

SITE AND LANDSCAPE

Water-Wise Landscape

The Harris Ranch setting is perfectly suited for adopting a water-efficient built-landscape. In this region western expanding development has made water an increasingly valuable resource. Adopting a water-efficient built-landscape promotes a spirit of ecological stewardship as well as moderates the financial burden of escalating water costs associated with landscape irrigation. The following design considerations shall be of the highest priority:

1. Plan and design for water conservation and aesthetics from the beginning of a project.
2. Create practical turf areas of manageable sizes and shapes based on appropriate uses.
3. Group plants of similar water needs together, then experiment to determine how much and how often to water the specific site.
4. Use soil amendments like compost or manure.
5. Use mulches such as woodchips, especially in high and moderate hydrozones. Rock mulches may be allowed in appropriate areas and in any case will not be allowed to dominate the landscape.
6. Irrigate efficiently with properly designed systems and by applying the right amount of water at the right time, (water management).
7. Maintain the landscape appropriately by mowing, pruning and fertilizing properly.

Water-wise landscape is not a “dry only” concept. Water-wise landscape allows for practical uses of heavily irrigated athletic turf and limited areas of high water use plants. Water-wise landscape is not necessarily about rocks and gravel. Although rock gardens can be quite beautiful, there are many other choices for water-wise designs. Water-wise is not “lawn-less” but is “less-lawn.” Further, water-wise is not about native plants only. While the use of native plants is encouraged, it is also important for designers to be able to choose from the vast variety of non-invasive introduced plants that are well adapted to the climate.

It is important to realize that a water-wise landscape is not finished once the design is complete. It requires conscientious follow-through during construction, and then, again, through the life of the landscape by routine and knowledgeable maintenance. These guidelines strive to address each piece, but it is expected that a truly successful project will depend upon genuinely invested participants throughout.

Valley Landscape

General

In order to enhance the environmental health and human habitability of the urban environment, each single family home will have at least 1 tree in the front yard (see Front Yards below) , and one tree in the rear or side yard. Tree selections may be made from the attached list of trees; minimum soil area requirements shall be adhered to. Additional tree species may be approved at the discretion of the HRRB.

Lawn shall consist of no greater than 65% of the total yard area and must be of a grass mix no greater than 5% Kentucky Bluegrass. Please see Plant Palette Recommendations.

Private outdoor space may be on the ground anywhere on the particular lot or parcel. The minimum dimensions will be 15 ft. x 15 ft. unless otherwise stated in the Block Prototypes in the Harris Ranch Specific Plan, and shall include a minimum 8 ft. x 8 ft. area of smooth concrete, walkable pavers, or wood/wood-like decking. Asphalt may not be used to satisfy this requirement. The remaining open space may be plantings. Ground materials in private open space greater than 100 sq. ft. shall include a smooth area of concrete, walkable pavers, or wood/wood-like decking, in the amount of 10 percent of the open space or 100 sq. ft., whichever is less. The remainder of the open space shall be in landscape plantings (excluding connecting pathways).

Front Yards

Special attention should be given to short set-back front yards to enhance livability. To create the impression of greater visual depth and privacy from the sidewalk to the front of the home, consider ‘layering’ elements from the sidewalk to the home: locate plantings, hedges, and/or fencing just behind the public sidewalk; create attractive

entry with arbors and/or gate; plant small flowering trees in the yard and add other items of visual interest such as fountains, seating, sculpture, arbors, trellises, and pots with seasonal plantings; plant vines on trellises mounted on the walls or above the porch. (Note: Planting strips between the curb and public sidewalk are maintained by the homeowners association, and may not be altered by individual homeowners).

Plantings shall display a variety of form, textures and colors, deciduous and evergreen to provide year round interest. Using shrubs and groundcover, the front yard must have 60% minimum vegetative cover after 3 years **OR** meet the following criteria:

Front Yards with 10-25’ setbacks:

Minimum one Class I ornamental flowering tree (2” caliper min.) is required within front yard setback. Lawn is discouraged in yards with 10’ setbacks.

Minimum shrubs/ground covers/grasses/perennials per 100sq.ft:
Shrubs (3) at 50% 2 gallon min. and 50% 5 gallon min.
Spreading ground covers (1) at 1 gallon min.
Ornamental grasses/perennials (4) at 1 gallon min.

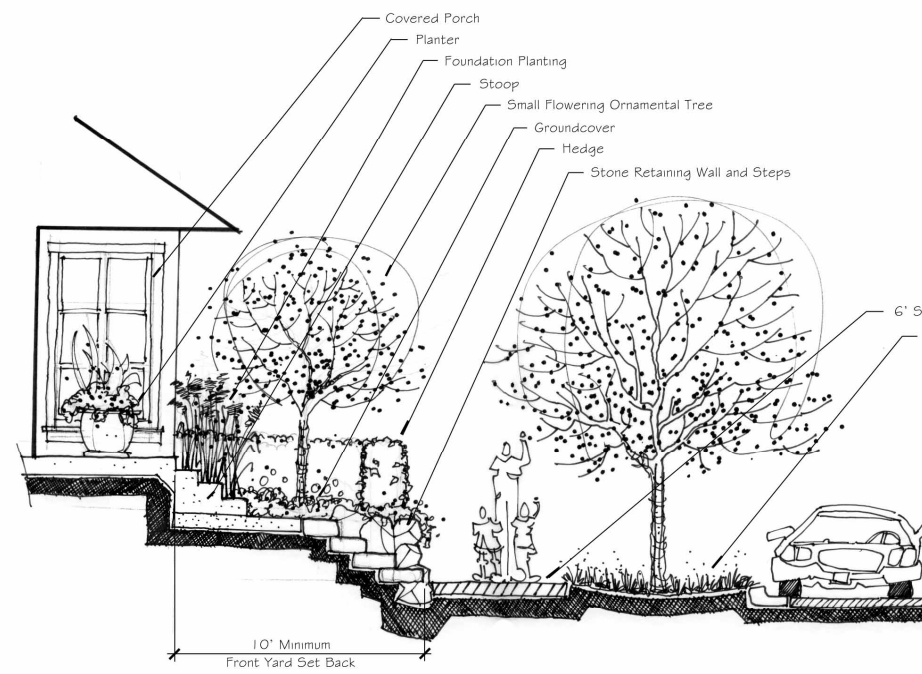
Front Yards with 25’+ setbacks:

The following minimum trees are required within the front yard setback per 4000sf of front yard area:
Two Class I ornamental flowering trees (2” caliper min.)
Or
One Class I ornamental flowering tree (2” caliper min.) plus one Class II or Class III Shade Tree (2.5” caliper min.)
Or
One Class I ornamental flowering tree (2” caliper min.) plus two small to medium conifer trees (6’ ht. min.)

Lawn may be used as groundcover in these front yards but shall not cover more than 65% of the front yard.

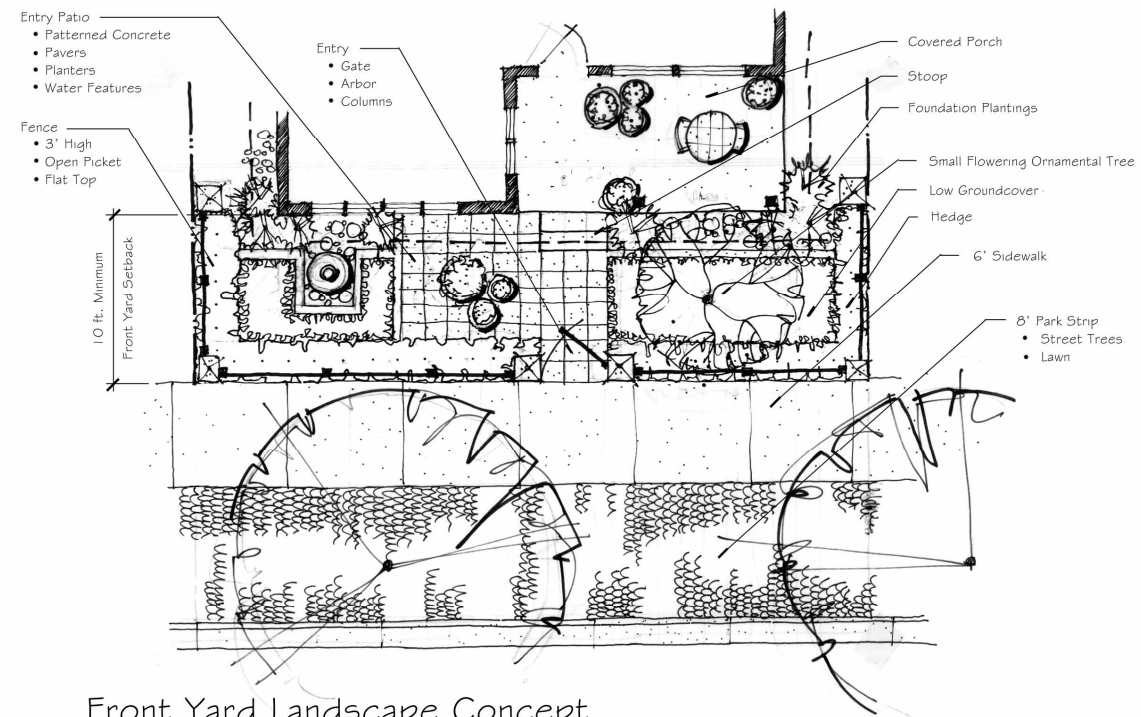
Minimum shrubs/ground covers/grasses/perennials per 100sq.ft:
Shrubs (3) at 50% 2 gallon min. and 50% 5 gallon min.
Spreading ground covers (1) at 1 gallon min.
Ornamental grasses/perennials (4) at 1 gallon min.





Front Yard Landscape Concept

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Front Yard Landscape Concept

Home Setback

Fences and Site Walls

At Harris Ranch, a diversity of fencing and site walls is encouraged, to create a rich streetscape (Note: At lots bordering Barber Road and the Idaho Power Corridor, the Harris Ranch Wildlife Plan requires 6’ solid fences/walls with no gaps to prevent wildlife from being enticed into a yard, whereas they may not have room to get a running start to jump out). If fences are used, the following guidelines must be met:

1. Front yard fences/site walls located adjacent to public streets must be no higher than 3’. Posts and pillars between spans may be slightly taller. Where side yards are designed as primary outdoor space for residence, fences may be 6’ tall max. Materials may be wrought iron, steel tube, wood, stone, brick, a combination thereof or other pre-approved material. Tops must include a continuous flat piece (i.e. no spikes) to help prevent injury to wildlife. Placement of front fences/walls at least 1 foot from the sidewalk is strongly encouraged.

2. Side yard fences/site walls at streets: Where side yards are designed as primary outdoor space for residence, fences may be 6’ tall max. Fences taller than 3’ must be set back 3’ from sidewalk and shall not be longer than ¾ the length of the residence. If above a retaining wall, 6’ fences must be setback 3’ from back of wall, to not dominate the streetscape.

Materials may be wrought iron, steel tube, wood, stone, brick, a combination thereof or other pre-approved material but must include open steel bars above 3’. Vertical bars shall be spaced closer than 4” apart or wider than 8” apart to avoid accidental wildlife entrapment. Tops must include a continuous flat piece (i.e. no spikes) to help prevent injury to wildlife.

3. Rear yards at interior lots, when enclosed, may include fencing up to 6’ max. tall, and must be open steel bars with a continuous flat piece (i.e. no spikes) to help prevent injury to wildlife. Vertical bars shall be spaced closer than 4” apart or wider than 8” apart to avoid accidental wildlife entrapment. Tops must include a continuous flat piece (i.e. no spikes) to help prevent injury to wildlife.

4. Fences within street and alley vision triangles cannot exceed 3’ in height above the pavement.

5. Fences/walls shall be “stepped” rather than sloping with the grade.

6. Metal tube fencing and posts must have a powder coat finish. Color shall be approved by HRRB.

7. Site walls shall be detailed with reveals, caps, overhangs, soldier courses or other added visual interest. Walls shall be level, or “stepped” rather than sloped with the grade. Walls constructed of flat, unembellished poured concrete are not allowed when located adjacent to public streets. Block may be used for structural purposes. Finish materials shall match or compliment the accompanying architecture.

8. Additional ornamentation, arbors, trellises are encouraged and are subject to HRRB review.

Irrigation

Water Budget

A water budget is the target amount of water a landowner should not exceed in a typical watering season. Working towards this target in the planting design phase helps the designer achieve realistic goals for landscape irrigation. Water budgeting focuses less on water time limits, and is more concerned with a user’s water allotment and reducing over-watering. The water-use calculations shall not exceed a maximum of 15 gal./sq.ft./season (the irrigation season is mid-April to mid-October (6 months/26 weeks).

Irrigation Water

Metered Pressurized Irrigation Water is provided for individual home hook-up. Crossover connections to potable water (United Water) for the purpose of landscape irrigation are not allowed.

Irrigation Requirements

All landscape areas shall be served with an automatic underground irrigation system.

A letter of compliance with the following requirements shall be included with the design submittal application to the HRRB:

a. The irrigation shall be designed to provide 100% coverage with head to head spacing or triangular spacing as appropriate.

b. Sprinkler heads shall have matched precipitation rates within each control valve circuit.

c. Sprinkler heads irrigating lawn or other high-water-demand areas shall be circuited so that they are on a separate zone or zones from those irrigating trees, shrubs, or other reduced-water-demand areas.

d. Irrigation time clock controllers shall have the capability to allow for seasonal adjustments, including global water budget controls. All controllers shall allow for multiple programs and start times and shall allow individual time settings down to the minute. Controllers using evapotranspiration or soil moisture based programming, including either local sensors, remote or historic evapotranspiration based scheduling or soil moisture sensors are recommended but not required.

e. An automatic rain shutoff device shall be required for each separate irrigation system.

f. Sprinkler heads shall be adjusted to reduce overspray onto impervious surfaces such as sidewalks, driveways, and parking areas.

g. Comply with water budget requirement noted above.



HARRIS RANCH DESIGN REVIEW PROCESS

The process involves a series of meetings between the Owner, their design team and the HRRB. It begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings, or check points, designed to ensure a smooth and efficient review of new home design or improvements to an existing home. The HRRB will make a reasonable effort to review and process all complete submission packages within twenty working days.

THE PROCESS

Improvement plans will be carefully reviewed by the HRRB to ensure that the design is compatible with both Harris Ranch, and to the particular home site. This design review process must be followed for any of the following improvements:

Construction of all new buildings;

- The renovation, expansion or refinishing of existing buildings and:
- All site and/or landscape improvements including any improvement which alters the grading and drainage; walls; fences; landscape structures such as decks, trellises, gazebos, basketball standards and play ground equipment; and miscellaneous improvements such as pools, hot tubs, spas and tennis courts.

The design review process does not need to be completed for the following work:

- Maintenance or upkeep of existing structures, including painting and/or refinishing if color and materials are the same or similar as previously approved finishes.
- The replacement of identical structures, which have been previously approved due to damage and/or wear.

The HRRB evaluates all design proposals on the basis of these Design Guidelines. Most of the guidelines outlined in this document are written as relatively broad standards. The interpretation of these standards is left up to the discretion of the HRRB.

The design review process takes place in four steps:

1. A Pre-Application Conference

- Meet with HRRB Administrator to discuss intent and review Design Guidelines.

2. Preliminary Design Review Submittal

- Submit preliminary design documents and fees
- Stake building on site and review grading and drainage with Harris Ranch on site representative
- The HRRB Administrator to review and/or conduct an HRRB meeting.

3. Final Design Review

- Submit final design documents and fees
- HRRB Administrator review and/or HRRB meeting

4. Inspections

- Construction area inspection
- Framing inspection
- Completion inspection

Any improvement requiring design review as described above will require and be preceded by the submission of an application package accompanied by an application fee and the required plans and specifications describing the proposed improvements.

It is required that the Owner retains assistance from competent architects, designers, civil engineers, soils engineers, and landscape architects as appropriate. The owner and consultant(s) should also carefully review the CC&R's prior to commencing with the design review process.

The owner will also have to meet all the submittal and approval requirements of the City of Boise to obtain a building permit. Submittal requirements may be obtained from the City of Boise Building Department.

STEP ONE - PRE-APPLICATION CONFERENCE

The Owner or Owner's representative shall discuss with the HRRB Design Administrator the overall regulations, restrictions and/or special considerations for the particular home site. In addition, this discussion will ensure that the Owner understands the requirements, fees, and schedule of the design review process.

This discussion will review:

- Property boundaries on the home site; easements and utilities
- Grading and drainage
- Soil conditions

- Special restrictions on the home site
- Home site location and landscape zone
- Architectural theme and special design considerations;
- View shed issues, if any
- Building program and design rationale

This informal review is to offer guidance prior to initiating preliminary design, and is a very important step in the process.

STEP TWO - PRELIMINARY DESIGN REVIEW SUBMITTAL

Following the pre-application meeting, the Applicant shall prepare and submit to Harris Ranch Administration Offices for review and approval a preliminary design review package and the applicable fee at least seven working days before the next regularly scheduled HRRB meeting. The HRRB Design Administrator may modify requirements of submittal documents. The package should adequately convey existing site conditions, constraints, building orientation and design, vehicular, and pedestrian access, the proposed use of exterior materials and colors and conceptual landscape design.

The package shall include three full size copies of the following drawings and/or materials:

1. Survey

A property survey prepared by a licensed surveyor indicating property boundaries, adjacent properties (to the extent they affect site and building design), the area of the property, all easements of record, Building Envelope, topography at two foot intervals and any significant natural features such as rock outcroppings, watercourses, or existing trees with caliper widths of six inches in diameter or greater.

2. Home site Diagram (for foothills and estate sites only)

A completed home site diagram indicating building envelope, building height, topography, views, landscape zones, scale, north direction and any other pertinent information the HRRB deems necessary.

3. Proposed Site Plan

Prior to completing the Preliminary site plan, a review of site grading with Harris Ranch on site representative is required.

A site plan (minimum scale 1"=20'-0"), indicating existing and proposed topography, property boundaries, access street and sidewalk, the footprint(s) of buildings relative to the home site area, driveway access with proposed grades, existing vegetation, all easements of record, proposed limits of construction, scale and north direction, finished floor and finished grade elevations at building corners and at midpoints of all four sides.

4. Schematic Floor and Roof Plans

Building plans (minimum scale 1/8"=1'-0"), including floor plans for each level of building(s) and roof plan indicating elevations for each floor and the highest roof ridge. Overall building dimensions shall be indicated.

5. Schematic Elevations

Elevations (minimum scale 1/8"=1'-0", including roof heights, existing and finish grades, and notation of exterior materials.

6. Massing Model (optional, min. scale 1/16"=1')

The HRRB may request a conceptual massing model for specific home sites located in the foothills and estate lots. The model would indicate three-dimensional building forms and the relationship to the surrounding site topography and adjacent home sites.

7. View shed Analysis (optional, min. scale 1"=20')

The HRRB may request a view shed analysis for those sites that are highly visible from offsite and within the community.

8. Conceptual Landscape Plan

A conceptual plan at 1"=20' min. showing irrigated areas, areas of ornamental planting (non-native), areas of native planting, water features, re-vegetation areas, patios, decks, fences, and any other significant proposed landscape structures.

9. Preliminary Design Review Application and Fee

Submit one copy of Preliminary Design Document Checklist (distributed at time of lot purchase) and fee with drawings to Harris Ranch Administration Offices. Fee is based on current fee schedule.

PRELIMINARY DESIGN REVIEW STAKING

The owner will be responsible for staking the location of corners of the proposed buildings and all other major improvements upon submittal of preliminary design documents for review by the Harris Ranch resident engineer.



Trees to be removed must be tagged. For home sites within the Foothills, height poles must be erected to indicate the proposed height of buildings at either end of the major roof ridgelines.

PRELIMINARY DESIGN REVIEW

Within ten days of receipt of a complete preliminary design review package and staking of the property, the HRRB Administrator will notify the owner if the proposed design has been approved, disapproved or a HRRB meeting date to review the preliminary design documents has been scheduled.

In the event that the proposed design has been disapproved, the HRRB Administrator shall provide the owner with written comments documenting the reasons for disapproval. The owner may resubmit corrected materials a minimum of five working days prior to the next regularly scheduled HRRB meeting.

PRELIMINARY DESIGN REVIEW MEETING

In the event that a preliminary design review submission is to be reviewed at a HRRB meeting, the owner and/or consultant(s) must be present at the meeting, or the submittal will be postponed until the next meeting. The HRRB will review and comment on the application at the meeting, allow time for discussion with the owner and/or consultant(s), and subsequently provide the owner with a written record from the meeting within seven working days.

A second review meeting may be necessary to review corrected and or new materials. Corrected materials will be provided to the HRRB a minimum of five working days prior to the next regularly scheduled meeting.

STEP THREE - FINAL PLAN REVIEW

Within six months of preliminary design review approval, the owner may initiate the final design review process by submitting to Harris Ranch Administration Offices required final design documents and the applicable fee at least seven working days prior to the next regularly scheduled HRRB meeting.

The Applicant shall provide all information necessary to reflect the design of the proposed building(s), landscape or other features requiring the approval of the HRRB. The package shall include three full size copies and three reductions of maximum size - 11" x 17" of the following drawings and materials:

1. Final Site Plan (minimum scale 1"=20'-0")

The final site plan shall indicate proposed building footprint(s) with finished floor grades, roof drip line,

property boundaries and easements, scale and north direction, utility locations, existing vegetation, existing and proposed two foot contours, areas of cut and fill, drainage, limits of construction, proposed roads, driveways, sidewalks, decks, and any other proposed improvements. Proposed driveways should include spot elevations.

2. Floor and Roof Plans (scale 1/4"= 1'-0")

Including all exterior door and window locations and sizes, and the location of all exterior mechanical systems.

3. Elevations (scale 1/4"= 1'-0")

Including roof heights, existing and finish grades, and notation of exterior materials.

4. Building Sections (scale 1/4" or 1/2"= 1'-0")

Indicate building walls, floors, interior relationships, finished exterior grades and any other information to clearly describe the interior/exterior relationships of the building as well as the building's relationship to the site.

5. Details

Provide design details to sufficiently represent the visual expression of the building, exposed connections, and material interfaces. Include soffit/fascia details, window head and sill details, railing details, and any other information necessary to describe the project's exterior.

6. Color Board

- Roof materials and color
- Exterior wall materials and colors
- Exterior trim material and color
- Window material and color
- Exterior door material and color
- Concrete color
- Stone/rock materials
- Fence/wall materials
- Supporting manufacturer's details

7. Landscape Plans (minimum scale 1"=20'-0").

The proposed landscape plans shall include the following information (Plans can be combined):

Grading / Drainage Plan – Show proposed drainage patterns and indicate slope ratios.

Site Layout Plan / Planting plan - Include plant material legend which lists common and botanical names, plant sizes and plant quantities which are keyed to locations on plan. Locate rock outcrops, decks or patios, service yards, driveways, paving, fencing, utility screening and any freestanding structures.

Irrigation Plan or statement that the property will be fully irrigated according to the Design Guidelines

Lighting Plan - Locate in detail all proposed outdoor lights and signs. Submit cut sheets of all proposed light fixtures and indicate the lighting control strategy.

Fencing Plan - Show the location of all proposed walls, fences, gates and dog runs and provide drawing detailing the design and construction.

8. Construction Schedule

Including starting and completion dates for both building and landscape construction. Completion of both the residence and landscape visible from the street must occur within 6 months of the start of construction subject to daily fine as established by the HRRB..

9. Final Design Review Application and Fee

Submit one copy of Final Plan Review Checklist, Sample Board Submission Checklist, Final Landscape Plan Checklist, Exterior Color Form and fee with drawings to the Harris Ranch administration office. Fee is based on current fee schedule.

FINAL DESIGN REVIEW

Within 10 days of receipt of the required documents, the HRDRB Administrator will notify the owner if the proposed design has been approved, disapproved or a HRRB meeting date to review the final design documents has been scheduled.

In the event that the proposed design has been disapproved, the HRRB Administrator shall provide the owner with written comments documenting the reasons for disapproval. The owner may resubmit corrected materials a minimum of five working days prior to the next regularly scheduled HRRB meeting.

FINAL DESIGN REVIEW MEETING

In the event that a final design review submission is to be reviewed at a HRRB meeting, the owner and/or consultant(s) must be present at the meeting, or the submittal will be

postponed until the next meeting. The HRRB will review and comment on the application at the meeting, allow time for discussion with the owner and/or consultant(s), and subsequently provide the owner with a written record from the meeting within fifteen working days.

A second review meeting may be necessary to review corrected and or new materials. Corrected materials will be provided to the HRRB a minimum of seven working days prior to the next regularly scheduled meeting.

FINAL DESIGN APPROVAL

The HRRB will issue final design approval in writing within five working days of a vote for approval at a final design review meeting. Notification will also be posted in a conspicuous place within Harris Ranch.

If the decision of the HRRB is to disapprove the proposal, the HRRB shall provide the owner with a written statement of the basis for such disapproval to assist the owner in redesigning the project so as to obtain the approval of the HRRB.

RESUBMITTAL OF PLANS

In the event that final submittals are not approved by the HRRB, the owner will follow the same procedures for a resubmission as for original submittals. An additional design review fee must accompany each resubmission as required by the HRRB.

APPEALS PROCEDURE

The owner has the right to appeal decisions made by the HRRB. The owner can initiate such an appeal procedure by submitting in writing a document stating the reason for the appeal. The HRRB will set a meeting date to review the appeal and notify owner of such date. The owner or representative must be present at the meeting to review the appeal. The HRRB will render a decision at a scheduled meeting and provide the reasons for denying or approving the appeal in writing within 45 days.

CITY OF BOISE PLAN REVIEW AND BUILDING PERMITS

The Applicant must submit HRRB letter of final approval and stamped approved set of 11" x 17" sheets, with all other Boise City required documents, to the Boise City Building Department for its plan check process in order to obtain a building permit.

SUBSEQUENT CHANGES

Additional construction, landscaping or other changes in the improvements that differ from the approved final design



documents must be submitted in writing to the HRRB for review and approval prior to making changes.

INSPECTIONS

During construction, the HRRB will check construction to ensure compliance with approved final design documents. If changes or alterations have been found which have not been approved, the HRRB will issue a Notice to Comply.

NOTICE TO COMPLY

When as a result of a construction inspection the HRRB finds changes and/or alterations, which have not been approved, the HRRB will notify the owner within three days of the inspection describing the specific instances of non-compliance and will require the Owner to comply or resolve the discrepancies.

NOTICE OF COMPLETION

The owner will request a Notice of Completion (Completion Certificate) for any improvements, which was given final design approval by the HRRB. The HRRB will make a completion inspection of the property within 15 days of the request. If it is found that the work was not done in compliance with the approved final design documents, the HRRB will issue a Notice to Comply within three days of inspection.

RIGHT OF WAIVER

The HRRB recognizes that each home site has its own characteristics and that each owner has their own individual needs and desires. For this reason, the HRRB has the authority to approve deviations from any of the design standards in these Design Guidelines. It should be understood, however, that any request to deviate from these Design Guidelines will be evaluated at the sole discretion of the HRRB, and that the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the HRRB approving any deviation from a design guideline, it must be demonstrated that the proposal is consistent with the overall objectives and spirit of these Design Guidelines and that the deviation will not adversely affect adjoining home sites or the Harris Ranch community as a whole.

The HRRB also reserves the right to waive any of the procedural steps outlined in this Guideline document provided that the Owner demonstrates there is good cause.

DESIGN REVIEW SCHEDULE

The HRRB will make every effort to comply with the time schedule for design review outlined below. The HRRB will make every effort to review and process all complete application packages within fourteen working days. However the HRRB will not be liable for delays that are caused by

circumstances beyond their control. The HRRB will provide design review according to the following schedule:

1. Pre-Application Meeting

Meeting scheduled within a minimum of five working days and a maximum of fourteen working days of receipt of written request.

2. Preliminary Design Review

Submission of three copies of preliminary design review application documents and preliminary design review staking to be completed a minimum of seven working days prior to the next regularly scheduled HRRB meeting.
Notification from HRRB Administrator of approval, disapproval or that a HRRB meeting date has been scheduled within 10 working days of receipt of complete application package.

Written comments from HRRB meeting provided to Owner within seven working days.

3. Final Design Review

Submission of three copies of final design review application documents to be submitted seven working days prior to the next regularly scheduled HRRB meeting, and within one year of preliminary design approval.

Notification from HRRB Administrator of approval, disapproval or that a HRRB meeting date has been scheduled within 10 working days of receipt of complete application package.

Written comments from HRRB meeting and/or written notice of final design approval provided to Owner within seven working days.

4. Building Permits

Owner applies to Boise City for all applicable inspections and/or approvals to obtain building permit.

5. Construction Inspections

A construction area inspection with the builder prior to any site disturbance, and within 10 days of receipt of written request.

Framing inspection within 48 hours of written request.

A completion inspection within seven days of written request - and prior to request for a Certificate of Occupancy from the Boise City Building Department.

Notice of Completion issued within fifteen days of inspection.



**APPENDIX 1 -
PLANT PALLETES FROM
HARRIS RANCH
SPECIFIC PLAN 2010**

