

- Two (2) copies of the Stormwater Report - pdf
- Four (4) copies of the Traffic Impact Study *already submitted and approved*
- Three (3) copies of the Geotechnical Report - pdf

Division
201 - 4

A. GENERAL INFORMATION Subdivision Name <u>Herron Ridge</u> Total Acres <u>39.29 acres</u> Intended Land Uses Circle (residential, single-family, multi-family, commercial, industrial) Property Address(es) <u>0 W. Greenhurst Rd.</u> Legal Description <u>see attached metes and bounds</u> Canyon County Parcel Account Number(s) <u>R2930101000</u> Existing Zoning. (Circle one) RA RS RSM RD RML RMH RP BN CB BC BF IP IL IH AG (County Zoning) _____	
B. OWNER/ APPLICANT INFORMATION Owner of Record	
Name	<u>Brandt Agency, Inc.</u>
Address	<u>203 11th Avenue S.</u>
City	<u>Nampa, ID</u>
State & Zip	<u>ID 83651</u>
Telephone	<u>(208) 466-7697</u>
Email	<u>doubrandt37@gmail.com</u>
Fax	<u>—</u>
Applicant Name <u>Schultz Development, Matt Schultz</u> Address <u>PO Box 1115</u> City <u>Meridian</u> State & Zip <u>ID 83680</u>	

Telephone	(208) 880-1695
Email	schultzdevelopment@yahoo.com
Fax	—
Engineer/Surveyor/Planner	
Name	KM Engineering, LLP
Address	9233 W. State St.
City	Boise
State & Zip	ID 83714
Telephone	(208) 921-3028
Email	mderre@kmengllp.com
Fax	—

Division
201 - 5

C. SUBDIVISION INFORMATION		
Lot Types	Number of Lots	Acres
Residential	121	24.13 ac
Dwelling units per acre (gross /net)	3.08 DU/Ac	—
Commercial	—	—
Industrial	—	—
Common (Landscape, Utility, Other)	12	6.81 ac
Open Space Roads	—	8.35 ac
Total	133	39.29 ac

W. GREENHURST RD.

HERRON RIDGE CT.

HERRON SPRINGS DR.

HERRON RIDGE DR.

N. ROBINSON LATERAL

W. SASER ST.

THACKER RIDGE DR.

HERRON RIDGE DR.

KREN DR.

HURD ST.

W. SASER ST.

THACKER LATERAL

S. MIDDLETON RD.

Herron Ridge

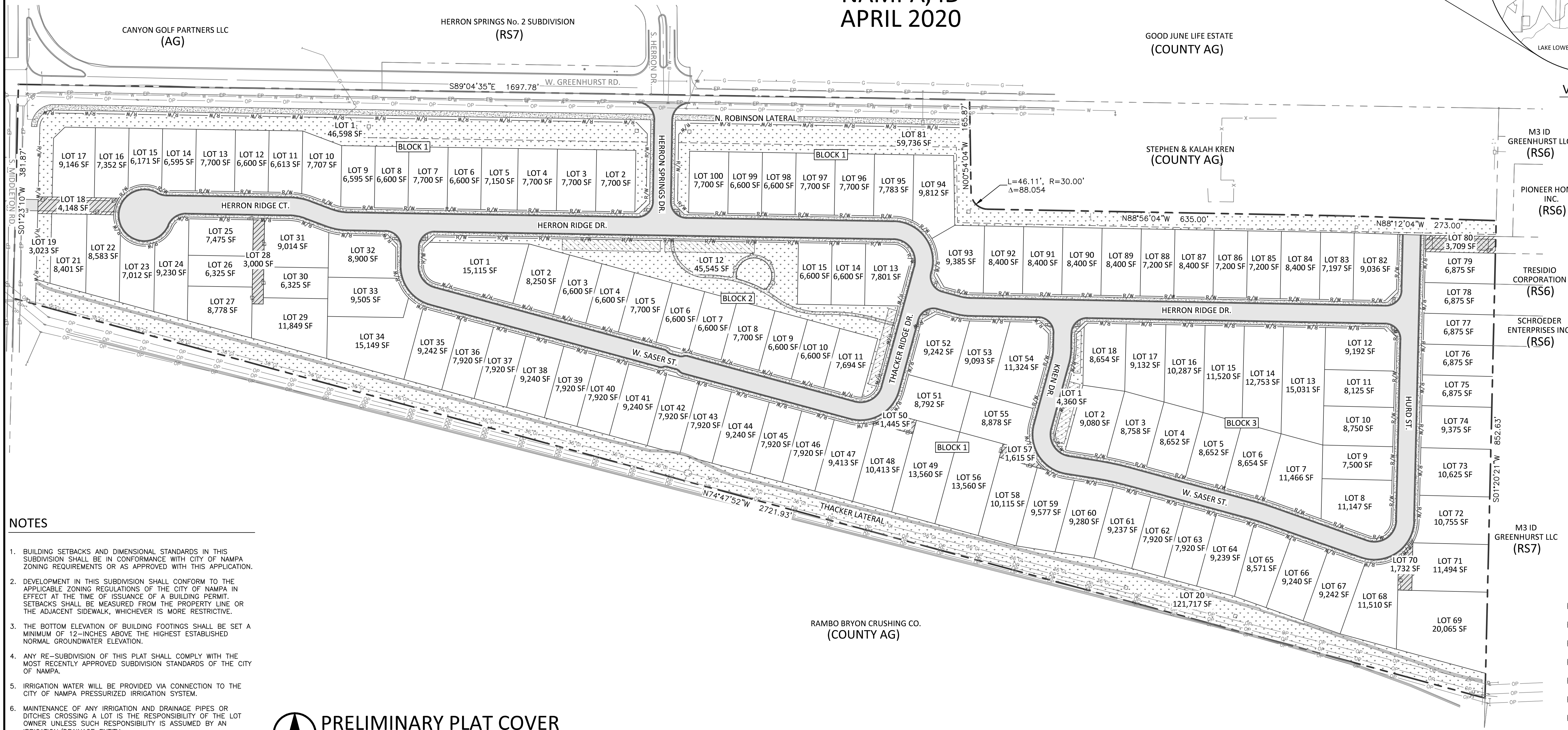
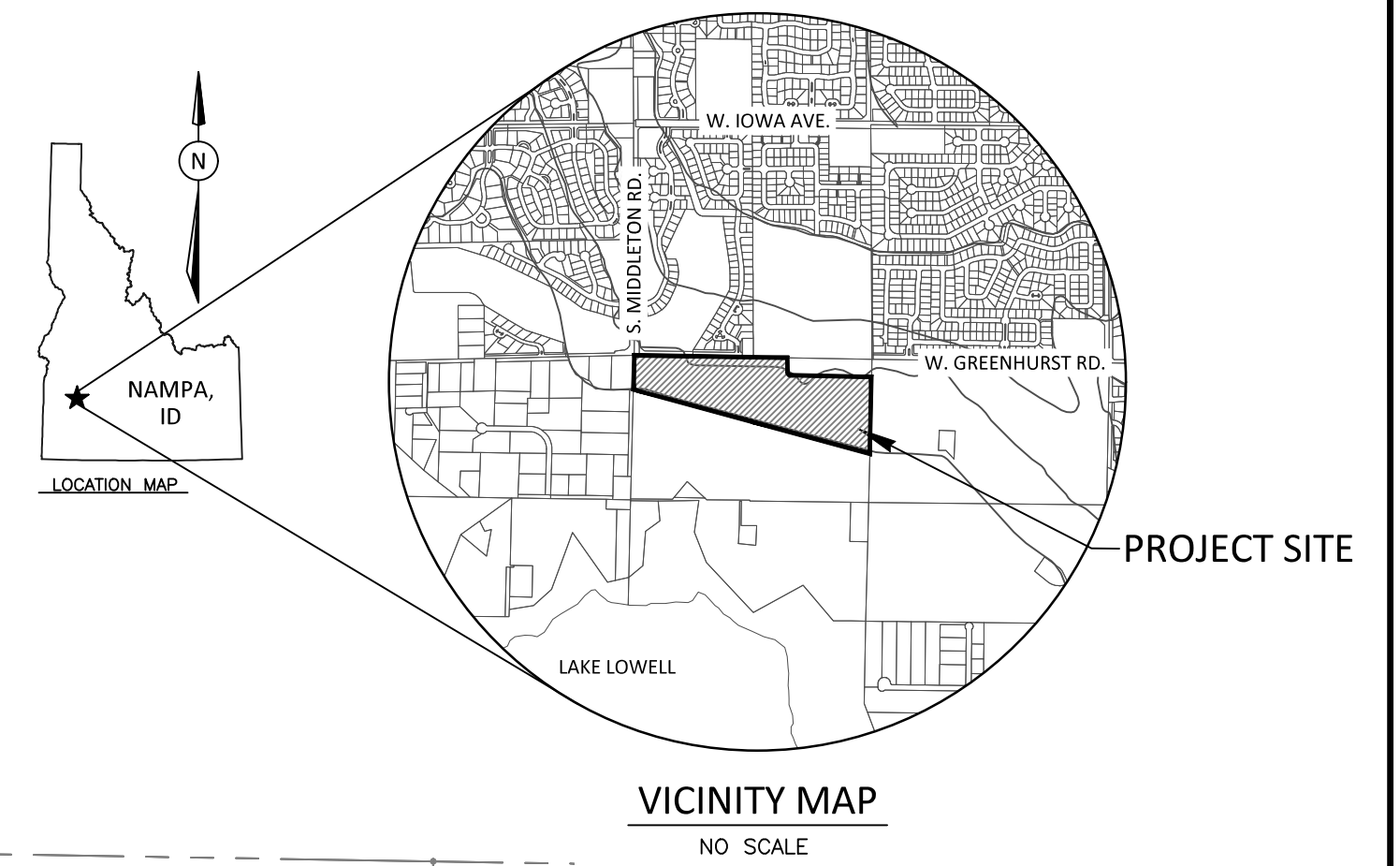
CONCEPTUAL, SUBJECT TO CHANGE



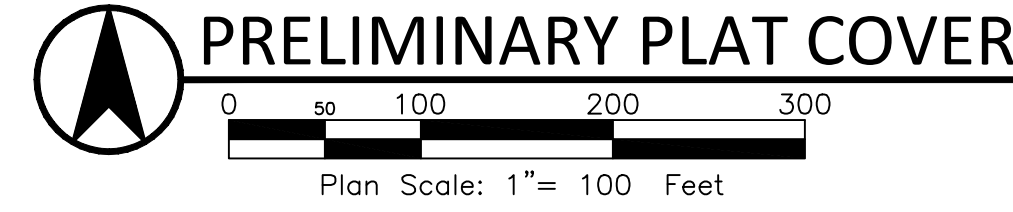
PRELIMINARY LAYOUT SHOWING HERRON RIDGE SUBDIVISION

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 3 AND GOVERNMENT LOT 5 OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO

NAMPA, ID
APRIL 2020



- ### NOTES
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH CITY OF NAMPA ZONING REQUIREMENTS OR AS APPROVED WITH THIS APPLICATION.
 - DEVELOPMENT IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF NAMPA IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE OR THE ADJACENT SIDEWALK, WHICHEVER IS MORE RESTRICTIVE.
 - THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF NAMPA.
 - IRRIGATION WATER WILL BE PROVIDED VIA CONNECTION TO THE CITY OF NAMPA PRESSURIZED IRRIGATION SYSTEM.
 - MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
 - THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE PRIVATE OF PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
 - RESTRICTIVE COVENANTS AND CONDITIONS RECORDED IN CONJUNCTION WITH THE FINAL PLAT WILL BE IN EFFECT FOR THIS SUBDIVISION.
 - DIRECT LOT ACCESS TO W. GREENHURST RD. AND S. MIDDLETON RD. IS PROHIBITED.
 - ALL SINGLE-FAMILY FRONT LOT LINES COMMON TO STREET RIGHTS-OF-WAY SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
 - ALL SINGLE-FAMILY REAR LOT LINES SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT, ON EACH SIDE, FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
 - INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
 - CROSS-ACCESS EASEMENTS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.



SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

CONTACT INFORMATION

OWNER
BRANDT AGENCY, INC.
203 11TH AVE S
NAMPA, IDAHO 83651

DEVELOPER
SCHULTZ DEVELOPMENT LLC
PO BOX 1115
MERIDIAN, IDAHO 83680
CONTACT: MATT SCHULTZ
PHONE: (208)880-1695

ENGINEERING & SURVEYING CONSULTANT
KM ENGINEERING, LLP
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: MATTHEW DERR, P.E.
KEVIN MCCARTHY, P.E.
EMAIL: mderr@kmengrp.com
kevin@kmengrp.com

LEGEND

---	BOUNDARY LINE
---	OFFSITE PROPERTY LINE
---	EASEMENTS
---	ROAD CENTERLINE
---	SECTION LINE
---	LOT LINE
---	LOT NUMBER
---	ZONING
---	ASPHALT
---	COMMON ACCESS AREA
---	COMMON OPEN SPACE

PRELIMINARY PLAT DATA

SITE DATA	
CURRENT ZONING	AG
PROPOSED ZONING	RS7
TOTAL AREA OF SITE	39.29 ACRES
AREA SINGLE-FAMILY RESIDENTIAL	24.13 ACRES
AREA COMMON ACCESS	0.36 ACRES
AREA COMMON OPEN SPACE	6.45 ACRES (16.4%)
OVERALL LOT DATA	
TOTAL LOTS	133
TOTAL BUILDABLE LOTS	121
LOTS UNDER 7,000 SF	24 (19.8%)
COMMON ACCESS LOTS	6
COMMON SPACE LOT	6
ZONING REQUIREMENTS - RS7	REQ. PROPOSED
PARKING AND BUILDING SETBACK ALONG AN ARTERIAL OR COLLECTOR ROAD	35 FEET 35 FEET
PARKING AND BUILDING SETBACK ALONG A LOCAL ROAD (FRONT SETBACK)	22 FEET 22 FEET
PARKING AND BUILDING SETBACK ABUTTING ANY RESIDENTIAL USE	22 FEET 22 FEET
REAR SETBACK (ALLEY)	15 FEET 15 FEET
SIDE SETBACK	5 FEET 5 FEET

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	PRELIMINARY PLAT COVER
PP1.1	PRELIMINARY PLAT LAYOUT
PP1.2	PRELIMINARY PLAT LAYOUT
PP2.0	EXISTING CONDITIONS
PP3.0	PRELIMINARY ENGINEERING
PP3.1	PRELIMINARY ENGINEERING
PP1.0	PRELIMINARY LANDSCAPE COVER
PP1.1	PRELIMINARY LANDSCAPE
PP1.2	PRELIMINARY LANDSCAPE

HERRON RIDGE SUBDIVISION NAMPA, ID PRELIMINARY PLAT COVER

Digitally signed by
Matthew S. Derr, PE
Date: 2020.04.07
10:21:26 -06'00'

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kmengrp.com

DATE:	4-7-2020
PROJECT:	20-004
SHEET NO.	PP1.0

PRELIMINARY - NOT FOR CONSTRUCTION



MATCH LINE - SEE SHEET PPL.2

LEGEND	
	BOUNDARY LINE
	OFFSITE PROPERTY LINE
	EASEMENTS
	ROAD CENTERLINE
	SECTION LINE
	LOT LINE
	LOT NUMBER
	ZONING
	COMMON ACCESS AREA
	COMMON OPEN SPACE

**HERRON RIDGE SUBDIVISION
NAMPA, ID
PRELIMINARY PLAT LAYOUT**



DATE: 4-7-2020
PROJECT: 20-004
SHEET NO.
PP1.1

PRELIMINARY PLAT LAYOUT

Plan Scale: 1" = 60'

PRELIMINARY - NOT FOR CONSTRUCTION

P:\2020\CAD\PLAT\PRELIMINARY\004 PRELIMINARY PLAT LAYOUT.DWG, JOEL WILSON, 4/7/2020, DWG TO PDF, PCL3, ...

W. GREENHURST RD.



LEGEND	
	BOUNDARY LINE
	OFFSITE PROPERTY LINE
	EASEMENT
	ROAD CENTERLINE
	SECTION LINE
	LOT LINE
	LOT NUMBER
	ZONING
	COMMON ACCESS AREA
	COMMON OPEN SPACE

**HERRON RIDGE SUBDIVISION
NAMPA, ID
PRELIMINARY PLAT LAYOUT**

	 9233 WEST STATE STREET BOISE, IDAHO 83714 PHONE (208) 639-6939 kmengllp.com

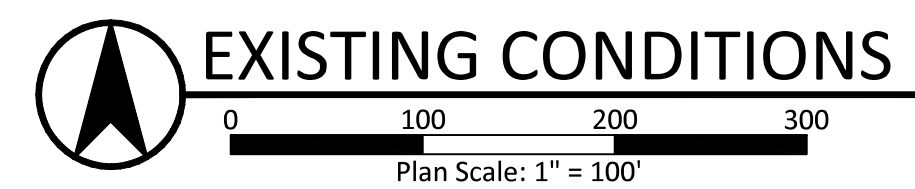
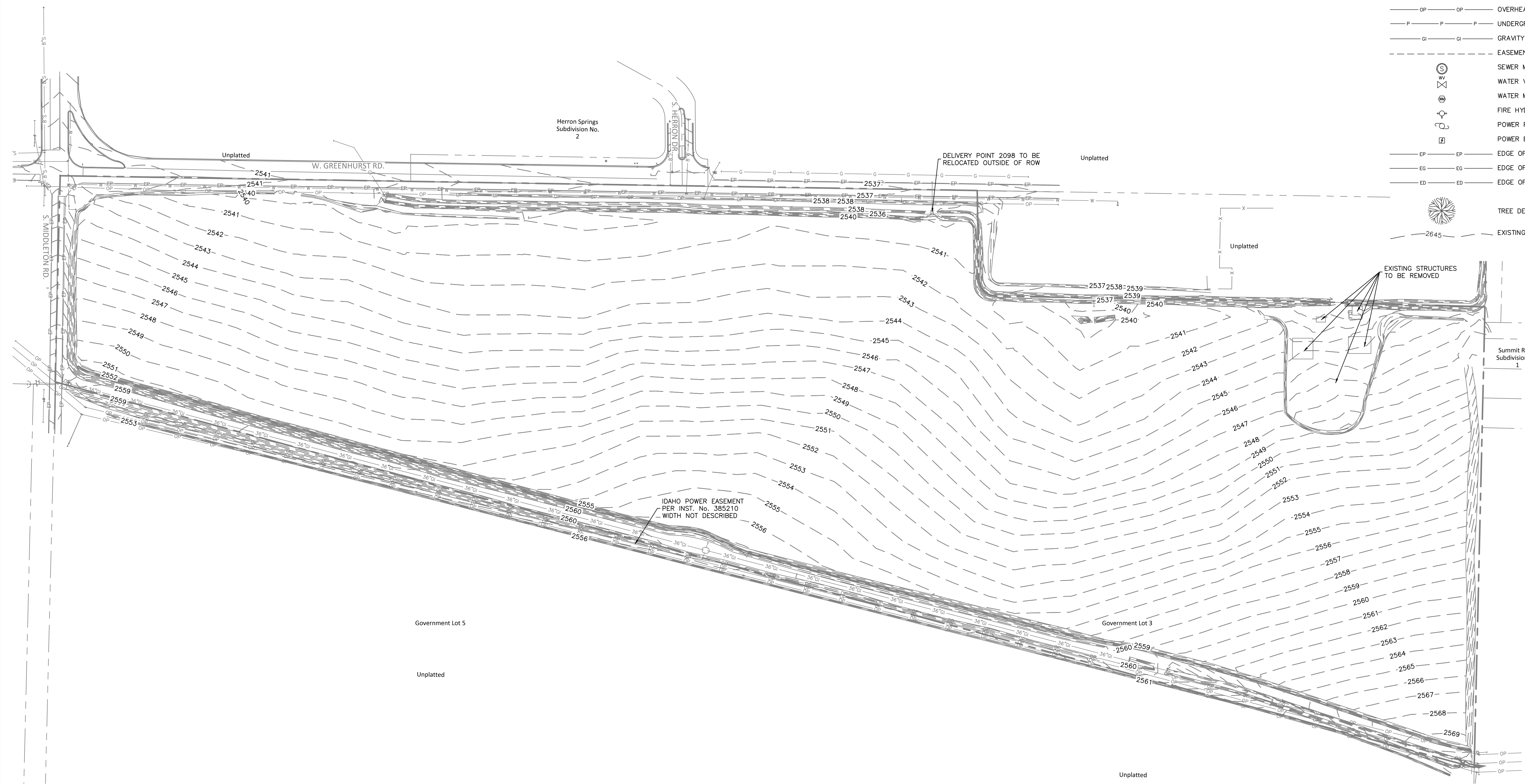
PRELIMINARY PLAT LAYOUT
 0 60 120 180
 Plan Scale: 1" = 60'

PRELIMINARY - NOT FOR CONSTRUCTION

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LEGEND

- EXISTING IMPROVEMENTS**
- S — S — S — SANITARY SEWER LINE
 - W — W — W — WATER LINE
 - G — G — G — GAS LINE
 - OP — OP — OP — OVERHEAD POWER LINE
 - P — P — P — UNDERGROUND POWER LINE
 - GI — GI — GI — GRAVITY IRRIGATION LINE
 - - - - - EASEMENT LINE
 - ⊗ SEWER MANHOLE
 - ⊗ WATER VALVE
 - ⊗ WATER METER
 - ⊗ FIRE HYDRANT
 - ⊗ POWER POLE
 - ⊗ POWER BOX
 - EP — EP — EP — EDGE OF PAVEMENT
 - EG — EG — EG — EDGE OF GRAVEL
 - ED — ED — ED — EDGE OF DIRT
 - ⊗ TREE DECIDUOUS
 - - - - - EXISTING GRADE CONTOUR



**HERRON RIDGE SUBDIVISION
NAMPA, ID
EXISTING CONDITIONS**

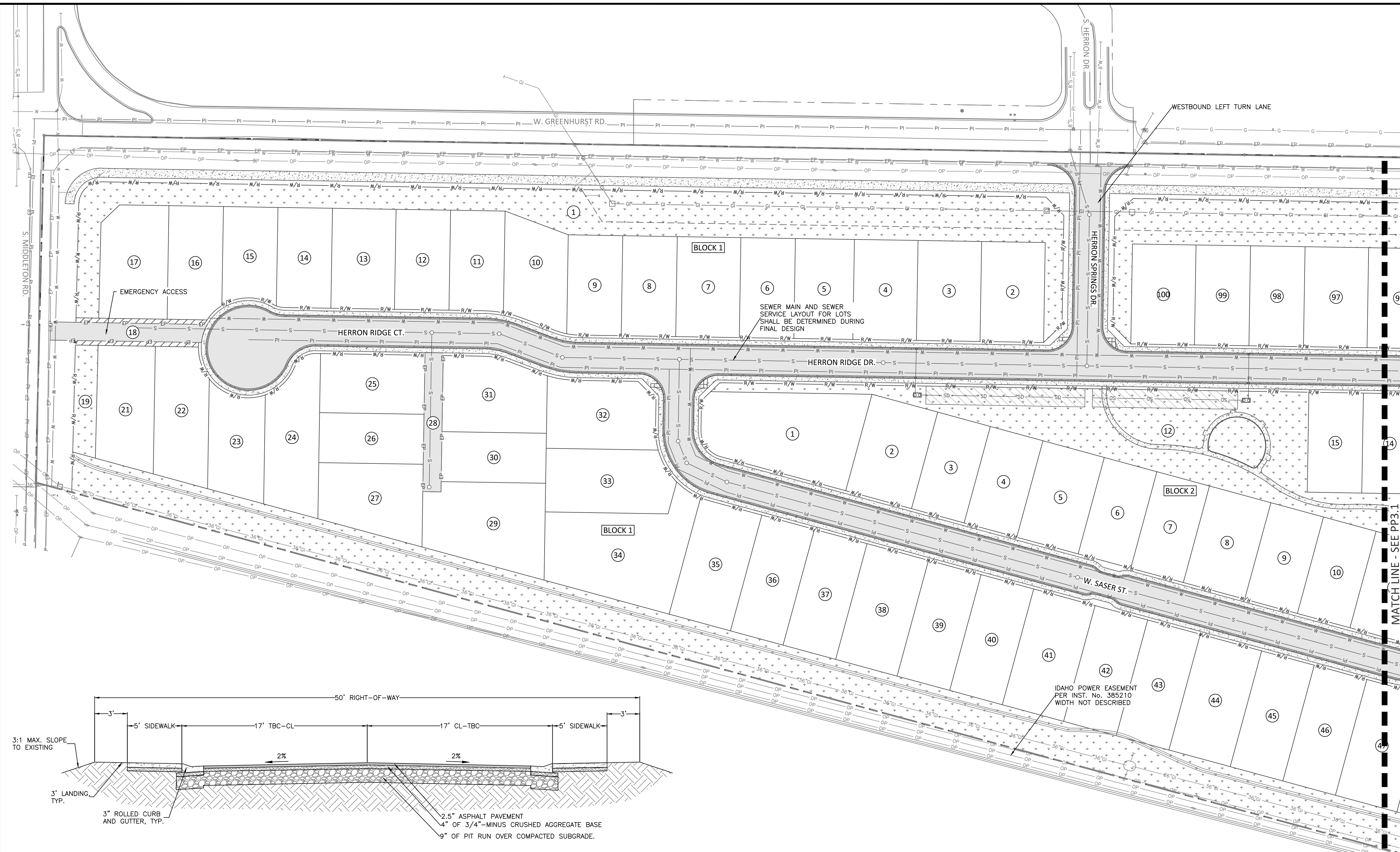


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DATE: 4-7-2020
PROJECT: 20-004
SHEET NO.
PP2.0

PRELIMINARY - NOT FOR CONSTRUCTION

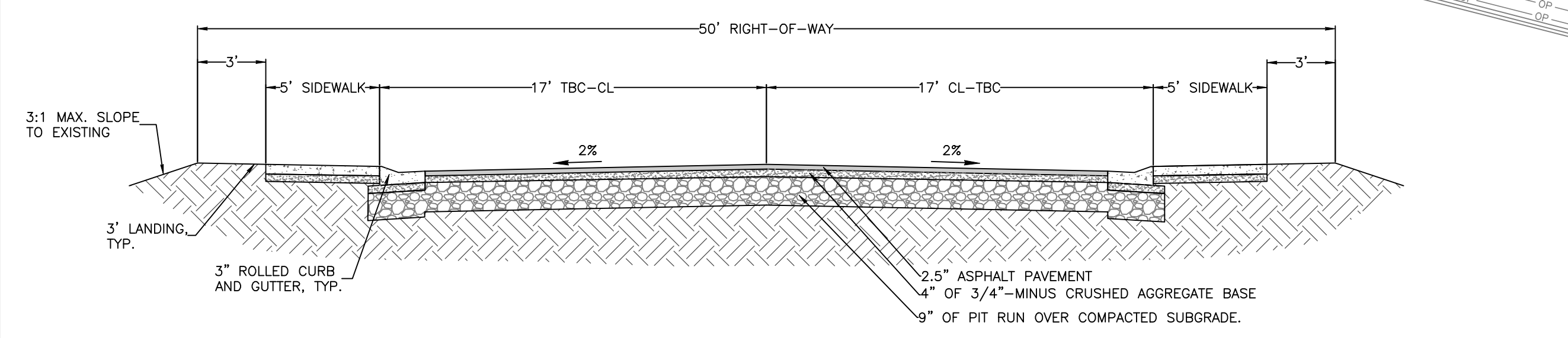
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LEGEND

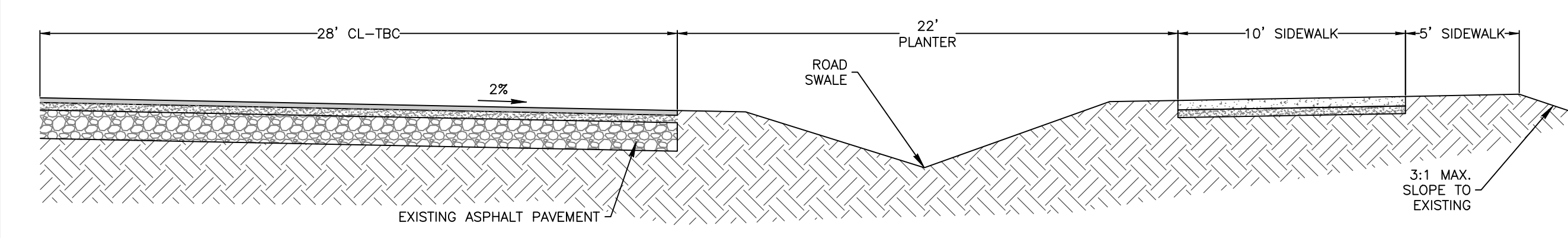
- BOUNDARY LINE
- - - OFFSITE PROPERTY LINE
- - - EASEMENT LINE
- ROAD CENTERLINE
- LOT LINE
- FOUND 1/2 INCH REBAR
- ⊙ FOUND 5/8 INCH REBAR
- ⊕ FOUND BRASS CAP
- x-x-x- 6' PRIVACY FENCE
- o-o-o- 5' WROUGHT IRON FENCE
- s-s-s- SEWER LINE
- w-w-w- WATER LINE
- sd-sd- STORM DRAINAGE LINE
- pi-pi- PRESSURE IRRIGATION LINE
- f-f-f- FLOODWAY
- f-f-f- FLOODPLAIN
- ⊙ SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ STORM DRAIN INLET
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ DOUBLE WATER SERVICE
- ⊙ STREET LIGHT

- NOTES**
- DOMESTIC WATER SERVICE WILL BE PROVIDED BY CITY OF NAMPA. 8" WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO AN EXISTING WATER MAIN W. GREENHURST RD..
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF NAMPA. THE PROPERTY WILL BE SERVED BY EXISTING SEWER MAINS IN W. GREENHURST RD..
 - WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
 - ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF NAMPA MINIMUM STANDARDS.
 - ALL STREETS SHALL BE DEDICATED TO THE CITY OF NAMPA AND THE PUBLIC. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM CITY OF NAMPA STANDARDS. SEE THE PRELIMINARY ROADWAY CROSS-SECTIONS, THIS SHEET.
 - SANITARY SEWER, WATER, AND PUBLIC STORM DRAINAGE FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
 - PEDESTRIAN RAMPS AND CROSSINGS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
 - PRELIMINARY STORM DRAIN PONDS ARE SIZED FOR RESIDENTIAL AREAS AND PUBLIC STREETS ONLY. LOTS WILL HAVE THEIR OWN STORM WATER RETENTION AND TREATMENT FACILITIES TO BE DETERMINED LATER.



1 TYPICAL LOCAL ROAD SECTION

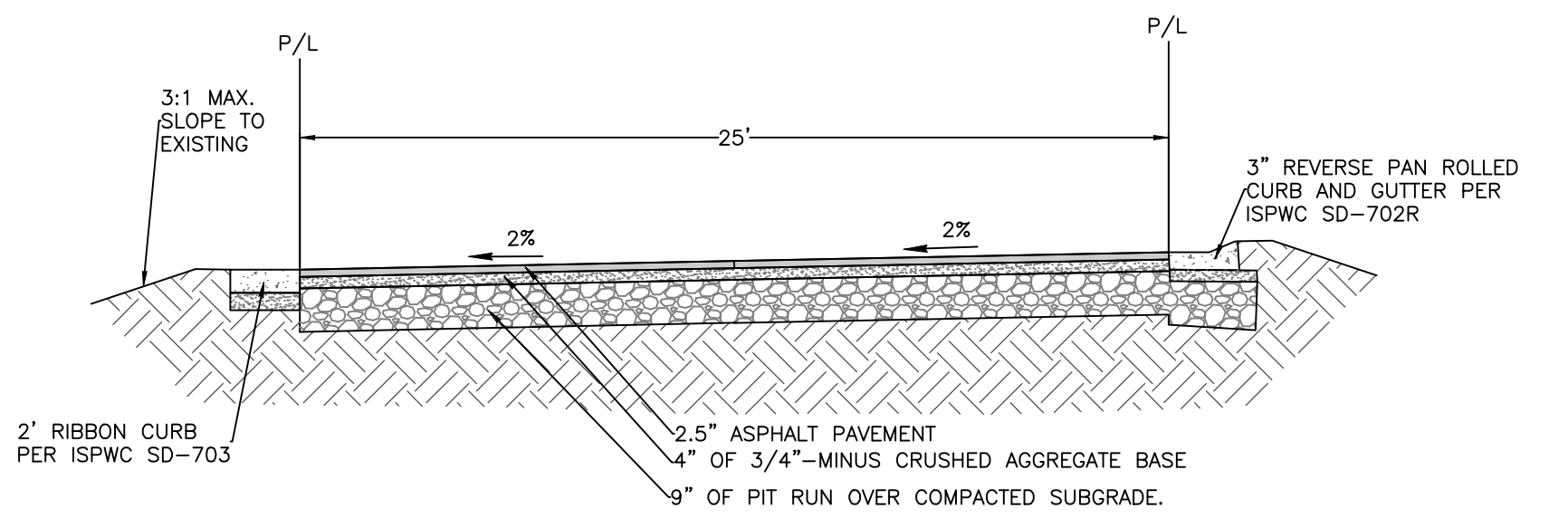
Scale: NTS



2 W. GREENHURST RD. / MIDDLETON RD. IMPROVEMENTS

Scale: NTS

PRELIMINARY ENGINEERING



3 TYPICAL PRIVATE DRIVE SECTION

Scale: NTS

**HERRON RIDGE SUBDIVISION
NAMPA, ID
PRELIMINARY ENGINEERING**

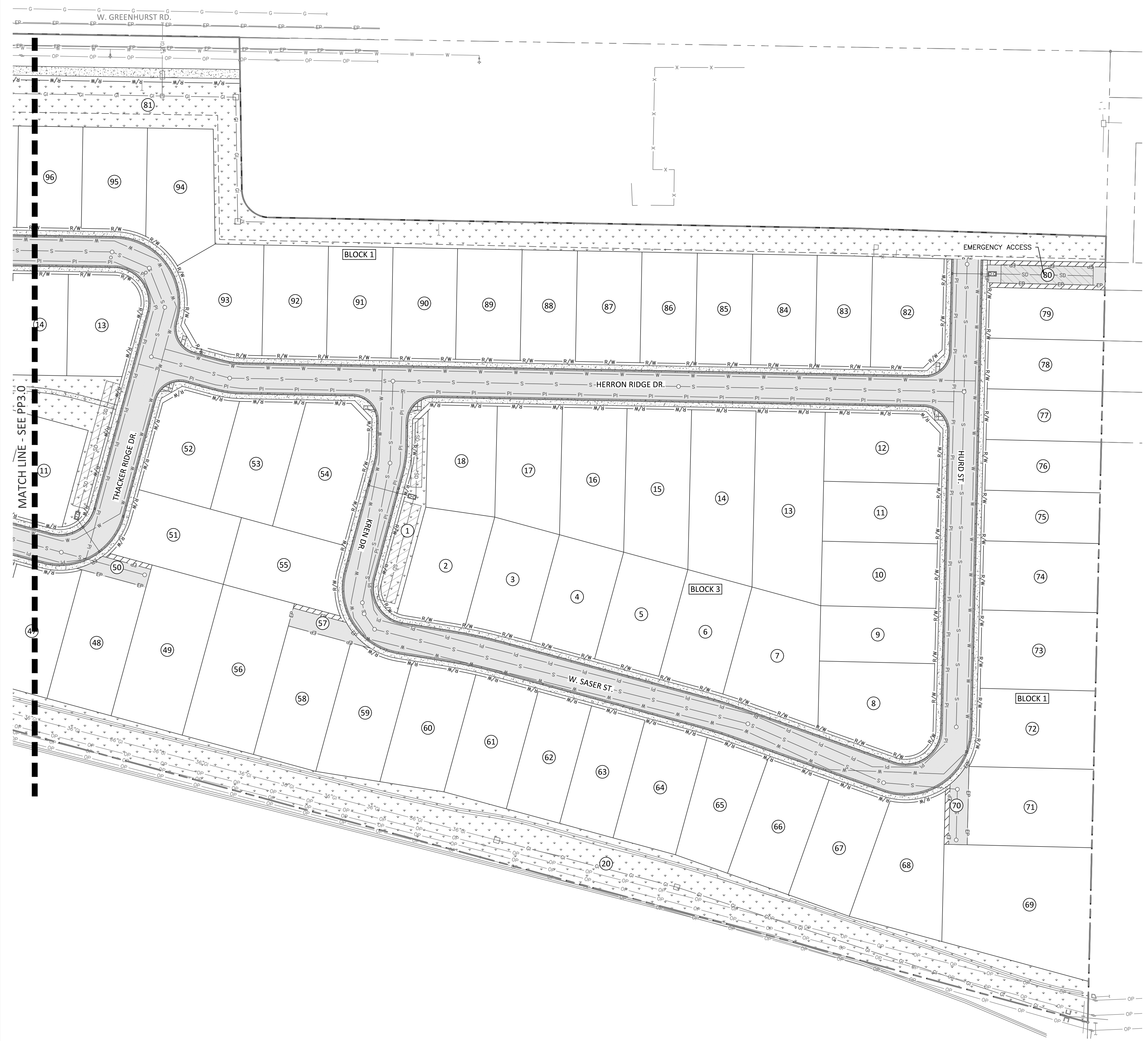


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DATE: 4-7-2020
PROJECT: 20-004
SHEET NO.
PP3.0

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LEGEND

	BOUNDARY LINE
	OFFSITE PROPERTY LINE
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	LOT LINE
	FOUND 1/2 INCH REBAR
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PRELIMINARY ENGINEERING

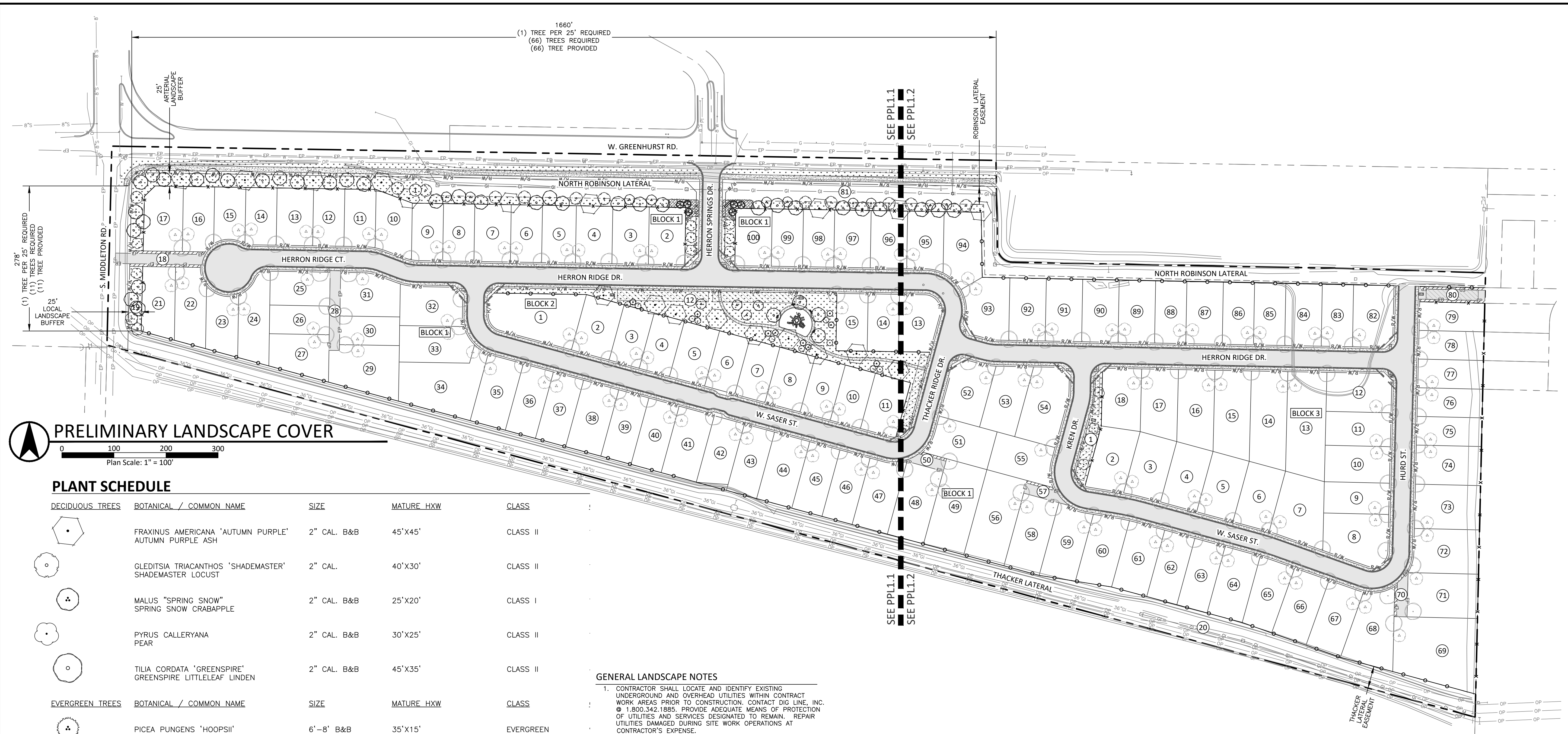
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Plan Scale: 1" = 60'

**HERRON RIDGE SUBDIVISION
NAMPA, ID
PRELIMINARY ENGINEERING**

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PRELIMINARY LANDSCAPE COVER

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Plan Scale: 1" = 100'

PLANT SCHEDULE

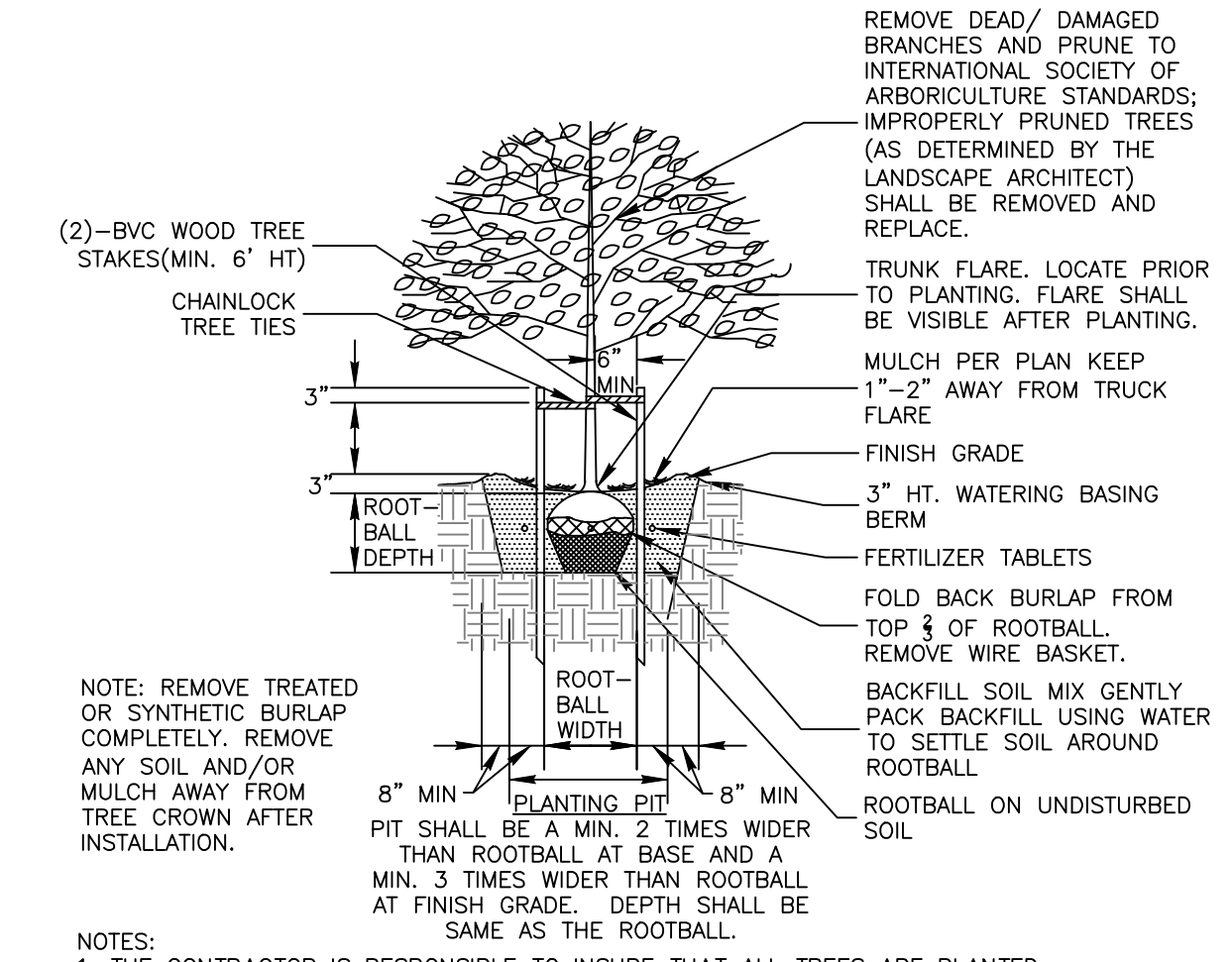
DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	2" CAL. B&B	45'X45'	CLASS II
	GLEDITSIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER LOCUST	2" CAL.	40'X30'	CLASS II
	MALUS "SPRING SNOW" SPRING SNOW CRABAPPLE	2" CAL. B&B	25'X20'	CLASS I
	PYRUS CALLERYANA PEAR	2" CAL. B&B	30'X25'	CLASS II
	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	45'X35'	CLASS II
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
	PICEA PUNGENS 'HOOPSI' HOOPSI BLUE SPRUCE	6'-8' B&B	35'X15'	EVERGREEN
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8' B&B	25'X15'	EVERGREEN
	SPECIMEN EVERGREEN	6'-8' B&B	35'X15'	EVERGREEN
SPECIES AND SIZE TO BE SELECTED BY OWNER OR OWNERS REPRESENTATIVE				
OTHER TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
	INDIVIDUAL LOT TREE - ANY CLASS SCHEMATIC LOCATION INSTALL ONE TREE, ANY CLASS, PER RESIDENTIAL LOT. SEE KEY NOTES.	2" CAL. B&B	VARIES	CLASS I, II, OR III
	INDIVIDUAL LOT TREE - CLASS II SCHEMATIC LOCATION INSTALL ONE CLASS II TREE A MIN. OF 5' FROM BACK OF SIDEWALK PER RESIDENTIAL LOT. SEE KEY NOTES.	2" CAL. B&B	VARIES	CLASS II
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	NOTE	
	SEASONAL SHRUBS AND PERENNIALS	1 GAL AND 3 GAL	PLANT AT 24" ON CENTER	
	INDIVIDUAL SHRUBS (3 GAL.) AND PERENNIALS (1 GAL.) TO BE IDENTIFIED ON FINAL CONSTRUCTION PLANS.			
SOD/SEED	BOTANICAL / COMMON NAME	CONT		
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD		

GENERAL LANDSCAPE NOTES

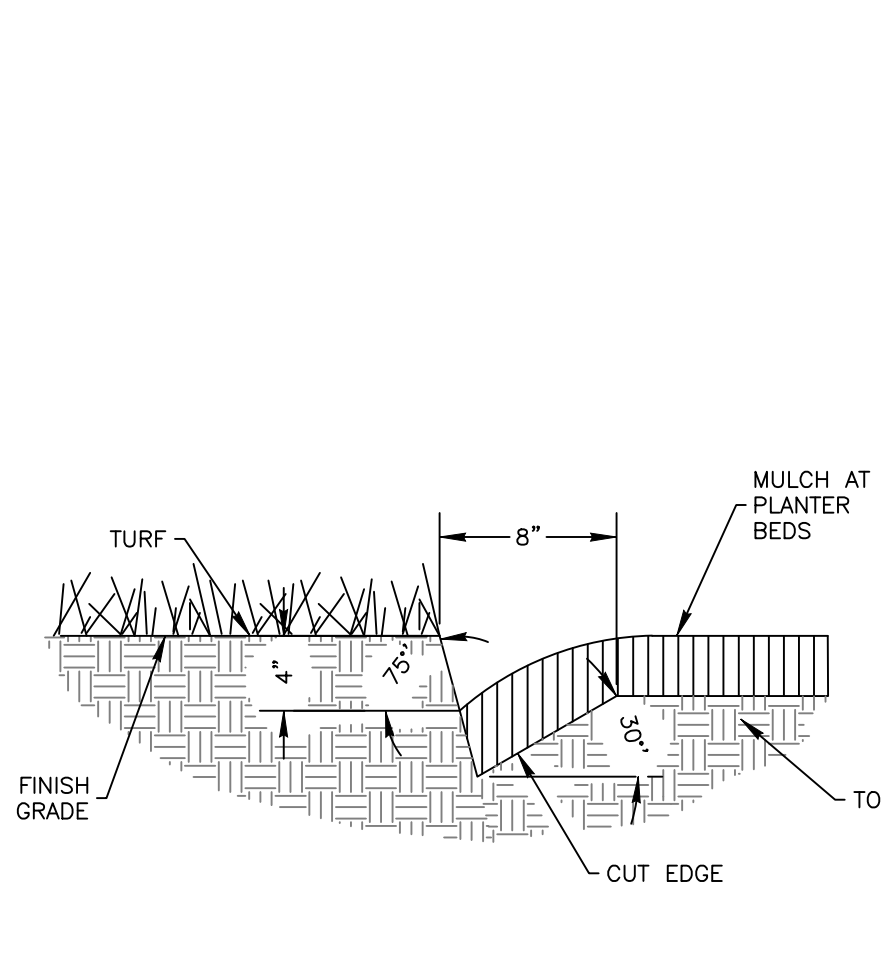
- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC MULCH, SUCH AS BARK, SOIL AID, PERMABARK. USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IF ROCK MULCH IS USED, INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- ALL TREES PROPOSED ON INDIVIDUAL LOTS TO BE PROVIDED AND INSTALLED BY THE INDIVIDUAL HOMEOWNER AND IN CONJUNCTION WITH INDIVIDUAL LOT CONSTRUCTION.
- FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

GENERAL IRRIGATION NOTES

- ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE VIA PRESSURIZED IRRIGATION AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.



1 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS



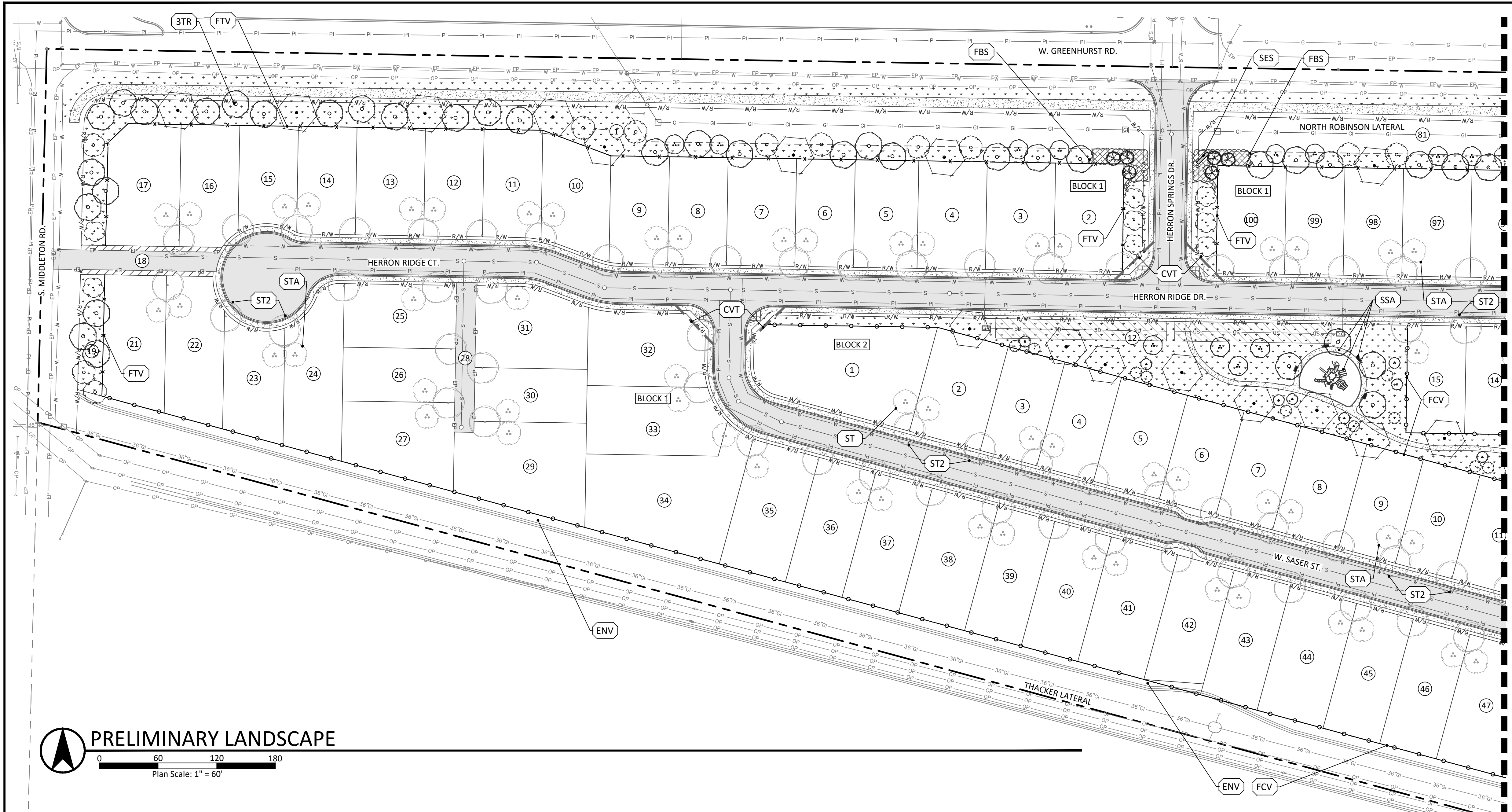
2 SHOVEL CUT
NTS

**HERRON RIDGE SUBDIVISION
NAMPA, ID
PRELIMINARY LANDSCAPE COVER**

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DATE: VALUE
PROJECT: 20-004
SHEET NO.
PPL1.0

PRELIMINARY - NOT FOR CONSTRUCTION



- KEY NOTES (TYPICAL)**
- 3TR** INSTALL 3' TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. PROVIDE SHOVEL CUT EDGE PER DETAIL.
 - CVT** CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
 - SSA** SCHEMATIC SITE AMENITIES - TOT LOT, BENCHES, AND PATHWAY. LAYOUT IS SCHEMATIC. EXACT LAYOUT AND ASSOCIATED DETAILS WILL BE DETAILED ON FINAL CONSTRUCTION PLANS.
 - FTV** 6-FOOT HEIGHT TAN VINYL PRIVACY FENCE.
 - FCV** 5'-6" HEIGHT CLEAR VIEW METAL FENCE.
 - ST2** SCHEMATIC LOCATION OF INDIVIDUAL CLASS II LOT TREES PER CITY OF NAMPA CODE. INSTALL A MIN. 5' FROM BACK OF SIDEWALK.
- TREES MUST BE SELECTED FROM THE TREASURE VALLEY TREE SELECTION GUIDE APPROVED CLASS II TREES. ([HTTPS://ID-NAMPAPARKSANDREC.CIVICPLUS.COM/DOCUMENTCENTER/VIEW/923/2018-TREASURE-VALLEY-TREE-SELECTION-GUIDE](https://id-nampaparksandrec.civicplus.com/documentcenter/view/923/2018-TREASURE-VALLEY-TREE-SELECTION-GUIDE))
- DO NOT INSTALL ACER FREMANII, ACER RUBRUM OR THE LIQUIDAMBER SPECIES.
- THESE TREES ARE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER AND SHALL BE INSTALLED IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.
- STA** SCHEMATIC LOCATION OF INDIVIDUAL CLASS I, II, OR III LOT TREES PER CITY OF NAMPA CODE.
- TREES MUST BE SELECTED FROM THE TREASURE VALLEY TREE SELECTION GUIDE APPROVED TREES. ([HTTPS://ID-NAMPAPARKSANDREC.CIVICPLUS.COM/DOCUMENTCENTER/VIEW/923/2018-TREASURE-VALLEY-TREE-SELECTION-GUIDE](https://id-nampaparksandrec.civicplus.com/documentcenter/view/923/2018-TREASURE-VALLEY-TREE-SELECTION-GUIDE))
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- SES** SCHEMATIC LOCATION OF ENTRY MONUMENT SIGN WITH ENHANCED PLANTINGS. EXACT SIGN AND ASSOCIATED PLANTINGS WILL BE DETAILED ON FINAL CONSTRUCTION PLANS.
 - FBS** INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL1.0-2.
 - ENV** EXISTING NATIVE VEGETATION TO REMAIN THROUGHOUT THACKER LATERAL. PATCH BACK WITH NATIVE SEED ALONG BOUNDARY AS NECESSARY WHEN LOT GRADING IS COMPLETE. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED NATIVE VEGETATION BACK TO THE ORIGINAL CONDITION PRIOR TO CONSTRUCTION.

MATCH LINE - SEE PPL1.2

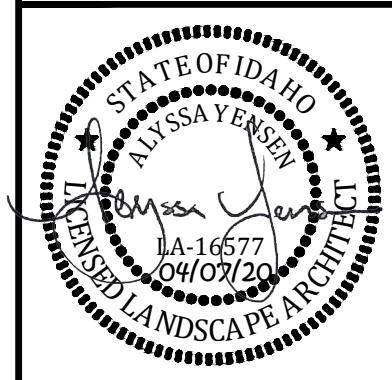
PRELIMINARY LANDSCAPE

0 60 120 180
Plan Scale: 1" = 60'

PLANT SCHEDULE

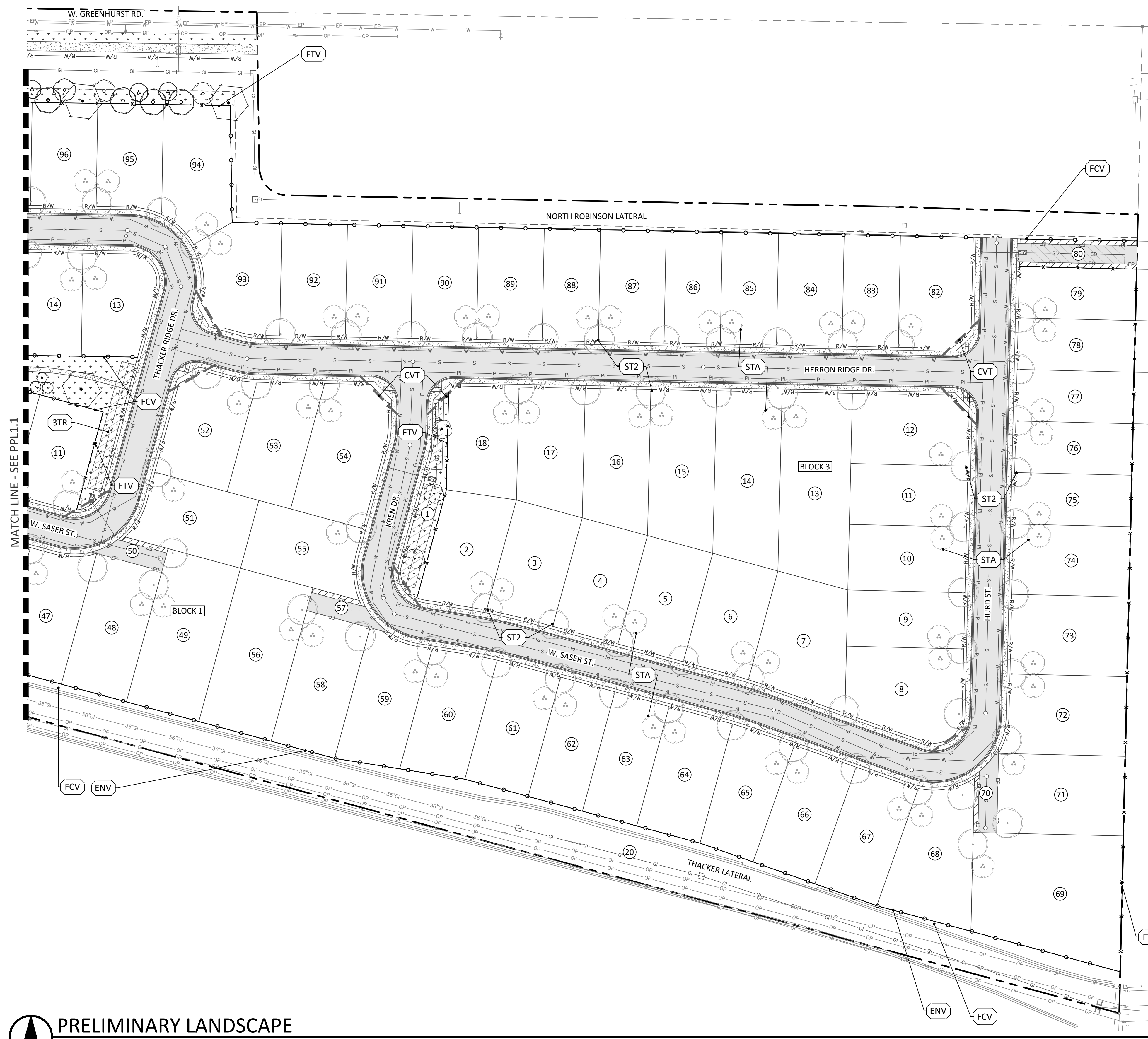
DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY	OTHER TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	2" CAL. B&B	45'X45'	CLASS II	19		INDIVIDUAL LOT TREE - ANY CLASS SCHEMATIC LOCATION INSTALL ONE TREE, ANY CLASS, PER RESIDENTIAL LOT. SEE KEY NOTES.	2" CAL. B&B	VARIES	CLASS I, II, OR III	121
	GLEDITSIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER LOCUST	2" CAL.	40'X30'	CLASS II	14		INDIVIDUAL LOT TREE - CLASS II SCHEMATIC LOCATION INSTALL ONE CLASS II TREE A MIN. OF 5' FROM BACK OF SIDEWALK PER RESIDENTIAL LOT. SEE KEY NOTES.	2" CAL. B&B	VARIES	CLASS II	121
	MALUS 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" CAL. B&B	25'X20'	CLASS I	14		SHRUB AREAS		NOTE		QTY
	PYRUS CALLERYANA PEAR	2" CAL. B&B	30'X25'	CLASS II	11		SEASONAL SHRUBS AND PERENNIALS	1 GAL AND 3 GAL	PLANT AT 24" ON CENTER		438
	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	45'X35'	CLASS II	40		INDIVIDUAL SHRUBS (3 GAL.) AND PERENNIALS(1 GAL.) TO BE IDENTIFIED ON FINAL CONSTRUCTION PLANS.				
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY	SOD/SEED	BOTANICAL / COMMON NAME	CONT	NOTE		QTY
	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'-8' B&B	35'X15'	EVERGREEN	9		TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD			106,702 SF
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8' B&B	25'X15'	EVERGREEN	10						
	SPECIMEN EVERGREEN	6'-8' B&B	35'X15'	EVERGREEN	6						
SPECIES AND SIZE TO BE SELECTED BY											

**HERRON RIDGE SUBDIVISION
NAMPA, ID
PRELIMINARY LANDSCAPE**



DATE: VALUE
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PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH
	GLEDITSIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER LOCUST
	MALUS 'SPRING SNOW' SPRING SNOW CRABAPPLE
	PYRUS CALLERYANA PEAR
	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN
EVERGREEN TREES	BOTANICAL / COMMON NAME
	PICEA PUNGENS 'HOOPSI' HOOPSI BLUE SPRUCE
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE
	SPECIMEN EVERGREEN
	SPECIES AND SIZE TO BE SELECTED BY OWNER OR OWNERS REPRESENTATIVE
OTHER TREES	BOTANICAL / COMMON NAME
	INDIVIDUAL LOT TREE - ANY CLASS SCHEMATIC LOCATION INSTALL ONE TREE, ANY CLASS, PER RESIDENTIAL LOT. SEE KEY NOTES.
	INDIVIDUAL LOT TREE - CLASS II SCHEMATIC LOCATION INSTALL ONE CLASS II TREE A MIN. OF 5' FROM BACK OF SIDEWALK PER RESIDENTIAL LOT. SEE KEY NOTES.
SHRUB AREAS	BOTANICAL / COMMON NAME
	SEASONAL SHRUBS AND PERENNIALS
	INDIVIDUAL SHRUBS (3 GAL.) AND PERENNIALS(1 GAL.) TO BE IDENTIFIED ON FINAL CONSTRUCTION PLANS.
SOD/SEED	BOTANICAL / COMMON NAME
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE

KEY NOTES (TYPICAL)

- 3TR** INSTALL 3' TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. PROVIDE SHOVEL CUT EDGE PER DETAIL.
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PRELIMINARY LANDSCAPE
 0 60 120 180
 Plan Scale: 1" = 60'

**HERRON RIDGE SUBDIVISION
 NAMPA, ID
 PRELIMINARY LANDSCAPE**

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DATE: VALUE
 PROJECT: 20-004
 SHEET NO.
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