CITY OF
Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

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

STAFF USE ONLY:
File number(s): _____
_____
Project name: _____
Date filed: _____ Date complete: _____
Related files: _____

Subject Property Information

Address: 4812 S. INDIANA AVE Parcel Number(s): R3256000000, R3256100000
Subdivision: N/A Block: / Lot: / Acreage: 80.4 Zoning: RR
Prior Use of the Property: AGRICULTURE
Proposed Use of the Property: RESIDENTIAL SUBDIVISION - PUD

Applicant Information:

Applicant Name: Patrick CONNOR Phone: (208) 695-2001
Address: 701 S. Allen St #104 City: MERIDIAN State: ID Zip: 83642
Email: PCONNOR@HUBBLEHOMES.COM Cell: (214) 564-2812

Owner Name: HUBBLE HOMES, LLC Phone: (208) 695-2001
Address: 701 S. Allen St #104 City: MERIDIAN State: ID Zip: 83642
Email: PCONNOR@HUBBLEHOMES.COM Cell: /

Agent Name: (e.g., architect, engineer, developer, representative) ENGINEER - CK ENGINEERING
Address: 1300 E. STATE ST City: EAGLE State: ID Zip: 83616
Email: SHADOW@CK-engineers.com Cell: (208) 639-1992

Authorization

Print applicant name: PATRICK CONNOR
Applicant Signature: [signature] Date: 11/15/2023

CITY OF
Caldwell, Idaho

Planning & Zoning

PUD DETAILS FORM

Project Name: GREENMONT SOUTH	File #:
Applicant/Agent: PATRICK CONNOR	

Planned Unit Development (PUD) Information

Total Acreage: 80.4 Zoning: R-2-PUD Phased Project: ☒ Yes ☐ No If yes, # of phases: 4

List all proposed uses: SINGLE FAMILY RESIDENTIAL PUD

If residential is proposed: Total # of dwelling units: 344 Proposed Density: 4.28

List all types of proposed housing units: 30' WIDE ALLEY-LOAD SINGLE-FAMILY, 30' WIDE & 40' WIDE SINGLE-FAMILY

PUD Required Details

PUD must be consistent with one or more of the following. Mark all that apply and provide a detailed explanation.

☑ Offers a maximum choice of living environments by allowing a variety of housing and building types

THIS PROJECT WILL HAVE THREE SINGLE FAMILY CATEGORIES FOR A BROAD HOUSING PRODUCT OPTIONS: 40' wide detached, 30' wide detached and 30' wide alley load homes.

☑ Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use

THE Community will be integrated with the APPROVED GREENMONT SUB ADJOINING NORTH OF THE SITE THAT HAS C-2 ZONED PROPERTY NEIGHBORHOOD COMMERCIAL

☑ Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation

THE COMMUNITY DESIGN IS CENTERED AROUND THE AMPLE +15% open spaces THAT CONNECT THE HOMES WITH A THOUGHTFUL PATHWAY NETWORK AND AMENITIES.
- Pickleball ct.
- Playgrounds
- Basketball ct.
- Pavilions

☐ Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes

☑ Encourages infill development that contributes a compatible design to the existing neighborhood

THE PROJECT IS A LARGE INFILL community surrounded by single family homes and Vallivue High School. THERE IS INTEGRATION WITH EXISTING PATHWAY + ROADWAY NETWORKS, AND CONTINUANCE OF collector streets (LASTER LN) THAT WILL IMPROVE ACCESS + SAFETY FOR EXISTING NEIGHBORHOODS.

PUD's shall incorporate imaginative or unique concepts, innovations and designs. List in detail those elements:

ABOUT 20% OF THE PROJECT IS alley-load with integrated open spaces in the MEW spaces between homes - allowing for community gardens, and social spaces. OUR amenities will be focused on targeted recreation for all ages. Centered around community pavilions, pickleball, basketball and natural playgrounds.

X All lots developed for residential purposes shall have frontage on a public roadway. Check here indicating this project meets this requirement.

All PUD's shall have the following features:

X Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute)

X Eight-foot wide paved major pathway with a 5-foot wide landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway

X Usable open space of at least 10% of the gross area

X Varying bermed street landscape buffers of a 2:1 to 3:1 ratio

X 4 or more of the following amenities shall be provided: baseball/softball field; basketball court; boat dock/river access; buildings to LEED standards; community center; daycare center; detached sidewalks; energy-star certified housing; enhanced paving and design features; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; residential buildings constructed with fire sprinkler systems; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council

1. BASKETBALL COURT
2. REAR ENTRY GARAGES
3. TENNIS/Pickleball court
4. Energy-star certified housing + ZERO ENERGY READY HOMES

List all proposed deviations from height, lot line setback, and lot dimension schedule as listed in current City Code

LOT SIZE minimum 4,000 sq. ft., sideyard setbacks to 5' and corner lot setbacks to 10' on alley-load homes, minimum lot frontage to 40' wide.

Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject property must meet the following criteria:

☐ Parcel under 20 acres

☐ Parcel located within a largely developed area (minimum 50% of land within 300 feet of subject property developed)

☐ Municipal services are readily available

CITY OF
Caldwell, Idaho

Planning & Zoning

ANNEXATION CHECKLIST

	The following documents will need to be uploaded with your application:
✓	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system
✓	Recorded warranty deed for the subject property
✓	Signed Property Owner Acknowledgement (if applicable)
✓	Vicinity map, showing the location of the subject property
✓	Site Plan **The following are suggested items that may be shown on the site plan:**
	• Property boundaries of the site
	• Existing buildings on the site
	• Parking stalls and drive aisles
	• Sidewalks or pathways (proposed and existing)
	• Fencing (proposed and existing)
✓	Metes and bounds legal description for the site to be annexed in WORD format
✓	Landscape Plan (if applicable)
✓	Neighborhood Meeting sign-in sheet

City of Caldwell

INVOICE

Permit #: ANN23-000021

Address: 4812 S INDIANA AVE

Fee	Account Code	Amount
P&Z Fee - Annexation (More than 2-acres)	10240	3,080.50
P&Z Fee - Development Agreement	10335	950.00
Eng Fee - Annexation (2 to 20 acres)	12550	495.18
Fire Fee - Annexation (More than 1 acre)	22025	224.70
TOTAL		**4,750.38**

City of Caldwell

INVOICE

Permit #: PUD23-000008

Address: 4812 S INDIANA AVE

Fee	Account Code	Amount
P&Z Fees - Planned Unit Development (Base Fee)	10210	2,400.00
Eng Fees - Planned Unit Development (Base Fee)	12513	643.74
Fire Fees - Planned Unit Development (Base Fee)	22025	242.55
Fire Fees - Planned Unit Development ($1.35 / per lot)	22025	519.75
TOTAL		**3,806.04**

City of Caldwell

INVOICE

Permit #: SUB24-000001

Address: 4812 S INDIANA AVE

Fee	Account Code	Amount
Preliminary Plat (WITH PUD) - P&Z - Base Fee	10210	2,688.00
Preliminary Plat (WITH PUD) - P&Z Fee ($20/Unit or lot)	10210	6,860.00
Preliminary Plat (WITH PUD) - P&Z Fee ($20/Common Lot)	10210	840.00
Preliminary Plat (WITH PUD) - Engineering - Base Fee	12513	643.74
Preliminary Plat (WITH PUD) - Engineering Fee ($21.46 / lot)	12513	8,262.10
Preliminary Plat (WITH PUD) - Fire Fee - Base Fee	22025	363.82
Preliminary Plat - Fire Fee - ($1.35 / lot)	22025	519.75
TOTAL		**20,177.41**

December 19, 2023

Robin Collins
City of Caldwell, Planning and Zoning Department
621 Cleveland Blvd
Caldwell, ID 83605

Re: Greenmont South
PUD, Annexation, Zoning and Preliminary Plat Narrative

Dear Ms. Collins,

As the applicant of Hubble Homes LLC, I am pleased to submit the attached applications and required supplements for annexation, zoning, preliminary plat, and PUD for the Greenmont South Subdivision.

Site Information:
The site is located just south of the southwest of the corner of Ustick Rd and Indiana Rd. in south-central Caldwell. Greenmont South is planned to integrate seamlessly with the approved 24 acre Greenmont Subdivision just north of the property.

The land uses of the sites and surrounding the sites are mostly residential. To the north is the planned Greenmont Subdivision, to the west is the existing Canyon Brook subdivision which is nearly built-out. To the east is the planned Hoshaw Subdivision. To the southwest is the existing Vallivue High School campus.

Community Vision:
Greenmont South PUD is planned to become a destination master-planned community for the City of Caldwell. We used extensive data-based market research and innovative professional design principles to bring forth a community for all. All too often, subdivisions may lack vision, creativity, and life-enhancing attributes. However, in this community has made those principles our highest priority.

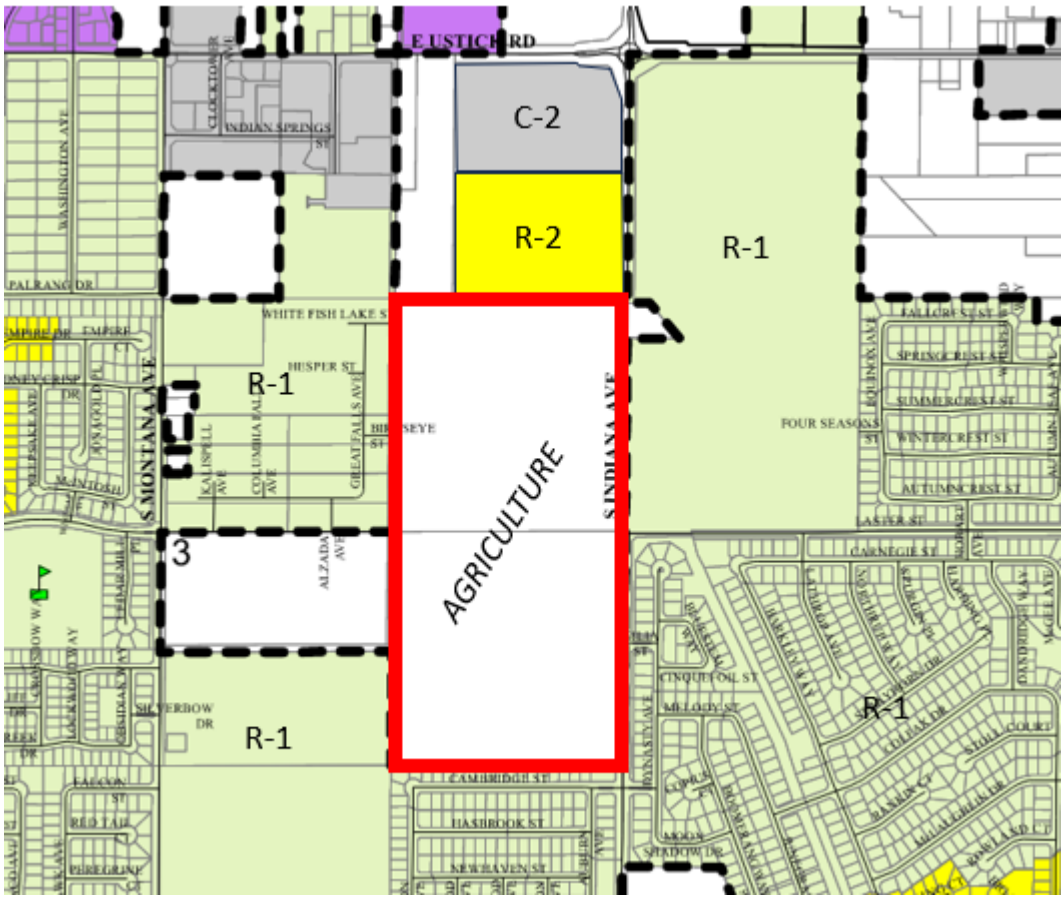
We aim to deliver multiple housing products within one community through various lot

sizes, block designs and integration with unique and well-programmed common areas throughout the land plan. We believe that our homes are the heart of our families and thoughtful networks of homes foster heathy and uplifting community.

The opportunity to design a PUD allows for these principles to come together and allow for the best method of enhancing lives in a unique and creative home environment.

Current Zoning Map:

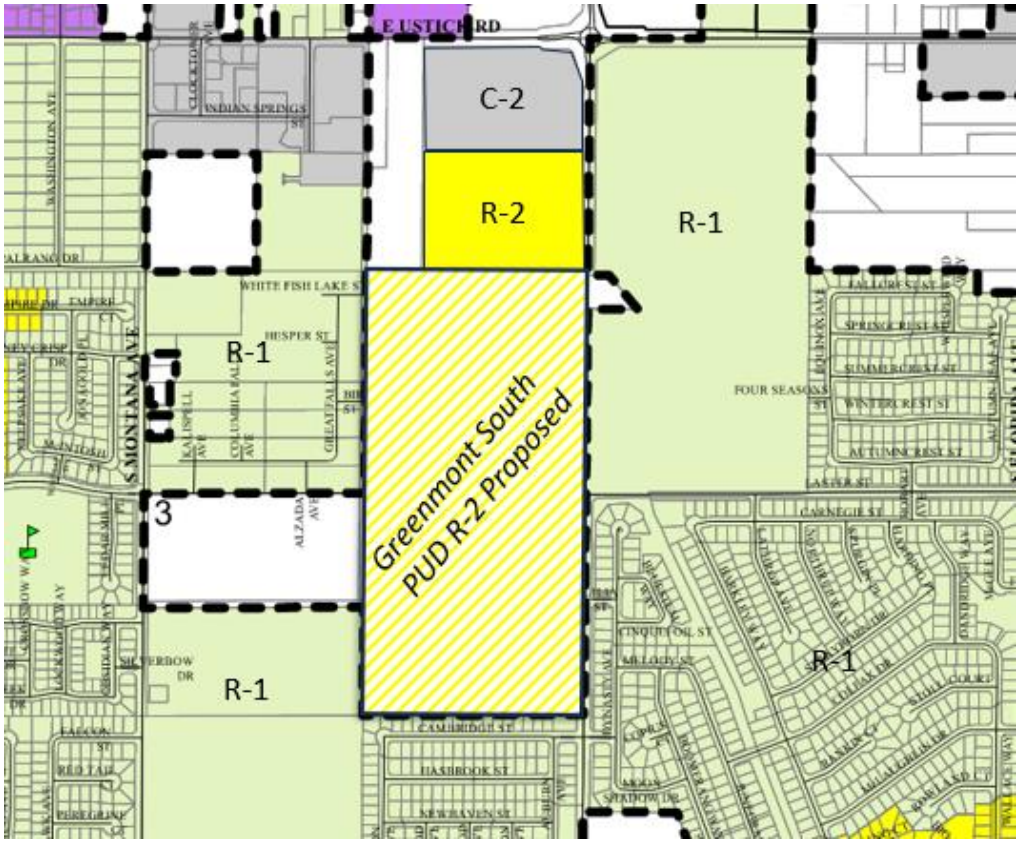
The current zoning of the project is currently zoned Agriculture in Canyon County. The project is bordered on all sides by R-2 and R-1 zones. It should be noted that many of the R-1 zoned subdivisions are built to today's medium density standards.



Comprehensive Plan:

The Caldwell Comprehensive Plan denotes the Greenmont South property as "Medium Density Residential". The application is design to adhere to the standards of the designation. The future land use map is shown below.

Annexation and Zoning:
The property has an annexation path along more then 89% of the project's perimeter. The proposed zoning for the project is PUD R-2.



Planned Unit Development:
The City of Caldwell's PUD ordinances prioritize the need to create a community that more effectively integrates a variety of land uses and fosters innovative design concepts that would create a more complete community. Given the size of Greenmont South (80 acres), the City supported the pursuance of a PUD as it is ideal for this project. We've designed the project to have a series of micro-communities within a large master planned community. We are doing this by spreading out the community parks throughout the community to enhance the walkability to the open spaces and broaden the overall access to the amenities.

PUD Development Standard Variation:

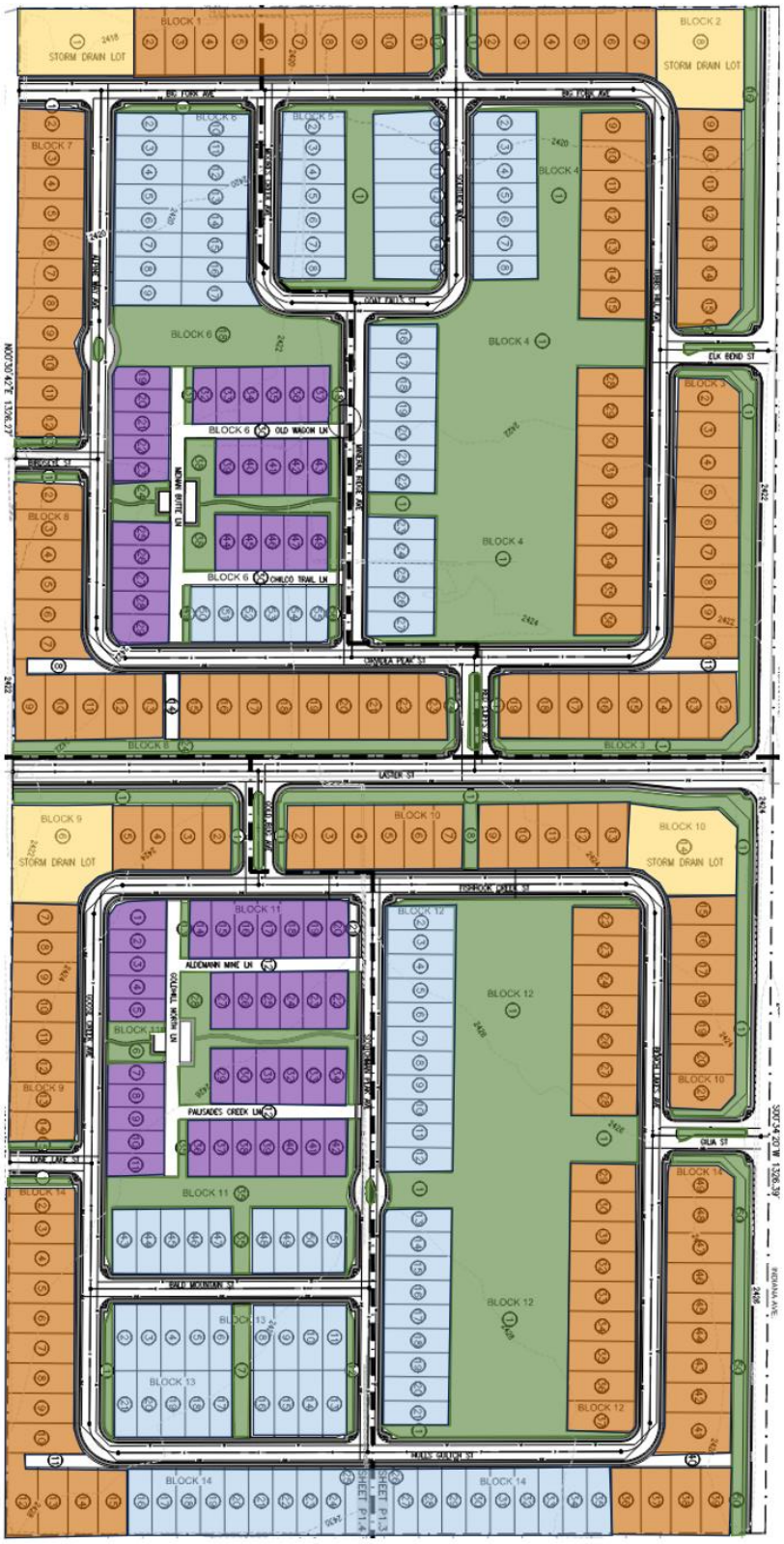
With the PUD application, the code allows for variations from the underlining zoning categories through as PUD waivers. The waivers we are requesting are below:

	Minimum lot size (interior)	Minimum lot size (corner)	Min. Lot Frontage	Minimum rear setback	Minimum front setback	Interior side yard setback	Street side yard setback
R-2 zone	6,000	7,500	45'	15'	20'	6'	15'
Proposed R-2 code for PUD	**4,000**	**5,000**	**40'**	**10'**	**10'**	**5'**	**10'**

Preliminary Plat:

The Preliminary Plat of Greenmont South is comprised of three housing products to create a true master planned community with a variety of housing types and lot sizes to appeal to a multitude of buyers at various life stages. The preliminary plat integrates seamlessly with the approved Greenmont preliminary plat which includes 12 acres of residential and 12 acres of commercial zoned property along Ustick and Indiana.

The map below shows the lot sizes on the plan.



Alley load single-family lot

42’ wide single-family lot

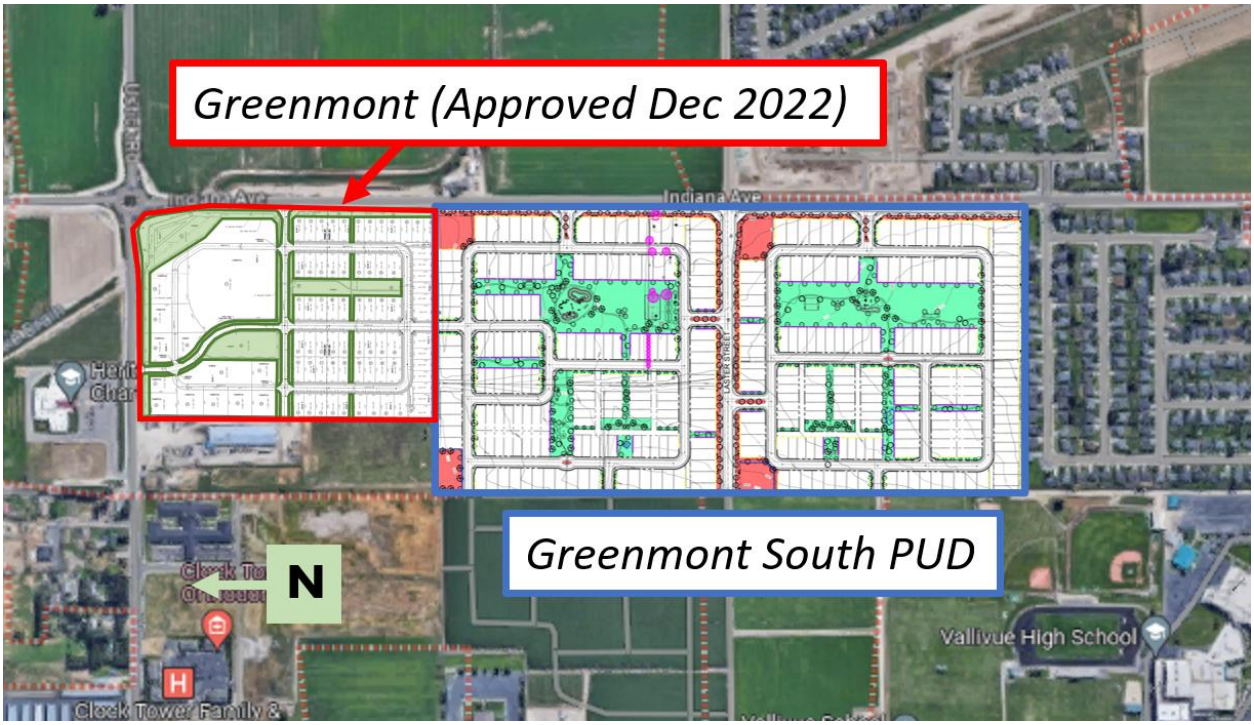
52’ wide single-family lot

Open Space

Drainage area

TOTAL ACRES.....	80.40 AC
TOTAL LOTS.....	386
SINGLE FAMILY LOTS.....	344
COMMON/OPEN SPACE LOTS.....	42
RESIDENTIAL DENSITY.....	4.27 UNITS/ACRE
AVERAGE RES BLDG. LOT SIZE.....	5314 SF
OPEN SPACE.....	580,966 SF OR 13.337 AC
PERCENTAGE OF (R-2) OPEN SPACE....	16.58%
ZONING.....	R2 PUD

Integration with Greenmont:
In 2022, the City of Caldwell approved the Greenmont application. This project included half commercial and half residential land uses. Greenmont South was designed to be integrated with Greenmont. The parks and the pathways networks are intended to be one cohesive community. The two projects will be part of the same Greenmont HOA and treated as one community. The two communities at buildout-will are rendered below:



Residential Lots:
The preliminary plat is comprised of three general categories of residential product to appeal to a variety of homebuyers based on their needs. All of our buyers can choose to finish the exteriors with three unique architectural themes: Craftsman, Traditional and Country as well as 16 unique professionally curated color palates.

We start with have our base 40' wide lots which feature eight house plans ranging from 1070 to 1880 square feet and all feature a standard two car garage, private backyard, landscaping and full

fencing. The plans are split evenly single and two story. There are 110 - 40’ wide lots shown on the preliminary plat.

Our next set of plans are our 40’ wide plans that fit on 50’ wide lots. We offer 13 total plans in this category with sizes ranging between 1220 and 3259 square feet. Six plans are single story and 7 plans are two story. We offer bonus room options as well. There are 172 – 50’ wide lots shown on the preliminary plat.

Lastly, we are featuring a new product type we are calling the Garden Court Homes. As previously mentioned, these single family lots feature detached homes, with rear-load garages.

These lower maintenance lifestyle homes are for buys looking for a lower maintenance lifestyle and connection to shared common space. Most of these homes have their front yard directly connected to common area. This common area could be landscaped pathway or open on a larger gathering space with a firepit, pavilion and community gardens. There are 68 Garden Court lots shown on the preliminary plat.

This new rear-load alley product is going to be designed specifically for the buyer in Caldwell. We have a team of design consultants that analyze buyer preferences and design the architecture accordingly. Given these plans are currently in development, we do not yet have renderings. However, some conceptual renderings are shown below:

The Garden Court homes each have a 2-car garage. The plans will range between 3-4 bedrooms and 2-3 bathrooms. There will be a broad variety of plans and up to 3 elevation styles (traditional, craftsman, or modern) as well as a host of exterior color combinations.

Below are some conceptual examples of how the common area between the Garden Court Homes may be programmed. The areas are meant to be shared outdoor space for the community. This built environment is designed to build community through casual interaction.

Parking Plan:
Each home in every series will have a two-car garage and a minimum 20' parking pad, for capacity of 4 cars on each not. This does not include street parking. In the Garden Court homes, there are standard 2 car garages and there additional dedicated guest parking area totaling 32 guest parking spaces accessible via the alleys. Per Caldwell code, there is a requirement of 1 guest parking space per 4 alley load units. We are providing 2.56 parking spaces for every alley load home.

Recently, Hubble Homes amended our house plans to extended the garage depths to accommodate longer vehicles, like SUVs and trucks. This greater garage space is also assisted by the replacement of the water heater to a tankless system and moving the furnaces from the garage to inside the home. These deeper garages are a major upgrade from the typical homes on the market and support more garage parking.

Access and Connectivity:
The project will have multiple access points to the north, east, and west. To the north, there will be a direct connection to the Greenmont Subdivision. Then to the east, Indiana Ave, there will be 3 points of connection. To the west there be 2 points of connection and one stub street for future development connection.

Landscaping, Open Space and Amenities:
In designing the project, we wanted to be sure that all areas of the community would have convenient access to a neighborhood park. There are two large and amenity filled parks in either half of the community. A list of the park amenities are as follows:

- Pickleball courts
- Basketball court
- Community gardens & tool shed
- Natural playgrounds & exploration, integrated into the environment
- Fire pits
- Pavilions & community tables
- Bocce ball courts
- Horseshoe pits
- Gaga Ball pits
- Fenced in dog parks

We have learned over the past three decades that the most used amenities are the pathways networks within a community. We have prioritized this pedestrian pathway with a number of pathways to break up blocks and allow for mid-block access. We've learned that families desire to walk to a neighborhood park to recreate, have a picnic, and enjoy outdoor space outside their own yards. This is reasoning why we are offering multiple community parks evenly spaced throughout the project.

In total, the project will have 13.21 acres of open space. This totals 16.43% of the overall project, exceeding the requirement of a PUD application.

The northern 40 acres (Phases 1-2) is planned to have the following amenities:

The southern 40 acres (phases 3-4) will have the following amenities:

A shared community garden fosters community cooperation and connection to our roots.

Pickleball is the fastest growing sport in the United States. Greenmont South will have two dedicated pickleball courts.

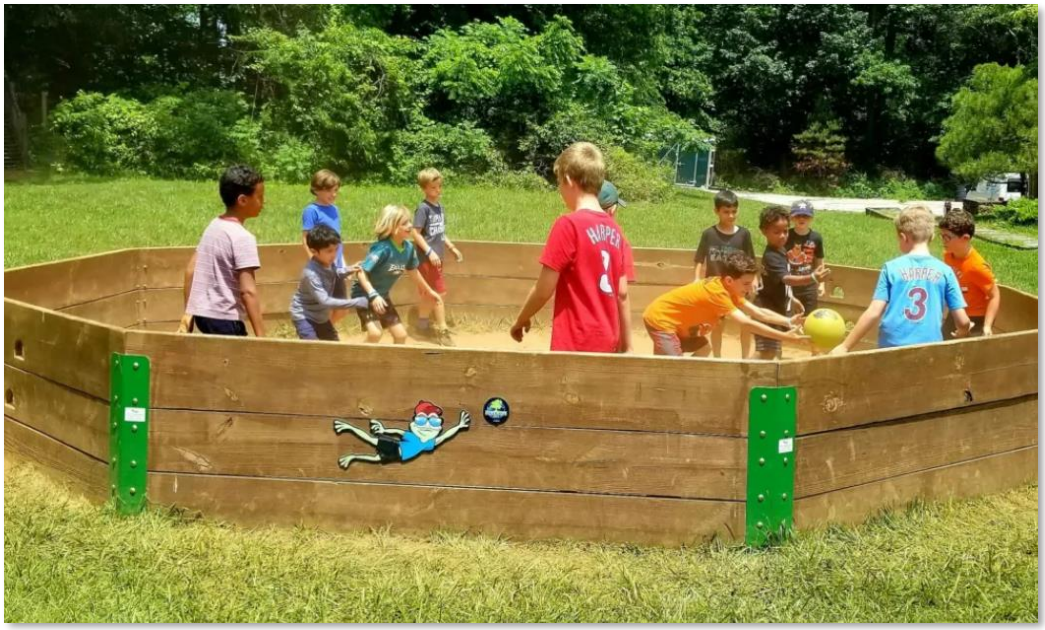
Fenced in dog parks a wonderful amenities for our four-legged friends and owners. There will be two dog parks.

Firepits and gathering spaces are a highly desirable amenity for communities. These will be placed selectively around the community to foster gatherings.

Children and parents love natural playgrounds that support creativity and independence. There will be two large natural playgrounds as a centerpiece of the large parks in Greenmont South.

Bocce ball is a fun and simple game for the whole family.

Horseshoe Pits within the community support fun and casual memories.



Gaga Ball is a variation of dodgeball and is a blast, just ask any 8 year old.

A neighborhood basketball court will be striped for other sports as well (pickleball).

The northern 40 acres (Phases 1-2) is planned to have the following amenities:

The southern 40 acres (phases 3-4) will have the following amenities:

We have learned over the past three decades that the most used amenities are the pathways networks within a community. We have prioritized this pedestrian pathway with a number of pathways to break up blocks and allow for mid-block access. We've learned that families desire to walk to a neighborhood park to recreate, have a picnic, and enjoy outdoor space outside their own yards. This is reasoning why we are offering multiple community parks evenly spaced throughout the project. There will be connections to the existing 10' asphalt City pathway that runs along the west side of the project boundary.

In total, the project will have 13.21 acres of open space. This totals 16.43% of the overall project, exceeding the requirement of a PUD application.

Conclusion:

The Greenmont South master-planned PUD community is an exciting community with a variety of housing options, amenities, and home sites for existing and future Caldwell residents. Our goal is to build a community that allows for a variety of housing options based on the homeowner's place in life. Whether the buyer is looking for their first home, a move-up home for a growing family, a low-maintenance garden court home with minimal yard but all the privacy and security of a single-family home, we hope they can find all those options at Greenmont South.

As the Treasure Valley evolves and changes, our goal is to maintain the positive attributes that have attracted families to the region for decades. We want to build community, support access to services and work and give folks the opportunity to be part of a close-knit community like Caldwell. We know through offering a diverse selection of high-quality homes to a variety of people at different stages in their life, we can foster a real sense of community. Supported by

well utilized parks, pathway networks and amenities, Greenmont South will be a premier development for the future of Caldwell.

Patrick Connor
(208) 695-2001
pconnor@hubblehomes.com
701 S. Allen St #104, Meridian, ID 83642

Sincerely,

Patrick Connor
Director of Planning and Design

1820 CAMBRIDGE STREET LLC
18052 NORTHSIDE BLVD
NAMPA, ID 83687-8036

ACEVES BICTOR L
1914 HASBROOK ST
CALDWELL, ID 83607

ACHENBACH LISA TRUST
1808 CAMBRIDGE ST
CALDWELL, ID 83607

ADAMS ASHLEY
5122 DYNASTY AVE
CALDWELL, ID 83607

ADVOCATES AGAINST FAMILY VIOLENCE INC
PO BOX 1496
CALDWELL, ID 83606

AGUILAR HERMELINDA
5022 BLUESTEM WAY
CALDWELL, ID 83607

ALLEN FRANK IV
1909 CAMBRIDGE ST
CALDWELL, ID 83607

ALVARADO DIXIE
4722 GREAT FALLS AVE
CALDWELL, ID 83607

AMBRIZ JOSE M
4915 AUBURN AVE
CALDWELL, ID 83607

AMERICAN HOMES 4 RENT PROPERTIES FIVE LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

ASPENS SUBDIVISION HOMEOWNERS ASSOC INC
PO BOX 1090
MERIDIAN, ID 83680

BABBITT BENJAMIN
4709 SEELEY LAKE AVE
CALDWELL, ID 83607

BARBOUR SEAN THOMAS
12443 W HOLLOW TREE ST
STAR, ID 83669

BARHAM CHRISTINE
5220 BOOMERANG WAY
CALDWELL, ID 83607

BARRERA ASHLEE BRIANNE
4813 GREAT FALLS AVE
CALDWELL, ID 83607

BARROSO MACARIO
1803 HASBROOK ST
CALDWELL, ID 83607

BECRAFT SHERI LYNN
1819 CAMBRIDGE ST
CALDWELL, ID 83607

BENTLEY JIM AND DORIS LIVING TRUST
27520 WHEAT RIDGE RD
WILDER, ID 83676

BESENDORFER NEWELL
10175 COOK ST
DENVER, CO 80229

BOLINGER HAROLD L
1804 HASBROOK ST
CALDWELL, ID 83607

BOONE JORDAN MICHAIAH
1603 HESPER ST
CALDWELL, ID 83607

BOTT TERRY LYN
2201 COPIOUS CT
CALDWELL, ID 83607

BULLARD KARI
1712 HASBROOK ST
CALDWELL, ID 83607

CALHOUN JOAN L
523 WALNUT DR
CALDWELL, ID 83605

CALZARETTA NICHOLAS JACK
4523 GREAT FALLS AVE
CALDWELL, ID 83607

CAMACHO CYNTHIA J
1716 CAMBRIDGE ST
CALDWELL, ID 83607

CAMARGO GILBERTO
1905 CAMBRIDGE ST
CALDWELL, ID 83605

CANYON BROOK HOMEOWNERS ASSOCIATION INC
3140 W BELLTOWER DR
MERIDIAN, ID 83646

CARDENAS DANIEL
4708 SEELEY LAKE AVE
CALDWELL, ID 83607

CARDINALE JOHNATHAN
2013 HASBROOK ST
CALDWELL, ID 83607

CELARU OLIVER
1717 HASBROOK ST
CALDWELL, ID 83607

CHENG CHI S
2009 HASBROOK ST
CALDWELL, ID 83607

CHIAPPETTA FAMILY TRUST
4801 GREAT FALLS AVE
CALDWELL, ID 83607

CISNEROS JOSE M
2009 CAMBRIDGE ST
CALDWELL, ID 83607

CLAMPITT DAVID L
1608 YELLOWSTONE ST
CALDWELL, ID 83607

CLAYS LAURA A
1804 CAMBRIDGE ST
CALDWELL, ID 83607

CORDOVA MADISON K
1520 WHITE FISH LAKE ST
CALDWELL, ID 83607

CORTAZAR ELEAZAR
1807 HASBROOK ST
CALDWELL, ID 83607

CRAWFORD RANDALL A
5301 DYNASTY AVE
CALDWELL, ID 83607

CRICHTON ANTHONY WAYNE
2016 CAMBRIDGE ST
CALDWELL, ID 83607

CROAK CLARA L
2017 CAMBRIDGE ST
CALDWELL, ID 83607

DAROSA CHRISTIAN
5009 AUBURN AVE
CALDWELL, ID 83607

DECK SAMANTHA
4704 SEELEY LAKE AVE
CALDWELL, ID 83607

DEFFENBAUGH TESSA M
5116 PRINCETON AVE
CALDWELL, ID 83607

DEITRICK LORI L
1815 CAMBRIDGE ST
CALDWELL, ID 83607

DEJESUS FRANCISCA
1512 RED LODGE ST
CALDWELL, ID 83607

DELEON HANNAH MICHELLE
4712 SEELEY LAKE AVE
CALDWELL, ID 83607

DEWITT TANNER K
2213 MELODY ST
CALDWELL, ID 83607

DICKINSON GINGER L
5002 DYNASTY AVE
CALDWELL, ID 83607

DRAPER ETHAN
1909 HASBROOK ST
CALDWELL, ID 83607

DRUMMOND JAMES IV
1913 HASBROOK ST
CALDWELL, ID 83607

DUQUETTE TONI M
5219 DYNASTY AVE
CALDWELL, ID 83607

DURR CHARLES G
2123 MELODY ST
CALDWELL, ID 83607

EDGERLY KENDRA
5216 BOOMERANG WAY
CALDWELL, ID 83607

EDWARDS MARK STEVEN LIVING TRUST
5215 DYNASTY AVE
CALDWELL, ID 83607

ESCUTIA CALDERON EDUARDO
2119 MOONSHADOW DR UNIT 1
CALDWELL, ID 83607

FABER JAHAIRA DENISSE
1516 WHITE FISH LAKE ST
CALDWELL, ID 83607

FARIAS SURI SADAY SOLORIO
5217 BOOMERANG WAY
CALDWELL, ID 83607

FELLER LIMITED PARTNERSHIP
512 N 16TH AVE
CALDWELL, ID 83605

FERRO BRENT
5202 DYNASTY AVE
CALDWELL, ID 83607

FLAHERTY FAMILY ENTERPRISES LLC
10 CAMINO POR LOS ARBOLES
ATHERTON, CA 94027

FLORES JORDAN T
5019 BLUESTEM WAY
CALDWELL, ID 83607

FOLLETT ADAM R
1512 WHITE FISH LAKE ST
CALDWELL, ID 83607

FREEMAN LEEANN M
4719 GREAT FALLS AVE
CALDWELL, ID 83607

GAINES ELIZABETH M
2013 CAMBRIDGE ST
CALDWELL, ID 83607

GALLEGOS ENEREIDA
5017 AUBURN AVE
CALDWELL, ID 83607

GARCIA TALON A
4609 GREAT FALLS AVE
CALDWELL, ID 83607

GODINEZ LUIS ARMANDO SOTO
5222 DYNASTY AVE
CALDWELL, ID 83607

GOMEZ ELENA
1815 HASBROOK ST
CALDWELL, ID 83607

GOMEZ SHANIA LEE
4917 DYNASTY AVE
CALDWELL, ID 83607

GRAM RUSSELL
4515 S INDIANA AVE
CALDWELL, ID 83607

GRAVENMIER ANTHONY
4806 BARKLEY WAY
CALDWELL, ID 83605

GRECO DOMINIC
1816 CAMBRIDGE ST
CALDWELL, ID 83607

GRIFFITH TODD
1922 CAMBRIDGE ST
CALDWELL, ID 83607

GROVE MILO R
1910 HASBROOK ST
CALDWELL, ID 83605

GUERRERO AURELIA ABBY
4717 SEELEY LAKE AVE
CALDWELL, ID 83607

GUTIERREZ GREGORY AND LISA 2010 TRUST
3311 E CAMERON AVE
WEST COVINA, CA 91791

GUZMAN DANIEL MORA
2012 CAMBRIDGE ST
CALDWELL, ID 83607

HAMM JUNE
1318 W TETON AVE
NAMPA, ID 83686

HANSEL LYNETTE
1511 WHITE FISH LAKE ST
CALDWELL, ID 83607

HAYDEN HOMES IDAHO LLC
2464 SW GLACIER PL STE 110
REDMOND, OR 97756-7731

HEMPHILL BRYON D
1612 YELLOWSTONE ST
CALDWELL, ID 83607

HERBERGER JACOB T
1510 YELLOWSTONE ST
CALDWELL, ID 83607

HERITAGE MEADOWS HOMEOWNERS ASSOCIATION
980 E CAROL ST
MERIDIAN, ID 83646

HERITAGE MEADOWS SUB HOME OWNERS ASSOC INC
PO BOX 1177
NAMPA, ID 83653

HESPER LLC
672 N STOCKHELM WAY
EAGLE, ID 83616

HOFFMAN BRADLEY CHARLES
1910 CAMBRIDGE ST
CALDWELL, ID 83607

HOFFMAN KAIDEN MICHAEL
4706 GREAT FALLS AVE
CALDWELL, ID 83607

HOPKINS KARL
4912 PRINCETON AVE
CALDWELL, ID 83607

HUBLER ERIC W
5014 PRINCETON AVE
CALDWELL, ID 83607

HUFFORD KC
4925 DYNASTY WAY
CALDWELL, ID 83607

HUGHES RYAN DALE
4605 GREAT FALLS AVE
CALDWELL, ID 83607

HUTSON VERNON
5304 DYNASTY AVE
CALDWELL, ID 83607

IBARRA BRISEIDA
1823 CAMBRIDGE ST
CALDWELL, ID 83607

IRBY JOHN LEONARD
1812 HASBROOK ST
CALDWELL, ID 83607

IVERS BENJAMIN
1515 YELLOWSTONE ST
CALDWELL, ID 83607

JENSEN AUDREY
1816 HASBROOK ST
CALDWELL, ID 83607

JESSUP NORA J TRUST
12691 MUNDY RD
LODI, CA 95240

JOHNSON ANGIE N
1824 CAMBRIDGE ST
CALDWELL, ID 83607

JOHNSON HOLLY M
1511 YELLOWSTONE ST
CALDWELL, ID 83607

JOHNSON ROBERT
1513 HESPER ST
CALDWELL, ID 83607

JONES DEBBIE K
5109 AUBURN AVE
CALDWELL, ID 83607

KEEHMER DYLAN STEVE
1917 CAMBRIDGE ST
CALDWELL, ID 83607

KELLY KRISTIN L
1717 CAMBRIDGE ST
CALDWELL, ID 83607

KENNEY ANTHONY
1602 WHITE FISH LAKE ST
CALDWELL, ID 83607

KNOPP SCOTT R
4916 PRINCETON AVE
CALDWELL, ID 83607

KREHBIEL BRETT
1601 YELLOWSTONE ST
CALDWELL, ID 83607

KUCKLER SANDRA
1713 CAMBRIDGE ST
CALDWELL, ID 83607

LAURANCE DAVID
4911 DYNASTY AVE
CALDWELL, ID 83607

LEACH WAYNE AND RAYMA FAMILY TRUST
2117 MELODY ST
CALDWELL, ID 83607

LESTER PROPERTIES 2 LLC
1628 NORTHWOOD DR
MOSCOW, ID 83843

LEVY ROBERT A
5105 BLUESTEM WAY
CALDWELL, ID 83607

LIEDBERG ALEX R
1824 HASBROOK ST
CALDWELL, ID 83607

LIONWOOD PROPERTIES LLC
1513 E RIVERS END CT
EAGLE, ID 83616

LIRA ALEXIS
4621 GREAT FALLS AVE
CALDWELL, ID 83607

LIVESAY LARRY G
2122 CINQUEFOIL ST
CALDWELL, ID 83607

LOBKOV DENIS
2125 MOON SHADOW DR
CALDWELL, ID 83607

LOERA SALVADOR
5018 PRINCETON AVE
CALDWELL, ID 83607

LOPEZ CARLOS C
5014 DYNASTY AVE
CALDWELL, ID 83607

MAGEE BRIAN C
4809 GREAT FALLS AVE
CALDWELL, ID 83607

MARQUEZ MIGUEL
1712 CAMBRIDGE ST
CALDWELL, ID 83607

MARSH PAIGE
4613 GREAT FALLS AVE
CALDWELL, ID 83607

MARTIN TYLER RAY
5206 DYNASTY AVE
CALDWELL, ID 83607

MARTINEZ ANAYELI
12680 BRUN ST
CALDWELL, ID 83607

MARTINEZ BRITTNI ROCHELLE
5020 DYNASTY AVE
CALDWELL, ID 83607

MARTINEZ JOSE QUERUBIN CORTEZ
5212 BOOMERANG WAY
CALDWELL, ID 83607

MAZARIEGOS AZUCENA
2205 MELODY ST
CALDWELL, ID 83607

MCCARRICK DARCY KATHLEEN
4617 GREAT FALLS AVE
CALDWELL, ID 83607

MCCOY MARY RACHELLE
1918 CAMBRIDGE ST
CALDWELL, ID 83607

MCKEE DAVID E AND ALICE MCKEE LIVING TRUST
4924 DYNASTY AVE
CALDWELL, ID 83607

MEDINA JAMES H
5101 BLUESTEM WAY
CALDWELL, ID 83607

MELGER LARRY AND ANN FAMILY TRUST
2203 COPIOUS CT
CALDWELL, ID 83607

MILLER ANNA M
4715 GREAT FALLS AVE
CALDWELL, ID 83607

MILLER ROBERT EDWARD AND PENELOPE NOVA JANE REVOCABLE TRUST
5218 DYNASTY AVE
CALDWELL, ID 83607

MIRELES ISAC
2116 CINQUEFOIL ST
CALDWELL, ID 83607

MIRIAM LLC
715 BLUE SPRUCE RD
ALPINE, UT 84004-2302

MOHAMMED SAIFUDDIN
1514 YELLOWSTONE ST
CALDWELL, ID 83607

MONTGOMERY AGNES M
5402 DYNASTY AVE
CALDWELL, ID 83607

MOORE MICHAEL S
PO BOX 147017
DENVER, CO 80214

MORALES ROGELIO H
13837 JUDSON ST
CALDWELL, ID 83607

MYER RICHARD
2204 CINQUEFOIL ST
CALDWELL, ID 83607

OLVERA AMANDA
2121 CINQNEFOIL ST
CALDWELL, ID 83607

OPEN DOOR RENTALS LLC
1977 E OVERLAND RD
MERIDIAN, ID 83642-6649

PABST KYLE JOSEPH
4710 GREAT FALLS AVE
CALDWELL, ID 83607

PACHECO DAVID
4703 GREAT FALLS AVE
CALDWELL, ID 83607

PALMQUIST MEL M
PO BOX 116
NAMPA, ID 83653

PAPPAS KIMBERLY
5406 DYNASTY AVE
CALDWELL, ID 83607

PARKER DENTON JAMESON
1515 WHITE FISH LAKE ST
CALDWELL, ID 83607

PARKER SKYLER B
2203 CINQUEFOIL ST
CALDWELL, ID 83607

PHELPS THAD M
2202 COPIOUS CT
CALDWELL, ID 83607

PHILLIPS AVERY MONTANA
1605 YELLOWSTONE ST
CALDWELL, ID 83607

PIXTON REVOCABLE LIVING TRUST
5956 N BROOKLET AVE
BOISE, ID 83713

PRECIADO JUAN JOSE PEREZ
2118 MELODY ST
CALDWELL, ID 83607

RAGAN MICHAEL L
1823 HASBROOK ST
CALDWELL, ID 83607

RAMIREZ OSCAR @@
2209 MELODY ST
CALDWELL, ID 83607

RAMOS ADRIAN
5410 DYNASTY AVE
CALDWELL, ID 83607

RAMOS JUAN E MARIN
45 N WILLOW WIND WAY
NAMPA, ID 83651

RAVENSCROFT WAYNE SCOTT
5316 DYNASTY AVE
CALDWELL, ID 83607

RAYMOND JAMES D
5113 AUBURN AVE
CALDWELL, ID 83607

REEVES ANDREW
4718 GREAT FALLS AVE
CALDWELL, ID 83607

RICHARDSON TALMAGE L
1716 HASBROOK ST
CALDWELL, ID 83607

RIEKE EDUARDO A
1921 CAMBRIDGE ST
CALDWELL, ID 83607

RIVERA JONATHAN
4623 SEELEY LAKE AVE
CALDWELL, ID 83607

ROBERTSON JORDAN RANDALL
5213 BOOMERANG WAY
CALDWELL, ID 83607

ROBERTSON RANDALL AND DAWN TRUST
13247 LEWIS RANCH RD
CALDWELL, ID 83607

RODRIGUES SCOTT KALEO
1709 CAMBRIDGE ST
CALDWELL, ID 83607

RODRIGUEZ JUAN A LLAMAS
5223 BOOMERANG WAY
CALDWELL, ID 83607

RODRIGUEZ JUAN M RAMIREZ
5210 DYNASTY AVE
CALDWELL, ID 83607

ROLLER TREVER
4701 SEELEY LAKE AVE
CALDWELL, ID 83607

RUIZ MIGUEL
5013 AUBURN AVE
CALDWELL, ID 83607

SALGADO ROGELIO MARTINEZ
1517 HESPER ST
CALDWELL, ID 83607

SALINAS ANGELA L
2218 CINQUEFOIL ST
CALDWELL, ID 83607

SCHILLER EMILY K
5876 DIAMOND RIDGE WAY
NAMPA, ID 83686

SCHMID FAMILY TRUST
4805 GREAT FALLS AVE
CALDWELL, ID 83607

SCHULTE STEVEN
1519 YELLOWSTONE ST
CALDWELL, ID 83607

SETSER BENJAMIN B
5110 DYNASTY AVE
CALDWELL, ID 83607

SHELLY STEVEN
1811 HASBROOK ST
CALDWELL, ID 83607

SINGLETON TANNER
4620 GREAT FALLS AVE
CALDWELL, ID 83607

SNIDER LOGAN RAY
4601 GREAT FALLS AVE
CALDWELL, ID 83607

SOTELO JESSICA LEE
5003 DYNASTY AVE
CALDWELL, ID 83607

SPEZIALE BEVERLY J LIVING TRUST
2208 COPIOUS CT
CALDWELL, ID 83607

STRICKLER RIDGE
1812 CAMBRIDGE ST
CALDWELL, ID 83607

SUTTON CODY
5008 PRINCETON AVE
CALDWELL, ID 83607

T AND F FAMILY TRUST
1807 S MAYFLOWER AVE
MONROVIA, CA 91016

TAYLOR CLINT
11624 W MEADOWFALLS DR
STAR, ID 83669

TRAN JUSTIN THUAN
1523 YELLOWSTONE ST
CALDWELL, ID 83607

TROTTER ROBIN L
5214 DYNASTY AVE
CALDWELL, ID 83607

TUCKER JAMES E
1315 HANOVER LN
VENTURA, CA 93001

UNREIN RYAN
1906 CAMBRIDGE ST
CALDWELL, ID 83607

URRESTI JESS DUSTIN
1519 WHITE FISH LAKE ST
CALDWELL, ID 83607

VALINE KIMBERLY
5009 DYNASTY AVE
CALDWELL, ID 83607

VALLIVUE SCHOOL DIST NO 139
5207 S MONTANA AVE
CALDWELL, ID 83607-1583

WAGNER SEAN
4800 GREAT FALLS AVE
CALDWELL, ID 83607

WALLACE KAYLEE
1713 HASBROOK ST
CALDWELL, ID 83607

WALTRIP DENISE L
5411 BOOMERANG WAY
CALDWELL, ID 83607

WARREN MARK A
2204 COPIOUS CT
CALDWELL, ID 83607

WHISTLER ADAM
1516 RED LODGE ST
CALDWELL, ID 83607

WHITE BEVERLY A
5021 S MONTANA AVE
CALDWELL, ID 83607

WICHER SARAH ANNE
4705 SEELEY LAKE AVE
CALDWELL, ID 83607

WILDER STEVEN DOUGLAS
4918 DYNASTY AVE
CALDWELL, ID 83607

WILSON MITCHELL R
2209 COPIOUS CT
CALDWELL, ID 83607

YOUNGER FAMILY IRREVOCABLE TRUST
2205 COPIOUS CT
CALDWELL, ID 83607

GREENMONT SOUTH NEIGHBORHOOD MEETING

October 3, 2023
Hubble Homes, LLC
701 S. Allen St.
Meridian, ID 83642

RE: Neighborhood Meeting Notice for Project in your Neighborhood

To whom it may concern,

You are invited to a neighborhood meeting to discuss a project we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

Meeting Date: October 24, 2023

Meeting Time: 5:30 PM

Meeting Location: Brothers' Athletic Park, North Pavilion, 3719 S Indiana Ave, Caldwell, ID 83605

Project Summary: We are proposing an 80-acre residential subdivision. The application for annexation and Planned Unit Development with the City of Caldwell. We are proposing about 350 single family homes and 12+ acres of open space and amenities.

If you would like to contact us ahead of the meeting, please feel free to reach us at

(208) 695-2001 or pconnor@hubblehomes.com.

We look forward to hearing from you.

Thank you,

Patrick Connor

Director of Planning and Design, Hubble Homes

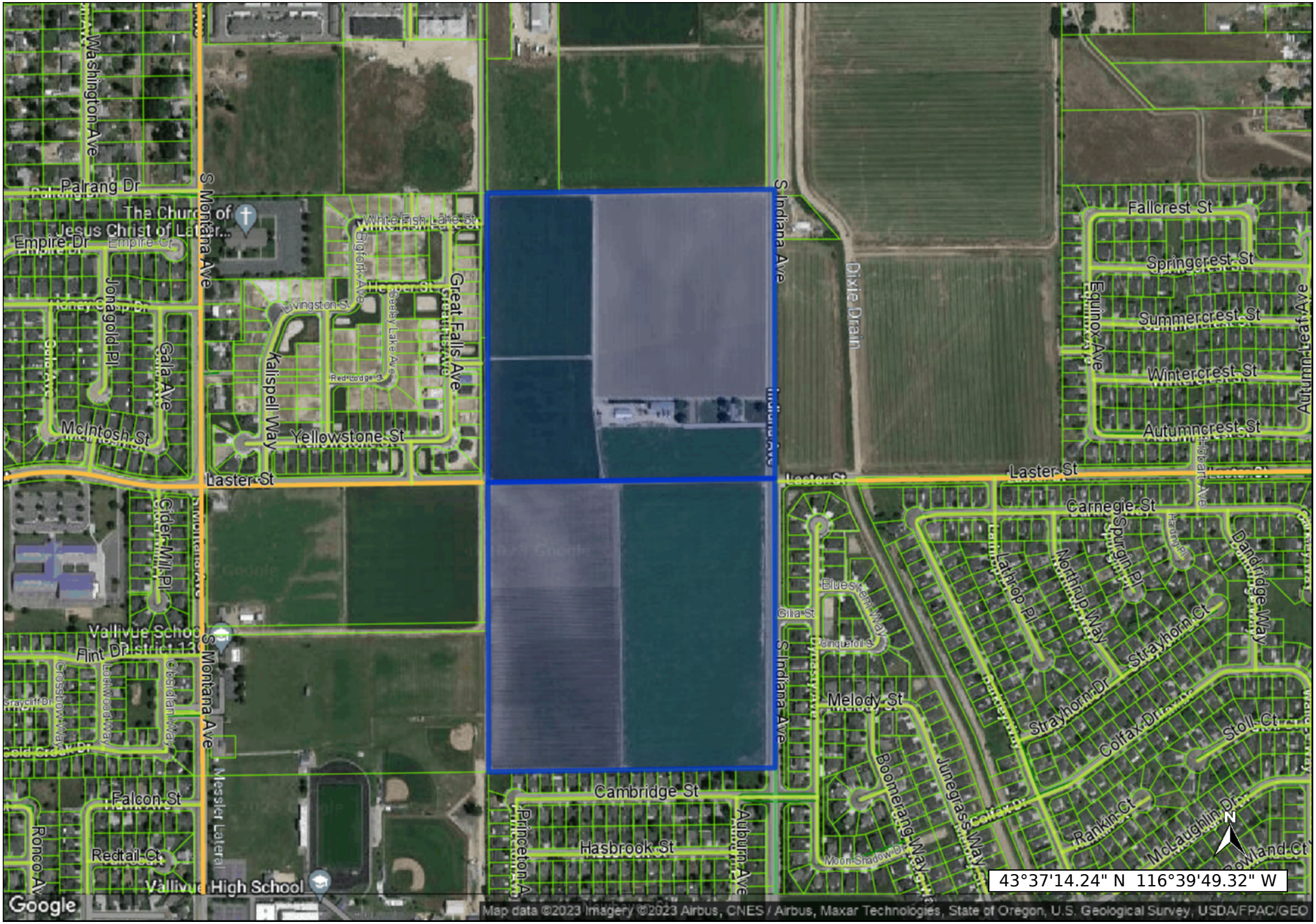
Pconnor@hubblehomes.com

GREENMONT SOUTH PUD

SIGN-IN SHEET

1. Steve & Tess Schmid
2. Sandra Kuckler
3. Salvador Loera
4. Tanner & Kelcee Singleton
5. Anthony Chiappetta

Greenmont South Vicinity Map



Dec 19, 2023 - landproDATA.com
Scale: 1 inch approx 600 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

PRELIMINARY PLAT SHOWING

GREENMONT SOUTH SUBDIVSION

A PORTION OF LAND BEING LOCATED IN
THE SE1/4 OF THE NE1/4 & THE NE1/4 OF THE SE1/4
OF SECTION 3, T.3N., R.3W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO
2023

- LEGEND -

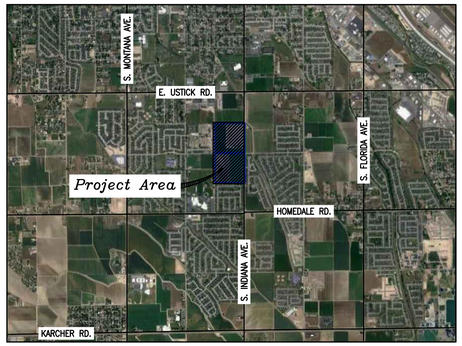
EXISTING PROPERTY BOUNDARY LINE	SUBDIVISION BOUNDARY LINE
EXISTING LOT LINE	LOT LINE
EXISTING SECTION LINE	SECTION LINE
EXISTING RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EXISTINGEASEMENT LINE	EASEMENT LINE
EXISTINGFENCE	FENCE
EXISTING SANITARY SEWER LINE W/ MANHOLE	SANITARY SEWER LINE W/ MANHOLE
EXISTING GAS LINE	WATER MAIN
EXISTING OVERHEAD POWER LINE	IRRIGATION LINE
EXISTING WATER MAIN	EDGE OF PAVEMENT
EXISTING IRRIGATION LINE	EDGE OF DIRT ROAD
EXISTING EDGE OF PAVEMENT	BOTTOM OF DITCH
EXISTING EDGE OF DIRT ROAD	TOP OF BANK
EXISTING BOTTOM OF DITCH	NEW SIDEWALK
EXISTING TOP OF BANK	
EXISTING SIDEWALK	

ENGINEER
CK-ENGINEERING
SHADOW JUNGENBERG
1300 E. STATE ST, SUITE 102
EAGLE, ID 83616
(208) 639-1992
SHADOW@CK-ENGINEERS.COM

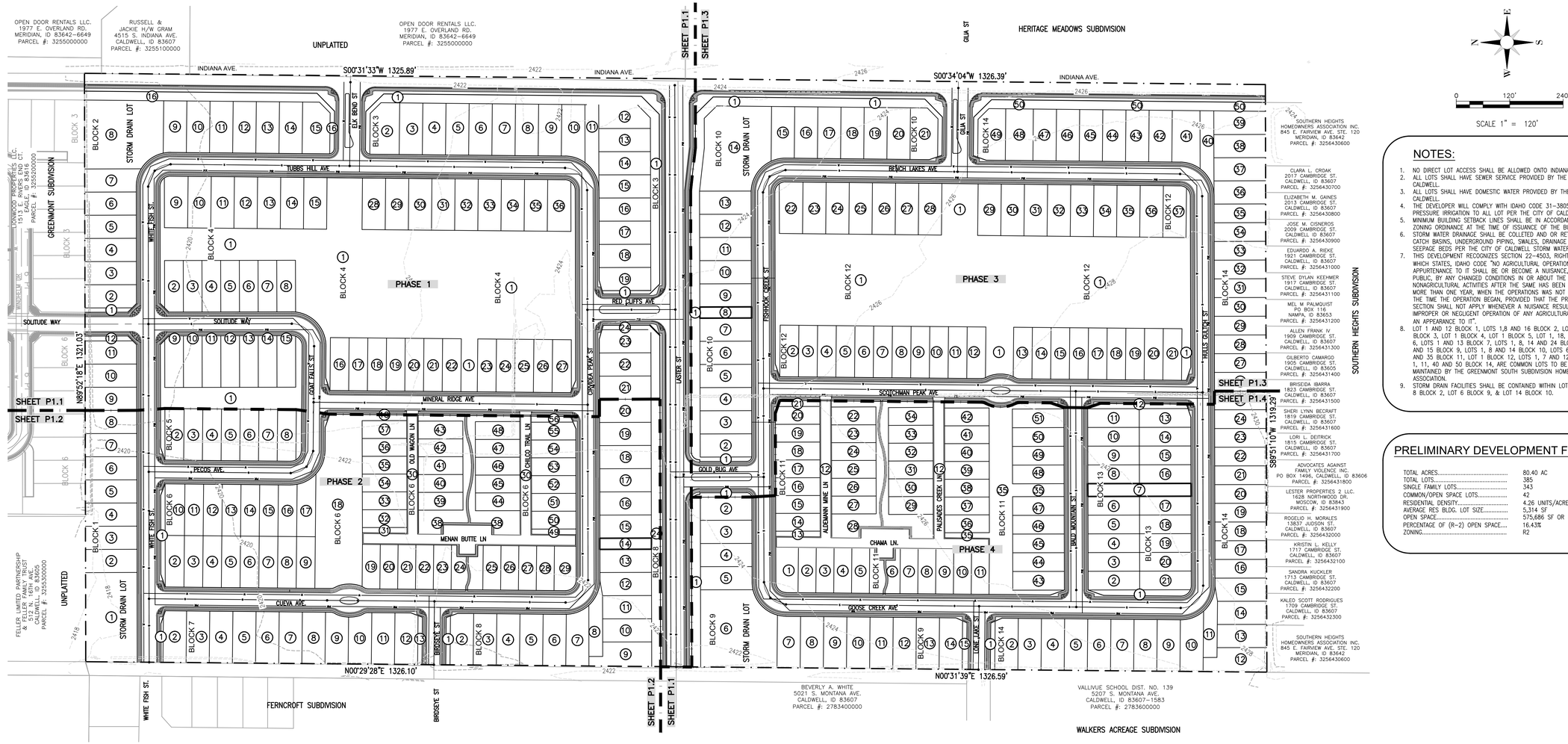
DEVELOPER
PROVIDENCE PROPERTIES
AUSTIN EDWARDS, P.E.
701 S. ALLEN ST.
MERIDIAN, IDAHO 83642
(208) 871-0540
AEDWARDS@HUBBLEHOMES.COM

SURVEYOR
IDAHO SURVEY GROUP
9955 W. EMERALD ST.
BOISE, ID 83704
(208) 846-8570
DDRILEY@IDAHOSURVEY.COM

- BENCHMARKS -
-NAVD 1988-
CHISELED "X" AT THE BSW
NORTHING: 5456.53'
EASTING: 30580.38'
ELEVATION: 2424.54'



- VICINITY MAP -
"NTS"



NOTES:

1. NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO INDIANA ROAD.
2. ALL LOTS SHALL HAVE SEWER SERVICE PROVIDED BY THE CITY OF CALDWELL.
3. ALL LOTS SHALL HAVE DOMESTIC WATER PROVIDED BY THE CITY OF CALDWELL.
4. THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3805 BY PROVIDING PRESSURE IRRIGATION TO ALL LOT PER THE CITY OF CALDWELL STANDARDS.
5. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
6. STORM WATER DRAINAGE SHALL BE COLLETED AND OR RETAINED ON SITE BY CATCH BASINS, UNDERGROUND PIPING, SWALES, DRAINAGE PONDS AND SEEPAGE BEDS PER THE CITY OF CALDWELL STORM WATER POLICY MANUAL.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, IDAHO CODE "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE YEAR, WHEN THE OPERATIONS WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPEARANCE TO IT".
8. LOT 1 AND 12 BLOCK 1, LOTS 1,8 AND 16 BLOCK 2, LOT 1 AND 11 BLOCK 3, LOT 1 BLOCK 4, LOT 1 BLOCK 5, LOT 1, 18, 30 AND 31 BLOCK 6, LOTS 1 AND 13 BLOCK 7, LOTS 1, 8, 14 AND 24 BLOCK 8, LOTS 1, 6 AND 15 BLOCK 9, LOTS 1, 8 AND 14 BLOCK 10, LOTS 6, 12, 13, 21, 28 AND 35 BLOCK 11, LOT 1 BLOCK 12, LOTS 1, 7 AND 12 BLOCK 13, LOTS 1, 11, 40 AND 50 BLOCK 14, ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE GREENMONT SOUTH SUBDIVISION HOMEOWNERS ASSOCIATION.
9. STORM DRAIN FACILITIES SHALL BE CONTAINED WITHIN LOT 1 BLOCK 1, LOT 8 BLOCK 2, LOT 6 BLOCK 9, & LOT 14 BLOCK 10.

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	80.40 AC
TOTAL LOTS	385
SINGLE FAMILY LOTS	343
COMMON/OPEN SPACE LOTS	42
RESIDENTIAL DENSITY	4.26 UNITS/ACRE
AVERAGE RES BLDG. LOT SIZE	5,314 SF
OPEN SPACE	575,686 SF OR 13.21 AC
PERCENTAGE OF (R-2) OPEN SPACE	16.43%
ZONING	R2

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

GREENMONT SOUTH SUBDIVISION
HUBBLE HOMES
CALDWELL, CANYON COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: HN
CHECKED BY: CSK
DATE: 12/11/23
FILE: GRNMNT-SOUTH-P-PLAT.DWG
DIR: D:\HUBBLE\ESKEW-CALDWELL\CK-ENGS\P-PLAT

PROFESSIONAL ENGINEER
9412
12/11/23
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.0

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

GREENMONT SOUTH SUBDIVISION
HUBBLE HOMES
CALDWELL, CANYON COUNTY, IDAHO

PRELIMINARY PLAT
PHASE 1 CONSTRUCTION

SCALE 1" = 60'

OPEN DOOR RENTALS LLC.
1977 E. OVERLAND RD.
MERIDIAN, ID 83642-6649
PARCEL #: 3255000000

RUSSELL &
JACKIE H/W GRAM
4515 S. INDIANA AVE.
CALDWELL, ID 83607
PARCEL #: 3255100000

UNPLATTED

OPEN DOOR RENTALS LLC.
1977 E. OVERLAND RD.
MERIDIAN, ID 83642-6649
PARCEL #: 3255000000

LIONWOOD PROPERTIES LLC.
1513 E. RIVERS END CT.
EAGLE, ID 83616
PARCEL #: 3255200000

S00°31'33"W 1325.89'

INDIANA AVE.

ELK BEND ST

TUBBS HILL AVE

WHITE FISH ST.

CHICO TRAIL LN

LASTER ST

RED CLIFFS AVE.

SOLITUDE WAY

COAT FALLS ST

MINERAL RIDGE AVE

WINDHELM DR

GREENMONT SUBDIVISION

STORM DRAIN LOT

BLOCK 2 — 26,113 SQ.FT.

BLOCK 3 — 7,365 SQ.FT.

BLOCK 4 — 191,088 SQ.FT.

BLOCK 6 — 1321.03' N89°52'18"E

SHEET P1.2

SHEET P1.3

SHEET P1.4

SHEET P1.1

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: HN
CHECKED BY: CSK
DATE: 12/11/23
FILE: GRNMNT-SOUTH-P-PLAT.DWG
DIR: R:\HUBBLEL\ESKEW-CALDWELL\CK-ENGS\P-PLAT

PROFESSIONAL ENGINEER
9412
12/11/23
STATE OF IDAHO
CHAD S. KINKELA

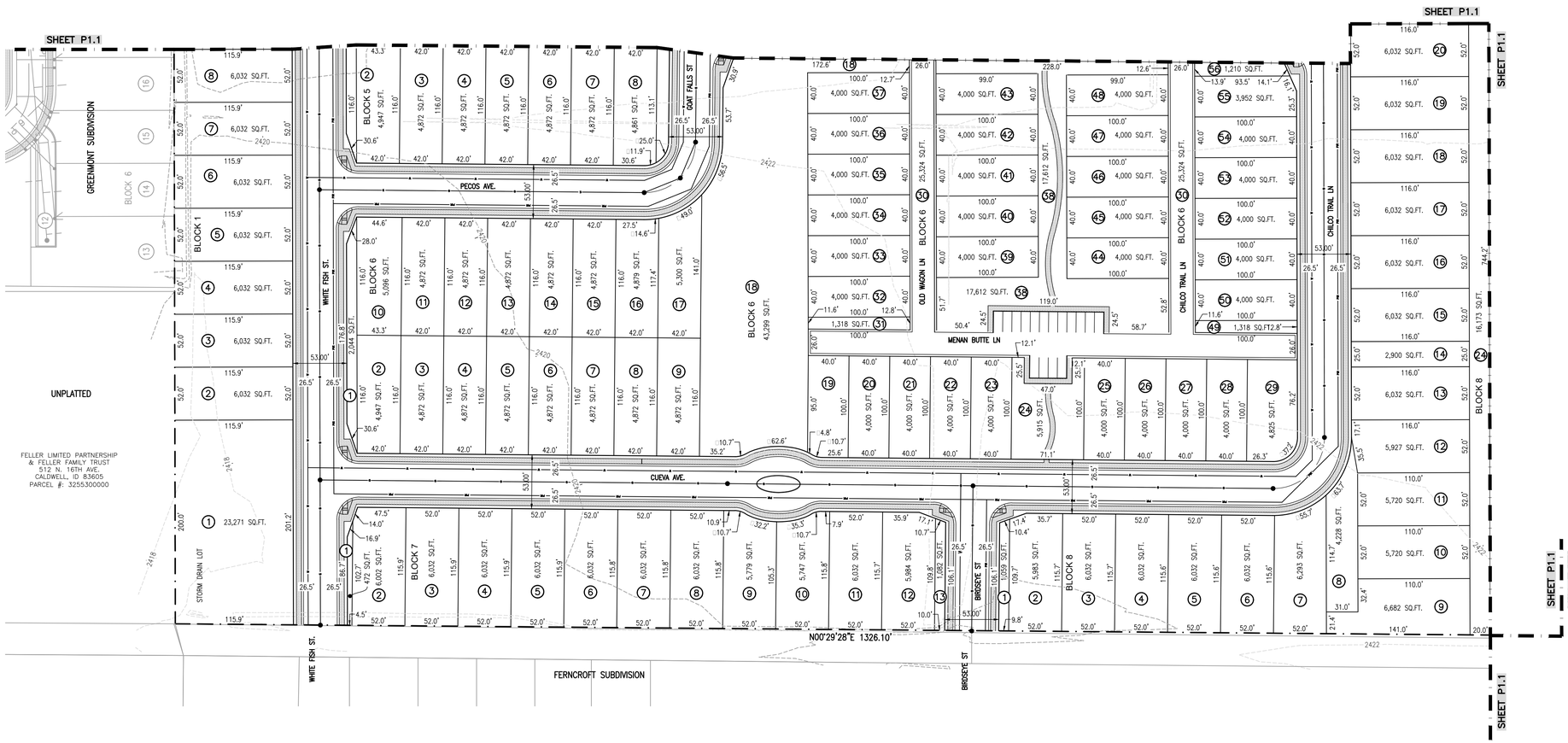
SHEET
P1.1

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

N
E
S
W

0 60' 120'

SCALE 1" = 60'



REVISIONS:

GREENMONT SOUTH SUBDIVISION
HUBBLE HOMES
CALDWELL, CANYON COUNTY, IDAHO

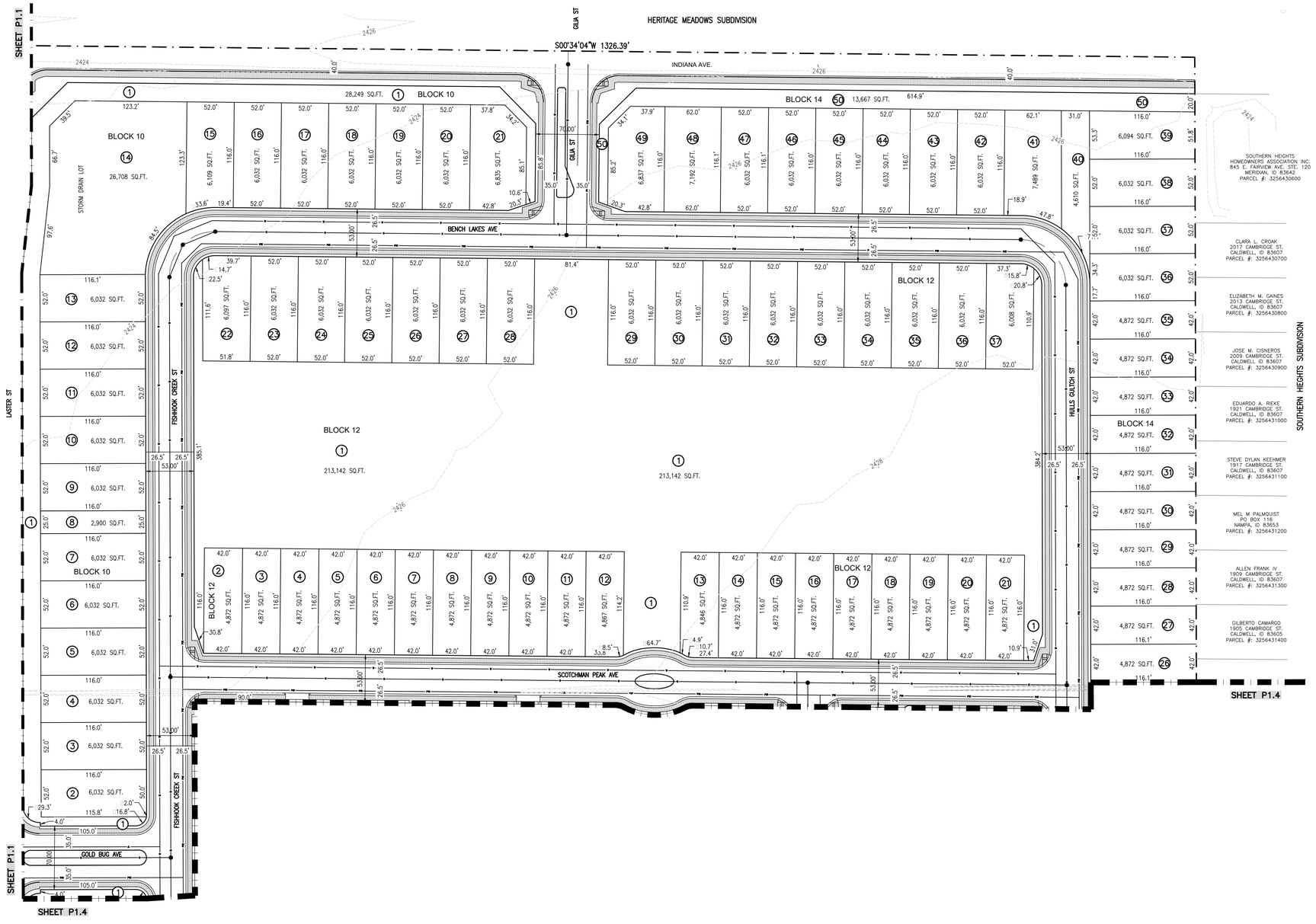
PRELIMINARY PLAT
PHASE 2 CONSTRUCTION

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-939-1992

DRAWN BY: HN
CHECKED BY: CSK
DATE: 12/11/23
FILE: GRNMNT-SOUTH-P-PLAT.DWG
DIR: D:\HUBBLE\ESKEW-CALDWELL\CK-ENGS\P-PLAT

PROFESSIONAL ENGINEER
9412
12/11/23
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.2



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

GREENMONT SOUTH SUBDIVISION
HUBBLE HOMES
CALDWELL, CANYON COUNTY, IDAHO

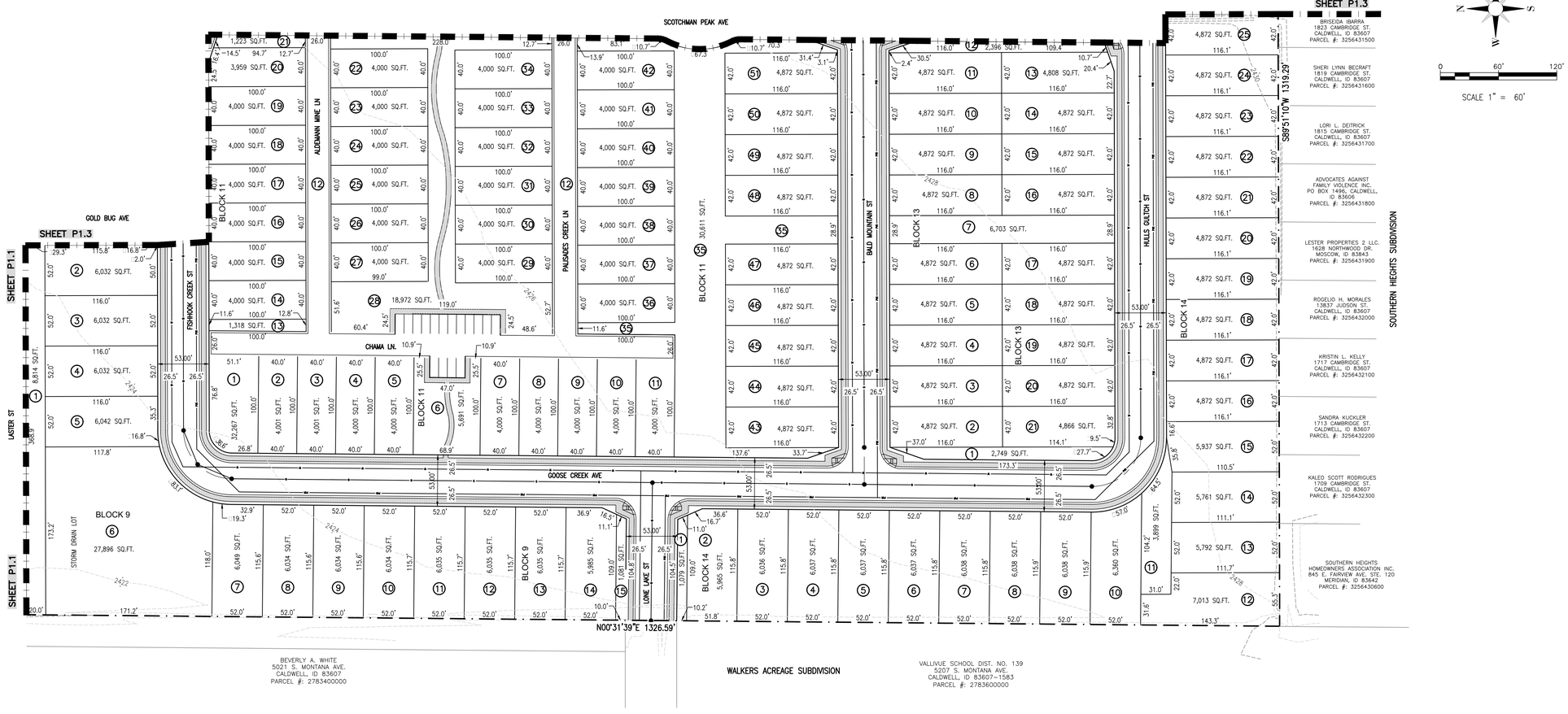
PRELIMINARY PLAT
PHASE 3 CONSTRUCTION

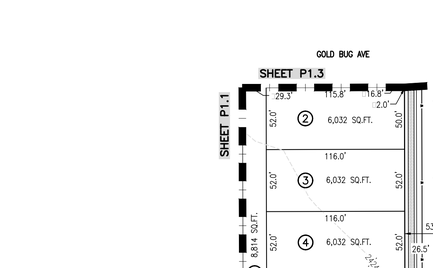
CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE: 208-639-1992

DRAWN BY: HN
CHECKED BY: CSK
DATE: 12/11/23
FILE: GRNMNT-SOUTH-P-PLAT.DWG
DIR: D:\HUBBLE\CSK\CW-CALDWELL\CK-ENGS\P-PLAT

PROFESSIONAL ENGINEER
REGISTERED
9412
12/11/23
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.3





TYPICAL 53FT RIGHT OF WAY SECTION

– NTS –

60 FT TYPICAL STREET SECTION

SECTION VIEW – NTS –

TYPICAL USTICK ROAD EXPANSION SECTION

– NTS –

TYPICAL S. INDIANA AVE EXPANSION SECTION

– NTS –

26FT COMMON DRIVEWAY LOT SECTION

SECTION VIEW – NTS –

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

GREENMONT SOUTH SUBDIVISION
HUBBLE HOMES
CALDWELL, CANYON COUNTY, IDAHO

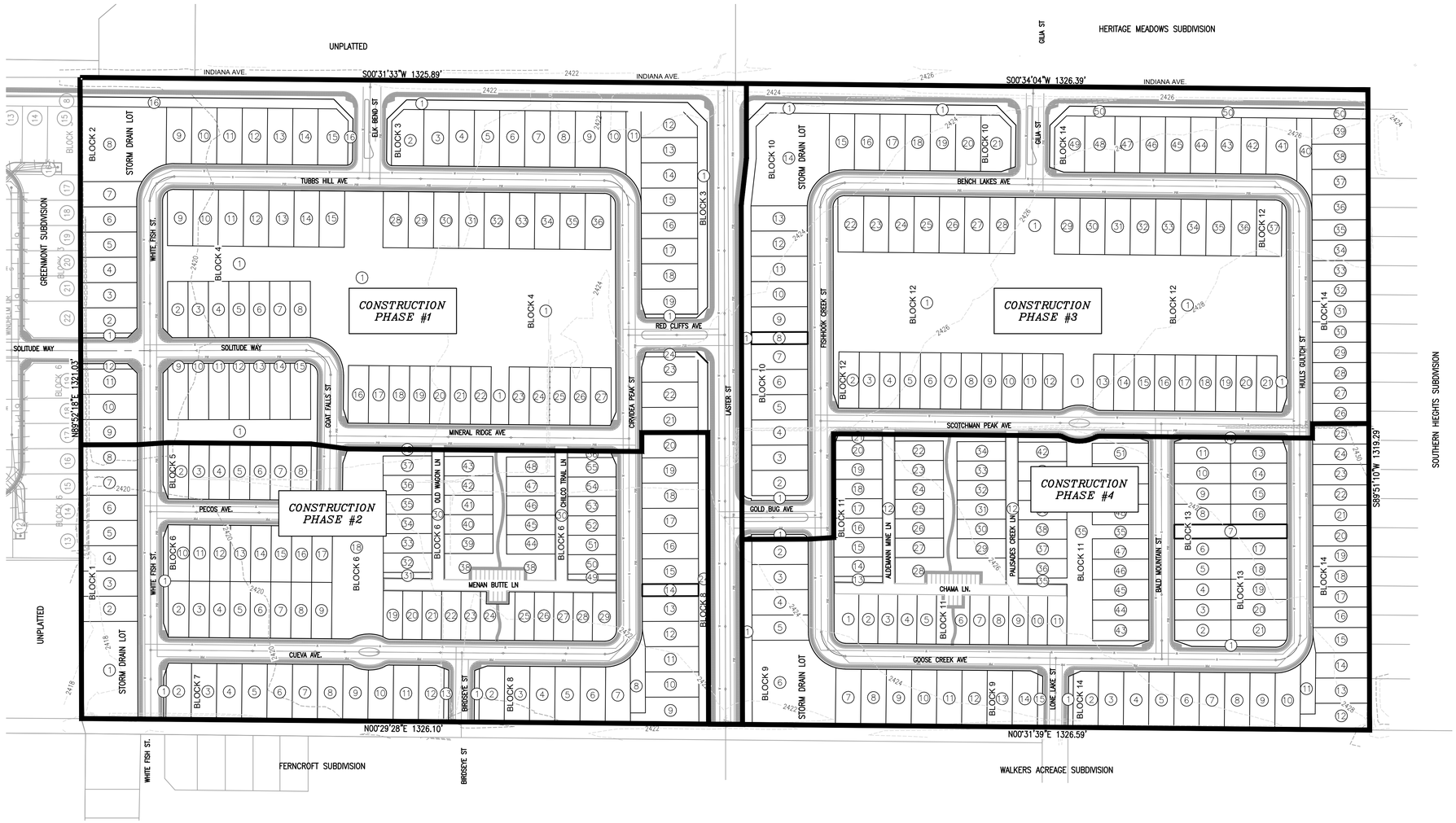
PRELIMINARY PLAT
PHASE 4 CONSTRUCTION

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: HN
CHECKED BY: CSK
DATE: 12/11/23
FILE: GRNMNT-SOUTH-P-PLAT.DWG
DIR: I:\HUBBLE\ESKEW-CALDWELL\CK-ENGS\P-PLAT

PROFESSIONAL ENGINEER
9412
12/11/23
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.4



N
E
S
W

0 120' 240'

SCALE 1" = 120'

PHASE #1

SINGLE FAMILY LOTS..... 78
PROPOSED ZONING..... R2

PHASE #2

SINGLE FAMILY LOTS..... 90
PROPOSED ZONING..... R2

PHASE #3

SINGLE FAMILY LOTS..... 77
PROPOSED ZONING..... R2

PHASE #4

SINGLE FAMILY LOTS..... 98
PROPOSED ZONING..... R2

TOTAL SITE

SINGLE FAMILY LOTS..... 343
PROPOSED ZONING..... R2

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

GREENMONT SOUTH SUBDIVISION
PROVIDENCE PROPERTIES LLC
CALDWELL, CANYON COUNTY, IDAHO

PHASING PLAN

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: HN
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DATE: 12/11/23
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PROFESSIONAL ENGINEER
9412
12/11/23
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.5

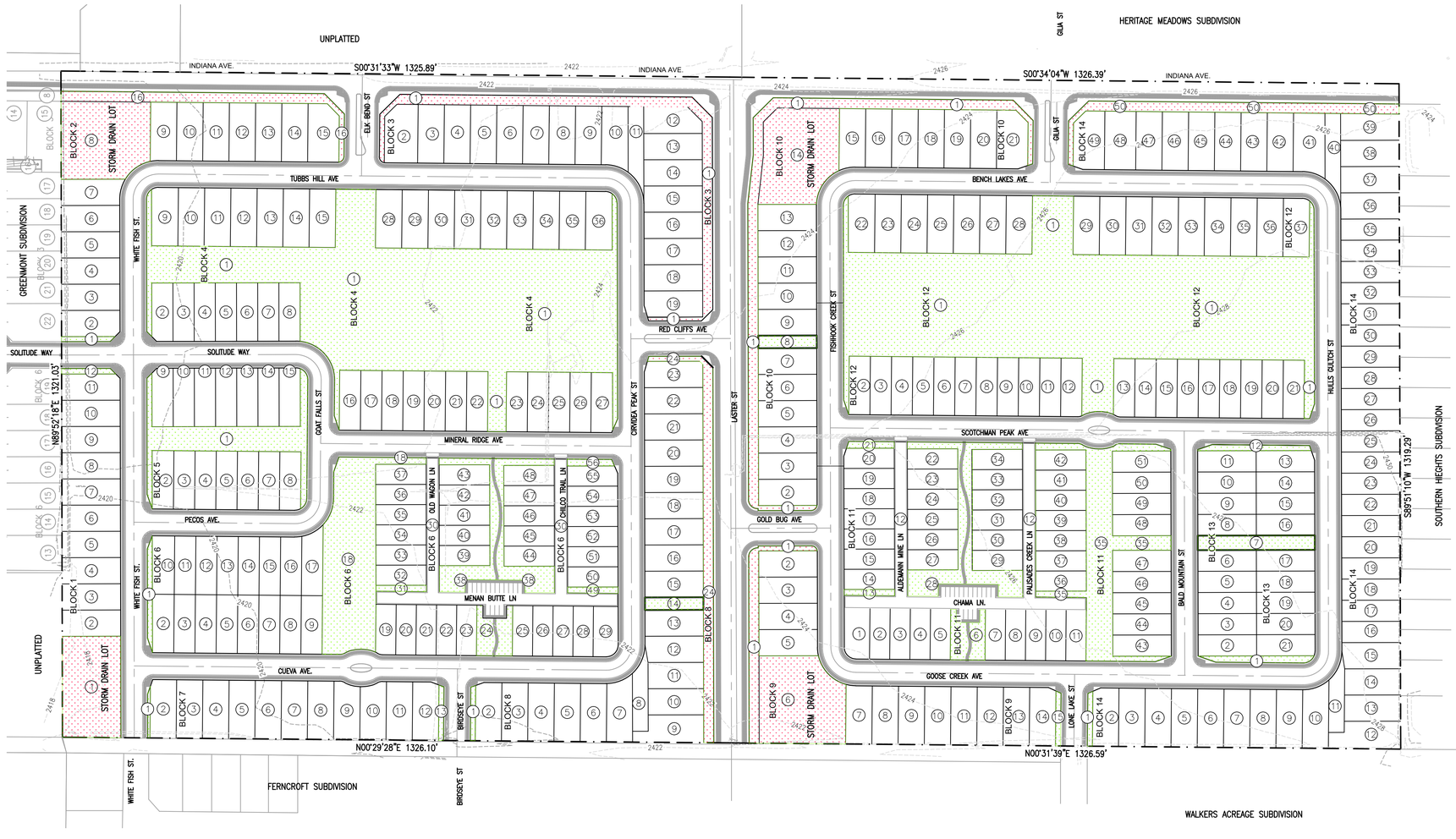
= USABLE OPEN SPACE LOTS

= UN-USABLE OPEN SPACE LOTS

N E S W

0 120' 240'

SCALE 1" = 120'



OPEN SPACE LOTS

BLOCK 1:

–	LOT 12:	1,147.48 SQFT

BLOCK 2:

–	LOT 1:	1,012.19 SQFT

BLOCK 4:

–	LOT 1:	191,087.65 SQFT

BLOCK 5:

–	LOT 1:	20,419.69 SQFT

BLOCK 6:

–	LOT 1:	2,044.32 SQFT
–	LOT 18:	39,322.11 SQFT
–	LOT 24:	5,915.64 SQFT
–	LOT 31:	1,318.10 SQFT
–	LOT 38:	17,612.82 SQFT
–	LOT 49:	1,318.10 SQFT
–	LOT 56:	1,209.65 SQFT

BLOCK 7:

LOT 1:		472.27 SQFT
LOT 13:		1,082.46 SQFT

BLOCK 8:

LOT 1:		1,058.57 SQFT
LOT 14:		2,900.00 SQFT

BLOCK 9:

–	LOT 15:	1,080.60 SQFT

BLOCK 10:

–	LOT 8:	2,900.00 SQFT

BLOCK 11:

–	LOT 6:	5,691.79 SQFT
–	LOT 13:	1,318.14 SQFT
–	LOT 21:	1,222.89 SQFT
–	LOT 28:	18,972.83 SQFT
–	LOT 35:	30,510.80 SQFT

BLOCK 12:

–	LOT 1:	213,142.11 SQFT

BLOCK 13:

–	LOT 1:	2,748.50 SQFT
–	LOT 7:	6,702.89 SQFT
–	LOT 12:	2,395.61 SQFT

BLOCK 14:

–	LOT 1:	1,079.47 SQFT

TOTAL: 575,686.65 SQFT

TOTAL SITE: 3,502,056 SQFT

PERCENT OPEN SPACE:

16.43 %

NOTE (*) : PARTIAL LOT AREA CONSIDERED

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

GREENMONT SOUTH SUBDIVISION
PROVIDENCE PROPERTIES LLC
CALDWELL, CANYON COUNTY, IDAHO

OPEN SPACE AND CONNECTIVITY

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, IDAHO 83616
PHONE 208-639-1992

DRAWN BY: HN
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PROFESSIONAL ENGINEER
9412
12/11/23
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.6

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
2. ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3' IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" BARK MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
3. ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
5. PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE 5 PARTS TOPSOIL AND 1 PART COMPOST WITH STRAW. STAKE ALL TREES PER DETAILS.
6. ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION, A PH FROM 5.5 TO 7.0. TOP SOIL FROM SITE SHALL BE USED, IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE, 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODDED AND 3" IN PLANTING BED AREAS.
7. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM" PLANTING TABLETS, 21 GRAM. QUANTITY PER MANUFACTURER'S RECOMMENDATION.
8. PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
9. SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
10. IMMEDIATELY CLEAN UP ANY TOPSOIL, OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
11. ALL LANDSCAPE AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAIN/FREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
12. COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
13. ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
14. NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
15. STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
16. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK..
17. TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.

IRRIGATION NOTES:

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. ALL IRRIGATION PRODUCTS NOT LIMITED TO (VALVES, CONTROLLERS, AND HEADS) SHALL BE HUNTER INDUSTRIES PRODUCTS.
3. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
4. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
5. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
6. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
   a. PRECISE INDIVIDUAL STATION TIMING
   b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
   c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
   d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
   e. POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
7. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
8. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
9. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
10. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
11. POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

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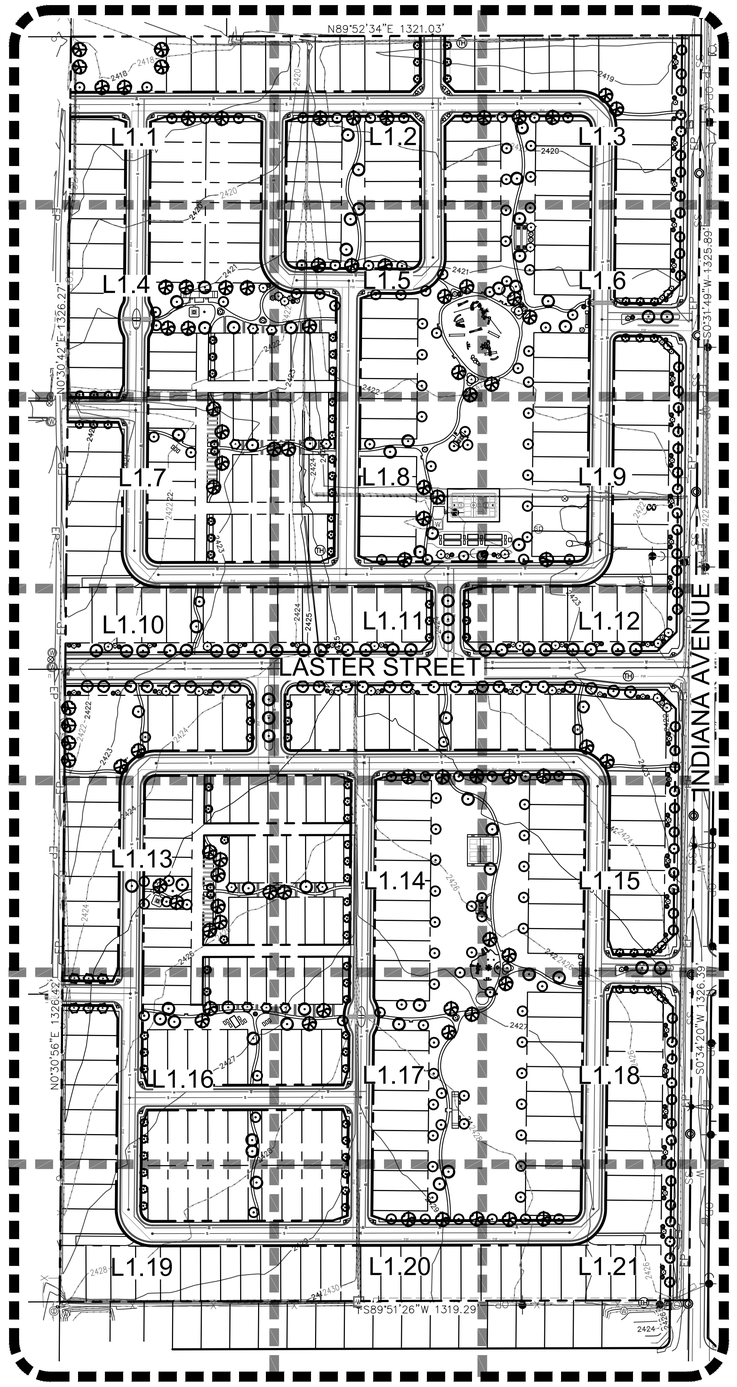
SHEET INDEX:

L1.00 - OVERALL LANDSCAPE PLAN & KEY MAP
L1.01-L1.21 - DETAILED LANDSCAPE PLANS
L2.00-L2.02 - LANDSCAPE NOTES AND DETAILS
L3.00 - SPECIAL REQUIREMENTS PLAN
L3.01 - CONCEPTUAL AGES 2-5 PLAYGROUND PLAN
L3.02 - CONCEPTUAL AGES 6-12 PLAYGROUND PLAN



OVERALL LANDSCAPE PLAN
SCALE: 1" = 100'-0"

GREENMONT SOUTH SUBDIVISION
A PARCEL OF LAND; BEING LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 3, T.3N., R.3W., BOISE MERIDIAN, ADA COUNTY IDAHO
DECEMBER 2023

VICINITY MAP
SCALE: NTS

SITE DEVELOPMENT FEATURES

TOTAL ACRES	80.38 ACRES
RESIDENTIAL ZONING (R-2)	80.38 ACRES
RESIDENTIAL LOTS	343 LOTS
AVERAGE RESIDENTIAL LOT SIZE	5,999± sf
TOTAL OPEN SPACE	797,072 SF 18.29 ACRES
QUALIFIED OPEN SPACE	594,311 SF 13.64 ACRES
% OF QUALIFIED OPEN SPACE	16.9%
% REQUIRED	10%

LANDSCAPING INFORMATION

* ROADWAY LANDSCAPE BUFFERS:

INDIANA AVE.:
20' STREET BUFFER
2,652 FEET STREET BUFFER
CLASS II TREES @ 1/35' =76 TREES REQUIRED
49 TREES PROPOSED
EVERGREENS @ 0"2 =54 EVERGREEN TREES REQUIRED
74 EVERGREEN TREES PROPOSED
SHRUBS @ 1/7' =272 SHRUBS REQUIRED
526 SHRUBS PROPOSED

LASTER ST.:
20' STREET BUFFER
1,306(2) FEET STREET BUFFER
CLASS II TREES @ 1/35' =74 TREES REQUIRED
47 TREES PROPOSED
EVERGREENS @ 0"2 =56 EVERGREEN TREES REQUIRED
62 EVERGREEN TREES PROPOSED
SHRUBS @ 1/7' =373 SHRUBS REQUIRED
444 SHRUBS PROPOSED

* PATHWAY LANDSCAPING:
6,846' LF
SHADE TREES @ 1/40' =171 TREES REQUIRED
EVERGREEN TREES @ 2:1 0 TREES REQUIRED

SHADE TREES @ 1/40' =162 TREES PROPOSED
EVERGREEN TREES @ 2:1 18 TREES PROPOSED

SHRUBS @ 15/100' =1,027 SHRUBS REQUIRED
1,526 SHRUBS PROPOSED

* INTERIOR STREET SIDE YARD BUFFER:
5,009 LF
TREES @ 1/35' =143 TREES REQUIRED
143 TREES PROPOSED

* PARKING LOT LANDSCAPING:
1 SHADE TREE/ISLAND; =8 TREES REQUIRED
+1/40' BUFFER 8 TREES PROPOSED

* MITIGATION FOR REMOVAL OF EXISTING TREES:
ALL EXISTING TREES TO BE REMOVED. MITIGATION PROVIDED IN THE FORM OF 1 TREE PER TREE REMOVED IN ADDITIONAL TO ALL REQUIRED TREES.

14 = EXISTING TREES ARE TO BE REMOVED
14 = PROPOSED TREES OF 2" CALIPER ARE TO BE PLANTED IN ADDITION TO ALL REQUIRED TREES PER CITY OF CALDWELL CODE.

* SITE AMENITIES:
AMENITIES PROVIDED:

MICRO PATHWAY CONNECTIONS	FIRE PITS
OPEN GRASSY PLAY AREAS	DOG RUN
TOT LOTS	PICKLE BALL COURT
PARK BENCHES	BASKETBALL COURT
BOCCE BALL / HORSESHOE PITS	PICNIC BENCHES
GAGA PITS	PERGOLAS
COMMUNITY GARDENS	BARBEQUES

STAMP:

DATE: 12/6/2023

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbge.com
www.sbbge.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

Know what's below. Call before you dig.
CALL BEFORE YOU DIG - IDAHO LAW (811) REQUIRES YOU TO NOTIFY THE UNDERGROUND FACILITY OPERATORS BEFORE YOU EXCAVATE. THE LOCATION OF UNDERGROUND UTILITIES AS MARKED BY MEMBER UTILITIES

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REVISIONS:

No.	Date	Description

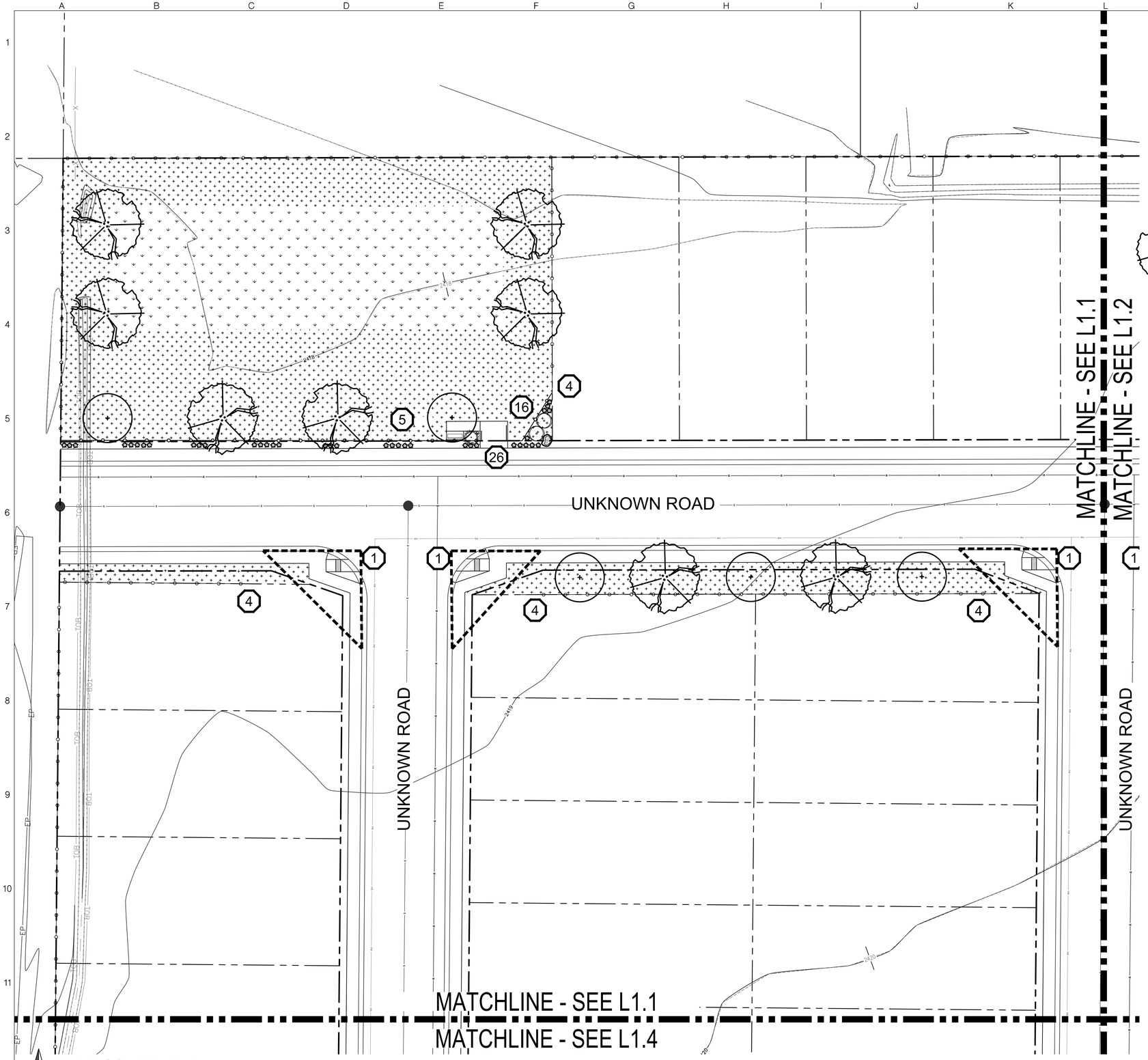
OVERALL LANDSCAPE PLAN
GREENMONT SUBDIVISION
4812 S INDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM
CHECKED BY: JDR
PROJECT NUMBER 23-173
SHEET: L1.00

PRE-PLAT SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL WERE PERFORMED IN THE INTEREST OF THE CLIENT IN CONTRACTUAL OBLIGATIONS, ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY IN THE PROJECT

USER:ADAM JOHNSTON LOCATION:Z:\PROJECTS\HUBBLE ENGINEERING-PROVIDENCE PROPERTIES\23-173 GREENMONT SUB SOUTH\CAD\SHEETS\23-173 LANDSCAPE PLAN PP.DWG PRINT DATE:12/8/2023 1:54 PM



LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- 2-3' DIA. SANDSTONE BOULDERS, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L2.1
- 6' TAN VINYL FENCE WITH 2' SCREEN, SEE DETAIL 1/L2.1
- 4' TWO RAIL FENCE, COLOR TBD BY OWNER
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- RTF TURF TYPE TALL FESCUE SEED IN SWALE BOTTOMS. COORDINATE WITH CIVIL FOR SEEDING EXTENTS.
- NO-MOW RED FESCUE TURF
- POROUS PAVE SURFACING, SEE DETAILS X & X/L2.1
- ANNUAL FLOWER BEDS BY OWNER

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 6/L2.0	
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Acer platanoides 'Deborah' Deborah Maple	2" B&B	45' hgt. 40' w	CLASS II
	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
	Quercus frainetto 'Schmidt' Forest Green Oak	2" B&B	50' hgt. 30' w	CLASS II
	Tilia americana 'McKSentry' American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
CONIFEROUS TREES			SEE DETAIL 5/L2.0	
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	20' hgt. 10' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	25' hgt. 15' w	CONIF.
SHRUBS			SEE DETAIL 4/L2.0	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	12" hgt. x 6' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	12' hgt. x 3' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	2 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	5 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	2 Gal.	10' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	5 Gal.	3' hgt. 3' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum		6' hgt. 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 3/L2.0	
	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	2' hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	6" hgt. x 3' wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE.
2. OPEN GRASSY PLAY SPACE.
3. 5'-0" WIDE PATHWAY PER CIVIL.
4. START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
5. APPROXIMATE PARK BENCH LOCATION, SEE DETAIL 3/L2.2.
6. PLAY STRUCTURE BY OWNER.
7. TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
8. 4' TALL BERM, SEE DETAIL 4/L2.1
9. GAGA PIT BY OWNER.
10. 4' WIDE MAN GATE TO MATCH FENCING TYPE.
11. BASKETBALL COURT W/PICKLE BALL STRIPING, SEE DETAIL 10 & 11/L2.1.
12. PICKLE BALL COURTS BY OWNER, SEE DETAIL 11/L2.1
13. EDGED COMMUNITY GARDEN BEDS, SEE DETAIL 10/L2.0
14. FIRE PIT WITH NATURAL STONE SEATING, SEE DETAIL 5/L2.2
15. PLAY SURFACING SEE DETAIL 7/L2.2
16. DOG WASTE STATION BY OWNER, SEE DETAIL 9/L2.1.
17. MAX SLOPE 3:1 BERM, SHAPE VARIES PER LOCATION SEE PLAN.
18. STORE MORE GARDEN SHED 6' X 8' ON CONCRETE PAD.
19. HORSESHOE PITS, SEE DETAILS 5 THRU 7/L2.1
20. BOCCE BALL COURTS SEE DETAILS 8 & 9/L2.1, BY OWNER.
21. COMMUNITY GARDEN WITH RAISED PLANTERS, SEE DETAIL 6/L2.2
22. MONUMENT SIGN BY OWNER
23. 12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 1 & 2/L2.2
24. 6' FENCE TO 3' FENCE AT BUILDING SETBACK, SEE DETAIL 3/L2.1
25. 16 X 20 PERGOLA WITH (2)PICNIC TABLES AND FREESTANDING BARBEQUE GRILLS, SEE DETAIL 1, 2, & 8/L2.2
26. DOUBLE SWING GATE WITH 4' MAN GATE AND VEHICULAR SWING GATE SIZED AS NEEDED FOR MAINTENANCE ACCESS.
27. TRASH RECEPTACLE, SEE DETAIL 4/L2.2

STAMP: STATE OF IDAHO — JOHN D. RUSSELL — 27 — 12/6/2023 — LANDSCAPE ARCHITECT

DATE: 12/6/2023

811 Know what's below. Call before you dig. CALL A MINIMUM OF TWO WORKING DAYS BEFORE YOU BEGIN EXCAVATION FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
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REVISIONS:

No.	Date	Description

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GREENMONT SUBDIVISION SOUTH
4812 S IDIANA AVE, CALDWELL, ID 83605

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CHECKED BY: JDR

PROJECT NUMBER 23-173

SHEET: L1.01

PRE-PLAT SUBMITTAL

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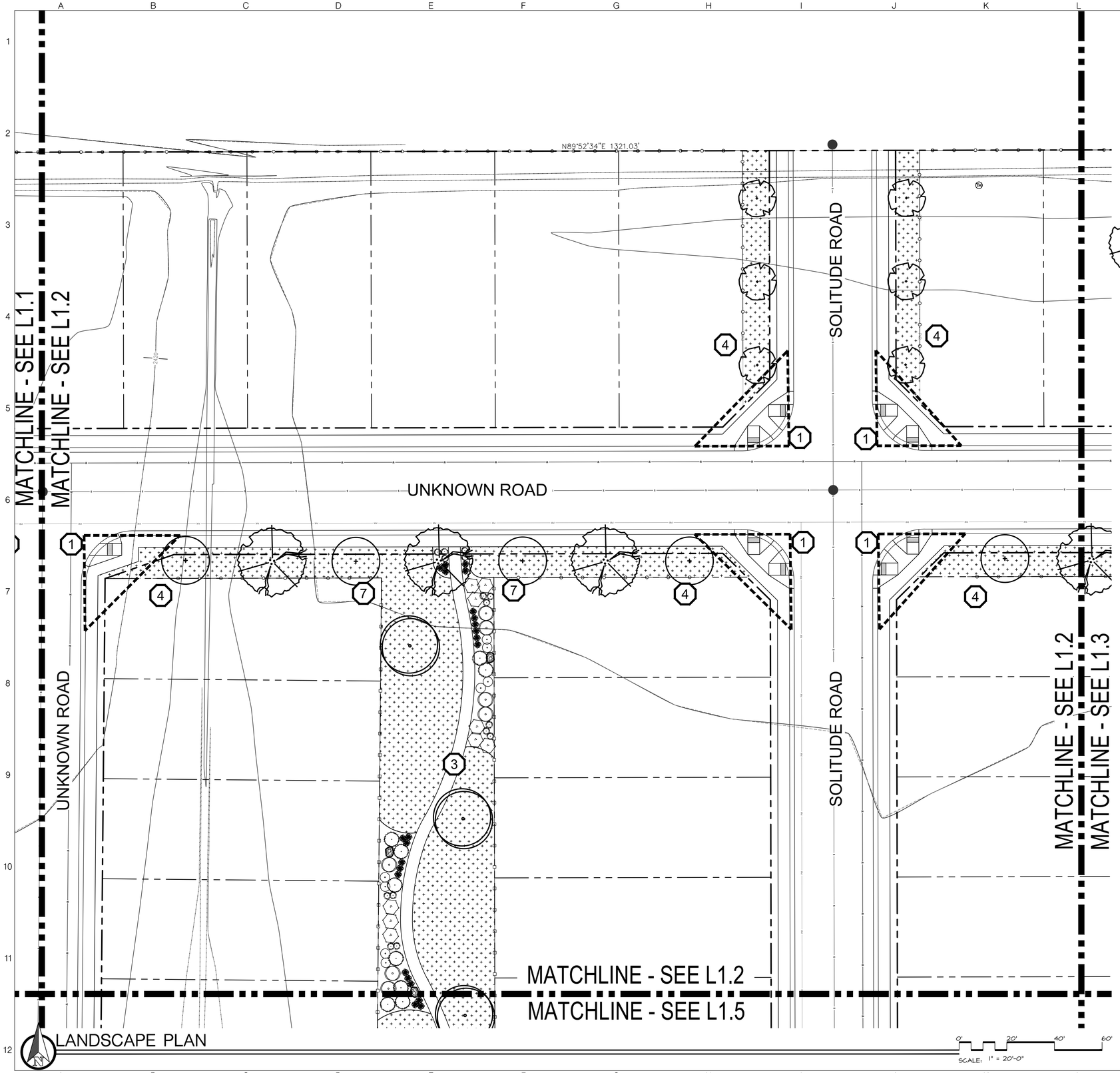
USER:ADAM JOHNSTON LOCATION:Z:\PROJECTS\HUBBLE ENGINEERING-PROVIDENCE PROPERTIES\23-173 GREENMONT SUB SOUTH\CAD\SHEETS\23-173 LANDSCAPE PLAN PP.DWG PRINT DATE:12/8/2023 1:54 PM



LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- 2-3' DIA. SANDSTONE BOULDERS, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L2.1
- 6' TAN VINYL FENCE WITH 2' SCREEN, SEE DETAIL 1/L2.1
- 4' TWO RAIL FENCE, COLOR TBD BY OWNER
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- RTF TURF TYPE TALL FESCUE SEED IN SWALE BOTTOMS. COORDINATE WITH CIVIL FOR SEEDING EXTENTS.
- NO-MOW RED FESCUE TURF
- POROUS PAVE SURFACING, SEE DETAILS X & X/L2.1
- ANNUAL FLOWER BEDS BY OWNER

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 6/L2.0	
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Acer platanoides 'Deborah' Deborah Maple	2" B&B	45' hgt. 40' w	CLASS II
	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
	Quercus frainetto 'Schmidt' Forest Green Oak	2" B&B	50' hgt. 30' w	CLASS II
	Tilia americana 'McKSentry' American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
CONIFEROUS TREES			SEE DETAIL 5/L2.0	
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	20' hgt. 10' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	25' hgt. 15' w	CONIF.
SHRUBS			SEE DETAIL 4/L2.0	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	12" hgt. x 6' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	12' hgt. x 3' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	2 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	5 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	2 Gal.	10' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	5 Gal.	3' hgt. 3' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum		6' hgt. 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 3/L2.0	
	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	2' hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	6" hgt. x 3' wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE.
2. OPEN GRASSY PLAY SPACE.
3. 5'-0" WIDE PATHWAY PER CIVIL.
4. START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
5. APPROXIMATE PARK BENCH LOCATION, SEE DETAIL 3/L2.2.
6. PLAY STRUCTURE BY OWNER.
7. TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
8. 4' TALL BERM, SEE DETAIL 4/L2.1
9. GAGA PIT BY OWNER.
10. 4' WIDE MAN GATE TO MATCH FENCING TYPE.
11. BASKETBALL COURT W/PICKLE BALL STRIPING, SEE DETAIL 10 & 11/L2.1.
12. PICKLE BALL COURTS BY OWNER, SEE DETAIL 11/L2.1
13. EDGED COMMUNITY GARDEN BEDS, SEE DETAIL 10/L2.0
14. FIRE PIT WITH NATURAL STONE SEATING, SEE DETAIL 5/L2.2
15. PLAY SURFACING SEE DETAIL 7/L2.2
16. DOG WASTE STATION BY OWNER, SEE DETAIL 9/L2.1.
17. MAX SLOPE 3:1 BERM, SHAPE VARIES PER LOCATION SEE PLAN.
18. STORE MORE GARDEN SHED 6' X 8' ON CONCRETE PAD.
19. HORSESHOE PITS, SEE DETAILS 5 THRU 7/L2.1
20. BOCCE BALL COURTS SEE DETAILS 8 & 9/L2.1, BY OWNER.
21. COMMUNITY GARDEN WITH RAISED PLANTERS, SEE DETAIL 6/L2.2
22. MONUMENT SIGN BY OWNER
23. 12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 1 & 2/L2.2
24. 6' FENCE TO 3' FENCE AT BUILDING SETBACK, SEE DETAIL 3/L2.1
25. 16 X 20 PERGOLA WITH (2)PICNIC TABLES AND FREESTANDING BARBEQUE GRILLS, SEE DETAIL 1, 2, & 8/L2.2
26. DOUBLE SWING GATE WITH 4' MAN GATE AND VEHICULAR SWING GATE SIZED AS NEEDED FOR MAINTENANCE ACCESS.
27. TRASH RECEPTACLE, SEE DETAIL 4/L2.2

STAMP: STATE OF IDAHO — JOHN D. RADFORD — 27 — 12/6/2023 — LANDSCAPE ARCHITECT

DATE: 12/6/2023

811 Know what's below. Call before you dig. CALL A MINIMUM OF TWO BUSINESS DAYS IN ADVANCE BEFORE YOU EXCAVATE FOR THE PROTECTION OF UNDERGROUND MEMBER UTILITIES

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REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
GREENMONT SUBDIVISION SOUTH
4812 S IDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM

CHECKED BY: JDR

PROJECT NUMBER 23-173

SHEET: L1.02

PRE-PLAT SUBMITTAL

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL HAS UNDERTAKEN FOR AND PERFORMED IN THE INTEREST OF THE CLIENT NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE CLIENT AND DESIGN PROFESSIONAL MAY AGREE.

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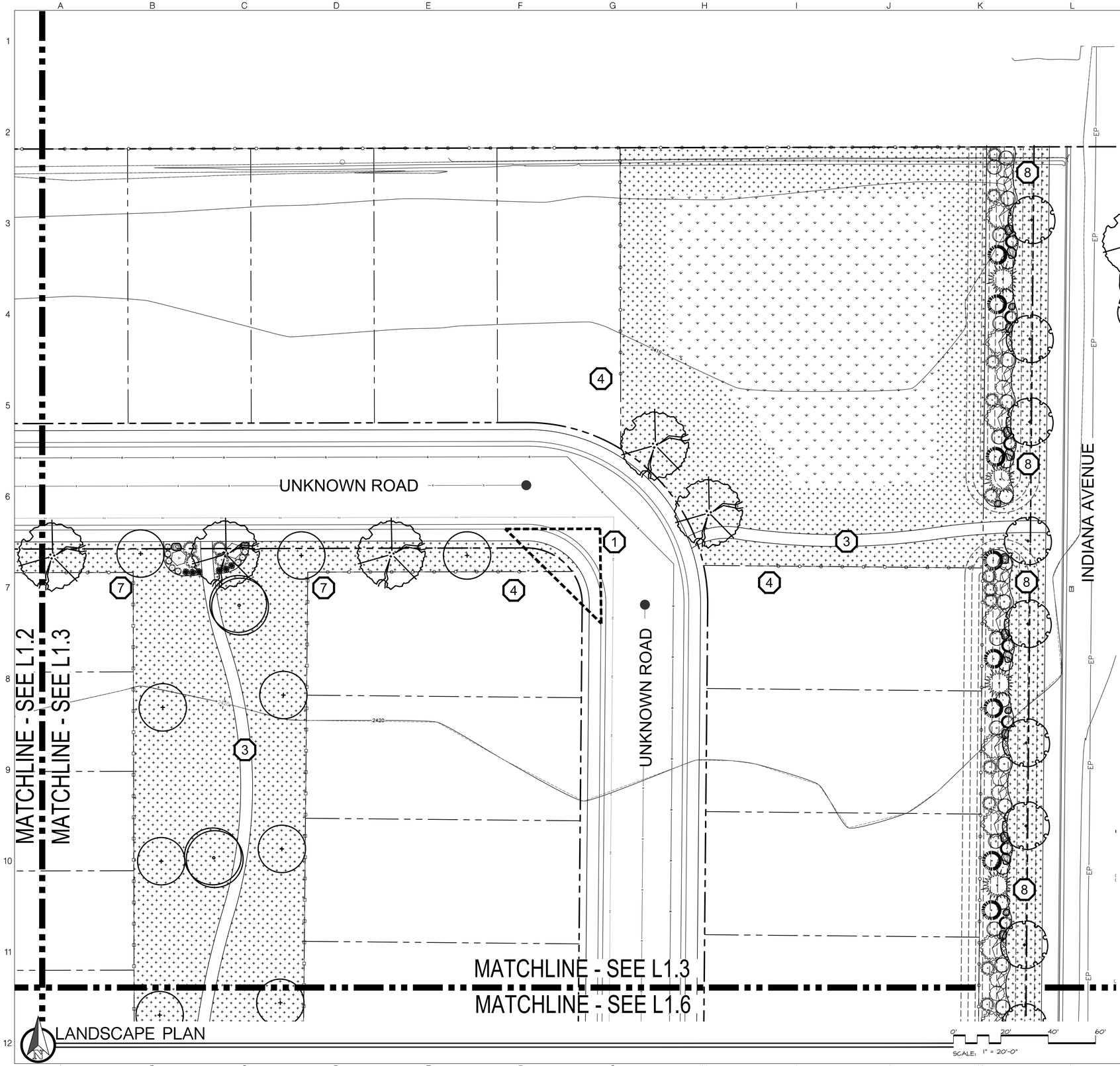

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STAMP: STATE OF IDAHO JOHN D. HALE 27 12/6/2023 LANDSCAPE ARCHITECT

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DRAWN BY: SM

CHECKED BY: JDR

PROJECT NUMBER 23-173

SHEET: L1.03

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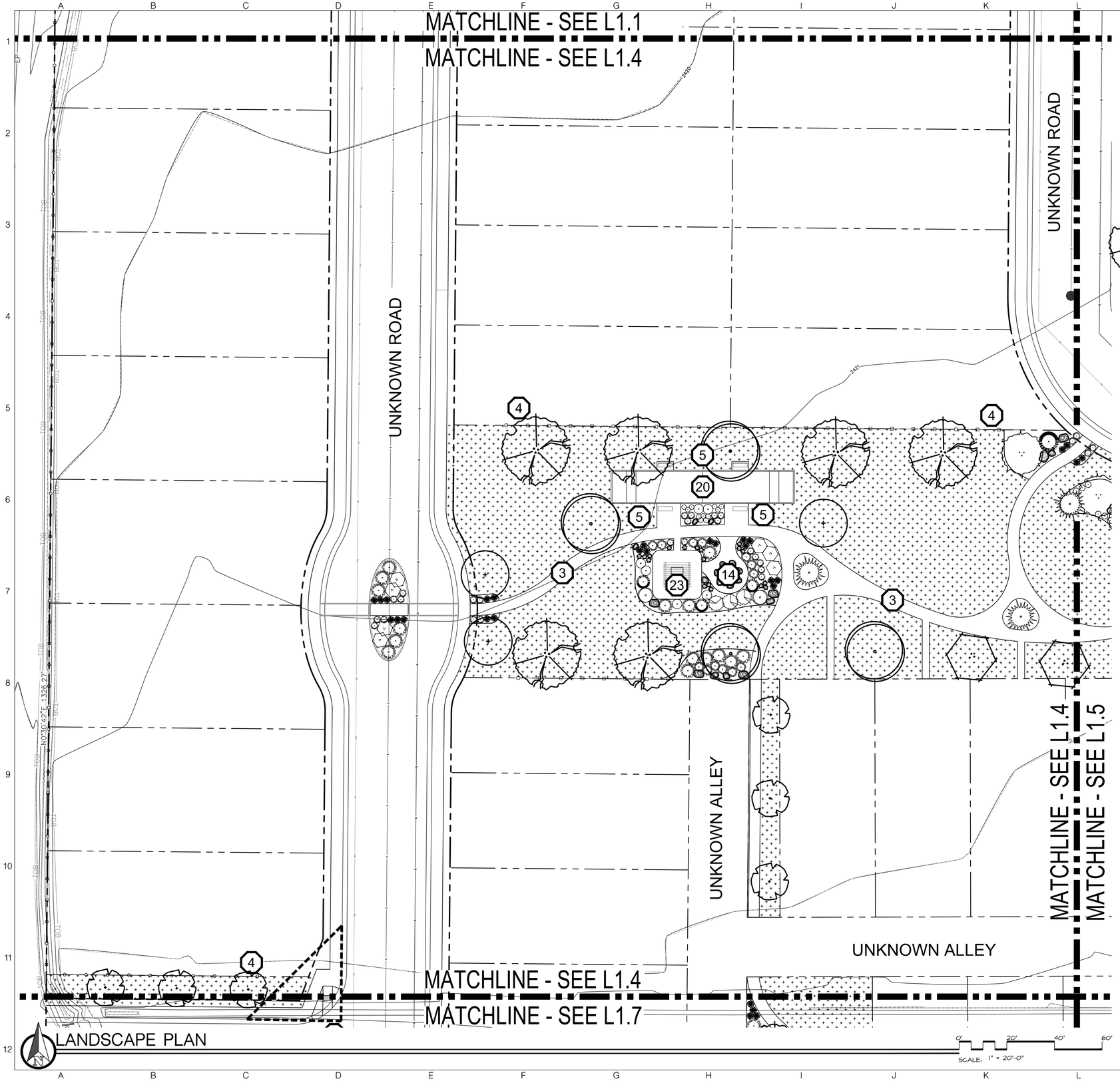

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GREENMONT SUBDIVISION SOUTH
4812 S IDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM

CHECKED BY: JDR

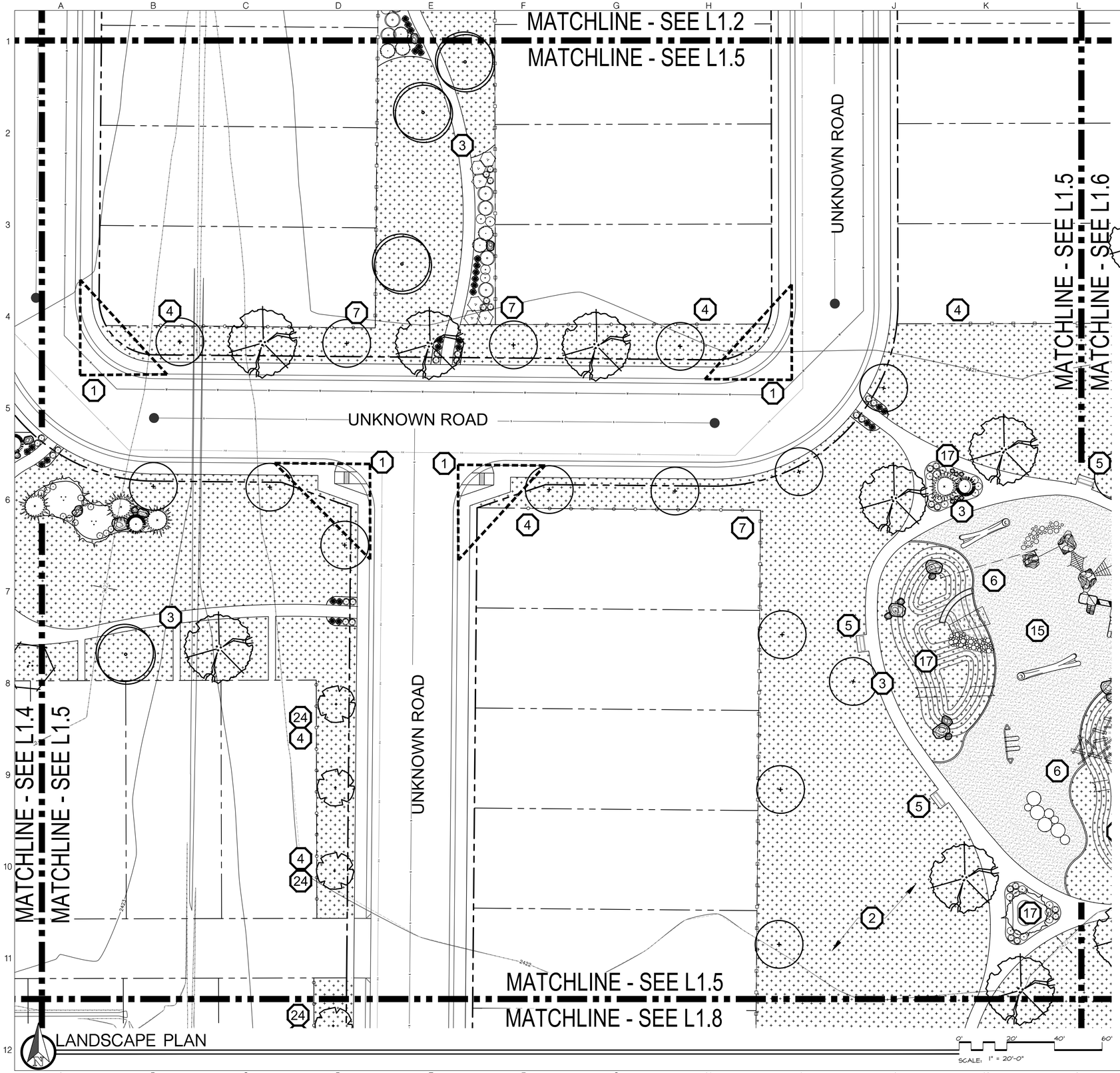
PROJECT NUMBER 23-173

SHEET: L1.04

PRE-PLAT SUBMITTAL

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL HAS BEEN PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE PROJECT

USER:ADAM JOHNSTON LOCATION:Z:\PROJECTS\NUBBLE ENGINEERING-PROVIDENCE PROPERTIES\23-173 GREENMONT SUB SOUTH\CAD\SHEETS\23-173 LANDSCAPE PLAN PP.DWG PRINT DATE:12/6/2023 1:05 PM



LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- 2-3' DIA. SANDSTONE BOULDERS, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L2.1
- 6' TAN VINYL FENCE WITH 2' SCREEN, SEE DETAIL 1/L2.1
- 4' TWO RAIL FENCE, COLOR TBD BY OWNER
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- RTF TURF TYPE TALL FESCUE SEED IN SWALE BOTTOMS. COORDINATE WITH CIVIL FOR SEEDING EXTENTS.
- NO-MOW RED FESCUE TURF
- POROUS PAVE SURFACING, SEE DETAILS X & X/L2.1
- ANNUAL FLOWER BEDS BY OWNER

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 6/L2.0	
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Acer platanoides 'Deborah' Deborah Maple	2" B&B	45' hgt. 40' w	CLASS II
	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
	Quercus frainetto 'Schmidt' Forest Green Oak	2" B&B	50' hgt. 30' w	CLASS II
	Tilia americana 'McKSentry' American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
CONIFEROUS TREES			SEE DETAIL 5/L2.0	
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	20' hgt. 10' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	25' hgt. 15' w	CONIF.
SHRUBS			SEE DETAIL 4/L2.0	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	12" hgt. x 6' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	12' hgt. x 3' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	2 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	5 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	2 Gal.	10' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	5 Gal.	3' hgt. 3' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum		6' hgt. 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 3/L2.0	
	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	2' hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	6" hgt. x 3' wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE.
2. OPEN GRASSY PLAY SPACE.
3. 5'-0" WIDE PATHWAY PER CIVIL.
4. START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
5. APPROXIMATE PARK BENCH LOCATION, SEE DETAIL 3/L2.2.
6. PLAY STRUCTURE BY OWNER.
7. TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
8. 4' TALL BERM, SEE DETAIL 4/L2.1
9. GAGA PIT BY OWNER.
10. 4' WIDE MAN GATE TO MATCH FENCING TYPE.
11. BASKETBALL COURT W/PICKLE BALL STRIPING, SEE DETAIL 10 & 11/L2.1.
12. PICKLE BALL COURTS BY OWNER, SEE DETAIL 11/L2.1
13. EDGED COMMUNITY GARDEN BEDS, SEE DETAIL 10/L2.0
14. FIRE PIT WITH NATURAL STONE SEATING, SEE DETAIL 5/L2.2
15. PLAY SURFACING SEE DETAIL 7/L2.2
16. DOG WASTE STATION BY OWNER, SEE DETAIL 9/L2.1.
17. MAX SLOPE 3:1 BERM, SHAPE VARIES PER LOCATION SEE PLAN.
18. STORE MORE GARDEN SHED 6' X 8' ON CONCRETE PAD.
19. HORSESHOE PITS, SEE DETAILS 5 THRU 7/L2.1
20. BOCCE BALL COURTS SEE DETAILS 8 & 9/L2.1, BY OWNER.
21. COMMUNITY GARDEN WITH RAISED PLANTERS, SEE DETAIL 6/L2.2
22. MONUMENT SIGN BY OWNER
23. 12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 1 & 2/L2.2
24. 6' FENCE TO 3' FENCE AT BUILDING SETBACK, SEE DETAIL 3/L2.1
25. 16 X 20 PERGOLA WITH (2)PICNIC TABLES AND FREESTANDING BARBEQUE GRILLS, SEE DETAIL 1, 2, & 8/L2.2
26. DOUBLE SWING GATE WITH 4' MAN GATE AND VEHICULAR SWING GATE SIZED AS NEEDED FOR MAINTENANCE ACCESS.
27. TRASH RECEPTACLE, SEE DETAIL 4/L2.2

STAMP: STATE OF IDAHO — JOHN D. REYNOLDS — 27 — 12-6-2023 — LANDSCAPE ARCHITECT

DATE: 12/6/2023

811 Know what's below. Call before you dig. CALL 2 WORKING DAYS BEFORE YOU BEGIN EXCAVATION. THE LOCATION OF UNDERGROUND UTILITIES AS PROVIDED BY MEMBER UTILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbge.com
www.sbbge.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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4812 S IDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM

CHECKED BY: JDR

PROJECT NUMBER 23-173

SHEET: L1.05

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MATCHLINE - SEE L1.3

MATCHLINE - SEE L1.6

MATCHLINE - SEE L1.5

MATCHLINE - SEE L1.6

UNKNOWN ROAD

INDIANA ROAD

UNKNOWN ROAD

UNKNOWN ROAD

MATCHLINE - SEE L1.6

MATCHLINE - SEE L1.9

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

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4812 S IDIANA AVE, CALDWELL, ID 83605

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SHEET: L1.06

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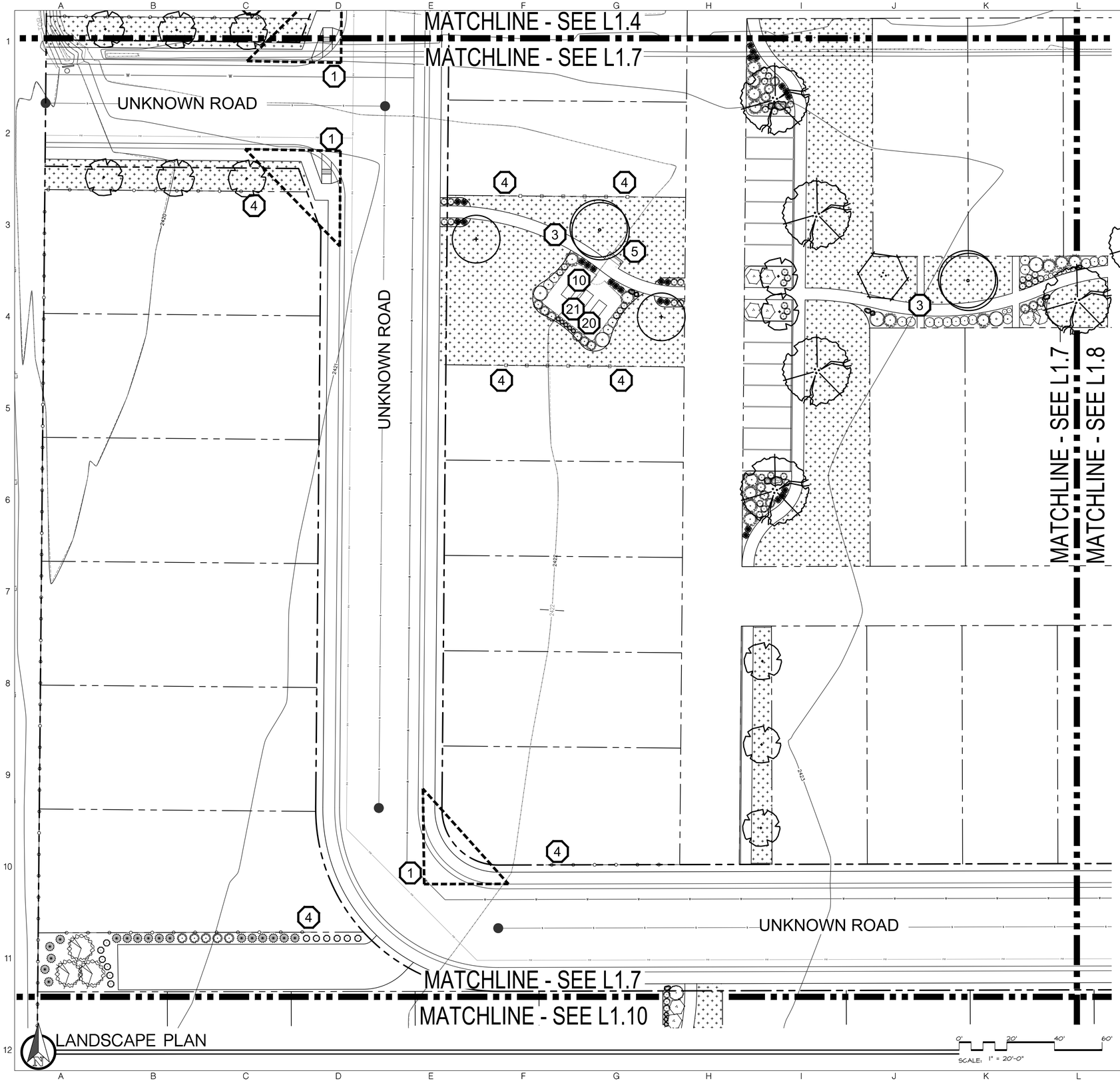

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Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description

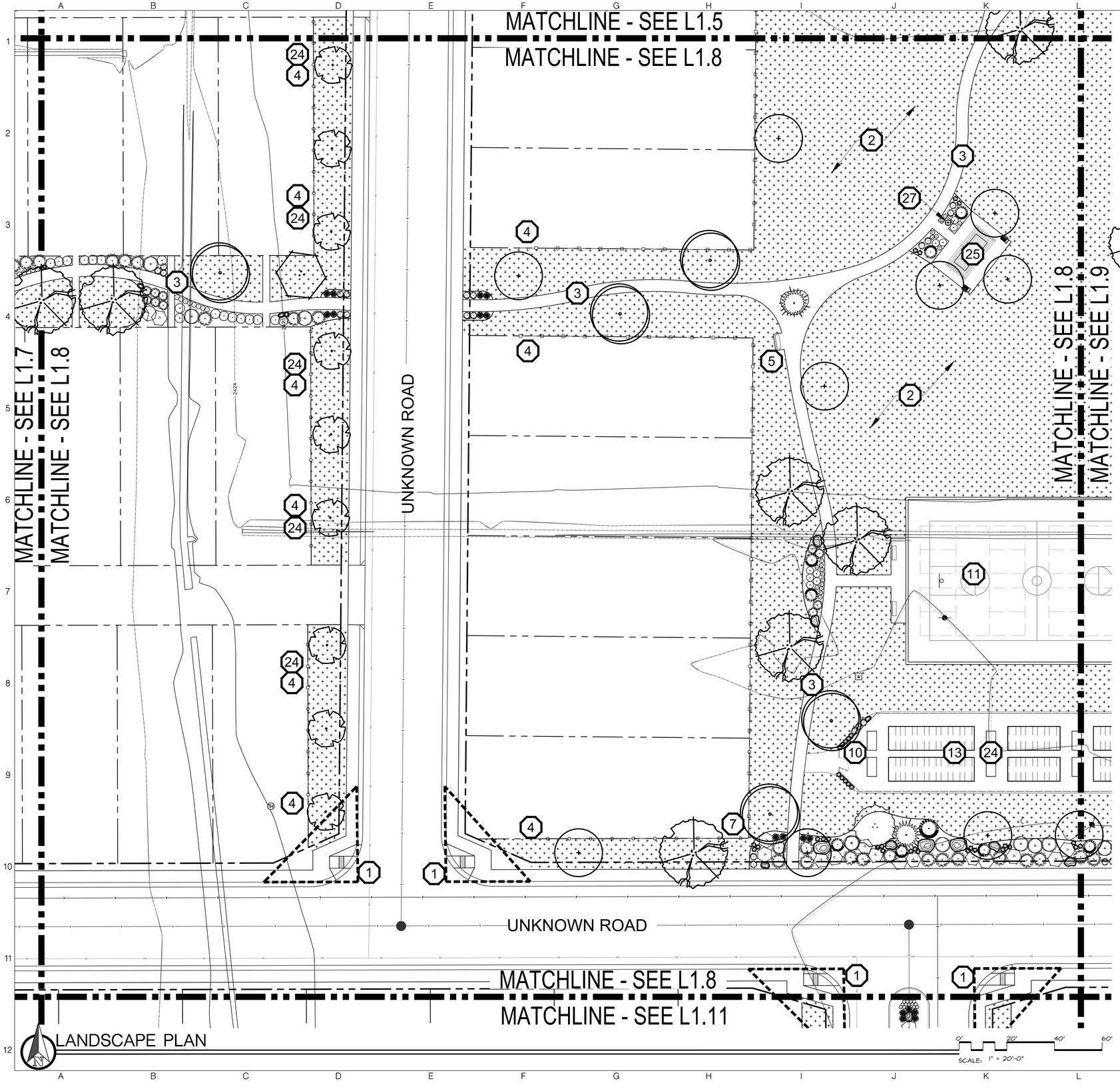
LANDSCAPE PLAN
GREENMONT SUBDIVISION SOUTH
4812 S IDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM
CHECKED BY: JDR
PROJECT NUMBER: 23-173
SHEET: L1.07

PRE-PLAT SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL HAS UNDERTAKEN AND HAS PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE CLIENT MAY OTHERWISE PROVIDE IN THE PROJECT.

USER:ADAM JOHNSTON LOCATION:C:\PROJECTS\HUBBLE ENGINEERING-PROVIDENCE PROPERTIES\23-173 GREENMONT SUB SOUTH\CAD\SHEETS\23-173 LANDSCAPE PLAN PP.DWG PRINT DATE:12/8/2023 1:55 PM



LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- 2-3' DIA. SANDSTONE BOULDERS, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L2.1
- 6' TAN VINYL FENCE WITH 2' SCREEN, SEE DETAIL 1/L2.1
- 4' TWO RAIL FENCE, COLOR TBD BY OWNER
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- RTF TURF TYPE TALL FESCUE SEED IN SWALE BOTTOMS. COORDINATE WITH CIVIL FOR SEEDING EXTENTS.
- NO-MOW RED FESCUE TURF
- POROUS PAVE SURFACING, SEE DETAILS X & X/L2.1
- ANNUAL FLOWER BEDS BY OWNER

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 6/L2.0	
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Acer platanoides 'Deborah' Deborah Maple	2" B&B	45' hgt. 40' w	CLASS II
	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
	Quercus frainetto 'Schmidt' Forest Green Oak	2" B&B	50' hgt. 30' w	CLASS II
	Tilia americana 'McKSentry' American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
CONIFEROUS TREES			SEE DETAIL 5/L2.0	
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	20' hgt. 10' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	25' hgt. 15' w	CONIF.
SHRUBS			SEE DETAIL 4/L2.0	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	12" hgt. x 6' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	12' hgt. x 3' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	2 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	5 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	2 Gal.	10' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	5 Gal.	3' hgt. 3' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum		6' hgt. 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 3/L2.0	
	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	2' hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	6" hgt. x 3' wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE.
2. OPEN GRASSY PLAY SPACE.
3. 5'-0" WIDE PATHWAY PER CIVIL.
4. START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
5. APPROXIMATE PARK BENCH LOCATION, SEE DETAIL 3/L2.2.
6. PLAY STRUCTURE BY OWNER.
7. TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
8. 4' TALL BERM, SEE DETAIL 4/L2.1
9. GAGA PIT BY OWNER.
10. 4' WIDE MAN GATE TO MATCH FENCING TYPE.
11. BASKETBALL COURT W/PICKLE BALL STRIPING, SEE DETAIL 10 & 11/L2.1.
12. PICKLE BALL COURTS BY OWNER, SEE DETAIL 11/L2.1
13. EDGED COMMUNITY GARDEN BEDS, SEE DETAIL 10/L2.0
14. FIRE PIT WITH NATURAL STONE SEATING, SEE DETAIL 5/L2.2
15. PLAY SURFACING SEE DETAIL 7/L2.2
16. DOG WASTE STATION BY OWNER, SEE DETAIL 9/L2.1.
17. MAX SLOPE 3:1 BERM, SHAPE VARIES PER LOCATION SEE PLAN.
18. STORE MORE GARDEN SHED 6' X 8' ON CONCRETE PAD.
19. HORSESHOE PITS, SEE DETAILS 5 THRU 7/L2.1
20. BOCCE BALL COURTS SEE DETAILS 8 & 9/L2.1, BY OWNER.
21. COMMUNITY GARDEN WITH RAISED PLANTERS, SEE DETAIL 6/L2.2
22. MONUMENT SIGN BY OWNER
23. 12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 1 & 2/L2.2
24. 6' FENCE TO 3' FENCE AT BUILDING SETBACK, SEE DETAIL 3/L2.1
25. 16 X 20 PERGOLA WITH (2)PICNIC TABLES AND FREESTANDING BARBEQUE GRILLS, SEE DETAIL 1, 2, & 8/L2.2
26. DOUBLE SWING GATE WITH 4' MAN GATE AND VEHICULAR SWING GATE SIZED AS NEEDED FOR MAINTENANCE ACCESS.
27. TRASH RECEPTACLE, SEE DETAIL 4/L2.2

STAMP: STATE OF IDAHO — JOHN D. REYNOLDS — 27 — 12-6-2023 — LANDSCAPE ARCHITECT

DATE: 12/6/2023

Know what's below. Call before you dig. 811. IT IS A VIOLATION OF LAW TO ALTER OR REMOVE ANY MARKINGS MADE BY THE UNDERGROUND FACILITY LOCATION SERVICE OR ITS MEMBER UTILITIES

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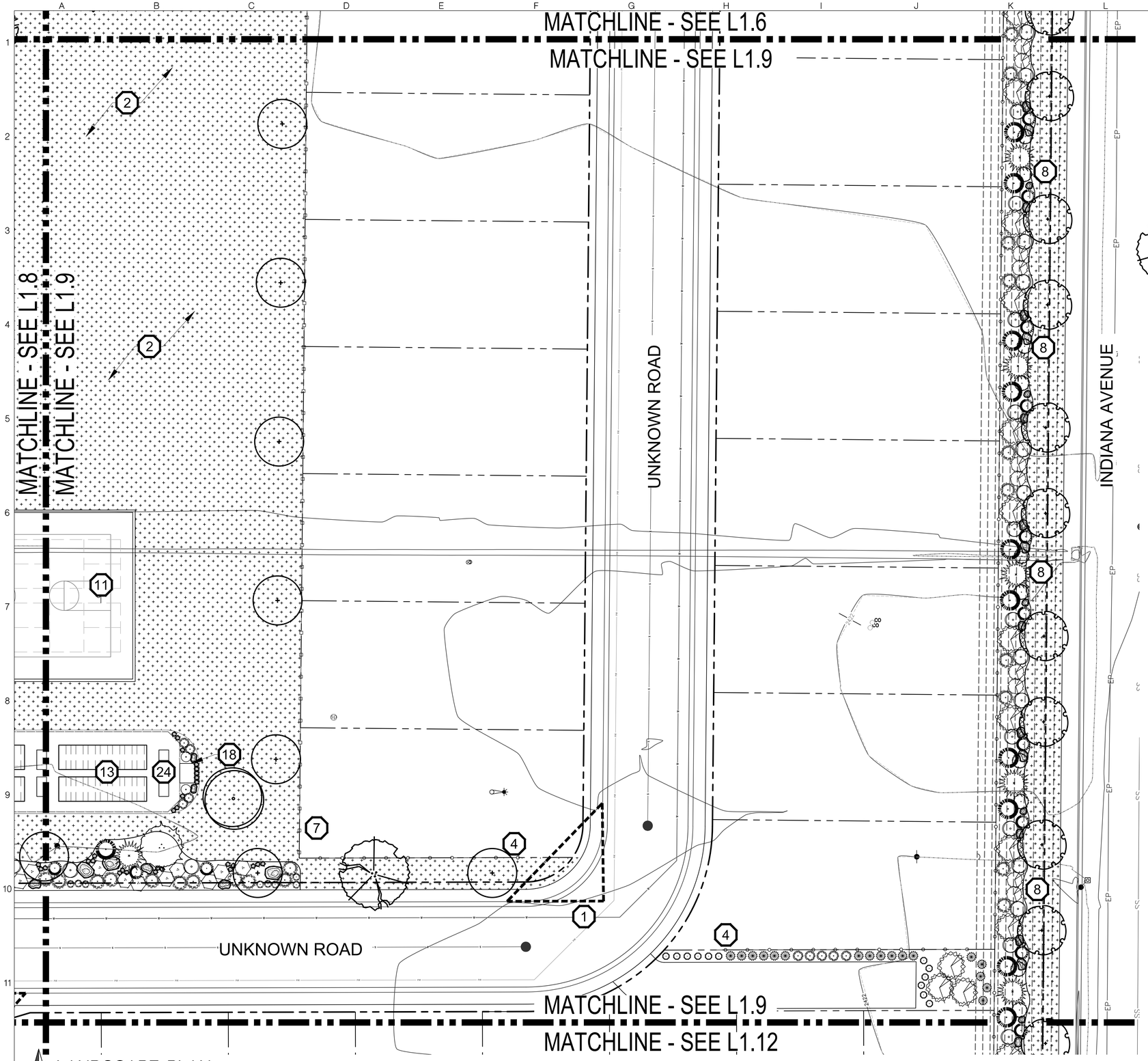

LANDSCAPE PLAN

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	Tilia americana 'McKSentry' American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
CONIFEROUS TREES			SEE DETAIL 5/L2.0	
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	20' hgt. 10' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	35' hgt. 15' w	CONIF.
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	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
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	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	12' hgt. x 3' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	2 Gal.	4' hgt. x 6' wide	
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	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum		6' hgt. 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 3/L2.0	
	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide	
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4. START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
5. APPROXIMATE PARK BENCH LOCATION, SEE DETAIL 3/L2.2.
6. PLAY STRUCTURE BY OWNER.
7. TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
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STAMP: STATE OF IDAHO — JOHN D. RAINEY — 27 — 2023 — LANDSCAPE ARCHITECT

DATE: 12/6/2023

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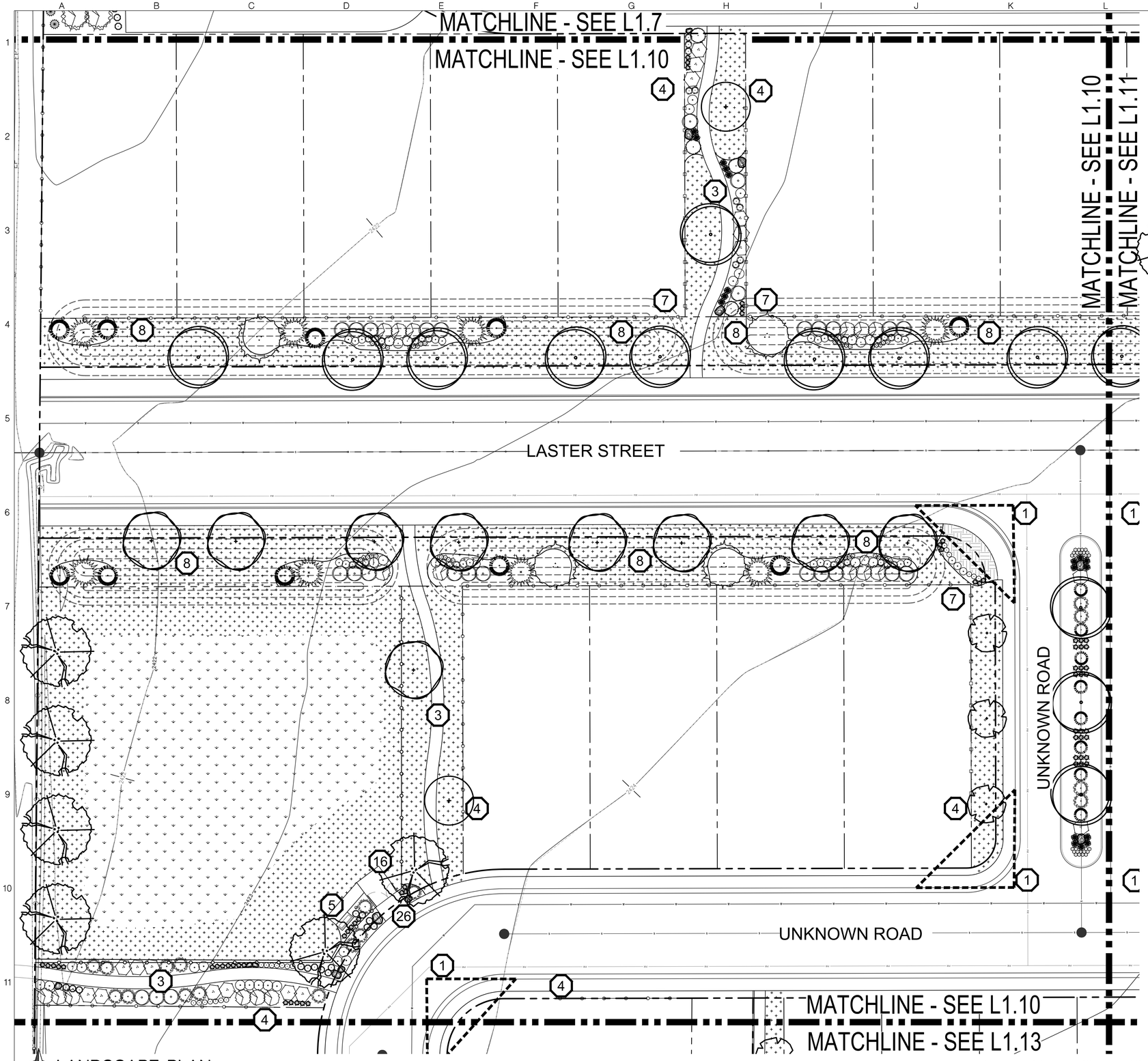

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SOUTH BECK & BAIRD
2002 S. Vista Ave
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South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
GREENMONT SUBDIVISION SOUTH
4812 S IDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM

CHECKED BY: JDR

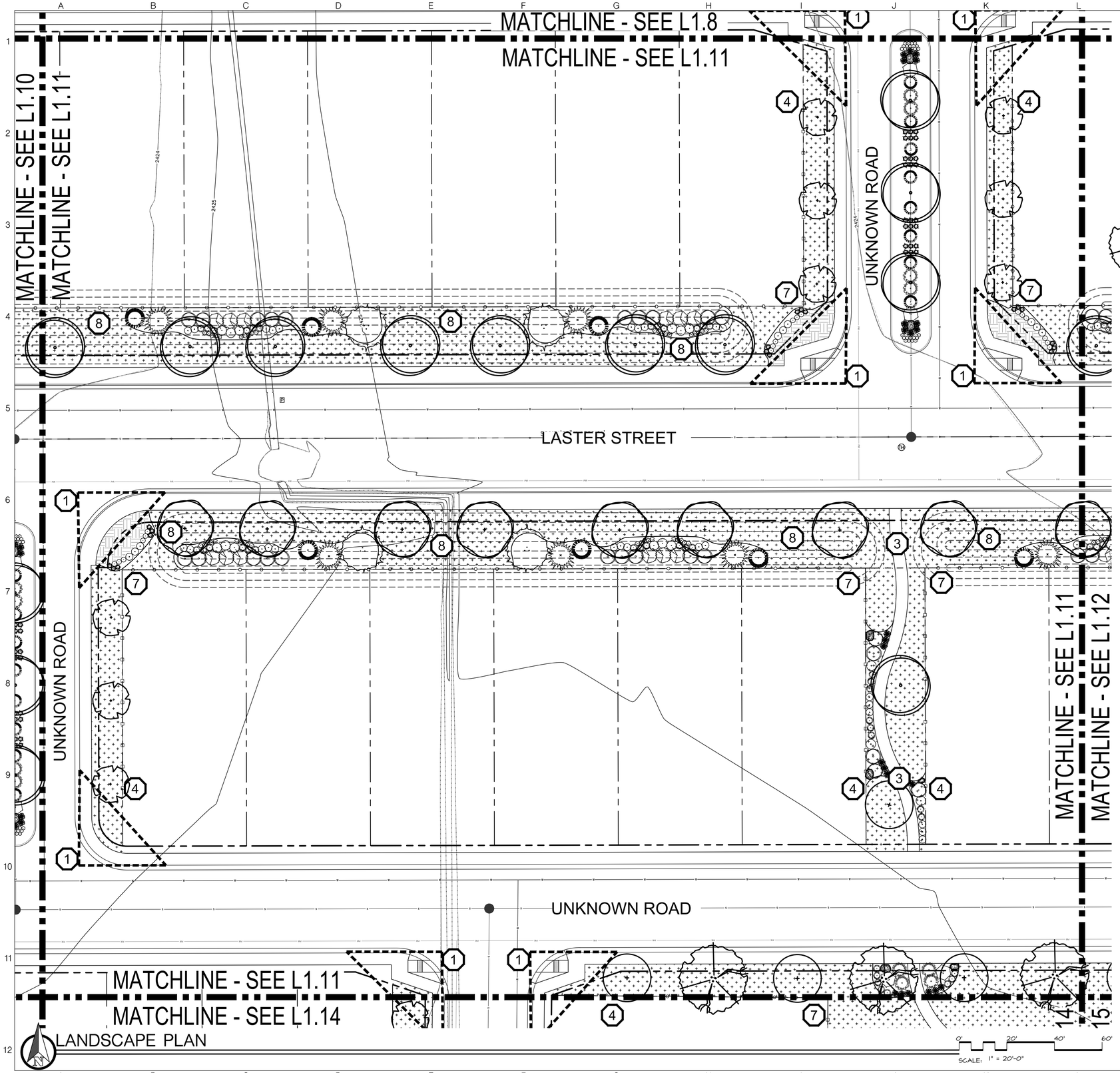
PROJECT NUMBER 23-173

SHEET: L1.10

PRE-PLAT SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL WAS PERFORMED IN THE INTEREST OF THE CLIENT AS CONTRACTUAL OBLIGATIONS, ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY IS EXPRESSLY DISCLAIMED.

USER:ADAM JOHNSTON LOCATION:Z:\PROJECTS\MUBBLE ENGINEERING-PROVIDENCE PROPERTIES\23-173 GREENMONT SUB SOUTH\CAD\SHEETS\23-173 LANDSCAPE PLAN PP.DWG PRINT DATE:12/8/2023 1:59 PM



LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- 2-3' DIA. SANDSTONE BOULDERS, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L2.1
- 6' TAN VINYL FENCE WITH 2' SCREEN, SEE DETAIL 1/L2.1
- 4' TWO RAIL FENCE, COLOR TBD BY OWNER
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- RTF TURF TYPE TALL FESCUE SEED IN SWALE BOTTOMS. COORDINATE WITH CIVIL FOR SEEDING EXTENTS.
- NO-MOW RED FESCUE TURF
- POROUS PAVE SURFACING, SEE DETAILS X & X/L2.1
- ANNUAL FLOWER BEDS BY OWNER

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 6/L2.0	
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Acer platanoides 'Deborah' Deborah Maple	2" B&B	45' hgt. 40' w	CLASS II
	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
	Quercus frainetto 'Schmidt' Forest Green Oak	2" B&B	50' hgt. 30' w	CLASS II
	Tilia americana 'McKSentry' American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
CONIFEROUS TREES			SEE DETAIL 5/L2.0	
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	20' hgt. 10' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	25' hgt. 15' w	CONIF.
SHRUBS			SEE DETAIL 4/L2.0	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	12" hgt. x 6' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	12' hgt. x 3' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	2 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	5 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	2 Gal.	10' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	5 Gal.	3' hgt. 3' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum		6' hgt. 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 3/L2.0	
	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	2' hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	6" hgt. x 3' wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE.
2. OPEN GRASSY PLAY SPACE.
3. 5'-0" WIDE PATHWAY PER CIVIL.
4. START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
5. APPROXIMATE PARK BENCH LOCATION, SEE DETAIL 3/L2.2.
6. PLAY STRUCTURE BY OWNER.
7. TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
8. 4' TALL BERM, SEE DETAIL 4/L2.1
9. GAGA PIT BY OWNER.
10. 4' WIDE MAN GATE TO MATCH FENCING TYPE.
11. BASKETBALL COURT W/PICKLE BALL STRIPING, SEE DETAIL 10 & 11/L2.1.
12. PICKLE BALL COURTS BY OWNER, SEE DETAIL 11/L2.1
13. EDGED COMMUNITY GARDEN BEDS, SEE DETAIL 10/L2.0
14. FIRE PIT WITH NATURAL STONE SEATING, SEE DETAIL 5/L2.2
15. PLAY SURFACING SEE DETAIL 7/L2.2
16. DOG WASTE STATION BY OWNER, SEE DETAIL 9/L2.1.
17. MAX SLOPE 3:1 BERM, SHAPE VARIES PER LOCATION SEE PLAN.
18. STORE MORE GARDEN SHED 6' X 8' ON CONCRETE PAD.
19. HORSESHOE PITS, SEE DETAILS 5 THRU 7/L2.1
20. BOCCE BALL COURTS SEE DETAILS 8 & 9/L2.1, BY OWNER.
21. COMMUNITY GARDEN WITH RAISED PLANTERS, SEE DETAIL 6/L2.2
22. MONUMENT SIGN BY OWNER
23. 12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 1 & 2/L2.2
24. 6' FENCE TO 3' FENCE AT BUILDING SETBACK, SEE DETAIL 3/L2.1
25. 16 X 20 PERGOLA WITH (2)PICNIC TABLES AND FREESTANDING BARBEQUE GRILLS, SEE DETAIL 1, 2, & 8/L2.2
26. DOUBLE SWING GATE WITH 4' MAN GATE AND VEHICULAR SWING GATE SIZED AS NEEDED FOR MAINTENANCE ACCESS.
27. TRASH RECEPTACLE, SEE DETAIL 4/L2.2

STAMP: STATE OF IDAHO — JOHN D. RADFORD — 27 — 12/6/2023 — LANDSCAPE ARCHITECT

DATE: 12/6/2023

811 Know what's below. Call before you dig. CALL A MINIMUM OF TWO WORKING DAYS BEFORE YOU EXCAVATE FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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CHECKED BY: JDR

PROJECT NUMBER 23-173

SHEET: L1.11

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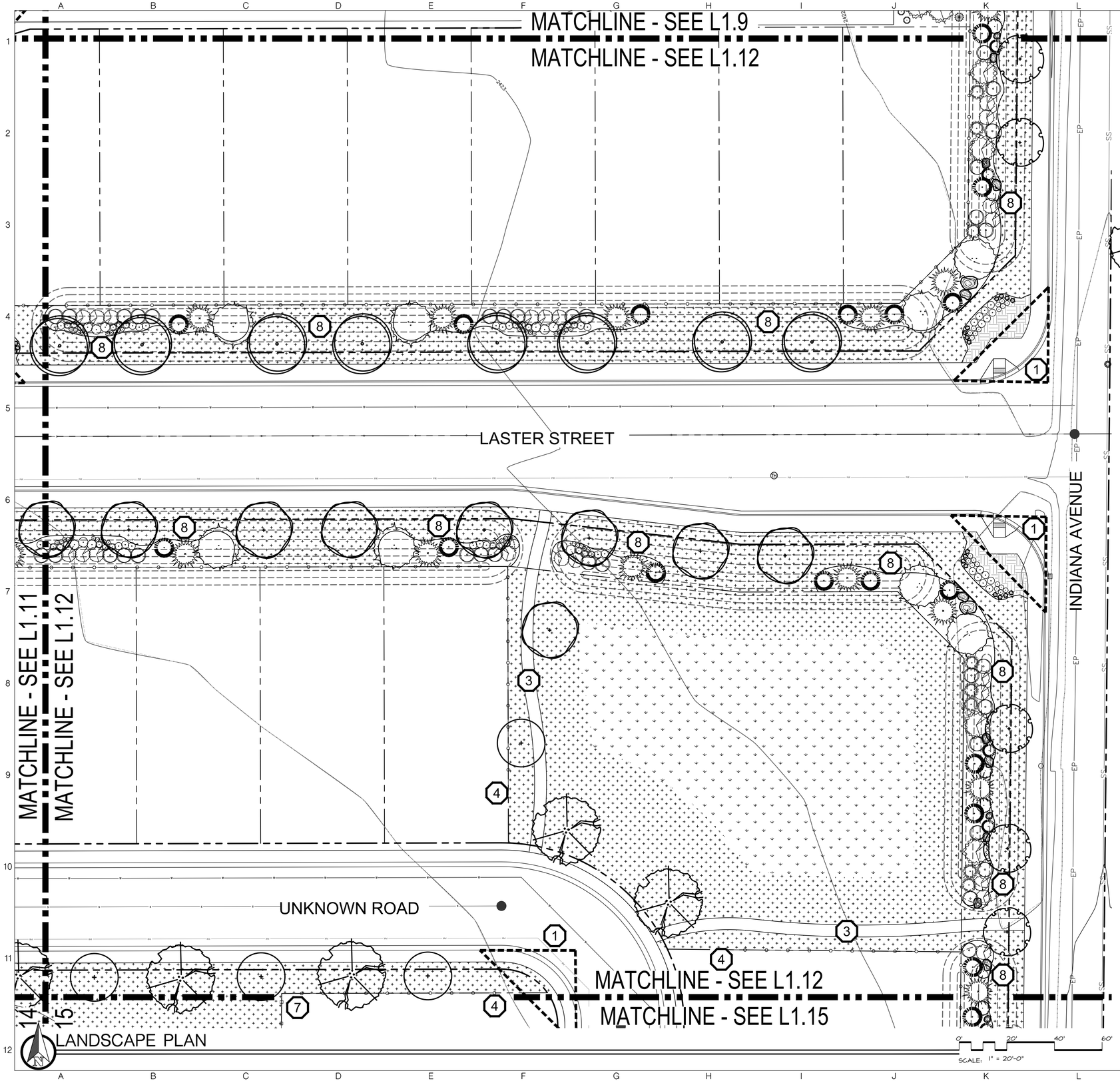

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STAMP: STATE OF IDAHO — JOHN D. RUDD — 27 — 2023 — LANDSCAPE ARCHITECT

DATE: 12/6/2023

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CALL AT LEAST 48 HOURS BEFORE YOU BEGIN EXCAVATION. IT IS THE RESPONSIBILITY OF THE EXCAVATOR TO CONTACT ALL UNDERGROUND FACILITY MEMBER UTILITIES

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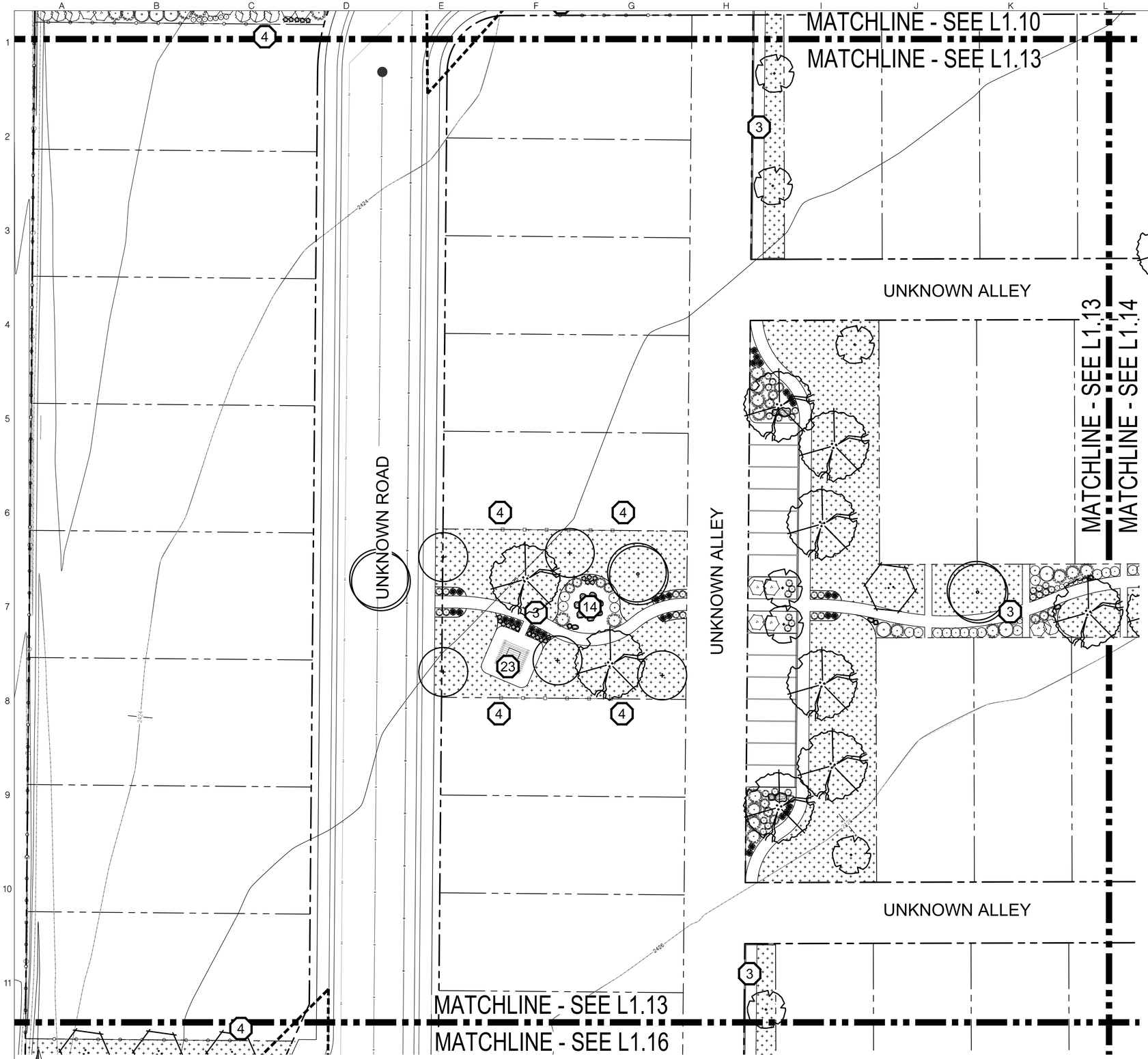

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STAMP: STATE OF IDAHO — JOHN D. REYNOLDS — 27 — 12/6/2023 — LANDSCAPE ARCHITECT

DATE: 12/6/2023

811 Know what's below. Call before you dig. CALL 2 WORKING DAYS BEFORE YOU BEGIN EXCAVATION. THE LOCATION OF UNDERGROUND UTILITIES AS PROVIDED BY MEMBER UTILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbge.com
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South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
GREENMONT SUBDIVISION SOUTH
4812 S IDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM

CHECKED BY: JDR

PROJECT NUMBER 23-173

SHEET: L1.13

PRE-PLAT SUBMITTAL

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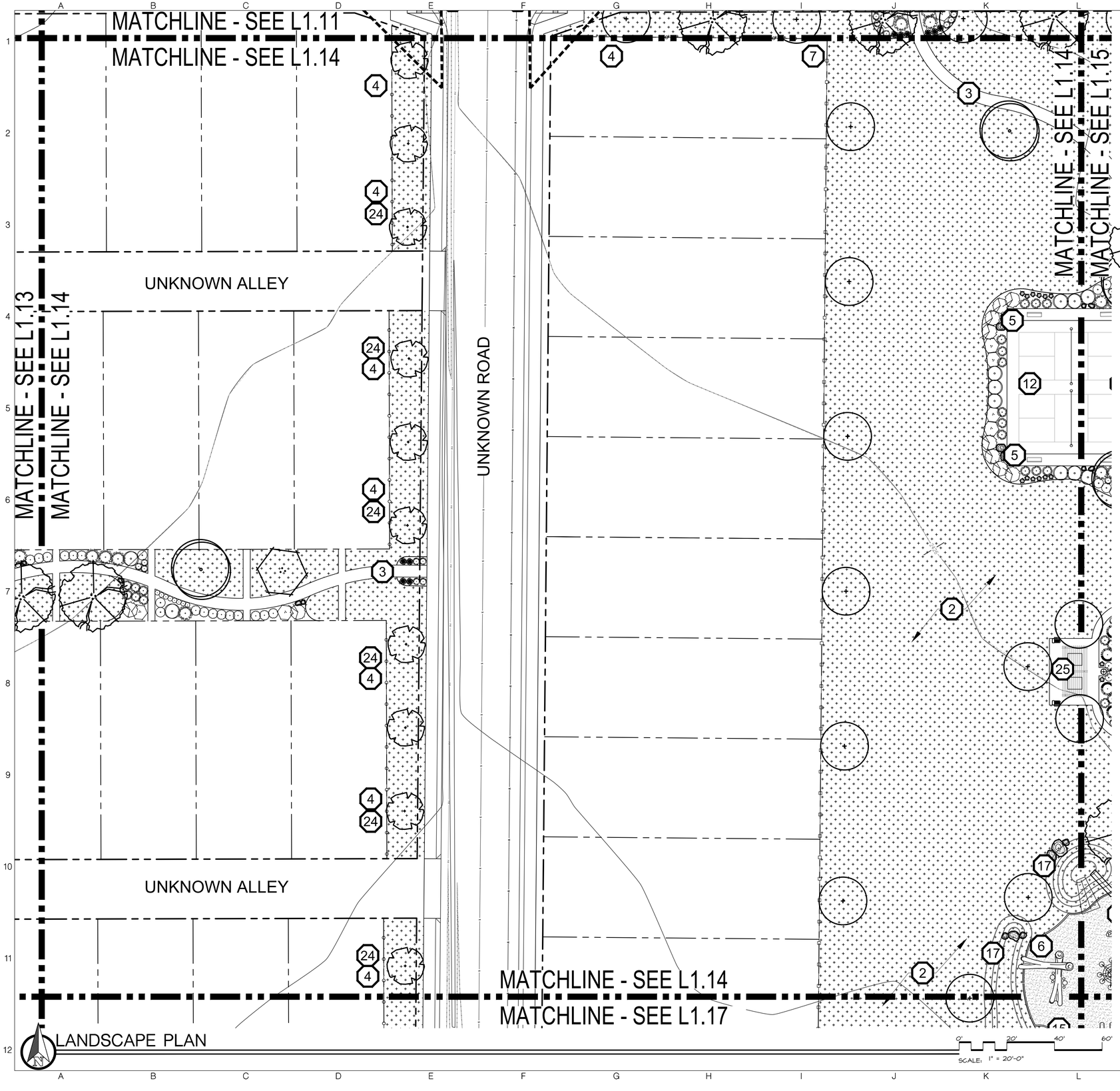
USER:ADAM JOHNSTON LOCATION:Z:\PROJECTS\KUBLE ENGINEERING-PROVIDENCE PROPERTIES\23-173 GREENMONT SUB SOUTH\CAD\SHEETS\23-173 LANDSCAPE PLAN PP.DWG PRINT DATE:12/8/2023 1:55 PM



LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- 2-3' DIA. SANDSTONE BOULDERS, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L2.1
- 6' TAN VINYL FENCE WITH 2' SCREEN, SEE DETAIL 1/L2.1
- 4' TWO RAIL FENCE, COLOR TBD BY OWNER
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- RTF TURF TYPE TALL FESCUE SEED IN SWALE BOTTOMS. COORDINATE WITH CIVIL FOR SEEDING EXTENTS.
- NO-MOW RED FESCUE TURF
- POROUS PAVE SURFACING, SEE DETAILS X & X/L2.1
- ANNUAL FLOWER BEDS BY OWNER

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 6/L2.0	
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Acer platanoides 'Deborah' Deborah Maple	2" B&B	45' hgt. 40' w	CLASS II
	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
	Quercus frainetto 'Schmidt' Forest Green Oak	2" B&B	50' hgt. 30' w	CLASS II
	Tilia americana 'McKSentry' American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
CONIFEROUS TREES			SEE DETAIL 5/L2.0	
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	20' hgt. 10' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	25' hgt. 15' w	CONIF.
SHRUBS			SEE DETAIL 4/L2.0	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	12" hgt. x 6' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	12' hgt. x 3' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	2 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	5 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	2 Gal.	10' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	5 Gal.	3' hgt. 3' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum		6' hgt. 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 3/L2.0	
	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	2' hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	6" hgt. x 3' wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE.
2. OPEN GRASSY PLAY SPACE.
3. 5'-0" WIDE PATHWAY PER CIVIL.
4. START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
5. APPROXIMATE PARK BENCH LOCATION, SEE DETAIL 3/L2.2.
6. PLAY STRUCTURE BY OWNER.
7. TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
8. 4' TALL BERM, SEE DETAIL 4/L2.1
9. GAGA PIT BY OWNER.
10. 4' WIDE MAN GATE TO MATCH FENCING TYPE.
11. BASKETBALL COURT W/PICKLE BALL STRIPING, SEE DETAIL 10 & 11/L2.1.
12. PICKLE BALL COURTS BY OWNER, SEE DETAIL 11/L2.1
13. EDGED COMMUNITY GARDEN BEDS, SEE DETAIL 10/L2.0
14. FIRE PIT WITH NATURAL STONE SEATING, SEE DETAIL 5/L2.2
15. PLAY SURFACING SEE DETAIL 7/L2.2
16. DOG WASTE STATION BY OWNER, SEE DETAIL 9/L2.1.
17. MAX SLOPE 3:1 BERM, SHAPE VARIES PER LOCATION SEE PLAN.
18. STORE MORE GARDEN SHED 6' X 8' ON CONCRETE PAD.
19. HORSESHOE PITS, SEE DETAILS 5 THRU 7/L2.1
20. BOCCE BALL COURTS SEE DETAILS 8 & 9/L2.1, BY OWNER.
21. COMMUNITY GARDEN WITH RAISED PLANTERS, SEE DETAIL 6/L2.2
22. MONUMENT SIGN BY OWNER
23. 12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 1 & 2/L2.2
24. 6' FENCE TO 3' FENCE AT BUILDING SETBACK, SEE DETAIL 3/L2.1
25. 16 X 20 PERGOLA WITH (2)PICNIC TABLES AND FREESTANDING BARBEQUE GRILLS, SEE DETAIL 1, 2, & 8/L2.2
26. DOUBLE SWING GATE WITH 4' MAN GATE AND VEHICULAR SWING GATE SIZED AS NEEDED FOR MAINTENANCE ACCESS.
27. TRASH RECEPTACLE, SEE DETAIL 4/L2.2

STAMP: STATE OF IDAHO — JOSEPH D. RADFORD — 17227 — 12/6/2023 — LANDSCAPE ARCHITECT

DATE: 12/6/2023

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DRAWN BY: SM

CHECKED BY: JDR

PROJECT NUMBER 23-173

SHEET: L1.14

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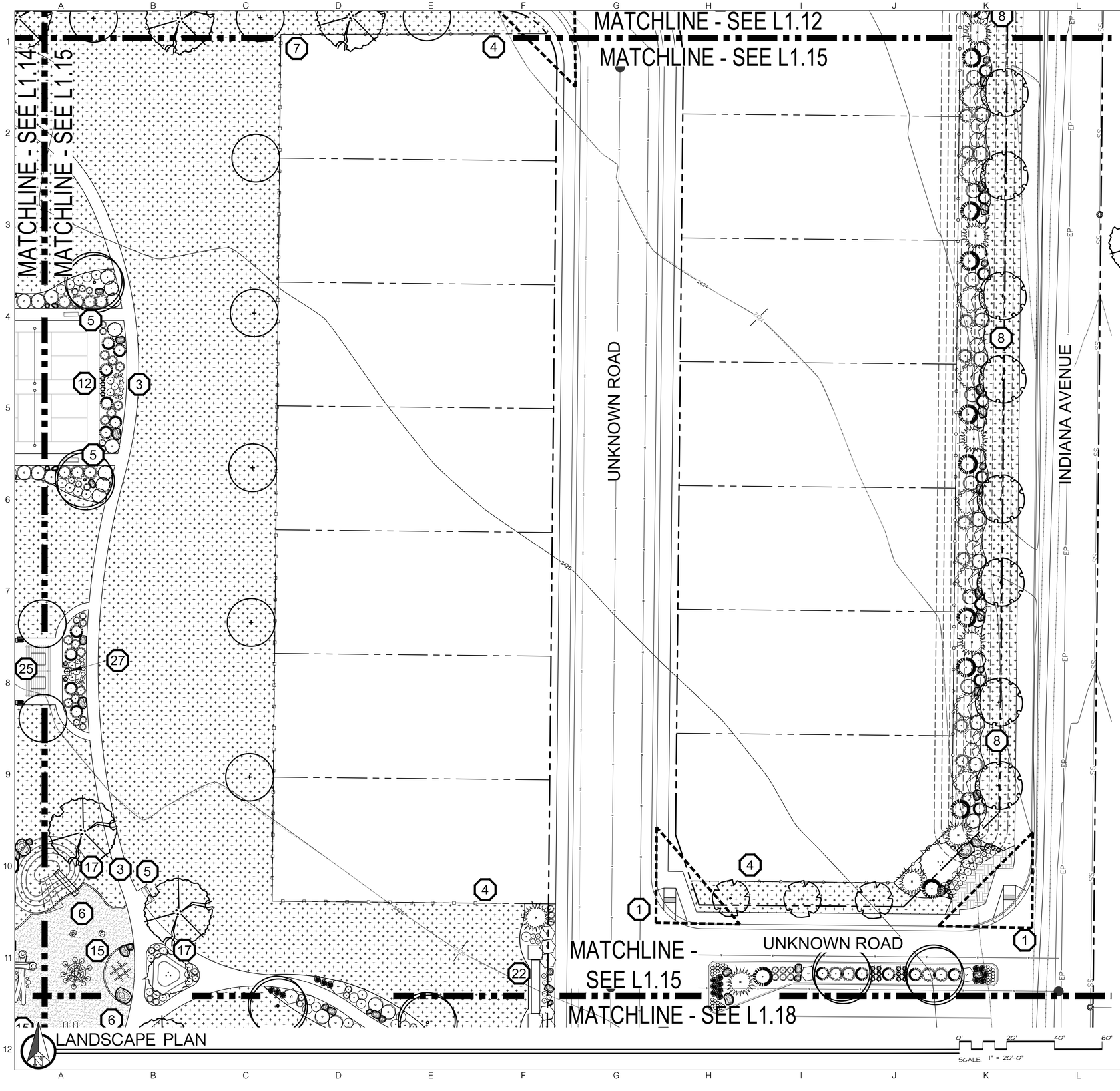

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STAMP: STATE OF IDAHO — JOSHUA D. RIDDLE — 15027 — 12/6/2023 — LANDSCAPE ARCHITECT

DATE: 12/6/2023

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CALL BEFORE YOU DIG - IT'S THE LAW (IDAHO CODE 55-1613) IT IS THE RESPONSIBILITY OF THE EXCAVATOR TO CONTACT ALL UTILITY OWNERS FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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4812 S IDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM

CHECKED BY: JDR

PROJECT NUMBER 23-173

SHEET: L1.15

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MATCHLINE - SEE L1.13

MATCHLINE - SEE L1.16

UNKNOWN ROAD

N0°30'56"E 1326.42'

UNKNOWN ROAD

UNKNOWN ROAD

MATCHLINE - SEE L1.16

MATCHLINE - SEE L1.17

MATCHLINE - SEE L1.16

MATCHLINE - SEE L1.19

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

0' 20' 40' 60'

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26. DOUBLE SWING GATE WITH 4' MAN GATE AND VEHICULAR SWING GATE SIZED AS NEEDED FOR MAINTENANCE ACCESS.
27. TRASH RECEPTACLE, SEE DETAIL 4/L2.2

STAMP: STATE OF IDAHO — JOHN D. REYNOLDS — 27 — 12/6/2023 — LANDSCAPE ARCHITECT

DATE: 12/6/2023

Know what's below. Call before you dig. 811

CALL A MINIMUM OF TWO WORKING DAYS BEFORE YOU EXCAVATE FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD

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208.342.2999 Office
info@sbbge.com
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REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
GREENMONT SUBDIVISION SOUTH
4812 S IDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM

CHECKED BY: JDR

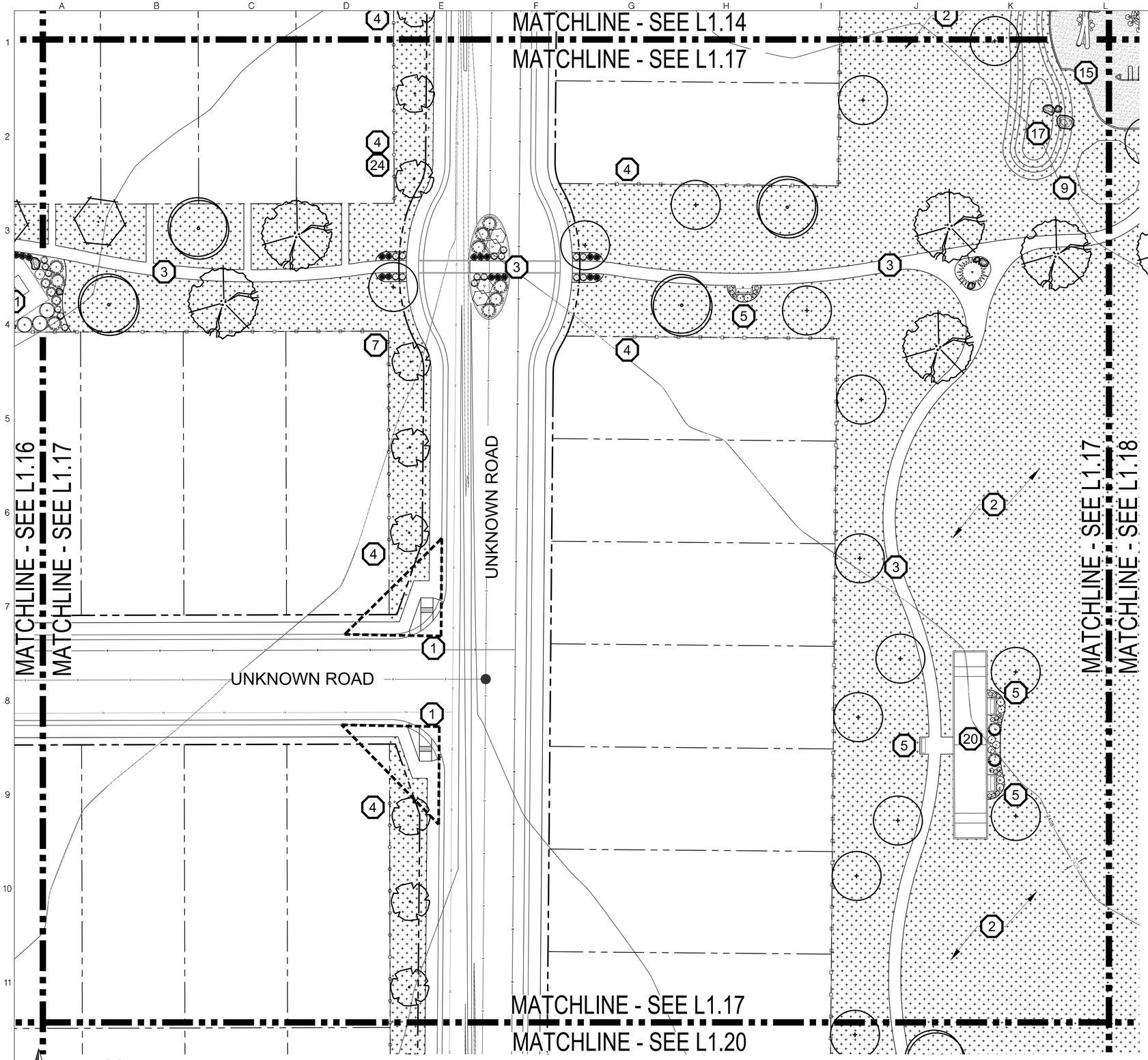
PROJECT NUMBER 23-173

SHEET: L1.16

PRE-PLAT SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL HAS BEEN PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPTS THE PROJECT.

USER:ADAM JOHNSTON LOCATION:Z:\PROJECTS\NAIBLE ENGINEERING-PROVIDENCE PROPERTIES\23-173 GREENMONT SUB SOUTH\CAD\SHEETS\23-173 LANDSCAPE PLAN PP.DWG PRINT DATE:12/6/2023 1:56 PM



LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- 2-3' DIA. SANDSTONE BOULDERS, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L2.1
- 6' TAN VINYL FENCE WITH 2' SCREEN, SEE DETAIL 1/L2.1
- 4' TWO RAIL FENCE, COLOR TBD BY OWNER
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- RTF TURF TYPE TALL FESCUE SEED IN SWALE BOTTOMS. COORDINATE WITH CIVIL FOR SEEDING EXTENTS.
- NO-MOW RED FESCUE TURF
- POROUS PAVE SURFACING, SEE DETAILS X & X/L2.1
- ANNUAL FLOWER BEDS BY OWNER

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 6/L2.0	
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Acer platanoides 'Deborah' Deborah Maple	2" B&B	45' hgt. 40' w	CLASS II
	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
	Quercus frainetto 'Schmidt' Forest Green Oak	2" B&B	50' hgt. 30' w	CLASS II
	Tilia americana 'McKSentry' American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
CONIFEROUS TREES			SEE DETAIL 5/L2.0	
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	20' hgt. 10' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	25' hgt. 15' w	CONIF.
SHRUBS			SEE DETAIL 4/L2.0	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	12" hgt. x 6' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	12' hgt. x 3' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	2 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	5 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	2 Gal.	10' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	5 Gal.	3' hgt. 3' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum		6' hgt. 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 3/L2.0	
	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	2' hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	6" hgt. x 3' wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE.
2. OPEN GRASSY PLAY SPACE.
3. 5'-0" WIDE PATHWAY PER CIVIL.
4. START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
5. APPROXIMATE PARK BENCH LOCATION, SEE DETAIL 3/L2.2.
6. PLAY STRUCTURE BY OWNER.
7. TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
8. 4' TALL BERM, SEE DETAIL 4/L2.1
9. GAGA PIT BY OWNER.
10. 4' WIDE MAN GATE TO MATCH FENCING TYPE.
11. BASKETBALL COURT W/PICKLE BALL STRIPING, SEE DETAIL 10 & 11/L2.1.
12. PICKLE BALL COURTS BY OWNER, SEE DETAIL 11/L2.1
13. EDGED COMMUNITY GARDEN BEDS, SEE DETAIL 10/L2.0
14. FIRE PIT WITH NATURAL STONE SEATING, SEE DETAIL 5/L2.2
15. PLAY SURFACING SEE DETAIL 7/L2.2
16. DOG WASTE STATION BY OWNER, SEE DETAIL 9/L2.1.
17. MAX SLOPE 3:1 BERM, SHAPE VARIES PER LOCATION SEE PLAN.
18. STORE MORE GARDEN SHED 6' X 8' ON CONCRETE PAD.
19. HORSESHOE PITS, SEE DETAILS 5 THRU 7/L2.1
20. BOCCE BALL COURTS SEE DETAILS 8 & 9/L2.1, BY OWNER.
21. COMMUNITY GARDEN WITH RAISED PLANTERS, SEE DETAIL 6/L2.2
22. MONUMENT SIGN BY OWNER
23. 12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 1 & 2/L2.2
24. 6' FENCE TO 3' FENCE AT BUILDING SETBACK, SEE DETAIL 3/L2.1
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4812 S IDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM

CHECKED BY: JDR

PROJECT NUMBER: 23-173

SHEET: L1.17

PRE-PLAT SUBMITTAL

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USER:ADAM JOHNSTON LOCATION:Z:\PROJECTS\VAIBLE ENGINEERING-PROVIDENCE PROPERTIES\23-173 GREENMONT SUB SOUTH\CAD\SHEETS\23-173 LANDSCAPE PLAN PP.DWG PRINT DATE:12/6/2023 1:56 PM

SEE L1.15

MATCHLINE - SEE L1.18

UNKNOWN ROAD

MATCHLINE - SEE L1.17

MATCHLINE - SEE L1.18

UNKNOWN ROAD

INDIANA AVENUE

S0°34'20"W 1326.39'

2427

MATCHLINE - SEE L1.18

MATCHLINE - SEE L1.21

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

0' 20' 40' 60'

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STAMP: STATE OF IDAHO — JOHN D. RADFORD — 10827 — REGISTERED LANDSCAPE ARCHITECT — 12-27-2023

DATE: 12/6/2023

811 Know what's below. Call before you dig. — IDAHO LAW REQUIRES 48 HOURS NOTICE BEFORE YOU EXCAVATE FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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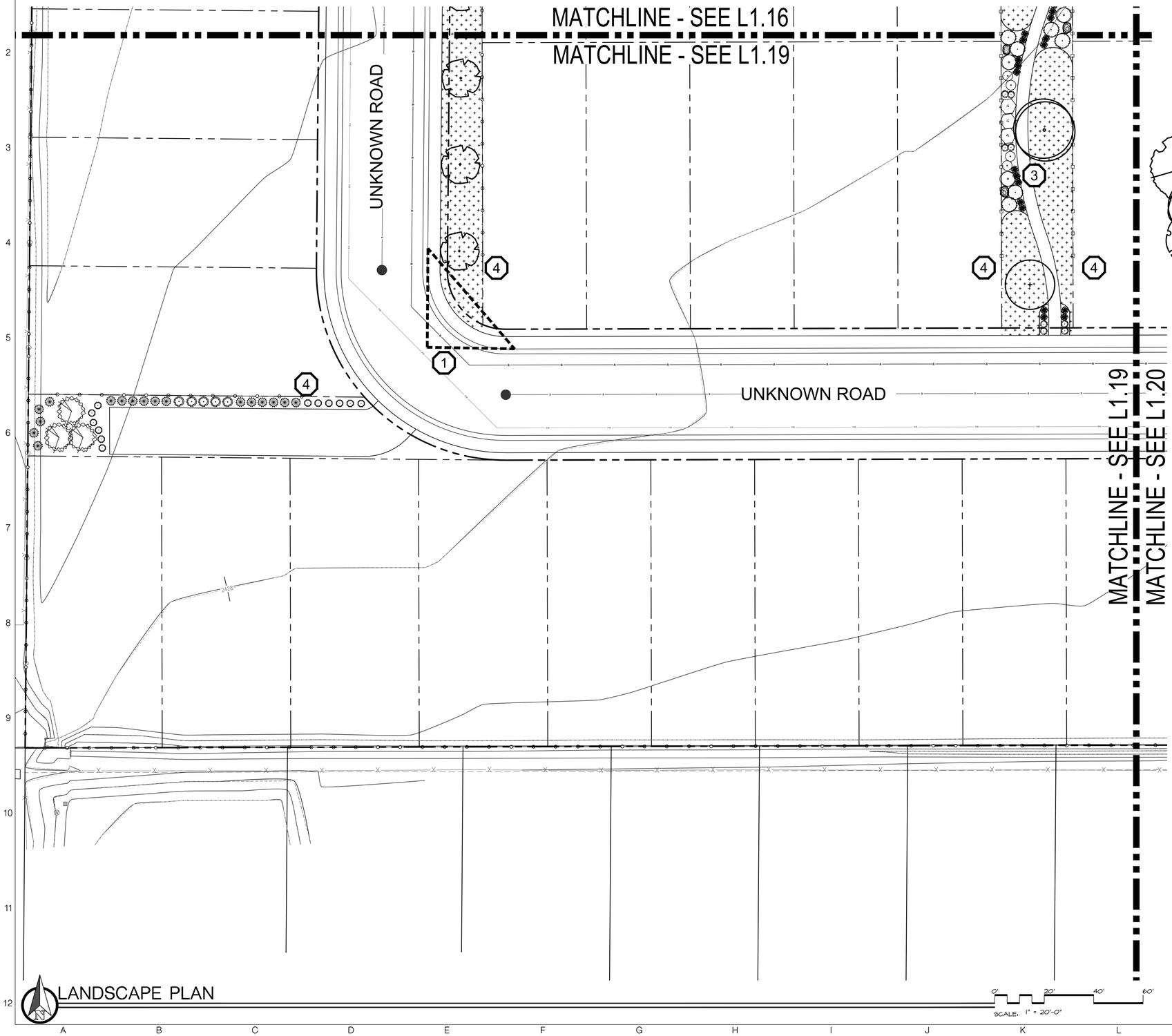

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23. 12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 1 & 2/L2.2
24. 6' FENCE TO 3' FENCE AT BUILDING SETBACK, SEE DETAIL 3/L2.1
25. 16 X 20 PERGOLA WITH (2)PICNIC TABLES AND FREESTANDING BARBEQUE GRILLS, SEE DETAIL 1, 2, & 8/L2.2
26. DOUBLE SWING GATE WITH 4' MAN GATE AND VEHICULAR SWING GATE SIZED AS NEEDED FOR MAINTENANCE ACCESS.
27. TRASH RECEPTACLE, SEE DETAIL 4/L2.2

STAMP: STATE OF IDAHO — JOHN D. RUDD — 27 — 12/6/2023 — LANDSCAPE ARCHITECT

DATE: 12/6/2023

811 Know what's below. Call before you dig. CALL A MINIMUM OF TWO WORKING DAYS BEFORE YOU BEGIN EXCAVATION FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgeo.com
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South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
GREENMONT SUBDIVISION SOUTH
4812 S IDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM

CHECKED BY: JDR

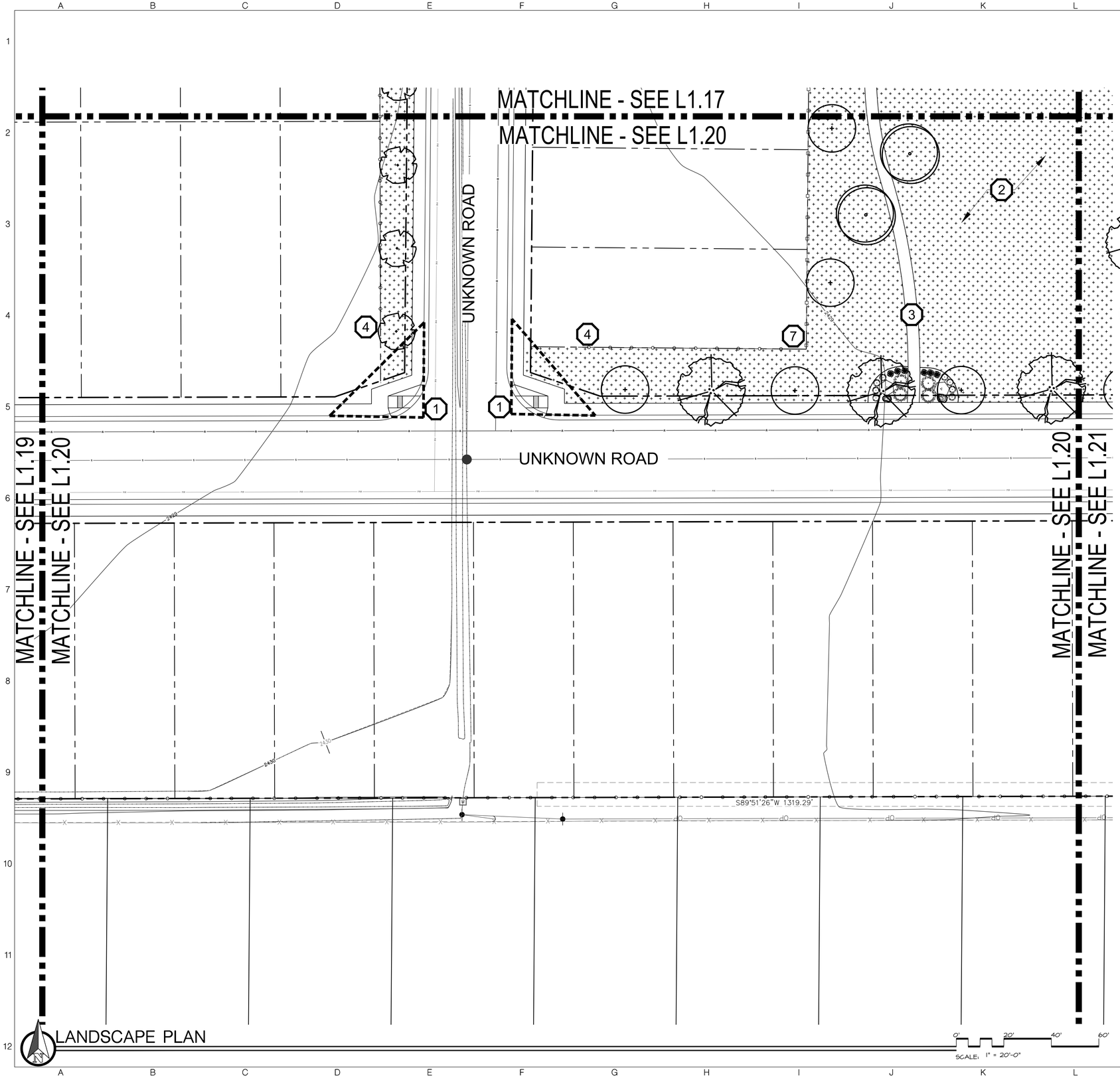
PROJECT NUMBER 23-173

SHEET: L1.19

PRE-PLAT SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE PROJECT

USER:ADAM JOHNSTON LOCATION:Z:\PROJECTS\HUBBLE ENGINEERING-PROVIDENCE PROPERTIES\23-173 GREENMONT SUB SOUTH\CAD\SHEETS\23-173 LANDSCAPE PLAN PP.DWG PRINT DATE:12/6/2023 1:56 PM



LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- 2-3' DIA. SANDSTONE BOULDERS, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L2.1
- 6' TAN VINYL FENCE WITH 2' SCREEN, SEE DETAIL 1/L2.1
- 4' TWO RAIL FENCE, COLOR TBD BY OWNER
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- RTF TURF TYPE TALL FESCUE SEED IN SWALE BOTTOMS. COORDINATE WITH CIVIL FOR SEEDING EXTENTS.
- NO-MOW RED FESCUE TURF
- POROUS PAVE SURFACING, SEE DETAILS X & X/L2.1
- ANNUAL FLOWER BEDS BY OWNER

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 6/L2.0	
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Acer platanoides 'Deborah' Deborah Maple	2" B&B	45' hgt. 40' w	CLASS II
	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
	Quercus frainetto 'Schmidt' Forest Green Oak	2" B&B	50' hgt. 30' w	CLASS II
	Tilia americana 'McKSentry' American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
CONIFEROUS TREES			SEE DETAIL 5/L2.0	
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	20' hgt. 10' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	25' hgt. 15' w	CONIF.
SHRUBS			SEE DETAIL 4/L2.0	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	12" hgt. x 6' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	12' hgt. x 3' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	2 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	5 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	2 Gal.	10' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	5 Gal.	3' hgt. 3' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum		6' hgt. 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 3/L2.0	
	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	2' hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	6" hgt. x 3' wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE.
2. OPEN GRASSY PLAY SPACE.
3. 5'-0" WIDE PATHWAY PER CIVIL.
4. START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
5. APPROXIMATE PARK BENCH LOCATION, SEE DETAIL 3/L2.2.
6. PLAY STRUCTURE BY OWNER.
7. TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
8. 4' TALL BERM, SEE DETAIL 4/L2.1
9. GAGA PIT BY OWNER.
10. 4' WIDE MAN GATE TO MATCH FENCING TYPE.
11. BASKETBALL COURT W/PICKLE BALL STRIPING, SEE DETAIL 10 & 11/L2.1.
12. PICKLE BALL COURTS BY OWNER, SEE DETAIL 11/L2.1
13. EDGED COMMUNITY GARDEN BEDS, SEE DETAIL 10/L2.0
14. FIRE PIT WITH NATURAL STONE SEATING, SEE DETAIL 5/L2.2
15. PLAY SURFACING SEE DETAIL 7/L2.2
16. DOG WASTE STATION BY OWNER, SEE DETAIL 9/L2.1.
17. MAX SLOPE 3:1 BERM, SHAPE VARIES PER LOCATION SEE PLAN.
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STAMP: STATE OF IDAHO — JOHN D. RUBLE — 27 — 12/6/2023 — LANDSCAPE ARCHITECT

DATE: 12/6/2023

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No.	Date	Description

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GREENMONT SUBDIVISION SOUTH
4812 S IDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM

CHECKED BY: JDR

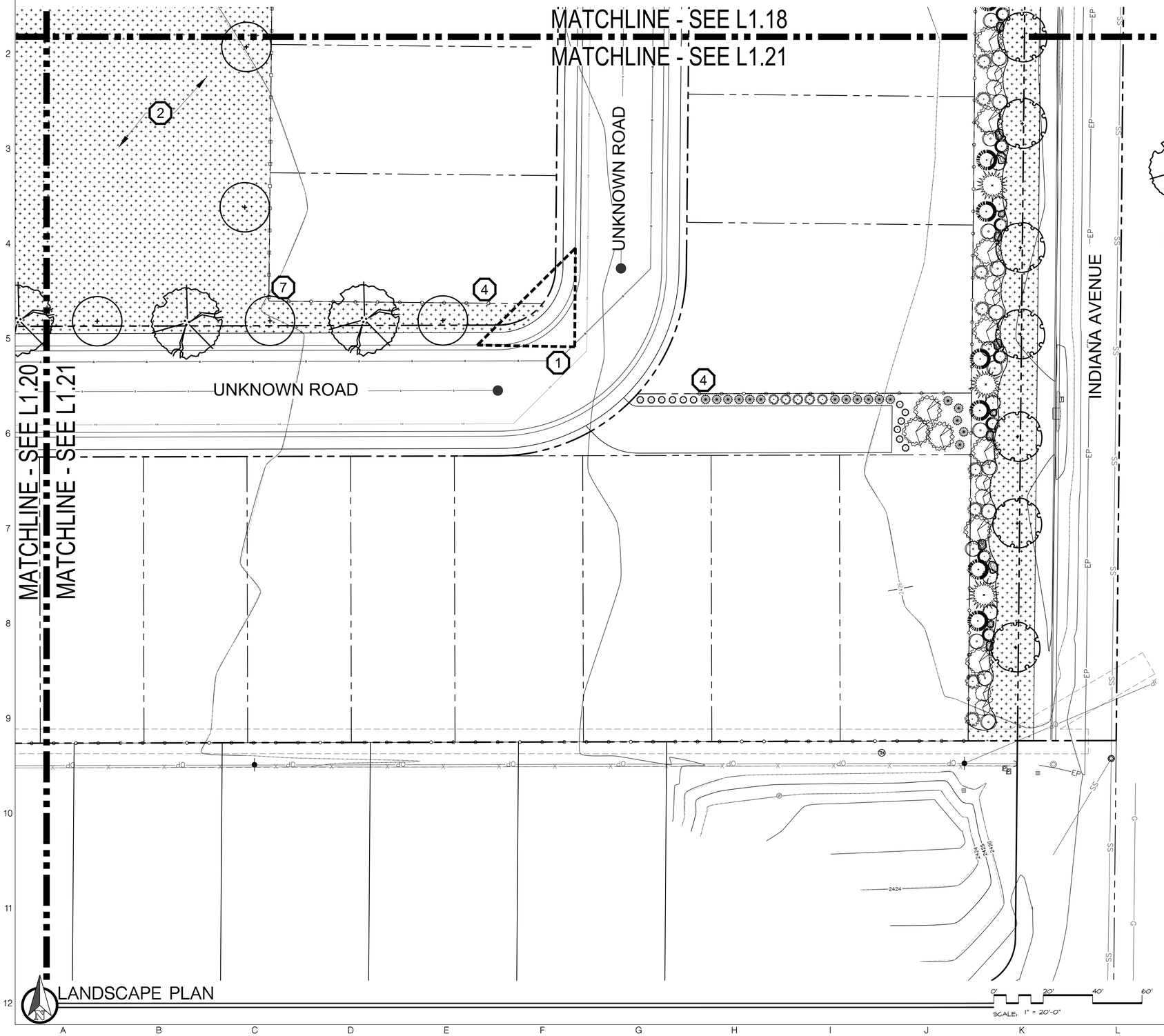
PROJECT NUMBER: 23-173

SHEET: L1.20

PRE-PLAT SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL HAS UNDERTAKEN AND HAS PERFORMED IN THE INTEREST OF THE CLIENT AS CONTRACTUAL OBLIGATIONS ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY IN THE PROJECT

USER:ADAM JOHNSTON LOCATION:Z:\PROJECTS\RUBLE ENGINEERING-PROVIDENCE PROPERTIES\23-173 GREENMONT SUB SOUTH\CAD\SHEETS\23-173 LANDSCAPE PLAN PP.DWG PRINT DATE:12/6/2023 1:56 PM



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27. TRASH RECEPTACLE, SEE DETAIL 4/L2.2

STAMP: STATE OF IDAHO — JOHN D. RADFORD — 27 — 12/6/2023 — LANDSCAPE ARCHITECT

DATE: 12/6/2023

811 Know what's below. Call before you dig. 48 HOURS NOTICE REQUIRED BEFORE YOU DIG, EXCAVATE FOR THE PROTECTION OF UNDERGROUND MEMBER UTILITIES

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DRAWN BY: SM

CHECKED BY: JDR

PROJECT NUMBER 23-173

SHEET: L1.21

PRE-PLAT SUBMITTAL

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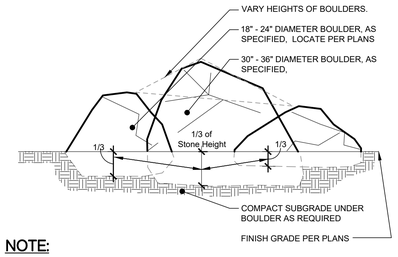
USER:ADAM JOHNSTON LOCATION:Z:\PROJECTS\HUBBLE ENGINEERING-PROVIDENCE PROPERTIES\23-173 GREENMONT SUB SOUTH\CAD\SHEETS\23-173 LANDSCAPE PLAN PP.DWG PRINT DATE:12/6/2023 1:56 PM

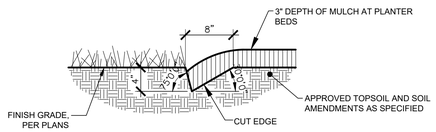


NOTE:

1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION.
3. CLEAN BOULDERS OF SOIL AND LOOSE DEBRIS.
4. WHEN PLACING BOULDERS, BURY ¼ TO ⅓ OF BOULDER BELOW FINISH GRADE.
5. DO NOT SCAR OR DAMAGE BOULDERS.
6. WHEN GROUPING BOULDERS, DISTRIBUTE SIZES EVENLY (I.E., IN A GROUP OF (6), (2) WILL BE LARGE, (2) WILL BE MEDIUM, AND (2) WILL BE SMALL).

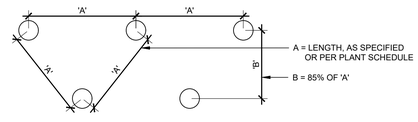
1 BOULDER INSTALLATION

NOT TO SCALE

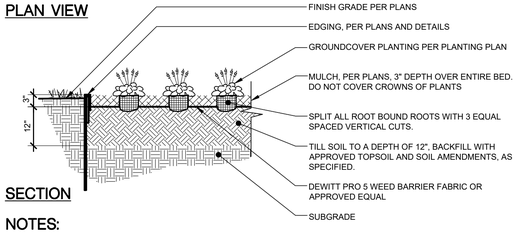


2 PLANTER BED CUT EDGE (TYPICAL AT TREES IN TURF AREAS)

NOT TO SCALE



PLAN VIEW



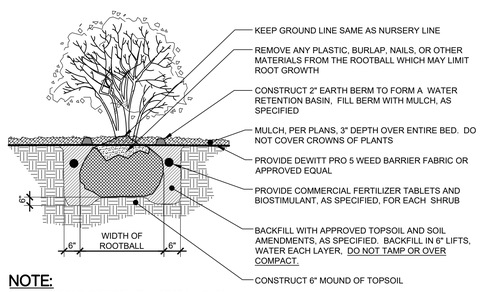
SECTION

NOTES:

1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

3 PERENNIAL & GROUNDCOVER PLANTING

NOT TO SCALE

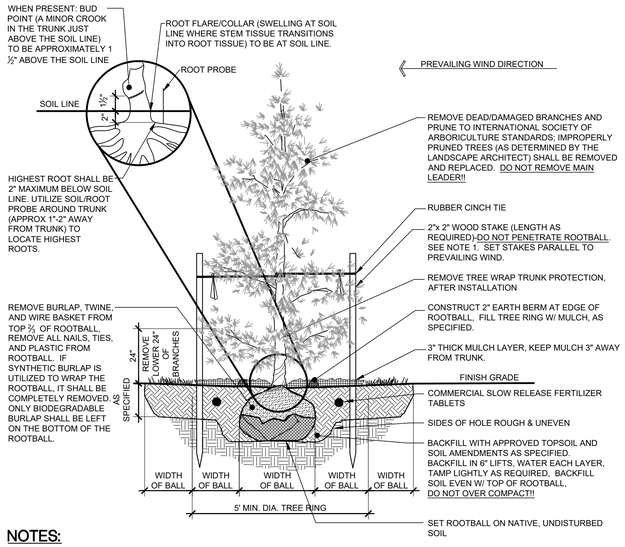


NOTE:

1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

4 SHRUB PLANTING

NOT TO SCALE

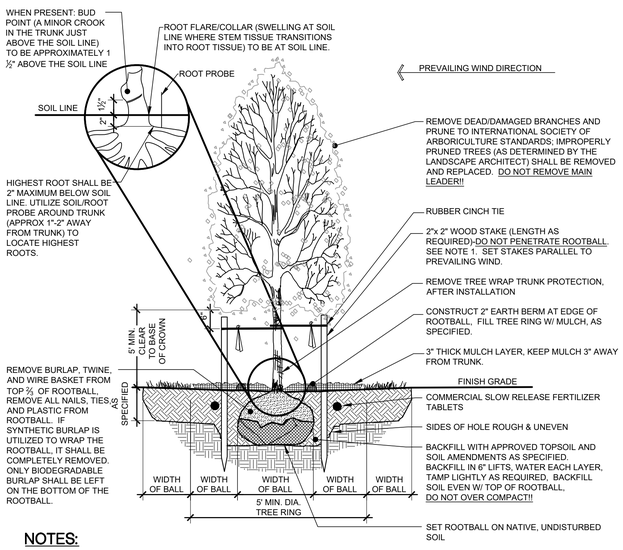


NOTES:

1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

5 CONIFEROUS TREE PLANTING

NOT TO SCALE



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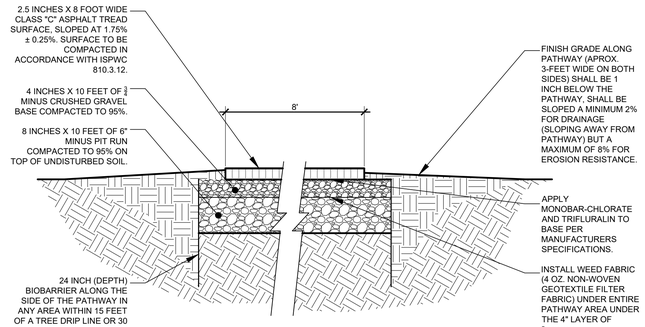
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. EXTEND ROOT BARRIER TO 80% OF MATURE TREE CANOPY. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

6 DECIDUOUS TREE PLANTING

NOT TO SCALE



NOTE:

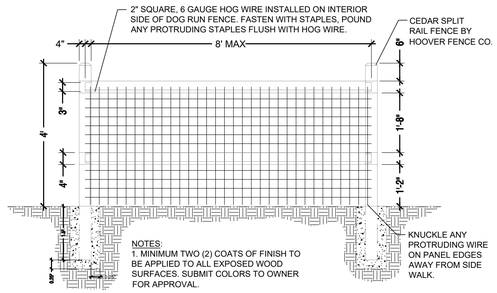
1. THE LAYOUT OF THE PATHWAY MUST FACILITATE ACCESS OF CITY SERVICE AND EMERGENCY VEHICLES (I.E. TURN RADIUS AND SLOPE SUITABLE FOR FULL SIZE PICKUP AND 15' TRAILER
2. ALL TREES WITHIN 4-FEET OF EACH SIDE OF THE 8-FOOT WIDE PATHWAY TREAD SHALL BE REMOVED.
3. ALL ROOTS SHALL BE CUT ALONG BOTH SIDES OF PATHWAY A MINIMUM OF 24-INCHES IN DEPTH AND REMOVE ALL ROOT MATERIAL THAT CROSSES THE PATHWAY PRIOR TO CONSTRUCTION.

1 ASPHALT WALKING PATH

Scale: 3/4"= 1'-0"

8 CONCEPTUAL MONUMENT SIGN

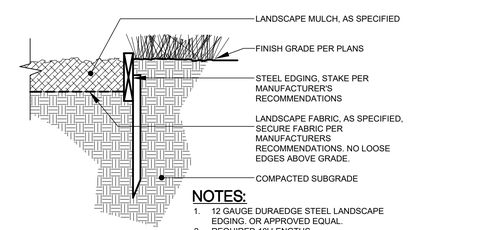
NOT TO SCALE



NOTES:
1. MINIMUM TWO (2) COATS OF FINISH TO BE APPLIED TO ALL EXPOSED WOOD SURFACES. SUBMIT COLORS TO OWNER FOR APPROVAL.

9 TWO RAIL FENCE

NOT TO SCALE



NOTES:

1. 12 GAUGE DURAEDGE STEEL LANDSCAPE EDGING, OR APPROVED EQUAL.
2. REQUIRED 10' LENGTHS.
3. FOUR (4) STAKES PER LENGTH.

10 DURA EDGE STEEL EDGING

NOT TO SCALE

STAMP:

DATE: 12/6/2023

811 Know what's below. Call before you dig. IT'S A LAW! ARIZONA REVISED STATUTES 40-360.21 A.2 REQUIRES 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE FOR THE PROTECTION OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbge.com
www.sbbge.com

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REVISIONS:

No.	Date	Description

PRELIMINARY PLAT DETAILS
GREENMONT SUBDIVISION SOUTH
4812 S IDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM

CHECKED BY: JDR

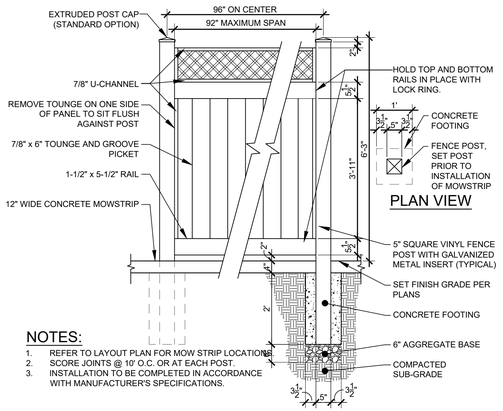
PROJECT NUMBER 23-173

SHEET: L2.00

PRE-PLAT SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL HAS, AND/OR HAVE BEEN PERFORMED IN THE INTEREST OF THE CLIENT NO CONTRACTUAL OBLIGATIONS ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE CLIENT

USER:ADAM JOHNSTON LOCATION:Z:\PROJECTS\HUBBLE ENGINEERING-PROVIDENCE PROPERTIES\23-173 GREENMONT SUB SOUTH\CAD\SHEETS\23-173 LANDSCAPE PLAN PP.DWG PRINT DATE:12/6/2023 1:56 PM



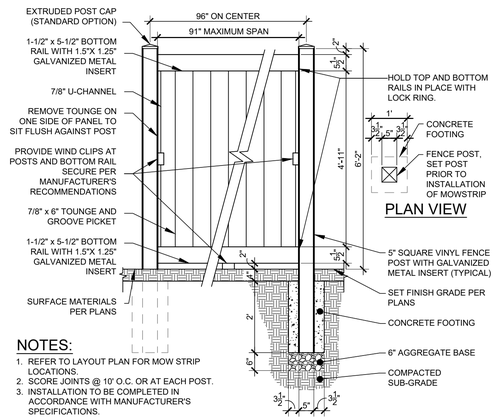
PLAN VIEW

NOTES:

1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

1 VINYL FENCE PANEL

SCALE: 1/2"= 1'-0"



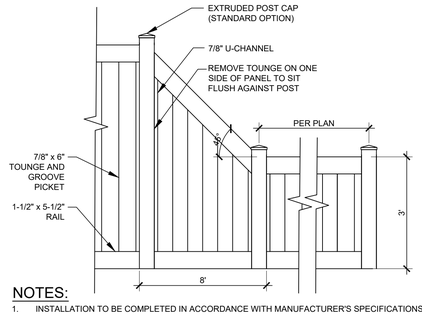
PLAN VIEW

NOTES:

1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

2 VINYL FENCE PANEL

SCALE: 1/2"= 1'-0"

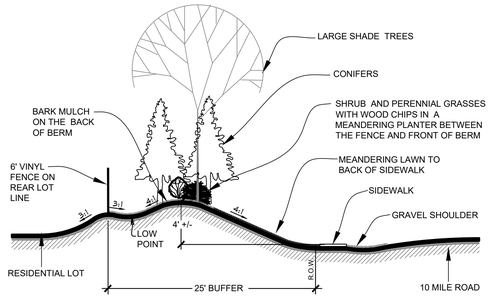


NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

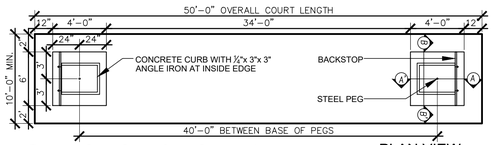
3 VINYL FENCE - 3' HT TRANSITION

NOT TO SCALE



4 BERM SECTION

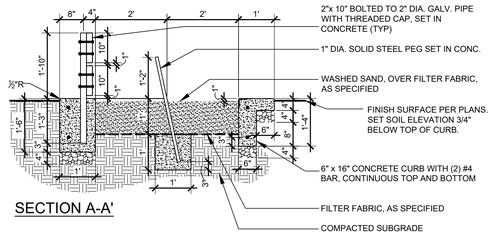
Scale: 3/8"= 1'-0"



PLAN VIEW

5 HORSE SHOE PIT

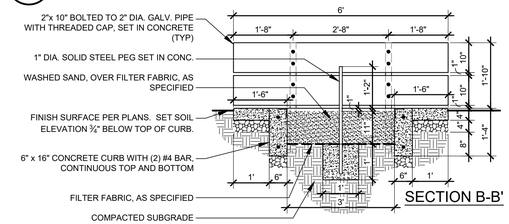
Scale: 1/8"= 1'-0"



SECTION A-A'

6 HORSE SHOE PIT SECTION

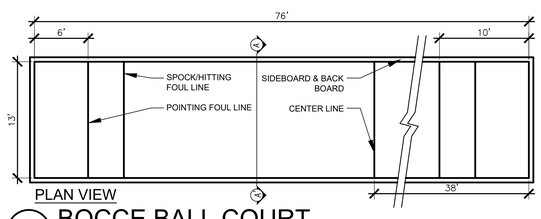
Scale: 1/2"= 1'-0"



SECTION B-B'

7 HORSE SHOE PIT SECTION

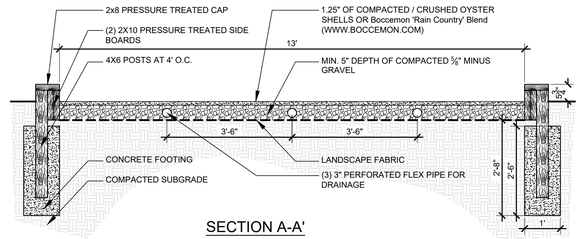
Scale: 1/2"= 1'-0"



PLAN VIEW

8 BOCCE BALL COURT

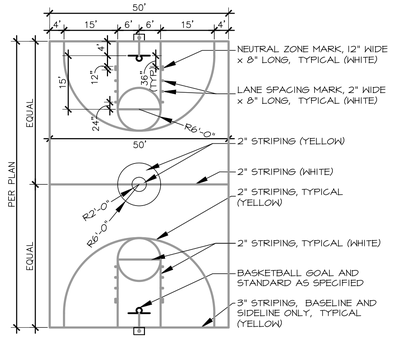
Scale: 1/8"= 1'-0"



SECTION A-A'

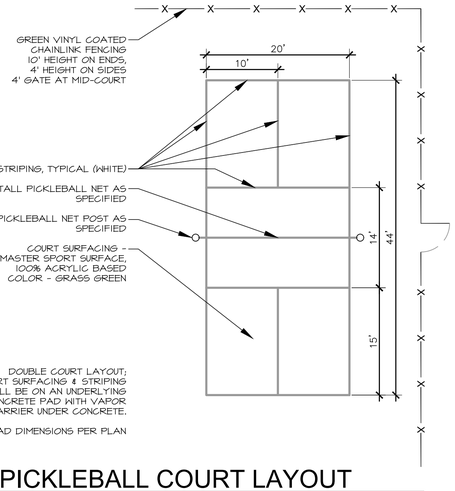
9 BOCCE BALL COURT SECTION

Scale: 1/2"= 1'-0"



10 FULL COURT BASKETBALL LAYOUT

Scale: 1"= 20'-0"



NOTE:

DOUBLE COURT LAYOUT; COURT SURFACING & STRIPING SHALL BE ON AN UNDERLYING CONCRETE PAD WITH VAPOR BARRIER UNDER CONCRETE.

PAD DIMENSIONS PER PLAN

11 PICKLEBALL COURT LAYOUT

Scale: 1"= 10'-0"

STAMP:

STATE OF IDAHO — JOHN D. RIENSTRA — 27 — 12/6/2023 — LANDSCAPE ARCHITECT

DATE: 12/6/2023

811 Know what's below. Call before you dig. DO NOT EXCAVATE BEFORE YOU HAVE CALLED FOR LOCATE AND MARKING OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description

PRELIMINARY PLAT DETAILS

GREENMONT SUBDIVISION SOUTH

4812 S IDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM

CHECKED BY: JDR

PROJECT NUMBER 23-173

SHEET: L2.01

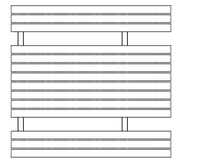
PRE-PLAT SUBMITTAL

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE CLIENT MAY SPECIFICALLY AGREE IN WRITING.

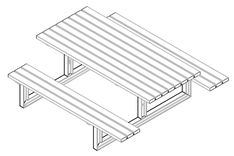
USER:ADAM JOHNSTON LOCATION:Z:\PROJECTS\HUBBLE ENGINEERING-PROVIDENCE PROPERTIES\23-173 GREENMONT SUB SOUTH\CAD\SHEETS\23-173 LANDSCAPE PLAN PP.DWG PRINT DATE:12/6/2023 1:56 PM

1 TYPICAL SHADE STRUCTURE SIZE PER PLAN

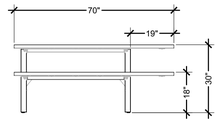
NOT TO SCALE



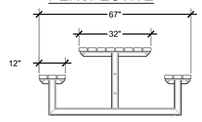
TOP VIEW



PERSPECTIVE



FRONT VIEW



SIDE VIEW

NOTE:
CONTACT Jennifer Fancy @ 1 (800)-716-5506x6050 or jennifer.fancy@maglin.com FOR ORDERING INFO 210 SERIES WOOD GRAIN TEXTURE HIGH DENSITY POLYETHYLENE IN CEDAR. WHEELCHAIR ACCESSABLE, SURFACE MOUNT CLUSTER SEATING WITH MATTE BLACK FINISH. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

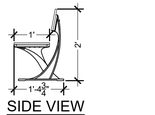
MAGLIN MAGLIN SITE FURNITURE INC.
WWW.MAGLIN.COM
TEL.: 800-716-5506
FAX: 877-260-9393

2 PICNIC TABLE

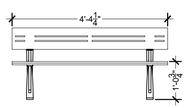
Scale: 1/2"= 1'-0"

PERSPECTIVE

TOP VIEW



SIDE VIEW



FRONT VIEW

NOTE:
CONTACT Jennifer Fancy @ 1 (800)-716-5506x6050 or jennifer.fancy@maglin.com FOR ORDERING INFO POWDER COAT - EVERGREEN-FINETEX. RECYCLED PLASTIC SLATS COLOR CEDAR, SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS. BENCH BY MAGLIN SITE FURNITURE, CONTACT JENNIFER FANCY, 1.800.716.5506 EXT. 6050 (COORDINATE WITH OWNER FOR ORDERING AND SCHEDULE)

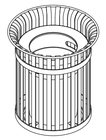
MAGLIN MAGLIN SITE FURNITURE INC.
WWW.MAGLIN.COM
TEL.: 800-716-5506
FAX: 877-260-9393

3 6 FOOT BENCH

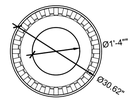
Scale: 1/2"= 1'-0"

SITE FURNISHING NOTES

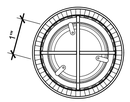
1. ALL 6 FOOT BENCHES TO BE SURFACE MOUNTED ON A MINIMUM 4" CONCRETE PAD. BENCH TO BE A MAGLIN MLB1200 SERIES BENCH, SURFACE MOUNT WITH A POWDER COAT "EVRGREEN" COLOR, SLATS TO BE RECYCLED PLASTIC COLOR - CEDAR. CONTACT MAGLIN 1-800-716-5506 X 521 TO ORDER. ORDER SHALL BE PLACED A MINIMUM OF 8 WEEKS TO INSURE DELIVERY.
2. THE CONTRACTOR SHALL MEET AND/OR EXCEED ALL LOCAL, STATE, AND FEDERAL GOVERNMENT ACCESSIBILITY STANDARDS.
3. THE LANDSCAPE PLANS ARE FOR LANDSCAPE CONSTRUCTION PURPOSES ONLY, NO GRADING OR DRAINAGE, CONCRETE WALKS OR PEDESTRIAN RAMPS, SITE UTILITIES, AND/OR STRUCTURES SHALL BE DESIGNED OR BUILT FROM THE LANDSCAPE DRAWINGS.
4. ALL ONSITE AMENITIES STRUCTURES ARE TO BE CONSTRUCTED WITH REDWOOD, CEDAR, OR DOUG FIR AS DETERMINED BY THE OWNER. COORDINATE AS REQUIRED.



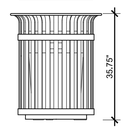
PERSPECTIVE



TOP VIEW



BOTTOM VIEW
MOUNTING DETAIL

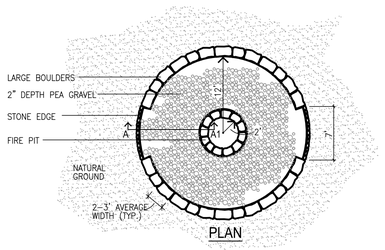


FRONT VIEW

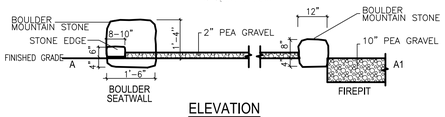
NOTE:
1. 'CITY VIEW' 32 GALLON TRASH RECEPTACLE BY 'SITESCAPES' OR APPROVED EQUAL.
2. MODEL #CV2-3000 WITH FLAT TOP OPENING AND ONYX POWDER COATED ENDS.
3. SURFACE MOUNTING INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

4 TRASH RECEPTACLE

Scale: 1/2"= 1'-0"



PLAN



ELEVATION

NOTE:
1. AT GRADE FIRE PIT TO BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
2. MATERIAL FINISH AND COLOR TBD BY OWNER.

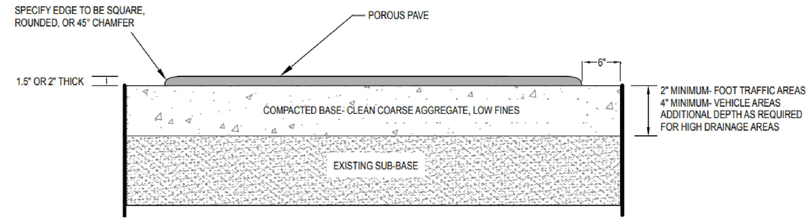
5 FIRE PIT (TYPICAL)

Scale: NTS

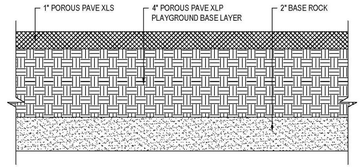
NOTE:
1. "UNCLE SIMON'S GARDEN BOX" TO BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
2. MATERIAL FINISH TBD BY OWNER.
3. FOR ADDITIONAL INFORMATION CONTACT DIRECTLY AT 208-340-9852 OR UNCLESIMONSBOXES@GMAIL.COM

6 TYP. RAISED GARDEN BED

Scale: NTS



NATURAL PATHWAY DETAIL - XL



SECTION

MANUFACTURER NOTES:
1. WEAR PADS REQUIRED UNDER ALL SWINGS, SLIDES AND OTHER HIGH WEAR AREAS.
2. BINDER TOP COAT REQUIRED WITHIN 24 HOURS.

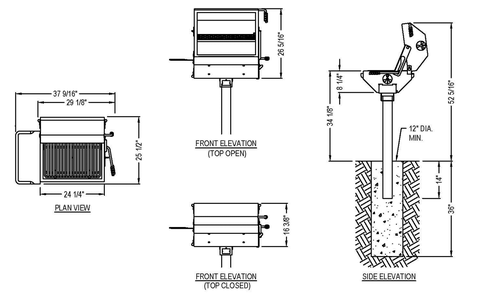
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER: 5301-032

NOTE:
1. XLS POROUS PAVE (PLAY SURFACE AREAS) - POURED IN PLACE PERMEABLE PAVING SYSTEM FOR MADE WITH 100% CHIPS OF RECYCLED RUBBER WHICH IS ECO-FRIENDLY AND A GREEN BUILDING PRODUCT.
2. XL POROUS PAVE (GARDEN PATHS) - THE 50/50 BLEND OF STONE AND RUBBER ALLOWS FOR FLEXIBILITY FROM THE RUBBER AND DURABILITY FROM THE STONE CHIPS AND HARD BINDER
2. ADA COMPLIANT
3. SAFE AND SLIP RESISTANT.
4. POROUS PAVE DELIVERS 5,800 GALLONS PER HOUR PER SQUARE FOOT PERMEABILITY.
5. BEST MANAGEMENT PRACTICE (BMP) TO RETAIN AND INFILTRATE STORM WATER.
6. DECREASES THE VOLUME, SLOWS THE VELOCITY OF RUNOFF.
7. REDUCES EROSION.
8. MADE WITH RUBBER RECYCLED FROM SCRAP TIRES -- EVERY 1,000 SQUARE FEET OF TWO-INCH POROUS PAVE REMOVES OVER 4,000 LB OF OLD TIRES FROM THE WASTE STREAM.
9. CONTACT RICH WALZ, WESTERN FLOW DYNAMICS 208-780-9704

PLAY AREA POROUS PAVE - XLS

7 POROUS PAVE SURFACING TYPES

Scale: NTS



1. PILOT ROCK - CHARCOAL GRILL (MODEL - EC-26) INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.PILOTROCK.COM; (712) 225-5115

8 CHARCOAL GRILL WITH LID TYP.

Scale: NTS

D006-B/D022-B DOG WASTE STATION

PARTS LIST: Available only in:

- Can (1) Green ☐
- Post (1) Black ☐
- Dispenser (1)
- Sign (1)
- Hardware Pack (1)
- Dispenser Keys (2)
- 400 Dog Waste Bags
- 50 Can Liners

NOTE:
1. DOG WASTE STATION TO BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
2. FOR ADDITIONAL INFORMATION CONTACT DIRECTLY AT 800.678.1612

9 TYP. DOG WASTE STATION

Scale: NTS

STAMP:
STATE OF IDAHO
JOHN D. BAIRD
12-6-2023
LANDSCAPE ARCHITECT

DATE: 12/6/2023

811 Know what's below. Call before you dig. CALL 2 WORKING DAYS BEFORE YOU BEGIN EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED BY MEMBER UTILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgeo.com
www.sbbgeo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description

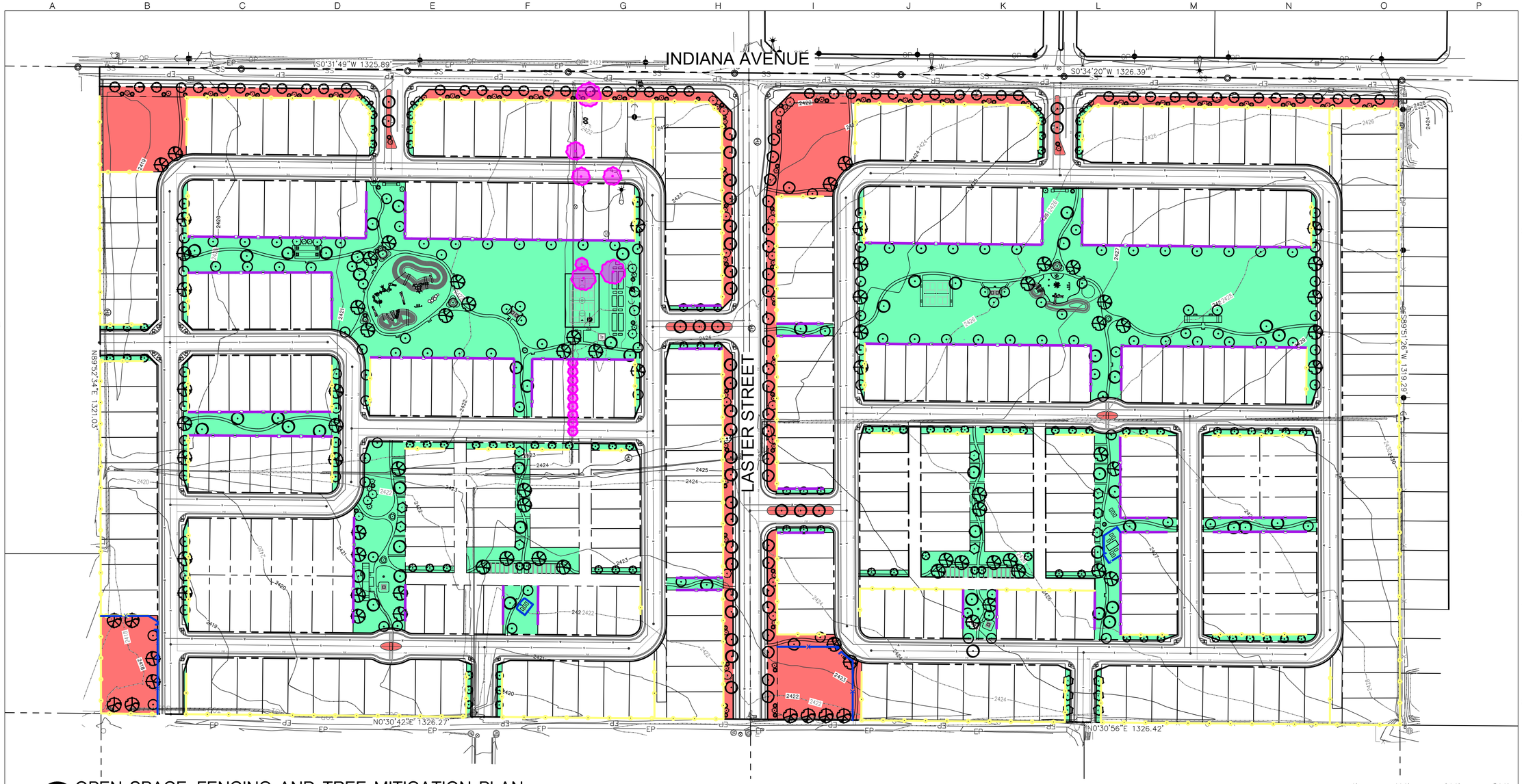
PRELIMINARY PLAT DETAILS
GREENMONT SUBDIVISION SOUTH
4812 S IDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM
CHECKED BY: JDR
PROJECT NUMBER 23-173
SHEET: L2.02

PRE-PLAT SUBMITTAL

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL WAS PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR USER IN THE PROJECT.

USER:ADAM JOHNSTON LOCATION:C:\PROJECTS\HUBBLE ENGINEERING-PROVIDENCE PROPERTIES\23-173 GREENMONT SUB SOUTH\CAD\SHEETS\23-173 LANDSCAPE PLAN PP.DWG PRINT DATE:12/8/2023 1:56 PM



OPEN SPACE, FENCING AND TREE MITIGATION PLAN

0' 100' 200' 300'

SCALE: 1" = 100'-0"

OPEN SPACE LEGEND

QUALIFIED OPEN SPACE AREAS (594,311 SF)

ADDITIONAL UNQUALIFIED COMMON LOT AREAS (202,761 SF)

FENCING LEGEND

6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L2.1

6' TAN VINYL FENCE WITH 2' SCREEN, SEE DETAIL 1/L2.1

4' TWO RAIL FENCE, COLOR TBD BY OWNER

TREE MITIGATION LEGEND

EXISTING TREE TO BE REMOVED

STAMP:

DATE: 12/6/2023

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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD

2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com

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REVISIONS:

No.	Date	Description

OVERALL SPECIAL REQ PLAN
GREENMONT SUBDIVISION SOUTH
4812 S IDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM

CHECKED BY: JDR

PROJECT NUMBER 23-173

SHEET: L3.00

PRE-PLAT SUBMITTAL

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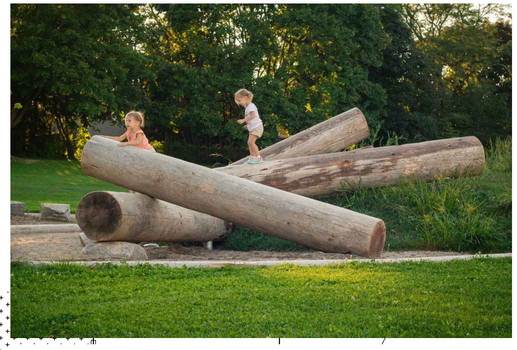
SPIDER WEB CLIMBER WITH NET



LARGE LOG SCRAMBLE

HILL LOG SCRAMBLE

HILL SLIDE DOUBLE

MUSHROOM STEPS

RE-PURPOSED CLIMBING MATERIAL

LOG POST-PILE ACCENT

FREE STANDING SWING SET

TIC TAC TOE

CONCEPTUAL AGES 2-5 PLAYGROUND ENLARGEMENT

0' 20' 40' 60'
SCALE: 1" = 20'-0"

STAMP:

DATE: 12/6/2023

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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REVISIONS:

No.	Date	Description

2-5 PLAYGROUND PLAN
GREENMONT SUBDIVISION SOUTH
4812 S IDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM

CHECKED BY: JDR

PROJECT NUMBER 23-173

SHEET: L3.01

PRE-PLAT SUBMITTAL

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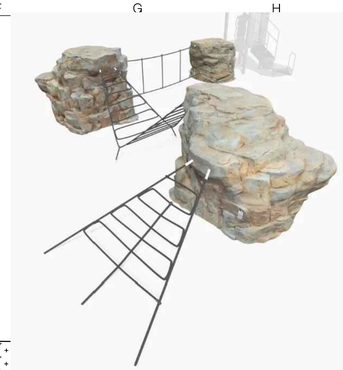
STUMP STEPS

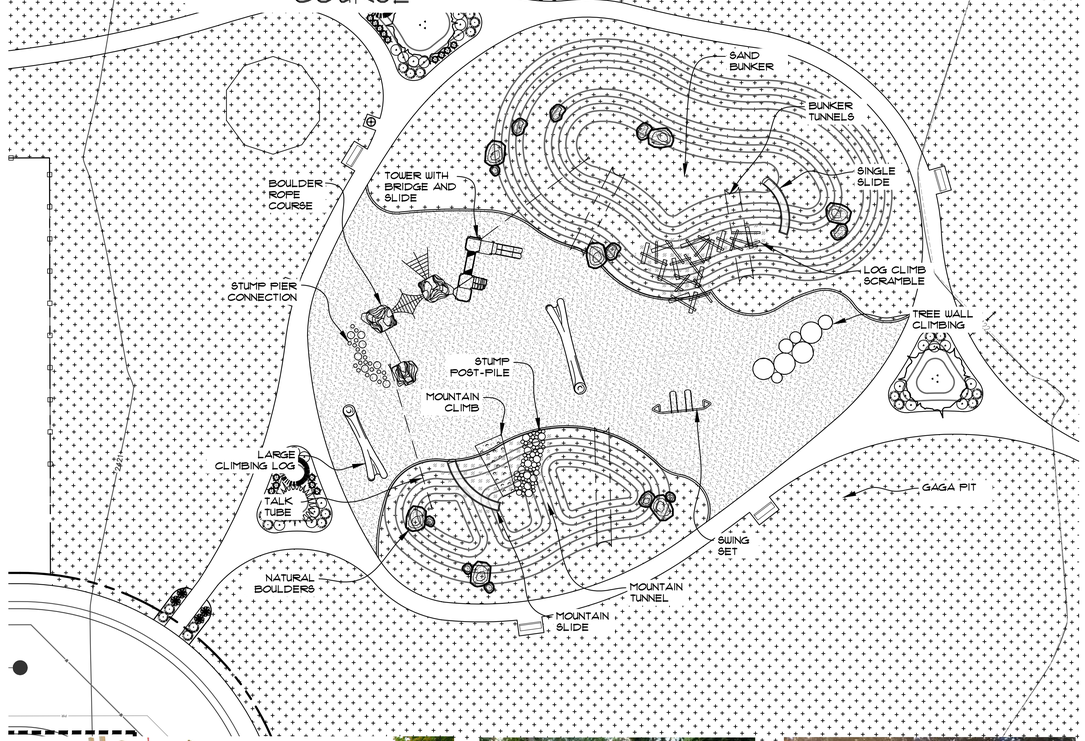


BOULDER ROPE COURSE

TOWER WITH BRIDGE

TALK TUBE

MOUNTAIN / HILL SLIDE SINGLE



GAGA PIT

TREE CLIMBING WALL

MOUNTAIN CLIMB

STUMP POST-PILE

TUNNELING

CONCEPTUAL AGES 6-12 PLAYGROUND ENLARGEMENT

SCALE: 1" = 20'-0"

STAMP: STATE OF IDAHO — JOHN D. RICHARDSON — 23 — 12/6/2023 — LANDSCAPE ARCHITECT

DATE: 12/6/2023

811 Know what's below. Call before you dig. CALL A MINIMUM OF TWO WORKING DAYS BEFORE YOU BEGIN EXCAVATION FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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Boise, ID 83705
208.342.2999 Office
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REVISIONS:

No.	Date	Description

6-12 PLAYGROUND PLAN
GREENMONT SUBDIVISION SOUTH
4812 S IDIANA AVE, CALDWELL, ID 83605

DRAWN BY: SM

CHECKED BY: JDR

PROJECT NUMBER 23-173

SHEET: L3.02

PRE-PLAT SUBMITTAL

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Signature SERIES THE ALTURAS

1-Story Home
3 Bedrooms, 2 Baths
Approx. 1,446 sq. ft. heated

COUNTRY ELEVATION

MODERN ELEVATION

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Signature SERIES
THE BIRCH

1-Story Home
3 Bedrooms, 2 Baths
Approx. 1,620 sq. ft. heated

COUNTRY ELEVATION

MODERN ELEVATION

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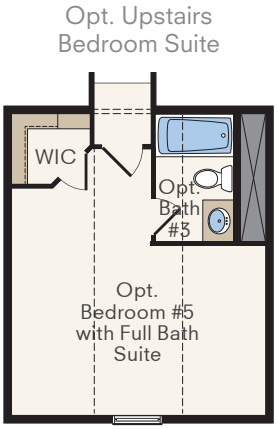
Signature SERIES
THE BROOKFIELD w/BONUS

1.5-Story Home
4-5 Bedrooms, 2-3 Baths
Approx. 2,279 sq. ft. heated

COUNTRY ELEVATION

MODERN ELEVATION



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HubbleHomes.com

HUBBLE HOMES Your Builder of Choice

Signature SERIES
THE BROOKFIELD

1-Story Home
3-4 Bedrooms, 2 Baths
Approx. 1,888 sq. ft. heated

COUNTRY ELEVATION

MODERN ELEVATION

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Signature SERIES THE CRESTWOOD

1-Story Home
3-4 Bedrooms, 2 Baths
Approx. 2,009 sq. ft. heated

COUNTRY ELEVATION

MODERN ELEVATION

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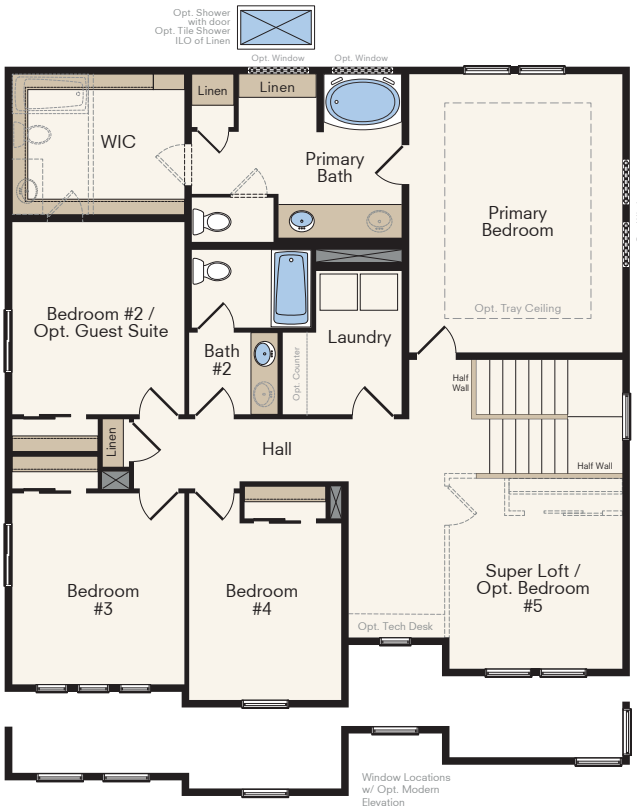
Signature SERIES THE GARNET

Two-Story Home
Opt. Guest Bed / Full Bath on Main
4-6 Bedrooms, 2.5-4 Baths
Approx. 2,695 sq. ft. heated

COUNTRY ELEVATION

MODERN ELEVATION

First Floor



Second Floor

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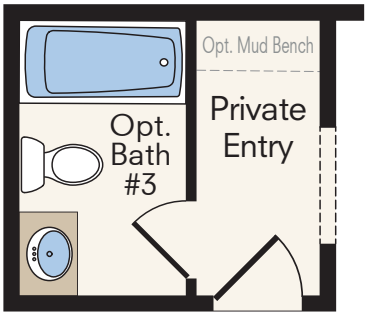
Signature SERIES
THE GARNET

Two-Story Home
Opt. Guest Bed / Full Bath on Main
4-6 Bedrooms, 2.5-4 Baths
Approx. 2,695 sq. ft. heated

Opt. Full Bath
ILO Powder Room



Opt. Guest Suite
ILO Bedroom #2

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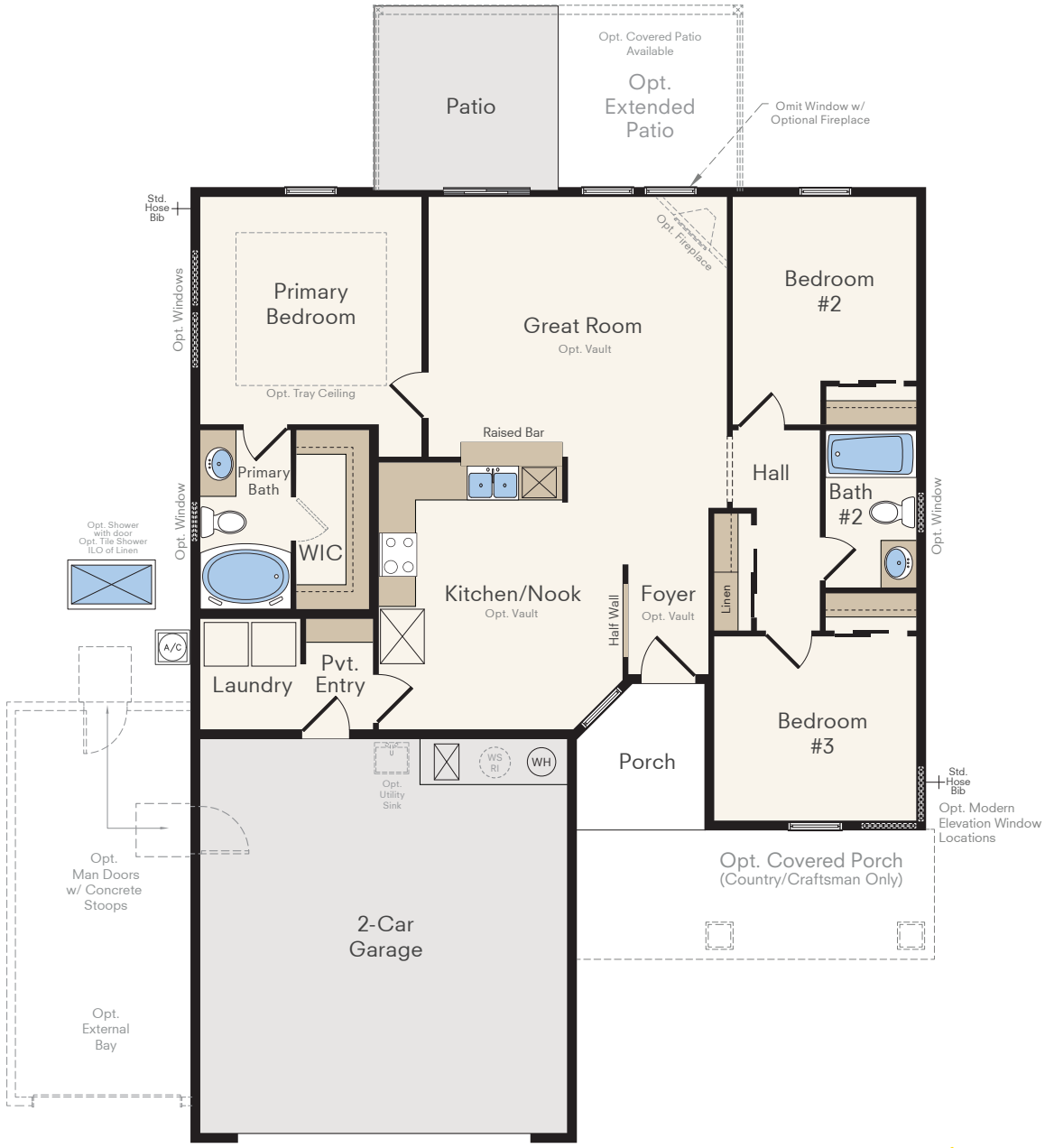
Signature SERIES
THE RIDENBAUGH

1-Story Home
3 Bedrooms, 2 Baths
Approx. 1,244 sq. ft. heated

COUNTRY ELEVATION

MODERN ELEVATION



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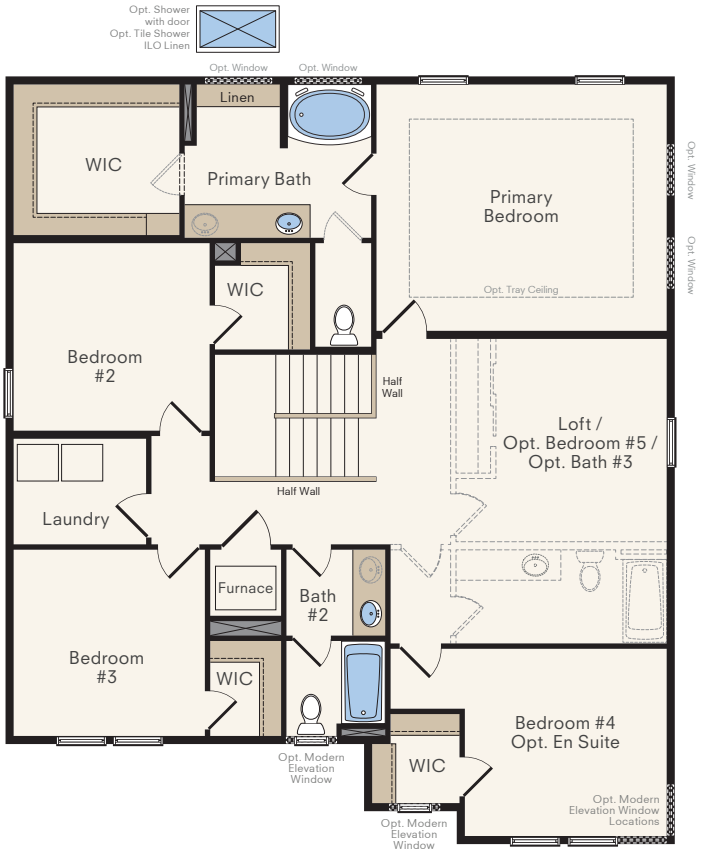
Signature SERIES THE SPRUCE

Two-Story Home
Opt. Guest Bed / Full Bath on Main
4-7 Bedrooms, 2.5-4 Baths
Approx. 3,065 sq. ft. heated

COUNTRY ELEVATION

MODERN ELEVATION



Second Floor

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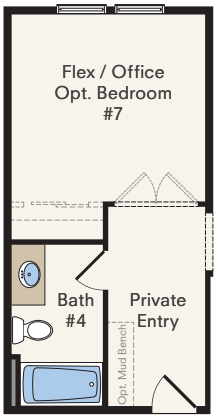
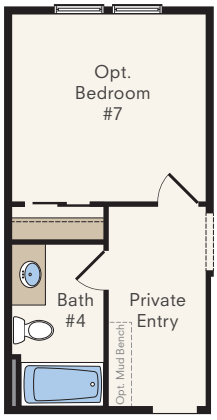
Two-Story Home
Opt. Guest Bed / Full Bath on Main
4-7 Bedrooms, 2.5-4 Baths
Approx. 3,065 sq. ft. heated

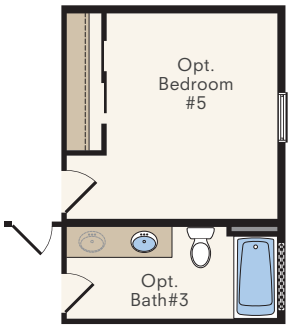
Opt. Bath #4 ILO Powder



Opt. Bedroom #7 ILO Flex



Opt. Bedroom #5 ILO Loft



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Signature SERIES THE TRINITY

Two-Story, **Primary-on-Main Home**
4-6 Bedrooms, 2.5-3.5 Baths
Approx. 2,804 sq. ft. heated

COUNTRY ELEVATION

MODERN ELEVATION

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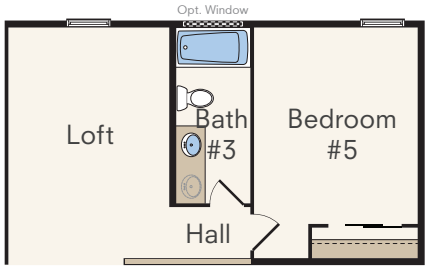
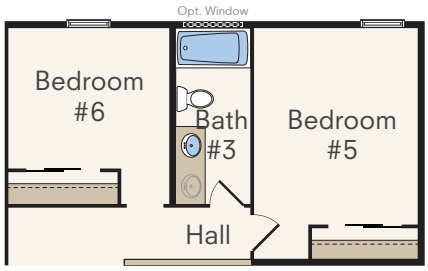
Signature SERIES THE TRINITY

Two-Story, **Primary-on-Main Home**
4-6 Bedrooms, 2.5-3.5 Baths
Approx. 2,804 sq. ft. heated

Opt. BR. #5 & Loft ILO of Super Loft



Opt. BR. #5 & BR. #6 ILO of Super Loft



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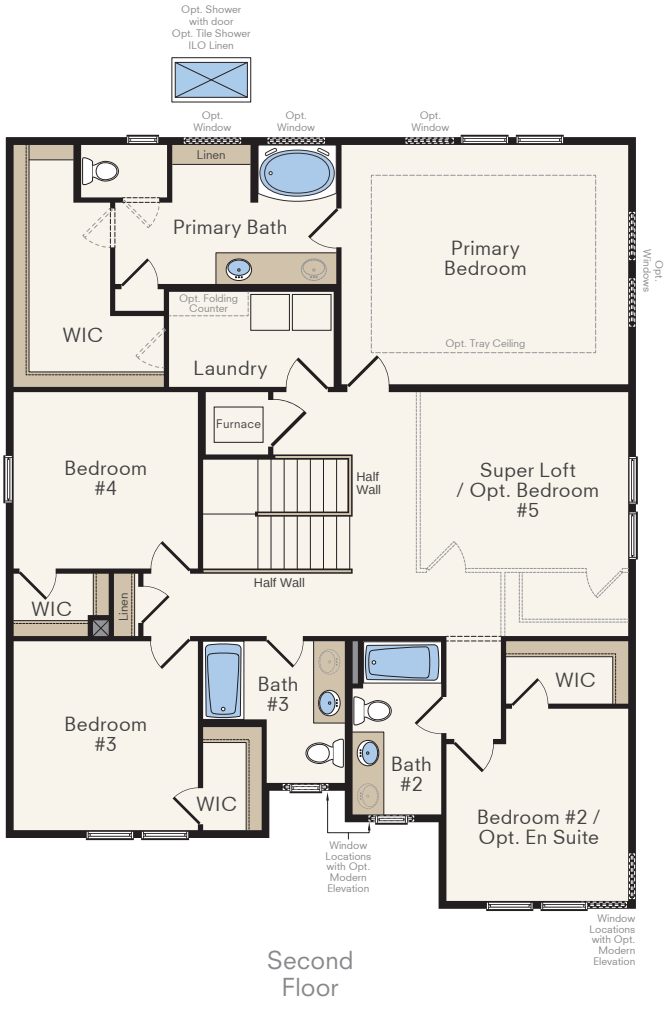
Signature SERIES THE YOSEMITE

Two-Story Home
Opt. Guest Bed / Full Bath on Main
4-7 Bedrooms, 3.5-4 Baths
Approx. 3,259 sq. ft. heated

COUNTRY ELEVATION

MODERN ELEVATION



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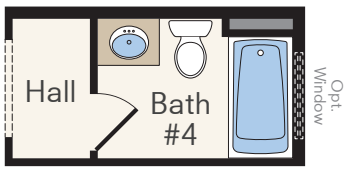
Signature SERIES THE YOSEMITE

Two-Story Home
Opt. Guest Bed / Full Bath on Main
4-7 Bedrooms, 3.5-4 Baths
Approx. 3,259 sq. ft. heated

Opt. Full Bath #4 on Main ILO Powder



Opt. En Suite ILO Bedroom #2

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Signature SERIES THE ASHTON

1-Story Home
3 Bedrooms, 2 Baths
Approx. 1,466 sq. ft. heated

COUNTRY ELEVATION

MODERN ELEVATION

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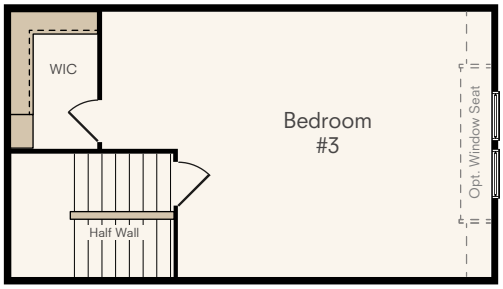
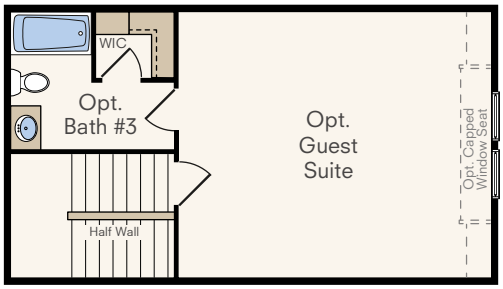
Signature SERIES
THE MONARCH w/ BONUS

1.5-Story Home
Opt. Guest Suite
3 Bedrooms, 2-3 Baths
Approx. 1,666 sq. ft. heated

COUNTRY ELEVATION

MODERN ELEVATION





Optional Guest Suite

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Signature SERIES THE MONARCH

1-Story Home
3 Bedrooms, 2 Baths
Approx. 1,230 sq. ft. heated

COUNTRY ELEVATION

MODERN ELEVATION

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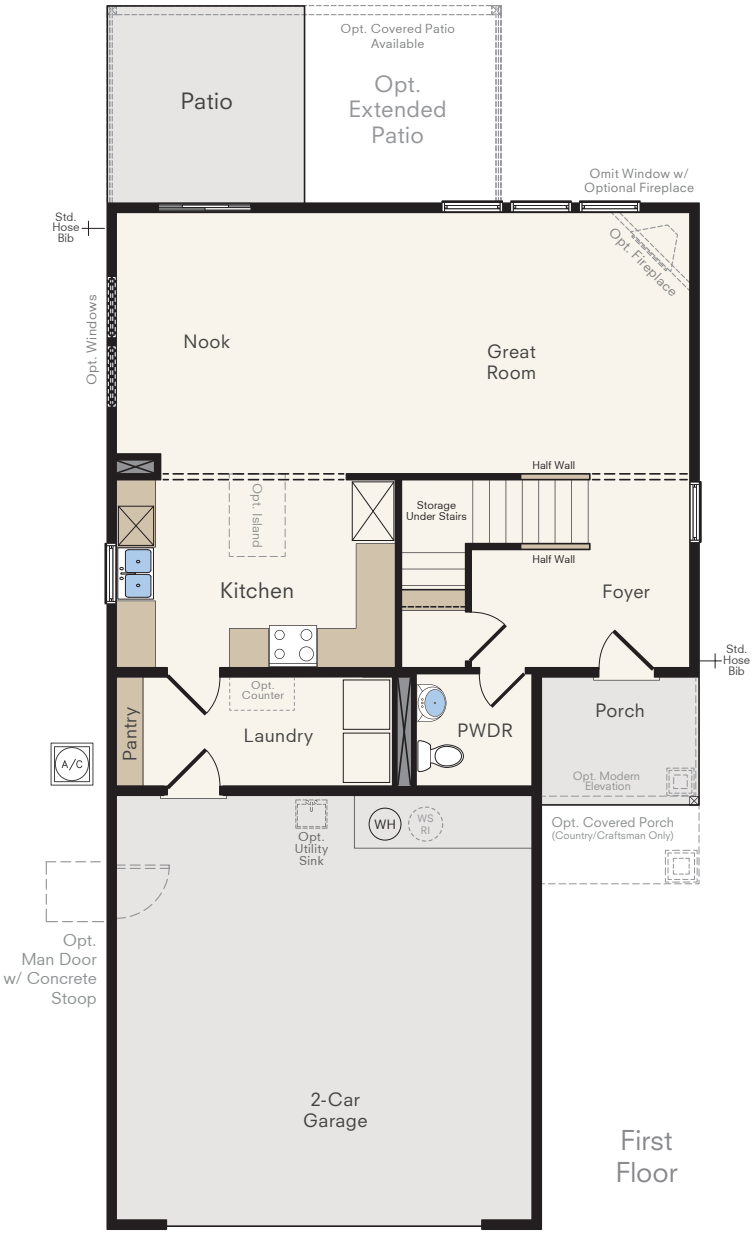
Signature SERIES THE PAYETTE

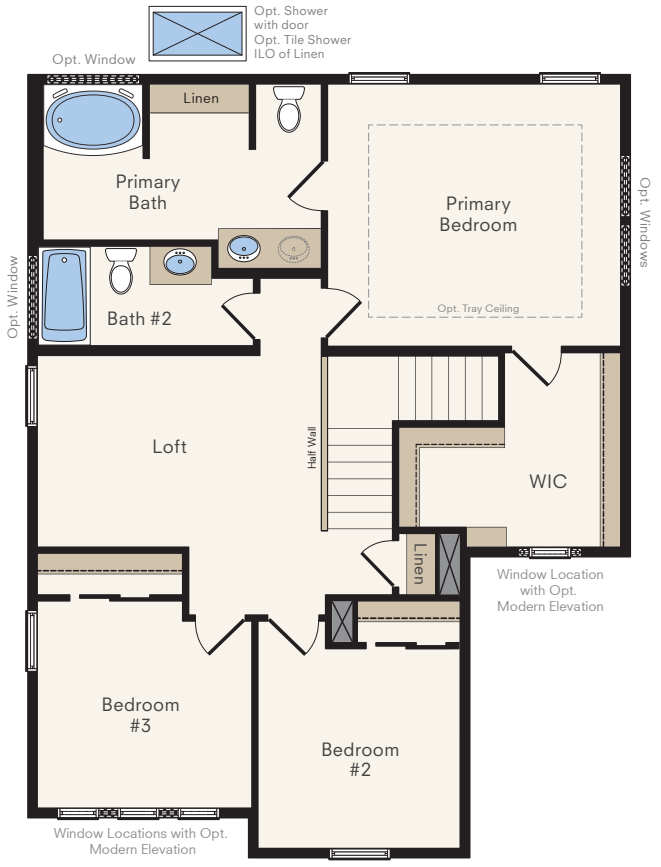
Two-Story Home
3-4 Bedrooms, 2.5 Baths
Approx. 1,880 sq. ft. heated

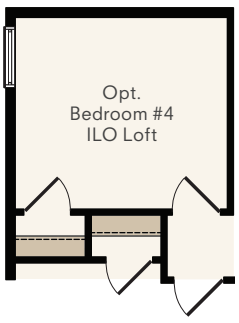
COUNTRY ELEVATION

MODERN ELEVATION



First Floor





Second Floor

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Signature SERIES
THE TAMARACK w/ LOFT

2-Story Home
3-4 Bedrooms, 2.5 Baths
Approx. 1,700 sq. ft. heated

COUNTRY ELEVATION

MODERN ELEVATION

First Floor

Second Floor

In a continuous effort by Hubble Homes to improve the quality of your home, we reserve the right to change features, prices, plans and specifications without notice. Dimensions and square feet are approximations only. Renderings are for marketing purposes only. See your onsite sales associate for additional information. © 2023 Hubble Homes, LLC. RCE-049. Revised 2023 01-01

Signature SERIES
THE TAMARACK

2-Story Home
3 Bedrooms, 2.5 Baths
Approx. 1,519 sq. ft. heated

COUNTRY ELEVATION

MODERN ELEVATION

First Floor

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View of site from looking East

View of site from South East Corner

View of site from North East Corner

Greenmont South TIS is e-mailed directly to the City of Caldwell from CR Engineering.

Description for

Annexation

Greenmont South Subdivision

December 5, 2023

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 3, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho more particularly described as follows:

BEGINNING at the Southeast corner of Government Lot 1 of said Section 3;

thence South 00°31'33" West, 1,325.89 feet to the 1/4 corner common to Sections 2 and 3, T.3N., R.3W., B.M.;

thence South 00°34'04" West, 1,326.39 feet to the South 1/16 corner common to said Sections 2 and 3;

thence on the north boundary line of Southern Heights Subdivision Unit No. 1 as filed in Book 28 of Plats at Page 18, records of Canyon County, Idaho, South 89°51'10" West, 1,319.29 feet to the Southeast 1/16 corner of said Section 3;

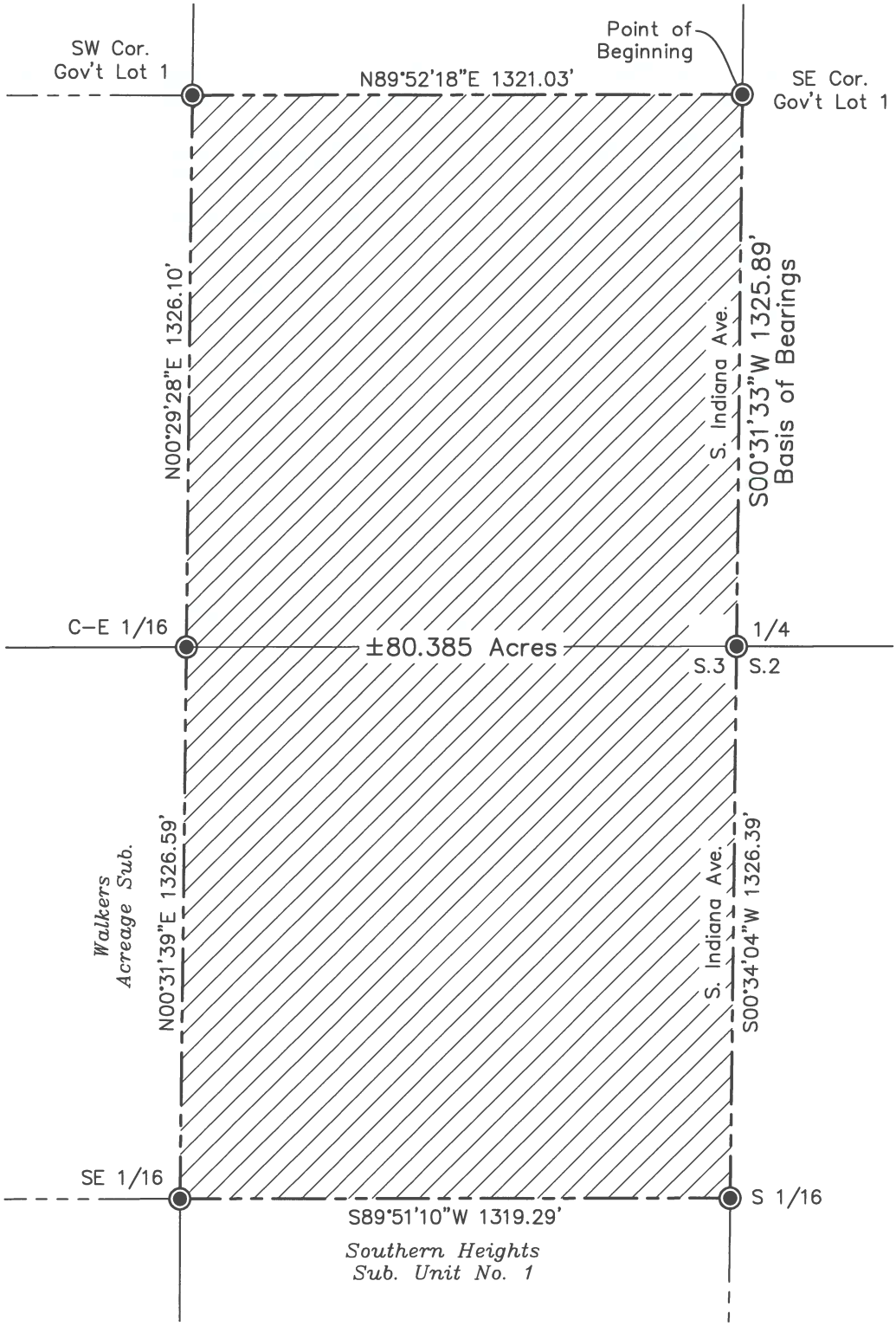
thence on the east boundary line of Walkers Acreage Subdivision as filed in Book 3 of Plats at Page 1, records of Canyon County, Idaho, North 00°31'39" East, 1,326.59 feet to the Center-East 1/16 corner of said Section 3;

thence North 00°29'28" East, 1,326.10 feet to the Southwest corner of Government Lot 1 of said Section 3;

thence North 89°52'18" East, 1,321.03 feet to the **POINT OF BEGINNING**.

Containing 80.385 acres, more or less.

End of Description.



PROFESSIONAL LAND SURVEYOR
LICENSED
in ID
11779
12/5/2023
STATE OF IDAHO
CODY M. McCAMMON

N

Scale: 1"=400'

0 100 200 400 800

P:\Greenmont South (Eskew) 21-355\dwg\Annexation Ex.dwg 12/5/2023 8:51:08 PM

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for
Annexation
Greenmont South Subdivision

Located in the SE1/4 of the NE1/4 and the NE1/4 of the SE1/4 of Section 3, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 21-355-02
Sheet No. 1
Dwg. Date 12/5/2023

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Hubble Homes, LLC
701 S Allen St., Ste. 104
Meridian, Idaho 83642

2023-030534
RECORDED
09/20/2023 10:40 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 JWINSLOW $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

(Space Above For Recorder's Use)

WARRANTY DEED

For value received Wayne Eskew, Trustee of **The Eugene E. Eskew Testamentary Trust**, dated May 3, 2005, and **The Estate of Jessie Eskew**, acting through its Personal Representative, Wayne Eskew (Canyon County Case No. CV14-21-3885) (together as "Grantor"), does hereby convey, grant, bargain, sell and convey unto **Hubble Homes, LLC**, an Idaho limited liability company, ("Grantee"), whose address is 701 S Allen St., Ste. 104, Meridian, Idaho 83642, and its successors and assigns forever, the following described real property situated in Canyon County, State of Idaho:

See Exhibit "A" attached hereto and incorporated herein by reference.

Together with all and singular the tenements, hereditaments and appurtenances.

Together with all water, water rights, well rights, ditches and rights of way for ditches appurtenant thereto or in anywise appertaining.

Together with any and all mineral rights appurtenant thereto or in anywise appertaining.

SUBJECT to the exceptions hereinafter identified, including any exceptions that would be shown on a title policy.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns, in fee simple, subject to the following: all reservations in patents or state grants or in the laws authorizing the issuance thereof; the bonded debt of all taxing units; all zoning requirements and restrictions provided by any fire, building, plumbing, electrical and other similar codes imposed by any governmental unit; all repayment contracts between any irrigation district and the United States; all easements and rights of way under, over and across the premises regardless of how evidenced or acquired and whether the same appears of record or not; terms of any Agreement pursuant to which this deed was executed; and exceptions that would appear on any title insurance policy applying the real property provided by Grantor to Grantee.

Apart from the warranty of title expressed herein, the real property is sold in its present AS IS condition in all respects, including but not limited to, its title, boundaries, water rights, environmental condition, zoning, appurtenances, and improvements located thereon.

This Deed shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, administrators, personal representatives, successors, and permissible assigns.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 18th day of September, 2023.

GRANTOR

The Eugene E. Eskew Testamentary Trust

Wayne Eskew Trustee
Wayne Eskew, Trustee

The Estate of Jessie Eskew

Wayne Eskew PR
Wayne Eskew, Personal Representative

State of Idaho)
) ss:
County of Canyon)

On this 18th day of September, 2023, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Wayne Eskew, who being by me first duly sworn, declared that he is the Trustee of The Eugene E. Eskew Testamentary Trust and the Personal Representative of The Estate of Jessie Eskew, and whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in the certificate first above written.

CAMILLE A. BALDWIN
COMMISSION #6106
NOTARY PUBLIC
STATE OF IDAHO

Camille A. Baldwin
NOTARY PUBLIC FOR IDAHO
Residing at: Meddleton ID
My Commission Expires: 7-2-2027

EXHIBIT "A"

Real property located in Canyon County, Idaho and more particularly described as follows:

Parcel No. 1:

The Southeast Quarter of the Northeast Quarter of Section 3, Township 3 North, Range 3 West of the Boise Meridian in Canyon County, Idaho.

Parcel No. 2:

The Northeast Quarter of the Southeast Quarter of Section 3, Township 3 North, Range 3 West of the Boise Meridian in Canyon County, Idaho.

Property Owner Acknowledgement

I, Mitchell S. Armuth, the record owner for real property addressed as Greenmont South PUD Subdivision, am aware of, in agreement with, and give my permission to Patrick Connor, to submit the accompanying application(s) pertaining the that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.

2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 19th day of December, 20 23

(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Penny Smith, a Notary Public, do hereby certify that on this 19th day of December, 2023, personally appeared before me Mitchell S. Armuth known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

NOTARY PUBLIC FOR IDAHO
Residing at Meridian
My Commission Expires 2/16-2025

PENNY SMITH
COMMISSION #23655
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 02/16/2025