



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shen T. Park*

MEETING DATE: **February 1, 2022**

FILE(S) #: FP-21-31, Final Plat, Greendale Grove Subdivision, Phase 2

REQUEST

The Applicant is seeking approval of a Final Plat for Greendale Grove Subdivision Phase 2 consisting of 66 residential lots and 9 common lots on 19.56 acres. The phase is located in the northern portion of the approved preliminary plat, adjacent to N. Wing Road in Star, Idaho. The subject property is generally located at the northeast corner of N. Wing Road and W. Beacon Light Road in Star, Idaho. Ada County Parcel Number is S0332430010.

REPRESENTATIVE:

Becky McKay
Engineering Solutions, LLP
1029 N. Rosario Street, Ste. 100
Meridian, Idaho 83642

OWNER/APPLICANT:

Austin Edwards
Greendale Grove Properties, LLC
701 S. Allen Street, Ste. 104
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation - Residential R-3-DA

Phase 2

Acres - 19.56 acres
Residential Lots - 66
Common Lots - 9

HISTORY

June 4, 2019 Council approved applications for Annexation and Zoning (AZ-18-12 and AZ-18-13) and Preliminary Plat (PP-18-12 and PP-18-13) for Greendale

Grove and Greendale Subdivision. The preliminary plat was approved for 121 single family residential lots, 14 common lots and 1 private road lot.

October 12, 2021 Council approved the application for Greendale Grove Final Plat, Phase 1 (FP-21-18), consisting of 13.88 acres with 55 single family residential lots and 7 common lots.

GENERAL DISCUSSION

The Final Plat layout for Phase 2 generally complies with the approved Preliminary Plat.

Staff Reviewed Comments from the Preliminary Plat Approval/Findings of Fact:

Lot sizes as listed on the preliminary plat range in size from the smallest at 6,500 square feet to 19,872 square feet, with an average lot size of 8,128 square feet. The subdivision is proposed to develop in four (4) phases. The Applicant has provided a variety of lot widths and depths for several different housing plans and types.

The existing dwelling and accessory structures on the property will remain and be part of a 5.01-acre lot. Common/open space is provided and consists of a central common area consisting of three workout stations and pathways. The UDC at the time required common/open space to meet or exceed 5% of the gross land area.

There is one private street proposed within this subdivision. The proposed W. Foxglove Court, now W. Mauve Clover Lane, which takes access from N. Wing Road, provides access to Lots 51-54, Block 4, was originally submitted as a public road. ACHD has indicated that they will not accept and maintain short cul-de-sacs with 4-6 lots. The applicant has discussed the option of a common driveway to serve these lots, however, the Star Fire District will not accept this option due to emergency access concerns. The only alternative that the applicant has at this time is to change the road into a private street.

The Applicant is asking for a waiver of the 500' block lengths for several blocks within this subdivision.

No special setbacks have been requested with this application.

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 2 is 3.37 du/acre, with lots ranging in size from 6,523 square feet to 16,525 square feet.

Phase 1 consisted of 55 residential lots and phase 2 has 66 residential lots. This equals 121, which is the maximum amount approved on the preliminary plat.

Common/Open Space and Amenities - Completed in phase 1:

- Open Area with Work Out Stations
- Pathways Connecting Streets with Common Areas (Bike and Pedestrian Circulation)

Mailbox Clusters – The Star Postmaster, Mel Norton has approved the mailbox clusters for this development to be placed in two locations. Location A is on the common lot on the west side of Beacon Light. Location B is on Lot 10 on the east side of Silvermound Ave. Postmaster’s letter of approval was included in the application material.

Streetlights –A Streetlight design has been provided with the final plat application and the proposed light style and type meet Dark Sky requirements and comply with the City Code. A streetlight plan was also included in the final plat application. Staff is supportive of the locations of streetlights.

Street Names – Ada County modified some street names and the applicant had to change one street from public to private. These changes are reflected on the final plat and the letter from Ada County was submitted and is part of the application packet.

Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use “Treasure Valley Tree Selection Guide”, as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements.**

Fiber Optic Conduit – **The City has been requiring newly approved subdivisions to install a 2” (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic telecommunication cables. The Greendale Grove Subdivision Preliminary Plat was approved prior to the establishment of this policy. Staff recommends that the developer provide this within all phases of the development. A condition of approval has been placed on this final plat approval.**

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on December 22, 2021.

December 30, 2021 Keller Associates Checklist

FINDINGS

The Council may **approve, conditionally approve, deny** or **table** this request. In order to approve this Final Plat, the Unified Development Code requires that Council must find the following:

- A. The Plat is in conformance with the Comprehensive Plan.

The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.

B. Public services are available or can be made available and are adequate to accommodate the proposed development.

Staff finds that all public services are available and able to accommodate this development.

C. There is public financial capability of supporting services for the proposed development.

Staff knows of no financial hardship that would prevent services from being provided.

D. The development will not be detrimental to the public health, safety or general welfare; and,

Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.

E. The development preserves significant natural, scenic or historic features.

Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

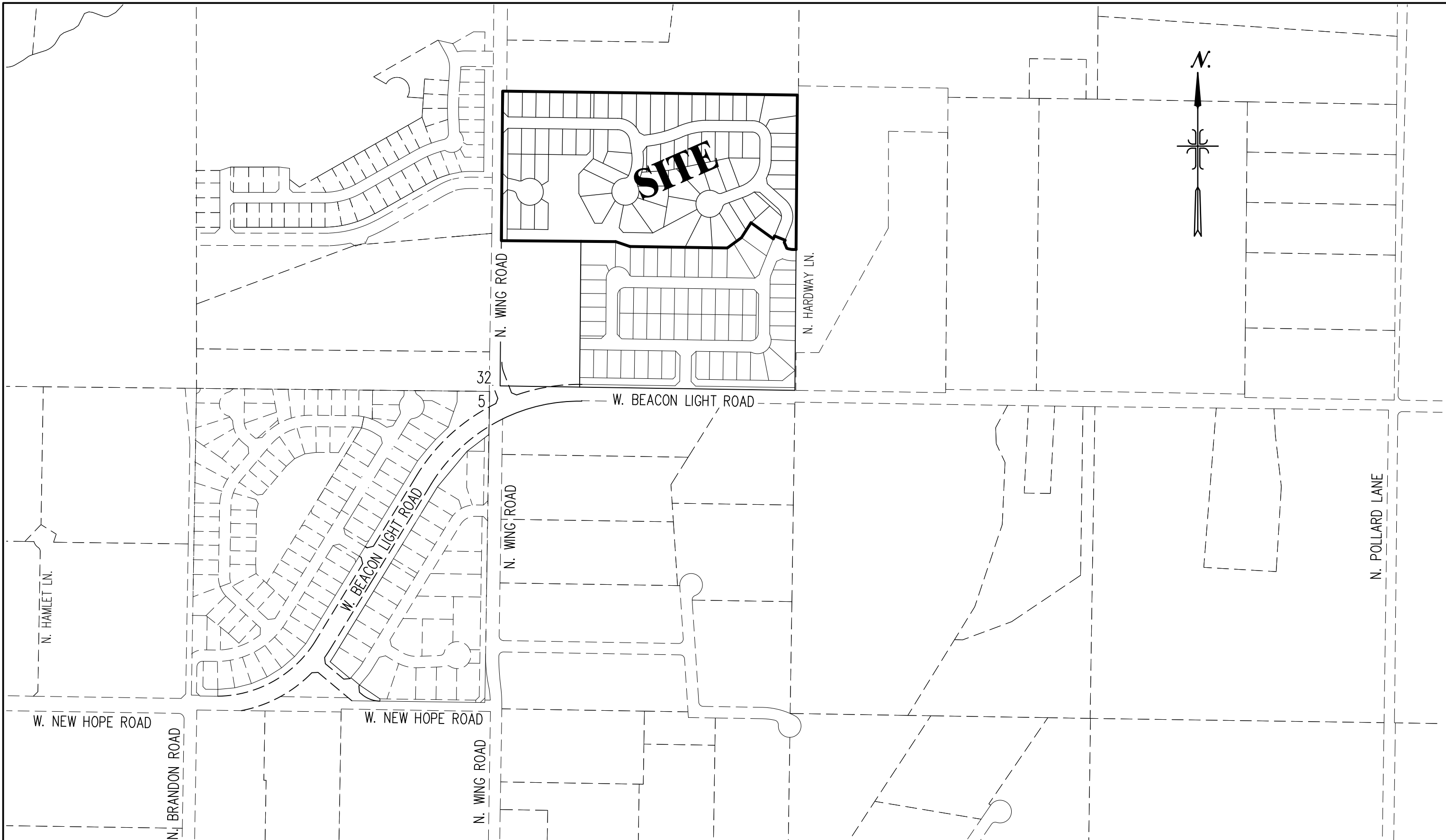
CONDITIONS OF APPROVAL

- 1. Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic telecommunication cables.**
2. The approved Preliminary Plat for Greendale Grove Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
4. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
5. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- 6. The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.**
7. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.

8. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
9. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
10. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
11. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
12. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
13. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
14. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
15. A separate sign application is required for any subdivision sign.
16. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
17. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
18. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
19. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
20. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
21. All common areas shall be maintained by the Homeowners Association.
22. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
23. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
24. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
25. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-21-31 Greendale Grove Subdivision, Final Plat,
Phase 2 on _____, 2022.



SCALE	1" = 400'
DWG. DATE	11/22/21
/MISC/211013-VICINITY MAP.DWG	

ENGINEERING SOLUTIONS LLP

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

GREENDALE GROVE SUBDIVISION NO. 2

1" = 400'

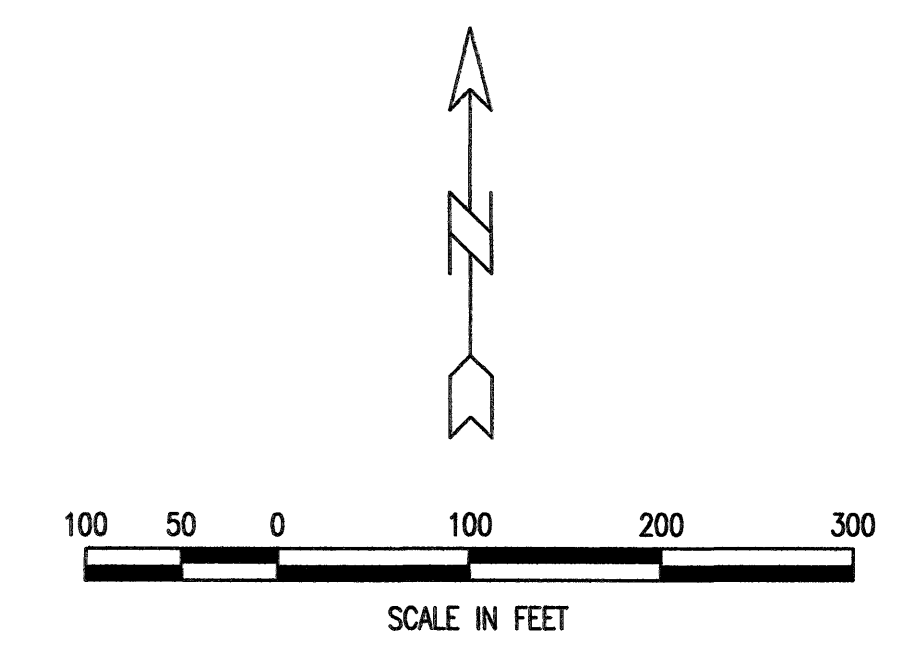
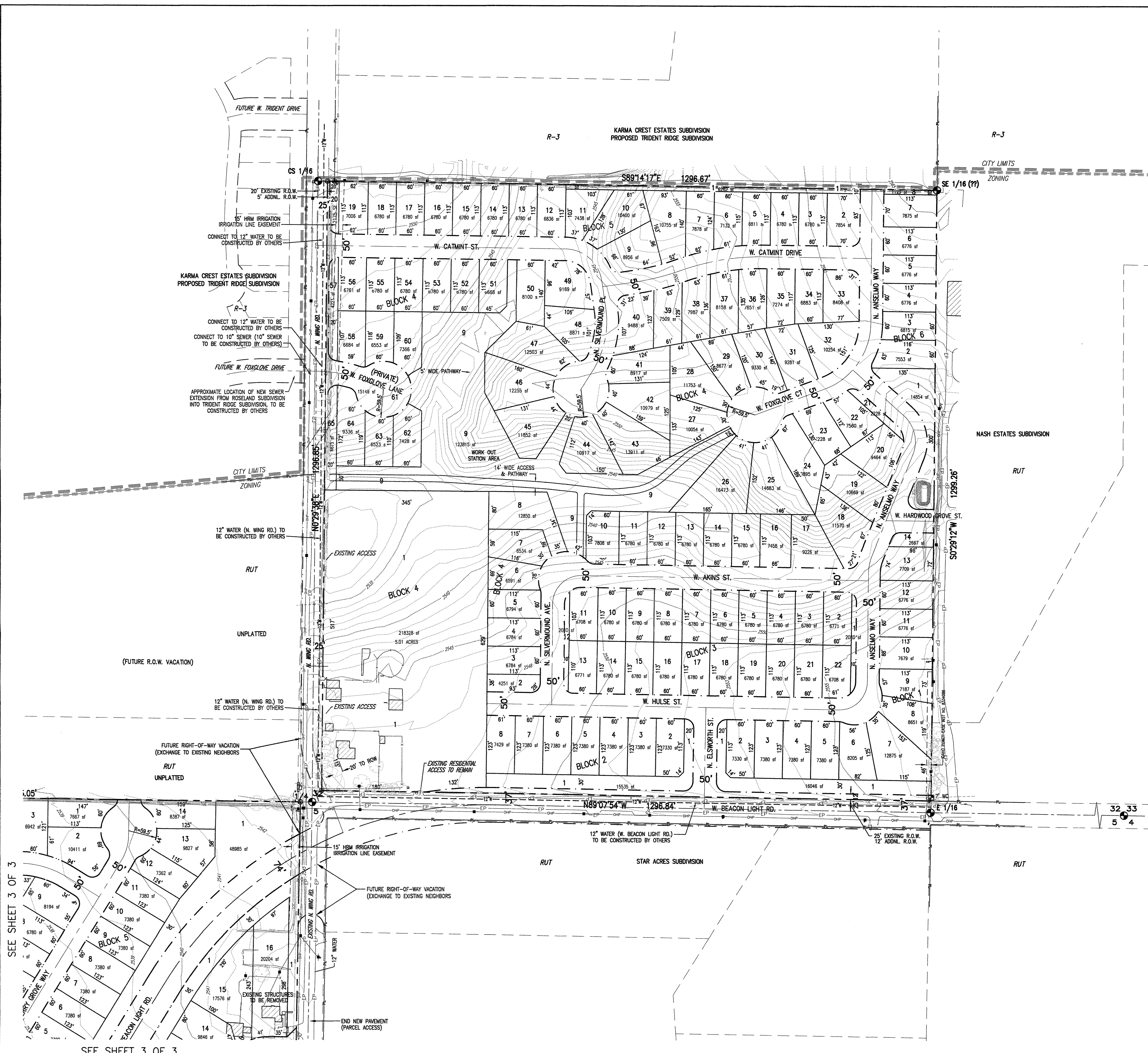
A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, T.5N., R.1W., B.M.
 CITY OF STAR, ADA COUNTY, IDAHO

Greendale Grove Subdivision No. 2 Final Plat - Project Narrative

Greendale Grove Properties, LLC, hereby applies for Final Plat approval for Greendale Grove Subdivision No. 2, consisting of 66 single-family residential lots and 9 common lots on 19.56 acres of land located north of W. Beacon Light Road and east of N. Wing Road. The land was annexed with a zoning of R-3 under Ordinance No. 293 in 2019. Gross and net densities for the project are 3.37 and 5.12, respectively. Common area provided for the subdivision is 3.37 acres, 17.2 percent of the site. Amenities include a 2.77-acre park with workout stations, parkway strips, and pedestrian pathways.

The final plat complies with the approved preliminary plat and meets all requirements and/or standard conditions of approval thereof. The project conforms with acceptable engineering, architectural and surveying practices and local standards.

The property can be served adequately by essential public facilities and services, as the developer will extend sanitary sewer and water mains to and through the proposed development, thereby making them available to adjacent properties. Road improvements will be made in accordance with Ada County Highway District standards, and impact fees will be paid to Ada County Highway District with each building lot.



LEGEND

	BOUNDARY LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	CENTERLINE
	EASEMENT LINE
	ZONING BOUNDARY
	EXISTING CITY LIMITS
	PROPOSED SUBDIVISION PHASE BOUNDARY
	1' CONTOUR LINE
	5' CONTOUR LINE
	CURB, GUTTER & ATTACHED SIDEWALK
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE (BY OTHERS)
	PROPOSED PRESSURE IRRIGATION LINE
	PROPOSED GRAVITY IRRIGATION LINE
	EXISTING OVERHEAD POWER
	EXISTING FENCE
	EXISTING DITCH
	EXISTING TOP OF BANK
	EXISTING TOE OF SLOPE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	SURFACE FLOW DIRECTION
	STORM DRAIN SEEPAGE BED
	STORM DRAINAGE LINE & COLLECTION SYSTEM
	VALLEY GUTTER

NORTH PORTION

SITE AREA	38.64 ACRES
SINGLE-FAMILY RESIDENTIAL (58.44%)	22.58 ACRES
RIGHT-OF-WAY (15.68%)	8.06 ACRES
PRIVATE LANE (0.91%)	0.35 ACRES
EXISTING HOME/FUTURE DEVELOPMENT (12.97%)	5.01 ACRES
COMMON AREA (12.00%)	4.64 ACRES
MINIMUM RESIDENTIAL LOT SIZE	6,500 SF
AVERAGE RESIDENTIAL LOT SIZE (Excludes 5.01 Ac. Lot)	8,128 SF
EXISTING ZONING	RUT
PROPOSED ZONING	R-3
SINGLE-FAMILY LOTS:	
PRIVATE LANE	1
EXISTING HOME LOTS:	1
OPEN SPACE/Common LOTS:	14
TOTAL LOTS:	137

SEE SHEET 3 OF 3

OWNERS OF RECORD
 PAUL LLOYD AND BETTY J. AKINS
 10390 W. BEACON LIGHT RD.
 STAR, IDAHO 83669

DEVELOPER
 PROVIDENCE PROPERTIES, LLC
 701 S. ALLEN ST. # 104
 MERIDIAN, ID 83642
 Phone (208) 433-8800

PLANNER / CONTACT
 BECKY MCKAY
 1029 N. ROSARIO ST. STE. 100
 MERIDIAN, ID 83642
 Phone (208) 938-0980 Fax (208) 938-0941

REVISIONS
 01-11-19 JRS
 03-12-19 JRS
 05-29-19 JRS

ENGINEERING SOLUTIONS
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GREENDALE GROVE SUBDIVISION
 PRELIMINARY PLAN
 LOCATED IN THE SE 1/4 OF SECTION 32, T.5N., R.1W., B.M., AND THE NW 1/4 OF SECTION 5, T.4N., R.1W., B.M., STAR, ADA COUNTY, IDAHO

SCALE 1"=100'
 DWG. DATE 11/29/18
 PROJ. NO. 180504
 SHEET 2 OF 3
NORTH
 /180504-PRE.DWG

PLAT SHOWING
GREENDALE GROVE SUBDIVISION NO. 2

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, T.5N., R.1W., B.M.
CITY OF STAR, ADA COUNTY, IDAHO
2022

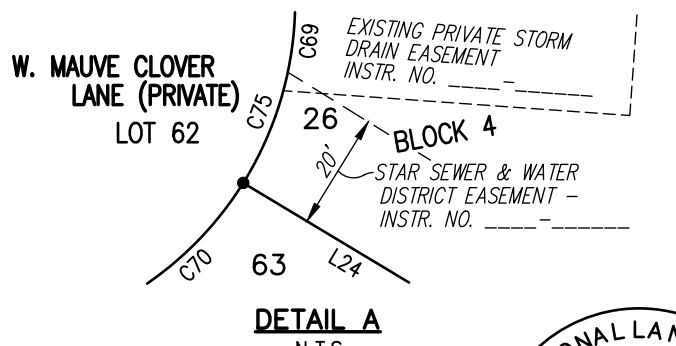
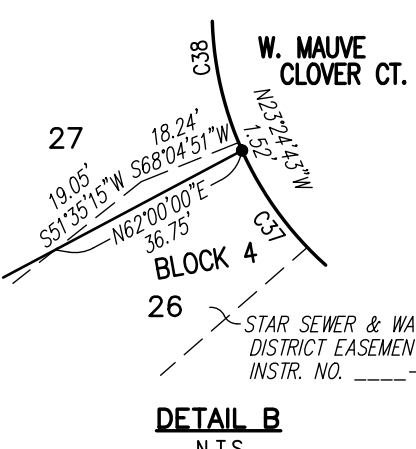
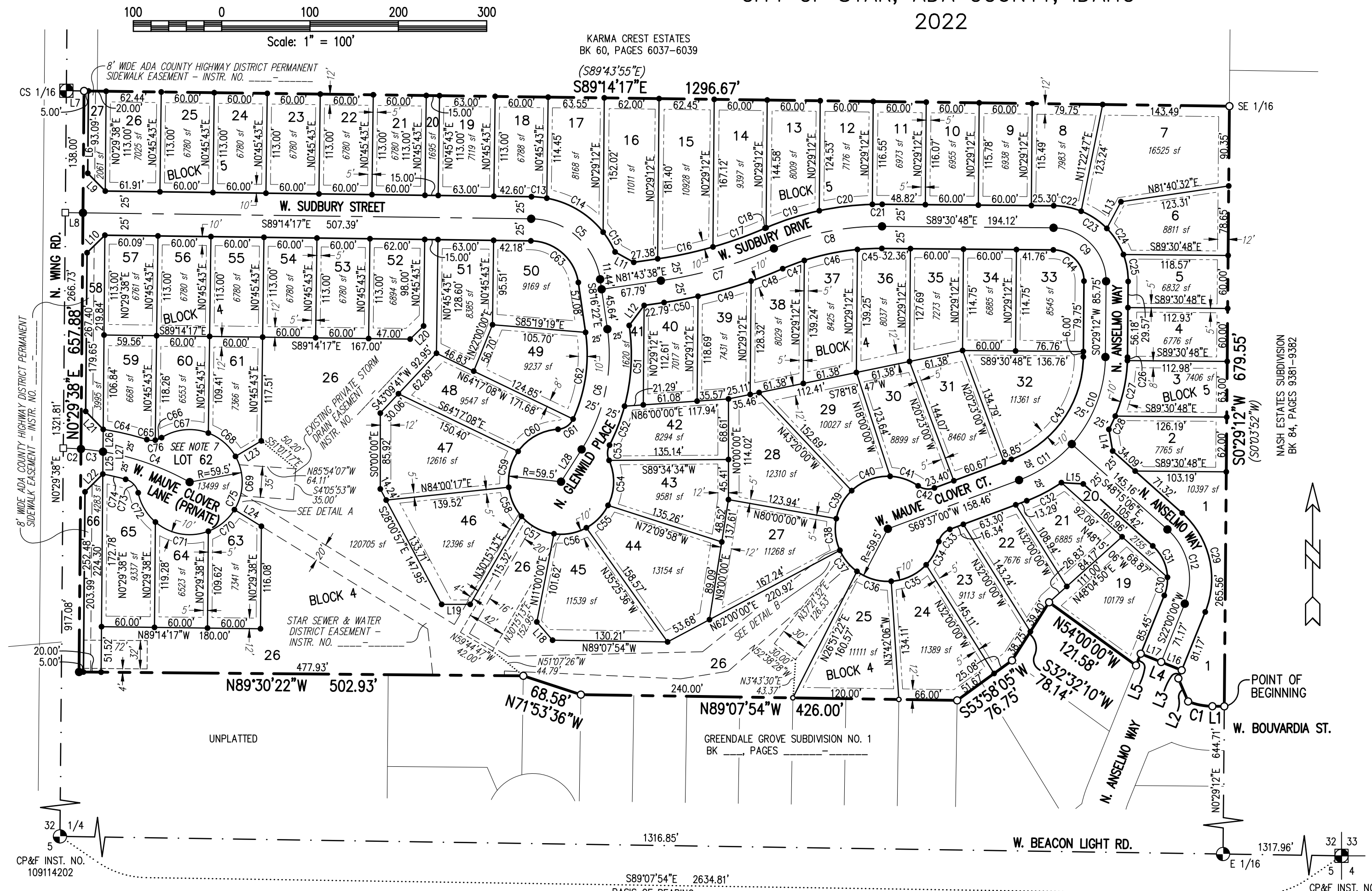
BOOK _____, PAGE _____

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- PUBLIC UTILITY, IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE EASEMENT - SEE NOTE 12
- OTHER EASEMENT LINE AS NOTED
- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- SET 5/8"x30" REBAR w/PLASTIC CAP
- SET 1/2"x24" REBAR w/PLASTIC CAP
- FOUND 5/8" REBAR, PLS 11118
- FOUND 1/2" REBAR, PLS 11118
- CALCULATED POINT, NOT SET
- 18 LOT NUMBER
- RECORD DATA

NOTES

1. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS AND WALKWAYS TO EACH BUILDABLE LOT.
2. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
4. IRRIGATION WATER SHALL BE PROVIDED FROM THE FARMERS UNION DITCH COMPANY AND THE HOMEOWNERS ASSOCIATION IN COMPLIANCE WITH IDAHO CODE 31-3805(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER DELIVERY, AND WILL BE SUBJECT TO ASSESSMENTS FROM THE HOMEOWNERS ASSOCIATION.
5. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
7. LOTS 20, 26, 58 AND 66, BLOCK 4 AND LOTS 1, 20 AND 27, BLOCK 5 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE GREENDALE SUBDIVISION HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, AS WELL AS ANY OTHER EASEMENTS AS SHOWN. LOT 62, BLOCK 4 IS A PRIVATE STREET WITH OWNERSHIP, USE AND MAINTENANCE TO BE AS DESIGNATED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
9. REFER TO RECORD OF SURVEY NO. 11864, ADA COUNTY RECORDS, FOR ADDITIONAL SURVEY INFORMATION.
10. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
11. THIS SUBDIVISION SHALL BE SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR GREENDALE SUBDIVISION, RECORDED AS INSTRUMENT NO. 2020-110969, RECORDS OF ADA COUNTY, IDAHO AND AS SUBSEQUENTLY AMENDED.
12. PORTIONS OF LOTS 25, 26, 45 AND 66 OF BLOCK 4 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
13. DIRECT LOT OR PARCEL ACCESS TO N. WING ROAD IS PROHIBITED.



CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	28.14'	75.00'	21°30'01"	N78°45'47"W	27.98'
C2	20.02'	300.00'	3°49'23"	S87°19'36"E	20.01'
C3	25.17'	300.00'	4°48'25"	S83°00'41"E	25.16'
C4	104.47'	300.00'	19°57'11"	S70°37'54"E	103.95'
C5	113.05'	80.00'	80°57'55"	N48°45'20"W	103.87'
C6	142.25'	200.00'	40°45'11"	N12°06'13"E	139.27'
C7	133.39'	500.00'	15°17'08"	N74°05'04"E	133.00'
C8	125.90'	300.00'	24°02'42"	N78°27'51"E	124.98'
C9	94.25'	60.00'	90°00'00"	N44°30'48"W	84.85'
C10	108.02'	150.00'	41°15'42"	N21°07'03"E	105.70'
C11	72.96'	150.00'	27°52'06"	N55°40'57"E	72.24'
C12	91.96'	75.00'	70°15'06"	N13°07'33"W	86.31'
C13	17.48'	105.00'	9°32'23"	S84°28'06"E	17.46'
C14	76.11'	105.00'	41°31'46"	S58°56'01"E	74.45'
C15	26.24'	105.00'	14°19'14"	N31°00'31"W	26.18'
C16	64.04'	475.00'	7°43'29"	N77°51'53"E	63.99'
C17	62.68'	475.00'	7°33'39"	N70°13'19"E	62.64'
C18	1.36'	325.00'	0°14'21"	S66°33'40"W	1.36'
C19	63.27'	325.00'	11°09'15"	S72°15'29"W	63.17'

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C20	60.58'	325.00'	10°40'47"	S83°10'30"W	60.49'
C21	11.18'	325.00'	1°58'19"	S89°30'03"W	11.18'
C22	31.90'	85.00'	21°30'04"	N78°45'46"W	31.71'
C23	35.25'	85.00'	23°45'44"	N56°07'52"W	35.00'
C24	35.25'	85.00'	23°45'44"	N32°22'07"W	35.00'
C25	31.12'	85.00'	20°58'27"	N10°00'02"W	30.94'
C26	3.82'	175.00'	11°57'07"	N1°06'46"E	3.82'
C27	64.74'	175.00'	21°11'47"	N12°20'13"E	64.37'
C28	16.71'	175.00'	5°28'15"	N25°40'14"E	16.70'
C29	122.61'	100.00'	70°15'06"	N13°07'33"W	115.07'
C30	21.00'	50.00'	24°03'53"	N9°58'03"E	20.85'
C31	40.31'	50.00'	46°11'13"	N25°09'30"W	39.22'
C32	44.37'	175.00'	14°31'34"	N62°21'13"E	44.25'
C33	19.38'	20.00'	55°31'32"	S41°51'14"W	18.63'
C34	30.26'	59.50'	29°08'37"	N28°39'46"E	29.94'
C35	44.75'	59.50'	43°05'37"	N64°46'53"E	43.70'
C36	41.20'	59.50'	39°40'41"	N13°07'33"W	40.39'
C37	30.99'	59.50'	29°50'43"	S39°04'16"E	30.64'
C38	36.69'	59.50'	35°19'45"	S62°09'22"E	36.11'

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C39	36.73'	59.50'	35°22'09"	S28°51'54"W	36.15'
C40	47.70'	59.50'	45°56'06"	S69°31'02"W	46.43'
C41	33.91'	59.50'	32°39'27"	N71°11'11"W	33.46'
C42	19.38'	20.00'	55°31'32"	S82°37'14"E	18.63'
C43	150.82'	125.00'	69°07'48"	N35°03'06"E	141.84'
C44	54.98'	35.00'	90°00'00"	N44°30'48"W	49.50'
C45	27.68'	275.00'	5°46'05"	S87°36'10"W	27.67'
C46	61.51'	275.00'	12°48'55"	S78°18'40"W	61.38'
C47	26.21'	275.00'	5°27'42"	S69°10'21"W	26.20'
C48	38.38'	525.00'	4°11'18"	N68°32'09"E	38.37'
C49	62.59'	525.00'	6°49'53"	N74°02'44"E	62.56'
C50	39.09'	525.00'	4°15'57"	N79°35'39"E	39.08'
C51	92.17'	225.00'	23°28'15"	N31°8'46"E	91.53'
C52	47.39'	225.00'	12°04'02"	N21°04'54"E	47.30'
C53	17.84'	20.00'	51°05'38"	S1°34'06"W	17.25'
C54	52.62'	59.50'	50°40'18"	N1°21'26"E	50.92'
C55	35.83'	59.50'	34°30'11"	N43°56'40"E	35.29'
C56	37.98'	59.50'	36°34'13"	N79°28'52"E	37.34'
C57	42.60'	59.50'	41°01'32"	S61°43'15"E	41.70'

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C58	36.58'	59.50'	35°13'41"	S23°35'39"E	36.01'
C59	42.88'	59.50'	41°17'24"	S14°39'53"W	41.96'
C60	53.40'	59.50'	51°25'02"	S61°01'06"W	51.62'
C61	21.67'	20.00'	62°05'38"	N55°40'48"E	20.63'
C62	100.51'	175.00'	32°54'22"	N81°04'49"E	99.13'
C63	77.72'	55.00'	80°57'55"	N48°45'20"W	71.41'
C64	50.77'	325.00'	8°57'01"	N76°49'21"W	50.72'
C65	9.64'	20.00'	27°37'14"	S86°09'27"E	9.55'
C66	7.77'	20.00'	22°15'48"	N68°54'02"E	7.72'
C67	55.12'	59.50'	53°04'40"	S84°18'28"W	53.17'
C68	41.34'	59.50'	39°48'37"	N49°14'54"W	40.52'
C69	63.23'	59.50'	60°53'28"	N1°06'09"E	60.30'
C70	39.06'	59.50'	37°36'57"	N50°21'21"E	38.37'
C71	63.84'	59.50'	61°28'14"	S80°06'03"E	60.82'
C72	39.16'	59.50'	37°42'31"	S30°30'40"E	38.46'
C73	21.85'	20.00'	62°36'23"	N42°57'37"W	20.78'
C74	26.53'	275.00'	5°31'42"	N77°01'39"W	26.52'
C75	301.75'	59.50'	290°34'27"	N23°03'22"E	67.77'
C76	17.41'	20.00'	49°53'02"	N82°42'39"E	16.87'

LINE #	LENGTH	DIRECTION
L1	13.50'	N89°30'48"W
L2	28.28'	N23°00'00"W
L3	10.00'	N22°00'00"E
L4	50.00'	N68°00'00"W
L5	14.28'	S22°00'00"W
L6	138.00'	N0°29'38"E
L7	20.00'	S89°14'17"E
L8	20.00'	S89°14'17"E
L9	28.28'	S44°30'21"E
L10	28.28'	N45°29'36"E
L11	24.19'	S61°03'38"E
L12	28.32'	S36°39'08"W
L13	34.18'	N27°49'50"E
L14	24.81'	S9°55'22"E
L15	24.81'	N86°34'50"W
L16	25.00'	S68°00'00"E
L17	25.00'	S68°00'00"E
L18	27.29'	S40°45'49"E
L19	32.27'	N90°00'00"W
L20	21.21'	N45°45'43"E
L21	28.42'	S44°13'42"E
L22	28.51'	N45°02'49"E
L23	34.06'	S58°59'57"W
L24	35.85'	N58°20'00"W
L25	25.33'	N0°29'38"E
L26	25.28'	N0°29'38"E
L27	50.61'	N0°29'38"E
L28	43.36'	S32°28'48"W

CLINTON W. HANSEN
PLS 11118

ENGINEERING SOLUTIONS MERIDIAN, IDAHO

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

GREENDALE GROVE SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:
THAT GREENDALE GROVE PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL BEING A PORTION OF THE SW ¼ OF THE SE ¼ OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW ¼ OF THE SE ¼ (¼ CORNER), FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF THE SE ¼ OF SAID SECTION 32 BEARS S 89°07'54"E A DISTANCE OF 2634.81 FEET;

THENCE S 89°07'54"E ALONG THE SOUTHERLY BOUNDARY OF SAID SW ¼ OF THE SE ¼ A DISTANCE OF 1316.85 FEET TO A BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SW ¼ OF THE SE ¼ (E ¼ CORNER);

THENCE ALONG THE EAST BOUNDARY OF SAID SW ¼ OF THE SE ¼ N 0°29'12"E A DISTANCE OF 644.71 FEET TO THE NORTHEASTERLY CORNER OF GREENDALE GROVE SUBDIVISION NO. 1, AS SHOWN IN BOOK _____ OF PLATS ON PAGES _____ THROUGH _____ RECORDS OF ADA COUNTY, IDAHO, THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID GREENDALE GROVE SUBDIVISION NO. 1 THE FOLLOWING COURSES AND DISTANCES:

- THENCE N 89°30'48"W A DISTANCE OF 13.50 FEET TO A POINT OF CURVATURE;
- THENCE A DISTANCE OF 28.14 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 21°30'01" AND A LONG CHORD BEARING N 78°45'47"W A DISTANCE OF 27.98 FEET TO A POINT;
- THENCE N 23°00'00"W A DISTANCE OF 28.28 FEET TO A POINT;
- THENCE N 22°00'00"E A DISTANCE OF 10.00 FEET TO A POINT;
- THENCE N 68°00'00"W A DISTANCE OF 50.00 FEET TO A POINT;
- THENCE S 22°00'00"W A DISTANCE OF 14.28 FEET TO A POINT;
- THENCE N 54°00'00"W A DISTANCE OF 121.58 FEET TO A POINT;
- THENCE S 32°32'10"W A DISTANCE OF 78.14 FEET TO A POINT;
- THENCE S 53°58'05"W A DISTANCE OF 76.75 FEET TO A POINT;
- THENCE N 89°07'54"W A DISTANCE OF 426.00 FEET TO A POINT;
- THENCE N 71°53'36"W A DISTANCE OF 68.58 FEET TO A POINT;

THENCE CONTINUING ALONG AND EXTENDING BEYOND SAID SUBDIVISION BOUNDARY N 89°30'22"W A DISTANCE OF 502.93 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF N. WING ROAD;

THENCE ALONG SAID RIGHT-OF-WAY N 0°29'38"E A DISTANCE OF 657.88 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SW ¼ OF THE SE ¼, ALSO BEING THE SOUTHERLY BOUNDARY OF KARMA CREST ESTATES SUBDIVISION, AS SHOWN IN BOOK 60 OF PLATS ON PAGES 6037 THROUGH 6039, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID NORTH BOUNDARY AND SOUTHERLY SUBDIVISION BOUNDARY S 89°14'17"E (FORMERLY S 89°43'55"E) A DISTANCE OF 1296.67 FEET TO THE NORTHEAST CORNER OF SAID SW ¼ OF THE SE ¼, SAID POINT BEING ON THE WESTERLY BOUNDARY OF NASH ESTATES SUBDIVISION, AS SHOWN IN BOOK 84 OF PLATS ON PAGES 9381 AND 9382, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG THE EAST BOUNDARY OF SAID SW ¼ OF THE SE ¼ AND WESTERLY SUBDIVISION BOUNDARY S 0°29'12"W (FORMERLY S 0°03'52"W) A DISTANCE OF 679.55 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 19.56 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC, THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE SEWER AND WATER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. SAID DISTRICT HAS AGREED, IN WRITING, TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

MITCHELL S. ARMUTH
AUTHORIZED AGENT
GREENDALE GROVE PROPERTIES, LLC

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MITCHELL S. ARMUTH, KNOWN OR IDENTIFIED TO ME TO BE THE AUTHORIZED AGENT FOR GREENDALE GROVE PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN, P.L.S.



LICENSE NO. 11118

GREENDALE GROVE SUBDIVISION NO. 2

BOOK _____, PAGE _____

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR

DATE

ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 20____.

PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY COUNCIL

I, _____, CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

STAR CITY CLERK

CERTIFICATE OF COUNTY TREASURER

I, _____, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

DATE

APPROVAL OF CENTRAL DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____, HEREBY APPROVE THIS PLAT.

STAR CITY ENGINEER

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. _____

STATE OF IDAHO)
) SS
COUNTY OF ADA)

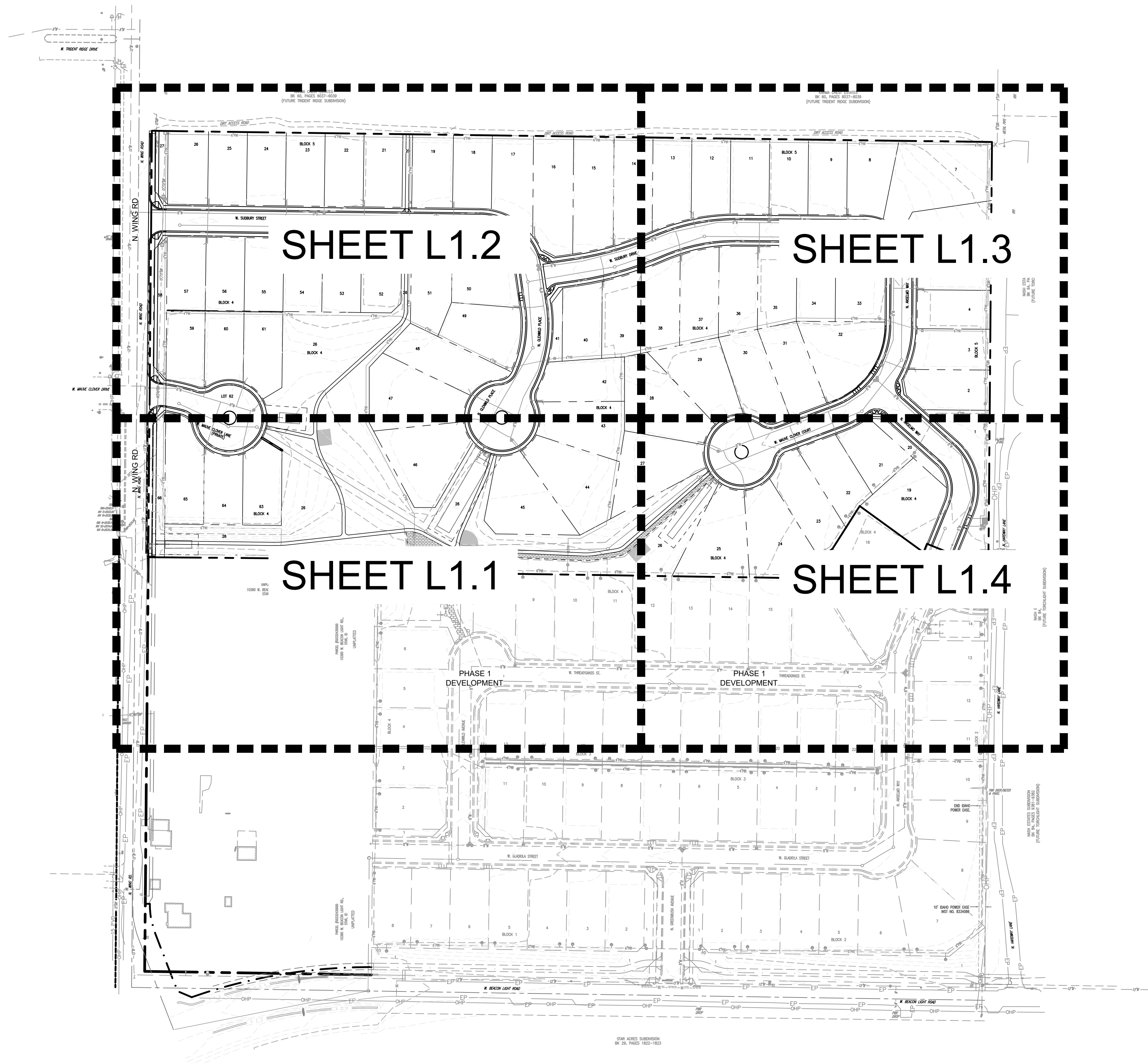
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK __M., THIS _____ DAY OF _____, 20____, IN MY OFFICE AND WAS DULY RECORDED IN BOOK _____ OF PLATS AT PAGES _____.

DEPUTY

EX-OFFICIO RECORDER

CLINTON W. HANSEN
PLS 11118





OVERALL SITE PLAN

SCALE: 1"=100'-0"

SEE SHEETS L1.1, THRU L1.4 FOR DETAILED LANDSCAPE PLANS; SEE SHEET L2.0 FOR LANDSCAPE DETAILS; SEE SHEET L2.1 FOR AMENITIES

GENERAL LANDSCAPE NOTES

1. NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
3. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
4. KEEP ALL SAND WINDOWS IN ALL DRAINAGE AREAS OPEN AT ALL TIMES (COORDINATE WITH CIVIL CONSTRUCTION PLANS FOR LOCATIONS)



SITE LOCATION MAP

N.T.S.

SITE DATA:

SITE AREA	19.56 ACRES
SINGLE-FAMILY RESIDENTIAL (65.84%)	12.88 ACRES
RIGHT-OF-WAY (15.00%)	2.95 ACRES
OPEN SPACE/Common Lots (17.23%)	3.31 ACRES
MINIMUM RESIDENTIAL LOT SIZE	6,600 SF
AVERAGE RESIDENTIAL LOT SIZE	9,090 SF
EXISTING ZONING	RJT
PROPOSED ZONING	R-3
RESIDENTIAL LOTS:	66
OPEN SPACE/Common/Park Lots:	8
TOTAL LOTS	74
GROSS DENSITY	3.78 DU/ACRE
NET DENSITY (EXCLUDES ROW)	4.55 DU/ACRE

CITY REQUIREMENTS:

N WING ROAD (650 LINEAR FT.):	15 TREES REQUIRED 0 TREES PROPOSED (IRRIG. EASEMENT)
COMMON LOTS - 1 TREE / 8000 SF	
PATHWAY TREES - 1 TREE / 100 LF	

OWNERS OF RECORD
LOYD & BETTY AKINS FAMILY TRUST
10380 W. BEACON LIGHT RD.
STAR, IDAHO 83669

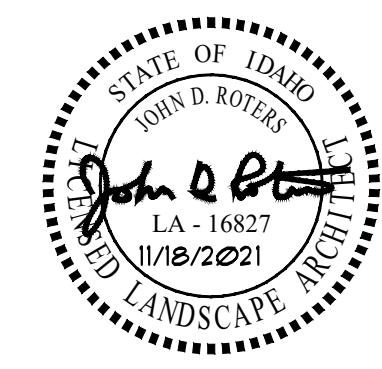
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Phone (208) 433-8800

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REVISIONS

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GREENDALE GROVE SUBDIVISION NO.2
FINAL PLAT
LOCATED IN THE SE 1/4 OF SECTION 32, T5N., R.1W., B.M., AND THE NW 1/4 OF SECTION 5, T.4N., R.1W., B.M., STAR, ADA COUNTY, IDAHO



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Dbi South Beck & Baird Landscape Architecture P.C.
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
sla@slaboise.com
www.slaboise.com

SCALE 1"=100'
DWG. DATE 11/18/21
PROJ. NO. 180504
SHEET 1 OF 7
L1.0

LANDSCAPE PLAN
SCALE: 1"=30'-0"

SEE SHEETS L1.1, THRU L1.4 FOR DETAILED LANDSCAPE PLANS; SEE SHEET L2.0 FOR LANDSCAPE DETAILS; SEE SHEET L2.1 FOR AMENITIES

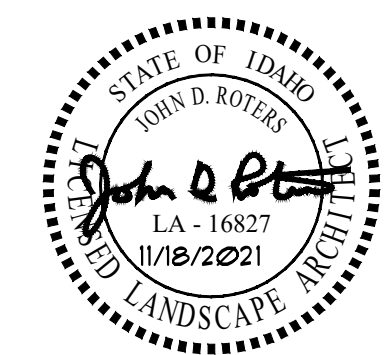
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LEGEND:

- 6' HGT. VINYL PRIVACY FENCING SEE DETAIL 4, SHEET L2.0
- 6' HGT. VINYL SEMI-PRIVACY FENCING W/ LATTICE SEE DETAIL 6, SHEET L2.0

NOTE: THE FENCE SHALL END AT THE FRONT BUILDING SETBACK WHEN RUNNING PERPENDICULAR



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GREENDALE GROVE SUBDIVISION NO.2
FINAL PLAT

SCALE 1"=30'
DWG. DATE 11/18/21
PROJ. NO. 180504

SHEET 2 OF 7

L1.1

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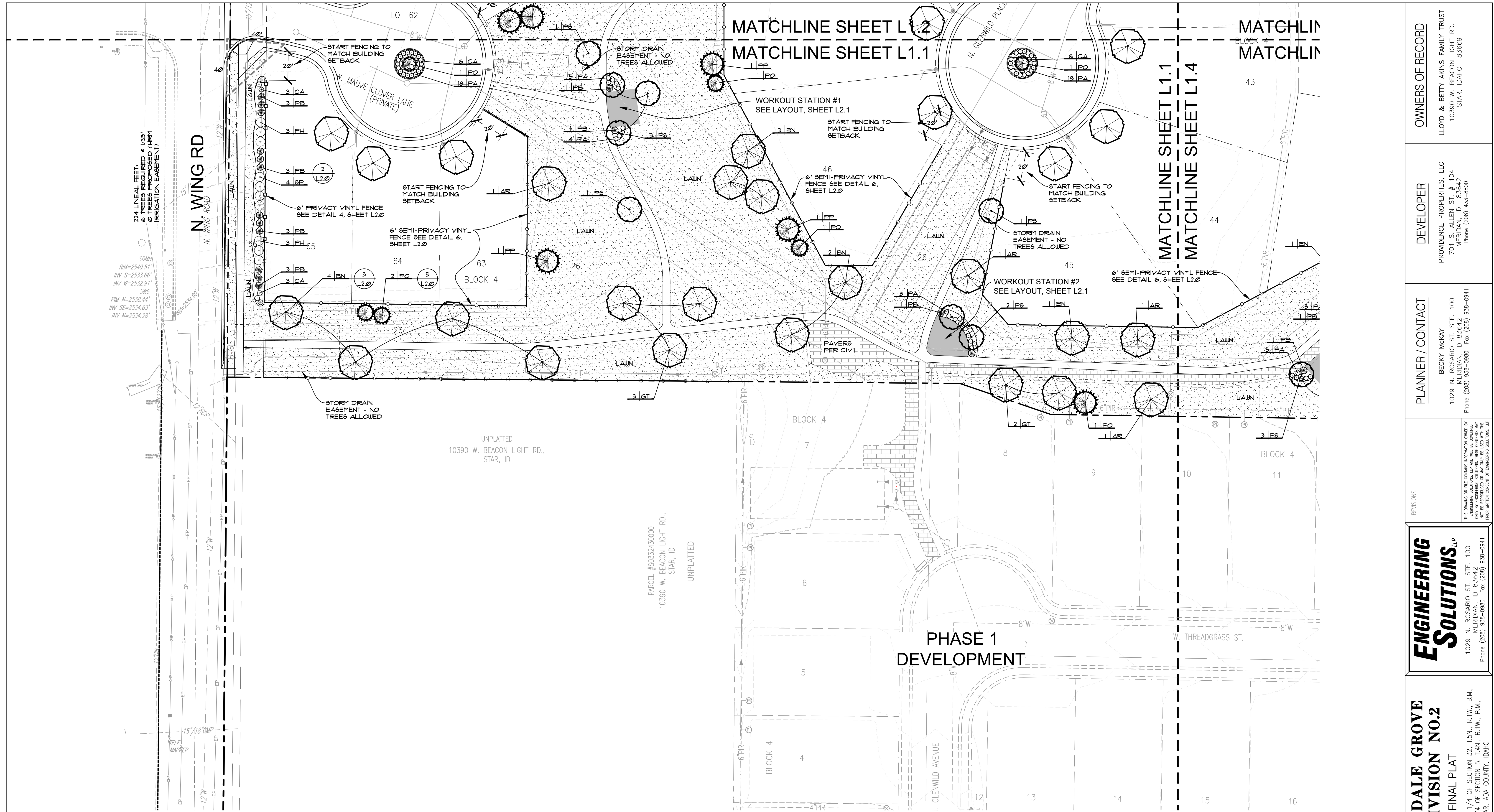
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STAR, IDAHO 83669



KARMA CREST ESTATES
BK 60, PAGES 6037-6039
(FUTURE TRIDENT RIDGE SUBDIVISION)

19' LINEAL FEET
6 TREES REQUIRED @ 1/25'
IRRIGATION EASEMENT

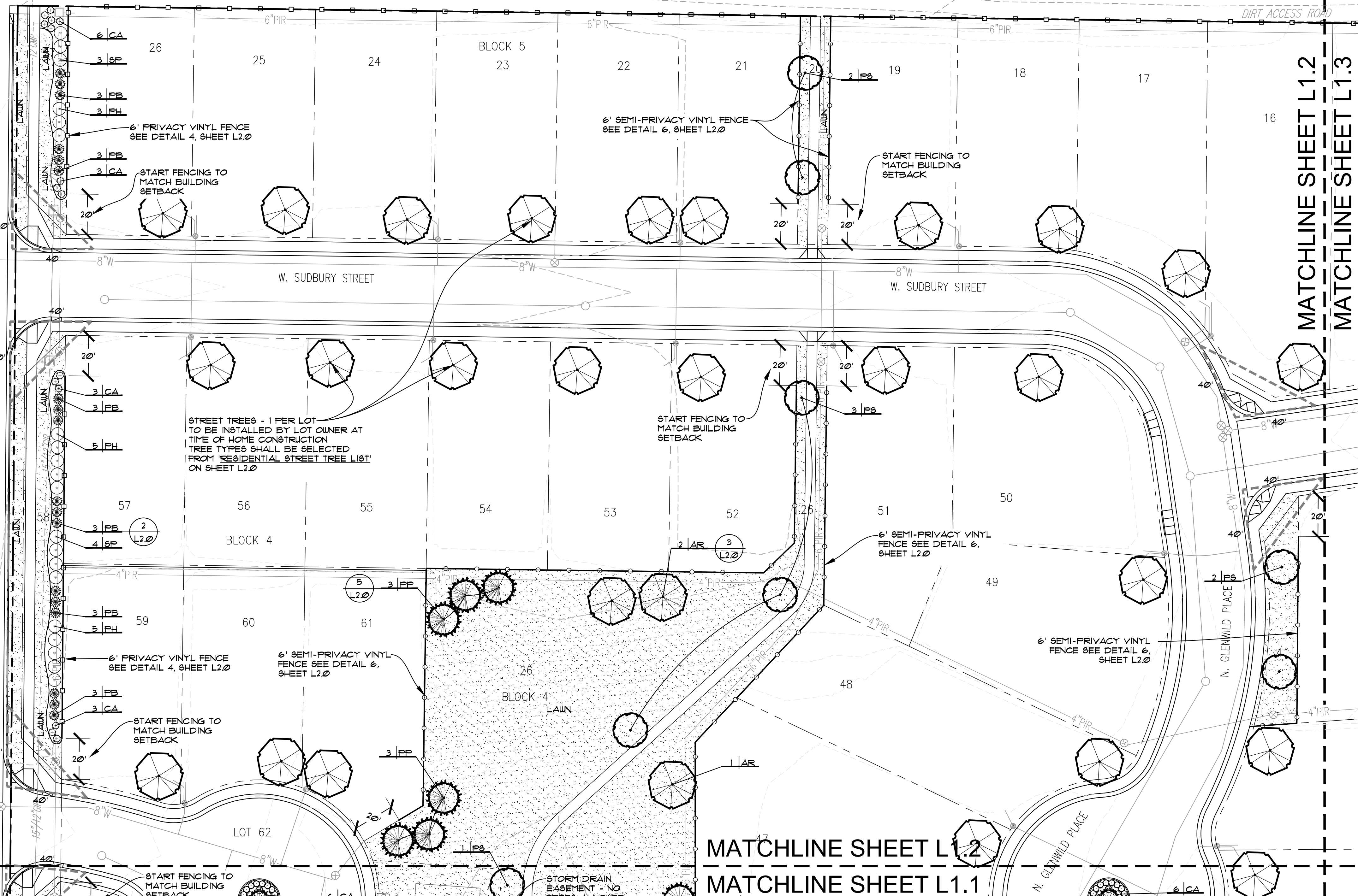
220' LINEAL FEET
6 TREES REQUIRED @ 1/25'
IRRIGATION EASEMENT

N. WING RD

N. WING ROAD

N. WING ROAD

N. WING ROAD



MATCHLINE SHEET L1.2
MATCHLINE SHEET L1.3

MATCHLINE SHEET L1.2
MATCHLINE SHEET L1.1

LANDSCAPE PLAN
SCALE: 1"=30'-0"

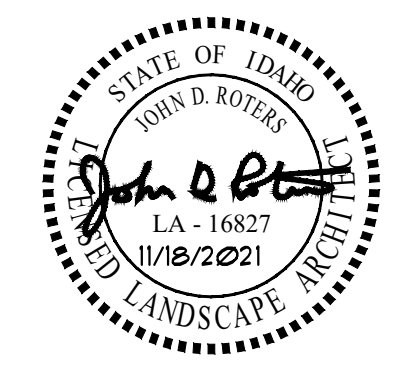
SEE SHEETS L1.1, THRU L1.4 FOR DETAILED LANDSCAPE PLANS; SEE SHEET L2.0 FOR LANDSCAPE DETAILS; SEE SHEET L2.1 FOR AMENITIES

GENERAL LANDSCAPE NOTES

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LEGEND:

- 6' HGT. VINYL PRIVACY FENCING
SEE DETAIL 4, SHEET L2.0
 - 6' HGT. VINYL SEMI-PRIVACY FENCING W/ LATTICE
SEE DETAIL 6, SHEET L2.0
- NOTE: THE FENCE SHALL END AT THE FRONT BUILDING SETBACK WHEN RUNNING PERPENDICULAR



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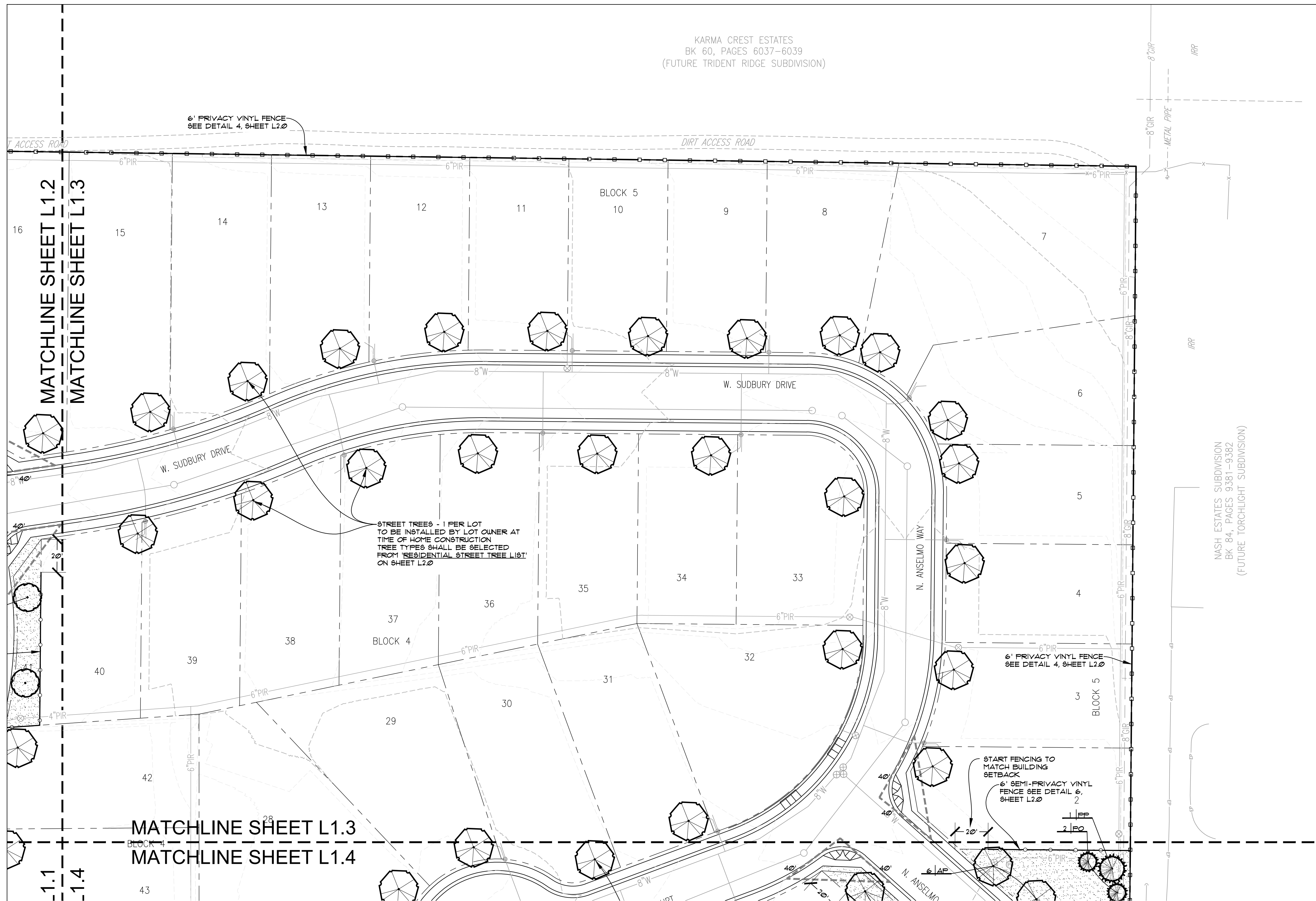
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GREENDALE GROVE SUBDIVISION NO.2
FINAL PLAN
LOCATED IN THE SE 1/4 OF SECTION 32, T.5N., R.1W., B.M., AND THE NW 1/4 OF SECTION 5, T.4N., R.1W., B.M., STAR, ADA COUNTY, IDAHO

SCALE 1"=30'
DWG. DATE 11/18/21
PROJ. NO. 180504
SHEET 3 OF 7

L1.2

KARMA CREST ESTATES
BK 60, PAGES 6037-6039
(FUTURE TRIDENT RIDGE SUBDIVISION)



STREET TREES - 1 PER LOT
TO BE INSTALLED BY LOT OWNER AT
TIME OF HOME CONSTRUCTION
TREE TYPES SHALL BE SELECTED
FROM 'RESIDENTIAL STREET TREE LIST'
ON SHEET L2.0

6' PRIVACY VINYL FENCE
SEE DETAIL 4, SHEET L2.0

START FENCING TO
MATCH BUILDING
SETBACK
6' SEMI-PRIVACY VINYL
FENCE SEE DETAIL 6,
SHEET L2.0

NASH ESTATES SUBDIVISION
BK 84, PAGES 9381-9382
(FUTURE TORCHLIGHT SUBDIVISION)

LANDSCAPE PLAN
SCALE: 1"=30'-0"

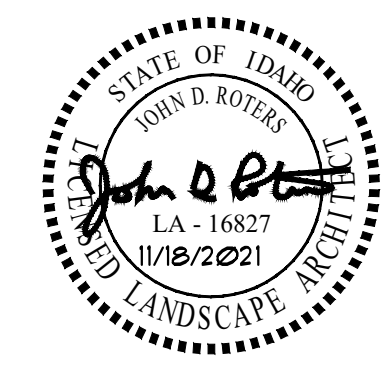
**SEE SHEETS L1.1, THRU L1.4 FOR DETAILED
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sla@slaboise.com
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OWNERS OF RECORD
LOYD & BETTY AKINS FAMILY TRUST
10390 W. BEACON LIGHT RD.
STAR, IDAHO 83669

DEVELOPER
PROVIDENCE PROPERTIES, LLC
701 S. ALLEN ST. # 104
MERIDIAN, ID 83642
Phone (208) 435-8800

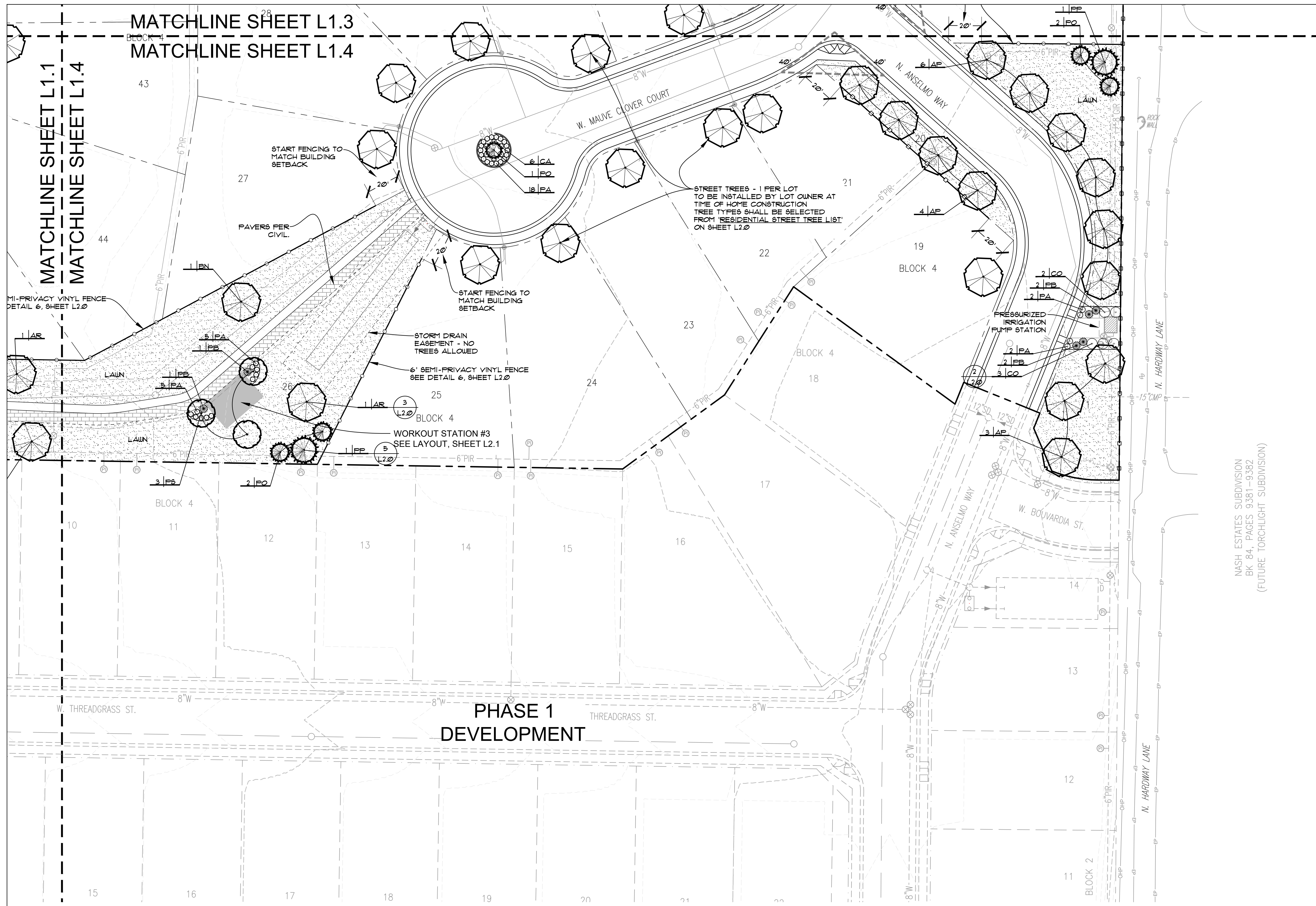
PLANNER / CONTACT
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GREENDALE GROVE SUBDIVISION NO.2
FINAL PLAN
LOCATED IN THE SE 1/4 OF SECTION 32, T.5N., R.1W., B.M., AND THE NW 1/4 OF SECTION 5, T.4N., R.1W., B.M., STAR, ADA COUNTY, IDAHO

SCALE 1"=30'
DWG. DATE 11/18/21
PROJ. NO. 180504
SHEET 4 OF 7
L1.3



NASH ESTATES SUBDIVISION
BK 84, PAGES 9381-9382
(FUTURE TORCHLIGHT SUBDIVISION)

LANDSCAPE PLAN
SCALE: 1"=30'-0"

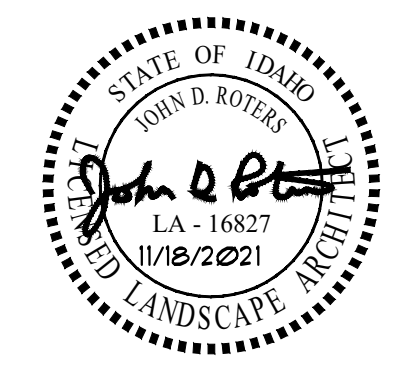
SEE SHEETS L1.1, THRU L1.4 FOR DETAILED LANDSCAPE PLANS; SEE SHEET L2.0 FOR LANDSCAPE DETAILS; SEE SHEET L2.1 FOR AMENITIES

GENERAL LANDSCAPE NOTES

1. NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
3. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
4. KEEP ALL SAND WINDOWS IN ALL DRAINAGE AREAS OPEN AT ALL TIMES (COORDINATE WITH CIVIL CONSTRUCTION PLANS FOR LOCATIONS)

LEGEND:

- 6' HGT. VINYL PRIVACY FENCING
SEE DETAIL 4, SHEET L2.0
 - 6' HGT. VINYL SEMI-PRIVACY FENCING W/ LATTICE
SEE DETAIL 6, SHEET L2.0
- NOTE: THE FENCE SHALL END AT THE FRONT BUILDING SETBACK WHEN RUNNING PERPENDICULAR



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GREENDALE GROVE SUBDIVISION NO.2
FINAL PLAT
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SCALE 1"=30'
DWG. DATE 11/18/21
PROJ. NO. 180504

SHEET 5 OF 7
L1.4

PLANT SCHEDULE

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
TREES (NOTE: ALL TREES TO BE GRADE #1)				
AP	Acer platanoides 'Columnarobroad' Fairview Maple	2" B4B	40' hgt, 25' wide	CLASS II
AR	Acer rubrum 'Franksred' Red Sunset Maple	2" B4B	35' hgt, 30' wide	CLASS II
BN	Betula nigra Multi-trunk River Birch	2" B4B	35' hgt, 25' wide	CLASS II
FA	Fraxinus americana 'Jungfer' Autumn Purple Ash	2" B4B	30' hgt, 25' wide	CLASS II
GT	Gleditsia triacanthos inermis 'Skycole' Skyline Honeylocust	2" B4B	30' hgt, 25' wide	CLASS II
FC	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" B4B	20' hgt, 15' wide	CLASS I
FO	Picea omorika 'Bruno' Bruno Serbian Spruce	6" hgt, B4B	30' hgt, 10' wide	CONIFER
FP	Picea pungens glauca 'Colorado blue' Colorado Blue Spruce	6"-8" hgt, B4B	45' hgt, 20' wide	CONIFER
FS	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B4B	35' hgt, 15' wide	CLASS I
FV	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Limber Pine	6" hgt, B4B	40' hgt, 15' wide	CONIFER
SHRUBS				
BB	Euonymus alata 'Compacta' Dwarf Burning Bush	5 Gal.	5' hgt, x 4' wide	
CO	Cornus alba 'Ballhalo' Ivory Halo Dogwood	5 Gal.	6' hgt, x 6' wide	
JH	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	6" hgt, x 5' wide	
PH	Physocarpus opulifolius 'Seward' Summer Wine Ninebark	5 Gal.	5' hgt, x 6' wide	
PB	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	2 Gal.	3' hgt, 4' wide	
RM	Rosa x 'Tanorones' Chateau Merlot Groundcover Rose	2 Gal.	4' hgt, x 4' wide	
SJ	Spiraea japonica 'Neon Flash' Neon Flash Spiraea	2 Gal.	3' hgt, 3' wide	
SP	Syringa patula 'Miss Kim' Miss Kim Korean Lilac	2 Gal.	8' hgt, 8' wide	
WF	Weigela florida 'Bramwell' Fine Wine Weigela	2 Gal.	8' hgt, 6' wide	
GROUND COVERS/ GRASSES/ PERENNIALS				
CA	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	2 Gal. @ 36" O.C.	3' hgt, x 2' wide	
HH	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal. @ 48" O.C.	18" hgt, x 2' wide	
LL	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal. @ 36" O.C.	12" hgt, x 18" wide	
FA	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal. @ 36" O.C.	2' hgt, x 3' wide	

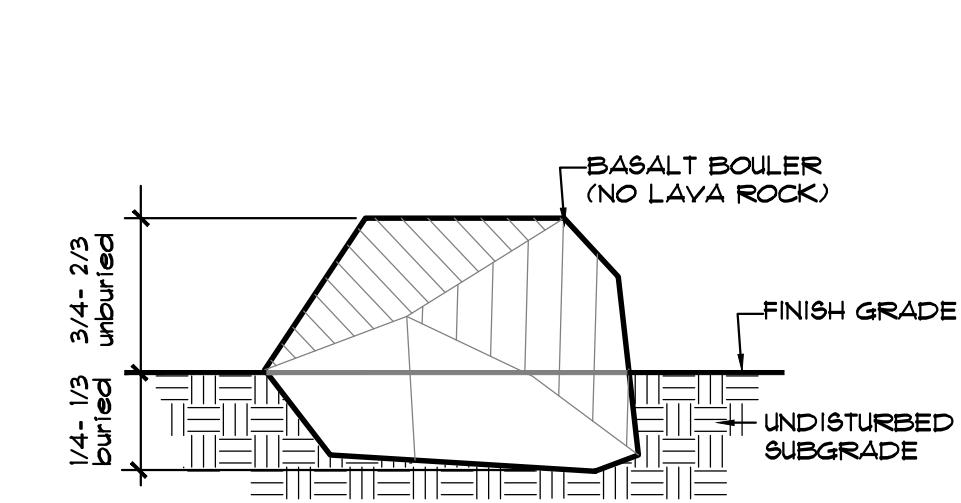
LANDSCAPE NOTES

- All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition. All plant material shall be Grade #1 or better.
- All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.
- All lawn areas shall be Hydro-seeded with 100% Turf Type Tall Fescue (Festuca arundinacea). Lawn to be seeded @ a rate of 10 lbs. per 1000 sq. ft. OR per seed manufacturer's recommendations. Contractor shall provide (at time of bid) an add/alternate price per square foot for sod in place of lawn seeding AND coordinate installation with the owner.
- All plant material shall be guaranteed for a period of one year beginning at the date of acceptance by Owner. Replace all plant material found dead or not in a healthy condition immediately with the same size and species at no cost to the Owner.
- Planting backfill for trees and planting beds shall be 5 parts topsoil and 1 part compost with straw. Stake all trees per details.
- All seeded/sodded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, friable, sandy loam, clean and free of toxic materials, noxious weeds, used seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Top soil from site shall be used, if meeting these standards. Place 1/2" compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.
- Fertilize all trees and shrubs with "Agriform" planting tablets, 21 gram. Quantity per manufacturer's recommendation.
- Plant material shall not be substituted without the written permission of Owner. Submit names of three suppliers contacted if substitution is requested and plant material specified is not available.
- Shrub planting beds shall be shovel edged to create a distinct separation of landscape types.
- Immediately clean up any topsoil, or other debris on site created from landscape operation and dispose of properly off site.
- All common landscape areas shall have an automatic underground sprinkler system which insures complete coverage and is properly zoned for required water uses. Planter strips shall have Hunter PRO-spray heads and the common areas shall have FGP-ADJ and/or 1-20 gear driven heads with head to head coverage. All shrub beds shall be drip irrigated per manufacturer's recommendations. The irrigation system shall be design built by a qualified irrigation contractor. Coordinate water availability and service locations with the civil engineering plans.
- Coordinate all drainage areas and utilities with tree locations and adjust per field conditions.
- All trees in roadway planter strips to be centered between back of curb and sidewalk.
- Seepage beds must be protected from any and all contamination during the construction and installation of the landscape irrigation system.
- Irrigation for the landscape provided by pressurized irrigation system, see civil engineering drawings.

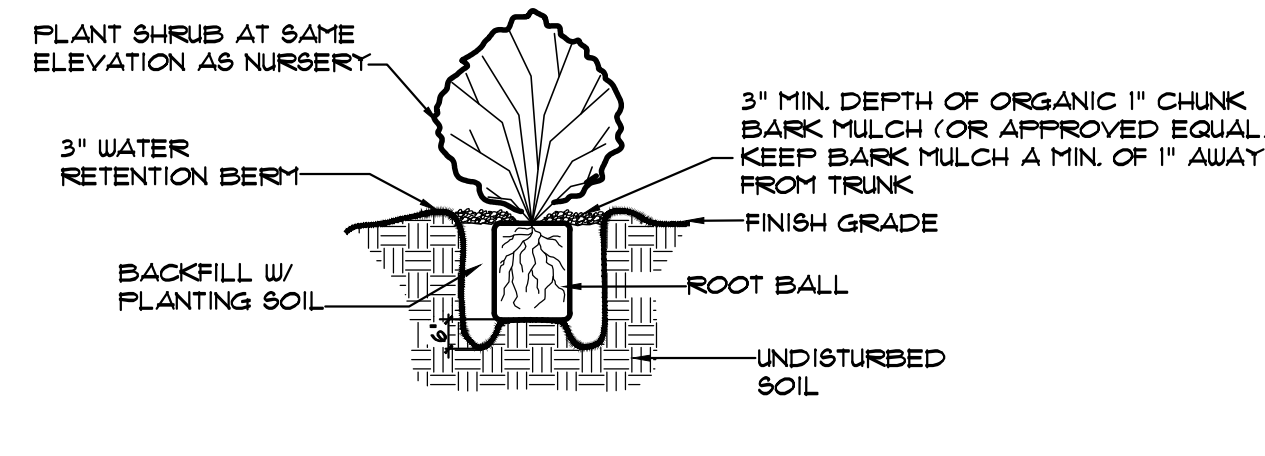
RESIDENTIAL STREET TREE LIST

BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE
Acer platanoides 'Fairview' Fairview Maple	2" B4B	45' hgt, 35' wide
Fraxinus pennsylvanica 'Urbanite' Urbanite Green Ash	2" B4B	35' hgt, 30' wide
Pyrus calleryana 'Holmford' Bradford Flowering Pear	2" B4B	35' hgt, 30' wide
Quercus rubra Red Oak	2" B4B	30' hgt, 25' wide

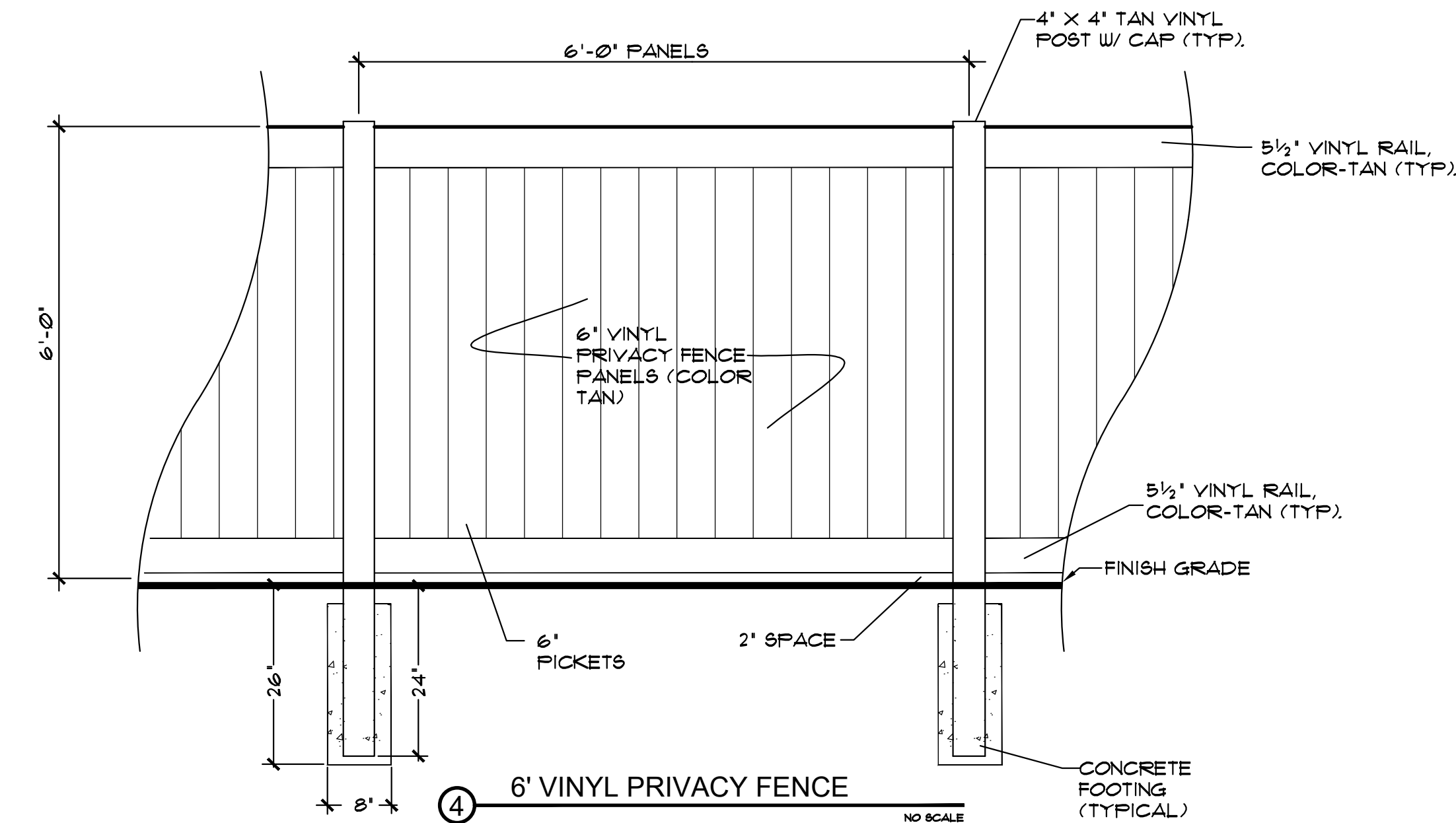
NOTE - ALL RESIDENTIAL STREET TREES SHALL BE PLANTED A MINIMUM 5' FROM BACK OF SIDEWALK.



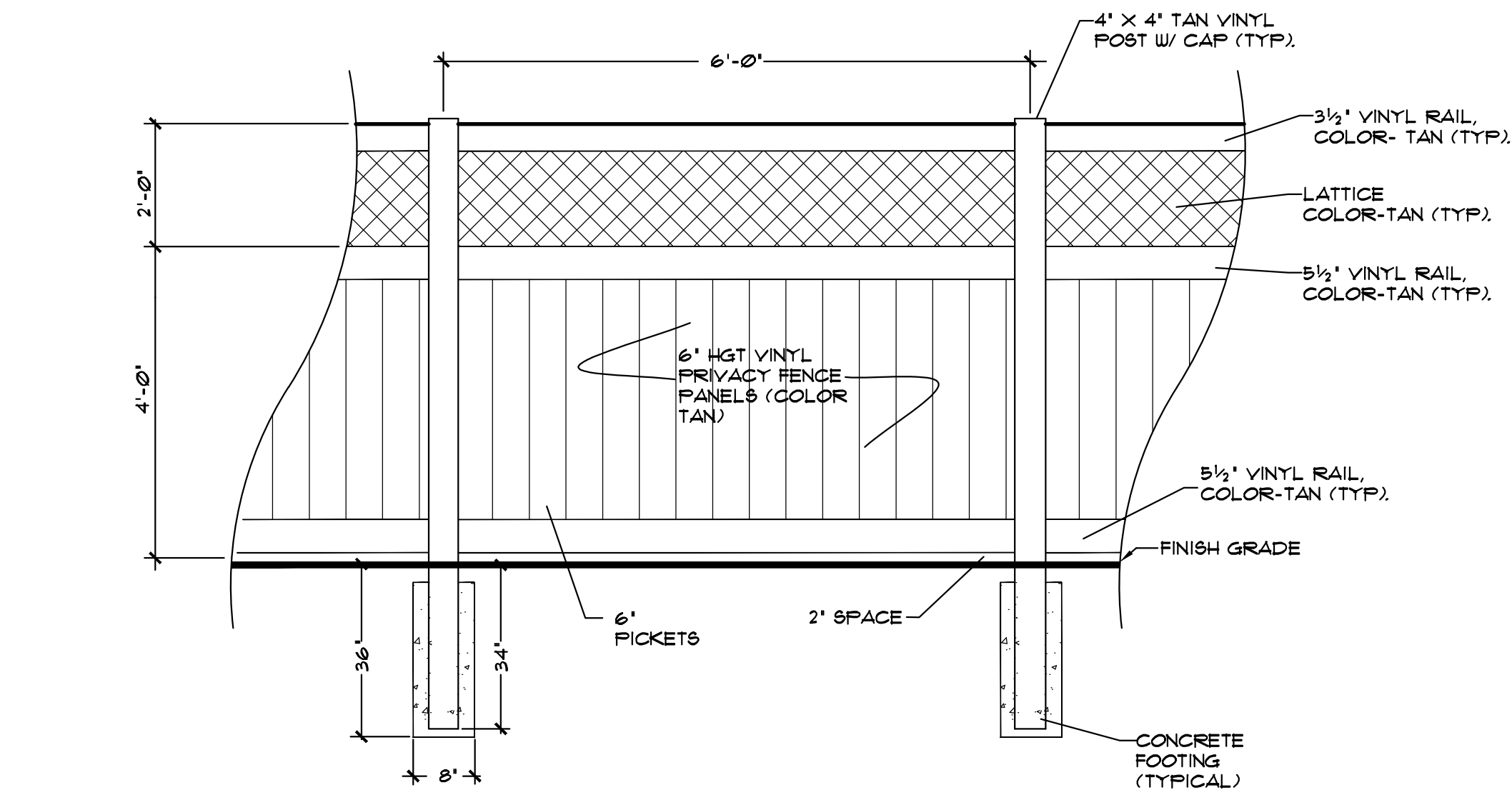
1 BOULDER PLACEMENT DETAIL NO SCALE



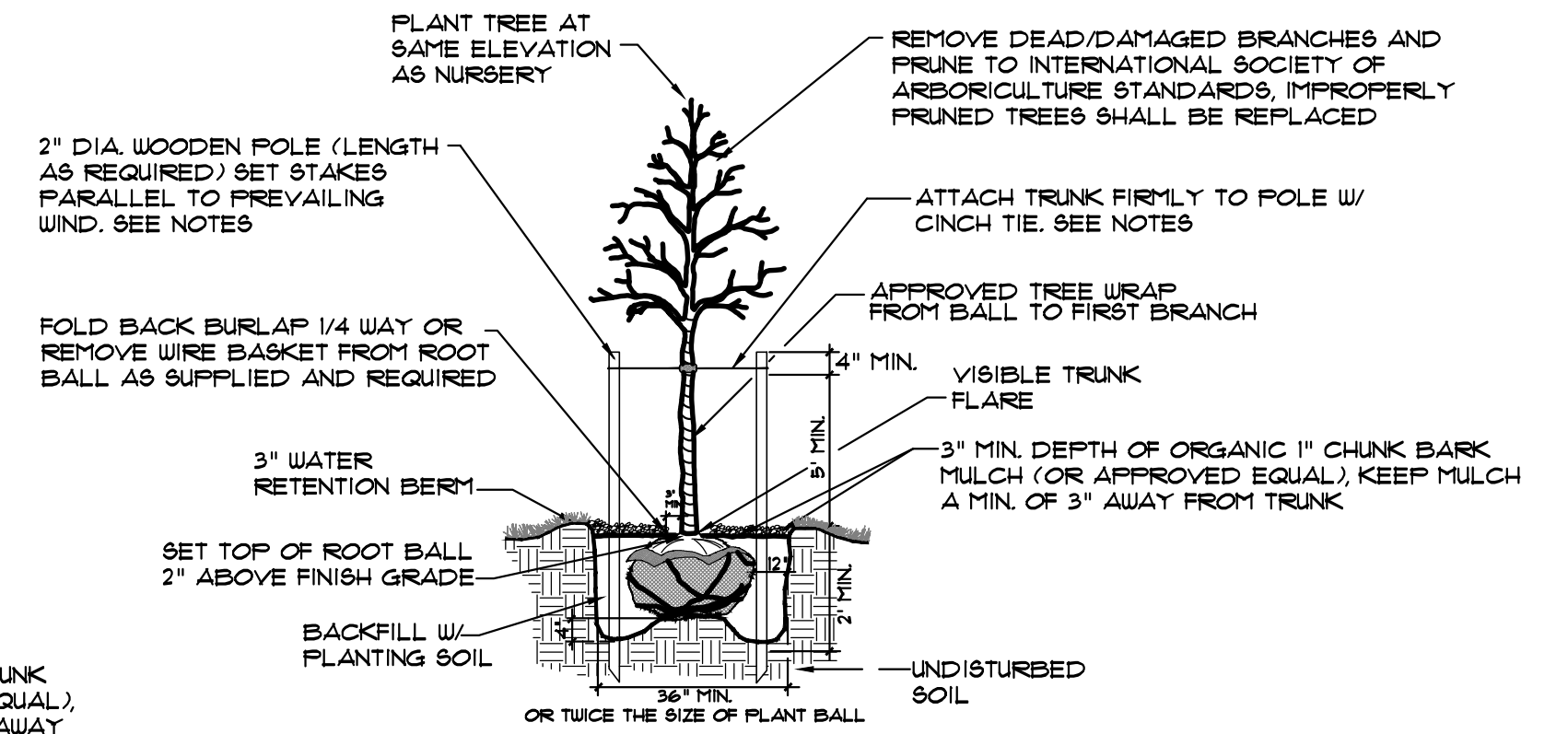
2 SHRUB PLANTING DETAIL NO SCALE



4 6' VINYL PRIVACY FENCE NO SCALE

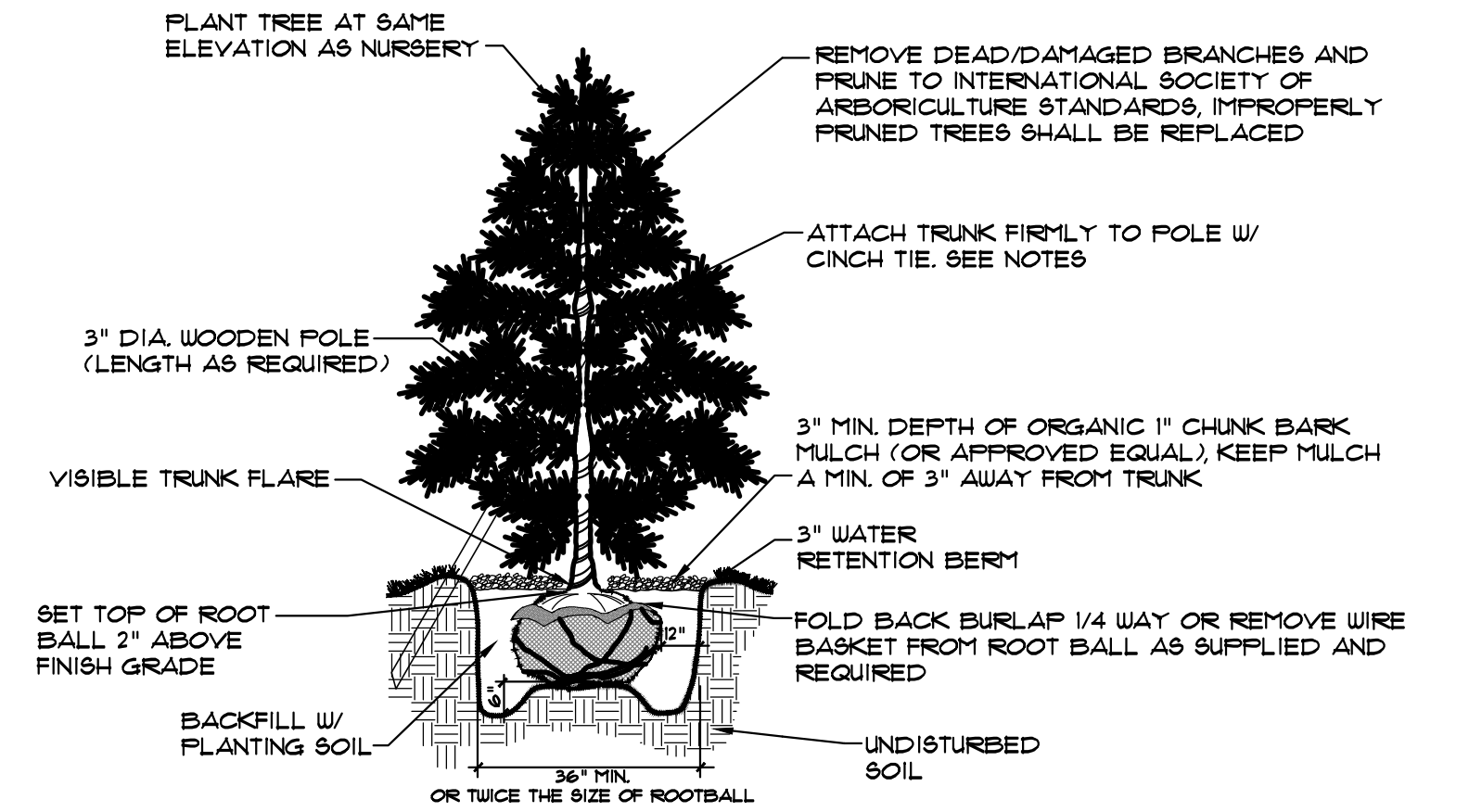


6 6' VINYL SEMI-PRIVACY FENCE NO SCALE



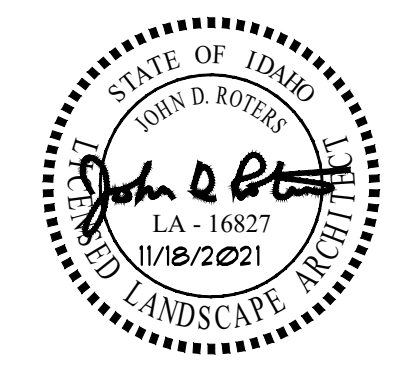
- NOTES:
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION HOWEVER THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
 - WRAP RUBBER CINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
 - WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTling WILL OCCUR).
 - DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

3 DECIDUOUS TREE PLANTING DETAIL NO SCALE



- NOTES:
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION HOWEVER THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
 - WRAP RUBBER CINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
 - WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTling WILL OCCUR).
 - DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

5 CONIFEROUS TREE PLANTING DETAIL NO SCALE



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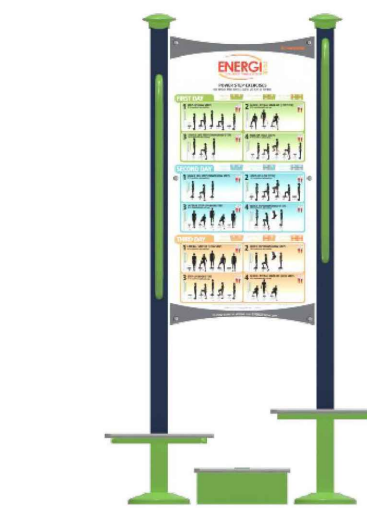
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SCALE 1"=30'
 DWG. DATE 11/18/21
 PROJ. NO. 180504
 SHEET 6 OF 7
L2.0

Features 24 stretching exercises that are a perfect beginning and ending to any exercise routine.



Side B: Static Stretches



Side B: Power Step Exercises



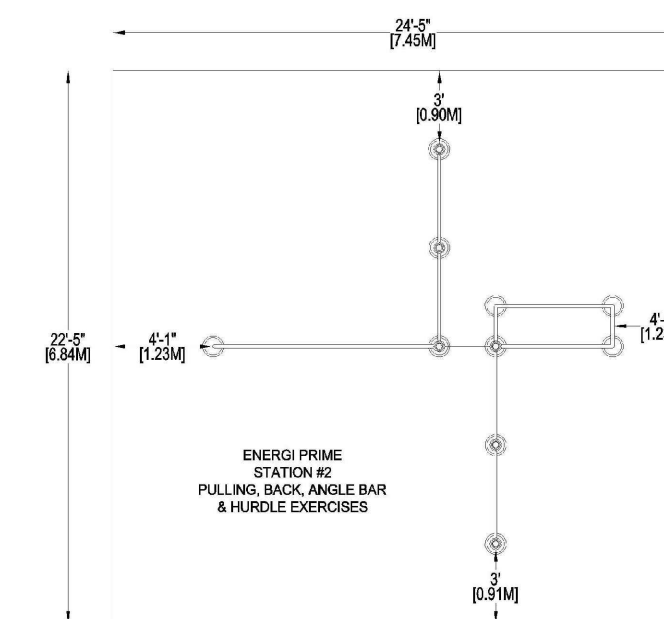
Features 24 Stretching including the step-up, lateral step-up V-step and A-step.



Side A: Angle Bar & Hurdle Exercises



Side B: Pulling & Back Exercises



Station 1: Static & Dynamic Stretches Power & Agility Step Exercises

Equipment Manufacturer



ZZXX0089S & ZZXX0092S



Station 2: Pulling Back, Angle Bar & Hurdle Exercises

Equipment Manufacturer

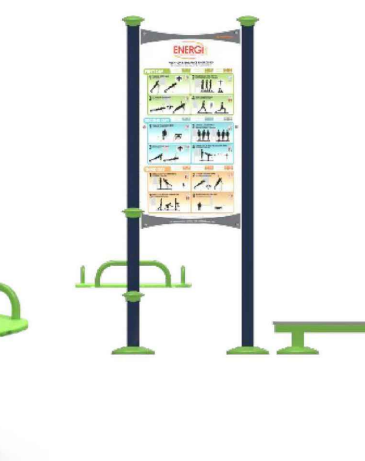


ZZXX0090S

① WORKOUT STATION AREA #1
NO SCALE

② WORKOUT STATION AREA #2
NO SCALE

Features 24 exercises including the squat, single-leg squat, V-sit, triceps dip, balance beam push-up.



Side A: Push-Up & Balance Exercises



Side B: Core & Torso Exercises



Features 24 exercises including lunge, plank, sit-up and reverse curl.



Station 3: Squat Dip, Push-UP & Balance Core, Torso & Balance Disc Exercises

Equipment Manufacturer



ZZXX0091S & ZZXX0093S

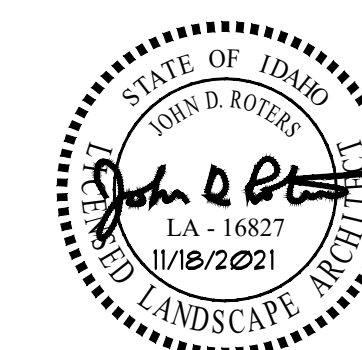
③ WORKOUT STATION AREA #3
NO SCALE

Design Number: ENERGI-PR-5050M - Compliance and Technical Data
Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit	Total Status	Pre-Consumer Weight (lbs)	Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Install Hours	Concrete (Yds ³)	Active Play Events
1	ASTM F1487		The lay-out for this custom playground, design number ENERGI-PR-5050M, has been configured to meet the requirements of the ASTM F1487 standard. In addition, each of the above components listed as "Certified" have been tested and are IPEDMA certified. Components listed as "Not Applicable" do not fall within the scope of the ASTM F1487 standard and have not been tested. IPEDMA certification can be verified on the IPEDMA website, www.ipedma.org. In the interest of playground safety, IPEDMA provides a Third Party Certification Service which validates compliance.								
2	2010 ADA Standards for Accessible Design		The lay-out was also designed to meet the 2010 Standards published 15-Sep-2010, by the Department of Justice when installed over a properly maintained surfacing material that is in compliance with ASTM F1951 "Accessibility of Surface Systems Under and Around Playground Equipment" as well as ASTM F1292, "Impact Attenuation of Surfacing Materials Within the Use Zone of Playground Equipment", appropriate for the fall height of the structure.								
3	Installation Times		Installation times are based on one experienced installer. A crew of three experienced individuals can perform the installation within the given time, each member working 1/3 of the given hours. [Eg. Installation Time = 30 hours. For a crew of three, each member will work 10 hours on the installation for a total of 30 hours on the project.]								
4	Carbon Footprint		The CO2e (carbon footprint) given in Kilograms and Metric Tons) listed above is a measure of the environmental impact this play structure represents from harvesting raw materials to the time it leaves our shipping dock. Playworld Systems nurtures a total corporate culture that is focused on eliminating carbon producing processes and products, reducing our use of precious raw materials, reusing materials whenever possible and recycling materials at every opportunity. Playworld Systems elected to adopt the Publicly Available Specification: PAS 2050 as published by the British Standards Institute and sponsored by Defra and the Carbon Trust. The PAS 2050 has gained international acceptance as a specification that measures the greenhouse gas emissions in services and goods throughout their entire life cycle.								
5	Pre-Consumer Recycle Content		A measurement, in pounds, that qualifies the amount of material that was captured as waste and diverted from landfill during an initial manufacturing process and is being redirected to a separate manufacturing process to become a different product. E.g. 100% of our Aluminum Tubing is made from captured waste material during the manufacturing process of extruded Aluminum products such as rods, flat bars and H-channels.								
6	Post-Consumer Recycle Content		A measurement, in pounds, that qualifies the amount of material that was once another product that has completed its lifecycle and has been diverted from a landfill as a solid waste through recycling and is now being used in a Playworld System's product. E.g. "100% to 40% of the steel in our steel tubing and sheet steel have been diverted from landfills. Automobiles are scrapped and recyclable steel is purchased by the steel mill that produces our raw product. ** The amount of Post-Consumer recycled steel fluctuates daily based on the availability of the recycled steel.								

NOTE:

1. Coordinate installation of the workout stations with owner & equipment manufacturer.
2. Coordinate installation of fall protection surfacing on workout station pads with owner and equipment manufacturer to insure all safety standards are met.



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 SHEET 7 OF 7

L2.1

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CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Greendale Grove Phase: 2 Date: 12/30/2021
 Developable Lots: 71 Review No: 1
 Developer: Greendale Grove Properties, LLC. – Miles Elleston
 Tel: 208.477.9465 Fax: _____ Email: melleston@hubblehomes.com
 Engineer: Kathleen M. Stroschein, P.E. – Engineering Solutions
 Tel: 208.938.0980 Fax: _____ Email: kathys@engsol.com
 Property Address: Wing Rd/Beacon Light Rd
 Reviewed By: Mike Hickman, Keller Associates
 Review Check By: Ryan Morgan, P.E., Keller Associates

FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	FINAL PLAT APPLICATION REQUIREMENTS
1	X			Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2			X	Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
3	X			Provide (1) copy of the “Preliminary Plat Findings of Fact and Conclusions of Law”.
4	X			Landscape plan provided. Confirm consistent with approved preliminary plat.
5	X			Verified written legal description.
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements only when weather conditions precludes construction of improvements prior to signature of mylar.
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
7		X		Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping. Please update instrument numbers before

				final signatures are obtained. It appears Lot 41, block 4 was not included in the notes as a common lot.
8	X			Right to Farm Act Note on face of plat.
9			X	Note on face of plat: "This subdivision is located within zone XX as shown on the firm panel ### , City of Star, Ada County, (or Canyon County?) Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit."
10	X			10-foot utility and irrigation easements are shown, or noted, along the front lot lines, rear lot lines, and side lot lines as required.
11	X			Note is shown on the final plat: " Minimum building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and / or required, or as shown on the this plat. "
12	X			Seal of Professional Land Surveyor is displayed, dated, and signed on face of plat.
13	X			Water and sewer easements shown on face of plat. In Owner Certification referencing sewer and water.
14	X			On the signature page of the plat please include the following "I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____ , HEREBY APPROVE THIS PLAT." underneath the <u>APPROVAL OF CITY ENGINEER</u> line, and before the signature line.
15		X		"Change of Ownership" document filed with the IDWR to the HOA for all conveyable water rights.

CONSTRUCTION DRAWING REVIEW

ITEM	OK	NEED	N/A	GENERAL
16	X			Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho.
17	X			Natural features map showing all existing site features and 1-foot contour elevations is provided in accordance with the City's code.

18	X			Each sheet has north arrow, graphic scale, date, title block and sheet number.
19	X			All profiles are drawn to the same horizontal scale as plan views.
20	X			Street lighting plans are provided showing pole locations and luminary types. At every corner and end of cul-de-sac. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications.
ITEM	OK	NEED	N/A	FLOODPLAIN DEVELOPMENT
21			X	Provide completed Floodplain Application. Floodplain application must be approved prior to approval of final plat.
22			X	Floodplain and floodway boundaries and elevations are shown on the grading plans and final plat.
23			X	Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing.
24			X	Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space).
25			X	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
26			X	All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line.
27			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
28			X	Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment.
ITEM	OK	NEED	N/A	GRADING PLAN
29	X			Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
30	X			Grading plans show finished, existing, and base flood 1-foot contour elevations.
31	X			Drainage facilities and easements are shown.
32	X			Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations.
33			X	Existing irrigation ditches, canals, and easements are shown.

34	X			Cut and fill slopes are no steeper than 2H:1V. (Spot checked by City Engineer)
35	X			Tops and toes of all cut and fill slopes are set back from property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
36	X			Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
37	X			Provisions have been made for permeant erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
38	X			The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
39	X			Existing and proposed elevations match at property boundaries.
ITEM	OK	NEED	N/A	DRAINAGE PLAN
40	X			Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
41	X			Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
42	X			Narrative is provided that describes the proposed method of stormwater retention.
43	X			Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer)
44	X			The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
45	X			Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
46	X			Section view of drainage facility provided.
47	X			Able to determine drainage directions from information given.
48	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
49			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
50	X			Storm water pretreatment provided. BMP facilities are designed in conformance with the "State of Idaho Catalog of Stormwater Best Management Practices".

51	X			5-foot setback from property line maintained for drainage facilities.
52	X			Drainage basin / pond dimensions listed or noted.
53	X			Drainage facilities drawn to scale on grading and drainage plan.
54	X			Drain rock, ASTM C33 sand, or pond liner specified.
55	X			3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail.
56			X	Vegetative cover shown over biofiltration facilities.
57			X	Appropriate license agreements have been executed and are provided for offsite discharge of storm water.
ITEM	OK	NEED	N/A	GRAVITY IRRIGATION
58		X		Plan approval letter is provided from the appropriate irrigation district.
ITEM	OK	NEED	N/A	PRESSURE IRRIGATION
59	X			Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).
60	X			The pressure irrigation system is <i>not</i> connected to the potable water system.
61	X			Design provides a minimum of 15 gpm @ 45 PSI to each destination point.
62	X			Easements are provided for all pressure irrigation piping. (Note on face of plat).
63	X			Main line distribution piping is 3-inches in diameter or greater.
64			X	Provisions are made for diversion and flow measurement from a gravity irrigation source ditch.
65	X			Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system.
66			X	Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source.
67	X			Provided verification that water rights will be transferred to the association managing entity.
68	X			If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot.
ITEM	OK	NEED	N/A	RE-SUBMITTAL REQUIREMENTS*
69		X		Return (1) one revised plan set in pdf format with the

				redlined set for review and/or approval to Keller Associates. Unbound or un-collated plan sets will not be accepted.
70		X		Provide a response letter, referencing the City of Star , with the revised plan set that highlights what actions were taken to correct any outstanding items.

***All re-submittals should be returned to the City of Star for re-review.**

Notes:

Additional Final Plat Comments:

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Additional Construction Drawing Comments:

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