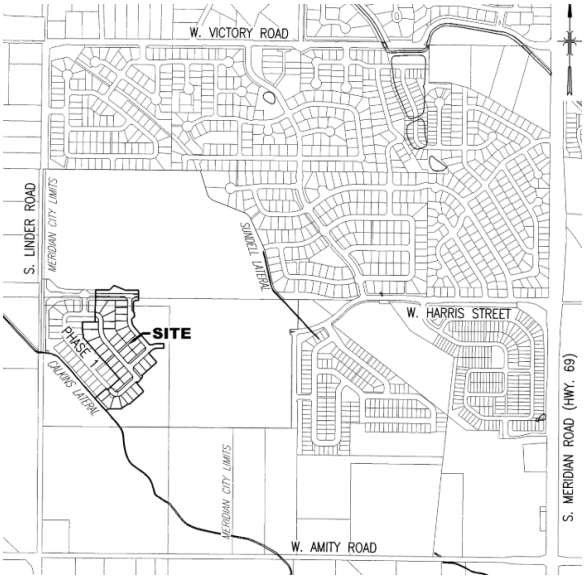
STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE:	10/21/2025
TO:	Mayor & City Council
FROM:	Sonya Allen, Associate Planner 208-884-5533
SUBJECT:	Brundage Estates Subdivision No. 2 FP-2025-0023
LOCATION:	Generally located on the east side of S. Linder Rd., 1/2 mile south of W. Victory Rd., in the west 1/2 of Section 25, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 36 buildable lots and 11 common lots on 12.57 acres of land in the R-4 zoning district for the second phase of Brundage Estates Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Shari Stiles, Engineering Solutions – 1029 N. Rosario, Suite 100, Meridian, ID 83642

B. Owner:

Centers Farm, LLC – P.O. Box 7156, Boise, ID 83707-1156

C. Representative:

Same as applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2016-0001) in accord with the requirements listed in UDC 11-6B-3C.2. In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease.

The street layout shown on the approved preliminary plat had to be reconfigured to meet the current ACHD Policy Manual requirement that local street intersections with a collector roadway be offset 330’ from centerline. This change resulted in two (2) fewer buildable lots in Phase 1 and one (1)

additional building lot in Phase 2 for a total of one (1) less buildable lot overall; and 1.2 acres more qualified open space in Phase 1 and 1.32 acres more qualified open space in Phase 2 for a total of 2.52 acres more than shown on the approved preliminary plat.

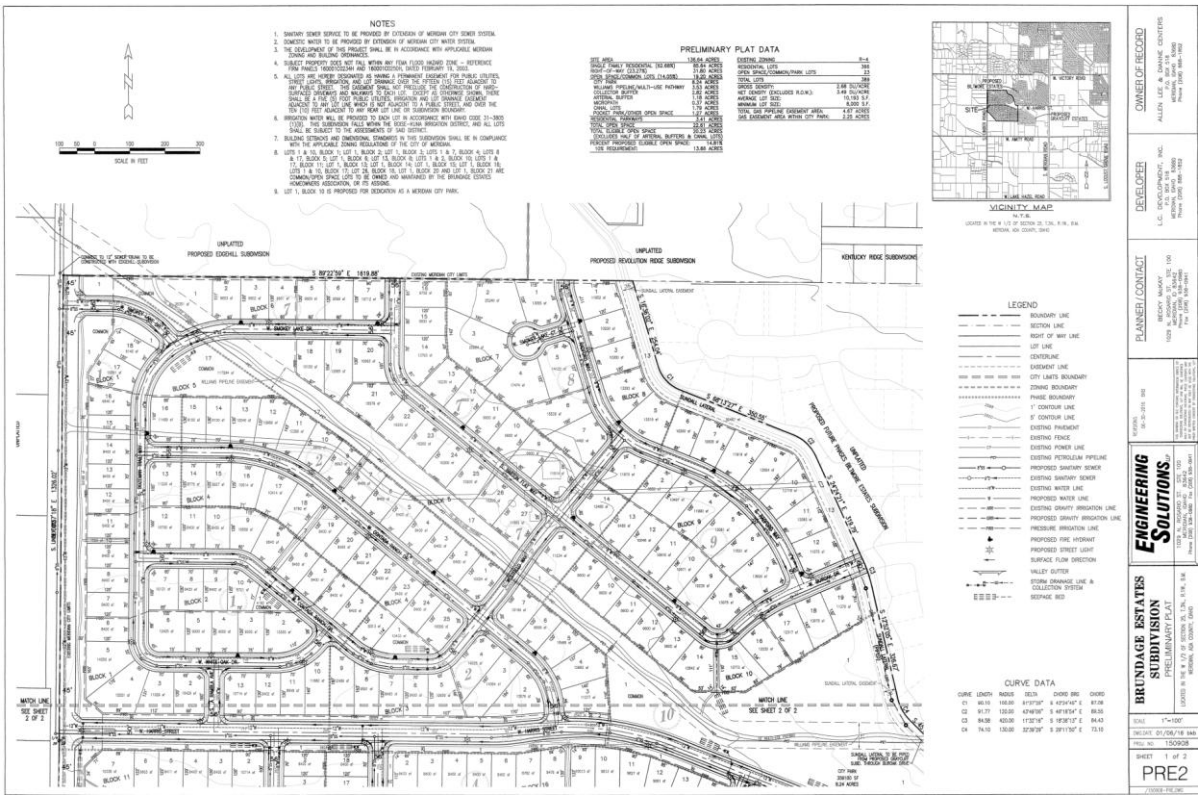
Because the number of buildable lots has not increased and the amount of common open space has not decreased, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

IV. DECISION

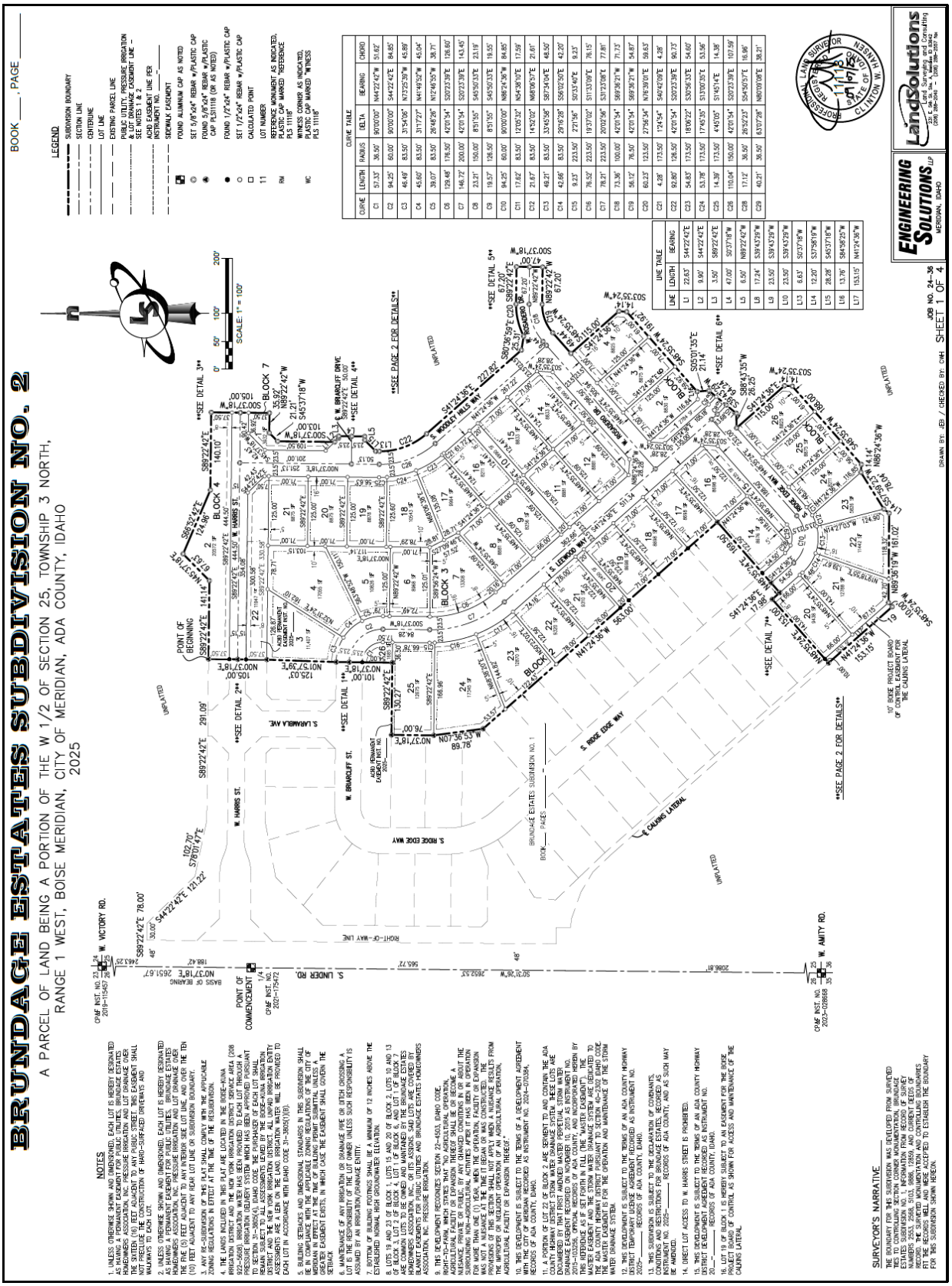
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

V. EXHIBITS

A. Preliminary Plat (dated: 01/06/16)



B. Final Plat (dated: 9/7/25)

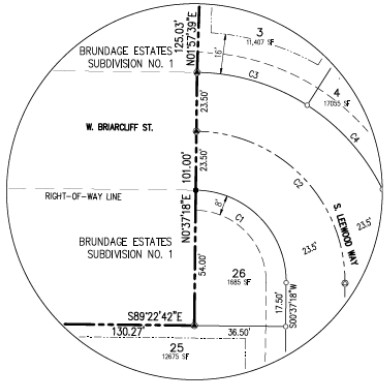


BRUNDAGE ESTATES SUBDIVISION NO. 2

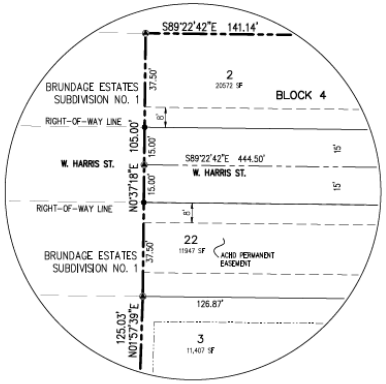
BOOK ____ , PAGE _____

A PARCEL OF LAND BEING A PORTION OF THE W 1/2 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO

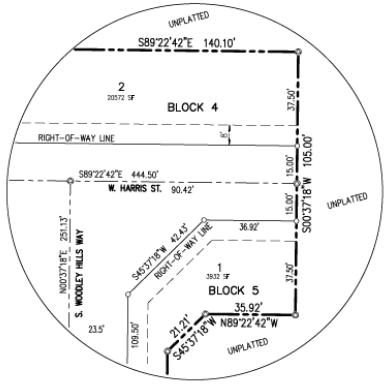
2025



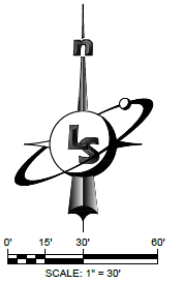
DETAIL 1: 1"=30'



DETAIL 2: 1"=30'



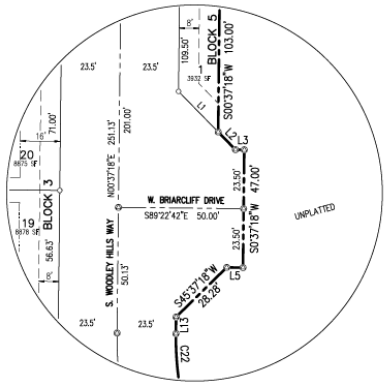
DETAIL 3: 1"=30'



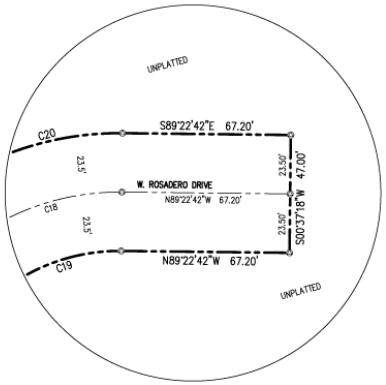
SEE PAGE 1 FOR LINE & CURVE TABLES

LEGEND

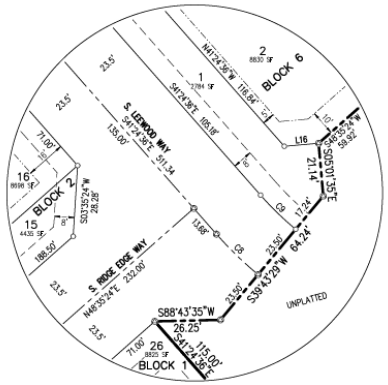
- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE – SEE NOTES 1 & 2
- ACHD EASEMENT LINE PER INSTRUMENT NO. ____-_____
- OTHER EASEMENT LINE AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- SET 5/8"x24" REBAR w/PLASTIC CAP
- FOUND 5/8"x24" REBAR w/PLASTIC CAP #11118 (OR AS NOTED)
- SET 1/2"x24" REBAR w/PLASTIC CAP
- CALCULATED POINT
- 11 LOT NUMBER
- RM REFERENCE MONUMENT AS INDICATED, PLASTIC CAP MARKED "REFERENCE PLS 11118"
- WC WITNESS CORNER AS INDICATED, PLASTIC CAP MARKED "WITNESS PLS 11118"



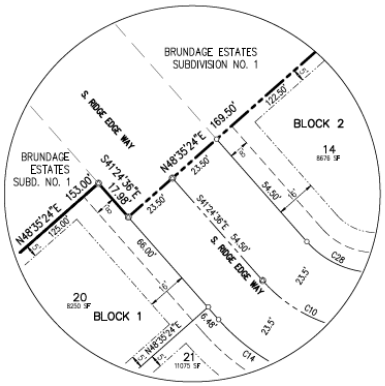
DETAIL 4: 1"=30'



DETAIL 5: 1"=30'



DETAIL 6: 1"=30'



DETAIL 7: 1"=30'

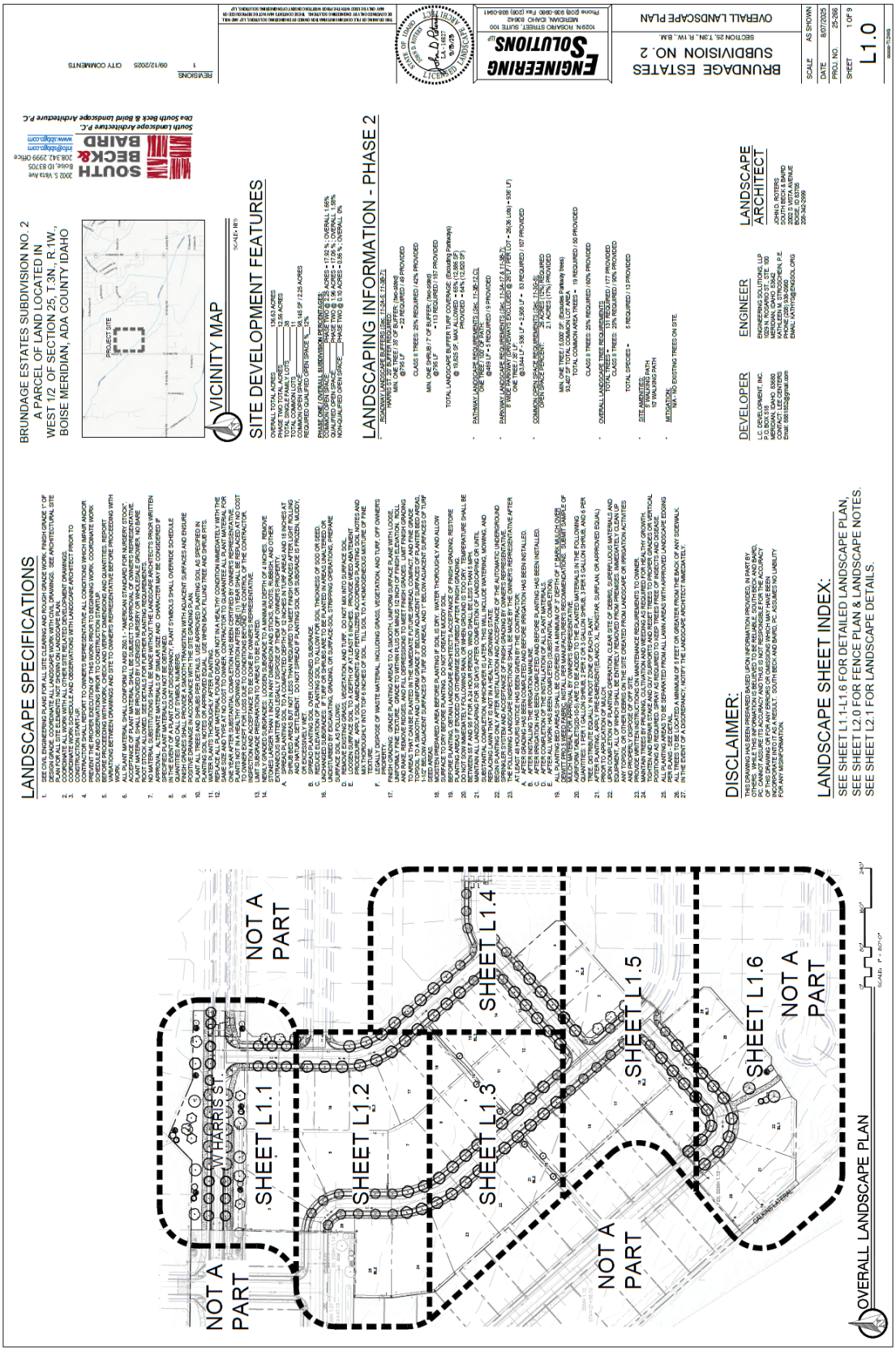
PROFESSIONAL LAND SURVEYOR REGISTERED 11118 09/07/25 STATE OF IDAHO CLINTON W. HANSEN

JOB NO. 24-36
SHEET 2 OF 4

ENGINEERING SOLUTIONS LLP
MERIDIAN, IDAHO

LandSolutions
Land Surveying and Consulting
331 E. 9th St. Ste. A, Meridian ID 83642
(208) 288-2040 – (208) 288-2557 fax

C. Landscape Plan (dated: 8/7/2025)



LANDSCAPE LEGEND

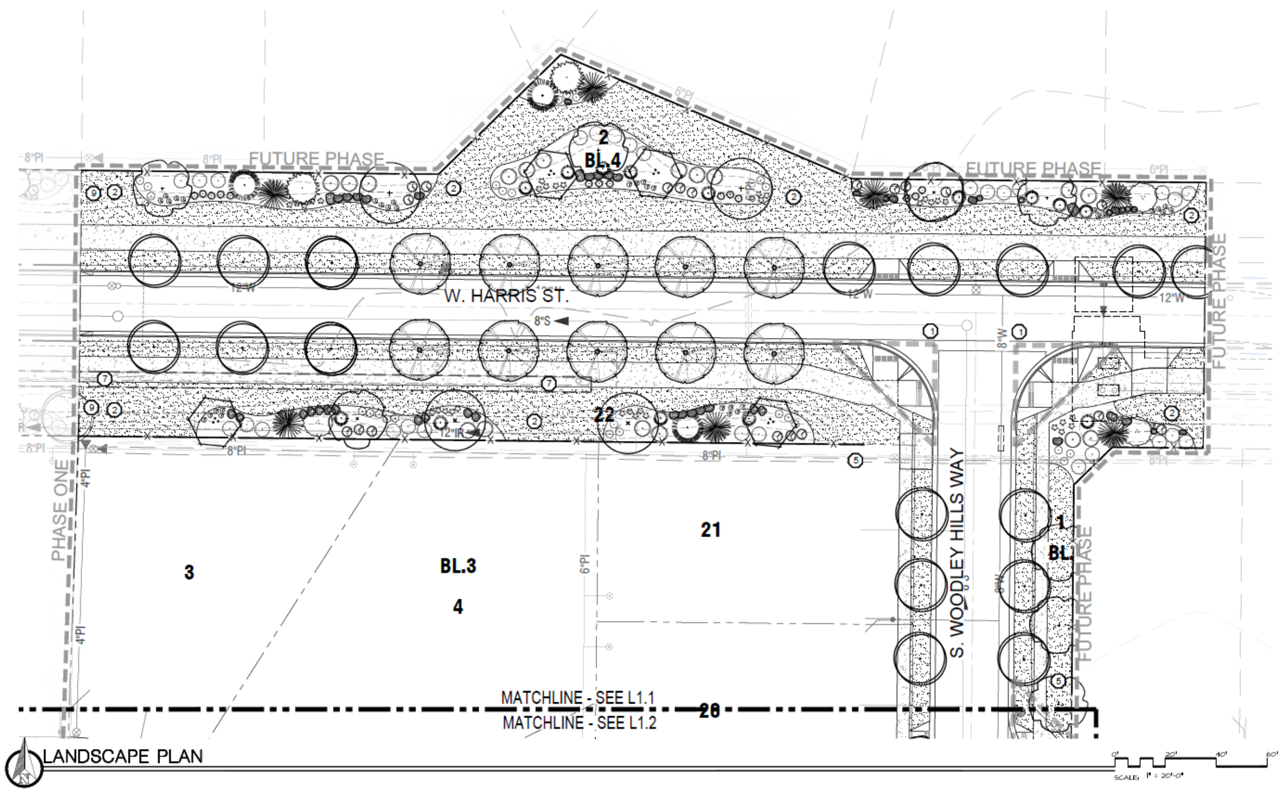
Symbol	Description	Symbol	Description
	PLANTS TO BE INSTALLED		RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
	CUT EDGE, SEE DETAIL 4/L2.1		NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
	4' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 8/L2.1		NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 5/L2.1
X	6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.1		3" INCH DEPTH, 3/4" MINUS ROCK MULCH OVER WEED BARRIER, COLOR TBD BY OWNER
	2'-3' LANDSCAPE BERM CONTOURS @ 3:1 SLOPE		3" INCH DEPT, 3-5" SIZE LOCALLY SOURCED RIVER ROCK OVER WEED BARRIER, COLOR TBD BY OWNER
	PHASE 1 BOUNDARY		
	PROPERTY LINE (VERIFY)		

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 1/L2.1	
AC	Acer platanoides 'Columnaris' / Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer platanoides 'Columnarbroad' / Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
AE	Acer platanoides 'Ezestre' / Easy Street Maple	2" B&B	25' hgt. 25' w	CLASS II
AR	Acer truncatum x platanoides / Crimson Sunset Maple	2" B&B	35' hgt. 25' w	CLASS II
BN	Betula nigra / River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
MA	Malus x 'Spring Snow' / Spring Snow Crabapple	2" B&B	15' hgt. 10' w	CLASS I
TA	Tilia americana 'Boulevard' / Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
UP	Quercus muehlenbergii / Chinkapin Oak	2" B&B	50' hgt. 50' w	CLASS III
UF	Fraxinus americana 'Junginger' / Autumn Purple Ash	2" B&B	45' hgt. 35' w	CLASS II
CONIFEROUS TREES			SEE DETAIL 2/L2.1	
	Pinus flexilis "Vanderwolf's Pyramid" / Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' / Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Picea glauca 'Densata' / Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' / Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.

BOTANICAL NAME / COMMON NAME	SIZE	MATURE SIZE
SHRUBS		SEE DETAIL 3/L2.1
Berberis thunbergii 'Helmond Pillar' / Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide
Cornus alba 'Balhalo' / Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide
Cornus sericea 'Isanti' / Isanti Red-Osier Dogwood	2 Gal.	6' hgt. x 6' wide
Euonymous alatus 'Compactus' / Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide
Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide
Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	2 Gal.	4' hgt. x 6' wide
Pinus strobus 'Blue Shag' / Dwarf Blue Shag Eastern White Pine	2 Gal.	4' hgt. x 4' wide
Physocarpus opulifolious 'Seaward' / Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide
Potentilla fruticosa 'Gold Star' / Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide
Rosa x 'Nearly Wild' / Nearly Wild Rose	2 Gal.	3' hgt. 3' wide
Spiraea japonica 'Walbuma' P.P.#9363 / Magic Carpet Spirea	2 Gal.	2' hgt. 2' wide
GROUND COVERS/ GRASSES/ PERENNIALS		SEE DETAIL 3/L2.1
Calamagrostis x. acutiflora 'Overdam' / Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide
Echinacea purpurea 'Pas702917' / PowWow Wild Berry Coneflower	1 Gal.@36" O.C.	20" hgt. x 16" wide
Hemerocallis x 'Stella De Oro' / Stella De Oro Daylilly	1 Gal.@36" O.C.	18" hgt. x 2' wide
Lavandula angustifolia 'Dilly Dilly' / Dilly Dilly Lavender	1 Gal.@36" O.C.	12" hgt. x 18" wide
Pennisetum alopecuroides 'Little Bunny' / Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide



CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. 3'-4' BERM WITH 3:1 MAX SLOPE
3. 10'-0" WIDE ASPHALT PATHWAY, PER CIVIL
4. 5'-0" WIDE CONCRETE PATHWAY, PER CIVIL
5. START FENCE LINE AT 20' BUILDING SETBACK, SEE DETAIL 7/L2.1
6. FENCE TRANSITION TO 4' PRIVACY FENCE, SEE DETAIL 6/L2.1
7. ALL STORMWATER FACILITIES INCLUDING SEEPAGE BEDS, INLETS, PIPE, AND S&G TRAPS WITH 10' TREE OFFSET BOUNDARY, SEE CIVIL
8. ALL DISTURBED AREA ALONG CALKINS LATERAL SHALL BE REPAIRED AND SEEDED PER PLAN, SEE SHEET L2.0.
9. EXISTING 3'-4' BERM TO SEAMLESSLY TIE INTO NEW 3'-4' BERM AS SHOWN ON PHASE 2. CONTRACTOR TO ENSURE THERE IS A CONTINUOUS 3'-4' BERM ALONG HARRIS ST.

NOTE:

1. PARKWAY TREES ARE TO BE PLANTED SO THEY DO NOT IMPACT UTILITIES OR DRIVEWAY LOCATIONS, CONTRACTOR TO FIELD VERIFY.
2. TREES ARE SHOWN CONCEPTUALLY AND MAY MOVE WITHIN THE PARKWAY LANDSCAPE DEPENDING ON FINAL LOCATIONS OF DRIVEWAYS, CONTRACTOR TO FIELD VERIFY.

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

REVISIONS
1 09/12/2025 CITY COMMENTS

THIS DRAWING OR FILE CONTAINS INFORMATION OWNED BY ENGINEERING SOLUTIONS, LLP AND WILL BE GOVERNED ONLY BY ENGINEERING SOLUTIONS. THESE CONTENTS MAY NOT BE REPRODUCED OR MAY ONLY BE USED WITH THE PRIOR WRITTEN CONSENT OF ENGINEERING SOLUTIONS, LLP

STATE OF IDAHO — JOHN D. ROTERS — LA - 16827 — 9/15/25 — LICENSED LANDSCAPE ARCHITECT

ENGINEERING SOLUTIONS LLP
1029 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

BRUNDAGE ESTATES SUBDIVISION NO. 2

SECTION 25, T.3N., R.1W., B.M.

LANDSCAPE PLAN

SCALE	AS SHOWN
DATE	8/07/2025
PROJ. NO.	25-266
SHEET	2 OF 9
L1.1	

xxxxxx-TI.DWG

LANDSCAPE LEGEND

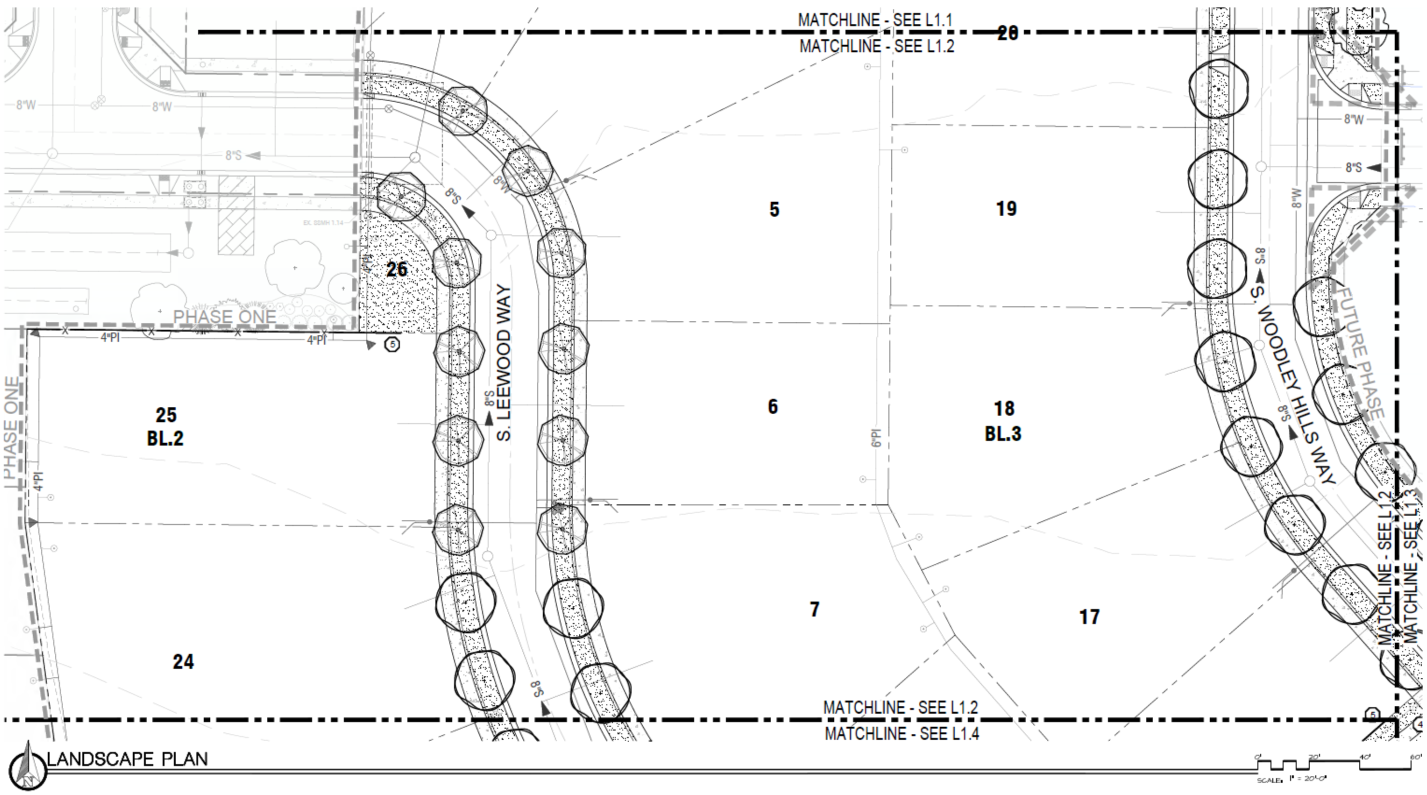
Symbol	Description
	PLANTS TO BE INSTALLED
	CUT EDGE, SEE DETAIL 4/L2.1
	4' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 8/L2.1
	6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.1
	2'-3' LANDSCAPE BERM CONTOURS @ 3:1 SLOPE
	PHASE 1 BOUNDARY
	PROPERTY LINE (VERIFY)
	RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
	NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
	NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 5/L2.1
	3" INCH DEPTH, 3/4" MINUS ROCK MULCH OVER WEED BARRIER, COLOR TBD BY OWNER
	3" INCH DEPT, 3-5" SIZE LOCALLY SOURCED RIVER ROCK OVER WEED BARRIER, COLOR TBD 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 1/L2.1
AC	Acer platanoides 'Columnaris' / Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer platanoides 'Columnarbroad' / Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
AE	Acer platanoides 'Ezestre' / Easy Street Maple	2" B&B	25' hgt. 25' w	CLASS II
AR	Acer truncatum x platanoides / Crimson Sunset Maple	2" B&B	35' hgt. 25' w	CLASS II
BN	Betula nigra / River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
MA	Malus x 'Spring Snow' / Spring Snow Crabapple	2" B&B	15' hgt. 10' w	CLASS I
TA	Tilia americana 'Boulevard' / Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
UP	Quercus muehlenbergii / Chinkapin Oak	2" B&B	50' hgt. 50' w	CLASS III
UF	Fraxinus americana 'Junginger' / Autumn Purple Ash	2" B&B	45' hgt. 35' w	CLASS II
CONIFEROUS TREES				SEE DETAIL 2/L2.1
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' / Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Picea glauca 'Densata' / Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' / Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.

SHRUBS		SEE DETAIL 3/L2.1
Berberis thunbergii 'Helmond Pillar' / Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide
Cornus alba 'Bailhalo' / Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide
Cornus sericea 'Isanti' / Isanti Red-Osier Dogwood	2 Gal.	6' hgt. x 6' wide
Euonymous alatus 'Compactus' / Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide
Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide
Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	2 Gal.	4' hgt. x 6' wide
Pinus strobus 'Blue Shag' / Dwarf Blue Shag Eastern White Pine	2 Gal.	4' hgt. x 4' wide
Physocarpus opulifolius 'Seaward' / Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide
Potentilla fruticosa 'Gold Star' / Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide
Rosa x 'Nearly Wild' / Nearly Wild Rose	2 Gal.	3' hgt. 3' wide
Spiraea japonica 'Walbuma' P.P.#9363 / Magic Carpet Spirea	2 Gal.	2' hgt. 2' wide
GROUND COVERS/ GRASSES/ PERENNIALS		SEE DETAIL 3/L2.1
Calamagrostis x. acutiflora 'Overdam' / Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide
Echinacea purpurea 'Pas702917' / PowWow Wild Berry Coneflower	1 Gal.@36" O.C.	20" hgt. x 16" wide
Hemerocallis x 'Stella De Oro' / Stella De Oro Daylilly	1 Gal.@36" O.C.	18" hgt. x 2' wide
Lavandula angustifolia 'Dilly Dilly' / Dilly Dilly Lavender	1 Gal.@36" O.C.	12" hgt. x 18" wide
Pennisetum alopecuroides 'Little Bunny' / Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide



CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. 3'-4' BERM WITH 3:1 MAX SLOPE
3. 10'-0" WIDE ASPHALT PATHWAY, PER CIVIL
4. 5'-0" WIDE CONCRETE PATHWAY, PER CIVIL
5. START FENCE LINE AT 20' BUILDING SETBACK, SEE DETAIL 7/L2.1
6. FENCE TRANSITION TO 4' PRIVACY FENCE, SEE DETAIL 6/L2.1
7. ALL STORMWATER FACILITIES INCLUDING SEEPAGE BEDS, INLETS, PIPE, AND S&G TRAPS WITH 10' TREE OFFSET BOUNDARY, SEE CIVIL
8. ALL DISTURBED AREA ALONG CALKINS LATERAL SHALL BE REPAIRED AND SEEDED PER PLAN, SEE SHEET L2.0.
9. EXISTING 3'-4' BERM TO SEAMLESSLY TIE INTO NEW 3'-4' BERM AS SHOWN ON PHASE 2. CONTRACTOR TO ENSURE THERE IS A CONTINUOUS 3'-4' BERM ALONG HARRIS ST.

NOTE:

1. PARKWAY TREES ARE TO BE PLANTED SO THEY DO NOT IMPACT UTILITIES OR DRIVEWAY LOCATIONS, CONTRACTOR TO FIELD VERIFY.
2. TREES ARE SHOWN CONCEPTUALLY AND MAY MOVE WITHIN THE PARKWAY LANDSCAPE DEPENDING ON FINAL LOCATIONS OF DRIVEWAYS, CONTRACTOR TO FIELD VERIFY.

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

REVISIONS		
1	09/12/2025	CITY COMMENTS

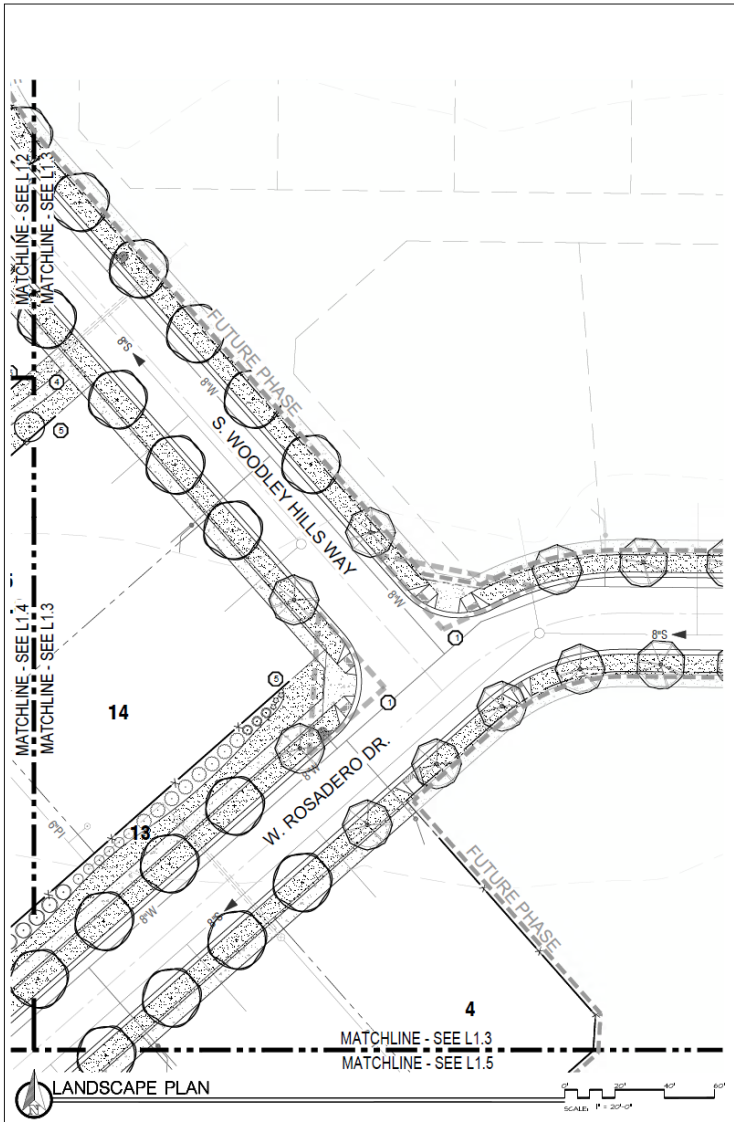
STATE OF IDAHO · JOHN D. ROTER · LICENSED LANDSCAPE ARCHITECT · LA - 16827 · 9/15/25

ENGINEERING SOLUTIONS LLP

BRUNDAGE ESTATES SUBDIVISION NO. 2
SECTION 25, T3N., R.1W., B.M.

SCALE	AS
DATE	8/
PROJ. NO.	
SHEET	L1.2

xxxxxx-TI.DWG



CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. 3'-4' BERM WITH 3:1 MAX SLOPE
3. 10'-0" WIDE ASPHALT PATHWAY, PER CIVIL
4. 5'-0" WIDE CONCRETE PATHWAY, PER CIVIL
5. START FENCE LINE AT 20' BUILDING SETBACK, SEE DETAIL 7/L2.1
6. FENCE TRANSITION TO 4' PRIVACY FENCE, SEE DETAIL 6/L2.1
7. ALL STORMWATER FACILITIES INCLUDING SEEPAGE BEDS, INLETS, PIPE, AND S&G TRAPS WITH 10' TREE OFFSET BOUNDARY, SEE CIVIL
8. ALL DISTURBED AREA ALONG CALKINS LATERAL SHALL BE REPAIRED AND SEEDED PER PLAN, SEE SHEET L2.0.
9. EXISTING 3'-4' BERM TO SEAMLESSLY TIE INTO NEW 3'-4' BERM AS SHOWN ON PHASE 2. CONTRACTOR TO ENSURE THERE IS A CONTINUOUS 3'-4' BERM

NOTE:

1. PARKWAY TREES ARE TO BE PLANTED SO THEY DO NOT IMPACT UTILITIES OR DRIVEWAY LOCATIONS, CONTRACTOR TO FIELD VERIFY.
2. TREES ARE SHOWN CONCEPTUALLY AND MAY MOVE WITHIN THE PARKWAY LANDSCAPE DEPENDING ON FINAL LOCATIONS OF DRIVEWAYS, CONTRACTOR TO FIELD VERIFY.

LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 4/L2.1
- 4' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 6/L2.1
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.1
- 2'-3' LANDSCAPE BERM CONTOURS @ 3:1 SLOPE
- PHASE 1 BOUNDARY
- PROPERTY LINE (VERIFY)
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE BASALT BOULDERS, 2"- 3" DIAMETER, SEE DETAIL 5/L2.1
- 3" INCH DEPTH, 3/4" MINUS ROCK MULCH OVER WEED BARRIER, COLOR TBD BY OWNER
- 3" INCH DEPT, 3-5" SIZE LOCALLY SOURCED RIVER ROCK OVER WEED BARRIER, COLOR TBD 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 1/L2.1
AC	Acer platanoides 'Columnare' / Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer platanoides 'Columnarbroad' / Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
AE	Acer platanoides 'Elmstire' / Easy Street Maple	2" B&B	25' hgt. 25' w	CLASS II
AR	Acer truncatum x platanoides / Crimson Sunset Maple	2" B&B	35' hgt. 25' w	CLASS II
BN	Betula nigra / River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
MA	Malus x 'Spring Snow' / Spring Snow Crabapple	2" B&B	15' hgt. 10' w	CLASS I
TA	Tilia americana 'Boulevard' / Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
UP	Quercus muehlenbergii / Chinkapin Oak	2" B&B	50' hgt. 50' w	CLASS III
UF	Fraxinus americana 'Jungringer' / Autumn Purple Ash	2" B&B	45' hgt. 35' w	CLASS II
CONIFEROUS TREES				SEE DETAIL 2/L2.1
PV	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
PN	Pinus nigra 'Oregon Green' / Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
PG	Picea glauca 'Densata' / Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
PP	Picea pungens 'glauca' / Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
SHRUBS				SEE DETAIL 3/L2.1
BH	Berberis thunbergii 'Helmond Pillar' / Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
CA	Cornus alba 'Bailhalo' / Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
CS	Cornus sericea 'Isanti' / Isanti Red-Osier Dogwood	2 Gal.	6' hgt. x 6' wide	
EA	Euonymous alatus 'Compactus' / Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
JH	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
PG	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	2 Gal.	4' hgt. x 6' wide	
PS	Pinus strobus 'Blue Shag' / Dwarf Blue Shag Eastern White Pine	2 Gal.	4' hgt. x 4' wide	
PO	Physocarpus opulifolius "Seaward" / Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
PF	Potentilla fruticosa 'Gold Star' / Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
RW	Rosa x 'Nearly Wild' / Nearly Wild Rose	2 Gal.	3' hgt. 3' wide	
SJ	Spiraea japonica 'Walbuma' P.P.#9363 / Magic Carpet Spirea	2 Gal.	2' hgt. 2' wide	
GROUND COVERS/ GRASSES/ PERENNIALS				SEE DETAIL 3/L2.1
CA	Calamagrostis x. acutiflora 'Overdam' / Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
EP	Echinacea purpurea 'Pas702917' / PowWow Wild Berry Coneflower	1 Gal. @ 36" O.C.	20" hgt. x 16" wide	
HS	Hemerocallis x 'Stella De Oro' / Stella De Oro Daylilly	1 Gal. @ 36" O.C.	18" hgt. x 2' wide	
LA	Lavandula angustifolia 'Dilly Dilly' / Dilly Dilly Lavender	1 Gal. @ 36" O.C.	12" hgt. x 18" wide	
PB	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide	

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

REVISIONS		
1	09/12/2025	CITY COMMENTS

THE DRAWING OR ELECTRONIC MEDIUM FOR OWNED BY ENGINEERING SOLUTIONS, LLP AND WILL BE CONSIDERED THE PROPERTY OF ENGINEERING SOLUTIONS. REPRODUCTION WITHOUT WRITTEN PERMISSION OR ALTERATION OF THE DOCUMENT IS PROHIBITED.

STATE OF IDAHO
JOHN D. ROTERS
LA-14827
9/15/25
LICENSED LANDSCAPE ARCHITECT

ENGINEERING SOLUTIONS, LLP
1020 N. ROWAND STREET, SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

BRUNDAGE ESTATES SUBDIVISION NO. 2
SECTION 25, T.3N., R.1W., B.M.
LANDSCAPE PLAN

SCALE	AS SHOWN
DATE	8/07/2025
PROJ. NO.	25-266
SHEET	4 OF 9

L1.3

xxxxxx-TI.DWG

LANDSCAPE LEGEND

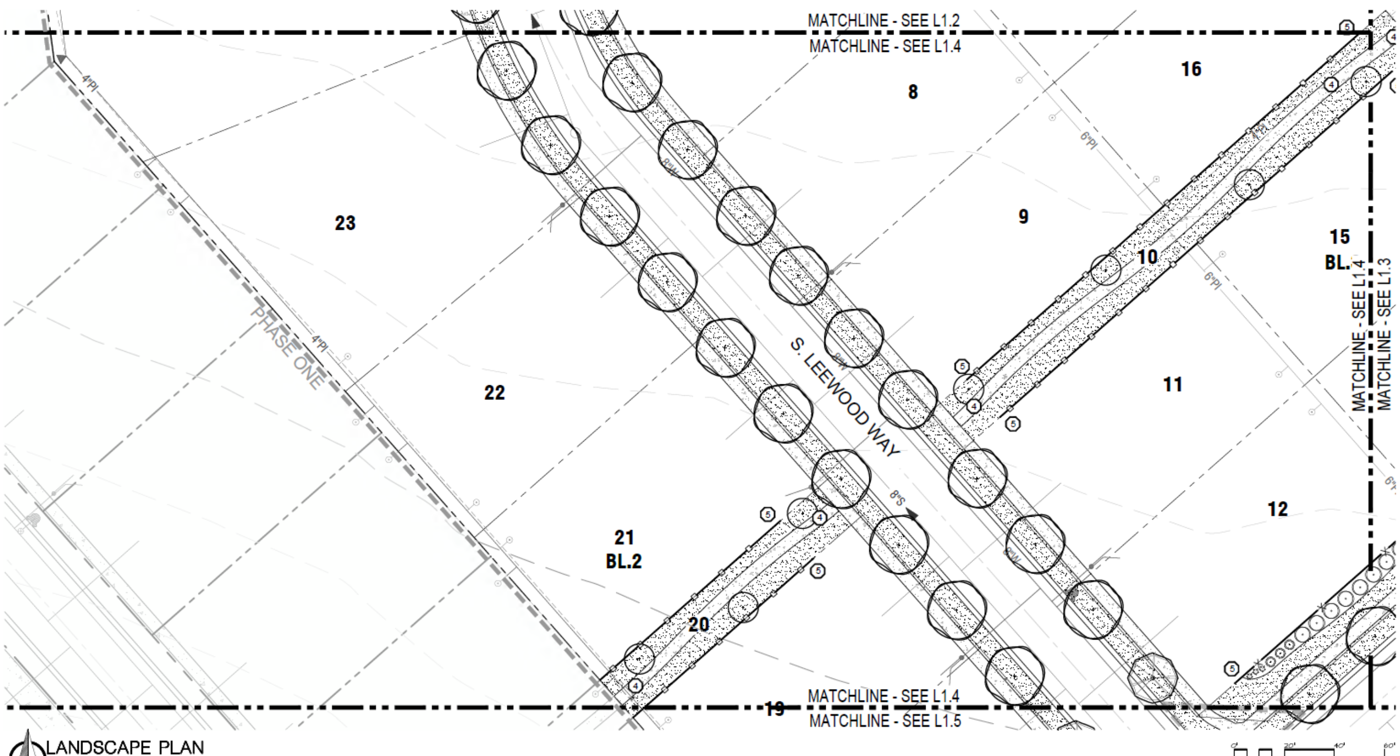
Symbol	Description
Plants	PLANTS TO BE INSTALLED
Solid line	CUT EDGE, SEE DETAIL 4/L2.1
Line with square	4' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 8/L2.1
Line with X	6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.1
Dashed line	2'-3' LANDSCAPE BERM CONTOURS @ 3:1 SLOPE
Grey dashes	PHASE 1 BOUNDARY
Long-short dash	PROPERTY LINE (VERIFY)
Stipple hatch	RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
Grass hatch	NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
Boulder hatch	NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 5/L2.1
Cross hatch	3" INCH DEPTH, 3/4" MINUS ROCK MULCH OVER WEED BARRIER, COLOR TBD BY OWNER
Rock hatch	3" INCH DEPT, 3-5" SIZE LOCALLY SOURCED RIVER ROCK OVER WEED BARRIER, COLOR TBD 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 1/L2.1
AC	Acer platanoides 'Columnaris' / Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer platanoides 'Columnarbroad' / Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
AE	Acer platanoides 'Ezestre' / Easy Street Maple	2" B&B	25' hgt. 25' w	CLASS II
AR	Acer truncatum x platanoides / Crimson Sunset Maple	2" B&B	35' hgt. 25' w	CLASS II
BN	Betula nigra / River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
MA	Malus x 'Spring Snow' / Spring Snow Crabapple	2" B&B	15' hgt. 10' w	CLASS I
TA	Tilia americana 'Boulevard' / Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
UP	Quercus muehlenbergii / Chinkapin Oak	2" B&B	50' hgt. 50' w	CLASS III
UF	Fraxinus americana 'Junginger' / Autumn Purple Ash	2" B&B	45' hgt. 35' w	CLASS II
CONIFEROUS TREES				SEE DETAIL 2/L2.1
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' / Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Picea glauca 'Densata' / Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' / Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.

SHRUBS		SEE DETAIL 3/L2.1
Berberis thunbergii 'Helmond Pillar' / Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide
Cornus alba 'Balhalo' / Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide
Cornus sericea 'Isanti' / Isanti Red-Osier Dogwood	2 Gal.	6' hgt. x 6' wide
Euonymous alatus 'Compactus' / Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide
Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide
Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	2 Gal.	4' hgt. x 6' wide
Pinus strobus 'Blue Shag' / Dwarf Blue Shag Eastern White Pine	2 Gal.	4' hgt. x 4' wide
Physocarpus opulifolious 'Seaward' / Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide
Potentilla fruticosa 'Gold Star' / Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide
Rosa x 'Nearly Wild' / Nearly Wild Rose	2 Gal.	3' hgt. 3' wide
Spiraea japonica 'Walbuma' P.P.#9363 / Magic Carpet Spirea	2 Gal.	2' hgt. 2' wide
GROUND COVERS/ GRASSES/ PERENNIALS		SEE DETAIL 3/L2.1
Calamagrostis x. acutiflora 'Overdam' / Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide
Echinacea purpurea 'Pas702917' / PowWow Wild Berry Coneflower	1 Gal.@36" O.C.	20" hgt. x 16" wide
Hemerocallis x 'Stella De Oro' / Stella De Oro Daylilly	1 Gal.@36" O.C.	18" hgt. x 2' wide
Lavandula angustifolia 'Dilly Dilly' / Dilly Dilly Lavender	1 Gal.@36" O.C.	12" hgt. x 18" wide
Pennisetum alopecuroides 'Little Bunny' / Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. 3'-4' BERM WITH 3:1 MAX SLOPE
3. 10'-0" WIDE ASPHALT PATHWAY, PER CIVIL
4. 5'-0" WIDE CONCRETE PATHWAY, PER CIVIL
5. START FENCE LINE AT 20' BUILDING SETBACK, SEE DETAIL 7/L2.1
6. FENCE TRANSITION TO 4' PRIVACY FENCE, SEE DETAIL 6/L2.1
7. ALL STORMWATER FACILITIES INCLUDING SEEPAGE BEDS, INLETS, PIPE, AND S&G TRAPS WITH 10' TREE OFFSET BOUNDARY, SEE CIVIL
8. ALL DISTURBED AREA ALONG CALKINS LATERAL SHALL BE REPAIRED AND SEEDED PER PLAN, SEE SHEET L2.0.
9. EXISTING 3'-4' BERM TO SEAMLESSLY TIE INTO NEW 3'-4' BERM AS SHOWN ON PHASE 2. CONTRACTOR TO ENSURE THERE IS A CONTINUOUS 3'-4' BERM ALONG HARRIS ST.

NOTE:

1. PARKWAY TREES ARE TO BE PLANTED SO THEY DO NOT IMPACT UTILITIES OR DRIVEWAY LOCATIONS, CONTRACTOR TO FIELD VERIFY.
2. TREES ARE SHOWN CONCEPTUALLY AND MAY MOVE WITHIN THE PARKWAY LANDSCAPE DEPENDING ON FINAL LOCATIONS OF DRIVEWAYS, CONTRACTOR TO FIELD VERIFY.

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

REVISIONS		
1	09/12/2025	CITY COMMENTS

THIS DRAWING OR FILE CONTAINS INFORMATION OWNED BY ENGINEERING SOLUTIONS, LLP AND WILL BE GOVERNED ONLY BY ENGINEERING SOLUTIONS. THESE CONTENTS MAY NOT BE REPRODUCED OR MAY ONLY BE USED WITH THE PRIOR WRITTEN CONSENT OF ENGINEERING SOLUTIONS, LLP

STATE OF IDAHO — JOHN D. ROTERS — LICENSED LANDSCAPE ARCHITECT — LA - 16827 — 9/15/25

ENGINEERING SOLUTIONS LLP
1029 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

BRUNDAGE ESTATES SUBDIVISION NO. 2

SECTION 25, T.3N., R.1W., B.M.

LANDSCAPE PLAN

SCALE	AS SHOWN
DATE	8/07/2025
PROJ. NO.	25-266
SHEET	5 OF 9

L1.4

LANDSCAPE LEGEND

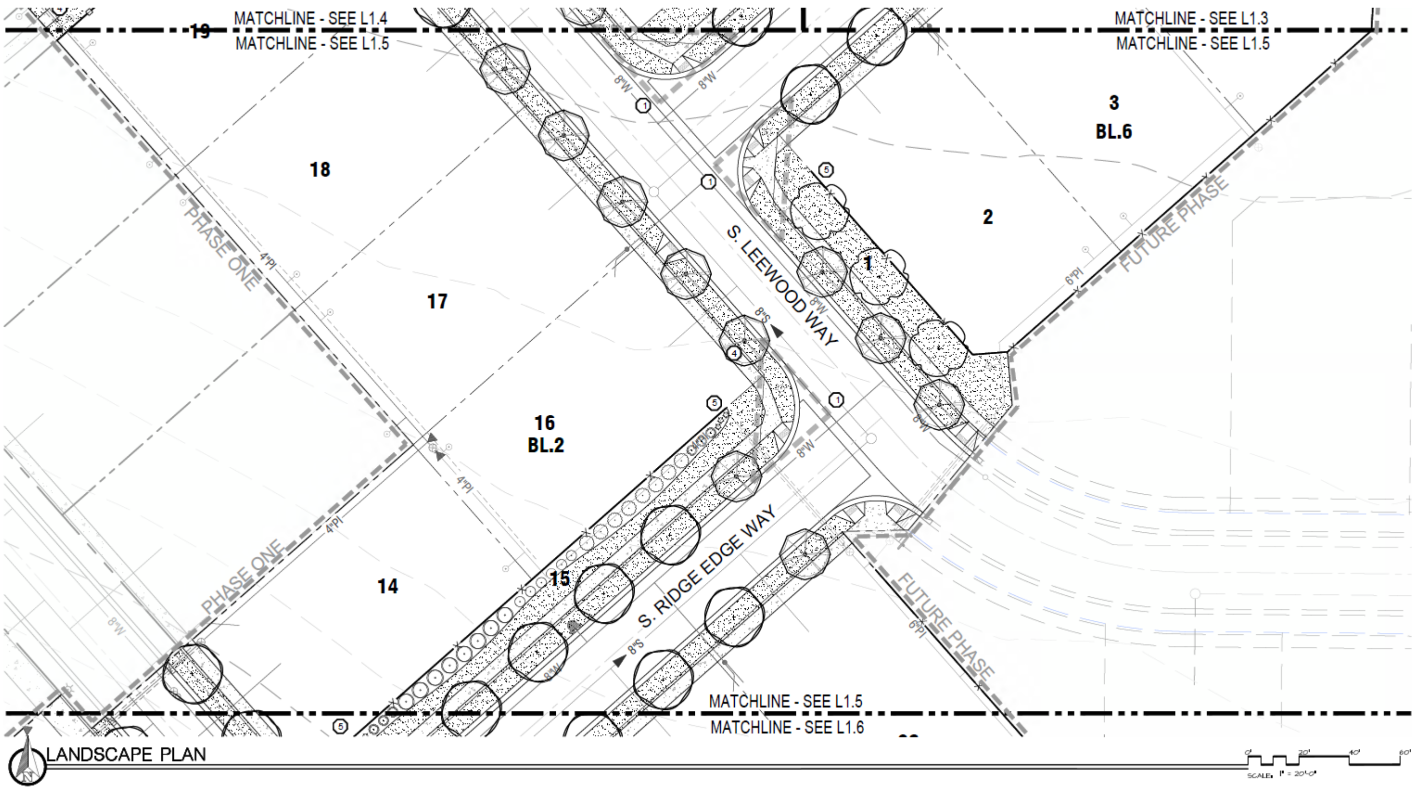
Symbol	Description	Hatch	Description
	PLANTS TO BE INSTALLED		RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
	CUT EDGE, SEE DETAIL 4/L2.1		NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
	4' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 8/L2.1		NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 5/L2.1
	6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.1		3" INCH DEPTH, 3/4" MINUS ROCK MULCH OVER WEED BARRIER, COLOR TBD BY OWNER
	2'-3' LANDSCAPE BERM CONTOURS @ 3:1 SLOPE		3" INCH DEPT, 3-5" SIZE LOCALLY SOURCED RIVER ROCK OVER WEED BARRIER, COLOR TBD BY OWNER
	PHASE 1 BOUNDARY		
	PROPERTY LINE (VERIFY)		

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 1/L2.1
AC	Acer platanoides 'Columnaris' / Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer platanoides 'Columnarbroad' / Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
AE	Acer platanoides 'Ezestre' / Easy Street Maple	2" B&B	25' hgt. 25' w	CLASS II
AR	Acer truncatum x platanoides / Crimson Sunset Maple	2" B&B	35' hgt. 25' w	CLASS II
BN	Betula nigra / River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
MA	Malus x 'Spring Snow' / Spring Snow Crabapple	2" B&B	15' hgt. 10' w	CLASS I
TA	Tilia americana 'Boulevard' / Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
UP	Quercus muehlenbergii / Chinkapin Oak	2" B&B	50' hgt. 50' w	CLASS III
UF	Fraxinus americana 'Junginger' / Autumn Purple Ash	2" B&B	45' hgt. 35' w	CLASS II
CONIFEROUS TREES				SEE DETAIL 2/L2.1
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' / Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Picea glauca 'Densata' / Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' / Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.

SHRUBS		SEE DETAIL 3/L2.1
Berberis thunbergii 'Helmond Pillar' / Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide
Cornus alba 'Balhalo' / Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide
Cornus sericea 'Isanti' / Isanti Red-Osier Dogwood	2 Gal.	6' hgt. x 6' wide
Euonymous alatus 'Compactus' / Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide
Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide
Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	2 Gal.	4' hgt. x 6' wide
Pinus strobus 'Blue Shag' / Dwarf Blue Shag Eastern White Pine	2 Gal.	4' hgt. x 4' wide
Physocarpus opulifolious 'Seaward' / Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide
Potentilla fruticosa 'Gold Star' / Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide
Rosa x 'Nearly Wild' / Nearly Wild Rose	2 Gal.	3' hgt. 3' wide
Spiraea japonica 'Walbuma' P.P.#9363 / Magic Carpet Spirea	2 Gal.	2' hgt. 2' wide
GROUND COVERS/ GRASSES/ PERENNIALS		SEE DETAIL 3/L2.1
Calamagrostis x. acutiflora 'Overdam' / Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide
Echinacea purpurea 'Pas702917' / PowWow Wild Berry Coneflower	1 Gal.@36" O.C.	20" hgt. x 16" wide
Hemerocallis x 'Stella De Oro' / Stella De Oro Daylilly	1 Gal.@36" O.C.	18" hgt. x 2' wide
Lavandula angustifolia 'Dilly Dilly' / Dilly Dilly Lavender	1 Gal.@36" O.C.	12" hgt. x 18" wide
Pennisetum alopecuroides 'Little Bunny' / Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. 3'-4' BERM WITH 3:1 MAX SLOPE
3. 10'-0" WIDE ASPHALT PATHWAY, PER CIVIL
4. 5'-0" WIDE CONCRETE PATHWAY, PER CIVIL
5. START FENCE LINE AT 20' BUILDING SETBACK, SEE DETAIL 7/L2.1
6. FENCE TRANSITION TO 4' PRIVACY FENCE, SEE DETAIL 6/L2.1
7. ALL STORMWATER FACILITIES INCLUDING SEEPAGE BEDS, INLETS, PIPE, AND S&G TRAPS WITH 10' TREE OFFSET BOUNDARY, SEE CIVIL
8. ALL DISTURBED AREA ALONG CALKINS LATERAL SHALL BE REPAIRED AND SEEDED PER PLAN, SEE SHEET L2.0.
9. EXISTING 3'-4' BERM TO SEAMLESSLY TIE INTO NEW 3'-4' BERM AS SHOWN ON PHASE 2. CONTRACTOR TO ENSURE THERE IS A CONTINUOUS 3'-4' BERM ALONG HARRIS ST.

NOTE:

1. PARKWAY TREES ARE TO BE PLANTED SO THEY DO NOT IMPACT UTILITIES OR DRIVEWAY LOCATIONS, CONTRACTOR TO FIELD VERIFY.
2. TREES ARE SHOWN CONCEPTUALLY AND MAY MOVE WITHIN THE PARKWAY LANDSCAPE DEPENDING ON FINAL LOCATIONS OF DRIVEWAYS, CONTRACTOR TO FIELD VERIFY.

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

REVISIONS
1 09/12/2025 CITY COMMENTS

STATE OF IDAHO — JOHN D. ROTERS — LICENSED LANDSCAPE ARCHITECT — LA - 16827 — 9/15/25

ENGINEERING SOLUTIONS LLP
1029 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

BRUNDAGE ESTATES SUBDIVISION NO. 2

SECTION 25, T.3N., R.1W., B.M.

LANDSCAPE PLAN

SCALE	AS SHOWN
DATE	8/07/2025
PROJ. NO.	25-266
SHEET	6 OF 9

L1.5

LANDSCAPE LEGEND

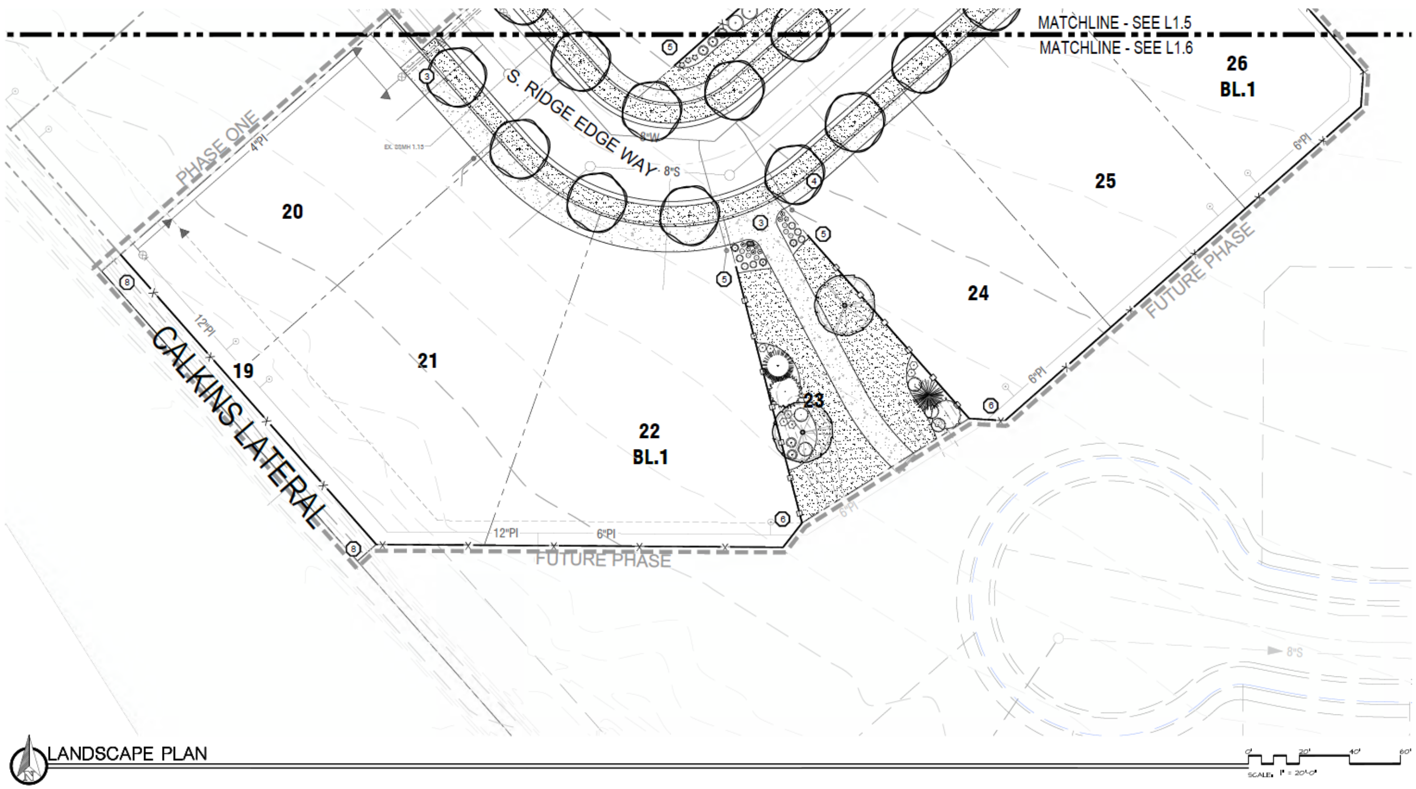
Symbol	Description	Symbol	Description
	PLANTS TO BE INSTALLED		RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
	CUT EDGE, SEE DETAIL 4/L2.1		NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
	4' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 8/L2.1		NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 5/L2.1
	6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.1		3" INCH DEPTH, 3/4" MINUS ROCK MULCH OVER WEED BARRIER, COLOR TBD BY OWNER
	2'-3' LANDSCAPE BERM CONTOURS @ 3:1 SLOPE		3" INCH DEPT, 3-5" SIZE LOCALLY SOURCED RIVER ROCK OVER WEED BARRIER, COLOR TBD BY OWNER
	PHASE 1 BOUNDARY		
	PROPERTY LINE (VERIFY)		

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 1/L2.1
AC	Acer platanoides 'Columnaris' / Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer platanoides 'Columnarbroad' / Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
AE	Acer platanoides 'Ezestre' / Easy Street Maple	2" B&B	25' hgt. 25' w	CLASS II
AR	Acer truncatum x platanoides / Crimson Sunset Maple	2" B&B	35' hgt. 25' w	CLASS II
BN	Betula nigra / River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
MA	Malus x 'Spring Snow' / Spring Snow Crabapple	2" B&B	15' hgt. 10' w	CLASS I
TA	Tilia americana 'Boulevard' / Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
UP	Quercus muehlenbergii / Chinkapin Oak	2" B&B	50' hgt. 50' w	CLASS III
UF	Fraxinus americana 'Junginger' / Autumn Purple Ash	2" B&B	45' hgt. 35' w	CLASS II
CONIFEROUS TREES				SEE DETAIL 2/L2.1
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' / Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Picea glauca 'Densata' / Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' / Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.

SHRUBS		SEE DETAIL 3/L2.1
Berberis thunbergii 'Helmond Pillar' / Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide
Cornus alba 'Baihalo' / Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide
Cornus sericea 'Isanti' / Isanti Red-Osier Dogwood	2 Gal.	6' hgt. x 6' wide
Euonymous alatus 'Compactus' / Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide
Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide
Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	2 Gal.	4' hgt. x 6' wide
Pinus strobus 'Blue Shag' / Dwarf Blue Shag Eastern White Pine	2 Gal.	4' hgt. x 4' wide
Physocarpus opulifolious 'Seaward' / Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide
Potentilla fruticosa 'Gold Star' / Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide
Rosa x 'Nearly Wild' / Nearly Wild Rose	2 Gal.	3' hgt. 3' wide
Spiraea japonica 'Walbuma' P.P.#9363 / Magic Carpet Spirea	2 Gal.	2' hgt. 2' wide
GROUND COVERS/ GRASSES/ PERENNIALS		SEE DETAIL 3/L2.1
Calamagrostis x. acutiflora 'Overdam' / Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide
Echinacea purpurea 'Pas702917' / PowWow Wild Berry Coneflower	1 Gal.@36" O.C.	20" hgt. x 16" wide
Hemerocallis x 'Stella De Oro' / Stella De Oro Daylilly	1 Gal.@36" O.C.	18" hgt. x 2' wide
Lavandula angustifolia 'Dilly Dilly' / Dilly Dilly Lavender	1 Gal.@36" O.C.	12" hgt. x 18" wide
Pennisetum alopecuroides 'Little Bunny' / Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. 3'-4' BERM WITH 3:1 MAX SLOPE
3. 10'-0" WIDE ASPHALT PATHWAY, PER CIVIL
4. 5'-0" WIDE CONCRETE PATHWAY, PER CIVIL
5. START FENCE LINE AT 20' BUILDING SETBACK, SEE DETAIL 7/L2.1
6. FENCE TRANSITION TO 4' PRIVACY FENCE, SEE DETAIL 6/L2.1
7. ALL STORMWATER FACILITIES INCLUDING SEEPAGE BEDS, INLETS, PIPE, AND S&G TRAPS WITH 10' TREE OFFSET BOUNDARY, SEE CIVIL
8. ALL DISTURBED AREA ALONG CALKINS LATERAL SHALL BE REPAIRED AND SEEDED PER PLAN, SEE SHEET L2.0.
9. EXISTING 3'-4' BERM TO SEAMLESSLY TIE INTO NEW 3'-4' BERM AS SHOWN ON PHASE 2. CONTRACTOR TO ENSURE THERE IS A CONTINUOUS 3'-4' BERM ALONG HARRIS ST.

NOTE:

1. PARKWAY TREES ARE TO BE PLANTED SO THEY DO NOT IMPACT UTILITIES OR DRIVEWAY LOCATIONS, CONTRACTOR TO FIELD VERIFY.
2. TREES ARE SHOWN CONCEPTUALLY AND MAY MOVE WITHIN THE PARKWAY LANDSCAPE DEPENDING ON FINAL LOCATIONS OF DRIVEWAYS, CONTRACTOR TO FIELD VERIFY.

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

REVISIONS		
1	09/12/2025	CITY COMMENTS

THIS DRAWING OR FILE CONTAINS INFORMATION OWNED BY ENGINEERING SOLUTIONS, LLP AND WILL BE GOVERNED ONLY BY ENGINEERING SOLUTIONS. THESE CONTENTS MAY NOT BE REPRODUCED OR MAY ONLY BE USED WITH THE PRIOR WRITTEN CONSENT OF ENGINEERING SOLUTIONS, LLP

STATE OF IDAHO
JOHN D. ROTERS
LA - 16827
9/15/25
LICENSED LANDSCAPE ARCHITECT

ENGINEERING SOLUTIONS LLP
1029 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

BRUNDAGE ESTATES SUBDIVISION NO. 2

SECTION 25, T.3N., R.1W., B.M.

LANDSCAPE PLAN

SCALE	AS SHOWN
DATE	8/07/2025
PROJ. NO.	25-266
SHEET	7 OF 9

L1.6

xxxxxx-TI.DWG

FENCE LEGEND

4' SOLID FENCE, COLOR: TAN; SEE DETAIL 8/L2.01

6' SOLID PRIVACY FENCE, COLOR: TAN; SEE DETAIL 7/L2.01

OPEN SPACE LEGEND

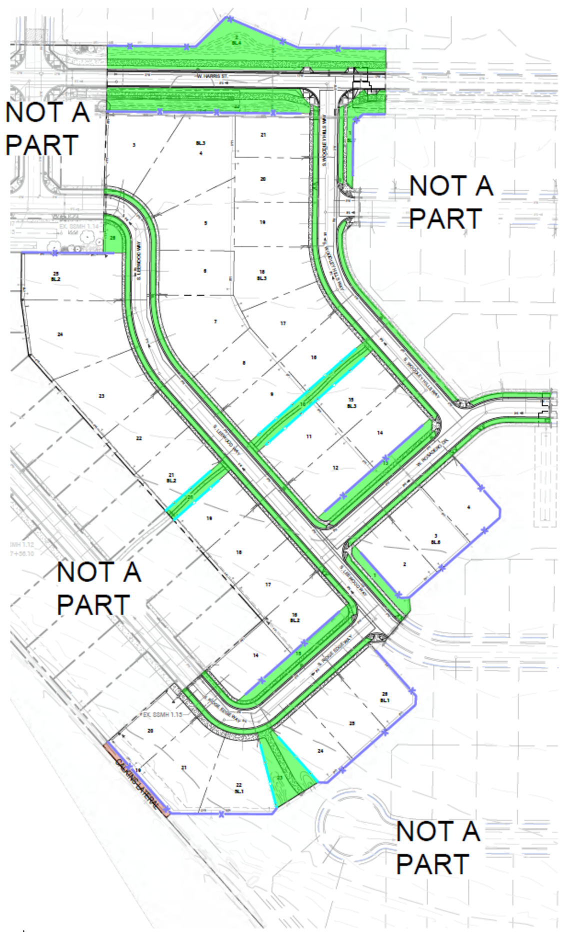
QUALIFIED COMMON OPEN SPACE AREA - 93,407 SF

% OF PHASE 2 - 17.07%

NON-QUALIFIED COMMON OPEN SPACE AREA - 1,531 SF

% OF PHASE 2 - .27%

* TOTAL COMMON OPEN SPACE AREA - 94,938 SF



FENCING & OPEN SPACE PLAN

SCALE: 1" = 80'-0"

PLANTING SOIL NOTES

1. TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
2. TOPSOIL SOURCE: REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM.
   A. STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 1/2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
3. REPRESENTATIVE SAMPLES OF PLANTING SOILS SHALL BE TESTED FOR ACIDITY, FERTILITY, ORGANIC MATTER AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY. SUBMIT TOPSOIL ANALYSIS TEST RESULTS FROM TESTING LABORATORY WITH RECOMMENDATIONS FOR IT TO MEET REQUIREMENTS.TO THE LANDSCAPE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET.
4. AT A MINIMUM, PREPARE SOIL IN ALL AREAS BY SPREADING A 15-15-15 FERTILIZER AT 7.5 POUNDS PER 1000 SQUARE FEET OF SURFACE AREA AND AN MANURE COMPOST (OR APPROVED EQUAL) AT 3 CUBIC YARDS PER 1000 SQUARE FEET OF SURFACE AREA OVER FINISH GRADE AND ROTO-TILL INTO TOP 6" OF SOIL. FOLLOW ALL IMPROVEMENT RECOMMENDATIONS OF SOIL TEST RESULTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
   A. PROVIDE APPROVED IMPORTED TOPSOIL, OR
   B. IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
5. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
   A. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
   B. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, ORGANIC MATTER, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
6. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
7. PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
8. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
9. TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
10. ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

GENERAL NOTES

1. CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO OWNER'S REPRESENTATIVE PRIOR TO BEGINNING OF CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
5. CONTRACTOR TO FINE GRADE AND ROCK HOUND ALL PLANTING AREAS PRIOR TO PLANTING, TO PROVIDE A SMOOTH AND CONTINUOUS SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) AND EXTRANEOUS MATERIAL OR DEBRIS.
6. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
7. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM OWNER'S REPRESENTATIVE PRIOR TO ORDERING OR INSTALLATION. FAILURE TO COMPLY WILL REQUIRE THE REMOVAL OF MATERIALS AT NO COST TO THE OWNER AND REPLACED WITH APPROVED MATERIALS.
8. CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT BEST MANAGEMENT PRACTICES TO STABILIZE ALL SLOPES 3:1 OR GREATER AND PREVENT EROSION OR MOVEMENT OF SOIL FROM SLOPES.
9. ALL ROCK MATERIALS TO BE OBTAINED FROM LOCAL SOURCE OR APPROVED EQUAL.

WEED ABATEMENT

1. ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
2. CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH 'ROUND-UP' (CONTACT HERBICIDE) OR APPROVED EQUAL.
3. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
4. CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
5. APPLY SECOND APPLICATION OF 'ROUND-UP' TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
6. IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
7. AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.
8. COORDINATE WITH CIVIL FOR ALL WEED ABATEMENT REQUIREMENTS

RIGHT OF WAY LANDSCAPE NOTES

1. COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
2. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
3. ANY PERENNIAL TREES OR PLANTS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER UNDERGROUND SEEPAGE BEDS, INFILTRATION FACILITIES OR PIPING SYSTEMS.
4. SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
5. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
6. TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET LOCAL JURISDICTIONAL STANDARDS.

DRYLAND TURF SEEDING REQUIREMENTS

GENERAL OVERVIEW

THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PREPARATION

EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

TOPSOIL DISTRIBUTION

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

SEEDING

APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING.
THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING.

SEED MIXTURE:	PURE LIVE SEED % MIX
HARD FESCUE	25
CANADA BLUE FESCUE	25
SHEEP FESCUE	25
WINGLEY CHEWINGS FESCUE	25
TOTAL SEED	40 LBS PURE LIVE SEED INSTALL @ 25 LBS / ACRE

FIBER MULCH MATERIAL

GROW NUTRIBASE FROM "QUATTRO ENVIRONMENTAL", A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

ORGANIC SOIL AMENDMENT

GROW NUTRIBOOST FROM "QUATTRO ENVIRONMENTAL" (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

TACKIFIER

MULCH TACKIFIER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.
GRANITE SEED
1697 WEST 2100 NORTH
P.O. BOX 177
LEHI, UTAH 84043
1-800-768-4433
(OR APPROVED EQUAL)

HYDROSEEDING

MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

MAINTENANCE

IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDED AREAS WITH WANING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

SEEDING TIME

THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, 'DORMANT SEEDING' INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

WATER

THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

FERTILIZATION

FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

EROSION CONTROL

UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.

AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.

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.

REVISIONS		
1	09/12/2025	CITY COMMENTS

THIS DRAWING OR FILE CONTAINS INFORMATION OWNED BY ENGINEERING SOLUTIONS, LLP AND WILL BE GOVERNED ONLY BY ENGINEERING SOLUTIONS. THESE CONTENTS MAY NOT BE REPRODUCED OR MAY ONLY BE USED WITH THE PRIOR WRITTEN CONSENT OF ENGINEERING SOLUTIONS, LLP.

LICENSED LANDSCAPE ARCHITECT, STATE OF IDAHO, JOHN D. ROTERS, LA - 16827, 9/15/25

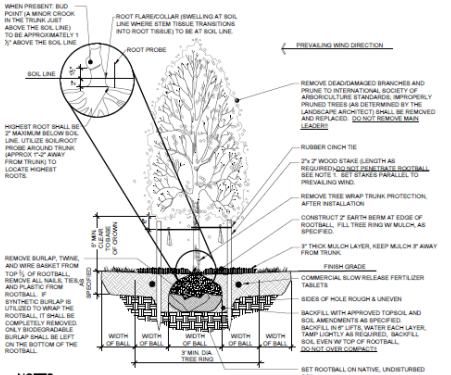
ENGINEERING SOLUTIONS LLP
1029 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

BRUNDAGE ESTATES SUBDIVISION NO. 2
SECTION 25, T.3N., R.1W., B.M.

FENCE & OPEN SPACE PLAN & LANDSCAPE NOTES

SCALE	AS SHOWN
DATE	8/07/2025
PROJ. NO.	25-266
SHEET	8 OF 9

L2.0

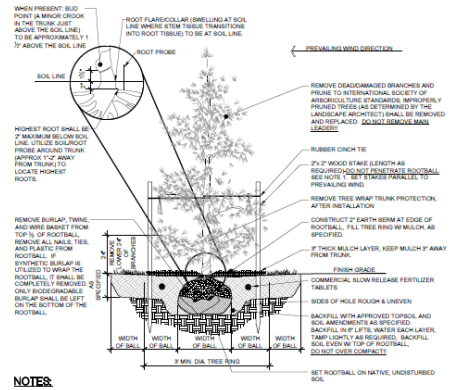


NOTES:

1. THE STAKING OF TREES IS REQUIRED. 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 WHICHEVER 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.
7. FOR TREES LOCATED WITHIN 8'-0" OF A CONCRETE CURB OR WALKWAY, PROVIDE TREE ROOT BARRIER (DEEPROOT 40-2 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.

1 DECIDUOUS TREE PLANTING

NOT TO SCALE

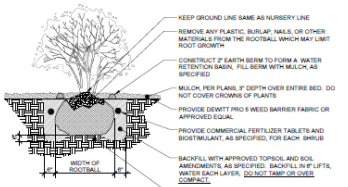


NOTES:

1. THE STAKING OF TREES IS REQUIRED. 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 WHICHEVER 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.

2 CONIFEROUS TREE PLANTING

NOT TO SCALE

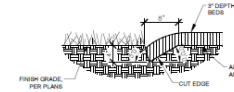


NOTE:

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

3 SHRUB PLANTING

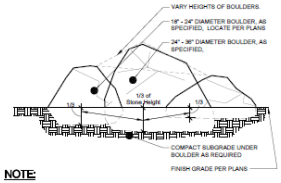
NOT TO SCALE



4 PLANTER BED CUT EDGE

(TYPICAL AT TREES IN TURF AREAS)

NOT TO SCALE

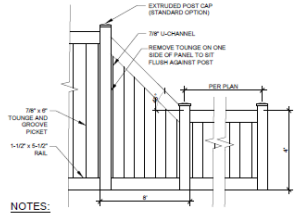


NOTE:

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 1 TO 2 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).

5 BOULDER INSTALLATION

NOT TO SCALE

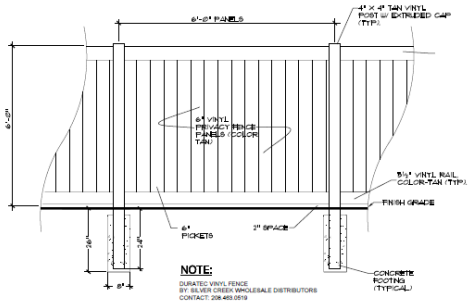


NOTES:

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

6 VINYL FENCE - 4' HT TRANSITION

NOT TO SCALE

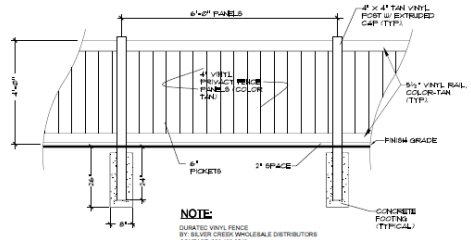


NOTE:

DURATEC VINYL FENCE
BY: SILVER CREEK WHOLESALE DISTRIBUTORS
CONTACT: 208.463.0519

7 6' TAN VINYL FNECE

NOT TO SCALE



NOTE:

DURATEC VINYL FENCE
BY: SILVER CREEK WHOLESALE DISTRIBUTORS
CONTACT: 208.463.0519

8 4' TAN VINYL FNECE

NOT TO SCALE

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

REVISIONS		
1	09/12/2025	CITY COMMENTS

THE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ENGINEERING SOLUTIONS, LLP. NO REPRODUCTION OR TRANSFER OF THESE DOCUMENTS, IN WHOLE OR IN PART, SHALL BE MADE WITHOUT WRITTEN PERMISSION OF ENGINEERING SOLUTIONS, LLP.

STATE OF IDAHO
JOHN D. ROTHROCK
LA - 16837
9/5/25
LICENSED LANDSCAPE ARCHITECT

ENGINEERING SOLUTIONS, LLP
9228 N. ROBARD STREET, SUITE 100
POST FALLS, IDAHO 83854
Phone (208) 208-0080 Fax (208) 928-0041

BRUNDAGE ESTATES SUBDIVISION NO. 2
SECTION 25, T.3N., R.1W., B.M.

LANDSCAPE DETAILS

SCALE	AS SHOWN
DATE	8/07/2025
PROJ. NO.	25-266
SHEET	9 OF 9

L2.1

xxxxxx-TI.DWG

Open Space Calculations Provided by Applicant:

Brundage Estates No. 1 – Preliminary Plat
Qualified Open Space: 0.85 acre
- Local street 8-foot-wide landscape buffers: 0.39 acre
- Collector buffer: 0.24 acre
- Arterial buffer (50%): 0.18 acre
- Pedestrian Path: 0.04 acre

Brundage Estates No. 1 – Final Plat
Qualified Open Space: 2.05 acres (17.64%)
- Local Street 8-foot-wide landscape buffers: 0.41 acre
- Collector buffer: 0.38 acre
- Arterial buffer (50%): 0.22 acre
- Pedestrian Path: 0.06 acre
- Grassy common area: 0.36 acre

Brundage Estates No. 2 – Preliminary Plat
Qualified Open Space: 0.64 acres
- Local street 8-foot-wide landscape buffers: 0.51 acre
- Collector buffer: 0.13 acre

Brundage Estates No. 2 – Final Plat
Qualified Open Space: 1.96 acres (15.59%)
- Local street 8-foot-wide landscape buffers: 0.51 acre
- Collector buffers: 0.75 acre
- Multi-Use and Pedestrian Pathways: 0.30 acre
- End block buffers: 0.40 acre

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development [AZ-13-014; H-2016-0001; A-2018-0231; TECC-2020-0001; TECC-2022-0001; TECC-2024-0002; H-2024-0031 (DA Inst# 2024-070384].

2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the City Engineer's signature on the previous phase final plat as set forth in UDC 11-6B-7 in order for the preliminary plat to remain valid; or, a time extension may be requested.

3. Prior to submittal for the City Engineer's signature, the Certificate of Owners and the accompanying acknowledgement signed and notarized.

4. The final plat shown in Section V.B prepared by Engineering Solutions, stamped on 9/7/2025 by Clinton W. Hansen, shall be revised as follows:

   a. Note #11: "A portion of Lot 22 of Block 2 ~~are~~is servient to and contains the Ada County Highway District storm water drainage system. ~~These lots are~~This lot is encumbered by . . ."

   b. Graphically depict the portion of Lot 22, Block 2 covered by the storm water drainage system easement described in Note #11.

   c. Note #12: Include the recorded instrument number of the ACHD temporary license agreement.

   d. Note #13: Include the recorded instrument number of the CC&R's.

   e. Note #15: Include the recorded instrument number of the ACHD development agreement.

   A revised plat shall be submitted with the final plat signature application.

5. The landscape plan shown in Section V.C, dated 8/7/2025, shall be revised as follows:

   a. Include additional landscaping along the pathway on Lot 20, Block 2 and Lot 10, Block 3 in accord with the standards listed in UDC 11-3B-12C.

   b. The fencing type along the rear lot lines of Lots 20 and 21, Block 1 adjacent to the common lot (i.e. Lot 19, Block 1) where the Calkins Lateral has been piped shall be changed to an open vision or semiprivate fence up to six (6) feet in height or four (4) feet in height if closed vision fencing is used [an additional two (2) feet in height of open vision fencing may be provided to the top section of the fence], per UDC 11-3A-7A.7b.

   A revised landscape plan shall be submitted with the final plat signature application.

6. Prior to the issuance of any new building permit, the property shall be subdivided in accordance with the UDC.

7. All fencing shall comply with the standards of UDC 11-3A-7C.

8. All development shall comply with the dimensional standards for the R-4 zoning district listed in UDC *Table 11-2A-6*.

9. All homes constructed shall be generally consistent with the conceptual elevations included with the development agreement (Inst. #*2024-070384*).

10. The rear and/or sides of homes facing W. Harris St. (Lots 3, 4 and 21, Block 3) shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other

integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. *Single-story structures are exempt from this requirement.*

11. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster at 208-887-1620 or for more information.
12. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. **Public Works**

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=416409&dbid=0&repo=MeridianCity