



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department 

MEETING DATE: August 5, 2025

FILE(S) #: FP-25-02 Final Plat, Joplin Rim Subdivision

REQUEST

The Applicant is seeking approval of a Final Plat for Joplin Rim Subdivision consisting of 48 residential lots and 5 common lots on 13.53 acres. The property is located at the southeast corner of W. Joplin Road and N. Can Ada Road in Star, Idaho. Ada County Parcel No's S0419233710 and S0419325565.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE:

Ian Connair
Kimley-Horn & Associates
1100 W. Idaho Street, Ste. 210
Boise, Idaho 83702

APPLICANT/OWNER:

Lennar Homes of Idaho, LLC
408 S. Eagle Road, Ste. 100
Eagle, Idaho 83616

PROPERTY INFORMATION

Land Use Designation -	Residential (R-4-DA)
Acres -	13.53
Residential Lots -	48
Common Lots -	5
Commercial -	0

HISTORY

August 20, 2024

Council approved applications for Annexation and Zoning (AZ-24-04), Development Agreement (DA-24-04), Private Road (PR-24-03) and Preliminary Plat (PP-24-01) for Joplin Rim Subdivision. The preliminary plat was approved for a maximum 48 single-family residential lots on 13.53 acres.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Joplin Rim Subdivision, consisting of 48 single-family residential lots, and 5 common lots on 13.53 acres.

The Final Plat generally complies with the approved Preliminary Plat.

This subdivision is located in FEMA Flood Zone X; outside the 500-year floodplain. No special permits are required.

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

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 49 single family residential lots and 7 common area lots on 13.50 acres. This equates to 3.46 dwelling units per acre. The rim lots will have access and frontage from a private street running adjacent to Joplin Road. The southern portion of the development will have access and frontage from public streets. The residential lots range in size from 5,153 square feet to 15,040 square feet with the average buildable lot being 7,283 square feet. The private street is being proposed to be built in a 28-foot easement with the road being 28 feet from back of curb to back of curb. The applicant is requesting no sidewalk on the private street. The submitted preliminary plat is showing the local streets in a 50 ft wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Internal sidewalks are proposed to be detached with a 6-foot-wide landscape strip and a 5-foot, concrete sidewalk. Joplin Road is proposed as a collector road with 36 feet roadway and 7-foot sidewalks. A private street maintenance plan, including proposed funding, shall also be required by Staff prior to final plat signature. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 2.11 acres (15%) of open space, and 1.91 acres (14%) of usable open space.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing a playground with walking paths and gathering areas. These amenities satisfy the code requirement for development amenities.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the southern portion of the subdivision with a six (6') foot landscape strip. **Unified Development Code 8-4A-17 states that landscape strips shall be a minimum of eight (8') feet wide on both sides of the road. Applicant will need to adjust the plat to accommodate the wider landscape strip.**
- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight plan. All other proposed light locations satisfy City code. **Applicant has not provided a streetlight design/cut sheet for City approval. This will be required at submittal of the final plat.**
- Street Names
Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat.
- Subdivision Name
Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development.
- 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 with the exception of the private road. If street trees are to be placed by the builder, Certificate of Occupancy may be withheld until trees are verified in place per code.**
- Setbacks – The applicant is requesting set back waivers on specific lots in the development. These lots are north of the proposed re-aligned Joplin Road. All other lots will adhere to the R-4 setbacks outlined in this report. **The applicant shall provide Council with an exhibit showing which lots in Block 1 are requested to have setback modifications, along with justification.**
- Block lengths – All blocks meet the 750' block length requirement.

- Mailbox Cluster – Applicant has provided documentation from the Meridian Postmaster depicting the approved location for the mailbox cluster for the development. Mailbox clusters shall be covered and provided with lighting.
- Phasing – The development has not proposed a phasing plan at this time.
- Mitigation fees – All future building permits shall be subject to emergency service mitigation fees, as determined by Council.
- Future Home Elevations/Building Permits – The applicant shall meet all future residential building standards associated with Section 8-3B-3J of the UDC. **The applicant has not submitted building elevations for review by Staff and Council. An exhibit shall be submitted to Staff and Council prior to the public hearing.**

Staff analysis of Final Plat Submittal:

The Preliminary Plat was approved with 48 single-family residential lots, and 5 common lots on 13.53 acres. The Final Plat complies with the approved, revised preliminary plat and being developed in a single phase. The final plat, as submitted has a density of 3.55 dwelling units per acre. The building lots range in size from 5,153 square feet to 12,494 square feet which is aligned with the approved preliminary plat.

Common/Open Space and Amenities – Amenities for the development include a picnic area, open play field and open space pathways. The applicant is proposing 2.31 acres (17.1%) of total and usable open space throughout the development.

Landscaping - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan as submitted appears to satisfy this requirement. The applicant shall use “Tree Selection Guide for Streets and Landscapes throughout Idaho”, as adopted by the Unified Development Code. **The included landscape plan appears to satisfy the tree requirements in both the open areas and along the streets. The cul-de-sac does not show street trees in the final plat as it did in the preliminary plat. Applicant shall submit a revised landscape plan with detached sidewalks and street trees shown prior to signing the final plat.**

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model from the City. **The Applicant has not provided a streetlight design that is in compliance with the city requirements. The applicant has not provided a street light plan showing lights at all the required locations. This will also be required prior to signing the final plat.**

Setbacks – The Council approves the requested rear setback waivers for Lots 2 (14’), 3 (5’), 4 (8’), 11 (3.5’) & 12 (5’), Block 1 of the approved preliminary plat dated 8-20-24.

All other lots will comply with the setbacks listed below for the Residential (R-4) zone.

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front ⁽¹⁾	Rear	Interior Side	Street Side
R-4	35'	15' to living area 20' to garage face	15'	7.5' ⁽²⁾	20'

Subdivision Name – Applicant has provided documentation that the proposed subdivision name has been accepted and reserved by Ada County.

Street Names – Applicant has provided documentation that the proposed street names have been approved by Ada County and are reflected correctly on the final plat.

Mailbox Cluster – Applicant has provided documentation from Meridian Postmaster depicting the approved locations for the mailbox clusters for the development. The Unified Development Code Section 8-4A-21: states that All mailbox clusters shall be approved by the postmaster prior to installation. **All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times.** The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



Section 8-3B-3 of the Unified Development Code sets forth additional residential district standards in the City of Star.

J. Additional residential standards applying to all new residential subdivisions:

1. Residential Elevations:

- i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
- ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
 1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. **A minimum of three (3) architectural elements shall be provided for all single-family residential structures.** These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

Section 8-3B-3 designates EXTERIOR ARCHITECTURAL ELEMENTS:



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
 3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
 4. **Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.**
 5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
- a. **1 to 50 units = minimum of 5 architectural styles and/or floorplans**
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural styles and/or floorplans
3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

Sidewalks – Sidewalks are proposed to be 5 foot wide throughout the development and will be detached throughout the development, except as approved by council. The sidewalk along Joplin Road shall be 10 feet wide and built to ACHD standards. **The sidewalk in the cul-de-sac needs to be detached as was shown on the preliminary plat. A revised landscape plan shall be submitted showing correct sidewalks.**

Streets – Public, local roads are proposed to be 36 feet wide from back of curb to back of curb in a 50-foot wide right of way. **The private road was approved by Council to be 27 feet wide from back of curb to back of curb.**

Block lengths – All blocks meet the 750' length requirement.

Fencing – **Applicant has not provided a fencing plan. Fencing shall be consistent throughout the development. A plan shall be submitted for Staff review/approval prior to signing the final plat.**

PUBLIC/DEPARTMENTAL NOTIFICATIONS
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Notifications of this application were sent to agencies and City Departments having jurisdiction on April 7, 2025.

- DEQ April 14, 2025

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.

Staff 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

Conditions included in the Findings of Fact & Development Agreement.

- 1. The Preliminary Plat approved by Council dated 8-20-24 is approved for a maximum of 48 residential lots.**
- 2. The Council approves the requested rear setback waivers for Lots 2, 3, 4, 11 & 12, Block 1 of the approved preliminary plat dated 8-20-24. These setbacks shall be as follows:**
 - Lot 2 (14')**
 - Lot 3 (5')**
 - Lot 4 (8')**
 - Lot 11 (3.5')**
 - Lot 12 (5')**
- 3. Council approves a 27' width for the private street with no sidewalks adjacent to private street.**
- 4. The Applicant shall provide 8' planter strips along the detached sidewalks and a 10' multi-use pathway on Joplin Road per ACHD standards.**
- 5. The Applicant shall be responsible for payment of all emergency services mitigation fees and ITD Proportionate Shares.**
- 6. Building elevations presented by Applicant shall be included as an Exhibit in Development Agreement.**
- 7. The Applicant shall provide an Exhibit showing compliance with Section 8-3B-3J-2 of the UDC regarding Dwelling Unit Design.**
- 8. All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
- 9. All mailbox clusters shall be approved by the postmaster prior to installation. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times.**
- 10. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including 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. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above is a direct violation of this Development**

Agreement and may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.

- 11. A minimum of three (3) architectural elements shall be provided for all single-family residential structures. A minimum of 5 architectural styles and/or floorplans shall be provided for this development.**

Conditions Specific to Signature of Final Plat.

- 1. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the city \$1,000 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$48,000. \$48,000 is due (48 residential lots x \$1,000) to be paid before signing the final plat.**
- 2. 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.**
- 3. As built plans for pressurized irrigation systems shall be submitted to the City of Star prior to signing the final plat.**
- 4. The applicant shall pay all required emergency services mitigation fees to the City at the time of building permit, as determined by the City Council.**
- 5. The private street has been approved by Council with a minimum street width of 27' and shall otherwise be constructed to ACHD standards, unless otherwise approved by Council and the Fire District. The private street shall meet all requirements of the Star Fire District.**
- 6. The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, prior to signature of the final plat.**
- 7. Prior to signature of final plat, the applicant shall provide a fencing plan for Staff review/approval. Fencing shall be consistent throughout the development.**
- 8. Prior to signature of final plat, the applicant shall submit a streetlight plan showing location of lights and a design plan/cutsheet of the proposed streetlights for Staff review/approval.**
- 9. Prior to signing the final plat, applicant shall provide an updated/revised landscape plan showing all the correct sidewalks (detached) and required street trees.**

Additional Conditions of Approval

- 1. The approved Final Plat for Joplin Rim Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.**
- 2. The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
- 3. The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**

4. All entrances into the subdivision shall be cleaned nightly to include dirt, dust, rocks, mud, and other debris. All trash shall be secured on site and trash receptacles emptied on a regular basis to avoid blowing debris.
5. During the entire construction process, dust from the site must be minimized as much as possible. Water trucks should be used as appropriate. Excess dust could result in fines and/ or work stoppage.
6. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative. Even after installation, streetlights may require shielding to prevent light trespass.**
7. **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
8. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
9. 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. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**
10. All streets shall have a minimum street width of 36' and shall be constructed to ACHD standards unless otherwise approved by the Council.
11. 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.
12. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained at all times, including 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. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order

being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.

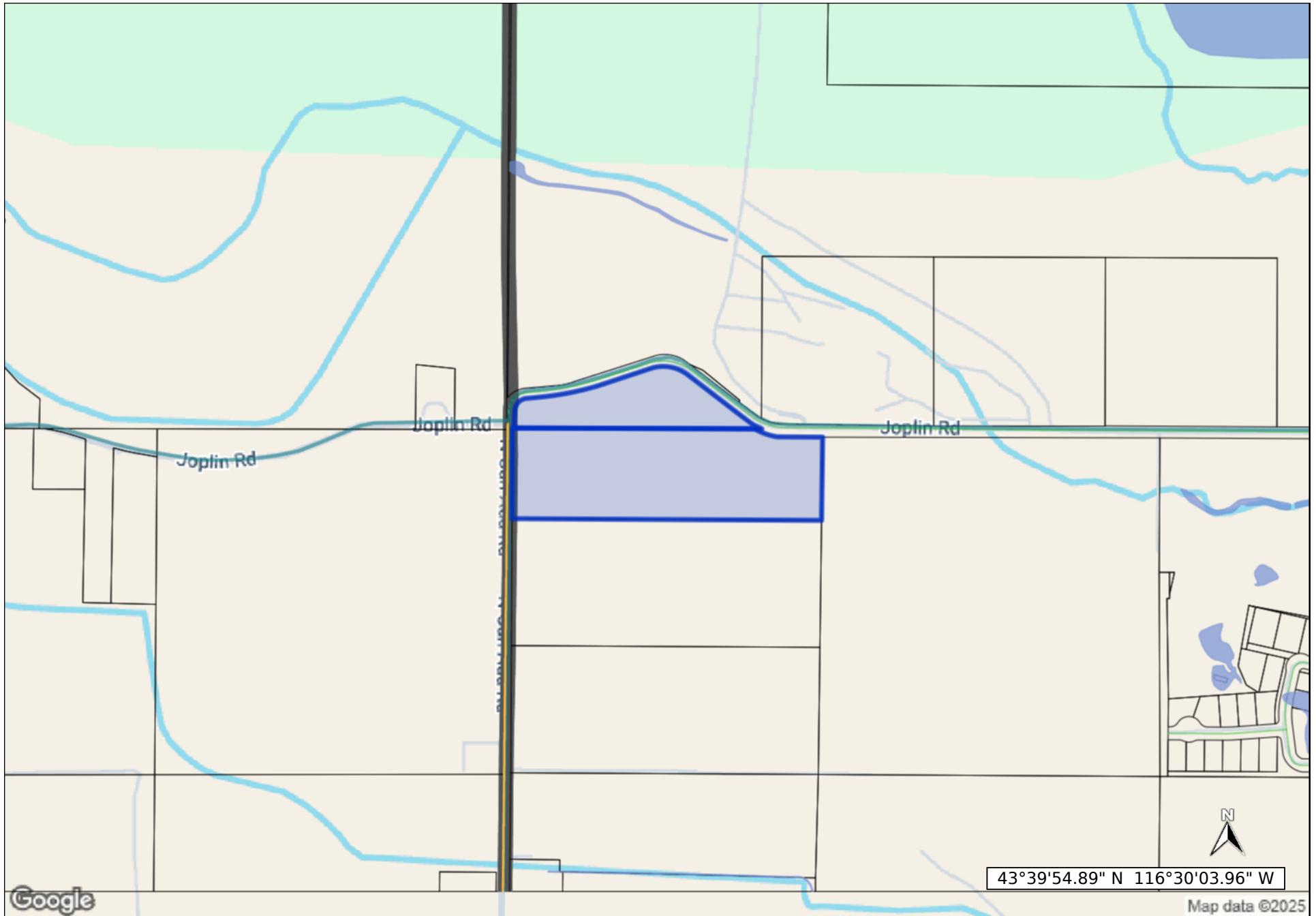
13. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
14. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
15. 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)
16. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
17. 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.
18. 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.)
19. 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.
20. A separate sign application is required for any subdivision sign.
21. Applicant shall provide the City with an electronic copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
22. 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.
23. 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.
24. All common areas shall be maintained by the Homeowners Association.
25. 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.**
26. **A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.**

COUNCIL DECISION

The Star City Council _____ File # FP-25-02 Joplin Rim Subdivision, Final Plat on _____, _____. 2025.

JOPLIN RIM SUBDIVISION

VICINITY MAP





January 27, 2025

City of Star
Planning and Zoning
P.O. Box 130
Star, Idaho 83669

RE: Joplin Rim Subdivision

Dear Ryan,

Attached for your review is the Final Plat application for Joplin Rim Subdivision. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat for Joplin Rim Subdivision.

Joplin Rim Subdivision will include 48 single-family residential lots and 5 common lots on 13.53 acres. The gross density is 3.55 units per acre. The typical lot width is 55-feet and lot sizes will range from approximately 5,153 SF to 12,494 SF. The overall open space for the site is 2.31 acres (17.1%) of the total development area with 2.31 acres (17.1%) of useable open space. Amenities for the subdivision include a picnic area, open play field, and open space pathways. The remaining open space is generously planted.

Construction of Joplin Rim Subdivision will comply the approved preliminary plat. If you have any questions or need additional information, please reach out to me at 208-510-6287 or at ian.connair@kimley-horn.com.

Thanks for your review and assistance with this application,

A handwritten signature in black ink, appearing to read 'Ian Connair'.

Ian Connair, P.E.
Project Engineer



FINAL PLAT APPLICATION

***All information must be filled out to be processed.

FILE NO.: _____
Date Application Received: _____ Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Lennar Homes of Idaho, LLC
Applicant Address: 408 S Eagle Road #100 Eagle, Idaho Zip: 83616
Phone: (951) 817-3532 Email: jeff.clemens@lennar.com

Owner Name: Lennar Homes of Idaho, LLC
Owner Address: 408 S Eagle Road #100 Eagle, Idaho Zip: 83616
Phone: (951) 817-3532 Email: jeff.clemens@lennar.com

Representative (e.g., architect, engineer, developer):
Contact: Ian Connair, PE Firm Name: Kimley-Horn & Associates
Address: 1100 W Idaho Street, Suite 210, Boise, ID Zip: 83702
Phone: 208-510-6287 Email: ian.connair@kimley-horn.com

Property Information:

Subdivision Name: Joplin Rim Subdivision Phase: N/A

Parcel Number(s): S0419233710 & S0419325565

Approved Zoning: R-4 Units per acre: 2.31

Total acreage of phase: 13.53 Total number of lots: 53

Residential: 48 Commercial: N/A Industrial: N/A

Common lots: 5 Total acreage of common lots: 2.31 Percentage: 17.1%

Percent of common space to be used for drainage: 0.04% Acres: 0.09

Special Flood Hazard Area: total acreage 0 number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>48</u>	<u>48</u>
Number of Common Lots:	<u>5</u>	<u>5</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u></u>	<u>No Change</u>

Amenities: _____ No Change _____

Flood Zone Data: (This Info Must Be Filled Out Completely Prior to Acceptance):

Subdivision Name: Joplin Rim Subdivision Phase: N/A

Special Flood Hazard Area: total acreage 0 number of homes 0

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0120J
 FIRM effective date(s): mm/dd/year 06/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
 Base Flood Elevation(s): AE N/A .0 ft., etc.: N/A
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (√)	Description	Staff (√)
X	Completed and signed copy of Final Plat Application	
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
X	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> Gross density of the phase of the Final Plat submitted Lot range and average lot size of phase Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities List any specific approved building setbacks previously approved by Council. 	
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
X	Electronic copy of current recorded warranty deed for the subject property	
X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
X	Electronic copy of vicinity map showing the location of the subject property	
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
X	One (1) 11" X 17" paper copy of the Final Plat	
X	Electronic copy of the Final landscape plan**	

X	One (1) 11" X 17" copy of the Final landscape plan	
X	Electronic copy of site grading & drainage plans**	
X	Electronic copy of originally approved Preliminary Plat**	
X	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
X	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight design and location information	
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
X	Electronic copy of all easement agreements submitted to the irrigation companies	
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
X	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type.	
	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please. 	
	After construction, a letter from the Star Sewer & Water District stating that subdivision information has been submitted to the District in GIS format and the property has been annexed into the Star Sewer & Water District. GIS to include pressurized irrigation, streetlights, and storm drains in addition to Star Sewer & Water requirements. This shall be a condition prior to Final Plat signature.	

FEE REQUIREMENT:

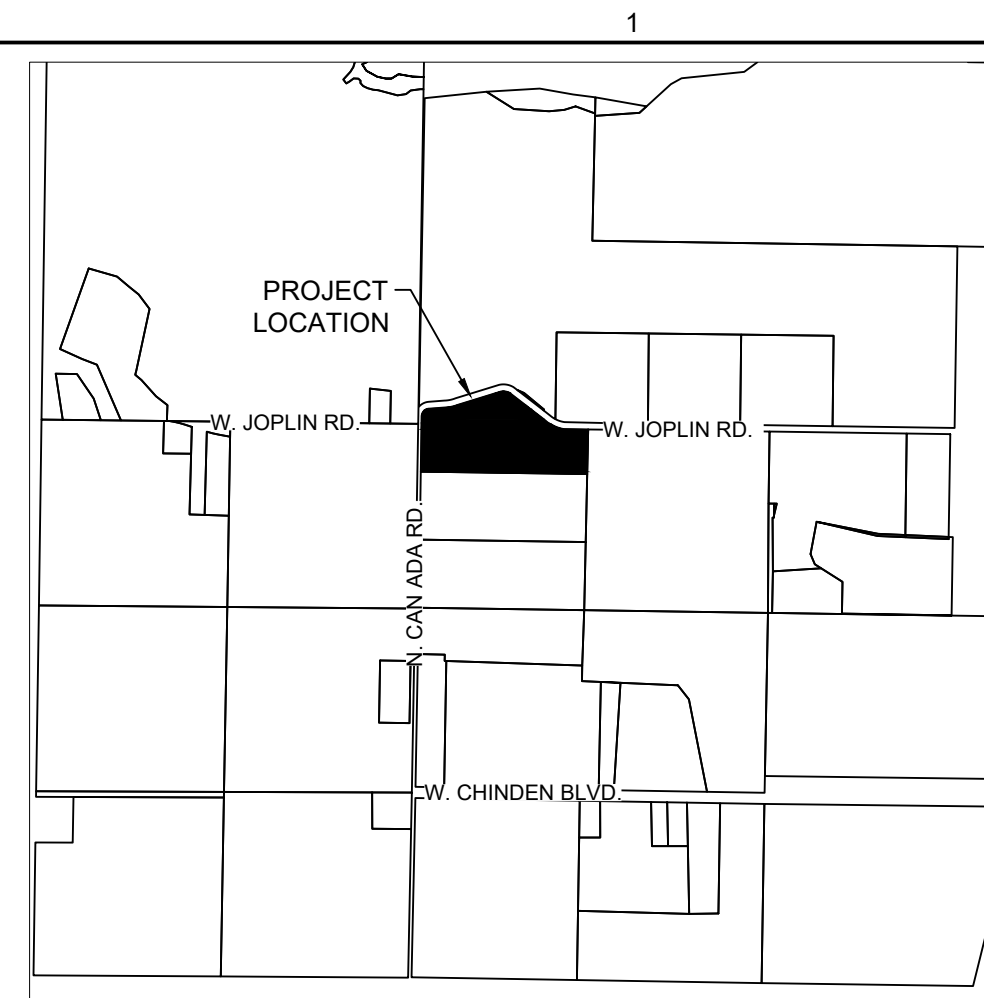
*** I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.*



Applicant/Representative Signature

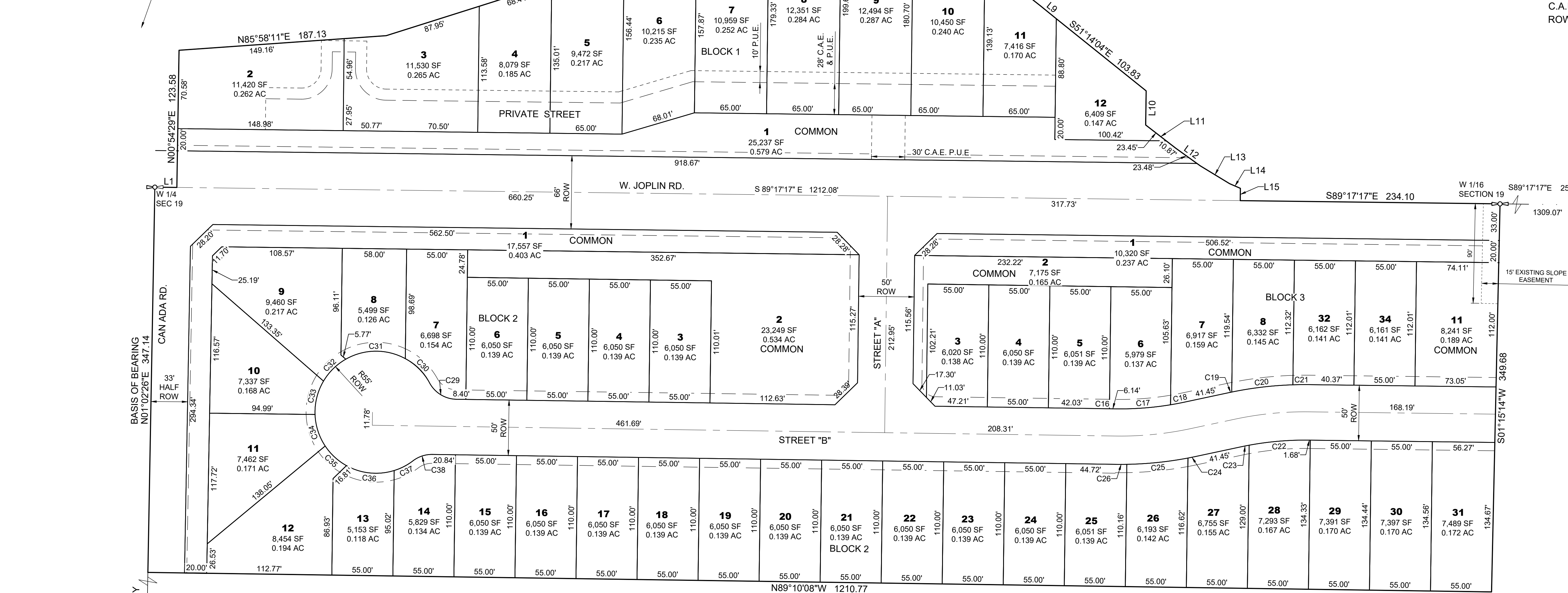
02/27/2025

Date



VICINITY MAP
(NOT TO SCALE)

PROJECT BENCHMARK
5/8" IRON PIN WITH "JUB" CONTROL CAP
NORTHING 731290.9060'
EASTING 2422837.6290'
ELEVATION 2496.31'

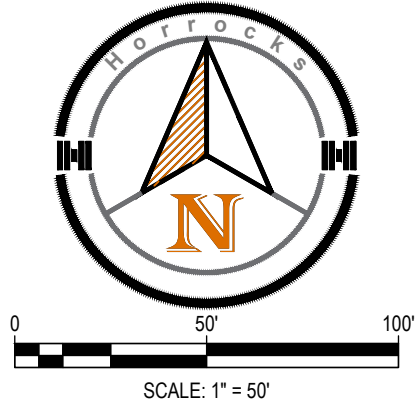


NOTES

- ALL BUILDING SETBACK DISTANCES AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE DEVELOPMENT AGREEMENT WITH THE CITY OF STAR, INSTRUMENT NO. _____.
- COMMON LOTS, AS SHOWN, WILL BE USED FOR OPEN SPACE, WALKING PATHS, AND STORM WATER FACILITIES TO BENEFIT RESIDENTS OF THE COMMUNITY AND GUESTS. ALL COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PRESSURE IRRIGATION WILL BE SUPPLIED TO EACH LOT AND CONNECTED TO AN OFF SITE PRIVATE PRESSURE IRRIGATION SYSTEM.
- STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH ALL CITY OF STAR STORMWATER DESIGN STANDARDS AND REQUIREMENTS.
- ALL PROPOSED SEWER MAINS WILL CONNECT TO AND DISCHARGE INTO THE STAR SEWER AND WATER DISTRICT.
- WATER WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- PUBLIC UTILITY AND IRRIGATION EASEMENTS WILL BE AS FOLLOWS:
 - 10 FOOT WIDE ADJACENT TO THE SUBDIVISION BOUNDARY AND PUBLIC RIGHT-OF-WAY
 - 5 FOOT WIDE ON EACH SIDE OF INTERIOR LOT LINES
 - 5 FOOT WIDE REAR LOT LINES
 - ALL OTHER EASEMENTS ARE AS SHOWN
- EASEMENTS FOR WATER AND SEWER WILL BE PROVIDED AS REQUIRED BY THE STAR SEWER AND WATER DISTRICT FOR AREAS OUTSIDE THE PUBLIC RIGHT-OF-WAY.
- NO PORTION OF THE SITE IS LOCATED IN A FEMA DESIGNATED FLOOD PLAIN OR FLOODWAY ZONE.
- PRIVATE DRAINAGE SYSTEMS AND COMMON SITE IMPROVEMENTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL PUBLIC ROADS AND RIGHT-OF-WAY WILL BE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT.
- THE SUBDIVISION FINISHED SURFACE ELEVATION IS PLANNED TO BE INCREASED TO ENSURE MINIMUM COVER FOR FUTURE SEWER MAINS. THE ELEVATION INCREASE VARIES AND IS ANTICIPATED TO BE AN INCREASE BETWEEN APPROXIMATELY 0' AND 4' FEET AS NEEDED. ALL STORMWATER IS PLANNED TO BE RETAINED WITH THE USE OF SURFACE AND SUB-SURFACE INFILTRATION FACILITIES. STORMWATER RUNOFF IS EXPECTED ALONG THE FRONT OF EACH LOT INTO THE STREET BUT HOMEOWNERS WILL BE EXPECTED TO RETAIN AS MUCH STORMWATER AS POSSIBLE IN THE BACK OF EACH LOT. THE PROJECT DESIGN WILL ENSURE JURISDICTIONAL MINIMUM DESIGN REQUIREMENTS ARE MET AND/OR EXCEEDED.

PRELIMINARY PLAT
FOR
JOPLIN RIM SUBDIVISION
LOCATED IN A PORTION OF GOVERNMENT LOTS 2 & 3 OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CITY OF STAR, ADA COUNTY, IDAHO
-2024-

APPROVED BY COUNCIL
8-20-24



LEGEND

- △ CALCULATED POINT
- PLSS CORNER
- BOUNDARY LINE
- - - LOT LINE
- - - STREET CENTERLINE
- - - SECTION LINE
- - - ACHD SIDEWALK EASEMENT
- - - CROSS ACCESS & PUBLIC UTILITY UTILITIES EASEMENT AS NOTED
- P.U.E. PUBLIC UTILITIES EASEMENT
- C.A.E. CROSS ACCESS EASEMENT
- ROW PUBLIC RIGHT-OF-WAY

OWNERS/DEVELOPERS:

IDAHO HOLDINGS, LLC
839 S BRIDGEWAY PLACE
EAGLE, ID 83616
208-377-5700

ENGINEER/PLANNER

HORROCKS ENGINEERS
MATHEW GRAHAM, P.E.
KYLE GOCHNOUR, PLS
2775 W NAVIGATOR DR.,
SUITE 210
MERIDAIN, ID 83642
(208) 895-2520

LANDSCAPE ARCHITECT

STACK ROCK GROUP
404 S 8TH ST., SUITE 300A1
BOISE, ID 83702
(208) 345-0500

ACREAGE SUMMARY

TOTAL = 13.53 ACRES
MINIMUM LOT SIZE: 5153 SF
MAXIMUM LOT SIZE: 12494 SF
AVERAGE RESIDENTIAL LOT SIZE: 7855 SF
TOTAL BUILDABLE LOTS: 48
GROSS DENSITY 3.54 LOT/AC
OPEN SPACE AREA: 2.11 AC/15%
USABLE OPEN SPACE AREA: 1.91 AC/14%
DRAINAGE AREA: 0.21 AC

FLOOD PLAIN

PROPERTY IS ZONED X
PER FEMA FLOOD PANEL 16001C0120J
EFFECTIVE DATE: JUNE 19, 2020

FIRE DISTRICT

STAR FIRE DISTRICT

WATER PROVIDER

STAR SEWER & WATER DISTRICT

SEWER PROVIDER

STAR SEWER & WATER DISTRICT

STORM WATER RETENTION

ALL STORM WATER TO BE RETAINED IN
SURFACE OR SUB-SURFACE RETENTION
BASINS

IRRIGATION DISTRICT

PIONEER IRRIGATION DISTRICT

ROADWAY JURISDICTION

CANYON HIGHWAY DISTRICT NO. 4

ADA COUNTY HIGHWAY DISTRICT

ZONING

AG WITH REZONE TO R3

SHEET INDEX

- PP1.0 OVERALL SITE AND SURVEY DATA AND LOT DIMENSIONS
- PP2.0 NATURAL FEATURES & UTILITIES
- PP3.0 TYPICAL STREET CROSS SECTIONS
- PP4.0 PRELIMINARY GRADING AND DRAINAGE PLAN

BASIS OF BEARING

N01°02'26"E ALONG THE WEST LINE
FROM THE SOUTH 1/16 CORNER TO THE WEST
QUARTER CORNER OF SECTION 19.

PROJECT BENCHMARK

A 5/8" IRON PIN WITH "JUB" CONTROL CAP
IN THE NORTH WEST CORNER OF PROJECT.
NORTHING 731290.9060'
EASTING 2422837.6290'
ELEVATION 2496.31'

HORROCKS
ENGINEERS

2775 West Navigator Dr., Suite 210
Meridian, ID 83642

(208) 895-2520
www.horrock.com

WARNING

IF THIS BAR DOES NOT
MEASURE 2" THEN
DRAWING IS NOT TO SCALE

REVISIONS	DATE	REV #	DATE
DESIGNED	03/14/24	1	07/24/24
DRAWN			
CHECKED			
PROJECT			

JOPLIN RIM SUBDIVISION

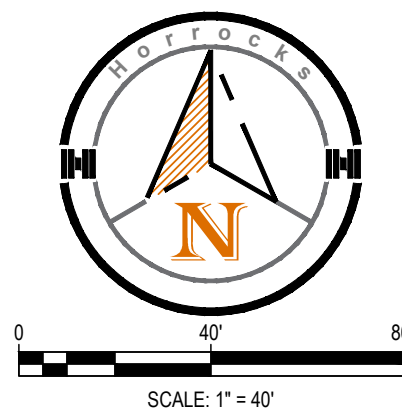
ADA COUNTY, IDAHO

PRELIMINARY PLAT

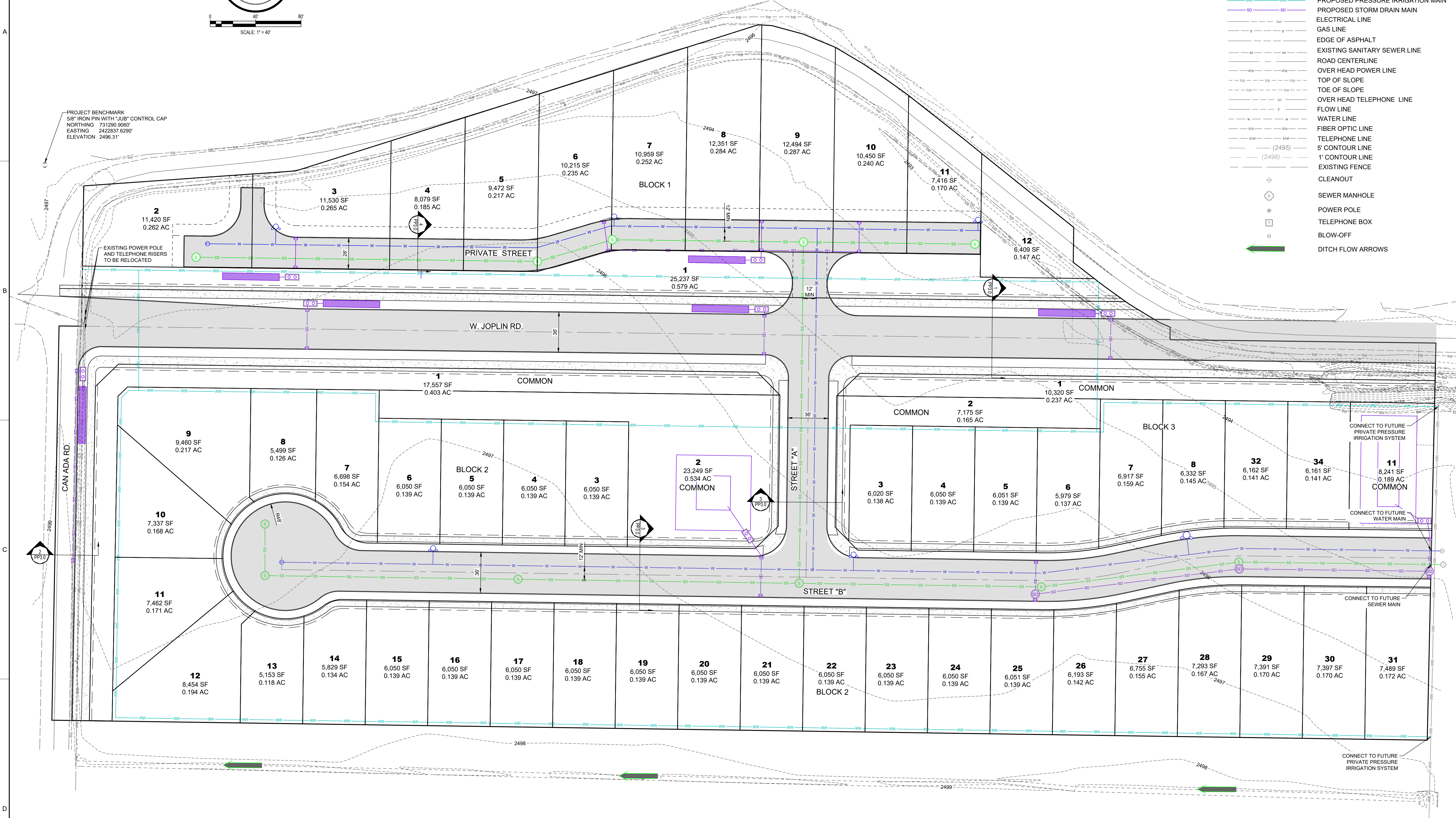
OVERALL SITE AND SURVEY DATA AND LOT DIMENSIONS

PP1.0

PRELIMINARY PLAT
FOR
JOPLIN RIM SUBDIVISION



- LEGEND
- BOUNDARY LINE
 - LOT LINE
 - STREET CENTERLINE
 - CROSS ACCESS & P.U.E.
 - SIDEWALK EASEMENT
 - PROPOSED WATER MAIN
 - PROPOSED SEWER MAIN
 - PROPOSED PRESSURE IRRIGATION MAIN
 - PROPOSED STORM DRAIN MAIN
 - ELECTRICAL LINE
 - GAS LINE
 - EDGE OF ASPHALT
 - EXISTING SANITARY SEWER LINE
 - ROAD CENTERLINE
 - OVER HEAD POWER LINE
 - TOP OF SLOPE
 - TOE OF SLOPE
 - OVER HEAD TELEPHONE LINE
 - FLOW LINE
 - WATER LINE
 - FIBER OPTIC LINE
 - TELEPHONE LINE
 - 5' CONTOUR LINE
 - 1' CONTOUR LINE
 - EXISTING FENCE
 - CLEANOUT
 - SEWER MANHOLE
 - POWER POLE
 - TELEPHONE BOX
 - BLOW-OFF
 - DITCH FLOW ARROWS



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DRAWING INFO		REVISIONS	
DATE	03/14/24	REV #	1
DESIGNED	MDK	DATE	07/24/24
DRAWN	MDK		
CHECKED	MDK		
PROJECT	MDK		

JOPLIN RIM SUBDIVISION

ADA COUNTY, IDAHO

PRELIMINARY PLAT

NATURAL FEATURES AND UTILITIES

PP2.0

PAGE 2 OF 4

Diagram illustrating the cross-section of a 66' ROW (Right of Way) road, showing the layout and dimensions of various components:

- Overall Dimensions:**
 - 66' ROW (Total Right of Way)
 - 17.5' TRAVEL LANE (Left)
 - 17.5' TRAVEL LANE (Right)
 - 12' SIDEWALK EASEMENT (Left)
 - 12' SIDEWALK EASEMENT (Right)
- Left Side Components (from centerline outwards):**
 - 2' (Concrete Sidewalk)
 - 10' SIDEWALK
 - 8' LANDSCAPE
 - 0.5' (Vertical Curb & Gutter)
- Right Side Components (from centerline outwards):**
 - 0.5' (Vertical Curb & Gutter)
 - 8' LANDSCAPE
 - 10' SIDEWALK
 - 2' (Concrete Sidewalk)
- Centerline Components:**
 - 2.0% (Crown Slope)
 - 3" ASPHALT PAVEMENT
 - 4"- 3/4" MINUS CRUSHED GRAVEL
 - 14" PIT RUN (6" MINUS)
 - COMPACT SUBGRADE
 - 6" VERTICAL CURB & GUTTER PER ACHD STANDARDS

8' SIDEWALK EASEMENT

2' SIDEWALK

5' LANDSCAPE

8' LANDSCAPE

0.5'

2' 6" VERTICAL CURB & GUTTER PER ACHD STANDARDS

14" PIT RUN (6" MINUS)

2.5" ASPHALT PAVEMENT

4" 3/4" MINUS CRUSHED GRAVEL

6" VERTICAL CURB & GUTTER PER ACHD STANDARDS

0.5'

8' LANDSCAPE

5' LANDSCAPE

2' SIDEWALK

8' SIDEWALK EASEMENT

50' ROW

17.5' TRAVEL LANE

17.5' TRAVEL LANE

2.0%

2.0%

C

1"

1"

CONCRETE SIDEWALK PER ACHD STANDARDS

6" VERTICAL CURB & GUTTER PER ACHD STANDARDS

COMPACT SUBGRADE

28' CROSS ACCESS EASEMENT

13.5' TRAVEL LANE

13.5' TRAVEL LANE

2.0%

CL

2.0%

2.5' ASPHALT PAVEMENT

4" 3/4" MINUS CRUSHED GRAVEL

14" PIT RUN (6" MINUS)

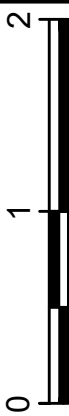
COMPACT SUBGRADE

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WARNING



MEASURE 2" THEN
DRAWING IS NOT TO SCALE

DRAWING INFO		REV #	DATE
DATE	03/14/24	1	07/24/24
DESIGNED	MDK		
DRAWN	MDK		
CHECKED	MG/KG		
PROJECT	ID-8727-23		
*SEE GENERAL NOTES SHEET			

JOPLIN RIM SUBDIVISION

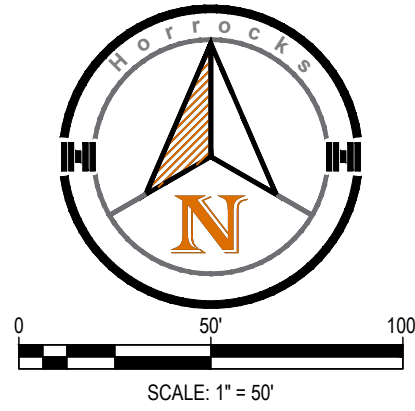
ADA COUNTY, IDAHO

PRELIMINARY PLAT

TYPICAL STREET CROSS SECTION

PP3.0

PRELIMINARY PLAT
FOR
JOPLIN RIM SUBDIVISION



LEGEND

ANTICIPATED FLOW DIRECTION



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WARNING

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MEASURE 2" THEN
DRAWING IS NOT TO SCALE

REVISIONS

REV #

DATE

DRAWING INFO

DATE

DESIGNED

MDK

DRAWN

MDK

CHECKED

MGKG

PROJECT

ID-8727-23

*SEE GENERAL NOTES SHEET

JOPLIN RIM SUBDIVISION

ADA COUNTY, IDAHO

PRELIMINARY PLAT

PRELIMINARY GRADING AND DRAINAGE PLAN



PP4.0

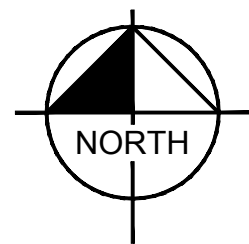
LEGEND

- BOUNDARY LINE
LOT LINE
SECTION LINE
ADJOINER LINE
SET-BACK LINE
EASEMENT LINE
CENTERLINE
CROSS ACCESS EASEMENT AREA
SSWD UTILITY EASEMENT AND P.U.E. AREA
- FOUND SECTION CORNER
FOUND QUARTER CORNER
FOUND 1/16 CORNER
SET 5/8" REBAR AND CAP "PLS 20908"
SET 1/2" REBAR AND CAP "PLS 20908"
LOT NUMBER
OFFICIAL RECORDS ADA COUNTY
CALCULATED POINT

WEST QUARTER CORNER OF SECTION 19, T4N, R1W, BOISE MERIDIAN, (CP&F NO. 2022-066656)

N. CAN ADA ROAD
(BASIS OF BEARINGS) S1°02'28"W 1,320.15'

SOUTH 1/16TH CORNER OF SECTION 19, T4N, R1W, BOISE MERIDIAN, (CP&F NO. 2022-066658)



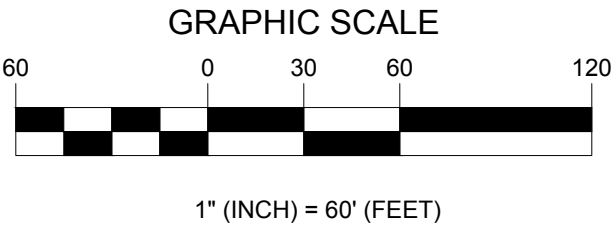
CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	65°09'21"	28.00'	31.84'	N56°35'28"W
C2	37°56'09"	57.00'	37.74'	S42°58'52"E
C3	48°53'13"	57.00'	48.63'	N86°23'33"W
C4	35°12'41"	57.00'	35.03'	S51°33'30"W
C5	23°53'18"	57.00'	23.77'	S22°00'30"W
C6	20°12'39"	57.00'	20.11'	S00°02'28"E
C7	289°58'52"	57.00'	288.48'	S10°59'46"W
C8	23°25'34"	57.00'	23.31'	S21°51'34"E
C9	26°18'00"	57.00'	26.16'	S46°43'21"E
C10	46°59'16"	57.00'	46.75'	S83°21'59"E
C11	289°58'52"	57.00'	288.48'	S10°59'46"W
C12	44°49'31"	28.00'	21.91'	N68°25'06"E

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C13	2°52'47"	280.00'	14.07'	N89°23'28"E
C14	12°52'31"	280.00'	62.92'	N84°23'36"E
C15	9°59'44"	280.00'	48.85'	N82°57'13"E
C16	3°36'14"	320.00'	20.13'	N79°45'27"E
C17	12°52'31"	320.00'	71.91'	S84°23'36"W
C18	9°16'18"	320.00'	51.78'	N86°11'43"E
C19	12°52'31"	300.00'	67.42'	S84°23'36"W
C20	12°52'31"	300.00'	67.42'	S84°23'36"W
C21	2°17'04"	320.00'	12.76'	N89°41'20"E
C22	12°52'31"	320.00'	71.91'	N84°23'36"E
C23	9°56'23"	320.00'	55.51'	N83°34'36"E
C24	0°39'04"	320.00'	3.64'	N78°16'53"E

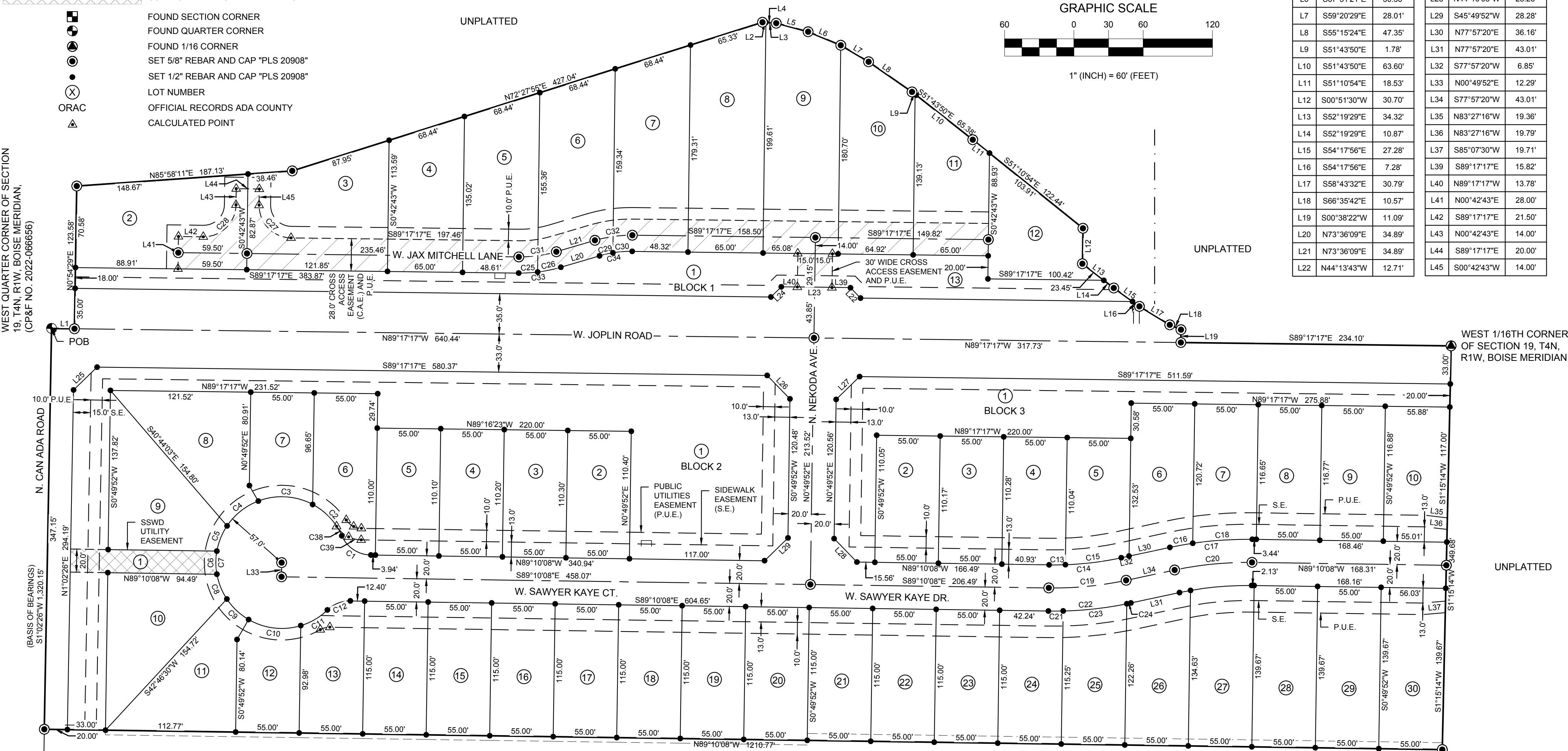
CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C25	7°35'42"	124.00'	16.44'	N86°54'52"E
C26	9°30'52"	124.00'	20.59'	N78°21'35"E
C27	90°00'00"	28.00'	43.98'	S44°17'17"E
C28	90°00'00"	28.00'	43.98'	N45°42'43"E
C29	7°06'16"	96.00'	11.90'	S77°09'17"W
C30	10°00'17"	96.00'	16.76'	S85°42'34"W
C31	17°06'34"	110.00'	32.85'	N82°09'26"E
C32	17°06'34"	110.00'	32.85'	N82°09'26"E
C33	17°06'34"	124.00'	37.03'	N82°09'26"E
C34	17°06'34"	96.00'	28.67'	N82°09'26"E
C38	30°53'40"	26.00'	14.02'	N48°51'59"W
C39	24°51'20"	26.00'	11.28'	N76°44'28"W

PLAT OF
JOPLIN RIM SUBDIVISION

SITUATED IN A PORTION OF GOVERNMENT LOTS 2 & 3 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, 2025



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°17'17"E	19.81'	L23	N89°17'17"W	59.60'
L2	S86°25'57"E	2.96'	L24	S45°46'17"W	12.74'
L3	S86°25'57"E	8.93'	L25	N45°52'34"E	28.37'
L4	N86°25'57"W	11.89'	L26	S44°13'43"E	28.25'
L5	S74°52'47"E	28.68'	L27	N45°46'17"E	28.31'
L6	S67°31'21"E	30.56'	L28	N44°10'08"W	28.28'
L7	S59°20'29"E	28.01'	L29	S45°49'52"W	28.28'
L8	S55°15'24"E	47.35'	L30	N77°57'20"E	36.16'
L9	S51°43'50"E	1.78'	L31	N77°57'20"E	43.01'
L10	S51°43'50"E	63.60'	L32	S77°57'20"W	6.85'
L11	S51°10'54"E	18.53'	L33	N00°49'52"E	12.29'
L12	S00°51'30"W	30.70'	L34	S77°57'20"W	43.01'
L13	S52°19'29"E	34.32'	L35	N83°27'16"W	19.36'
L14	S52°19'29"E	10.87'	L36	N83°27'16"W	19.79'
L15	S54°17'56"E	27.28'	L37	S85°07'30"W	19.71'
L16	S54°17'56"E	7.28'	L38	S89°17'17"E	15.82'
L17	S58°43'32"E	30.79'	L40	N89°17'17"W	13.78'
L18	S66°35'42"E	10.57'	L41	N00°42'43"E	28.00'
L19	S00°38'22"W	11.09'	L42	S89°17'17"E	21.50'
L20	N73°36'09"E	34.89'	L43	N00°42'43"E	14.00'
L21	N73°36'09"E	34.89'	L44	S89°17'17"E	20.00'
L22	N44°13'43"W	12.71'	L45	S00°42'43"W	14.00'



Kimley»Horn

PLAT OF
JOPLIN RIM SUBDIVISION

NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
2. 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.
3. ALL DEVELOPMENT WITHIN THE SUBDIVISION SHALL BE CONSISTENT WITH THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT (INSTRUMENT NO. _____) AND ANY SUBSEQUENT MODIFICATIONS TO THE DEVELOPMENT AGREEMENT.
4. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
5. THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS (INSTRUMENT NO. _____).
6. LOTS 1 AND 13, BLOCK1, LOT 1, BLOCK 2, AND LOT 1, BLOCK 3 ARE COMMON LOTS WITH A BLANKET UTILITY EASEMENT FOR DRAINAGE, UTILITIES, INGRESS/EGRESS, LANDSCAPE, AND IRRIGATION AND WILL BE MAINTAINED BY THE _____ HOMEOWNER'S ASSOCIATION.
7. SEWER AND WATER SERVICES WILL BE EXTENDED TO EACH LOT.
8. STORM WATER SHALL BE RETAINED ON-SITE THROUGH SURFACE AND SUBSURFACE FACILITIES. LOT XX; BLOCK XX AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT 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 DRAINAGE SYSTEM.THE ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER.
9. ALL ON SITE LANDSCAPING LOCATED OUTSIDE OF THE COMMON LOTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND IRRIGATED VIA THE SITE'S PROPOSED PUMP STATION WHICH UTILIZES _____ SURFACE WATER RIGHTS.
10. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
11. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE WITH ADA COUNTY RECORDER REGARDING ADDITIONAL RESTRICTIONS.
12. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL 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."
13. THIS DEVELOPMENT IS SUBJECT TO ACHD TEMPORARY LICENSE AGREEMENT INSTRUMENT NO. _____, ORAC.
14. THE PRESSURE IRRIGATION SYSTEM WILL BE OWNED AND MAINTAINED BY _____, OR ITS ASSIGNS IN PERPETUITY.
15. SEE INSTRUMENT NO. _____, ORAC FOR _____ LICENSE AGREEMENT.
16. SEE INSTRUMENT NO. _____, ORAC FOR _____ IRRIGATION ASSOCIATION LICENSE AGREEMENT.
17. LOTS 2-12, BLOCK 1 ARE SUBJECT TO A CROSS ACCESS EASEMENT FOR INGRESS AND EGRESS, AND PUBLIC UTILITIES EASEMENT.
18. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JOPLIN RIM SUBDIVISION, RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO, AND AS MAY BE AMENDED.
19. DIRECT LOT ACCESS TO W. JOPLIN ROAD IS PROHIBITED.
20. DIRECT LOT ACCESS TO N. CAN ADA ROAD IS PROHIBITED

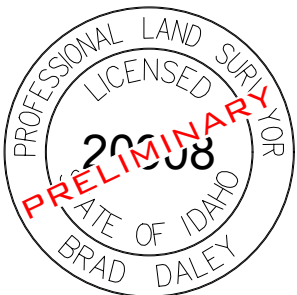
SURVEYOR'S NARRATIVE:

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.
2. THE BOUNDARY LINES SHOWN HERE WERE ESTABLISHED BY HOLDING THE MONUMENTS FOUND REPRESENTING THE GOVERNMENT CORNERS ALONG ____ SECTION LINES, AND BY HOLDING THE MONUMENTS FOUND REPRESENTING THE CORNERS OF ____ (BOOK ____ OF PLATS, PAGES ____ - ____, ____) AND RECORD OF SURVEY NO. ____, ____.

CERTIFICATE OF SURVEYOR

I, BRAD DALEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM A SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND WAS SURVEYED IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.

BRAD DALEY, PLS 20908



REFERENCE DOCUMENTS

D-1-WARRANTY DEED 2021-052033
D-2-QUIT CLAIM DEED 2022-079411
D-3-QUIT CLAIM DEED 2024-015872
D-4-QUIT CLAIM DEED 2024-015873
D-5-WARRANTY DEED 2024-060404
R-1-RECORD OF SURVEY 12543 INSTRUMENT NO. 2020-133631

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF ADA } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON THIS ____ DAY ____ OF _____. IN THE YEAR _____. BEFORE ME,
A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY
APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE THE
MANAGER OF _____ THAT EXECUTED
THE INSTRUMENT.

NOTARY PUBLIC FOR IDAHO

MY COMMISSION NO. _____.
MY COMMISSION EXPIRES _____.

EASEMENT NOTES

1. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE 16-FEET (16') ADJACENT TO ANY PUBLIC OR PRIVATE STREET. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACE DRIVEWAYS, WALKWAYS, LANDSCAPE, PARKING, FENCING, OR OTHER SUCH NON-PERMANENT STRUCTURES.
2. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER 10-FEET (10') ADJACENT TO ANY REAR LOT LINE AND 5-FEET (5') ADJACENT TO THE SUBDIVISION BOUNDARY.
3. ALL UTILITY EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS SHOWN HEREON, AND ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF PUBLIC AND PRIVATE UTILITIES, PRESSURIZED & GRAVITY IRRIGATION, IRRIGATION WASTE DITCHES, SEWER SERVICE, CABLE TELEVISION/DTAT; APPURTENANCES THERETO; AND LOT DRAINAGE.
4. ALL EASEMENT ARE PARALLEL WITH THE LINES, AND CONCENTRIC WITH THE CURVES THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
5. UNOBSTRUCTED UTILITY EASEMENTS SHALL BE PROVIDED ALONG FRONT LOT LINES, REAR LOT LINES AND SIDE LOT LINES. EASEMENT WIDTH SHALL BE FIFTEEN FEET (15') ALONG REAR LOT LINES AND SIXTEEN FEET (16') ALONG FRONT LOT LINES AND FIVE FEET (5') ALONG EACH SIDE LOT LINE.

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT _____ DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THAT REAL PROPERTY TO BE KNOWN AS JOPLIN RIM SUBDIVISION, AND THAT THEY INTEND TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

A PARCEL OF LAND LOCATED WITHIN GOVERNMENT LOTS 2 & 3 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO FROM WHICH THE SOUTH 1/16th CORNER OF SAID SECTION 19 BEARS SOUTH 1°02'26" WEST, A DISTANCE OF 1,320.15 FEET;

THENCE SOUTH 89°17'17" EAST, A DISTANCE OF 19.81 FEET;

THENCE NORTH 00°54'29" EAST, A DISTANCE OF 123.58 FEET;

THENCE NORTH 85°58'11" EAST, A DISTANCE OF 187.13 FEET;

THENCE NORTH 72°27'55" EAST, A DISTANCE OF 427.04 FEET;

THENCE SOUTH 86°25'57" EAST, A DISTANCE OF 11.89 FEET;

THENCE SOUTH 74°52'47" EAST, A DISTANCE OF 28.68 FEET;

THENCE SOUTH 67°31'21" EAST, A DISTANCE OF 30.56 FEET;

THENCE SOUTH 59°20'29" EAST, A DISTANCE OF 28.01 FEET;

THENCE SOUTH 55°15'24" EAST, A DISTANCE OF 47.35 FEET;

THENCE SOUTH 51°43'50" EAST, A DISTANCE OF 65.38 FEET;

THENCE SOUTH 51°10'54" EAST, A DISTANCE OF 122.44 FEET;

THENCE SOUTH 00°51'30" WEST, A DISTANCE OF 30.70 FEET;

THENCE SOUTH 52°19'29" EAST, A DISTANCE OF 34.32 FEET;

THENCE SOUTH 54°17'56" EAST, A DISTANCE OF 27.28 FEET;

THENCE SOUTH 58°43'32" EAST, A DISTANCE OF 30.79 FEET;

THENCE SOUTH 66°35'42" EAST, A DISTANCE OF 10.57 FEET;

THENCE SOUTH 00°38'22" WEST, A DISTANCE OF 11.09 FEET;

THENCE SOUTH 89°17'17" EAST, A DISTANCE OF 234.10 FEET;

THENCE SOUTH 01°15'14" WEST, A DISTANCE OF 349.68 FEET;

THENCE NORTH 89°10'08" WEST, A DISTANCE OF 1210.77 FEET;

THENCE NORTH 01°02'26" EAST, A DISTANCE OF 347.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 589254 SQUARE FEET OR 13.53 ACRES.

END OF DESCRIPTION.

THE PUBLIC STREET SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR THE USES SPECIFICALLY DEPICTED ON THE PLAT, AND FOR ANY OTHER PURPOSES DESIGNATED HEREON, AND NO PERMANENT STRUCTURES, OTHER THAN FOR SUCH USES AND PURPOSES, ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS WITHIN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM PIONEER IRRIGATION DISTRICT, AND PIONEER IRRIGATION DISTRICT HAS AGREED IN WRITING TO SERVE ALL LOTS WITHIN THE SUBDIVISION. LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS:

DATE

PLAT OF
JOPLIN RIM SUBDIVISION

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 HEALTH DISTRICT DATE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE ____ DAY OF _____, 2025.

COMMISSION PRESIDENT DATE
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER, IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THE ____ DAY OF _____, 2025 HEREBY APPROVE THIS PLAT.

CITY ENGINEER DATE

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO SS. INSTRUMENT NO. _____
COUNTY OF ADA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF KIMLEY-HORN & ASSOCIATES, INC.

AT ____ MINUTES PAST ____ O'CLOCK __M.,

THIS ____ DAY OF _____, 2025, IN MY OFFICE, AND WAS RECORDED IN

BOOK ____ OF PLATS AT PAGES ____ THROUGH ____.

FEE: ____

DEPUTY

EX-OFFICIO RECORDER

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____, 2025, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK DATE

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR DATE

PLS# _____

CERTIFICATE OF COUNTY TREASURER

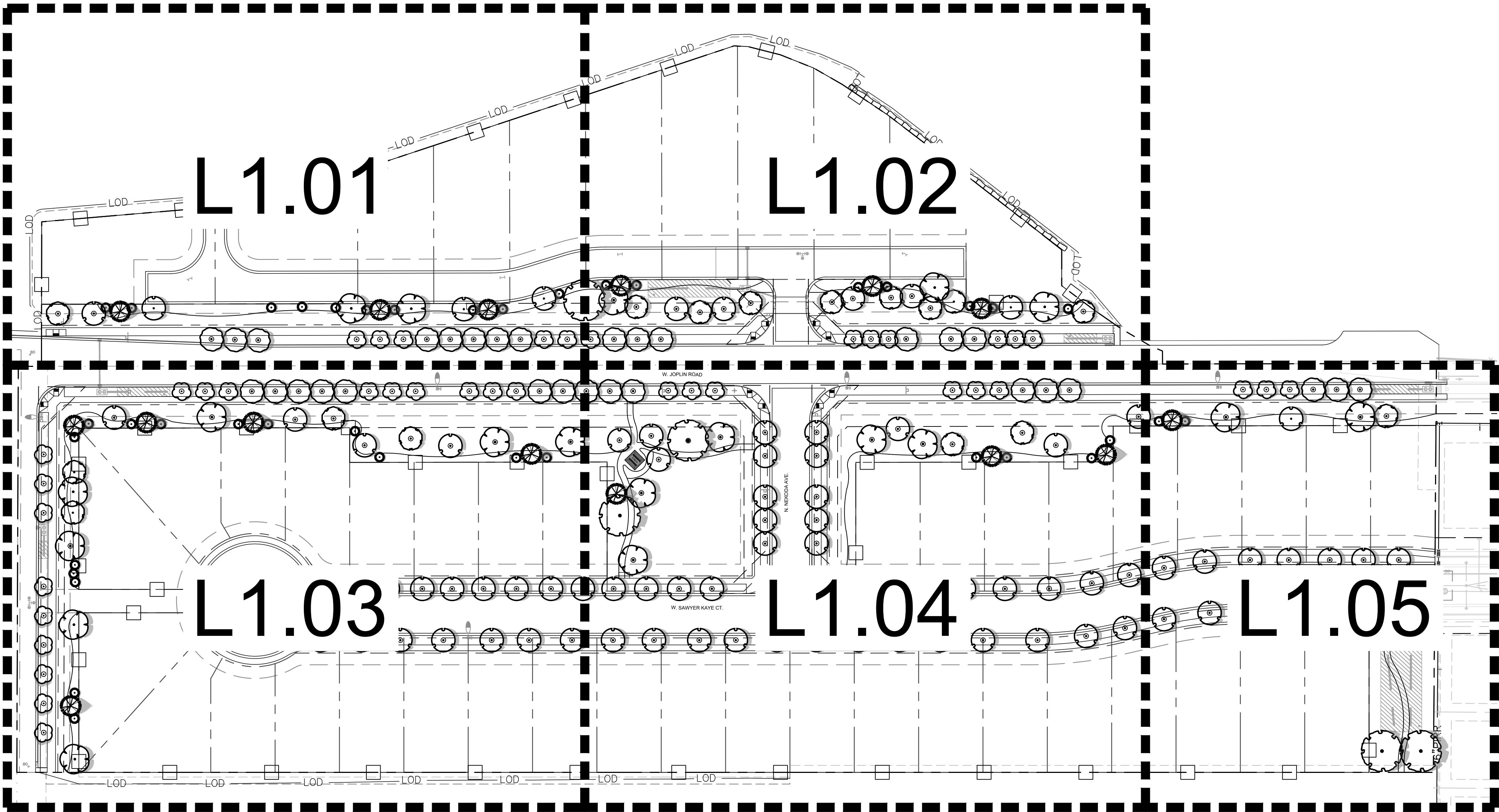
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATE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

ADA COUNTY TREASURE DATE



LANDSCAPE IMPROVEMENT PLANS FOR JOPLIN RIM SUBDIVISION

A PORTION OF THE SW $\frac{1}{4}$ OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 1 WEST
STAR, IDAHO



LANDSCAPE REQUIREMENTS

8-8D-2 (C) LANDSCAPE AS A PERCENT OF SITE

GROSS LAND AREA:	13.52 Ac
OPEN SPACE REQUIRED:	2.03 Ac (15%)
USEABLE OPEN SPACE REQUIRED:	1.35 Ac (10%)
TOTAL OPEN SPACE PROVIDED:	2.31 Ac (17.1%)
USEABLE OPEN SPACE PROVIDED:	2.31 Ac (17.1%)

8-8D-2 (F) TREE SPECIES MIX

REQUIRED	PROVIDED
5	8

8-8D-2 (J4.A) BUFFER AREAS

REQUIRED	PROVIDED
20'	20'
24	24
24	24
REQUIRED	PROVIDED
20'	20'
6	6
6	6
REQUIRED	PROVIDED

8-8D-2 (M) STREET TREES *







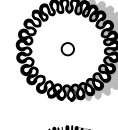














REQUIRED	PROVIDED
W. JOPLIN ROAD (NORTH)	
TREES REQUIRED (1 PER 35 LF)	26 (891 LF)
(SOUTH)	
TREES REQUIRED (1 PER 35 LF)	34 (1,162 LF)
N CANADA ROAD	
TREES REQUIRED (1 PER 35 LF)	9 (307 LF)
INTERIOR PUBLIC STREETS	
TREES REQUIRED (1 PER 35 LF)	REQUIRED PROVIDED
N. NEKODA AVE (EAST)	
TREES REQUIRED (1 PER 35 LF)	7 (232 LF)
(WEST)	
TREES REQUIRED (1 PER 35 LF)	7 (232 LF)
W. SAWYER KAYNE DR. (NORTH)	
TREES REQUIRED (1 PER 35 LF)	26 (905 LF)
(SOUTH)	
TREES REQUIRED (1 PER 35 LF)	26 (905 LF)

*NOT INCLUDING TREES PROVIDED WITHIN BUFFER AREAS.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
METAL		
BE-101	METAL EDGE, 4" x 3/16", BLACK	2,303 lf
FENCE		
F-201	Solid Vinyl Privacy Fence, 6' Ht. with 5x5 posts at 6' O.C. Basis of Design: National Vinyl Products (NVP) Color: 'Slate Gray'	4,187 lf
MULCH		
	Rock Mulch - 3/4" Screened, Warm Tan Color, 3" Depth	18,572 sf
PAVING		
	Concrete sidewalk paving, TYP. Reference Civil Plans and ACHD SDT-DET 709	2,248 sf
SITE FURNISHINGS		
S-101	12' x 12' PAVILION - BASIS OF DESIGN: MESA BY CLASSIC DESIGN, OR APPROVED EQUAL BY OWNER	1
S-102	ANOVA RCPWT6 Wainwright, 29in H x 64in W x 72in L Frame: Powder Texture Coated Slat: Cedar Recycled Plastic OR APPROVED EQUAL BY OWNER	1

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	TYPE	QTY
TREES					
	Acer platanoides 'Columnar' Parkway® Maple	2" Cal.		B&B	16
CLASS II TREES					
	Carpinus betulus 'Columnaris' Columnar European Hornbeam	2" Cal.		B&B	39
	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" Cal.		B&B	82
	Ulmus americana 'Princeton' Princeton American Elm	2" Cal.		B&B	19
	Ulmus x 'Frontier' Frontier Elm	2" Cal.		B&B	30
CLASS III TREES					
	Platanus x acerifolia 'Bloodgood' Bloodgood London Plane Tree	2" Cal.		B&B	5
EVERGREEN TREES					
	Juniperus scopulorum 'Moonglow' Moonglow Juniper	---	6' Ht. Min.	B&B	38
	Picea pungens 'Glaucia' Blue Colorado Spruce	---	6' Ht. Min.	B&B	16
SYMBOL	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	
SHRUBS					
	Cerastium tomentosum Snow In Summer	2 gal.			32
	Dasiphora fruticosa 'Goldfinger' Goldfinger Bush Cinquefoil	5 gal.			71
	Juniperus squamata 'Blue Star' Blue Star Juniper	2 gal.			7
	Lavandula angustifolia 'Hidcote Blue' Hidcote Blue English Lavender	2 gal.			30
	Philadelphus x virginalis Mock Orange	5 gal.			26
	Physocarpus opulifolius 'Little Devil' Little Devil™ Dwarf Ninebark	5 gal.			23
	Pinus mugo 'Mops' Mops Mugo Pine	5 gal.			57
	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.			52
	Sambucus nigra 'Black Lace' Black Lace Elderberry	5 gal.			9
ORNAMENTAL GRASSES					
	Andropogon brachystachys Bluestem Grass	2 gal.			93
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	2 gal.			113
	Pennisetum alopecuroides 'Red Head' Red Head Fountain Grass	2 gal.			30
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY		
GROUND COVERS					
	Turf Sod				
	Parks Blend Ryegrass Sod	---			107,721 sf
	The Turf Company				
	208.888.3760				

NOTE: PUBLIC STREET TREE LOCATIONS AND QUANTITIES SUBJECT TO CHANGE WITH UTILITY, STORM WATER, AND DRIVEWAY LOCATIONS - 35' AVERAGE SPACING BETWEEN TREES

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



Kimley»Horn

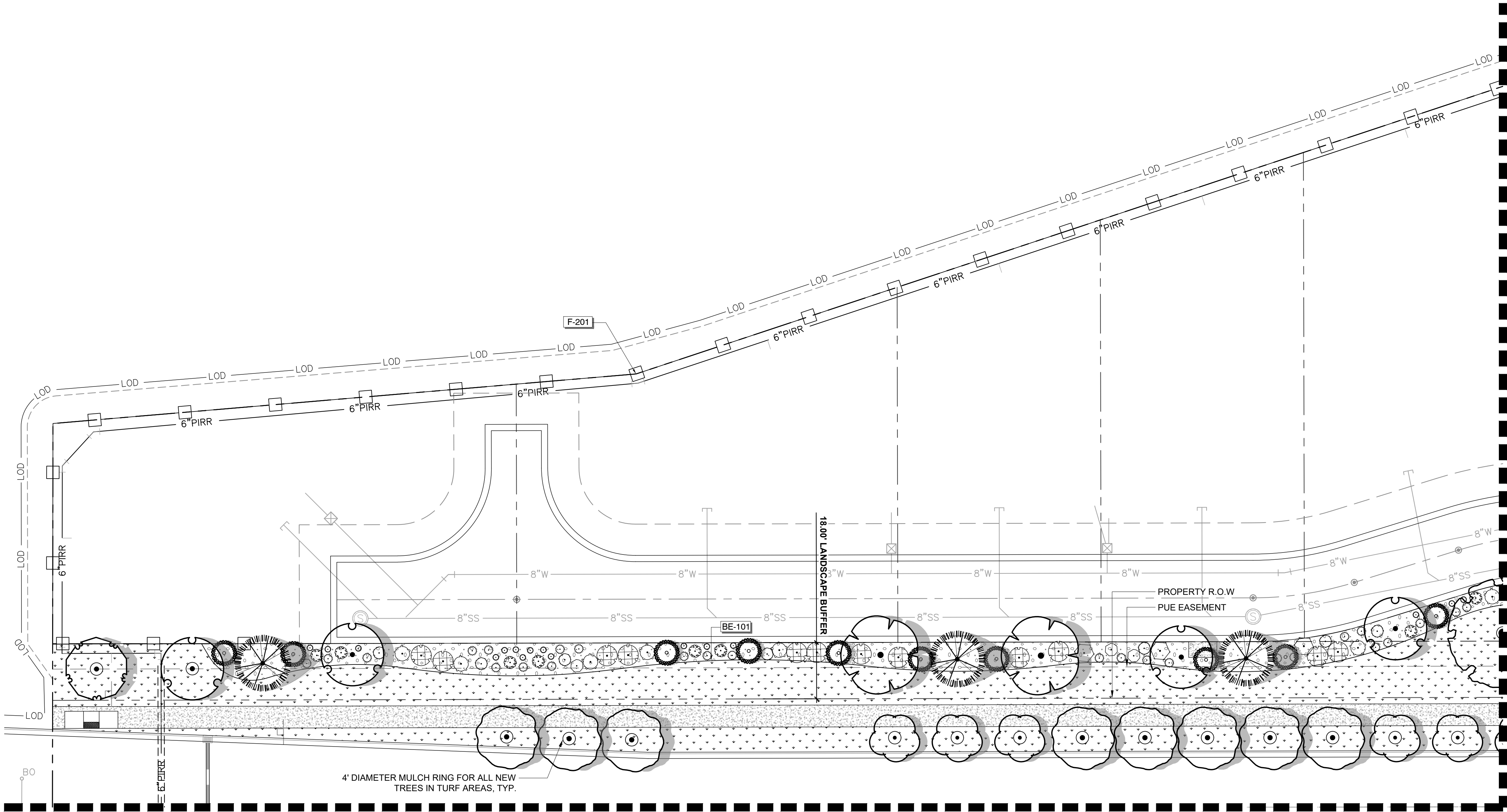
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1100 W. Idaho Street, Suite 210
Boise, Idaho 83702 (208) 257-2885

OVERALL LANDSCAPE PLAN

DRAWING NAME: JOPLIN RIM SUBDIVISION	DRAWN BY: TSL	CHECKED BY: CMR	DESIGNED BY: TSL
PROJECT No.: 093833008	SCALE (H):		
	SCALE (V):		



SHEET NO.
L1.00



MATCH LINE SEE SHEET: L1.03

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
METAL		
BE-101	METAL EDGE, 4" x 3/16", BLACK	2,303 lf
FENCE		
F-201	Solid Vinyl Privacy Fence, 6' Ht. with 5x5 posts at 6' O.C. Basis of Design: National Vinyl Products (NVP) Color: 'Slate Gray'	4,187 lf
MULCH		
	Rock Mulch - 3/4" Screened, Warm Tan Color, 3" Depth	18,572 sf
PAVING		
	Concrete sidewalk paving, TYP. Reference Civil Plans and ACHD SDT-DET 709	2,248 sf
SITE FURNISHINGS		
S-101	12' x 12' PAVILION - BASIS OF DESIGN: MESA BY CLASSIC DESIGN, OR APPROVED EQUAL BY OWNER	1
S-102	ANOVA RCPWT6 Wainwright, 29in H x 64in W x 72in L Frame: Pewter Texture Coated Slat: Cedar Recycled Plastic OR APPROVED EQUAL BY OWNER	1

PLANT SCHEDULE

SYMBOL BOTANICAL / COMMON NAME

TREES

Acer platanoides 'Columnarbroad'
Parkway® Maple

CLASS II TREES

Carpinus betulus 'Columnaris'
Columnar European Hornbeam

Tilia cordata 'Greenspire'
Greenspire Littleleaf Linden

Ulmus americana 'Princeton'
Princeton American Elm

Ulmus x 'Frontier'
Frontier Elm

CLASS III TREES

Platanus x acerifolia 'Bloodgood'
Bloodgood London Plane Tree

EVERGREEN TREES

Juniperus scopulorum 'Moonglow'
Moonglow Juniper

Picea pungens 'Glauca'
Blue Colorado Spruce

SHRUBS

Cerastium tomentosum
Snow in Summer

Dasiphora fruticosa 'Goldfinger'
Goldfinger Bush Cinquefoil

Juniperus squamata 'Blue Star'
Blue Star Juniper

Lavandula angustifolia 'Hidcote Blue'
Hidcote Blue English Lavender

Philadelphus x virginalis
Mock Orange

Physocarpus opulifolius 'Little Devil'
Little Devil™ Dwarf Ninebark

Pinus mugo 'Mops'
Mops Mugo Pine

Rhus aromatica 'Gro-Low'
Gro-Low Fragrant Sumac

Sambucus nigra 'Black Lace'
Black Lace Elderberry

ORNAMENTAL GRASSES

Andropogon brachystachys
Bluestem Grass

Calamagrostis x acutiflora 'Karl
Foerster'
Karl Foerster Feather Reed Grass

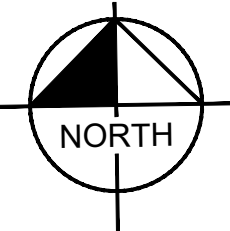
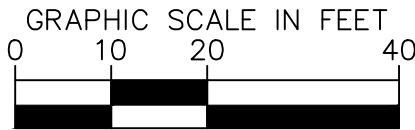
Pennisetum alopecuroides 'Red Head'
Red Head Fountain Grass

GROUND COVERS

Turf Sod
Parks Blend Ryegrass Sod
The Turf Company
208.888.3760

CAUTION: NOTICE TO CONTRACTOR

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Kimley»Horn

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1100 W. Idaho Street, Suite 210
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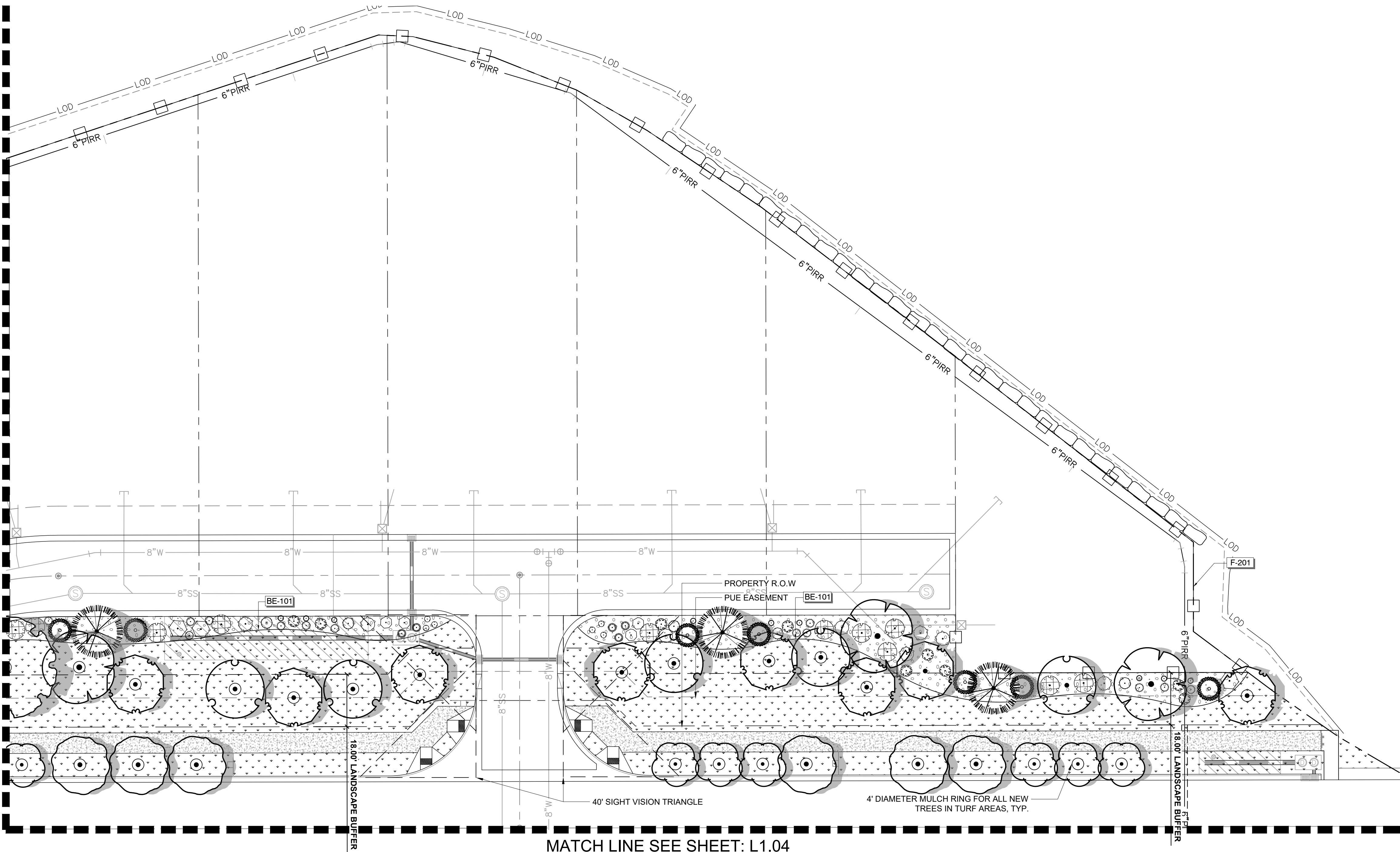
LANDSCAPE PLAN

DRAWING NAME: JOPLIN RIM SUBDIVISION	DRAWN BY: TSL	CHECKED BY: CMR	DESIGNED BY: TSL
PROJECT No.: 093833008	SCALE (H):		
	SCALE (V):		



SHEET NO.
L1.01

MATCH LINE SEE SHEET: L1.01



MATCH LINE SEE SHEET: L1.04

REFERENCE NOTES SCHEDULE

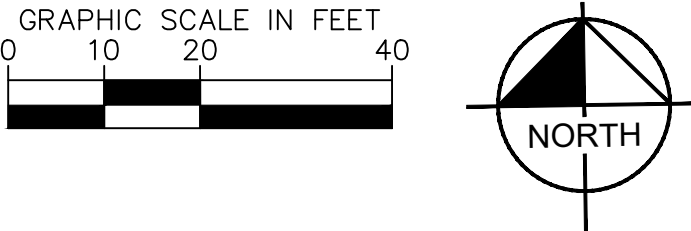
SYMBOL	DESCRIPTION	QTY
METAL		
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MULCH		
	Rock Mulch - 3/4" Screened, Warm Tan Color, 3" Depth	18,572 sf
PAVING		
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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	Acer platanoides 'Columnarbroad' Parkway® Maple
CLASS II TREES	
	Carpinus betulus 'Columnaris' Columnar European Hornbeam
	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden
	Ulmus americana 'Princeton' Princeton American Elm
	Ulmus x 'Frontier' Frontier Elm
CLASS III TREES	
	Platanus x acerifolia 'Bloodgood' Bloodgood London Plane Tree
EVERGREEN TREES	
	Juniperus scopulorum 'Moonglow' Moonglow Juniper
	Picea pungens 'Glauca' Blue Colorado Spruce
SHRUBS	
	Cerastium tomentosum Snow In Summer
	Dasiphora fruticosa 'Goldfinger' Goldfinger Bush Cinquefoil
	Juniperus squamata 'Blue Star' Blue Star Juniper
	Lavandula angustifolia 'Hidcote Blue' Hidcote Blue English Lavender
	Philadelphus x virginalis Mock Orange
	Physocarpus opulifolius 'Little Devil' Little Devil™ Dwarf Ninebark
	Pinus mugo 'Mops' Mops Mugo Pine
	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
	Sambucus nigra 'Black Lace' Black Lace Elderberry
ORNAMENTAL GRASSES	
	Andropogon brachystachys Bluestem Grass
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass
	Pennisetum alopecuroides 'Red Head' Red Head Fountain Grass
GROUND COVERS	
	Turf Sod Parks Blend Ryegrass Sod The Turf Company 208.888.3760

CAUTION: NOTICE TO CONTRACTOR

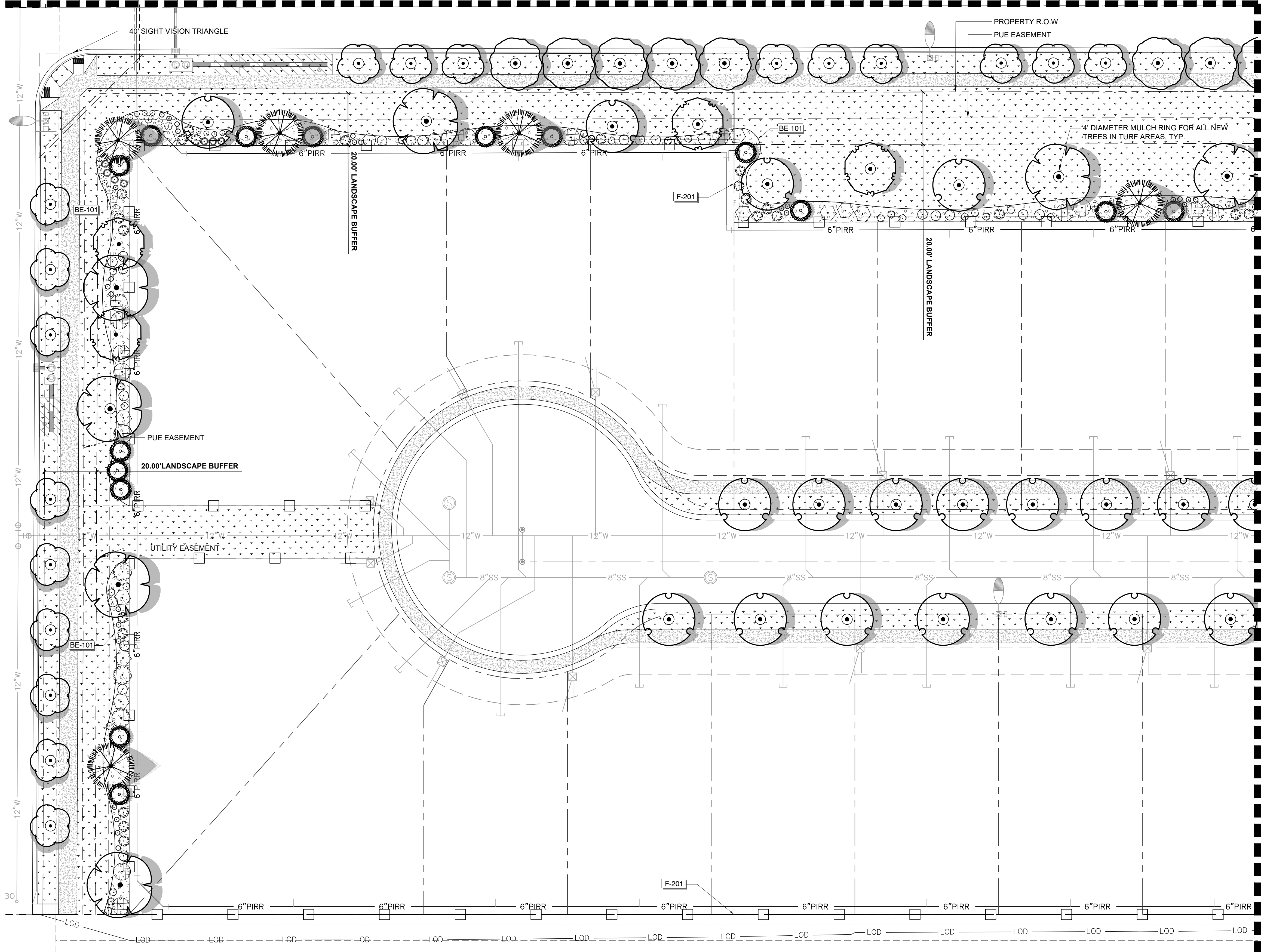
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DRAWING NAME: JOPLIN RIM SUBDIVISION	DRAWN BY: TSL	CHECKED BY: CMR	DESIGNED BY: TSL
PROJECT No.: 093833008	SCALE (H):		
	SCALE (V):		



MATCH LINE SEE SHEET: L1.01



MATCH LINE SEE SHEET: L1.04

PLANT SCHEDULE

SYMBOL BOTANICAL / COMMON NAME

TREES

Acer platanoides 'Columnarbroad'
Parkway® Maple

CLASS II TREES

Carpinus betulus 'Columnaris'
Columnar European Hornbeam

Tilia cordata 'Greenspire'
Greenspire Littleleaf Linden

Ulmus americana 'Princeton'
Princeton American Elm

Ulmus x 'Frontier'
Frontier Elm

CLASS III TREES

Platanus x acerifolia 'Bloodgood'
Bloodgood London Plane Tree

EVERGREEN TREES

Juniperus scopulorum 'Moonglow'
Moonglow Juniper

Picea pungens 'Glaucia'
Blue Colorado Spruce

SHRUBS

Cerastium tomentosum
Snow In Summer

Dasiphora fruticosa 'Goldfinger'
Goldfinger Bush Cinquefoil

Juniperus squamata 'Blue Star'
Blue Star Juniper

Lavandula angustifolia 'Hidcote Blue'
Hidcote Blue English Lavender

Philadelphus x virginalis
Mock Orange

Physocarpus opulifolius 'Little Devil'
Little Devil™ Dwarf Ninebark

Pinus mugo 'Mops'
Mops Mugo Pine

Rhus aromatica 'Gro-Low'
Gro-Low Fragrant Sumac

Sambucus nigra 'Black Lace'
Black Lace Elderberry

ORNAMENTAL GRASSES

Andropogon brachystachys
Bluestem Grass

Calamagrostis x acutiflora 'Karl'
Foerster

Karl Foerster Feather Reed Grass

Pennisetum alopecuroides 'Red Head'
Red Head Fountain Grass

GROUND COVERS

Turf Sod
Parks Blend Ryegrass Sod
The Turf Company
208.888.3760

REFERENCE NOTES SCHEDULE

SYMBOL DESCRIPTION QTY

METAL

BE-101 METAL EDGE, 4" x 3/16", BLACK 2,303 lf

FENCE

F-201 Solid Vinyl Privacy Fence, 6' Ht. with 5x5 posts at 6' O.C.
Basis of Design: National Vinyl Products (NVP)
Color: 'Slate Gray' 4,187 lf

MULCH

Rock Mulch - 3/4" Screened, Warm Tan Color, 3" Depth 18,572 sf

MULCH

Rock Mulch - 3/4" Screened, Warm Tan Color, 3" Depth 18,572 sf

PAVING

Concrete sidewalk paving, TYP.
Reference Civil Plans and ACHD SDT-DET 709 2,248 sf

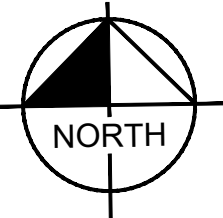
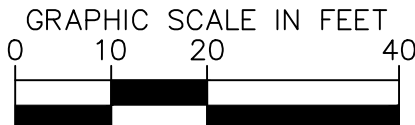
SITE FURNISHINGS

S-101 12' x 12' PAVILION - BASIS OF DESIGN: MESA BY CLASSIC
DESIGN, OR APPROVED EQUAL BY OWNER 1

S-102 ANOVA RCPWT6
Wainwright, 29in H x 64in W x 72in L
Frame: Pewter Texture Coated
Slat: Cedar Recycled Plastic
OR APPROVED EQUAL BY OWNER 1

CAUTION: NOTICE TO CONTRACTOR

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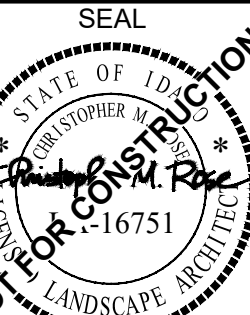
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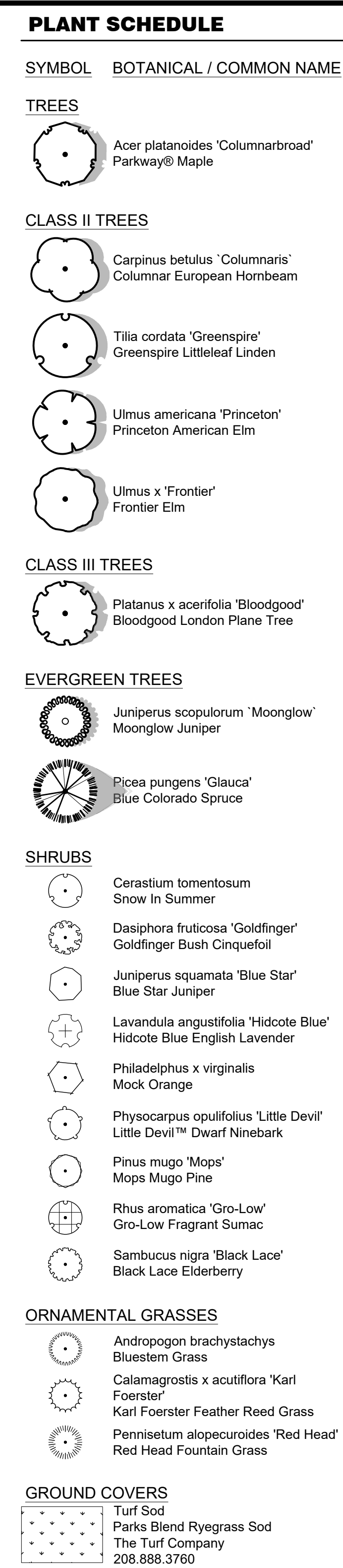
LANDSCAPE PLAN

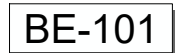
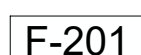
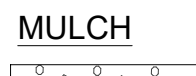
DRAWING NAME: JOPLIN RIM SUBDIVISION
PROJECT No.: 093933008
SCALE (H):
SCALE (V):

DRAWN BY: TSL
CHECKED BY: CMR
DESIGNED BY: TSL



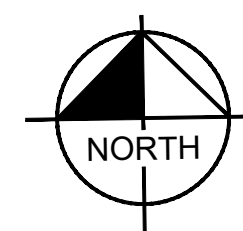
SHEET NO.
L1.03



<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
<u>METAL</u>		
 BE-101	METAL EDGE, 4" x 3/16", BLACK	2,303 lf
<u>FENCE</u>		
 F-201	Solid Vinyl Privacy Fence, 6' Ht. with 5x5 posts at 6' O.C. Basis of Design: National Vinyl Products (NVP) Color: 'Slate Gray'	4,187 lf
<u>MULCH</u>		
	Rock Mulch - 3/4" Screened, Warm Tan Color, 3" Depth	18,572 sf

GRAPHIC SCALE IN FEET

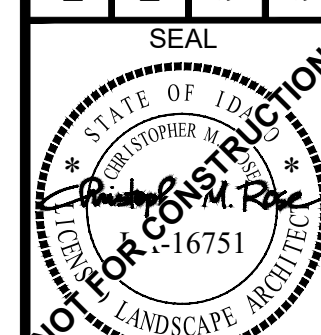
A horizontal scale bar with tick marks at 0, 10, 20, and 40 feet. The bar is divided into alternating black and white segments. The segments between 0 and 10, 10 and 20, and 20 and 40 are each 10 feet long. The segment between 10 and 20 is further divided into four 2.5-foot segments.



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

LANDSCAPE PLAN

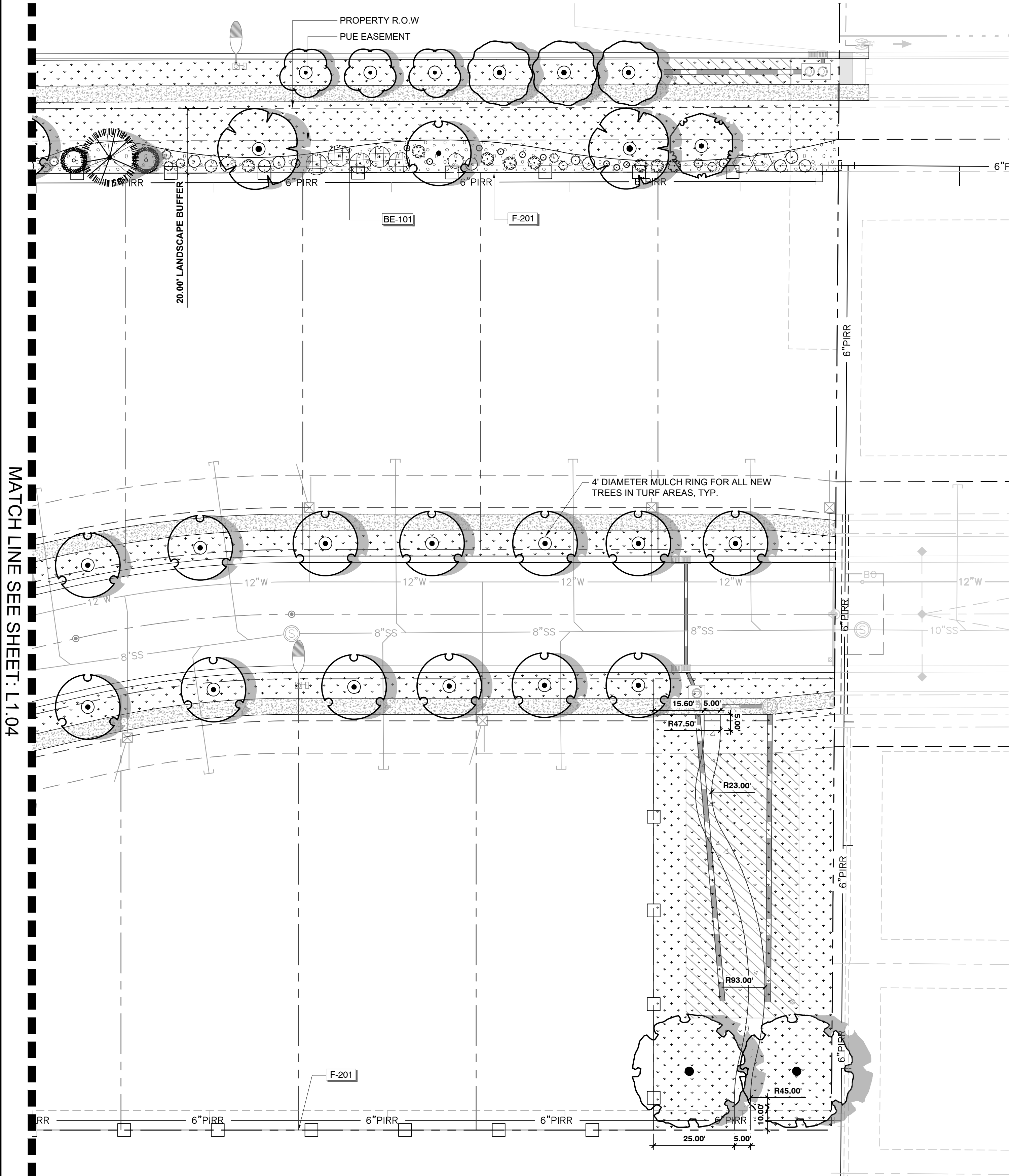
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PROJECT No.: 093833008	CHECKED BY: C
SCALE (H):	DESIGNED BY:
SCALE (V):	



SHEET NO.
L1.04

5 OF 9

MATCH LINE SEE SHEET: L1.04



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
METAL		
BE-101	METAL EDGE, 4" x 3/16", BLACK	2,303 lf
FENCE		
F-201	Solid Vinyl Privacy Fence, 6' Ht. with 5x5 posts at 6' O.C. Basis of Design: National Vinyl Products (NVP) Color: 'Slate Gray'	4,187 lf
MULCH		
	Rock Mulch - 3/4" Screened, Warm Tan Color, 3" Depth	18,572 sf
PAVING		
	Concrete sidewalk paving, TYP. Reference Civil Plans and ACHD SDT-DET 709	2,248 sf
SITE FURNISHINGS		
S-101	12' x 12' PAVILION - BASIS OF DESIGN: MESA BY CLASSIC DESIGN, OR APPROVED EQUAL BY OWNER	1
S-102	ANOVA RCPWT6 Wainwright, 29in H x 64in W x 72in L Frame: Pewter Texture Coated Slat: Cedar Recycled Plastic OR APPROVED EQUAL BY OWNER	1

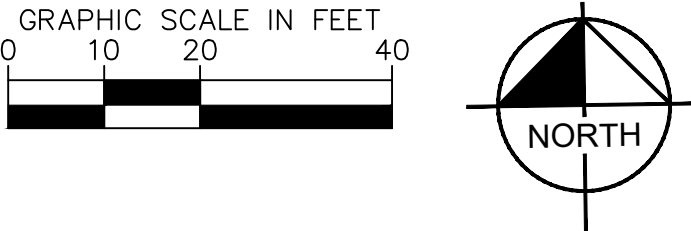
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	Acer platanoides 'Columnarbroad' Parkway® Maple
CLASS II TREES	
	Carpinus betulus 'Columnaris' Columnar European Hornbeam
	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden
	Ulmus americana 'Princeton' Princeton American Elm
	Ulmus x 'Frontier' Frontier Elm
CLASS III TREES	
	Platanus x acerifolia 'Bloodgood' Bloodgood London Plane Tree
EVERGREEN TREES	
	Juniperus scopulorum 'Moonglow' Moonglow Juniper
	Picea pungens 'Glauca' Blue Colorado Spruce
SHRUBS	
	Cerastium tomentosum Snow In Summer
	Dasiphora fruticosa 'Goldfinger' Goldfinger Bush Cinquefoil
	Juniperus squamata 'Blue Star' Blue Star Juniper
	Lavandula angustifolia 'Hidcote Blue' Hidcote Blue English Lavender
	Philadelphus x virginalis Mock Orange
	Physocarpus opulifolius 'Little Devil' Little Devil™ Dwarf Ninebark
	Pinus mugo 'Mops' Mops Mugo Pine
	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
	Sambucus nigra 'Black Lace' Black Lace Elderberry
ORNAMENTAL GRASSES	
	Andropogon brachystachys Bluestem Grass
	Calamagrostis x acutiflora 'Karl Foerster'
	Karl Foerster Feather Reed Grass
	Pennisetum alopecuroides 'Red Head' Red Head Fountain Grass
GROUND COVERS	
	Turf Sod Parks Blend Ryegrass Sod The Turf Company 208.888.3760

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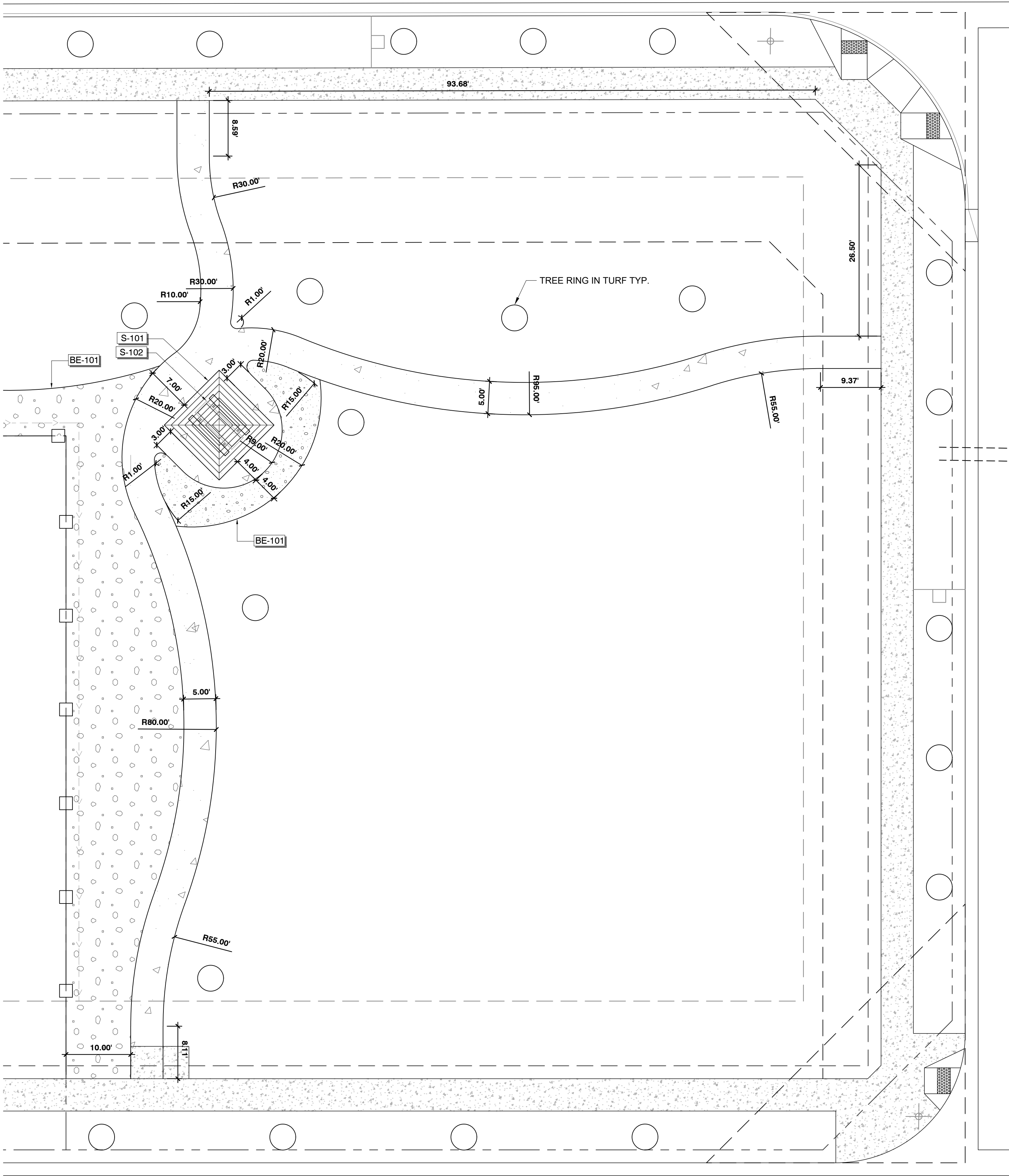


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LANDSCAPE PLAN

DRAWING NAME: JOPLIN RIM SUBDIVISION	DRAWN BY: TSL	CHECKED BY: CMR	DESIGNED BY: TSL
PROJECT No.: 093833008	SCALE (H):		
	SCALE (V):		





REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
METAL		
BE-101	METAL EDGE, 4" x 3/16", BLACK	2,303 lf
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MULCH		
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S-101	12' x 12' PAVILION - BASIS OF DESIGN: MESA BY CLASSIC DESIGN, OR APPROVED EQUAL BY OWNER	1
S-102	ANOVA RCPWT6 Wainwright. 29in H x 64in W x 72in L Frame: Pewter Texture Coated Slat: Cedar Recycled Plastic OR APPROVED EQUAL BY OWNER	1

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GRAPHIC SCALE IN FEET

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AMENITY LAYOUT PLAN

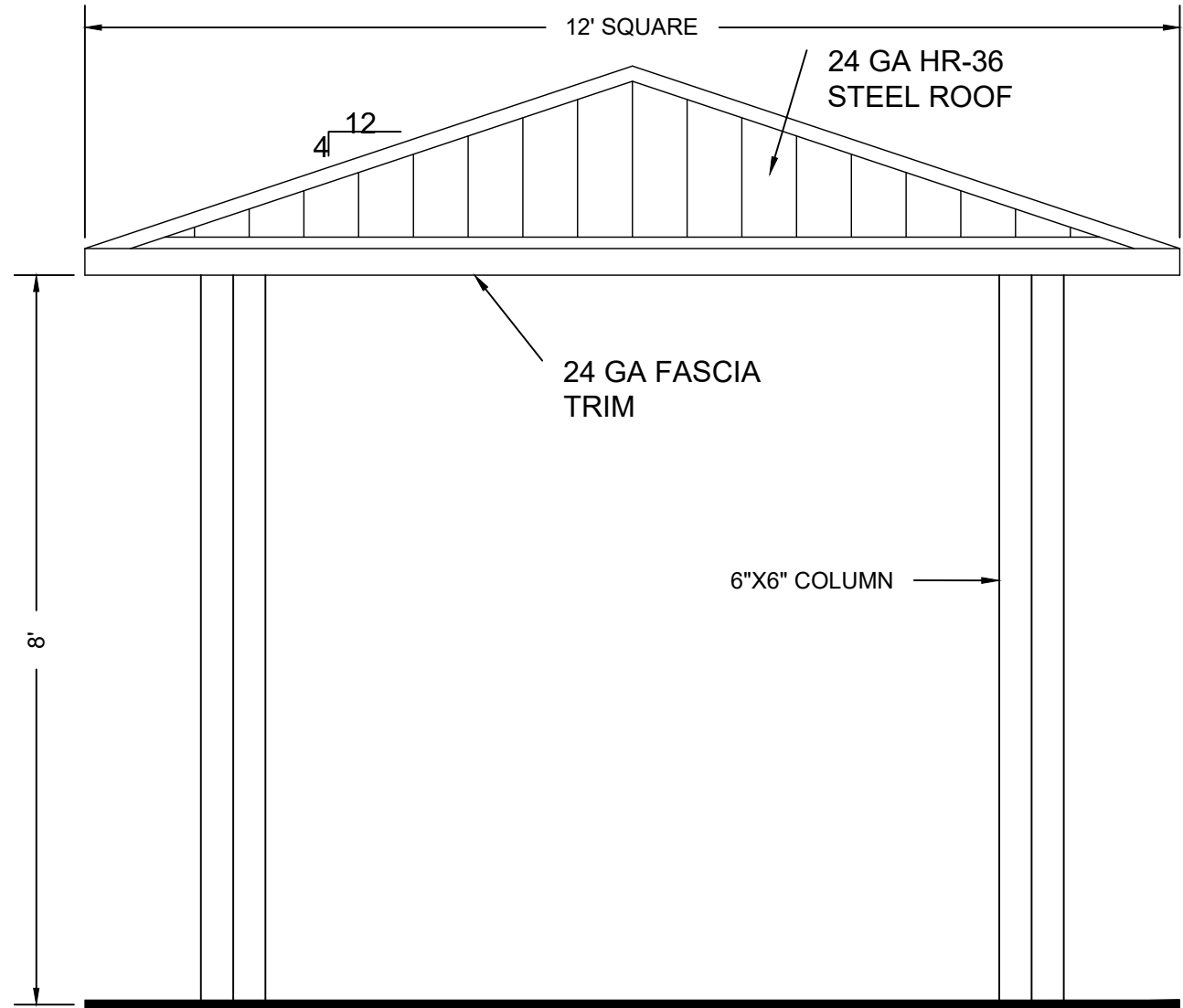
DRAWING NAME: JOPLIN RIM SUBDIVISION	DRAWN BY: TSL
PROJECT No.: 093833008	CHECKED BY: CMR
SCALE (H):	DESIGNED BY: TSL
SCALE (V):	

SHEET NO.
L1.06

7 OF 9

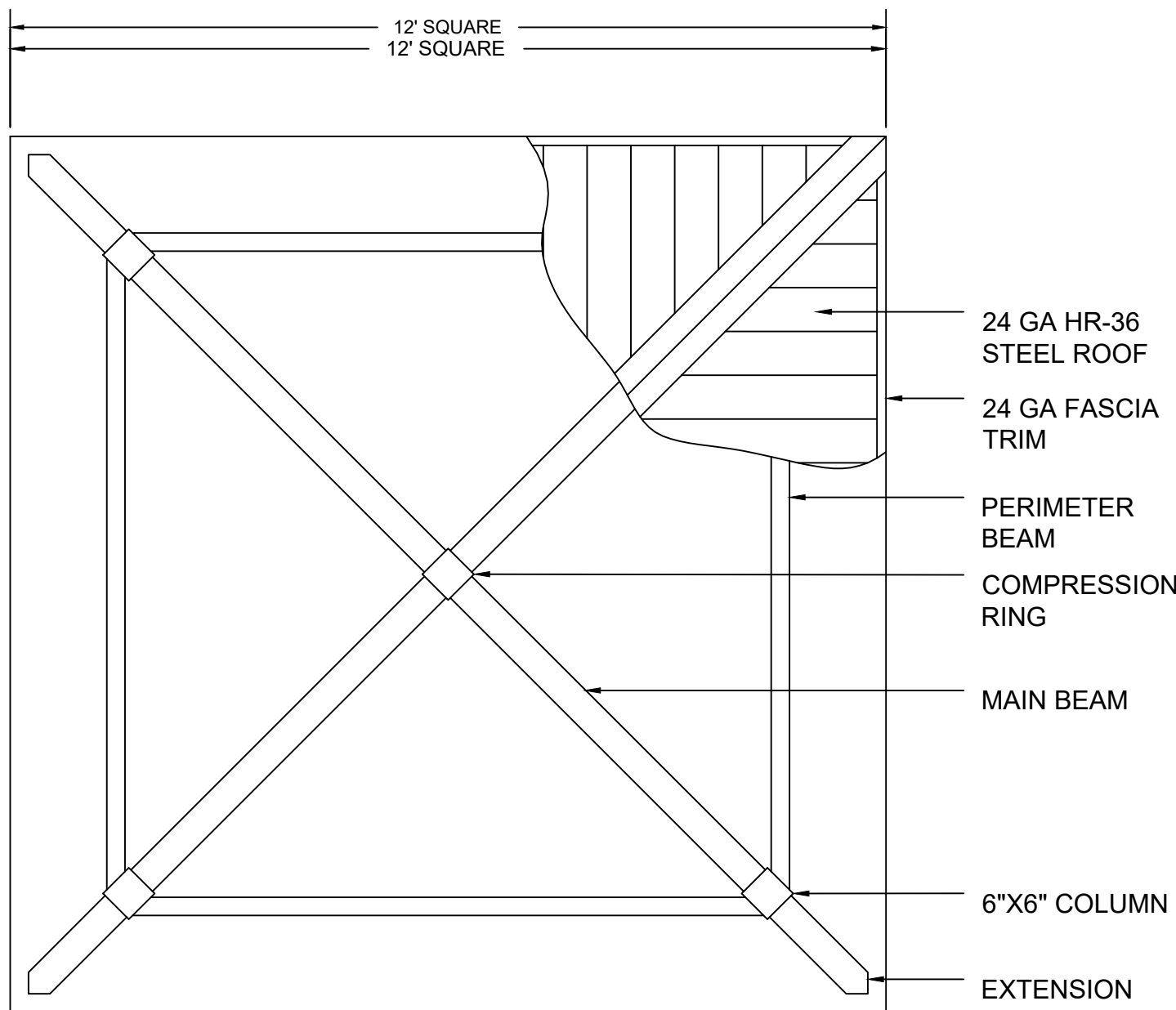
DESIGN STANDARD:
MANUFACTURER: CLASSIC RECREATION SYSTEMS
MODEL #: MESA MODEL, 12' X 12'
DESCRIPTION: COLOR: ROOF - TAHOE BLUE;
-OR EQUAL PER THIS DETAIL

SHOP
DRAWING
REQUIRED



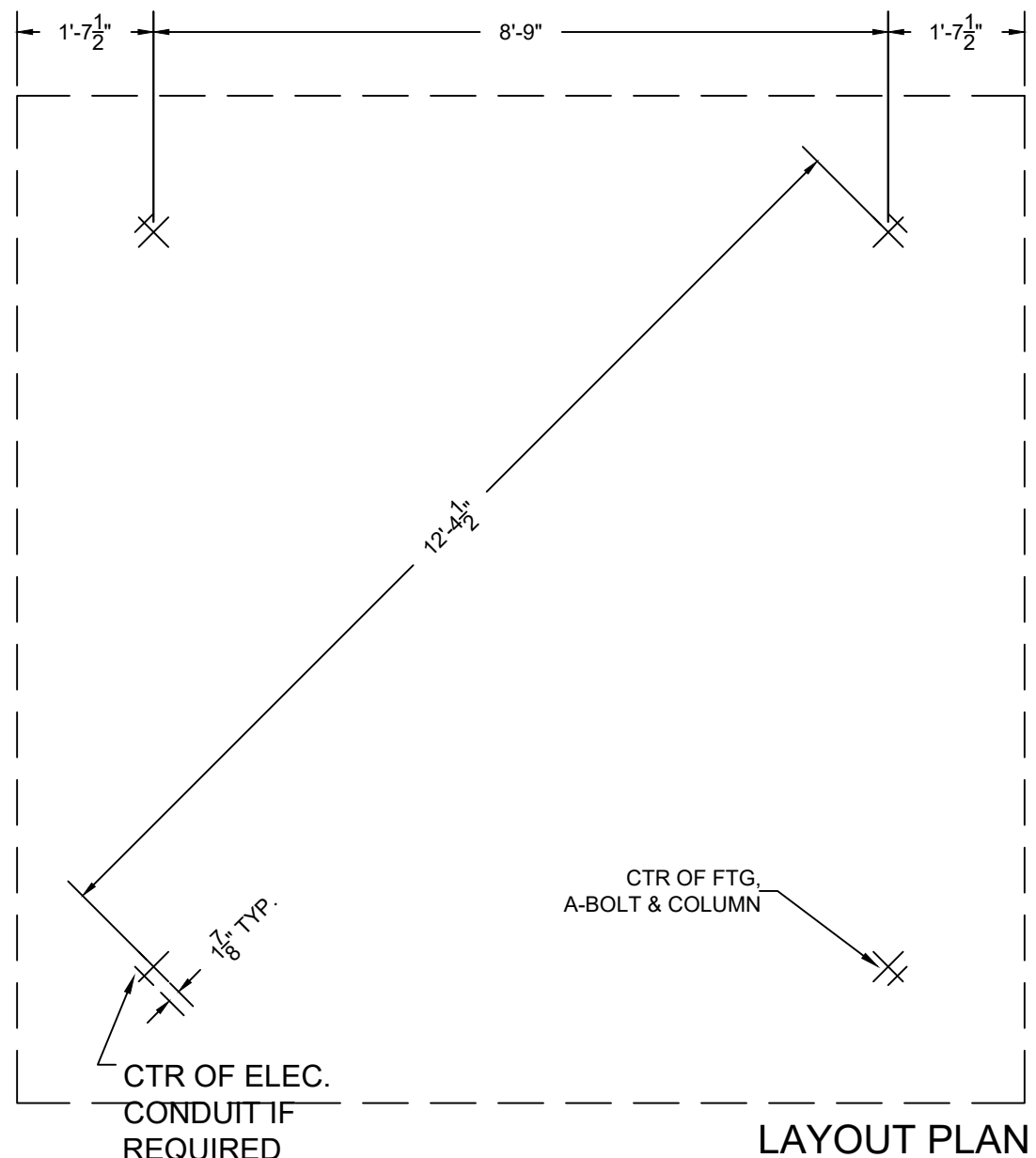
ELEVATION

SHOP
DRAWING
REQUIRED



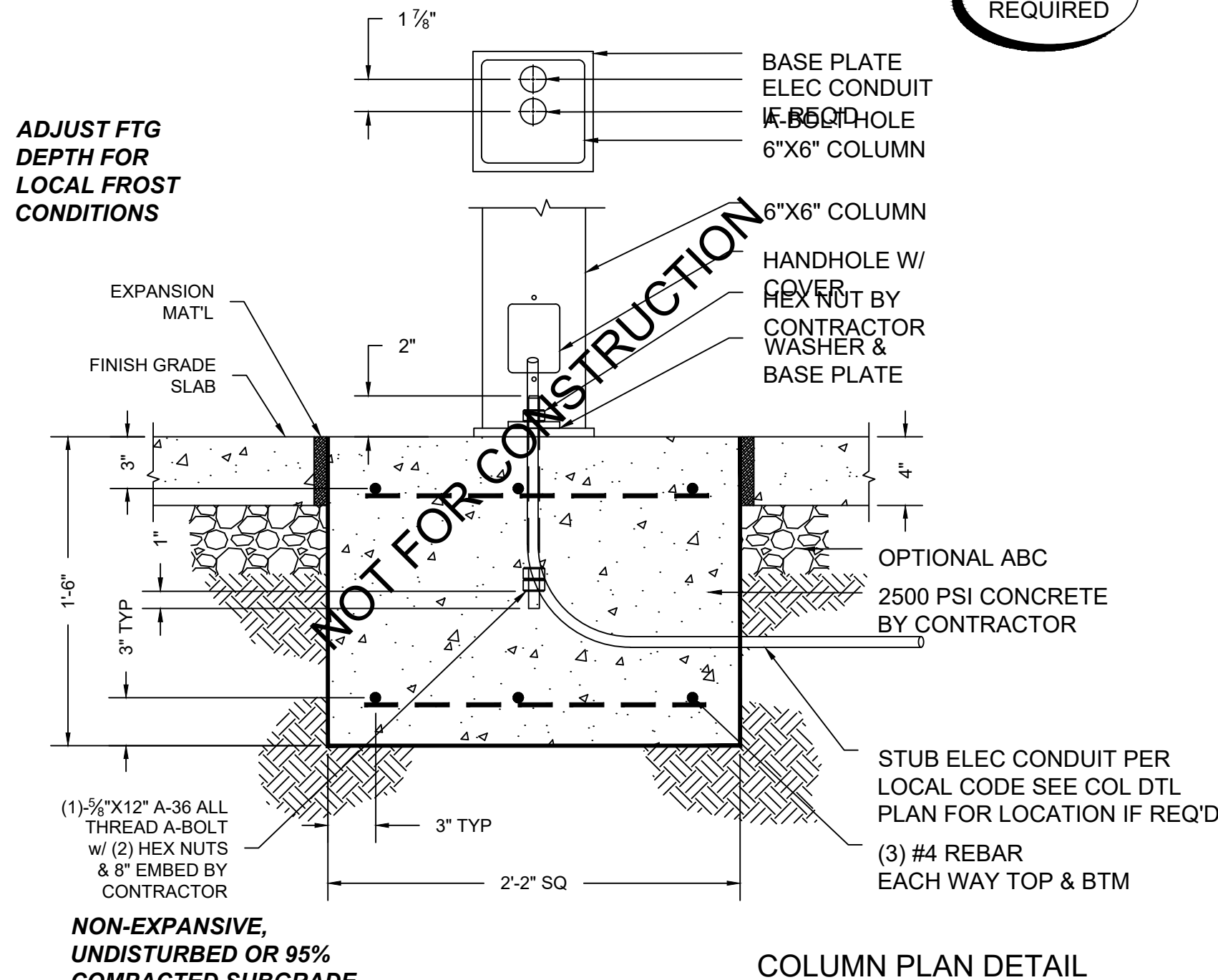
PLAN VIEW

SHOP
DRAWING
REQUIRED



LAYOUT PLAN

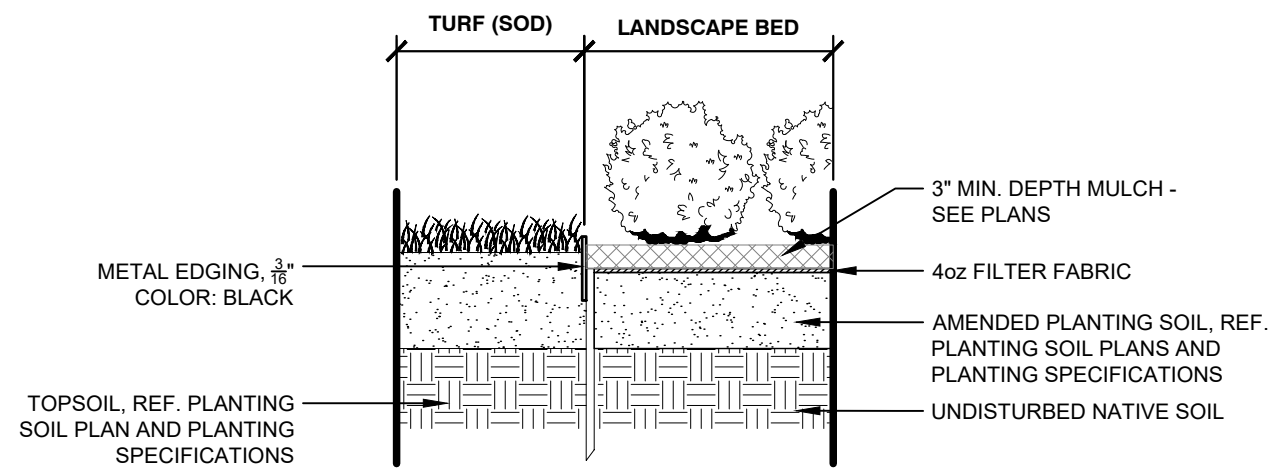
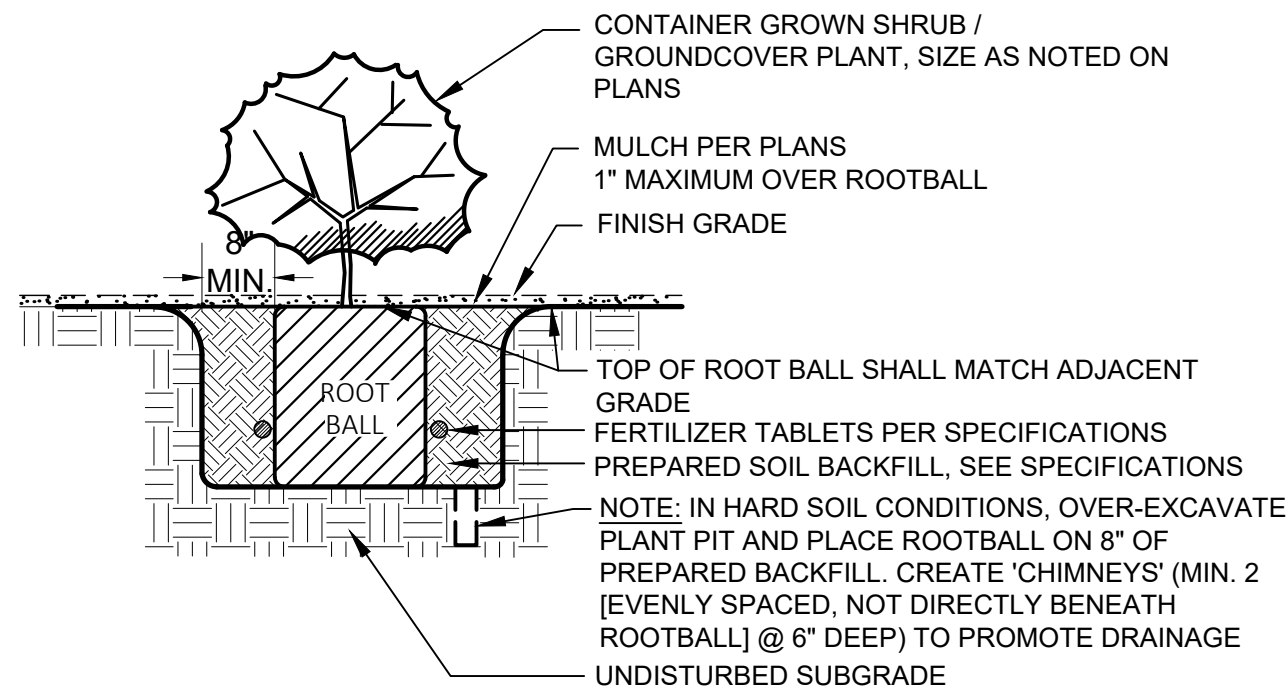
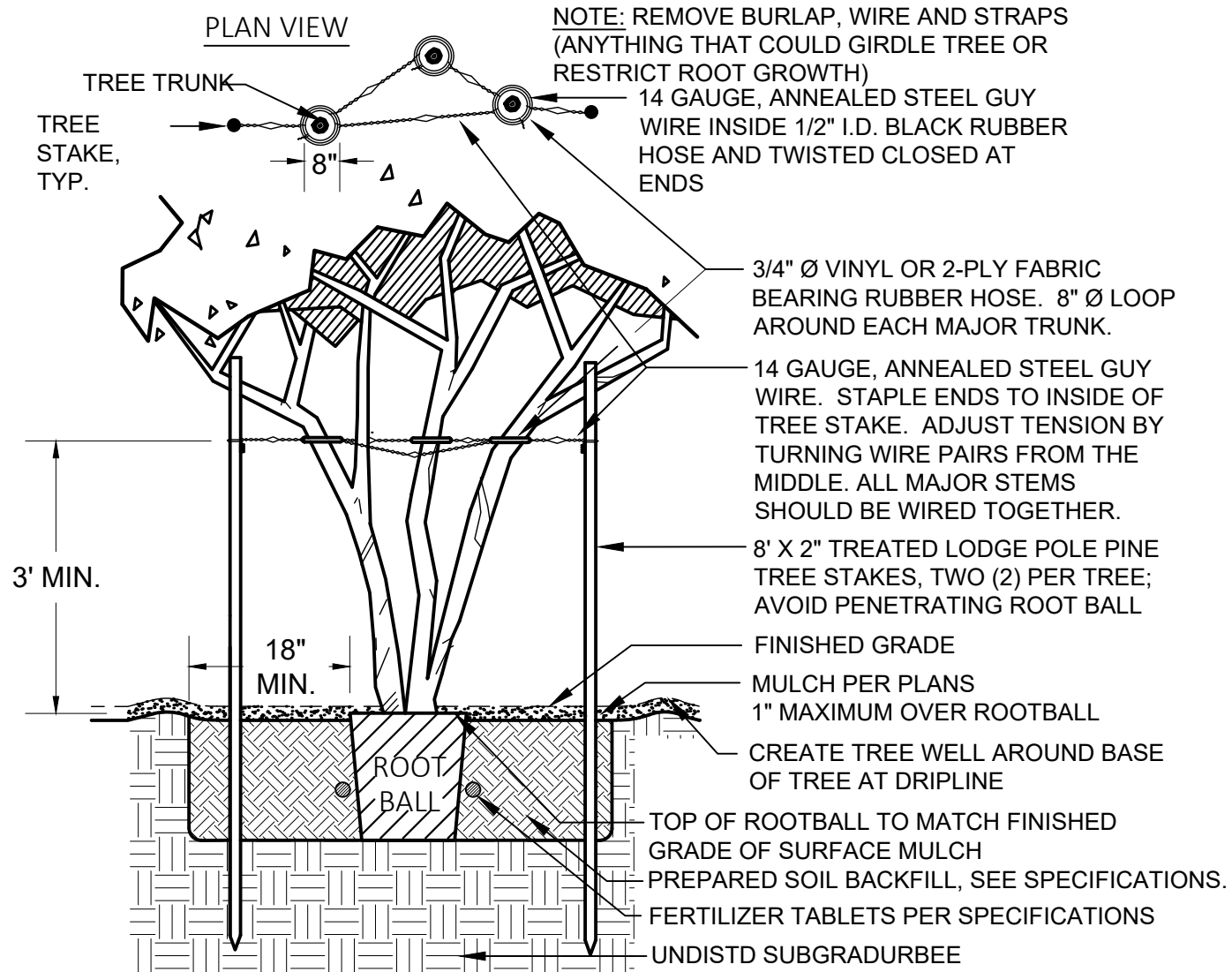
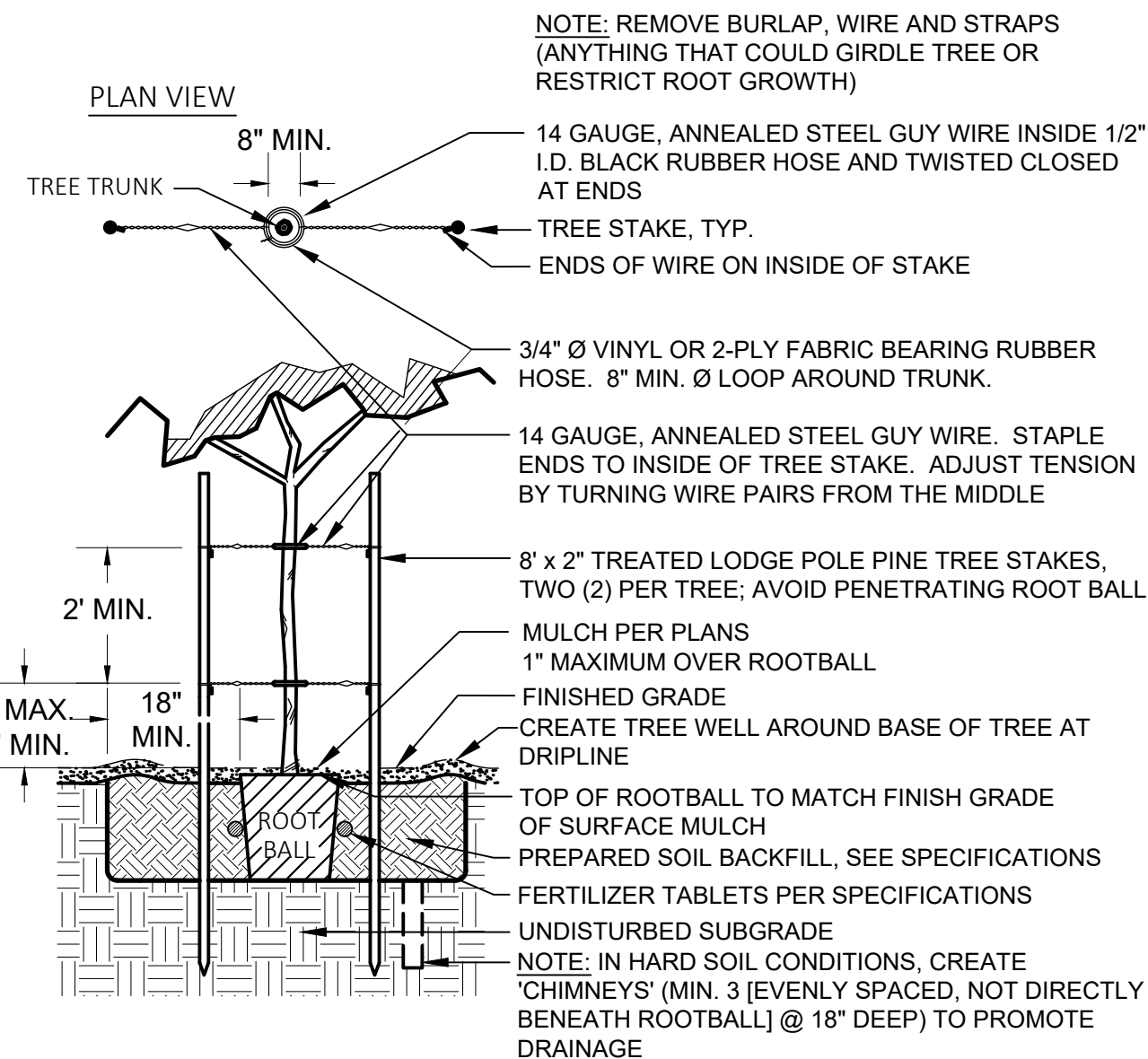
SHOP
DRAWING
REQUIRED



COLUMN PLAN DETAIL

1 12' x 12' PAVILION

SCALE: N.T.S.



2 TREE PLANTING AND STAKING

N.T.S.

KHA-GP-01

3 MULTI-TRUNK TREE STAKING

N.T.S.

KHA-GP-02

4 SHRUB / GROUND COVER PLANTING

N.T.S.

KHA-GP-03

5 METAL EDGER AT PLANTING BED

N.T.S.

KHA-GP-05

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6 ROCK MULCH INSTALLATION

N.T.S.

KHA-GP-06

7 SHOVEL-CUT TURF EDGE

N.T.S.

KHA-GP-07

Kimley»Horn

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LANDSCAPE DETAILS

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PROJECT No.: 09383008	SCALE (H):		
	SCALE (V):		



SHEET NO.
L1.07

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GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.

d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¾ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH; IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
- b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANTS CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS, UNLESS OTHERWISE NOTED ON PLANS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
- a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE
- a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRAIDING IF NECESSARY.
- b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

1. CONTRACTOR SHALL INSTALL 4"x½" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2. ANY WARRANTY NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



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LANDSCAPE SPECIFICATIONS

DRAWING NAME: JOEPLIN RIM SUBDIVISION	DRAWN BY: TSL	CHECKED BY: CMR	DESIGNED BY: TSL
PROJECT No.: 093933008	SCALE (H):		
	SCALE (V):		



SHEET NO.

L1.08



April 14, 2025

Shawn L. Nickel
Planning Director and Zoning Administrator
Star City Hall
P.O. Box 130
Star, Idaho 83669
snickel@staridaho.org

Subject: Agency Transmittal - Joplin Rim Subdivision Final Plat Phase 1

Dear Mr. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy G Smith", with a stylized flourish at the end.

Troy Smith
Regional Administrator