminary Plat for Enclave Subdivision, a mixed use (single-family, multi-family and commercial) development of 59 lots with a zoning designation of H-C (Highway Corridor) zone on parcel's R32795 and R32795010 containing 45.62 acres. The 2040 Comprehensive Plan designation is H-C (Highway Corridor). The subject properties are located 1,500 feet west of the intersection of HWY 55 and Midway Road on the south side of Hwy 55 in Caldwell, ID. The following is a breakdown of proposal:

TYPE OF DEVELOPMENT	NUMBER OF LOTS/BUILDINGS	TOTAL NUMBER OF RESIDENTIAL UNITS	Approx. lot Acreage/Square Feet
Single Family Detached	19	19	2.57 acres [lots only] (112036 sq ft)
Duplex (2 units/one lot)	1	2	10,000 sq ft
4 Plex (4 units/one lot)	19	76	6.175 acres (268994 sq ft.)
6 Plex (6 units/one lot)	2	12	35739 sq ft
Multi-family Apartments 36 Plex & 24 Plex	1 lot (6 MF Buildings) 1 Pool & Pool House	192	9.818 acres (427670 sq ft)
Commercial Storage Lot	1 office/caretaker unit 8 storage buildings	1	Approx. 3.75 acres (163369 sq ft)

w/caretaker residence			
Commercial Retail Lots	5 lots (flex buildings)	0	Approx. 2.673 acres total (116442 sq ft)
R.V. storage/parking	1 [no water or sewer]	no occupancy	1.482 acres (64556 sq ft)
Public Roads & ROW to ITD & Common Lots			Approx. 18 acres
	48 buildable lots	302 res. units	
Overall Gross Density			302 units/45.62acres=6.62 dwelling units /acre
Residential Gross Density	32.73 acres residential		302/32.73=9.22 du/ac
Open Space: 11.52 acres Usable: 9.29 acres Qualifying: 5.82 acres	11.52 9.29 5.82	Total open space (25.3%) Inclusive of non-qualifying common space (20.4%) Qualifying per code (12.8%) min. 10% required by code	

This case is scheduled to be presented before the **Caldwell Hearing Examiner on Tuesday, March 22, 2022 at 7:00 pm.**

We will assume that you have no objections, concerns or comments if you do not reply to this request within the requested timeframe. If you have any questions, you may contact me at 208-455-4662.



March 1, 2022

City of Caldwell
Planning & Zoning
621 Cleveland Blvd
Caldwell, ID 83605

RE: Enclave Subdivision – Annexation, Preliminary Plat & Planned Unit Development

Dear City of Caldwell Planning & Zoning Staff, Planning & Zoning Commission, and City Council,

This letter is to accommodate and describe the intent of Enclave Subdivision annexation, preliminary plat, and planned unit development (PUD). After correspondence and conversation with City of Caldwell Staff and Idaho Department of Transportation, we are respectfully resubmitting for this project to best incorporate guidance and design from both agencies. We are requesting annexation into City of Caldwell with H-C (Highway Corridor) underlying zoning of the PUD and approval of a preliminary plat.

Project Overview

- Project Size: ±45.62 – Section 10-03-07(3)O
- Location: South side of Karcher Rd, in between Lake Ave & Midway Rd
- Total Number of Lots: 59
 - 48 buildable, 1 RV Parking Lot, 10 common
- Overall Gross Density: 9.20 units/acre (32.73 acres of residential use)
 - Single Family Residential (±8.69 acres)
 - Gross Density: 2.19 units/acre
 - 2-6 Plex Units (±11.97 acres)
 - Gross Density: 7.52 units/acre
 - Apartments (±15.04 units/acre)
 - Gross Density: 15.04 units/acre
- Open Space: 11.52 acres or 25.3%
 - Usable Open Space 9.29 acres or 20.4%, Qualifying Open Space 5.82 acres or 12.8%
- Phases: 5
- Parcel(s): R3279500000 & R3279501000

Current Zoning & Land Use

- On site: County Ag
- East: County Ag parcels, Nampa RS7 & RP (Brownstone Estates/Medium Density Residential)
- North: County Ag parcels, Caldwell C-2
- West: County Ag parcels, Caldwell R-1 (Canyon View Estates)
- South: Nampa RS6 PUD (Middlebury North, Medium Density Residential)

Caldwell 2040 Comprehensive Plan

- On site, north & west designated as Highway Corridor



- South & East designated as Medium Density Residential or Commercial in Nampa's Comprehensive Plan
- Proposed H-C zoning compliments intent of Comprehensive Plan - Section 10-03-07(3)F
 - 6-40 DUA allowed; development proposed at 6.6 DUA.

Proposed Zoning

- H-C; Highway Corridor with PUD

Land Use

The project is within the City's Area of Impact and contiguous with previously annexed property. Proposed zoning and land use of H-C is complementary to existing and proposed land uses. This area of Caldwell is transitioning from agricultural land and low-density residential use to higher density residential and highway frontage mixed use. It is indicative and supported by the Caldwell 2040 Comprehensive Plan. H-C zoning and neighborhood commercial primary use (Section 10-03-07(3)B) is conducive to the transitional nature of land uses, as there are existing low density and higher density residential adjacent and in proximity to the development. The six types of uses proposed are single family detached residential, 2-6 plex units, multifamily apartments, neighborhood commercial, RV parking, and a self-storage facility.

Utilities

Water: Individual services provided by the City of Caldwell. Water to be connected from existing water main in Karcher Rd and to the existing water line stubbed at the western property line in Flagstone from Canyon View Estates.

Sewer: Individual services provided by the City of Caldwell. Sewer to be connected from a 10" existing sewer line in Celeste Ave on the northside of Karcher Rd and constructed through the site.

Irrigation: Individual pressure irrigation services are provided at the front of each lot and connected to an irrigation pump located at Lot 2, Block 6. This pump is located inside the storage facility, out of sight from the rest of the development.

Stormwater

Internal site stormwater will be collected by each individual lot and routed to stormwater retention ponds on site. These are in Lot 7, Block 1 and Lot 2, Block 7. Seepage beds will also be located at parking or drive aisle areas as shown in the Preliminary Plat.

Roadways & Access

Internal roadways on site are to be dedicated to the public and designed per City of Caldwell standards at 53-foot ROW with 5-foot attached sidewalk on either side, unless otherwise noted.

Highway 55/Karcher Rd, a *principal arterial*, is scheduled for a widening project from Middleton Rd to Farmway Rd per Idaho Department of Transportation (ITD). Enclave Subdivision has dedicated an 85-foot



ROW along the entire highway frontage for the expansion of additional travel lanes, storm drainage facilities, and a 10-foot multiuse pathway. Previous versions of Enclave Subdivision did not meet standards for ITD's design of Karcher Rd/Hwy-55. However, Enclave effectively incorporates ITD's design of this expansion project.

Two primary access approaches are to be provided at Celeste Ave and Enclave Ave. Celeste Ave, a *collector*, is in alignment with the existing Celeste Ave on the northside of Karcher Rd. This is to be a right-in and right-out approach only. Celeste is to extend to the south property boundary for connectivity with the approved Middlebury North Subdivision in Nampa. Celeste is to have a dedicated 65-foot ROW through the entire site with 5-foot detached sidewalk as requested by City Staff. Also, the entire corridor of Celeste Ave is included in Phase 1 of development, which has also been requested by City Staff.

Enclave Ave is the second of the two primary approaches located approximate 850 feet east of Celeste Ave. This is to not be a full access approach, as it will be only left in, right in, and right out. Similarly, to Celeste, Enclave Ave is to begin as 65-foot *local collector* with 5-foot detached sidewalk but will taper down to a *local street* south of its intersection with Colony Street. Enclave will terminate at its intersection with Flagstone Street, the main east-west local street corridor in the development.

Flagstone Street, a *local street*, begins at the western site boundary and will tie into the existing Flagstone Street from Canyon View Estates. This street is a local east-west corridor that is to be extended and stubbed all the way to the eastern site boundary. This will serve for connectivity with future development.

The apartments located in Lot 1, Block 7 is to be serviced by an internal private street, Nest Ln, for circulation and parking. Access will be provided from Celeste Ave, Enclave Ave & Sanctuary St.

Sanctuary Street, a *local street*, will serve as the primary access for the commercial lots on site.

Lots 3 - 14, Block 3 and Lots 4-5, Block 5 are 4-plex units to utilize shared common driveways off Flagstone St. The shared common drives are to be constructed at 24-feet, centered on the lot lines of adjacent lots utilizing the same driveway. The unit closest to Flagstone at each structure is to have its frontage oriented to the main public roadway. Each individual driveway to service each unit will be separated with a landscaping strip.

Traffic

Expected traffic impacts are provided by the submitted Traffic Impact Study (TIS). Recommendations for intersection and roadway segment improvements are provided in this study.

Parking – Section 10-03-07(3)L

Parking is to be provided for all uses on site. Single family detached residential are required to have 2-3 parking spaces on each individual lot. These are equipped with front loaded, private driveway, and enclosed



garages that will vary with 2 or 3 car garages. The single duplex on site has the same requirement as single-family detached (2-3 parking spaces) and will be similarly equipped as well.

Below is a parking matrix of the required and provided parking for each proposed land use. "Multi-fam" includes duplex, 4-plex, and 6-plex units.

Parking Type	No. of Associated Bldgs	Total Units	Required Parking*	Provided Garages	Provided Driveway Parking	Provided Parking Stalls	Total Provided Parking
Retail	5	25	96	-	-	111	111
Apartment	6	192	312	-	-	363	363
2-6 Plex	22	90	135	90	56	-	146
Multi-fam Guest Parking			35	-	-	36	36
TOTAL			578	90	56	510	656

- * Retail: 1 parking stall per 350 sf of floor area
- Apartments: 1.5 parking stalls per unit
- 2-6 plex: 1.5 parking stalls per unit
- Multi fam guest parking: 1 parking stall per 8 multi-family units

Bicycle Parking

BICYCLE PARKING			
COVERED APARTMENT RESIDENTIAL	102 (1 PER 2 UNITS)	-	102
UNCOVERED APARTMENT RESIDENTIAL	-	-	16
UNCOVERED MULTIFAMILY RESIDENTIAL	-	-	8
TOTAL RESIDENTIAL BICYCLE PARKING			126
TOTAL RETAIL BICYCLE PARKING	17 (15% OF TOTAL AUTOMOBILE)	-	20

Planned Unit Development Requirements – Section 10-03-07(2)

The development must be consistent with two of five requirements listed in Caldwell’s Municipal Code. Enclave Subdivision is consistent with two.

Enclave Subdivision offers a maximum choice of living environments by allowing a variety of housing and building types. This development provides three different living options for residents. The types offered are a single-family detached, multifamily (duplex, four-plex, and six-plex), and apartment style – Section 10-03-07(3)G. See table below for residential types and the number provided. This provides flexibility of housing products

for a home buyer or renter, effectively mixing varying income levels, population demographics, and housing products. The mixing of housing products will 'break up' the visual landscape of residential land use of the site and complement existing and proposed land uses surrounding the site.

Type of Dwelling	Number of Buildings	Total Number of Residential Units
Single-family detached	19	19
Duplex, 4-plex, 6-plex	22	90
Apartments (24-, 36-plex)	6	192
TOTAL		301

The project also *promotes mixed use projects which are functionally integrated within the development and provides services to the primary use.* The proposed primary use is neighborhood commercial (Section 10-03-07(3) B)) located along the highway frontage. The location of the commercial along the highway is best suited land use for this project as it creates increased visibility of the commercial uses, acts as a sound and visual buffer to the site's residential uses, and is complimentary as a transitional use from highway frontage to community residential. This neighborhood commercial is the anchor to the varied residential uses on site. Localized connectivity with sidewalks, pathways, and roads will further promote support between the uses. Also, the mixing of differing residential demographics and income levels further anchors the neighborhood commercial uses, effectively integrates community with the proposed amenities, and establishes a successful neighborhood.

Imaginative/Unique Concepts, Innovations, and Designs – Section 10-03-07(3)E

A PUD must incorporate imaginative or unique concepts, innovations, and designs. The proposed single-family residential on the western side of the project is to have staggered front setbacks. These are to be staggered from the right of way at 20'-24'. This will visually 'break-up' sight lines in this portion of development.

Also, the overall design includes a comprehensive network of off-road pedestrian pathways for interconnectivity between the ample amenities, homes, and the neighborhood commercial services on site. The pathway system also connects to the Greater Caldwell pathway system. This will promote recreational use, increase values of the community, and decrease vehicular use.

This site design has been coordinated in best efforts to complement surround land uses with effective mixing of uses within the site. The single-family homes to the west are in best use for the existing single-family development, Canyon View Estates. The neighborhood commercial highway frontage and storage units are best suited along the highway corridor. It acts as a buffer between the highway and the residential uses, functions as an anchor point of the development, and is a natural transition from the highway to community residential. The medium density multifamily units at the south and east on site are best suited to existing or proposed duplexes and multifamily units in the City of Nampa. Centrally, higher density apartments will be buffered by the surrounding land uses. Lastly, the self-storage sheds will provide visual buffering between the highway and the community residential. It is a use of light intensity and will have minimal impact to surrounding uses, however, ample horizontal & vertical screening has been provided with



a screening wall, landscaping, and landscaping buffers around the entire facility. This design is to also accommodate requests made by City Staff to mix land uses, complement existing and proposed land uses, and meet desired residential density better effectively.

Landscaping & Amenities – Section 10-03-07(4)

All PUDs are to include five-foot micro pathways, eight-foot-wide paved major pathway(s), 10% of qualified open space, and varying bermed street landscape buffers.

Several 5-foot micro pathways are provided throughout the development. Most of these pathways are located internally amongst the high-density apartments in Lot 1, Block 7. This will provide connectivity from the front doors of the housing units to vehicle parking, and to the amenities on site. These amenities include bocce courts, a pool & pool house, two (2) 50' x 100' open lawn areas, and a tot lot with a picnic pergola. These micro pathways amongst the high-density apartments will also provide outer connectivity to the rest of the development. A main micro pathway corridor will connect Celeste Ave, near its intersection at Flagstone, through the high-density development and to Enclave Ave to the east, providing walkability and access for all residential dwellings on site.

A micro pathway is provided to connect the single-family residential portion of development to the Wilson Drain Greenbelt. This is in Lot 13, Block 1, between Lots 12 & 14, Block 1.

The Wilson Drain greenbelt is provided along the west/northwest bank of the Wilson Drain, outside of the dedicated easement. This is to be a 10-foot pathway with 5-foot landscape buffers on either side to provide pedestrian connectivity within the development and the greater Caldwell pathway system as identified in Caldwell's 2040 Bicycle and Pedestrian Master Plan. An 8-foot pathway connection to the greenbelt is provided between Lots 8 & 9, Block 3 for easy access to the greenbelt from the multifamily residential.

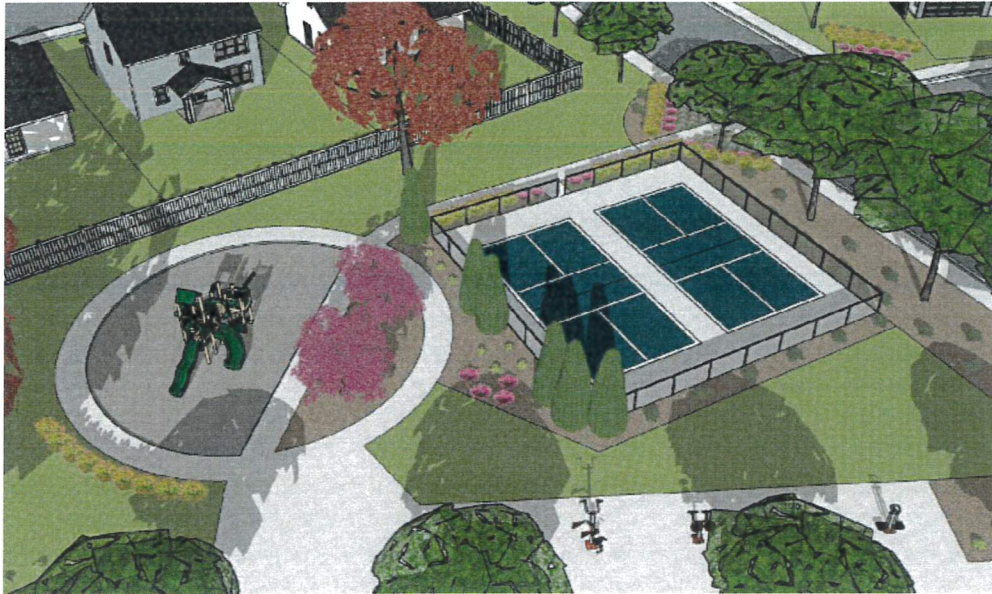
An 8-foot major community node pathway is provided from the multifamily units, through a shade sail and community relaxation, passive space in Lot 2, Block 7. This ultimately connects the high density multifamily and medium density multifamily to a central community recreation area.

Varying bermed landscape buffers are to be provided along the major roadways.

The qualified open space at Enclave Subdivision is 11.4%, above the 10% minimum requirement.

As required for a PUD, four amenities must be provided from the pre-approved list per City of Caldwell. The following amenities are as shown on the attached Landscape Plane:

- Lot 7, Block 1
 - Passive open space with ample landscaping for rest, relaxation, and gathering.
- Lot 3, Block 5
 - 2 pickleball courts, half basketball court, tot lot

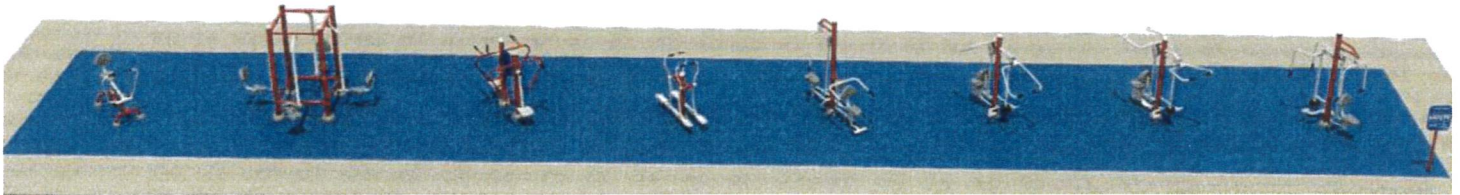


- Lot 1, Block 7
 - Tot lot, picnic pergola, pool & pool house, bocce courts, (2) 50' x 100' open lawn areas, and meandering pathways.

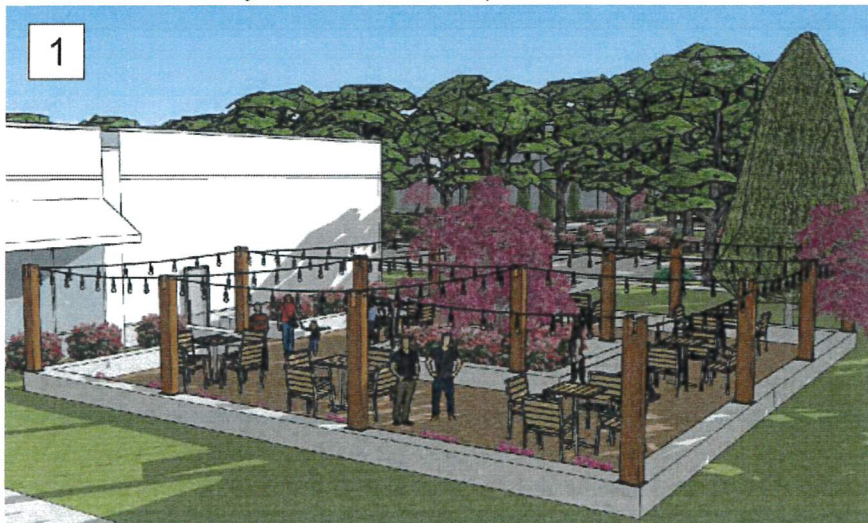




- Lot 2, Block 7
 - Community node & fitness stations – Area of rest, relaxation, gathering, and imaginative play



- Lot 2-5, Block 8
 - Commercial courtyards and outdoor spaces

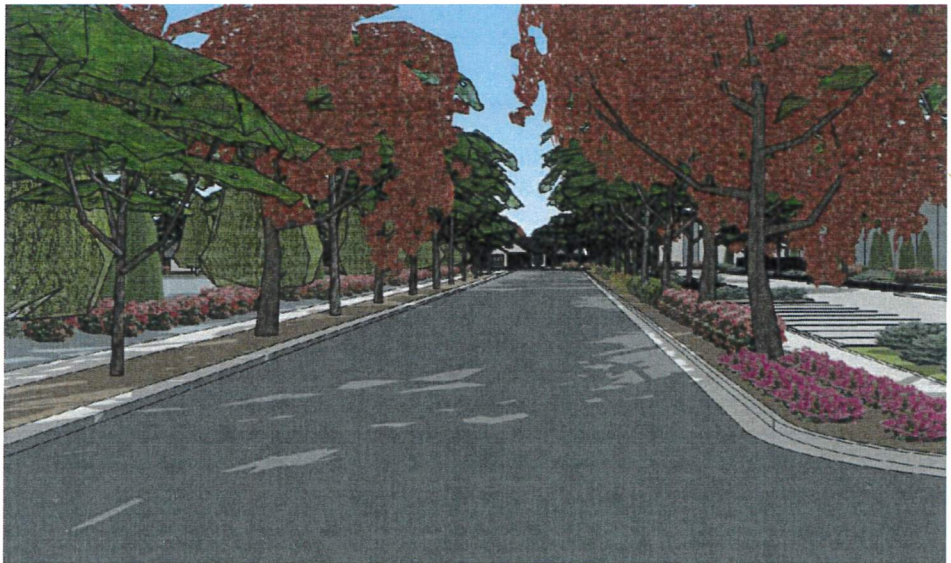




Along the entirety of Enclave Ave, a 15-foot landscape buffer has been provided, which primarily abuts the single-family land use. A 30-foot landscape buffer is to be in addition to the ROW frontage along Hwy-55/Karcher Rd with ample landscaping between the busy highway and the neighborhood commercial frontage. Also, a 15-foot landscape buffer is provided between the self-storage facility (Class IV) and the multifamily uses (Class II) to the east and south per Caldwell City Code 10-07-10.



VIEW OF SELF STORAGE FROM KARCHER ROAD



ENCLAVE AVE LOOKING SOUTH FROM KARCHER. TO LEFT IS LANDSCAPE SCREENING FROM SELF STORAGE.



Fencing

Perimeter 6-foot sand color vinyl fencing will be provided for the development. View fencing will be provided along open space areas with 4 – 6-foot two rail wrought iron fencing.

Floodplain

The development is not within or near a mapped floodway or floodplain.

Architectural Renderings – Section 10-03-07(5)

Please see below for architectural renderings of each of the proposed housing products and landscaping features on site.

Single Family Detached





T-O ENGINEERS

Duplex, 4-Plex, 6-Plex





T-O ENGINEERS



Apartments

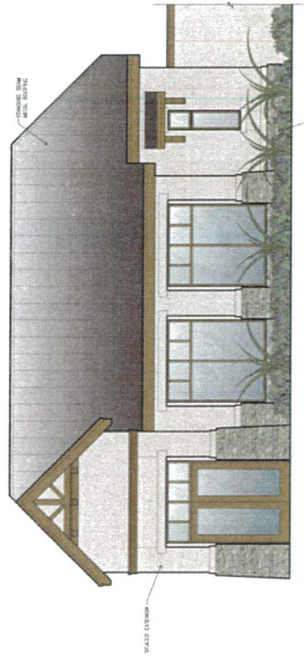


Apartment Poolhouse





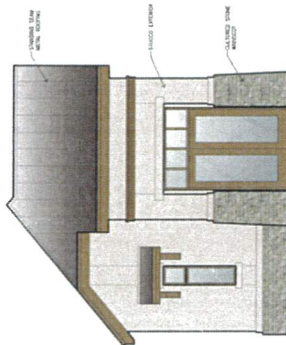
Self-Storage



3 OFFICE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



5 PERIMETER FENCE DETAIL #2
SCALE: 1/4" = 1'-0"



2 OFFICE - SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 PERIMETER FENCE DETAIL #1
SCALE: 1/4" = 1'-0"



Project Deviations – Section 10-03-07(6)

Caldwell Municipal Code (10-03-07(6)) supports the developer’s request to deviate from the height, lot line setback, and lot dimension schedule found in Section 10-02-03. The developer does not request to deviate from standard in H-C zoning.

Easements

The Wilson Drain forms the western and southwestern boundary of the site, until it crosses Celeste Ave. This section is to have a dedicated 55-foot-wide irrigation easement from the drain’s centerline. From Celeste Ave to its entrance onto the site to the southeast, the entire 110-foot easement is dedicated.

A 10’ utility easement begins at the eastern property stub at Colony St and transverses through the northeastern and north central portion of the site. This private gravity irrigation easement exits the site at Lot 1, Block 8 at an existing culvert under Karcher Rd. This private irrigation line will provide pressure irrigation to the entire site via an irrigation pump at Lot 2, Block 6.

Phasing Plan – Section 10-03-07(3) P

This development is to be constructed in a total of five (5) phases. Each phase composes of each type of land use. See Sheet C1.0 of Preliminary Plat for Phasing Plan.

- Phase 1A: ±8.69 acres – Single Family residential
- Phase 1B: ±1.48 acres – RV Parking
- Phase 2: ±11.97 acres – 2-6 Plex Units
- Phase 3: ±12.77 acres – Apartments
- Phase 4: ±5.26 acres – Storage Units
- Phase 5: ±5.44 – Retail Commercial

Conclusion

Thank you for your consideration for this project. We believe this will be a great, innovative, and collaborative project for the City of Caldwell, the developer, and the design team. We have worked comprehensively on this project to create a distinguishable, well-planned product and kindly ask for approval. If you have any questions and/or comments pertaining to Enclave Subdivision, please contact me with the information below.

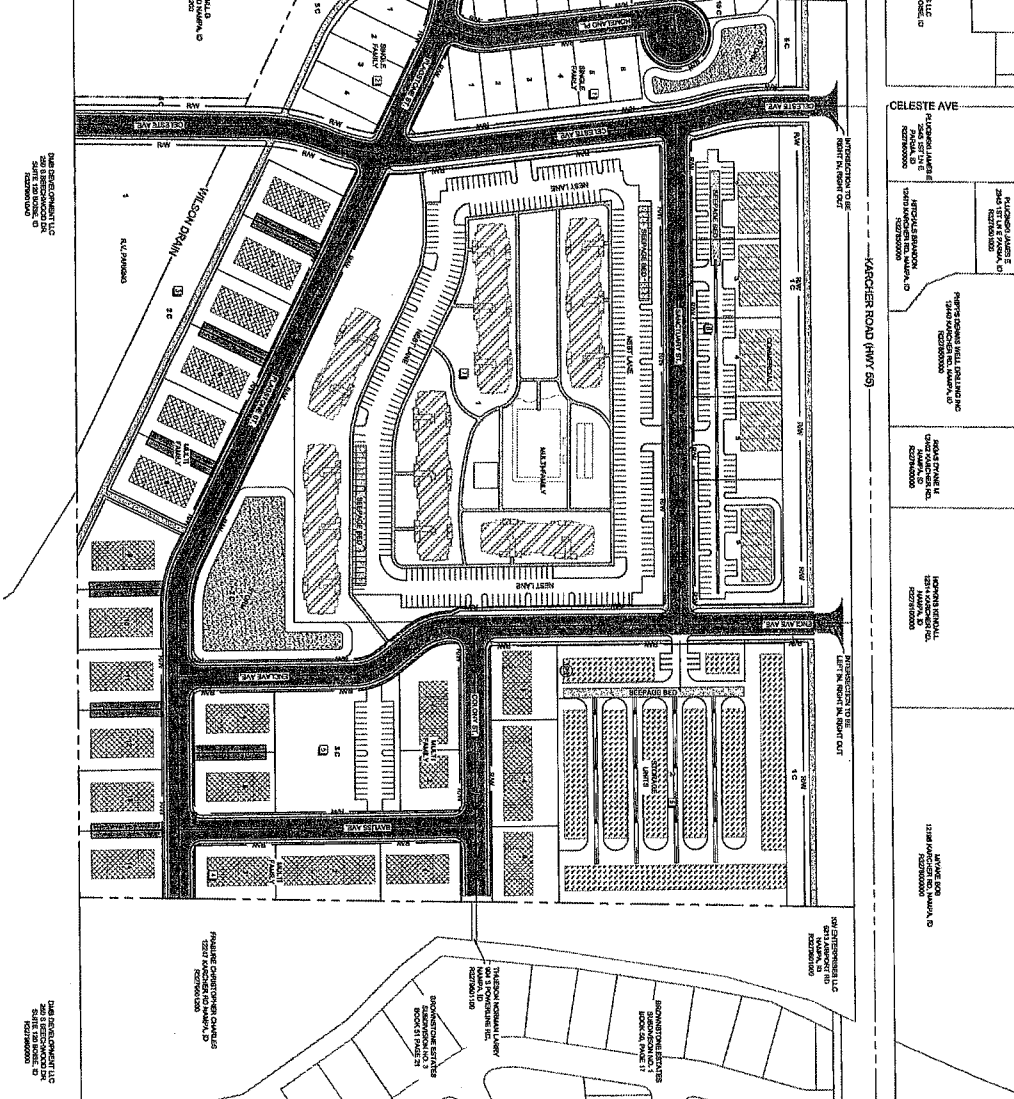
Sincerely,

T-O Engineers

Alec Egurrola
Land Use Planner
aegurrola@to-engineers.com
(208) 442 – 6300

BUILDING TYPES

COMMERCIAL, GENERAL	
COMMERCIAL, RETAIL	
COMMERCIAL, RESTAURANT	
APARTMENTS	
24 HOUR	



LEGEND

- PROPOSED BOUNDARY LINE
- PROPOSED ACCESS DRIVE
- ROAD CENTERLINE
- LOT NUMBER
- COMMA LOT NUMBER
- ALLOT NUMBER

NOTES

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PRELIMINARY PLAT, MAPS, AND INSTRUMENTS OF CITY PLANNING AND ZONING DEPARTMENT, AND ANY LOCAL ORDINANCES AND REGULATIONS, HAVE BEEN REVIEWED IN THE CITY AND COUNTY OF BOISE, IDAHO. I AM NOT PROVIDING ANY WARRANTY OR GUARANTEE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON, INCLUDING THE CITY AND COUNTY OF BOISE, IDAHO. I AM NOT PROVIDING ANY WARRANTY OR GUARANTEE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON, INCLUDING THE CITY AND COUNTY OF BOISE, IDAHO.

PRELIMINARY PLAT FOR ENCLAVE SUBDIVISION

A PORTION OF THE NW 1/4 OF NE 1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO 83222

SHEET INDEX

NO.	DATE	DESCRIPTION
001	08/08/18	PRELIMINARY PLAT
002	12/10/18	REVISED
003	02/14/19	REVISED
004	03/27/19	REVISED
005	05/07/19	REVISED
006	07/11/19	REVISED
007	08/22/19	REVISED



AREA AND LOT SUMMARY

TOTAL AREA	2,174,400 SQ. FT.	49.52 ACRES
TOTAL AREA OF THIS PLAT	1,248,000 SQ. FT.	28.44 ACRES
TOTAL AREA OF OTHER LOTS	926,400 SQ. FT.	21.08 ACRES
TOTAL NUMBER OF COMMERCIAL LOTS	8 LOTS	
TOTAL NUMBER OF APARTMENT LOTS	4 LOTS	
TOTAL NUMBER OF COMMUNITY LOTS	1 LOTS	
TOTAL NUMBER OF OTHER LOTS	1 LOT	
TOTAL COMMERCIAL LOTS	8 LOTS	
TOTAL APARTMENT LOTS	4 LOTS	
TOTAL COMMUNITY LOTS	1 LOTS	
TOTAL OTHER LOTS	1 LOTS	
TOTAL COMMERCIAL LOTS	8 LOTS	
TOTAL APARTMENT LOTS	4 LOTS	
TOTAL COMMUNITY LOTS	1 LOTS	
TOTAL OTHER LOTS	1 LOTS	
TOTAL COMMERCIAL LOTS	8 LOTS	
TOTAL APARTMENT LOTS	4 LOTS	
TOTAL COMMUNITY LOTS	1 LOTS	
TOTAL OTHER LOTS	1 LOTS	

- NOTES**
1. THE PLAT IS SUBJECT TO ANY AND ALL RECORDING STATUTES, RECORDS, AND ORDINANCES OF THE CITY AND COUNTY OF BOISE, IDAHO.
 2. A GENERAL PLAN, ZONING, AND DEVELOPMENT ORDINANCE OF THE CITY AND COUNTY OF BOISE, IDAHO, SHALL APPLY TO THIS PLAT.
 3. THE PLAT IS SUBJECT TO ANY AND ALL RECORDING STATUTES, RECORDS, AND ORDINANCES OF THE CITY AND COUNTY OF BOISE, IDAHO.
 4. THE PLAT IS SUBJECT TO ANY AND ALL RECORDING STATUTES, RECORDS, AND ORDINANCES OF THE CITY AND COUNTY OF BOISE, IDAHO.

SITE DATA

OWNER: BOISE COMMUNITY CENTER, INC. 300 S. GARDEN BLVD. BOISE, IDAHO 83725 PH: (208) 333-3333

DEVELOPER: T-O ENGINEERS, INC. 332 N. BROADMOORE WAY, Nampa, IDAHO 83857 PH: (208) 442-6300

PLANNERS: T-O ENGINEERS, INC. 332 N. BROADMOORE WAY, Nampa, IDAHO 83857 PH: (208) 442-6300

ENGINEER: JOHN CHRISTOPHER TAYLOR, P.E. 332 N. BROADMOORE WAY, Nampa, IDAHO 83857 PH: (208) 442-6300

CONSULTANTS: BOISE COMMUNITY CENTER, INC. 300 S. GARDEN BLVD. BOISE, IDAHO 83725 PH: (208) 333-3333

REVISIONS

NO.	DESCRIPTION	DATE
1	DESIGNED	
2	DRAWN	
3	CHECKED	
4	APPROVED	

BOISE COMMUNITY CENTER, INC.
300 S. GARDEN BLVD.
BOISE, IDAHO 83725
PH: (208) 333-3333

T-O ENGINEERS, INC.
332 N. BROADMOORE WAY
Nampa, IDAHO 83857
PH: (208) 442-6300
WWW.T-ENGINEERS.COM

PRELIMINARY PLAT FOR: ENCLAVE SUBDIVISION COVER

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMOORE WAY
Nampa, IDAHO 83857
PHONE: (208) 442-6300 WWW.T-ENGINEERS.COM

BOISE • CODY • COEUR D'ALENE • HELENA CITY
MERIDIAN • NAMPA • SPOKANE

BOISE COMMUNITY CENTER, INC.
300 S. GARDEN BLVD.
BOISE, IDAHO 83725
PH: (208) 333-3333

ATTENTION:

IF THIS INSTRUMENT IS NOT RECORDED WITHIN THE SPECIFIED PERIOD OF TIME, IT SHALL BE VOID.

DATE: March 1, 2022

SCALE: AS SHOWN

NO.: C0.0

PRELIMINARY PLAT FOR: ENCLAVE SUBDIVISION COVER

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMOORE WAY
Nampa, IDAHO 83857
PHONE: (208) 442-6300 WWW.T-ENGINEERS.COM

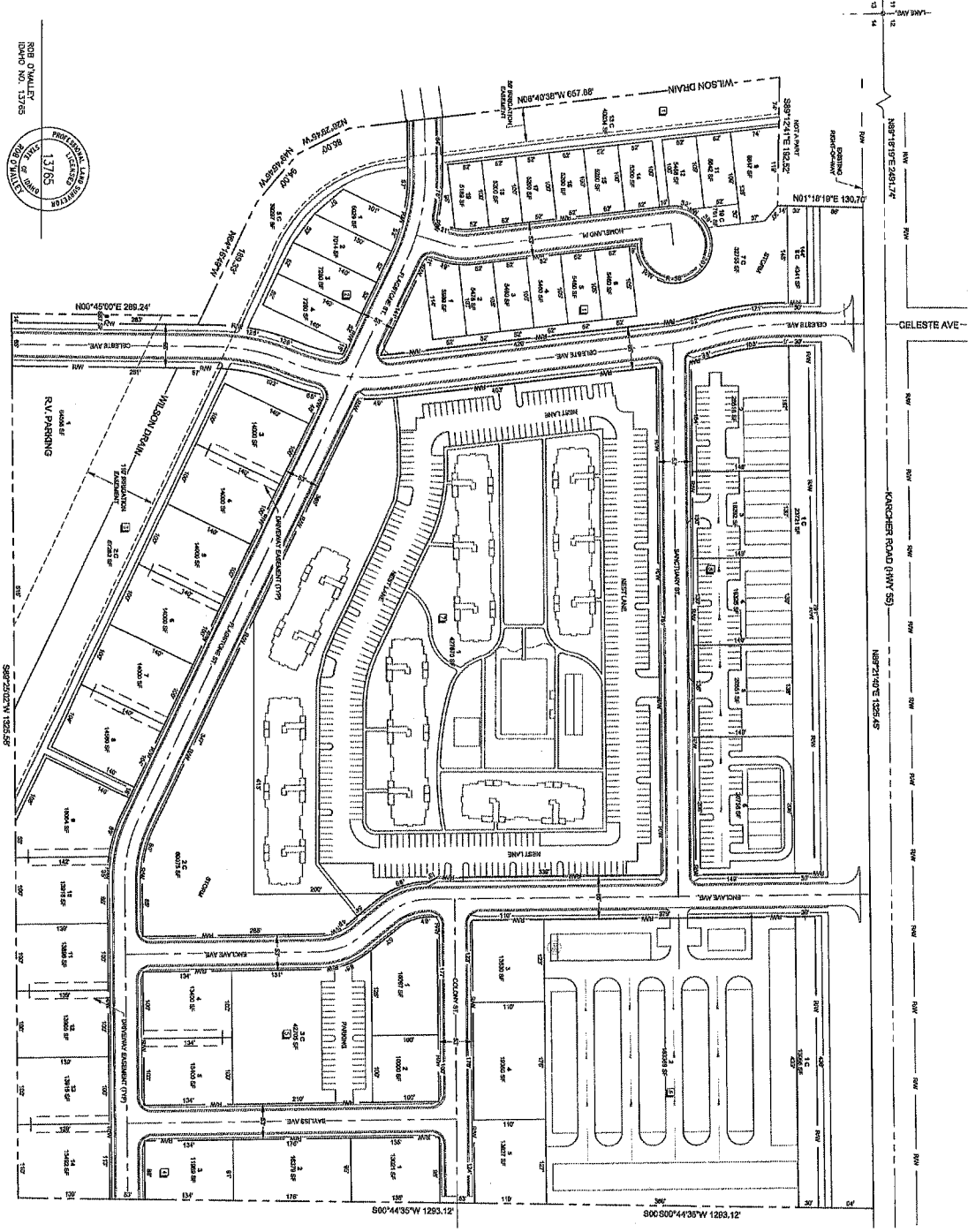
BOISE COMMUNITY CENTER, INC.
300 S. GARDEN BLVD.
BOISE, IDAHO 83725
PH: (208) 333-3333

REVISIONS

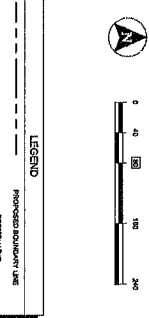
NO.	DESCRIPTION	DATE
1	DESIGNED	
2	DRAWN	
3	CHECKED	
4	APPROVED	

BOISE COMMUNITY CENTER, INC.
300 S. GARDEN BLVD.
BOISE, IDAHO 83725
PH: (208) 333-3333

T-O ENGINEERS, INC.
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PH: (208) 442-6300
WWW.T-ENGINEERS.COM

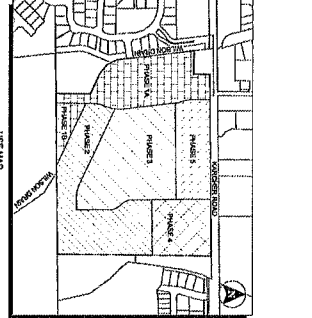


PROFESSIONAL SEAL
 T-O ENGINEERS
 13785
 REG. QUALIFIED
 IDAHO NO. 13785
 EXPIRES 07/31/2024
 PREPARED FOR THE ENGINEER'S REVIEW



LEGEND

- Proposed Subdivision Line
- Section Line
- Proposed Easement
- Proposed Structure
- Proposed Lot Number
- Proposed Lot Name
- Proposed Lot Area
- Proposed Lot Dimension
- Proposed Lot Perimeter
- Proposed Lot Volume



NOTES

- LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

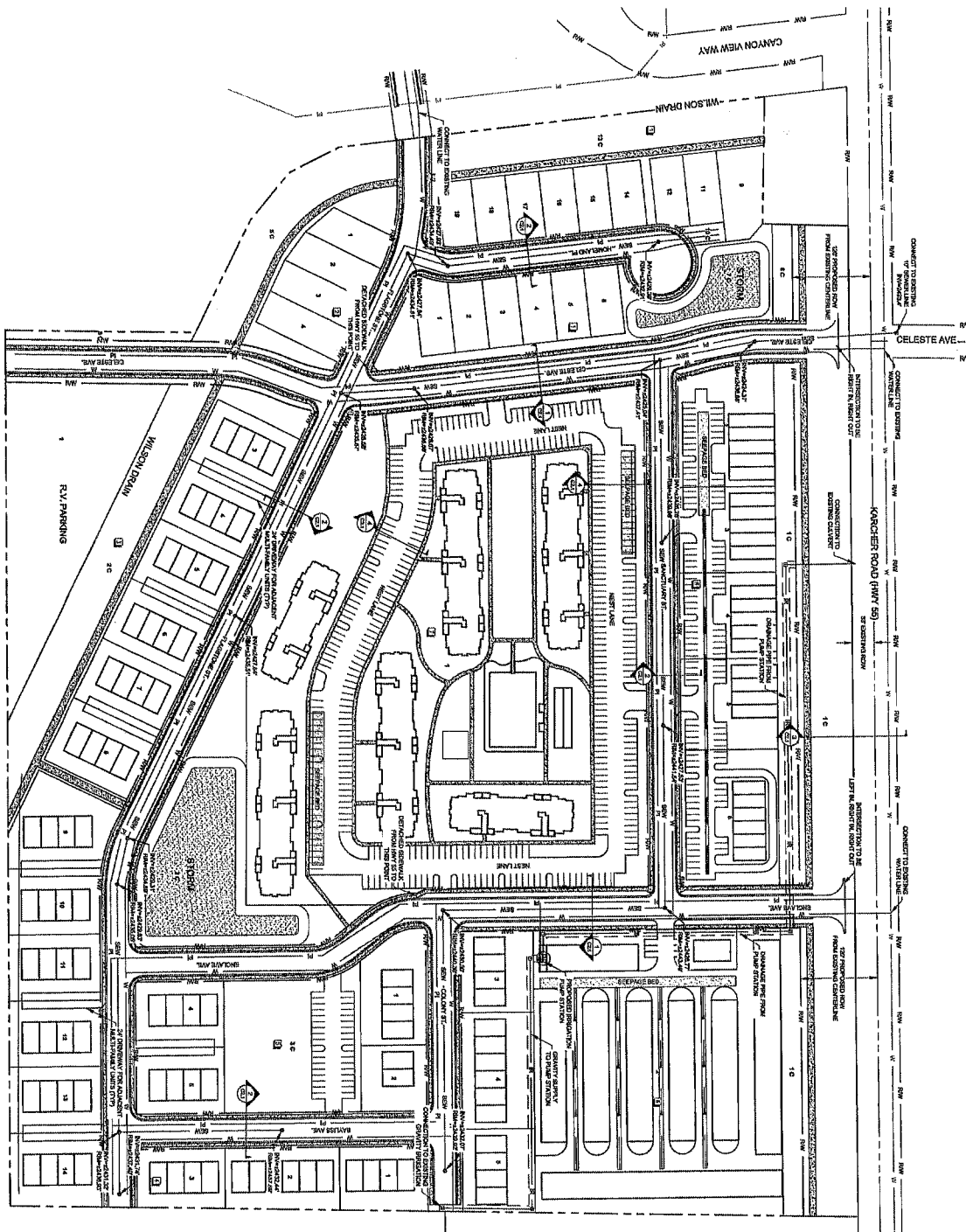
**PRELIMINARY PLAT FOR:
 ENCLAVE SUBDIVISION
 LOT DIMENSIONS**

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 332 N. BROADMOORE WAY
 Nampa, Idaho 83857
 PHONE: (208) 442-0100 WWW.T-OENGINEERS.COM
 BOB & CODY A. COCHRAN, ENGINEERS & SURVEYORS
 MERRICK & MARLA L. SPOONER

REVISIONS			REGISTER
NO.	DESCRIPTION	DATE	REGISTER

REGISTER
 22754
 REGISTERED
 SURVEYOR
 BOB & CODY A. COCHRAN
 ENGINEERS & SURVEYORS
 REGISTERED
 MARRIAGE & DIVORCE
 REGISTRARS
 BOB & CODY A. COCHRAN
 ENGINEERS & SURVEYORS

C-10
 ATTENTION:
 PLEASE REVIEW THIS INSTRUMENT CAREFULLY TO DETERMINE THAT IT IS THE PROPERTY OF T-O ENGINEERS AND THAT IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM T-O ENGINEERS.
 DATE: 07/31/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 SCALE: AS SHOWN



NOTES

1. SHOWN UNLESS OTHERWISE NOTED AND ARE APPROXIMATE

LEGEND

- PROPOSED BOUNDARY LINE
- EXISTING BOUNDARY LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED ELECTRICAL LINE
- EXISTING ELECTRICAL LINE
- PROPOSED TELEPHONE LINE
- EXISTING TELEPHONE LINE
- PROPOSED RAINWATER LINE
- EXISTING RAINWATER LINE
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED WATER AND SEWER TRAP
- EXISTING WATER AND SEWER TRAP
- PROPOSED CULVERT
- EXISTING CULVERT
- PROPOSED UTILITY CENTER
- EXISTING UTILITY CENTER
- PROPOSED SIGN
- EXISTING SIGN



**PRELIMINARY PLAT FOR:
ENCLAVE SUBDIVISION
SITEPLAN**

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
232 N. BROADWAY DRIVE
NAPERVILLE, IL 60563
PHONE: (630) 442-6300 WWW.T-OENGINEERS.COM
BOB & CODY + COURTNEY + HEIDI + HELEN + MEREDITH + HANNA + SPENCER

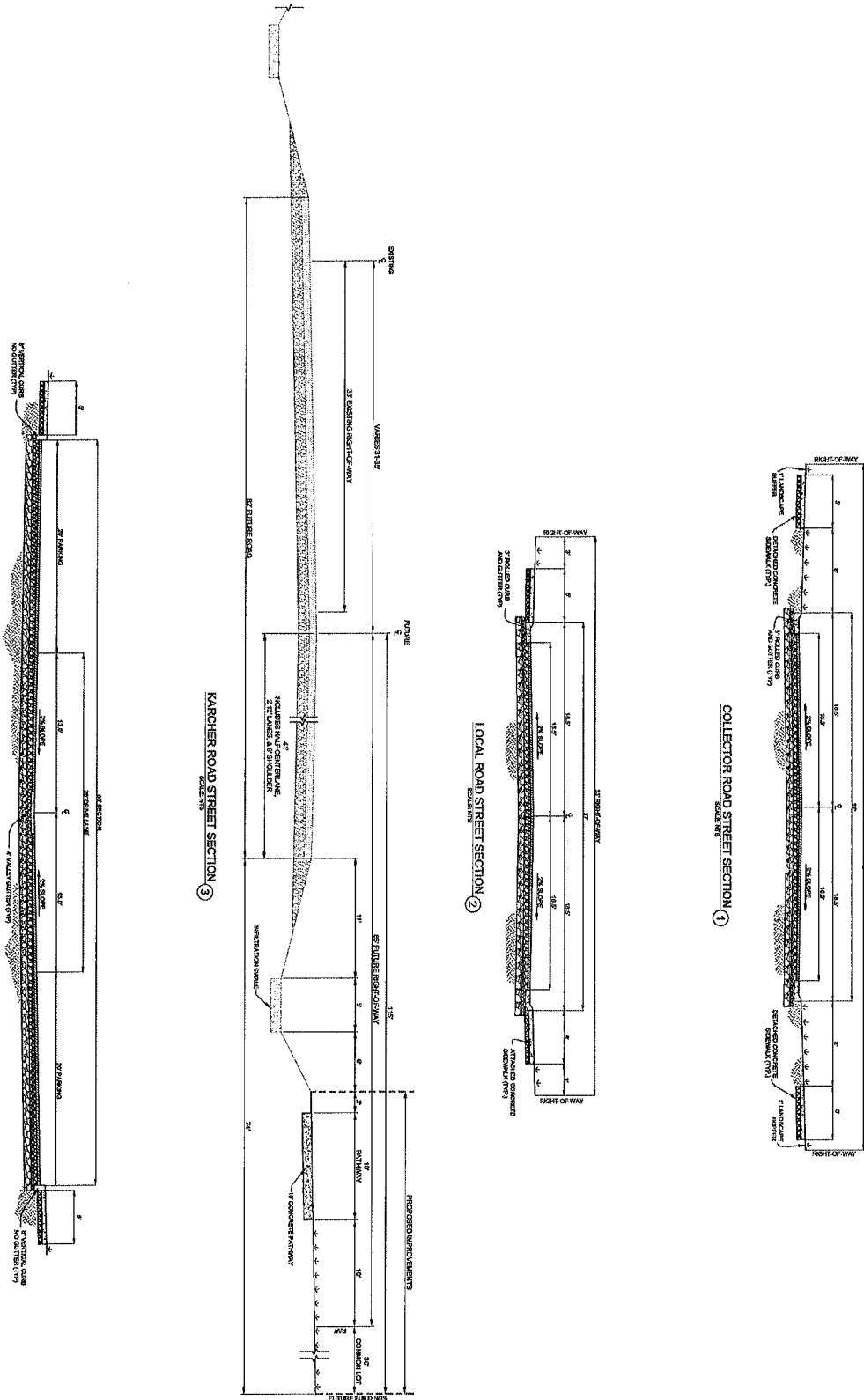
NO.	DESCRIPTION	DATE

REVISIONS	DATE	BY	APPROVED BY
DERIVED			
CHECKED			
APPROVED			



C2.0

DATE: MARCH 2023
DRAWN BY: J. CARPENTER
CHECKED BY: J. CARPENTER
APPROVED BY: J. CARPENTER



INTERIOR PARKING SECTION ①

COLLECTOR ROAD STREET SECTION ②

LOCAL ROAD STREET SECTION ③

VARCHER ROAD STREET SECTION ④

DATE: MARCH 1, 2022
PROJECT: ENCLAVE SUBDIVISION
SCALE: AS SHOWN
DRAWN BY: J. CAWENTER
CHECKED BY: J. CAWENTER
APPROVED BY: J. CAWENTER

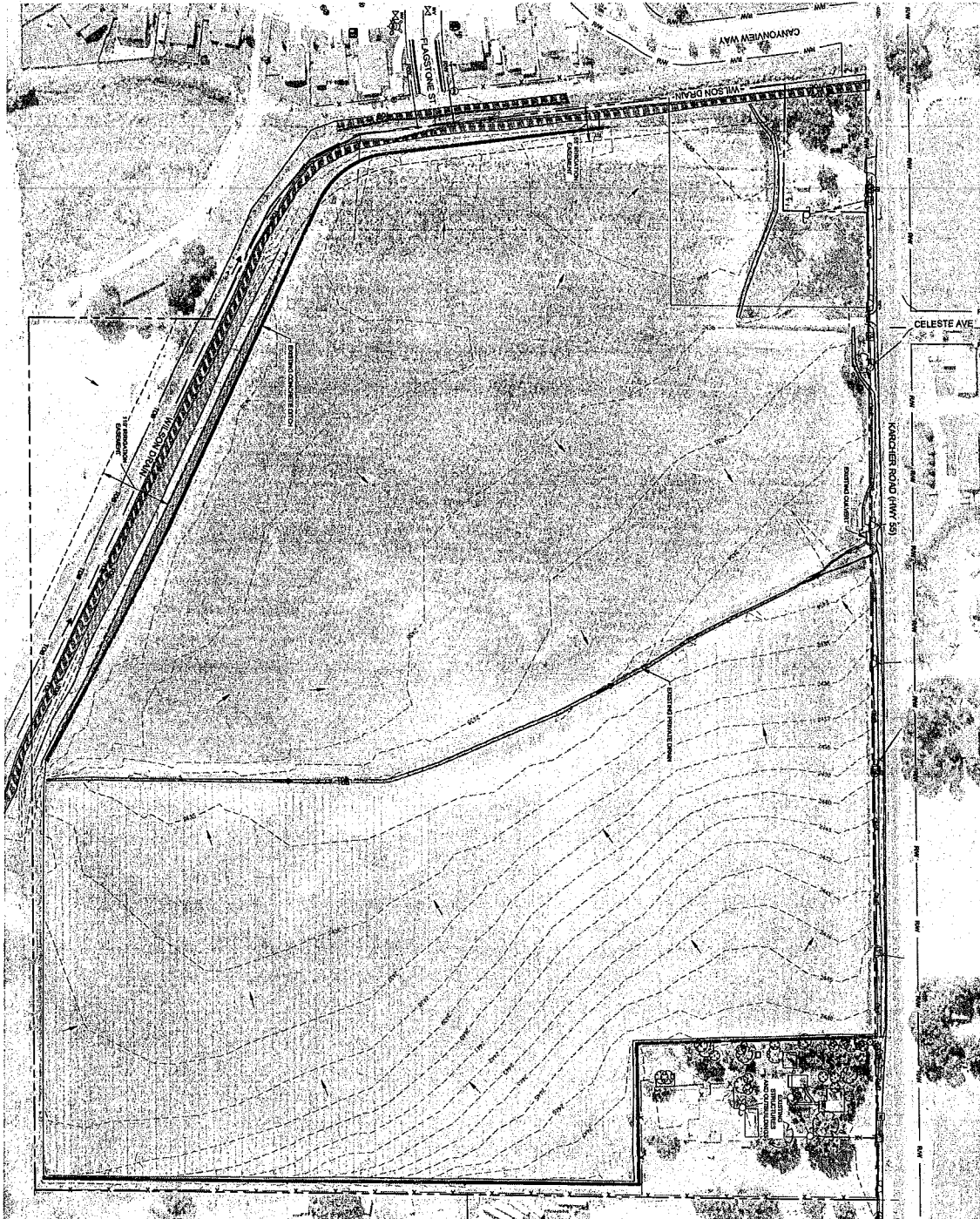
PRELIMINARY PLAT FOR:
ENCLAVE SUBDIVISION
SITEPLAN DETAILS

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
352 N. BROADMOORE WAY
NAMPÁ, IDAHO 83687
PHONE: (208) 442-4300 WWW.T-OENGINEERS.COM
BOISE • COOY • COEUR D'ALENE • HELENA CITY
MOSCOW • NAHVA • SPOKANE

NO.	REVISIONS DESCRIPTION	DATE

REVISIONS	
DESIGNED BY	G. RONA-HAR
DRAWN BY	G. RONA-HAR
CHECKED BY	J. CAWENTER
APPROVED BY	J. CAWENTER





LEGEND

PROPOSED BOUNDARY LINE
 EXISTING BOUNDARY LINE
 EXISTING FLOOR OBSERVATION
 EXISTING FOUNDATION
 EXISTING UTILITY
 EXISTING DRAINAGE
 EXISTING SANITARY
 EXISTING WATER
 EXISTING POWER
 EXISTING TELEPHONE
 EXISTING RAILROAD
 EXISTING HIGHWAY
 EXISTING AIRPORT
 EXISTING CANAL
 EXISTING ELEVATION
 EXISTING SURFACE

1/8" = 1'-0"

PRELIMINARY PLAT FOR:
ENCLAVE SUBDIVISION
EXISTING CONDITIONS

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 332 N. BRADDOCK WAY
 MAMPA, IDAHO 83687
 PHONE: (208) 442-6300 WWW.T-OENGINEERS.COM
 BOISE • COODY • COULIN D'ALEYRE • HEGER CITY
 MERIDIAN • MAMPA • SPOKANE

NO.	REVISIONS DESCRIPTION	DATE

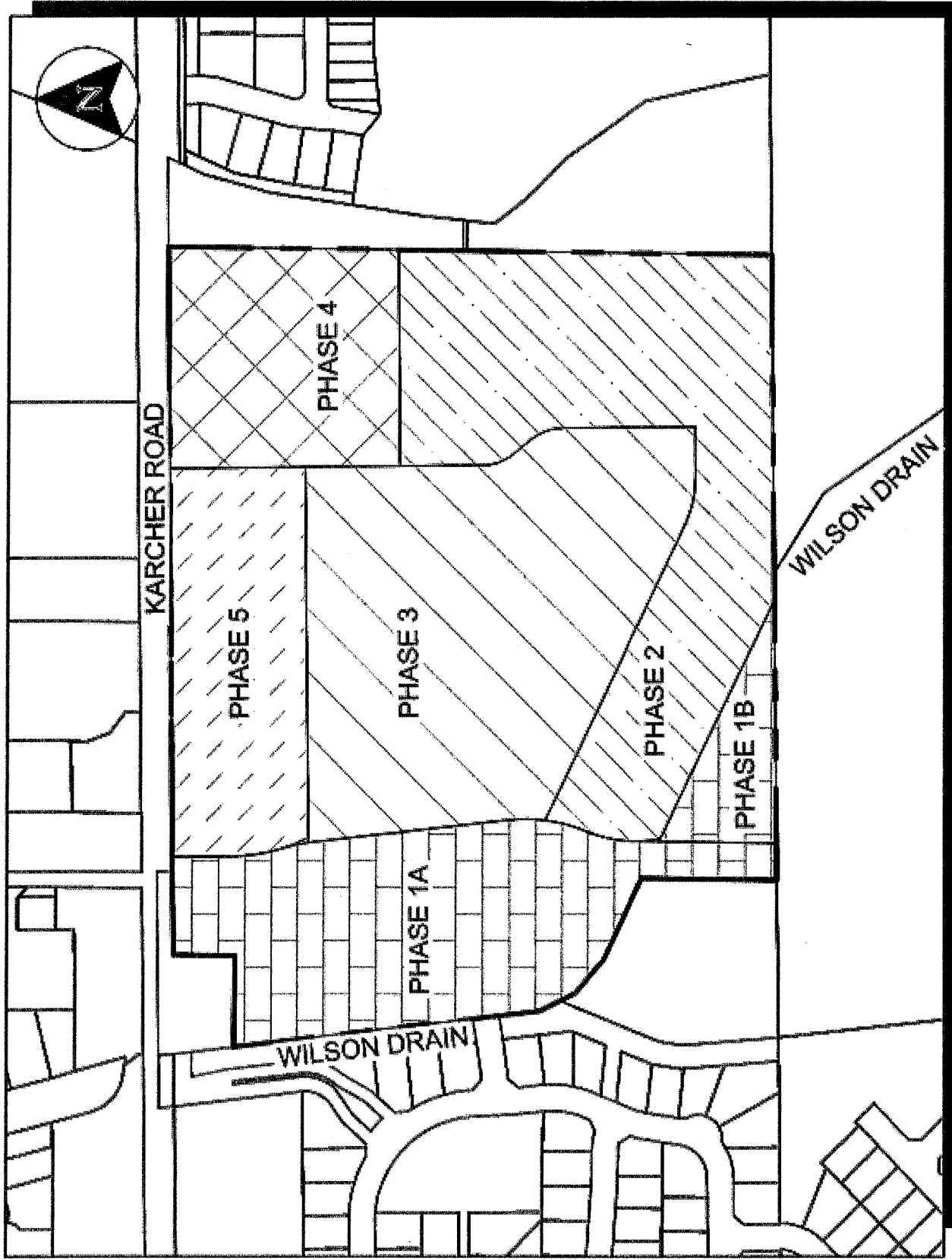
BORDER SIZE 27' x 41'

DESIGNED BY
 ERWIN C. RICHMAN
 CHECKED BY
 J. CARPENTER
 APPROVED
 J. CARPENTER

ATTEST:
 I, THE PLAT CLERK HEREBY CERTIFY THAT THE PLAT IS CORRECT AND TRUE TO THE ORIGINAL RECORD AS FILED WITH THE CLERK OF DISTRICT COURT, COUNTY OF BLAINE, IDAHO, ON THIS DATE.
 MARCH 1, 2016
 CLERK

C3.0

ENCLAVE SUBDIVISION PHASING PLAN



USE MAP



ROB O'WALLEY
 IDAHO NO. 13765

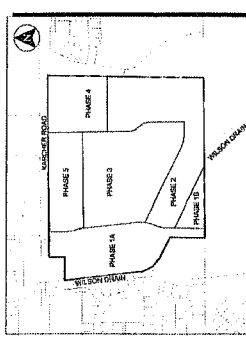


NOTES

1. LOTS AND 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

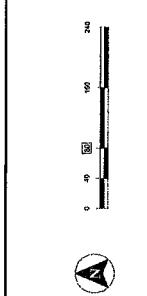
USE MAP

PHASE 1A - 60 ACRES - SINGLE FAMILY
 250 LOTS
 PHASE 1B - 25 ACRES - SINGLE FAMILY
 100 LOTS
 PHASE 2 - 10 ACRES - APARTMENTS
 100 UNITS
 PHASE 3 - 10 ACRES - APARTMENTS
 100 UNITS
 PHASE 4 - 10 ACRES - APARTMENTS
 100 UNITS



LEGEND

[Symbol]	PROPOSED BOUNDARY LINE
[Symbol]	SECTION LINE
[Symbol]	ROAD RIGHT-OF-WAY
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING EASEMENT
[Symbol]	ROAD CENTERLINE
[Symbol]	LOT NUMBER
[Symbol]	COMMON LOT NUMBER
[Symbol]	COMMERCIAL LOT NUMBER
[Symbol]	BLOCK NUMBER
[Symbol]	POND ALLOWANCE CAP

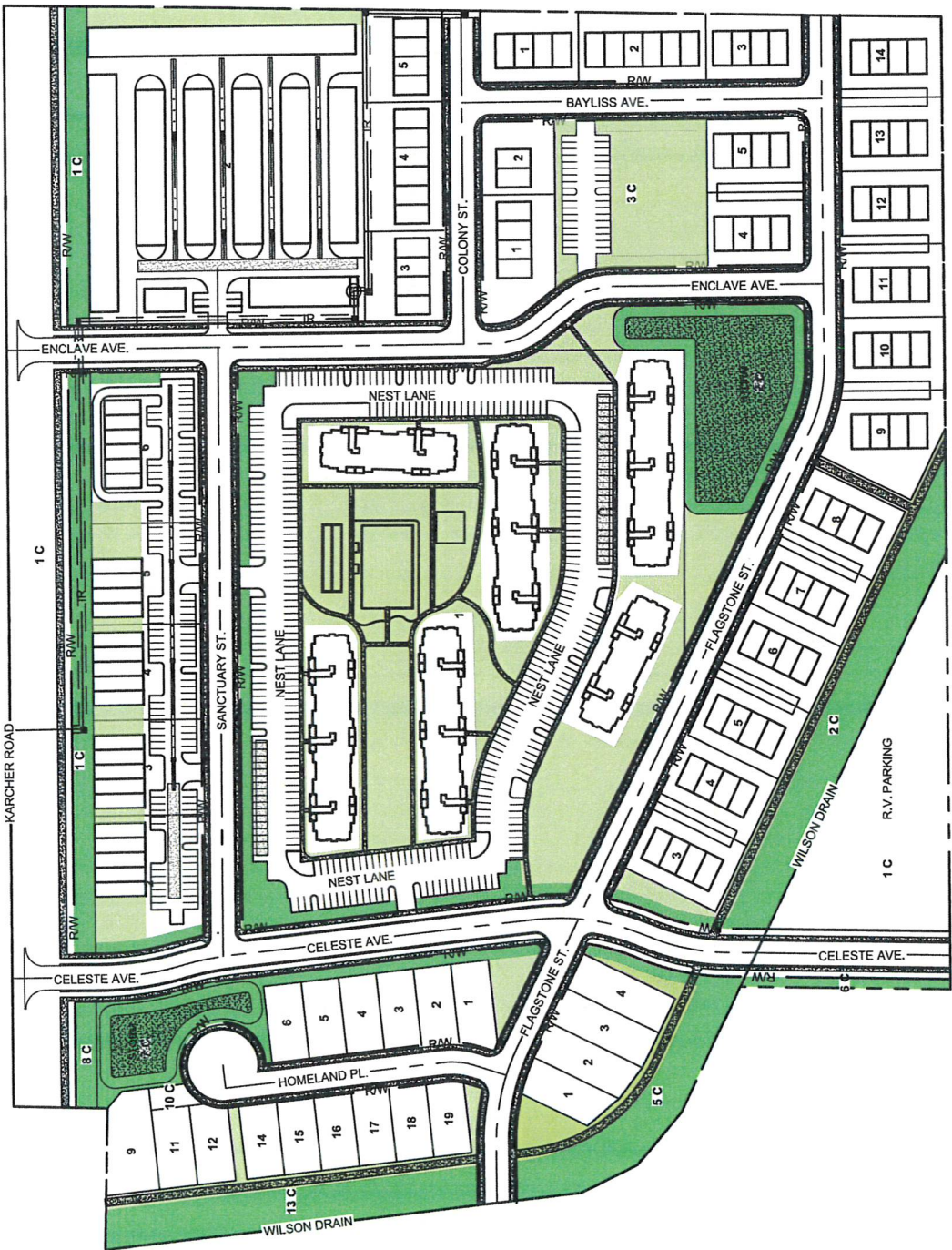


T-O-ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 202 N. BRADFORD WAY
 MARSH, NORTH CAROLINA 28757
 PHONE: (704) 442-4300 WWW.T-O-ENGINEERS.COM
 HARRISON HARRIS & SPOONER
 ROSE & GORTY & COLLIER REAL ESTATE AGENCY

ENCLAVE SUBDIVISION
 LOT DIMENSIONS
 PRELIMINARY PLAN FOR:

DATE: 11/15/2019
 SHEET NO: 21303-10-1
 TOTAL SHEETS: 10
 THIS SHEET IS A PART OF THE PROJECT'S SUBDIVISION MAP. THE ENTIRE PROJECT IS SHOWN ON SHEET 21303-10-1.

KARCHER ROAD (HWY 55)



	QUALIFYING OPEN SPACE	
	NON-QUALIFYING OPEN SPACE	
	TOTAL OPEN SPACE	11.52 ACRES
	USABLE OPEN SPACE	9.29 ACRES
	QUALIFYING OPEN SPACE	5.82 ACRES
	QUALIFYING OPEN SPACE PERCENTAGE OF TOTAL	12.8%



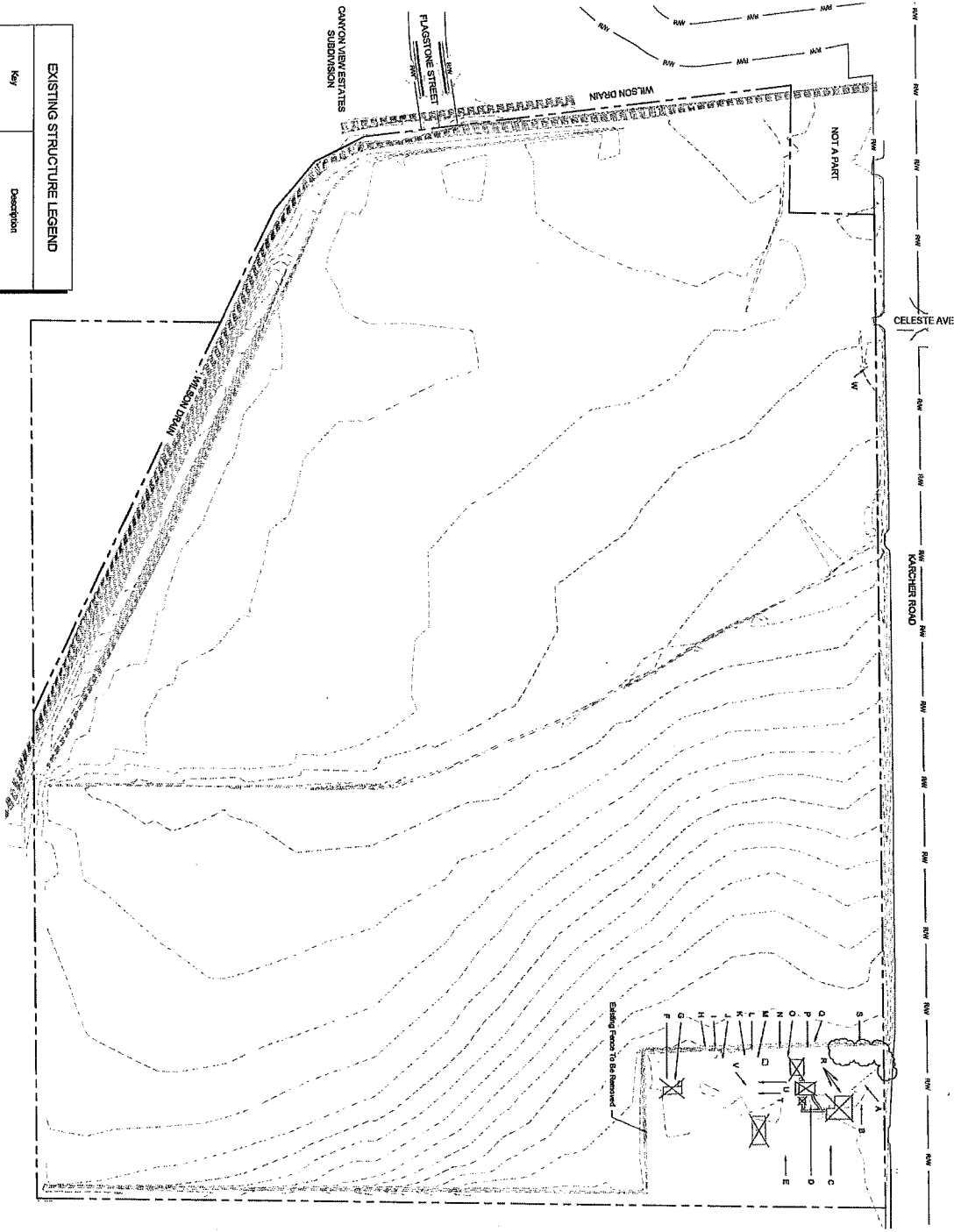
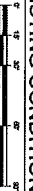
T-O ENGINEERS

332 N. BROADMORE WAY
 NAMPÁ, IDAHO 83687
 PHONE: (208) 442-6300 WWW.T-OENGINEERS.COM
 E-FILE: 2022-4-C-Open Space.dwg DATE: 3/1/22 JOB: 2022A

EXISTING STRUCTURE LEGEND	
Key	Description
(Symbol: Dashed line with 'X')	Existing Structure To Be Removed
(Symbol: Solid line with 'X')	Existing Structure to Be Removed



EXISTING CONDITIONS PLAN



EXISTING VEGETATION ACTION LEGEND

Tree Detail	Description	Qty	Size	Action
A	Mult Stem Deciduous Tree	1	12" cal.	Remove
B	Deciduous Tree	1	6" cal.	Remove
C	Deciduous Tree	1	6" cal.	Remove
D	Mult Stem Deciduous Tree Grouping of 3	3	22" cal.	Remove
E	Mult Stem Deciduous Tree	1	15" cal.	Remove
F	Mult Stem Deciduous Tree	1	6" cal.	Remove
G	Mult Stem Deciduous Tree	1	10" cal.	Remove
H	Mult Stem Deciduous Tree	1	12" cal.	Remove
I	Mult Stem Deciduous Tree	1	12" cal.	Remove
J	Deciduous Tree	1	12" cal.	Remove
K	Deciduous Tree	1	10" cal.	Remove
L	Deciduous Tree	1	6" cal.	Remove
M	Mult Stem Deciduous Tree	1	10" cal.	Remove
N	Mult Stem Deciduous Tree	1	6" cal.	Remove
O	Deciduous Tree	1	24" cal.	Remove
P	Mult Stem Deciduous Tree	1	6" cal.	Remove
Q	Mult Stem Deciduous Tree	1	6" cal.	Remove
R	Mult Stem Deciduous Tree Grouping of 3	3	22" cal.	Remove
S	Mult Stem Deciduous Grouping of 15	15	142" cal.	Remove
T	Deciduous Tree	1	14" cal.	Remove
U	Deciduous Tree	1	15" cal.	Remove
V	Deciduous Tree	1	16" cal.	Remove
W	Deciduous Tree	1	24" cal.	Remove
TOTAL REMOVED		52	472" cal.	

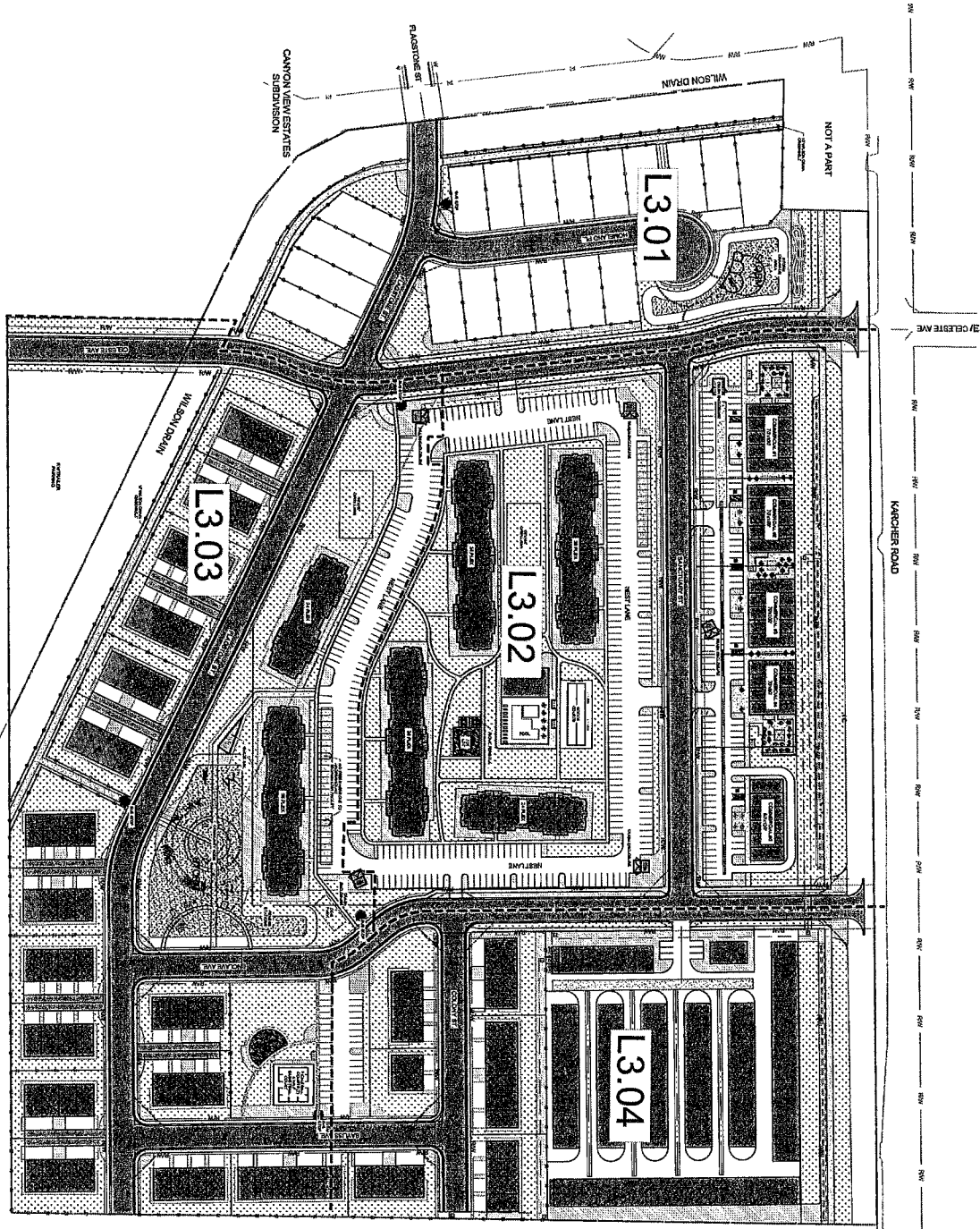
T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 2471 S. TITANUM PLACE
 MERIDIAN, IDAHO 83642
 PHONE: (208) 323-2288 WWW.T-O-ENGINEERS.COM
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 MERIDIAN • Nampa • SPOKANE

P.U.D. LANDSCAPE PLANS FOR:
ENCLAVE SUBDIVISION
EXISTING CONDITIONS PLAN

NO.	REVISIONS DESCRIPTION	DATE

BORER SIZE	
DESIGNED	DATE





OVERALL MATERIALS AND LAYOUT PLAN



Key	Material	Description	Qty	Notes/Remarks
[Pattern]	Landfill Area	Designated for future development	20,000 sq ft	As per Section 12.01 of the Subdivision Plat
[Pattern]	Planting Area	Native Planting Area	10,000 sq ft	Planting shall be in accordance with the Subdivision Plat
[Pattern]	Planting Area	Planting Area - Planting	5,000 sq ft	Planting shall be in accordance with the Subdivision Plat
[Pattern]	Planting Area	Planting Area - Planting	5,000 sq ft	Planting shall be in accordance with the Subdivision Plat
[Pattern]	Planting Area	Planting Area - Planting	5,000 sq ft	Planting shall be in accordance with the Subdivision Plat
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P.U.D. LANDSCAPE PLANS FOR:
ENCLAVE SUBDIVISION
OVERALL MATERIALS AND LAYOUT PLAN

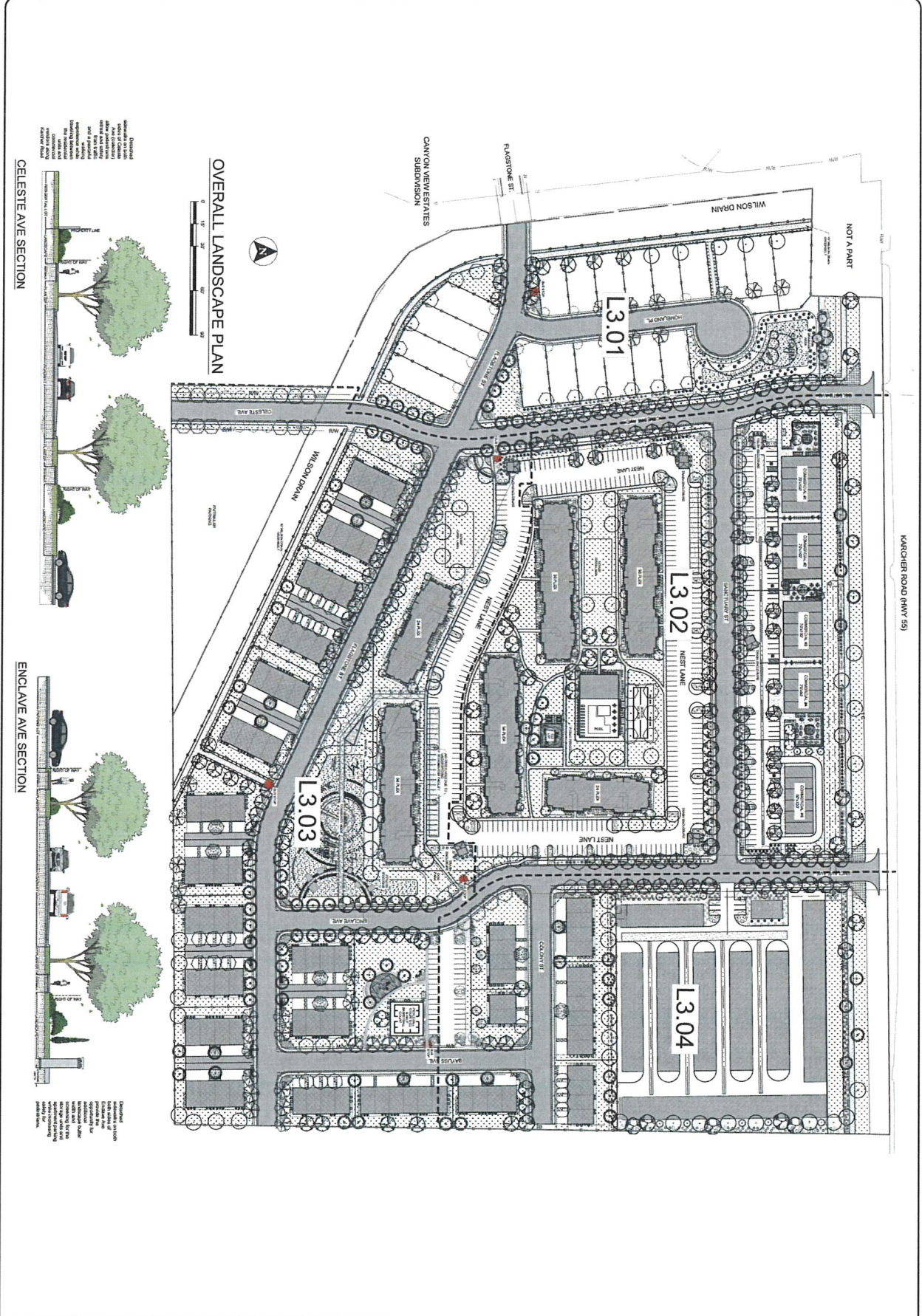
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 223-2288 WWW.T-ENGINEERS.COM

REVISIONS

NO.	DESCRIPTION	DATE

DATE: 11/13/2022
DRAWN BY: J. SNYDER
CHECKED BY: J. SNYDER
APPROVED BY: J. SNYDER

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



OVERALL LANDSCAPE PLAN

0 ATTENTION
 1
 IF THESE PLANS ARE TO BE USED FOR ANY OTHER PROJECT, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

DATE: March 1, 2022
 PROJECT: 220224

L3.0

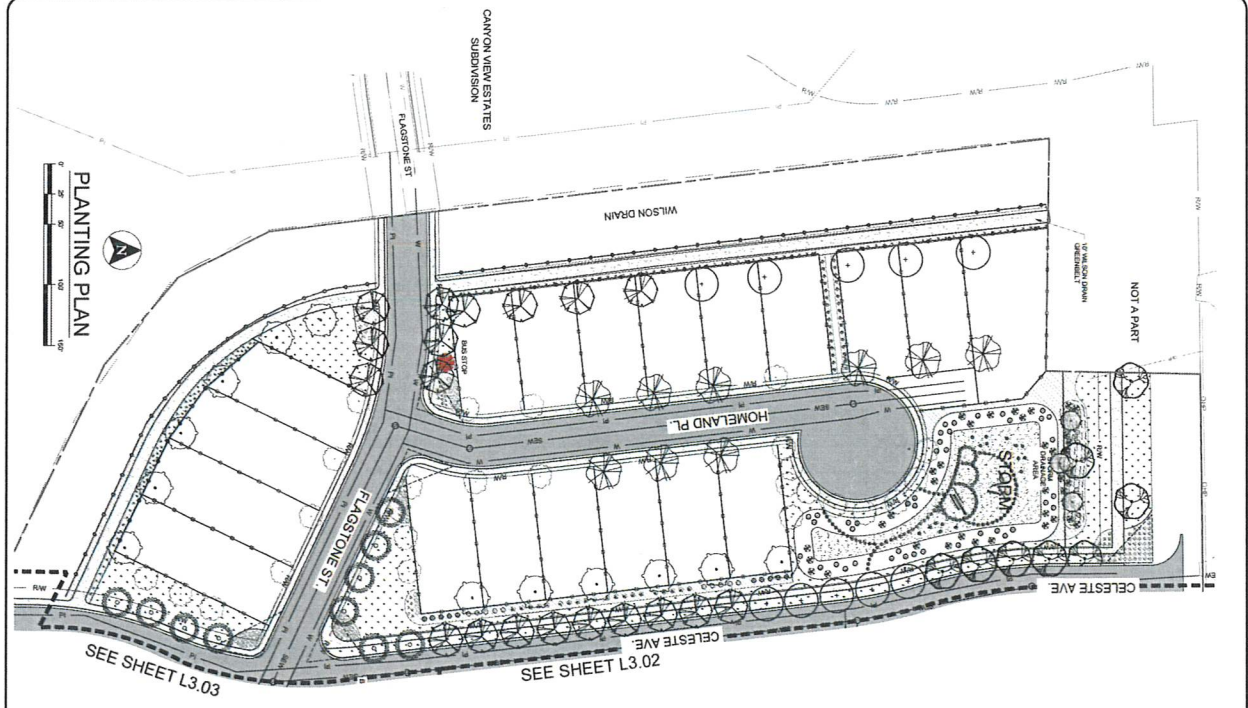
P.U.D. LANDSCAPE PLANS FOR:
ENCLAVE SUBDIVISION
OVERALL LANDSCAPE PLAN

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 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 2471 S. TITANIUM PLACE
 MERIDIAN, IDAHO 83642
 PHONE: (208) 325-2288 WWW.T-OENGINEERS.COM
 BOISE • CODY • COEUR D'ALENE • HEBER CITY
 MERIDIAN • NAMPYA • SPOKANE

NO.	REVISIONS DESCRIPTION	DATE

BORDER SIZE	DATE
22'x34'	
DESIGNED	J. SNYDER
DRAWN	J. SNYDER
CHECKED	J. SNYDER
APPROVED	J. SNYDER





TREES	COMMON NAME	BOTANICAL NAME
	PARSONS MAPLE	ACER PARSONSII COLUMBARIANUM TM
	AUTUMN FERTI SUGAR MAPLE	ACER SACCHARINUM 'FERTI' TM
	COMMON HICKORY	CELTIS OCCIDENTALIS
	EASTERN REDBUD	CERIS OMAHENSIS
	SMITHIE THORNLESS HONEY LOCUST	GLABRALIA THORNLESS HENRIER 'SMITHIE' TM
	SANTOCELLE AMYRIN	JUNIFERUS SCOTLANDIA 'SANTOCELLE' TM
	TULIP POPLAR	LIRIODENDRON TULIPIFERA
	PAV ALBERT COLUMBIA SPRUCE	PICEA PRAENSIS 'PAV ALBERT'
	VANERVOELT'S PYRAMID PINE	PINIS FLEXILIS 'VANERVOELT'S PYRAMID'
	QUANTICOLE PEAR	PIRUS GALESTRANA 'QUANTICOLE' TM
	REGAL PRINCE OAK	QUERCUS X WURTEL 'REGAL' TM
	AMERICAN LINEN	TILIA AMERICANA
	HELANDER PULPA JAPANESE BARBERY	BEGONIA THUNDERBOLT HELANDER PULPA
	PROVIER PEAR JAPANESE BARBERY	BEGONIA THUNDERBOLT PROVIER
	GREEN MOUNTAIN BOXWOOD	BUXUS SEMPERVIRENS 'SINICA GREEN MOUNTAIN'
	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'
	MOVIE PALM DOGWOOD	CORNUS ALBA 'MOVIE PALM'
	GOLD SKYLINE WINTERCREEPER	EUONYMUS FORTUNEI 'ROBERTWOO' TM
	SHOW OFF FOSTERTIA	FOSTERTIA X INTERMEDIA 'MINOR'
	BLUE RIDGE JUNCYPER	JUNIFERUS HORIZONTALIS 'BLUE RIDGE'
	SHERWOOD COMPACT HAZEL PINE	PIRUS MUDO 'SHERWOOD COMPACT'
	GRACIOUS COMPACT BURNING BUSH	FRAXINUS AMERICANA 'GRACIOUS'
	KNOCK OUT ROSE	ROSA SHIRAZ 'KNOCK OUT'
	GRAND EAST HOT PINKYNA ROSE	ROSA X 'GRAND EAST'
	GRAND ARCTIC WILLOW	SALEX PENTAPHYLLA 'ARCTIC'
	NEON FLAME SPINEA	SPINEA LAMONICA 'NEON FLAME'
	SNOWMOUND SPINEA	SPINEA NIPONICA 'SNOWMOUND'
	COLORLAME SPINEA	SPINEA X BIVALIDA 'COLORLAME'
	LEMONLIME SPINEA	SPINEA X BIVALIDA 'MONLIME' TM
	FEATHER RED QUARS	QUERCUS X 'FEATHER RED'
	GLIMMER BLUE FESCUE	FESTUCA GLAZIA 'GLIMMER BLUE'
	HAWAIIAN PINEAPPLE GRASS	PENSTEMON ACROPHOROSIS 'HAWAIIAN'
	GRASS TOLERANT FESCUE BLEND	LAW



P. U. D. LANDSCAPE PLANS FOR:
ENCLAVE SUBDIVISION
PLANTING PLAN

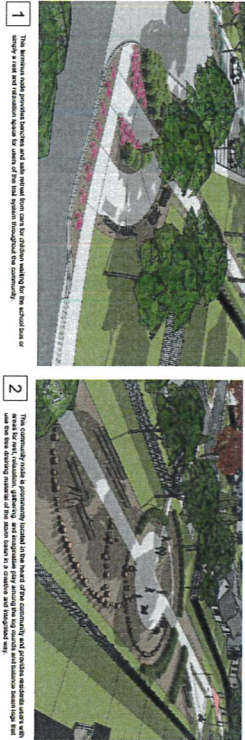
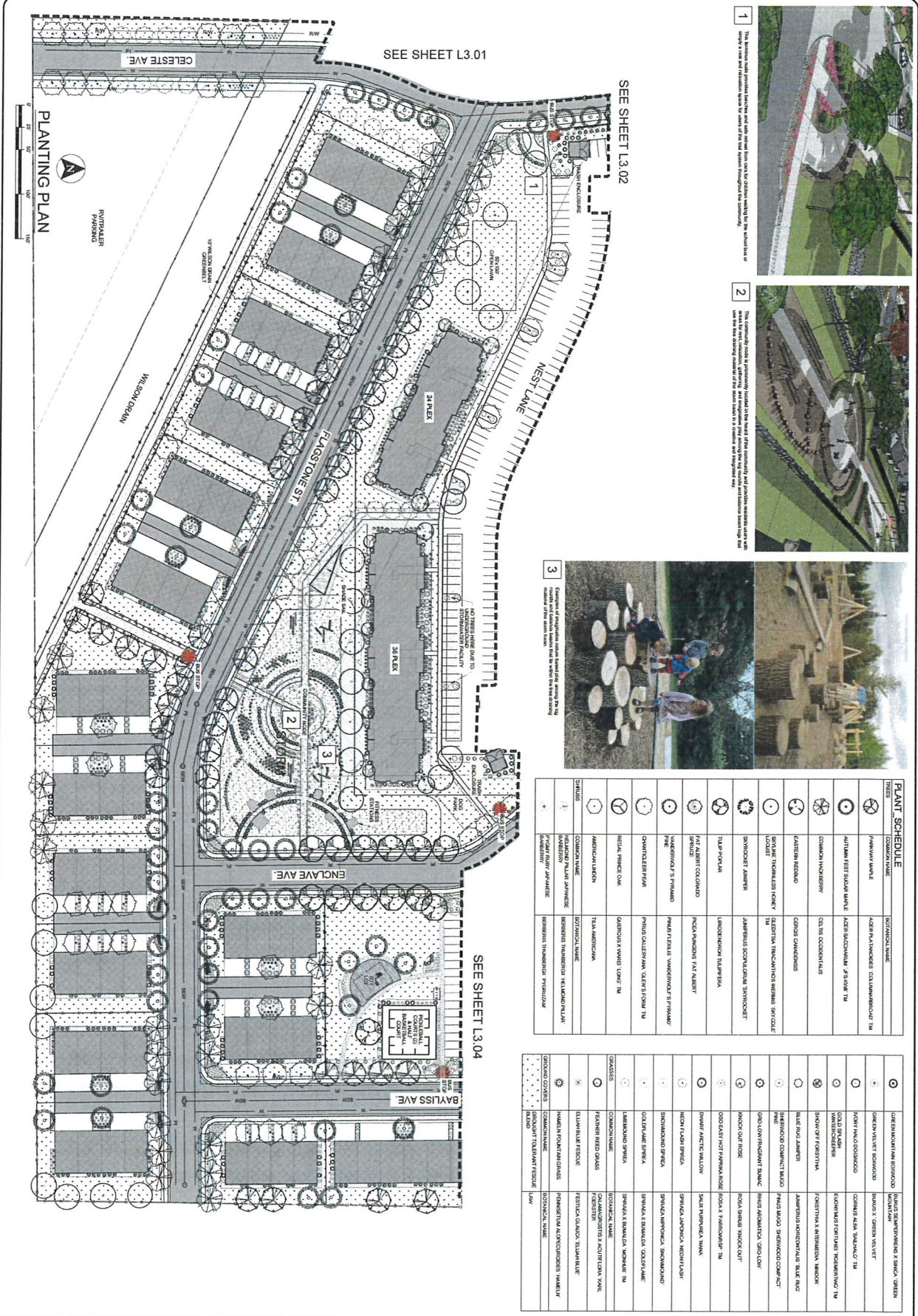
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANUM PLACE
MERIDIAN, IDAHO 83642
PHONE: (208) 325-2288 WWW.TO-ENGINEERS.COM
BOISE • COOY • COEUR D'ALENE • MERIDIAN CITY
MERIDIAN • HAMPDEN • SPOKANE

REVISIONS

NO.	DESCRIPTION	DATE

BOILER SIZE
DESIGNED
DRAWN
CHECKED
APPROVED

DATE: March 1, 2022
SHEET: L3.1



SYMBOL	COMMON NAME	SCIENTIFIC NAME
	PAVAN YUKLE	KAHNIA MANDROSA COLUMBARIPOLYA TM
	ALBERTA FERTIS STYLIS MARI L.	KAHNIA SACHIMARIA J.F. SPRENG TM
	CHAMA HINDENBERG	CELEBIS COCAONIAS
	GARDNER HEDDING	CELEBIS COCAONIAS
	ROSA BE THOMASUS HONEY LODGET	CELEBIS THOMASUSUS ROSAUS SPYCOGUE TM
	SPROCKET JANBERS	JANBERSUS SCOTTICULARI SPROCKET
	TULIP POUFAR	IMPORCATIONI TULIPUSIA
	FAY ALBERT COLOMADO	IMPORCATIONI FAY ALBERT
	WAGENROD'S PRIBRAM	PRIBRAMIUS WAGENROD'S PRIBRAM
	CHARLOTTE PEAR	PIRUSUS CHARLOTTE PEAR
	ROSA HENRI OAK	CELEBIS HENRIUS ROSAUS TM
	AMERICAN LINDEN	TILIA AMERICANA
	HELMUND PALM JANNISSE	HELMUNDIUS PALM JANNISSE
	JAPONICUS YAMANE	HELMUNDIUS THAMERICUS JAPONICUS

SYMBOL	COMMON NAME	SCIENTIFIC NAME
	GREEN HOLLOW EUCALYPTUS	EUCALYPTUS HOLLOW EUCALYPTUS
	GREEN VALLEY BOMBOLO	BOMBOLOUS GREEN VALLEY
	HONEY PALM COLOGGIO	COLOGGIUS HONEY PALM
	GOLDEN PALM	COLOGGIUS GOLDEN PALM
	SPROCKET FORSTHA	FORSTHAUS SPROCKET FORSTHA
	RALPH GARD JANNERS	JANNERSUS RALPH GARD
	SPROCKET COLOMADO	COLOMADOUS SPROCKET
	SPROCKET HONORABLE	HONORABLIUS SPROCKET
	SPROCKET HONORABLE	HONORABLIUS SPROCKET
	SPROCKET HONORABLE	HONORABLIUS SPROCKET

ATTENTION:
 IF THESE LAYOUTS ARE TO BE USED FOR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND OBSTRUCTIONS PRIOR TO CONSTRUCTION.
 DATE: March 1, 2022
 PROJECT: 202202
 SHEET: L3.3

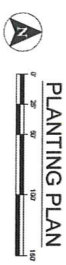
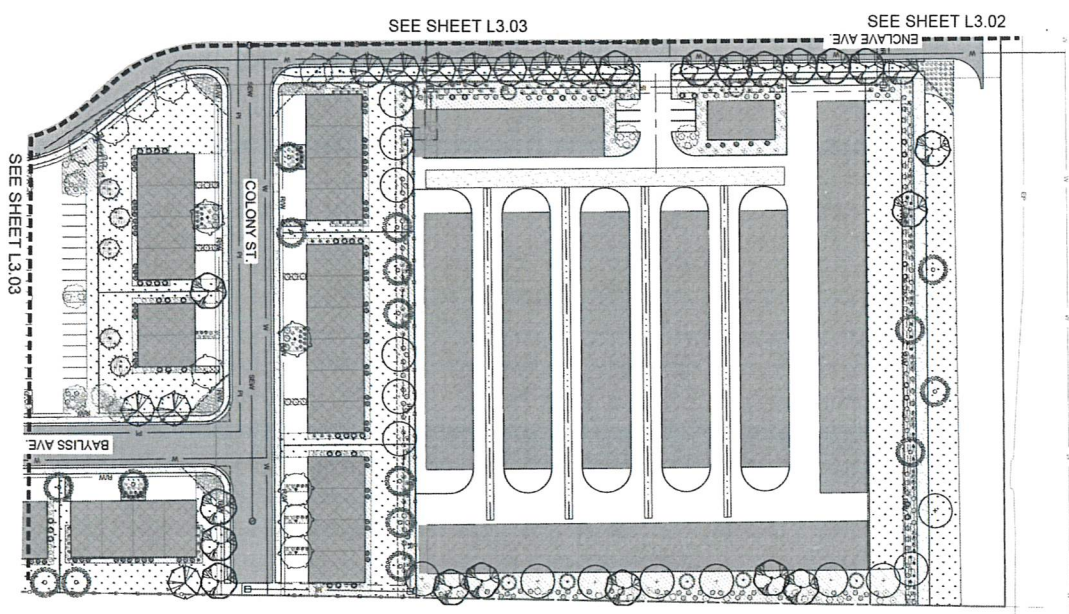
P.U.D. LANDSCAPE PLANS FOR:
ENCLAVE SUBDIVISION
 PLANTING PLAN

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 2471 S. TITANIUM PLACE
 MERIDIAN, IDAHO 83642
 PHONE: (208) 325-2288 WWW.T-OENGINEERS.COM
 BOISE • COOY • COEUR D'ALENE • HEBER CITY
 MERIDIAN • Nampa • SPOKANE

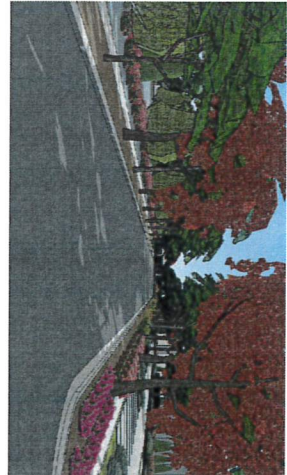
NO.	REVISIONS DESCRIPTION	DATE

BORDER SIZE: 20'x12'
 DESIGNED: S. ACEVEDO
 DRAWN: S. ACEVEDO
 CHECKED: J. SANDER
 APPROVED: J. SANDER

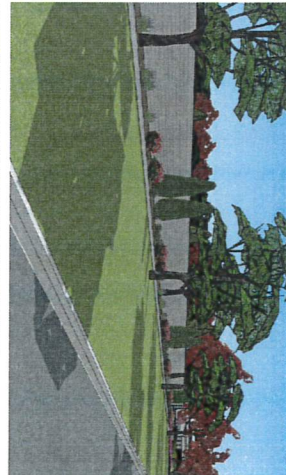
PLANT SCHEDULE		BOTANICAL NAME	
	COMMON NAME		BOTANICAL NAME
	PARSONS WATTLE		ACER PLATANIFOLIUM COLUMBIANUM 'TM
	ALBANY FERT SQUALMATE		ACER SACHALINENSE 'JIS-NW' 'TM
	COMMON MADONNY		CENTAURIO OCCIDENTALIS
	EASTERN REDBUD		CECROPIA CANADENSIS
	SPRING THORNLESS HONEY LOCUST		QUERCUS THUNBERGII MENZIES 'SINGOLE' 'TM
	SPRINGCROCK AMBER		JUNIPERUS SCAURICORNIA 'SPRINGCROCK'
	TULIP POPULAR		LIRIODENDRON TULIPIFERA
	PINK ALBERT COLORADO SPRUCE		PICEA MARYLANDICA 'PINK ALBERT'
	VANDERWOLF'S PYRAMID PINE		PIRUS FLEXILIS 'VANDERWOLF'S PYRAMID'
	CHAMPAIGN PEAR		PIRUS CALIFORNICA 'CHAMPAIGN' 'TM
	REGAL PRINCE OAK		QUERCUS X VIREN 'LONG' 'TM
	AMERICAN LINEN		TELA AMERICANA
	COMMON NAME		BOTANICAL NAME
	HELMOND PLYM MARYLAND EMBERS		HEBERGIA THUNBERGII 'HELMOND PLYM'
	PURDY RUBY MARYLAND EMBERS		HEBERGIA THUNBERGII 'PURDY RUBY'
	GREEN MOUNTAIN BOWWOOD		BALSA SEMPERVIRENS X SINICA 'GREEN MOUNTAIN'
	GREEN VELET BOWWOOD		BALSA X GREEN VELET
	IVORY PALM BOWWOOD		CORNUS ALBA 'IVORY PALM' 'TM
	OLD SPANISH WINTERCREEPER		ECONOMA FORTUNATA 'OLD SPANISH WINTERCREEPER' 'TM
	SHOW OFF FORTENTINA		FORNITINA X FORTENTINA 'SHOW OFF'
	BLUE BIRD JAMBER		JUNIPERUS HORIZONTALIS 'BLUE BIRD'
	SHERWOOD COMPACT MICO PINE		PIRUS MICO 'SHERWOOD COMPACT'
	GRAND OAK FRASANT SAALIC		RUS ACUMINATA 'GRAND OAK'
	KNOCK OUT ROSE		ROSA SHIRAZ 'KNOCK OUT'
	OSO EAST HOT PINKISH ROSE		ROSA X FARRROWER 'TM
	OWENS ASTICE WILLOW		SALEX PURPUREA 'OWENS'
	NEON FLUSH SPEREA		SPEREA JAPONICA 'NEON FLUSH'
	SHOWDOWN SPEREA		SPEREA JAPONICA 'SHOWDOWN'
	GOLEPDALE SPEREA		SPEREA X SHIBUKI 'GOLEPDALE'
	LANDSHAW SPEREA		SPEREA X SHIBUKI 'LANDSHAW' 'TM
	COMMON NAME		BOTANICAL NAME
	FLAME BLUE FESCUE		FESTUCA GLAUCA 'FLAME BLUE'
	HAWKEYE FOUNTAIN GRASS		PENNISETUM ALCOCKINGHOE 'HAWKEYE'
	GROUND COVER		BOTANICAL NAME
	BRIGHT TOLERANT FESCUE BLEND		LAW



PLANTING PLAN



3D rendering showing walk, street view and other details provided concerning the planting plan and design and view.



3D rendering showing street view and other details provided concerning the planting plan and design and view.

ATTENTION:
 P.U.D. LANDSCAPE PLANS FOR:
 ENCLAVE SUBDIVISION
 PLANTING PLAN
 SHEET L3.4
 DATE: March 1, 2022
 PROJECT: 202202

P.U.D. LANDSCAPE PLANS FOR:
ENCLAVE SUBDIVISION
 PLANTING PLAN

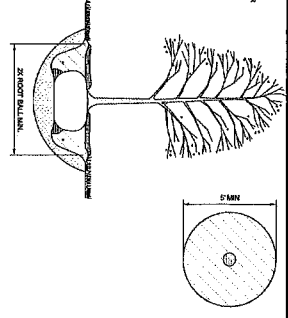
T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 2471 S. TITANIUM PLACE
 MERIDIAN, IDAHO 83642
 PHONE: (208) 325-2288 WWW.T-OENGINEERS.COM
 BOKE • CODY • COEUR D'ALENE • HEBO CITY
 MERIDIAN • NAMPA • SPOKANE

REVISIONS	
NO.	DESCRIPTION

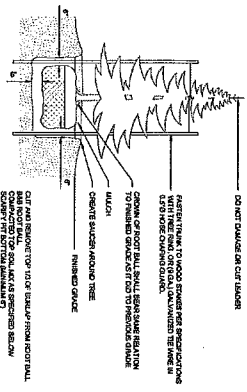
BORDER SIZE	DATE
27" x 42"	
DESIGNED	J. SNYDER
DRAWN	J. SNYDER
CHECKED	J. SNYDER
APPROVED	J. SNYDER



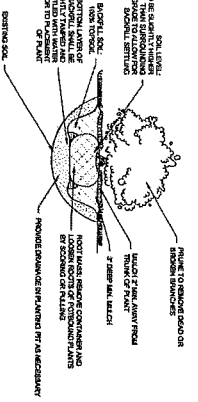
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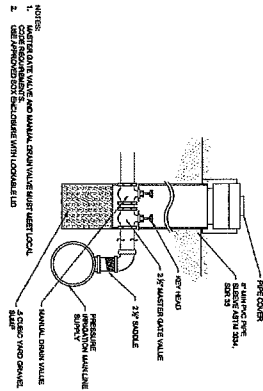
NOTES:
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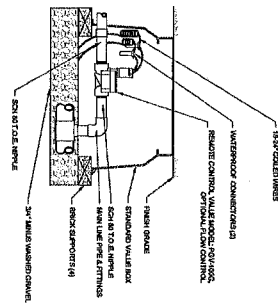
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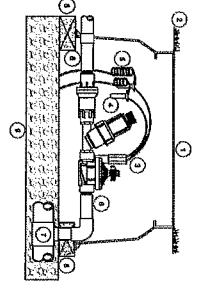
NOTES:
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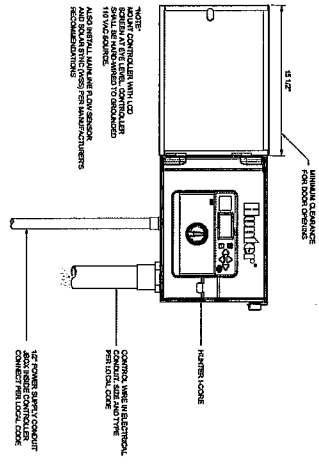
NOTES:
 1. MASTER GATE VALVE AND MANUAL DRAIN VALVE SHOWN HERE FOR LOCAL.
 2. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



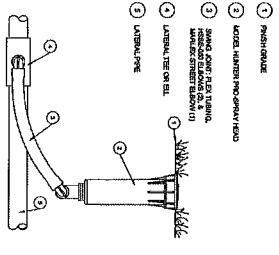
NOTES:
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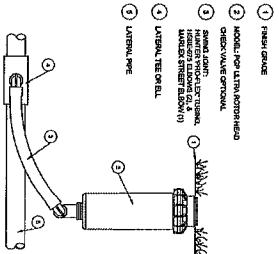
NOTES:
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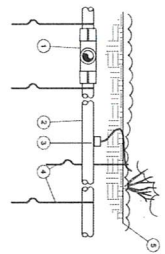


NOTES:
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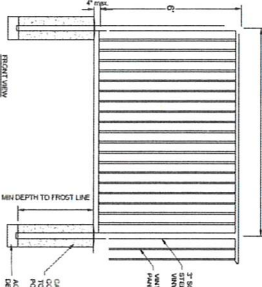
NOTES:
 1. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.

<p>T-O ENGINEERS CONSULTING ENGINEERS, SURVEYORS & PLANNERS 2471 S. TITANUM PLACE MERIDIAN, IDAHO 83642 PHONE: (208) 232-2288 WWW.T-OENGINEERS.COM BOISE • COOY • COOY & COLEMAN CALENE • HEISER CITY MERIDIAN • Nampa • Spokane</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE													<p>BORDER SIZE</p> <table border="1"> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>											<p>DATE</p> <p> </p>
	NO.	DESCRIPTION	DATE																									
<p>P.U.D LANDSCAPE PLANS FOR: ENCLAVE SUBDIVISION LANDSCAPE DETAILS</p>	<p>DATE: March 1, 2022 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]</p>	<p>14.0</p>																										



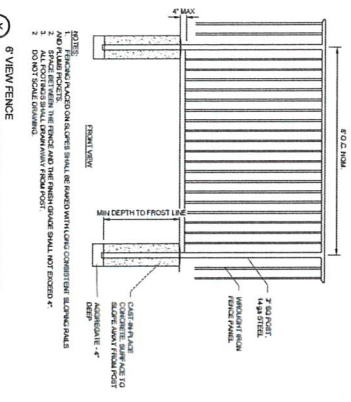
X DRIP IRRIGATION LINE INSTALLATION

N.T.S.



X 6' PRIVACY FENCE

N.T.S.



X 6' VIEW FENCE

N.T.S.



X MULTI-FAMILY COMMUNITY TOT LOT

N.T.S.

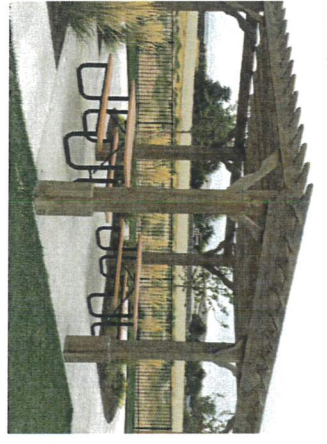
NOTE: SEE DRAWING FOR DIMENSIONS AND MATERIALS
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE NOTED
 DRAWING TITLE: MULTI-FAMILY COMMUNITY TOT LOT
 PROJECT: ENCLAVE SUBDIVISION
 SHEET: L4.1
 DATE: 03/08/2022



X SINGLE FAMILY COMMUNITY TOT LOT

N.T.S.

NOTE: SEE DRAWING FOR DIMENSIONS AND MATERIALS
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE NOTED
 DRAWING TITLE: SINGLE FAMILY COMMUNITY TOT LOT
 PROJECT: ENCLAVE SUBDIVISION
 SHEET: L4.1
 DATE: 03/08/2022



X MULTI-FAMILY PERGOLA

N.T.S.

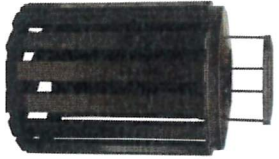
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 PROJECT: ENCLAVE SUBDIVISION
 SHEET: L4.1
 DATE: 03/08/2022



X BIKE PARKING LOOP

N.T.S.

NOTE: SEE DRAWING FOR DIMENSIONS AND MATERIALS
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE NOTED
 DRAWING TITLE: BIKE PARKING LOOP
 PROJECT: ENCLAVE SUBDIVISION
 SHEET: L4.1
 DATE: 03/08/2022



X TRASH RECEPTACLE

N.T.S.

NOTE: SEE DRAWING FOR DIMENSIONS AND MATERIALS
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE NOTED
 DRAWING TITLE: TRASH RECEPTACLE
 PROJECT: ENCLAVE SUBDIVISION
 SHEET: L4.1
 DATE: 03/08/2022



X BENCH

N.T.S.

NOTE: SEE DRAWING FOR DIMENSIONS AND MATERIALS
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE NOTED
 DRAWING TITLE: BENCH
 PROJECT: ENCLAVE SUBDIVISION
 SHEET: L4.1
 DATE: 03/08/2022

REVISIONS

NO.	DESCRIPTION	DATE

BY	DATE	DESCRIPTION

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 2471 S. TITANIUM PLACE
 MERIDIAN, IDAHO 83642
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 BOISE • COOY • COEUR D'ALENE • HEBER CITY
 MERIDIAN • Nampa • SPOKANE

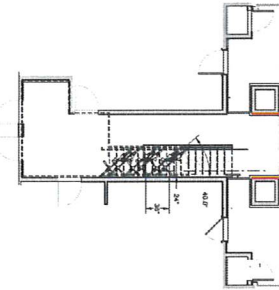
PROJECT: ENCLAVE SUBDIVISION
 SHEET: L4.1
 DATE: 03/08/2022

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

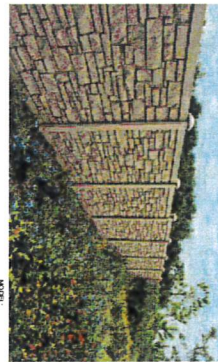
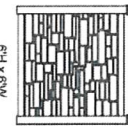
BOISE IDAHO PROFESSIONAL SEAL 10584
 LA-10844
 STATE OF IDAHO
 LAND SURVEYORS



(X) POOL RENDERING
N.T.S.



(X) WEATHER PROTECTED BIKE PARKING
N.T.S.



(X) ECO-STONE PRIVACY FENCING
N.T.S.



(X) FITNESS EQUIPMENT
N.T.S.

NOTES:
1. REFER TO THE P.U.D. LANDSCAPE PLAN FOR THE ENCLAVE SUBDIVISION FOR THE LOCATION OF THE FITNESS EQUIPMENT.
2. REFER TO THE P.U.D. LANDSCAPE PLAN FOR THE LOCATION OF THE BIKE PARKING.
3. REFER TO THE P.U.D. LANDSCAPE PLAN FOR THE LOCATION OF THE POOL.
4. REFER TO THE P.U.D. LANDSCAPE PLAN FOR THE LOCATION OF THE FENCING.
5. REFER TO THE P.U.D. LANDSCAPE PLAN FOR THE LOCATION OF THE PLANTINGS.
6. REFER TO THE P.U.D. LANDSCAPE PLAN FOR THE LOCATION OF THE LIGHTING.
7. REFER TO THE P.U.D. LANDSCAPE PLAN FOR THE LOCATION OF THE SEATING.
8. REFER TO THE P.U.D. LANDSCAPE PLAN FOR THE LOCATION OF THE WALKWAYS.
9. REFER TO THE P.U.D. LANDSCAPE PLAN FOR THE LOCATION OF THE DRIVEWAYS.
10. REFER TO THE P.U.D. LANDSCAPE PLAN FOR THE LOCATION OF THE UTILITIES.

NOTES:
1. REFER TO THE P.U.D. LANDSCAPE PLAN FOR THE LOCATION OF THE FENCING.
2. REFER TO THE P.U.D. LANDSCAPE PLAN FOR THE LOCATION OF THE PLANTINGS.
3. REFER TO THE P.U.D. LANDSCAPE PLAN FOR THE LOCATION OF THE LIGHTING.
4. REFER TO THE P.U.D. LANDSCAPE PLAN FOR THE LOCATION OF THE SEATING.
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6. REFER TO THE P.U.D. LANDSCAPE PLAN FOR THE LOCATION OF THE DRIVEWAYS.
7. REFER TO THE P.U.D. LANDSCAPE PLAN FOR THE LOCATION OF THE UTILITIES.

DATE	3/1/2022
BY	J. SNYDER
CHECKED	J. SNYDER
APPROVED	J. SNYDER
PROJECT	ENCLAVE SUBDIVISION
CLIENT	UNION PACIFIC

P.U.D LANDSCAPE PLANS FOR:
ENCLAVE SUBDIVISION
LANDSCAPE DETAILS

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BOISE • COODY • COEUR D'ALENE • HEISLER CITY
MERIDIAN • NAMPÁ • SPOKANE

NO.	REVISIONS DESCRIPTION	DATE

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

