



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-25-07 Final Plat, Inspirado Subdivision Phase 4

REQUEST

The Applicant is seeking approval of a Final Plat for Inspirado Subdivision Phase 4 consisting of 41 residential lots and 10 common lots on 14.94 acres. The subject property is generally located on the northeast corner of W. Chinden Blvd and N. Star Road in Star, Idaho. Ada County Parcel No's S0420346610, and S0420315215.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE:

Teller Bard
Kimley-Horn
1100 W. Idaho Street, Ste. 210
Boise, Idaho 83702

OWNER/APPLICANT:

Antonov Star Holdings, LLC
75 E. Santa Clara Street
San Jose, California 95113

PROPERTY INFORMATION

Land Use Designation -	Residential (R-3-PUD-DA) <u>Phase 4</u>
Acres -	14.94
Residential Lots -	41
Common Lots -	10
Commercial -	0

HISTORY

August 17, 2021	Application was originally scheduled for public hearing and was postponed allowing ACHD and ITD time to provide comments.
January 11, 2022	Council approved applications for Annexation and Zoning (AZ-21-09), Development Agreement (DA-21-11), Planned Unit Development (PUD-21-01), and Preliminary Plat (PP-21-12) for Inspirado Subdivision. The preliminary plat was approved for a maximum 195 single-family residential lots, 2 multi-family lots, 1 commercial lot, 4 mixed use lots and 24 common lots on 139 acres.
September 6, 2022	Council approved the final plat for Inspirado Subdivision, (FP-22-20), Phase 1 consisting of 61 residential lots, 7 common lots and 1 commercial lot on 61.32 acres.
November 15, 2022	Council approved the final plat for Inspirado Subdivision, (FP-22-22), Phase 2 consisting of 43 residential lots, 7 common lots and 1 commercial lot on 18.19 acres.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Inspirado Subdivision, Phase 4, consisting of 41 single-family residential lots, 10 common lots, and 0 commercial lot on 14.94 acres.

The Final Plat generally complies with the approved Preliminary Plat.

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

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

The Preliminary Plat submitted contains a total of 227 lots, including 195 single family residential lots, 2 future multi-family residential lots, 1 commercial lot, 4 mixed-use lots and 24 common lots. The detached residential lots include a mixture of patio homes, custom homes and luxury homes on lots ranging in size from 5,500 square feet to 16,871 square feet. The lots will have access and frontage from public streets. All roads will be built to ACHD, City of Star and Star Fire District standards. The submitted preliminary plat is showing a 50 ft wide right of way with paved streets measuring 33 feet from back of curb to back of curb for all local streets with 5 feet wide detached sidewalks throughout the development. The UDC requires all streets to have a minimum street width of 36 feet. The Applicant has not provided documentation that street names have been obtained and approved. Applicant shall obtain and provide to the City Street name approval documentation from the Ada County Street Naming Committee prior to signature of the final plat.

The application states that proposed overall open space provided is 10.65 acres (15.9%), including 3.5 acres (33%) usable open space. The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 9 site amenities. The applicant is proposing two main amenity areas (primary and secondary) including a community pool, 2 pickleball and two bocce ball courts, children's play area with tot lot structure, shade ramada, picnic tables and benches, multiple pathways and connections and passive, open areas. The applicant is also proposing a primary entrance monument with a water feature. with a pocket park with a shade ramada and a pathway along the southern portion of the property along the hillside and wetland area. There will also be three ponds in the development. These amenities satisfy the code requirement for development amenities. Any future multi-family development shall meet additional landscaping and amenity requirements in Section 8-5-20 of the UDC at the time of future approval.

The Commercial and Mixed-Use lots are not planned for specific development at this time. Future review by Council and/or Staff will be necessary once uses are determined. If the applicant intends to request pre-approvals of any additional future Conditional Use permitted uses, not listed below, at this time, they should request so of the Council through the PUD process.

Council added to the Preliminary Plat application and Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

- 7' Sidewalks shall be constructed along Collector Roadways and Star Road, or bonded for through ACHD
- Provide a public pathway easement along the south side of the Phylliss Canal for potential future pathway
- The Developer agrees to provide the Bean property two (2) built driveways per their agreement in Phase 1
- There shall be no residential uses allowed within the Commercially zoned district
- Any storage units proposed in the Mixed-Use or Commercial areas shall require a Conditional Use Permit
- All streets within the development shall have minimum 36' roadway widths. The detached sidewalk planter strips shall be allowed at 6 ½ feet on each side with Class I trees.
- Council approves reduction in 10% usable open space to allow detached sidewalk planter strip reduction
- Non-single-family detached residential dwellings will be limited to a maximum of 10% of the subject gross R-3 development parcel.
- Setbacks shall be approved as follows:
 - 5' side yard setbacks for all patio homes
 - 7' side yard setbacks for all single-family detached homes

Staff analysis of Final Plat Submittal:

Compliance with Council Conditions of Approval – Staff confirmed that this phase includes 36' wide road widths with detached sidewalks, 6 ½' planter streets and Class I trees.

The Preliminary Plat was approved with 195 single-family residential lots, 24 common lots, 2 multi-family lots, 1 commercial lot, and 4 mixed-use lots on 139 acres. The Final Plat for Phase 1 contains 61 single-family residential homes, 1 commercial lot and 7 common lots. Phase 2 contains 43 single-family residential homes, 1 commercial lot and 7 common lots. Phase 3 contains 48 single-family residential lots. Phase 4 contains 41 single-family residential lots. After the first four phases, there are 193 single-family residential lots platted, and 2 commercial lots. The high density residential lot was platted in Phase 3 and 1 mixed-use lot is being platted in Phase 4.

Common/Open Space and Amenities – Amenities for the development include a large 1.25-acre main central amenity that will provide a convenient location for community engagement and gathering amenities such as a community pool area, two pickleball courts, and two bocce ball courts. Concrete pathways provide connectivity to multiple access points. Additional open spaces, including a +/- 1-acre secondary amenity with a children's play area, tot-lot, shade ramadas, picnic tables and benches.

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 these requirements.**

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model from the City. The Applicant has provided a streetlight design that is in compliance with the city requirements and approved for installation. The street light plan has lights at all the required locations.

Setbacks – **Council approved** Setbacks shall be as follows:

- 5' side yard setbacks for all patio homes
- 7' side yard setbacks for all single-family detached homes

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 reviewed and approved by Ada County and are reflected correctly on the final plat.

Mailbox Cluster – **Applicant shall provided documentation from Meridian Postmaster depicting the approved location for the mailbox cluster 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.

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 with a 6.5-foot-wide planter strip, as approved by Council.

Streets – Development 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.

Fencing – **Applicant has not provided a fencing plan. Fence 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 July 7, 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.

- 7' Sidewalks shall be constructed along Collector Roadways and Star Road, or bonded for through ACHD
- Provide a public pathway easement along the south side of the Phyliss Canal for potential future pathway
- **The Developer agrees to provide the Bean property two (2) built driveways per their agreement in Phase 1. To date, the driveways have not been constructed per the condition of approval. Prior to signature of the final plat for Phase 3, the driveways shall be completed and inspected by staff.**
- There shall be no residential uses allowed within the Commercially zoned district
- Any storage units proposed in the Mixed-Use or Commercial areas shall require a Conditional Use Permit
- All streets within the development shall have minimum 36' roadway widths. The detached sidewalk planter strips shall be allowed at 6 ½ feet on each side with Class I trees.
- Non-single-family detached residential dwellings will be limited to a maximum of 10% of the subject gross R-3 development parcel.
- Setbacks shall be approved as follows: 5' side yard setbacks for all patio homes, 7' side yard setbacks for all single-family detached homes

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 \$1,600 per buildable lot within each phase prior to**

signature on the final plat for the applicable phase, capped at \$315,000. \$65,600 is due (41 residential lots x \$1600) to be paid before signing the final plat of phase 4.

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 provide approval from the Meridian Postmaster for the location of mailbox cluster.
5. Applicant shall provide a fencing plan for Staff review/approval. Fencing shall be consistent throughout the development.

Additional Conditions of Approval

1. The approved Final Plat for Inspirado Subdivision, Phase 4 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

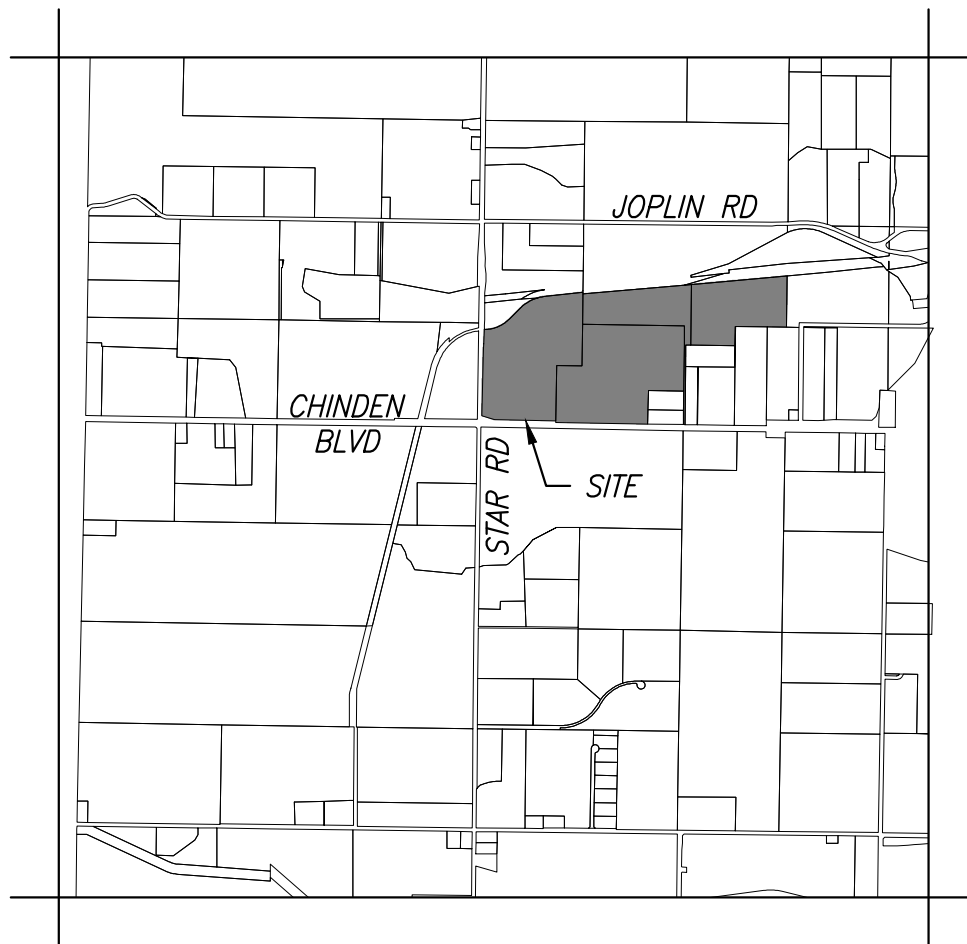
provided. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy 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.
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-25-07 Inspirado Subdivision, Final Plat,
Phase 4 on _____, _____. 2025.



T4N, R1W, SEC. 20



May 9, 2025

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

RE: Inspirado Subdivision No. 4

Dear Ryan,

Attached for your review is the Final Plat application for Inspirado Subdivision No. 4. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat for Inspirado Subdivision.

Inspirado No. 4 includes 41 single-family residential lots, and 10 common lots on 14.94 acres. The gross density is 2.48 units per acre. The typical lot widths are 70-feet and 110-feet and lot sizes will range from 8,400 SF to 15,400 SF. The overall open space for the site is 2.09 acres (7.2%) of the total development area. Amenities for the subdivision are provided with Inspirado No. 1.

Construction of Inspirado Subdivision No. 4 will comply the approved preliminary plat. If you have any questions or need additional information, please reach out to me at 208-906-3871 or at teller.bard@kimley-horn.com.

Thanks for your review and assistance with this application,

A handwritten signature in black ink, appearing to read "Teller Bard".

Teller Bard, P.E.
Project Engineer



FINAL PLAT APPLICATION

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

FILE NO.: FP-25-07
Date Application Received: 5/14/2025 Fee Paid: _____
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Antonov Star Holdings, LLC
Applicant Address: 75 E. Santa Clara St. San Jose, CA Zip: 95113
Phone: 858-500-6786 Email: taylor@bvcapitalre.com

Owner Name: Antonov Star Holdings, LLC
Owner Address: 75 E. Santa Clara St. San Jose, CA Zip: 95113
Phone: 858-500-6786 Email: taylor@bvcapitalre.com

Representative (e.g., architect, engineer, developer):
Contact: Teller Bard Firm Name: Kimley-Horn
Address: 1100 W. Idaho Street, Suite 210, Boise, ID Zip: 83702
Phone: 208-906-3871 Email: teller.bard@kimley-horn.com

Property Information:

Subdivision Name: Inspirado Subdivision No. 4 Phase: 4
Parcel Number(s): S0420346610; S0420315215

Approved Zoning: R-3 PUD Units per acre: 1.67

Total acreage of phase: 14.94 Total number of lots: 51

Residential: 41 Commercial: _____ Industrial: _____

Common lots: 10 Total acreage of common lots: 2.09 Percentage: 7.2%

Percent of common space to be used for drainage: 6.1% Acres: 0.13

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>41</u>	<u>41</u>
Number of Common Lots:	<u>10</u>	<u>10</u>
Number of Commercial Lots:	_____	_____

Roads: W. Lookout View St., N. Copper Sky Pl.,
N. Dusk Ave., W Wildbook St., N.
Mountain Bird Ave., W. Lookout View St.,
N. Vista Verde Ave., N. Rocky Juniper
Ave.

W. Lookout View St., N. Copper Sky Pl.,
N. Dusk Ave., W Wildbook St., N.
Mountain Bird Ave., W. Lookout View St.,
N. Vista Verde Ave., N. Rocky Juniper
Ave.

Amenities: None in Phase None in Phase

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

Subdivision Name: Inspirado Subdivision No. 4 Phase: 4

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.: 16001C0140J
 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	BN
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.	BN
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: - 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.	BN
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	BN
X	Electronic copy of current recorded warranty deed for the subject property	BN
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.	BN
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	BN
X	Electronic copy of vicinity map showing the location of the subject property	BN
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**	BN

X	One (1) 11" X 17" copy of the Final landscape plan	
X	Electronic copy of site grading & drainage plans**	BN
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**	BN
X	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	BN
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.	BN
X	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: • 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.	
X	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

04/29/2025

Date

AFFIDAVIT OF LEGAL INTEREST

STATE OF _____)
COUNTY OF _____) ss

Antonov Star Holding LLC 75 E. Santa Clara St. Suite
(name) (address) 900
San Jose CA 95113
(city) (state) (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property

described on the attached, and I grant my permission to Kimley Horn
(name)
950 Bannock St. #1100 Boise, ID 83702
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: _____

I agree to indemnify, defend and hold the City of Star and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

I understand there may be direct costs incurred by the City in obtaining a review of the application by architects, engineers, or other professionals necessary to enable the City to approve or disapprove the application. I understand that I will be billed on a monthly basis and will remit payment within 30 days.

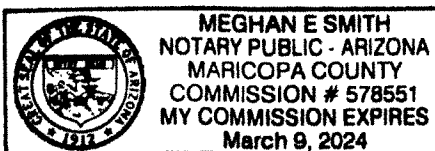
I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Type of application: _____

Dated this 9th day of April, 2021

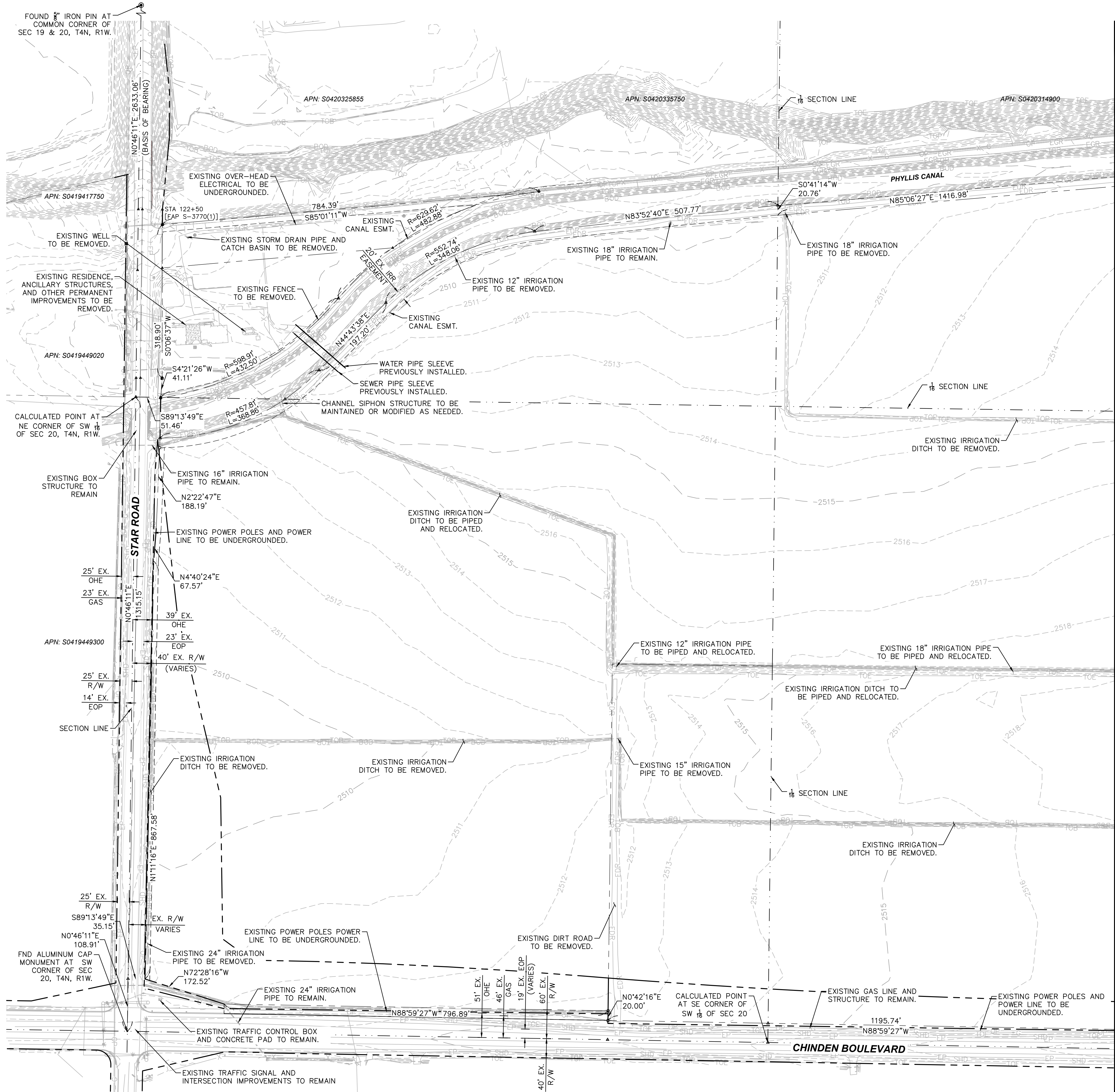
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

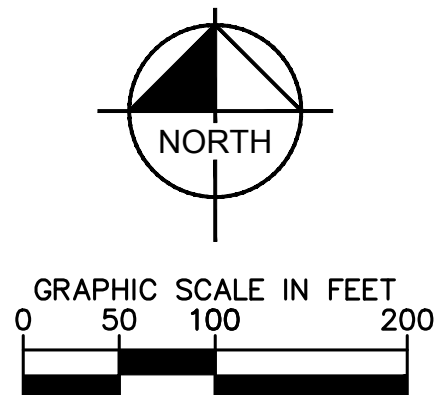


Meghan E. Smith
Notary Public for ~~Idaho~~ Arizona
Residing at: Peoria, Az
My Commission Expires: 3.9.24

K:\pdx_civil\291015012 - chinden & star\cadd\preliminary\291015012-PP-EC.dwg Mar 23, 2022 Teller Bard
XREFS: 25012-TB-PP-25012-BW-25012-TP-25012-VF-25012-VS
UP AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

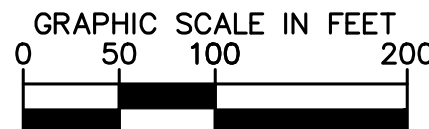
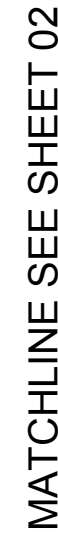


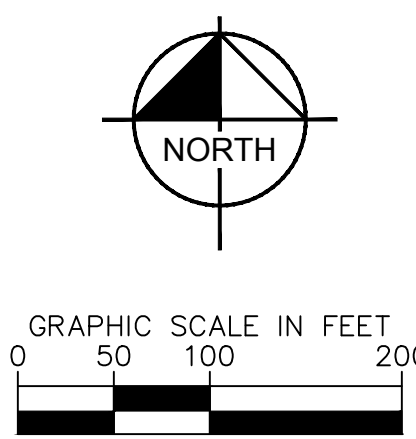
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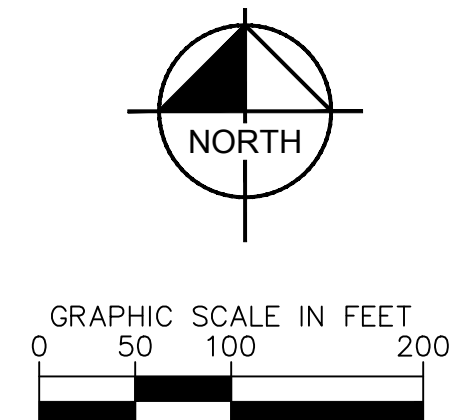


INSPIRADO		KIMLEY»Horn	
EXISTING CONDITIONS		© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 950 Bannock Street, Suite 1100 Boise, Idaho 83702 (208) 297-2885	
STAR, IDAHO		NO.	
PROJECT NO. 291015012		REVISION	
DRAWING NAME 5012-PP-EC		BY DATE APPR.	
EXPIRES 10/31/23		NO.	
PROFESSIONAL ENGINEER LICENSED 19944 3/23/22 STATE OF IDAHO TELLER BARD		NO.	
02 OF 11		NO.	

er.Bard



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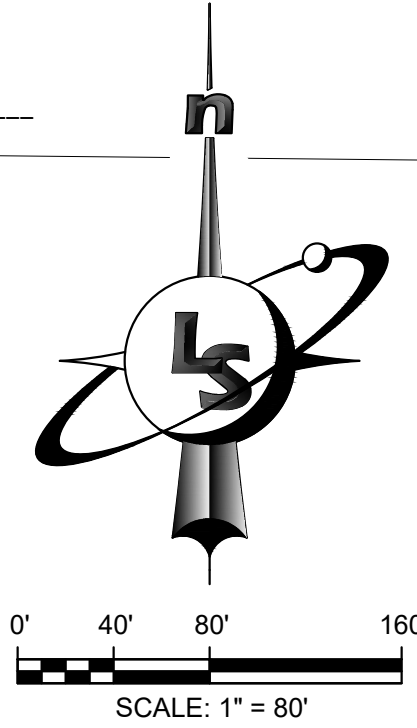
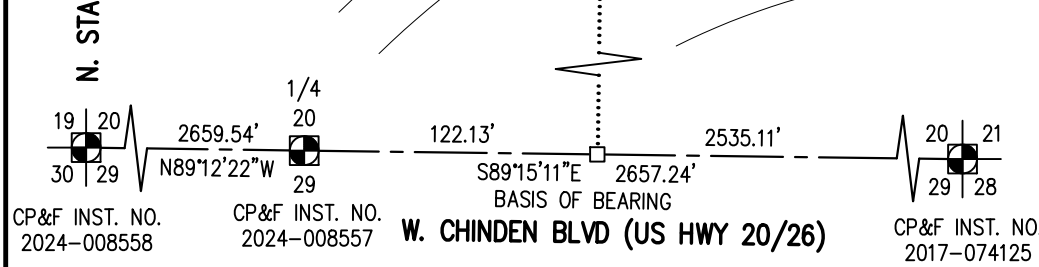
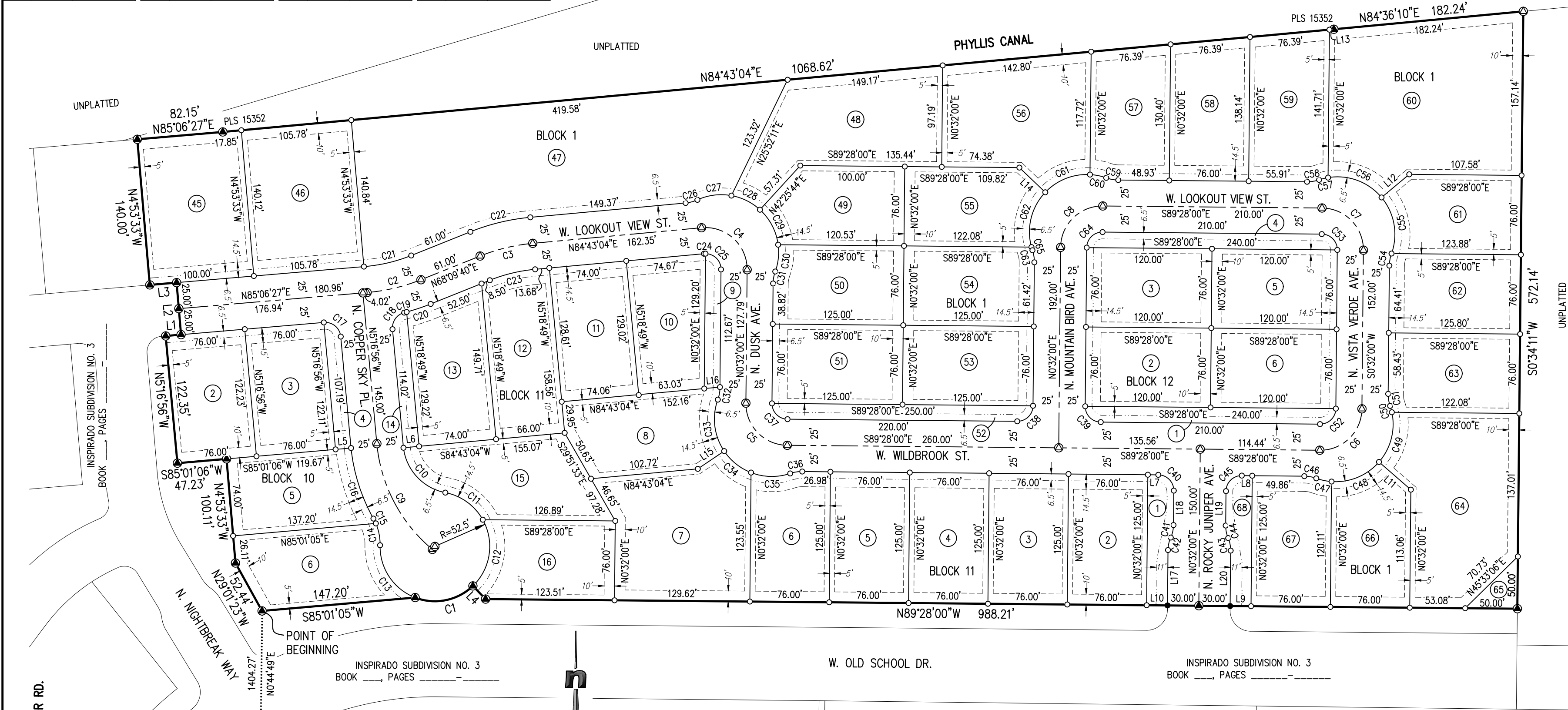
INSPIRADO SUBDIVISION NO. 4

LOCATED IN THE SE 1/4 OF SECTION 20, T4N, R1W, BM, CITY OF
STAR, ADA COUNTY, IDAHO
2025

NOTES

- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A FOURTEEN AND ONE HALF (14.5) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE OWNER THROUGH A PRESSURIZED IRRIGATION SYSTEM, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE NAMPA & MERIDIAN IRRIGATION DISTRICT.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNERS ASSOCIATION.
- LOTS 47, 52, 65 AND 68, BLOCK 1; LOT 4, BLOCK 10; LOTS 1, 9 AND 14, BLOCK 11; AND LOTS 1 AND 4, BLOCK 12 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE 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."
- DIRECT LOT OR PARCEL ACCESS TO W. OLD SCHOOL DRIVE IS PROHIBITED.
- LOT 4, BLOCK 12 IS SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR INSPIRADO SUBDIVISION RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO, AND AS MAY BE SUBSEQUENTLY AMENDED.

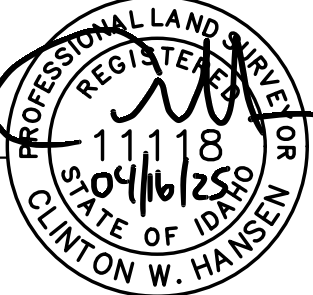
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	14.80'	N85°06'27"E	L6	15.07'	S84°43'04"W	L11	40.41'	N48°58'47"W	L16	15.08'	S84°43'04"W
L2	50.00'	N4°53'33"W	L7	10.00'	S89°28'00"E	L12	34.55'	N50°09'34"E	L17	53.08'	N0°32'00"E
L3	25.78'	S85°06'27"W	L8	10.00'	S89°28'00"E	L13	4.25'	S84°43'04"W	L18	32.94'	N0°32'00"E
L4	17.50'	N43°52'55"W	L9	20.00'	S89°28'00"E	L14	34.27'	N46°21'48"W	L19	32.94'	N0°32'00"E
L5	14.90'	N85°01'06"E	L10	20.00'	S89°28'00"E	L15	30.46'	N56°04'24"E	L20	53.08'	N0°32'00"E



- LEGEND**
- SUBDIVISION BOUNDARY
 - SECTION LINE
 - CENTERLINE
 - LOT LINE
 - ADJACENT PARCEL LINE
 - PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
 - EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT EASEMENT, INSTRUMENT NO. _____
 - SURVEY TIE LINE
 - FOUND ALUMINUM CAP AS NOTED
 - SET 5/8"x24" REBAR w/PLS 11118 PLASTIC CAP
 - SET 1/2"x24" REBAR w/PLS 11118 PLASTIC CAP
 - FOUND 5/8" REBAR, PLS 11118 OR AS NOTED
 - FOUND 1/2" REBAR, PLS 11118
 - CALCULATED POINT, NOT SET
 - LOT NUMBER

CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	59.54'	52.50'	64°58'34"	S78°36'22"W	56.40'	C14	21.44'	50.00'	24°34'16"	N11°03'05"W	21.28'	C27	33.31'	55.00'	34°41'56"	S82°52'45"W	32.80'	C40	23.56'	15.00'	90°00'00"	N44°28'00"W	21.21'	C53	23.56'	15.00'	90°00'00"	N44°28'00"W	21.21'
C2	53.24'	180.00'	16°56'47"	N76°38'03"E	53.04'	C15	5.19'	50.00'	5°56'30"	N26°18'28"W	5.18'	C28	30.91'	55.00'	32°12'02"	N63°40'16"W	30.51'	C41	12.33'	30.00'	23°33'23"	N12°18'42"E	12.25'	C54	11.81'	35.00'	19°20'07"	S10°12'01"W	11.76'
C3	52.01'	180.00'	16°33'24"	S76°26'22"W	51.83'	C16	71.38'	175.00'	23°22'11"	S17°36'09"E	70.88'	C29	38.55'	55.00'	40°09'35"	N27°29'28"W	37.77'	C42	12.33'	30.00'	23°33'23"	S12°18'42"W	12.25'	C55	57.09'	55.00'	59°28'06"	N10°06'23"W	54.56'
C4	66.89'	40.00'	95°48'57"	N47°22'28"W	59.37'	C17	23.46'	15.00'	89°36'37"	N50°05'15"W	21.14'	C30	26.05'	55.00'	27°07'58"	N6°09'19"E	25.80'	C43	12.33'	30.00'	23°33'23"	N11°14'41"W	12.25'	C56	57.18'	55.00'	59°33'43"	N69°37'18"W	54.64'
C5	62.83'	40.00'	90°00'00"	S44°28'00"E	56.57'	C18	21.18'	15.00'	80°54'39"	S35°10'23"W	19.47'	C31	11.72'	35.00'	19°11'17"	S10°07'39"W	11.67'	C44	12.33'	30.00'	23°33'23"	S11°14'41"E	12.25'	C57	8.88'	55.00'	9°15'08"	S75°58'17"W	8.87'
C6	62.83'	40.00'	90°00'00"	N45°32'00"E	56.57'	C19	2.40'	205.00'	0°40'17"	N75°17'34"E	2.40'	C32	12.26'	35.00'	20°04'33"	N9°42'13"E	12.20'	C45	23.56'	15.00'	90°00'00"	S45°32'00"W	21.21'	C58	11.72'	35.00'	19°11'17"	N80°56'22"E	11.67'
C7	62.83'	40.00'	90°00'00"	N44°28'00"W	56.57'	C20	24.32'	205.00'	6°47'46"	N71°33'33"E	24.30'	C33	51.50'	55.00'	53°38'53"	S7°06'09"E	49.64'	C46	11.72'	35.00'	19°11'17"	N79°52'21"W	11.67'	C59	11.72'	35.00'	19°11'17"	S79°52'21"E	11.67'
C8	62.83'	40.00'	90°00'00"	S45°32'00"W	56.57'	C21	46.80'	155.00'	17°18'03"	N76°48'28"E	46.63'	C34	33.45'	55.00'	34°50'33"	S51°20'52"E	32.93'	C47	14.98'	55.00'	15°36'12"	S78°04'48"E	14.93'	C60	15.91'	55.00'	16°34'21"	N78°33'53"W	15.85'
C9	117.39'	150.00'	44°50'21"	S27°42'07"E	114.42'	C22	59.24'	205.00'	16°33'24"	S76°26'22"W	59.03'	C35	38.29'	55.00'	39°53'08"	S88°42'43"E	37.52'	C48	50.97'	55.00'	53°05'52"	N67°34'09"E	49.17'	C61	47.53'	55.00'	49°30'44"	S68°23'34"W	46.06'
C10	62.82'	50.00'	71°59'02"	S43°02'58"E	58.77'	C23	44.79'	155.00'	16°33'24"	S76°26'22"W	44.63'	C36	11.72'	35.00'	19°11'17"	S80°56'22"W	11.67'	C49	50.97'	55.00'	53°05'52"	N14°28'17"E	49.17'	C62	56.57'	55.00'	58°55'48"	S14°10'18"W	54.11'
C11	45.69'	52.50'	49°51'39"	N54°04'57"W	44.26'	C24	1.52'	15.00'	5°48'57"	S87°37'32"W	1.52'	C37	23.56'	15.00'	90°00'00"	S44°28'00"E	21.21'	C50	6.31'	55.00'	6°34'38"	N15°21'58"W	6.31'	C63	11.72'	35.00'	19°11'17"	N9°03'38"W	11.67'
C12	68.97'	52.50'	75°16'13"	N8°28'59"E	64.12'	C25	23.56'	15.00'	90°00'00"	N44°28'00"W	21.21'	C38	23.56'	15.00'	90°00'00"	N45°32'00"E	21.21'	C51	11.72'	35.00'	19°11'17"	S9°03'38"E	11.67'	C64	23.56'	15.00'	90°00'00"	S45°32'00"W	21.21'
C13	64.27'	52.50'	70°08'24"	S33°50'09"E	60.33'	C26	11.72'	35.00'	19°11'17"	N75°07'25"E	11.67'	C39	23.56'	15.00'	90°00'00"	S44°28'00"E	21.21'	C52	23.56'	15.00'	90°00'00"	N45°32'00"E	21.21'	C65	3.23'	55.00'	3°21'41"	S16°58'26"E	3.23'

CLINTON W. HANSEN
PLS 11118



LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT ANTONOV STAR DEVELOPMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL BEING A PORTION OF THE SE ¼ OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SE ¼ (S ¼ CORNER) OF SECTION 20, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 20 BEARS S 89°15'11" E A DISTANCE OF 2657.24 FEET;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SE ¼ S 89°15'11" E A DISTANCE OF 122.13 FEET TO A POINT;

THENCE LEAVING SAID SOUTHERLY BOUNDARY N 0°44'49" E A DISTANCE OF 1404.27 FEET TO AN ANGLE POINT ON THE EASTERLY BOUNDARY OF INSPIRADO SUBDIVISION NO. 3, AS SHOWN IN BOOK ____ OF PLATS ON PAGES ____-____, RECORDS OF ADA COUNTY, IDAHO, THE **POINT OF BEGINNING**;

THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING COURSES AND DISTANCES:

THENCE N 29°01'23" W A DISTANCE OF 52.44 FEET TO A POINT;

THENCE N 4°53'33" W A DISTANCE OF 100.11 FEET TO A POINT;

THENCE S 85°01'06" W A DISTANCE OF 47.23 FEET TO A POINT;

THENCE N 5°16'56" W A DISTANCE OF 122.35 FEET TO A POINT;

THENCE N 85°06'27" E A DISTANCE OF 14.80 FEET TO A POINT;

THENCE N 4°53'33" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 85°06'27" W A DISTANCE OF 25.78 FEET TO A POINT;

THENCE N 4°53'33" W A DISTANCE OF 140.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE PHYLLIS CANAL BEING THE NORTHEASTERLY CORNER OF SAID INSPIRADO SUBDIVISION NO. 3;

THENCE LEAVING SAID SUBDIVISION BOUNDARY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES:

THENCE N 85°06'27" E A DISTANCE OF 82.15 FEET TO A POINT;

THENCE N 84°43'04" E A DISTANCE OF 1068.62 FEET TO A POINT;

THENCE N 84°36'10" E A DISTANCE OF 182.24 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY S 0°34'11" W A DISTANCE OF 572.14 FEET TO AN ANGLE POINT ON THE BOUNDARY OF SAID INSPIRADO SUBDIVISION NO. 3;

THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING COURSES AND DISTANCES:

THENCE N 89°28'00" W A DISTANCE OF 988.21 FEET TO A POINT;

THENCE N 43°52'55" W A DISTANCE OF 17.50 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 59.54 FEET ALONG THE ARC OF A 52.50 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 64°58'34" AND A LONG CHORD BEARING S 78°36'22" W A DISTANCE OF 56.40 FEET TO A POINT;

THENCE S 85°01'05" W A DISTANCE OF 147.20 FEET TO THE **POINT OF BEGINNING**.

THIS PARCEL CONTAINS 14.92 ACRES.

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

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

ERIN M. DIANGELIS, MANAGER
ANTONOV STAR DEVELOPMENT LLC

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED ERIN M. DIANGELIS, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF ANTONOV STAR DEVELOPMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES _____

RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

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

CLINTON W. HANSEN
PLS 11118



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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 RESTRIC- TIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH

APPROVAL OF CITY COUNCIL

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

STAR CITY CLERK

APPROVAL OF THE CITY ENGINEER

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

CITY ENGINEER

APPROVAL OF THE ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

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

PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: _____

COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } S.S. INSTRUMENT NO. _____

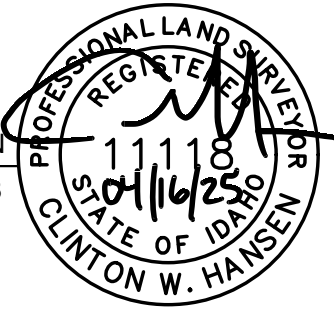
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT ____ MINUTES PAST ____ O'CLOCK ____ .M. ON THIS ____ DAY OF _____, 20____, IN BOOK ____ OF PLATS AT PAGES _____.

DEPUTY

EX-OFFICIO RECORDER

FEE: _____

CLINTON W. HANSEN
PLS 11118



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LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS

1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of Star, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS

2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.

2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.

2.3. See Engineer's plans for information about existing features.

2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION

3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".

3.2. All gravel overprep to be removed and disposed of off site.

3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.

3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.

3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.

3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS

4.1. Lawn areas shall receive 12" min depth of screened topsoil.

4.2. All planter beds shall receive 18" min depth of screened topsoil.

4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:

4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.

4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.

4.3.3. Topsoil shall have a pH of 6.5 to 8.0.

4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.

4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.

4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.

4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS

5.1. Sodded lawn to be tall turf-type fescue, or approved other.

5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.

5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.

5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.

5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.

5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.

5.6.1. Install $\frac{3}{8}$ " chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
6. PLANTER BED MULCH

6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS

7.1. All plant material shall be installed per industry standards.

7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.

7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.

7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.

7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION

8.1. Irrigation system shall be built to the following specifications:

8.1.1. Adhere to city codes when connecting to city water.

8.2. All irrigation material to be new with manufacturers' warranty fully intact.

8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.

8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.

8.5. All remote control valves (including master control valve) to have flow control device.

8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.

8.7. All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.

8.8. Use common trenching where possible..

8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.

8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.

8.11. Connect mainline to point of connection in approximate location shown on plan.

8.12. Contractor is responsible complying with all codes and paying all permits necessary.

8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.

8.14. All drip irrigation to be buried 2" below finished grade.

8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.

8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.

8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.

8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES

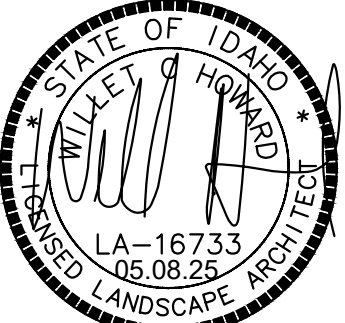
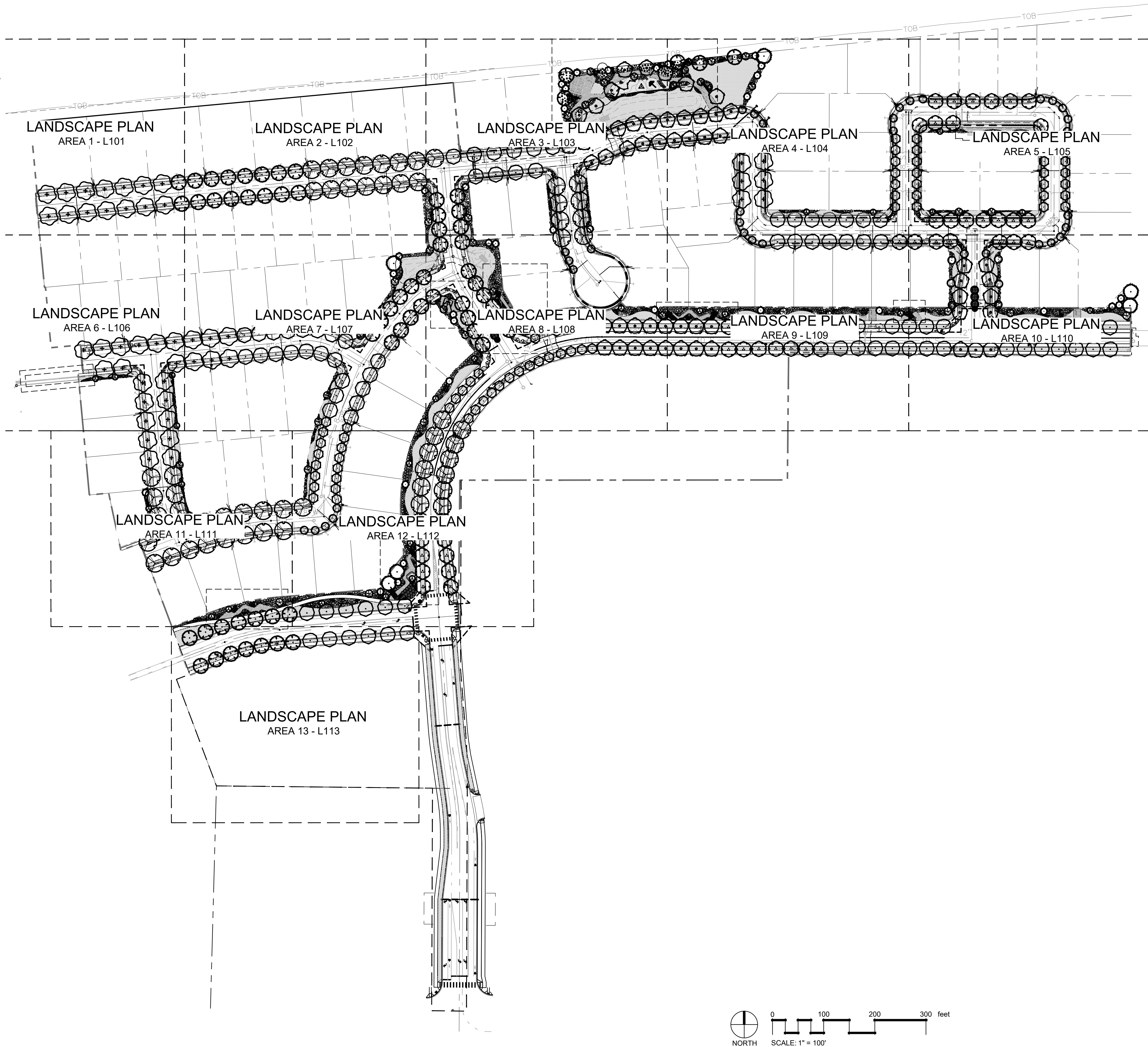
9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.

9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.

9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=30' scale are turned in and approved by owner's representative.

10. In the event of a discrepancy, notify the Landscape Architect immediately.

OVERALL LANDSCAPE PLAN:



REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - OVERALL

SHEET NUMBER

L100

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60" TALL & 40" WIDE	B&B	3'-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3'-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3'-3.5"		26
	CH	Crataegus crus-galli 'Cruzani' / Crusader® Cockspur Hawthorn	B & B	2.5' - 3'		68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B	3'-3.5"		85
	LT	Litodendron tulipifera / Tulip Poplar	B & B	3'-3.5"		46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B	3'-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3'-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3'-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3'-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3'-3.5"		64

EVERGREEN TREE

	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6

SYMBOL

	SHRUBS					
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CHZ	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bell	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PHZ	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

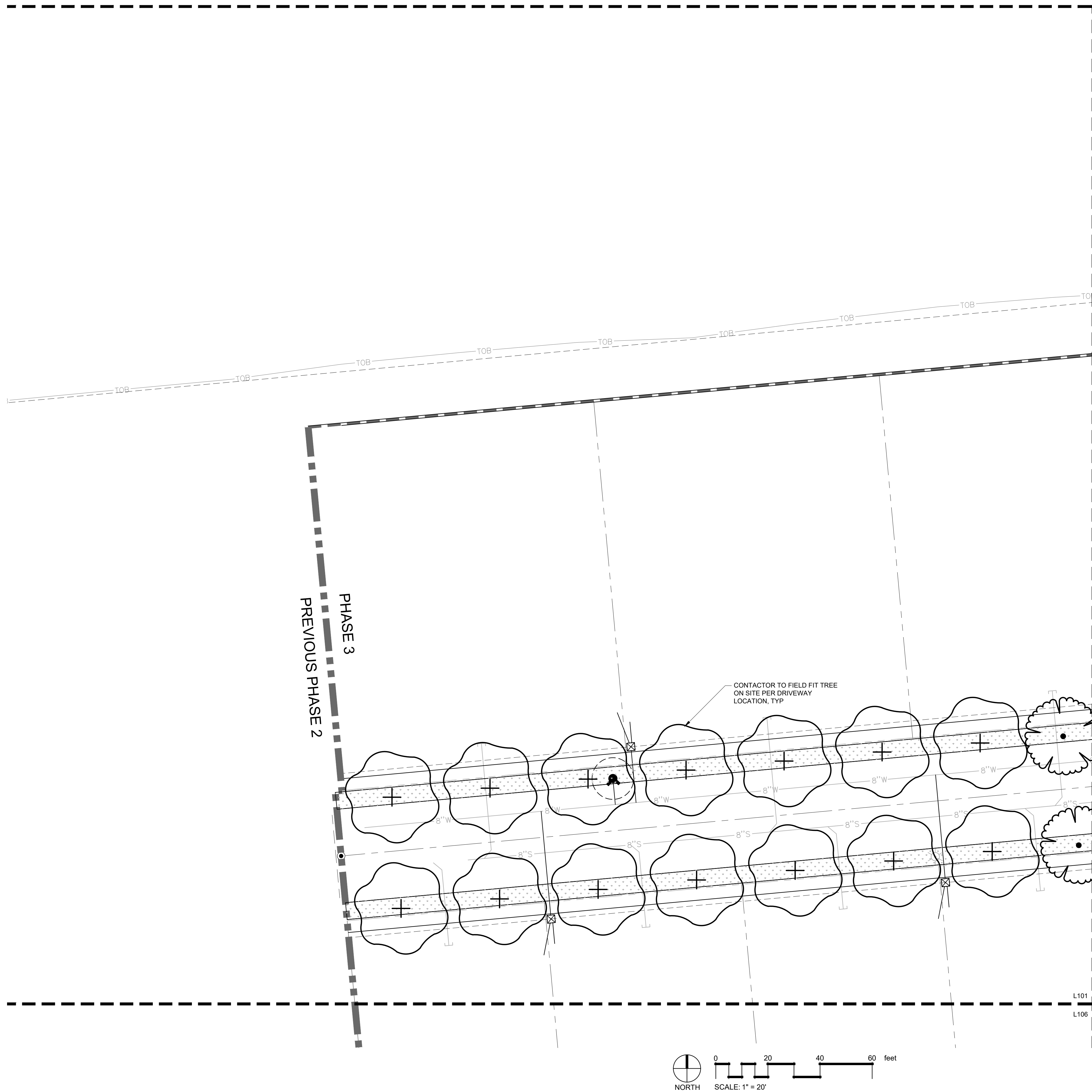
NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK	
	SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
	PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
	CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
	PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
	ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
	TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS

LANDSCAPE FURNITURE LEGEND:

	TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
	ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
	BENCH - LANDSCAPE FORMS, BANCAL, BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE, INSTALL PER MANUFACTURERS RECOMMENDATIONS
*"SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS. SEE DETAIL V1251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS	
	PLANTER - LANDSCAPE FORMS, DUNE, D5-23, GRAPHITE -IRON OXIDE



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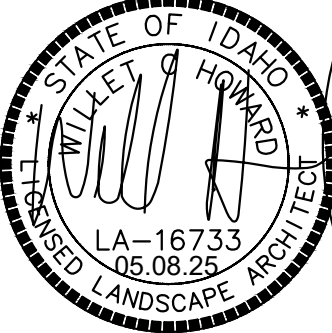
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PRELIMINARY



NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR ID

MRK	DATE	Description
	**	**

JOB NO:	24-294
DATE:	05.08.2024
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE
PLAN - AREA

SHEET NUMBER

L101

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60" TALL & 40" WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64

EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50" TALL & 12'-15" WIDE	B&B		10'-12" H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12" H	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Balthaz' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5", 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

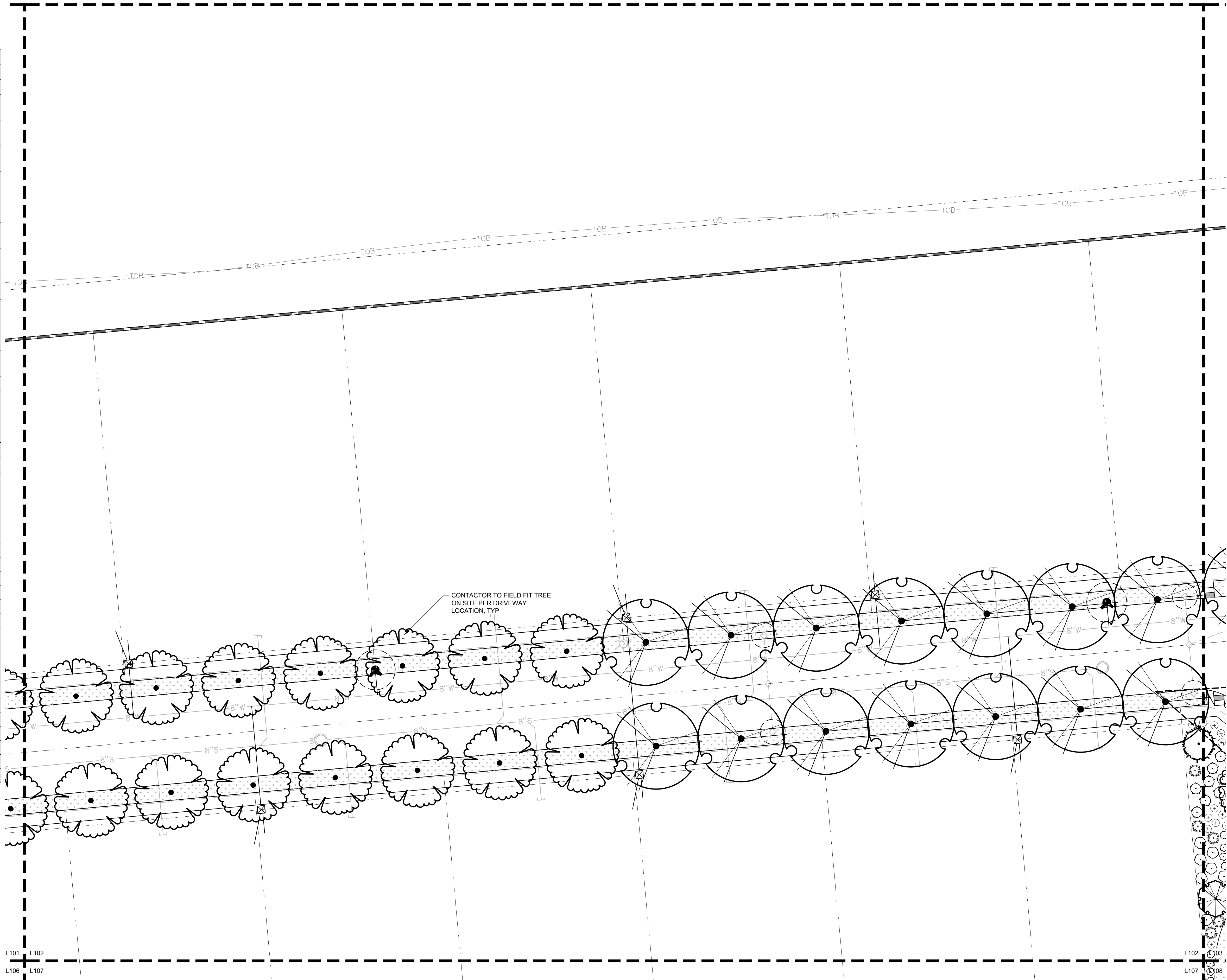
LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE
FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE,
NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL
CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED
GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET.
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL.
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6" FENCE. SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK
FRAME, IPE. SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY.
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN.
EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE.
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- *SWING BENCH WHERE OCCURS TO BE ATTACHED TO
PORTALS. SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE
CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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INSPIRADO PHASES NO. 3 & 4

STAR, ID

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 24-2948
DATE: 05.08.2025
DRAWN BY: ML
CHECKED BY: EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B	3"-3.5"		27
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	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
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EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
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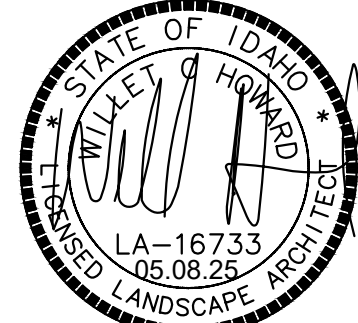
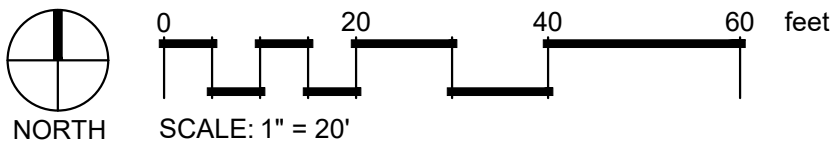
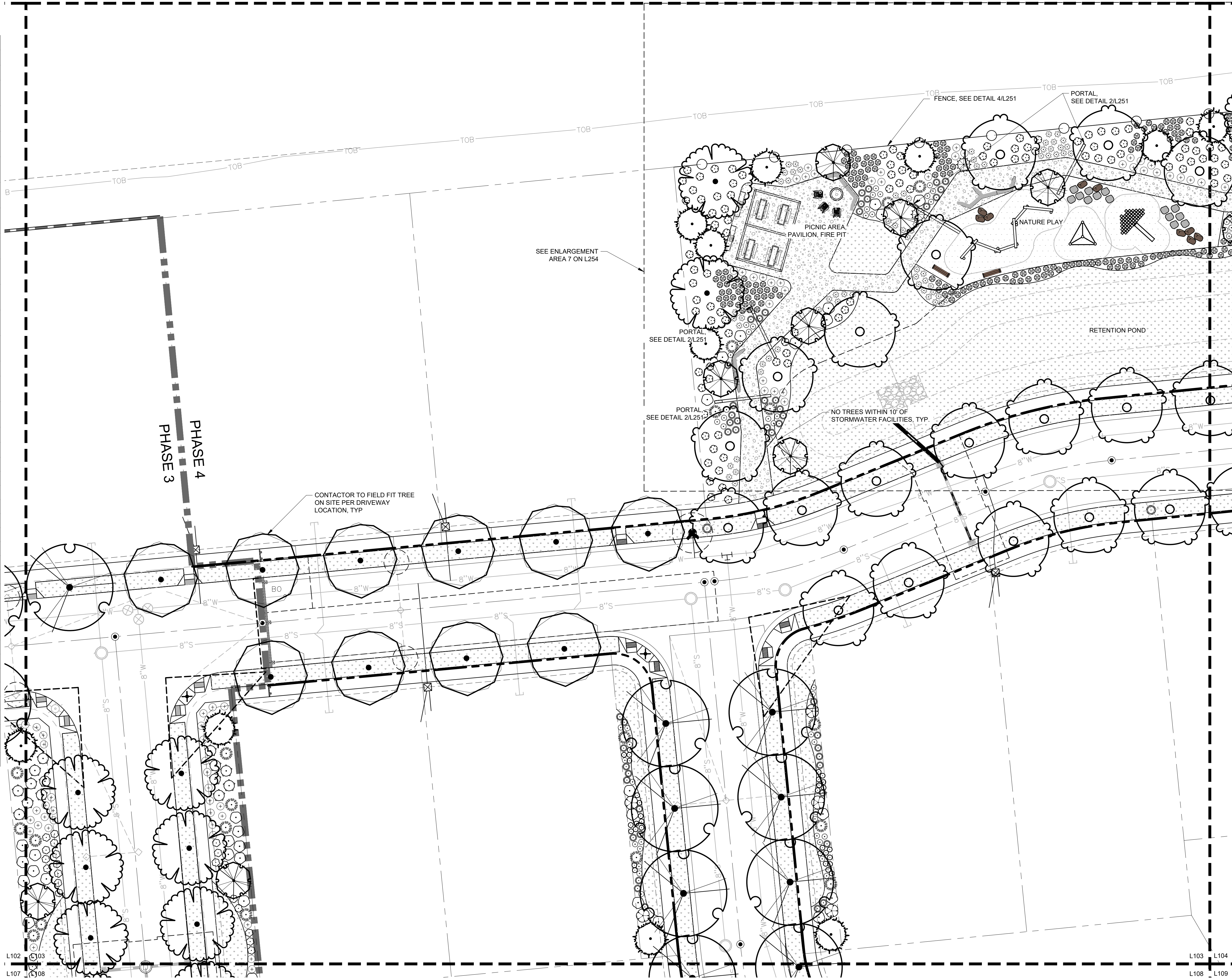
LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECH-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6" H FENCE. SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN. EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS. SEE DETAIL 4/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE-IRON OXIDE



REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

H
G
F
E
D
C
B
A

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Boutelous gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Ballhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"-4" CALIPER SIZE, PER CONTRACTOR, DEPENDENT ON NURSERY AVAILABILITY.

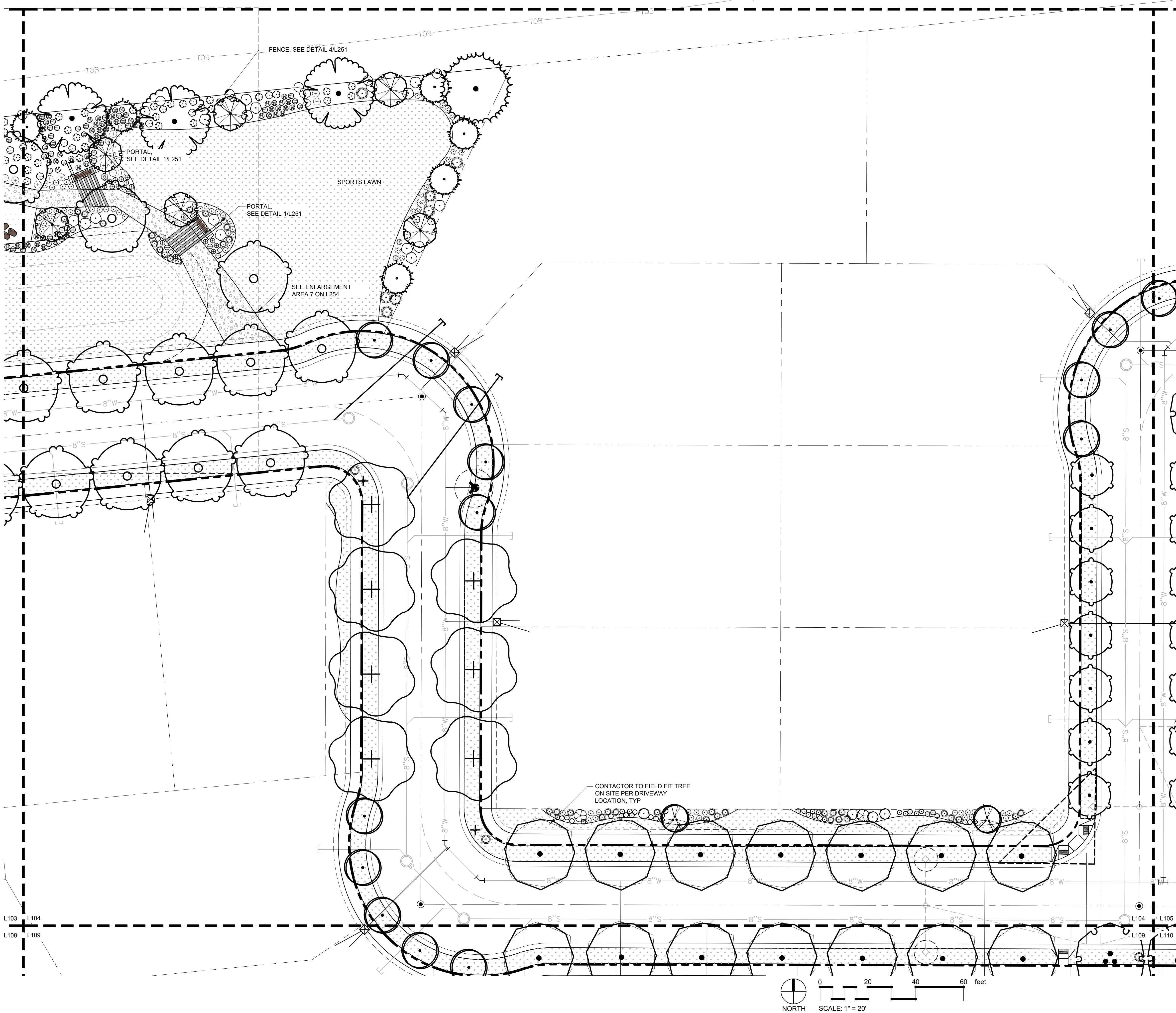
LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE
FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE,
NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL
CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED
GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET,
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL,
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK
FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY,
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN,
EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE,
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- *SWING BENCH WHERE OCCURS TO BE ATTACHED TO
PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE
CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



STACK ROCK GROUP
LANDSCAPE
ARCHITECTURE
& MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
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INSPIRADO
PHASES NO. 3 & 4

STAR, ID

REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE
PLAN - AREA 4

SHEET NUMBER

L104

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B		3"-3.5"	46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B		3"-3.5"	58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B		3"-3.5"	26
	CH	Crataegus crus-galli 'Cruzant' / Crusader® Cocksaur Hawthorn	B & B		2.5" - 3"	68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B		3"-3.5"	85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B		3"-3.5"	46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B		3"-3.5"	27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B		3"-3.5"	48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B		3"-3.5"	56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B		3"-3.5"	12
	TC2	Tilia cordata / Littleleaf Linden	B & B		3"-3.5"	64
EVERGREEN TREE						
	PL	Picea purgens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhailo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Belle' / Ruby Belle Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR, DEPENDENT ON NURSERY AVAILABILITY.

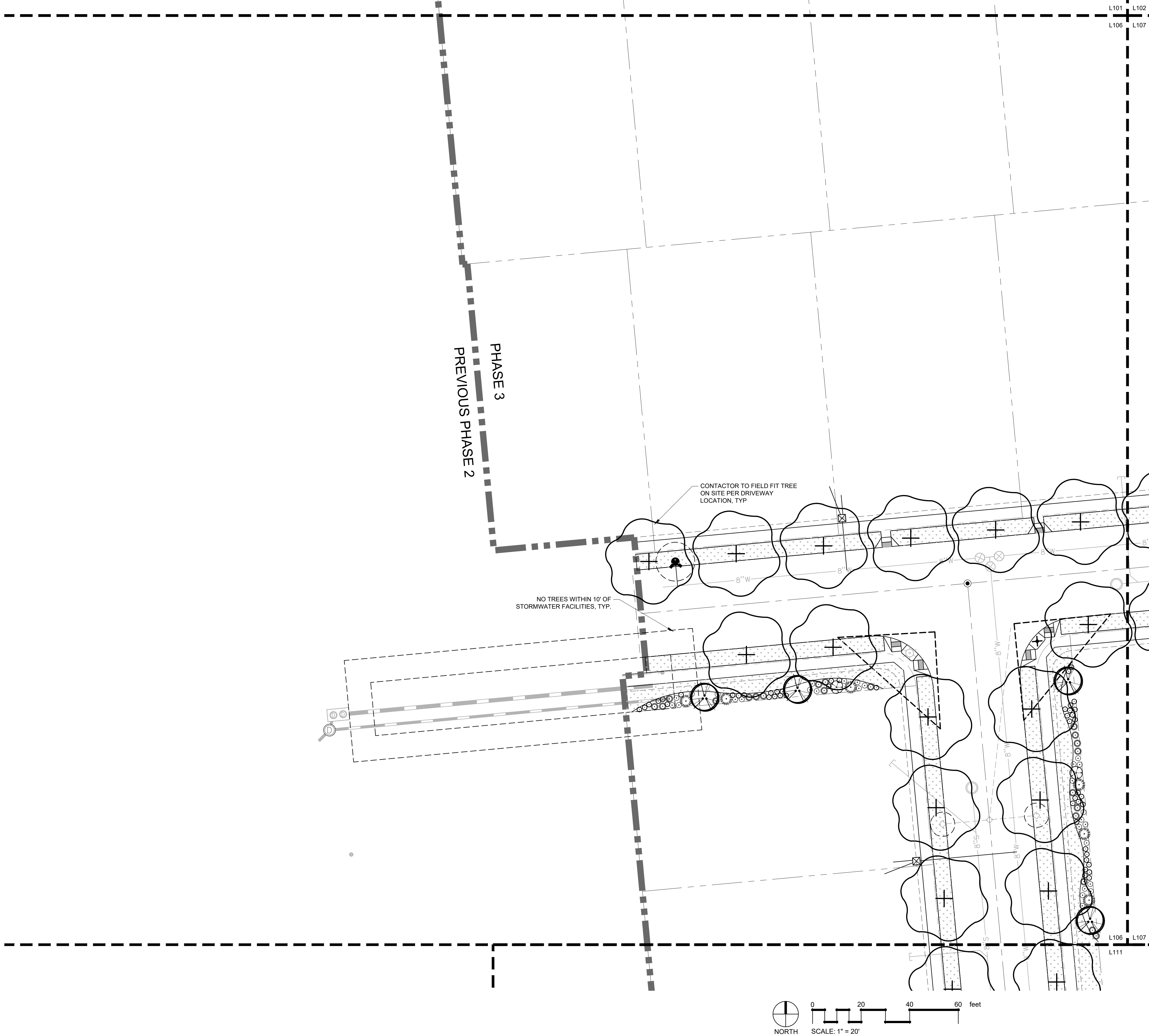
LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE
FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE,
NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL
CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED
GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET,
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL,
INSTALL PER MANUFACTURERS RECOMMENDATIONS
-

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK
FRAME, IPE, SIDE OPENING, INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY,
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN,
EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE,
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- *SWING BENCH WHERE OCCURS TO BE ATTACHED TO
PORTALS, SEE DETAIL 11/251; CONTRACTOR TO COORDINATE
CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



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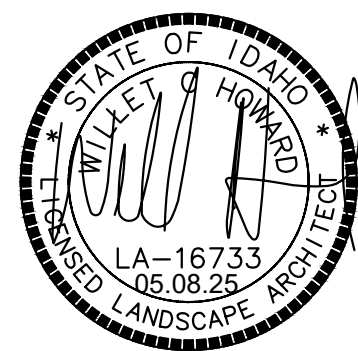
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INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO: 24-2948
DATE: 05.08.2025
DRAWN BY: ML
CHECKED BY: EV

DRAWING TITLE

LANDSCAPE
PLAN - AREA 6

SHEET NUMBER

L106

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhala' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

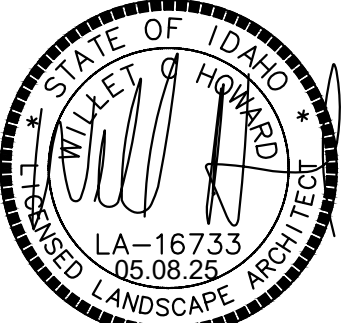
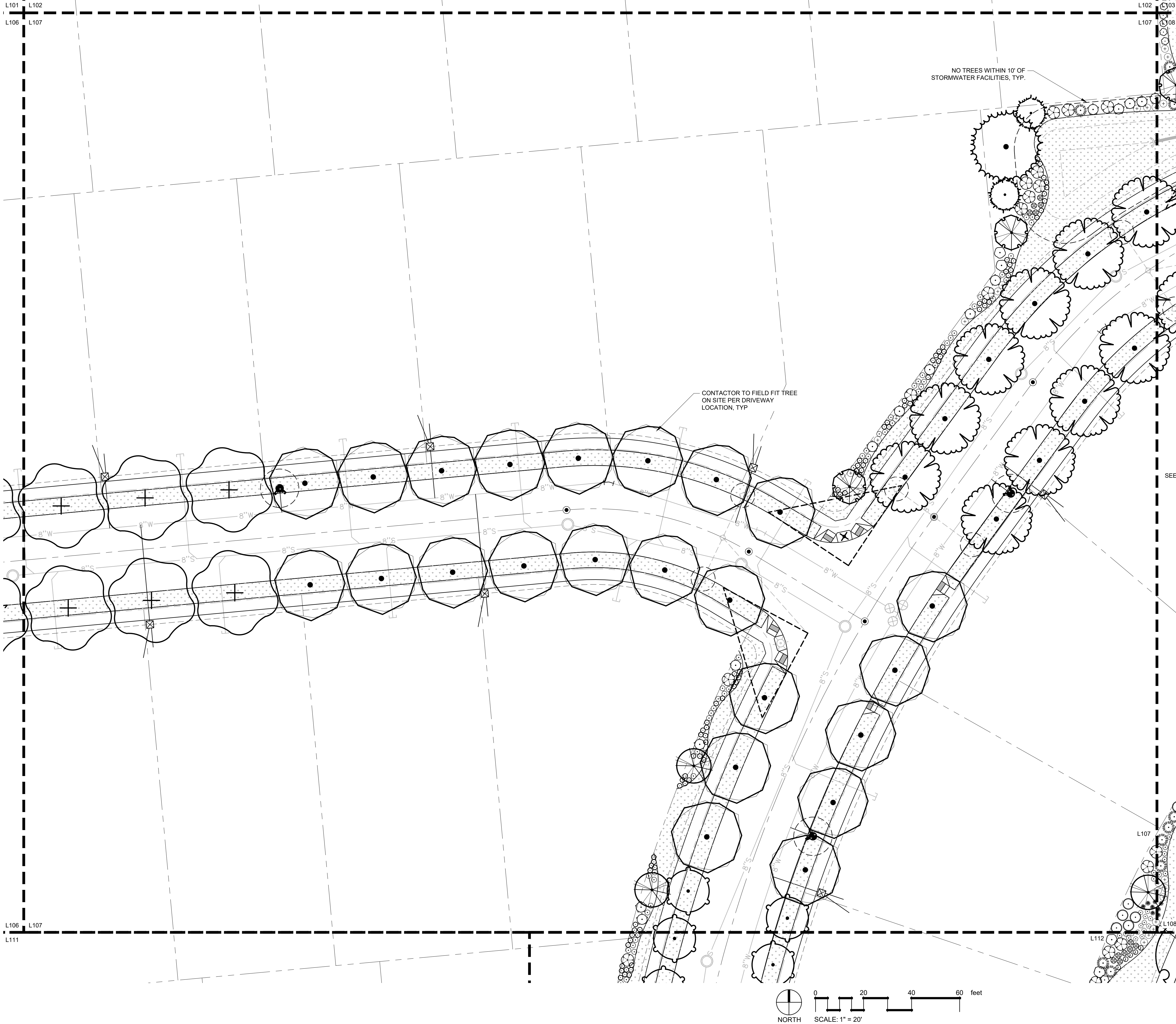
LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE
FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE,
NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL
CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED
GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET.
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL.
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6" H FENCE. SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK
FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY.
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN.
EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE.
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- *SWING BENCH WHERE OCCURS TO BE ATTACHED TO
PORTALS. SEE DETAIL 1L251. CONTRACTOR TO COORDINATE
CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60" TALL & 40" WIDE	B&B		3"-3.5"	46
	AR	Acer rubrum 'IFS-KW78' / Armstrong Gold® Maple	B & B		3"-3.5"	58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B		3"-3.5"	26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B		2.5" - 3"	68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B		3"-3.5"	85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B		3"-3.5"	46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B		3"-3.5"	27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B		3"-3.5"	48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B		3"-3.5"	56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B		3"-3.5"	12
	TC2	Tilia cordata / Littleleaf Linden	B & B		3"-3.5"	64
EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50" TALL & 12'-15" WIDE	B&B		10'-12" H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12" H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhaid' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"-4" CALIPER SIZE. PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

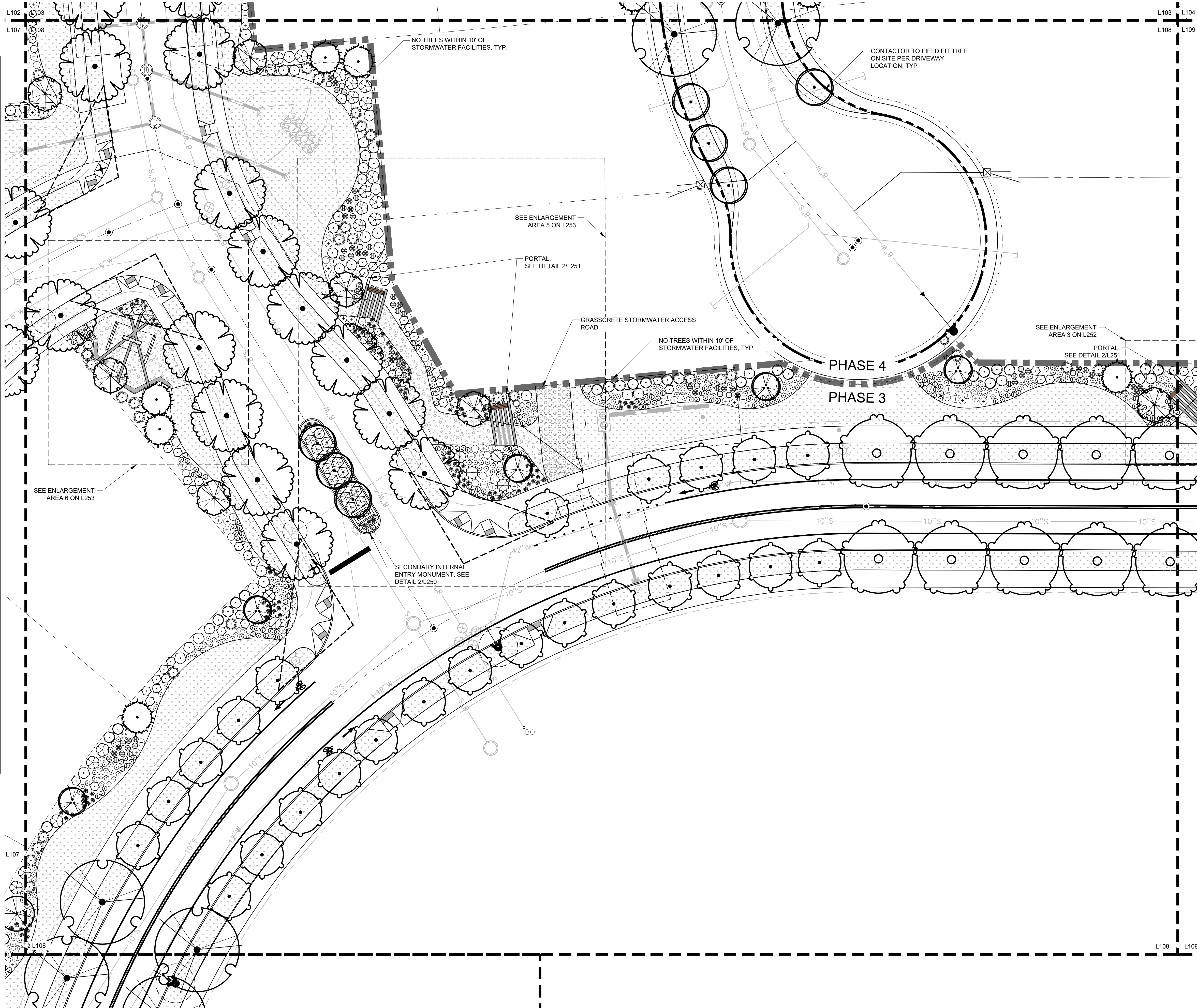
LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE
FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE,
NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL
CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED
GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET,
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL,
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6" H FENCE. SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK
FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY,
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANGAL BACKLESS BENCH, 88IN,
EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE,
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- *SWING BENCH WHERE OCCURS TO BE ATTACHED TO
PORTALS. SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE
CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzzan' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Baillhali' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5" - 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

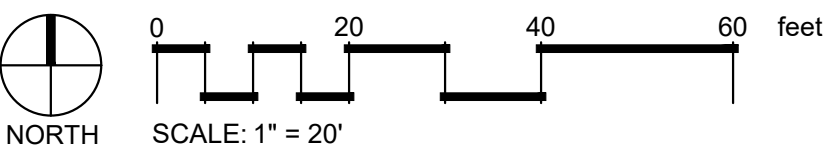
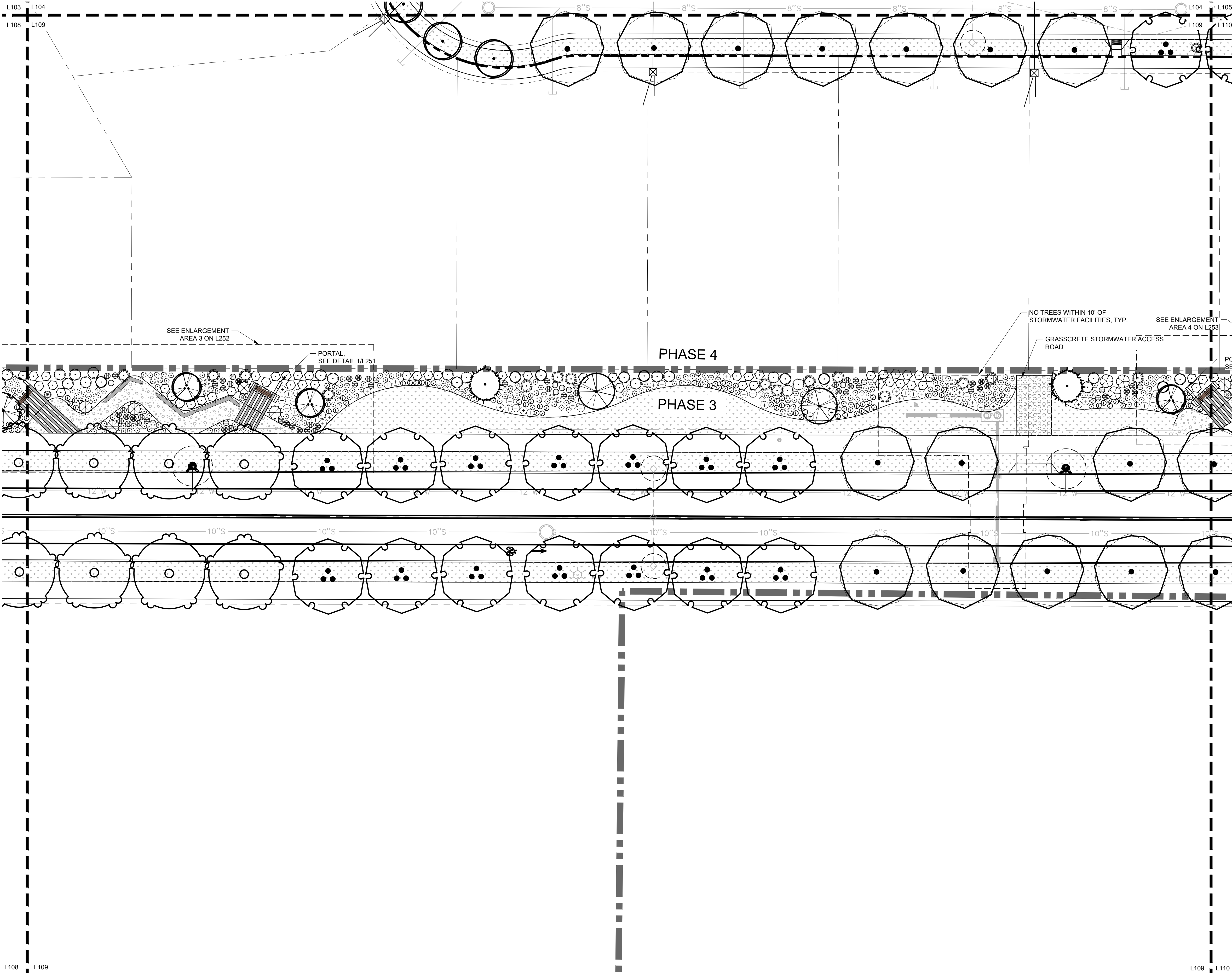
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE
FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE,
NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL
CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED
GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET.
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL.
INSTALL PER MANUFACTURERS RECOMMENDATIONS

o-o-o-o-o-o 4'-6" H FENCE. SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GREY, LITTER, MATTE BLACK FRAME, IPE. SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY.
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN.
EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE.
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- SWING BENCH WHERE OCCURS TO BE ATTACHED TO
PORTALS. SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE
CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



LANDSCAPE
ARCHITECTURE
& MASTER PLANNING

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404 S 8th St. #300A1
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NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4

STAR, ID

REVISIONS		
MRK	DATE	Description
	**	**

JOB NO: 24-2948

DATE: 05.08.2025

DRAWN BY: ML

CHECKED BY: EV

DRAWING TITLE

LANDSCAPE
PLAN - AREA 9

SHEET NUMBER

L109

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemani 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B		3'-3.5"	46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B		3'-3.5"	58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B		3'-3.5"	26
	CH	Crataegus crus-galli 'Cruzani' / Crusader® Cockspur Hawthorn	B & B		2.5" - 3"	68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B		3'-3.5"	85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B		3'-3.5"	46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B		3'-3.5"	27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B		3'-3.5"	48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B		3'-3.5"	56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B		3'-3.5"	12
	TC2	Tilia cordata / Littleleaf Linden	B & B		3'-3.5"	64
EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12" H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12" H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Ballhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Belts' / Ruby Belts Coral Belts	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"-4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

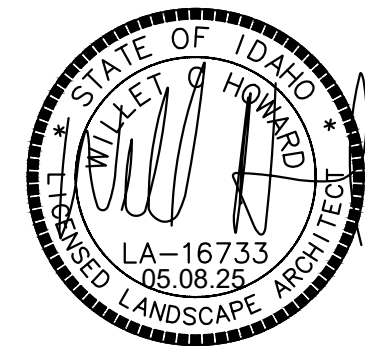
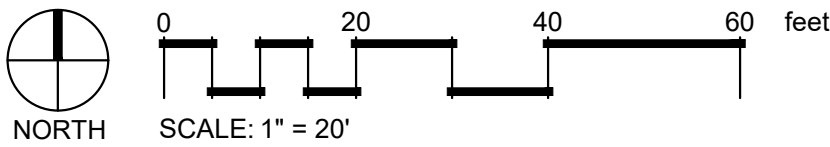
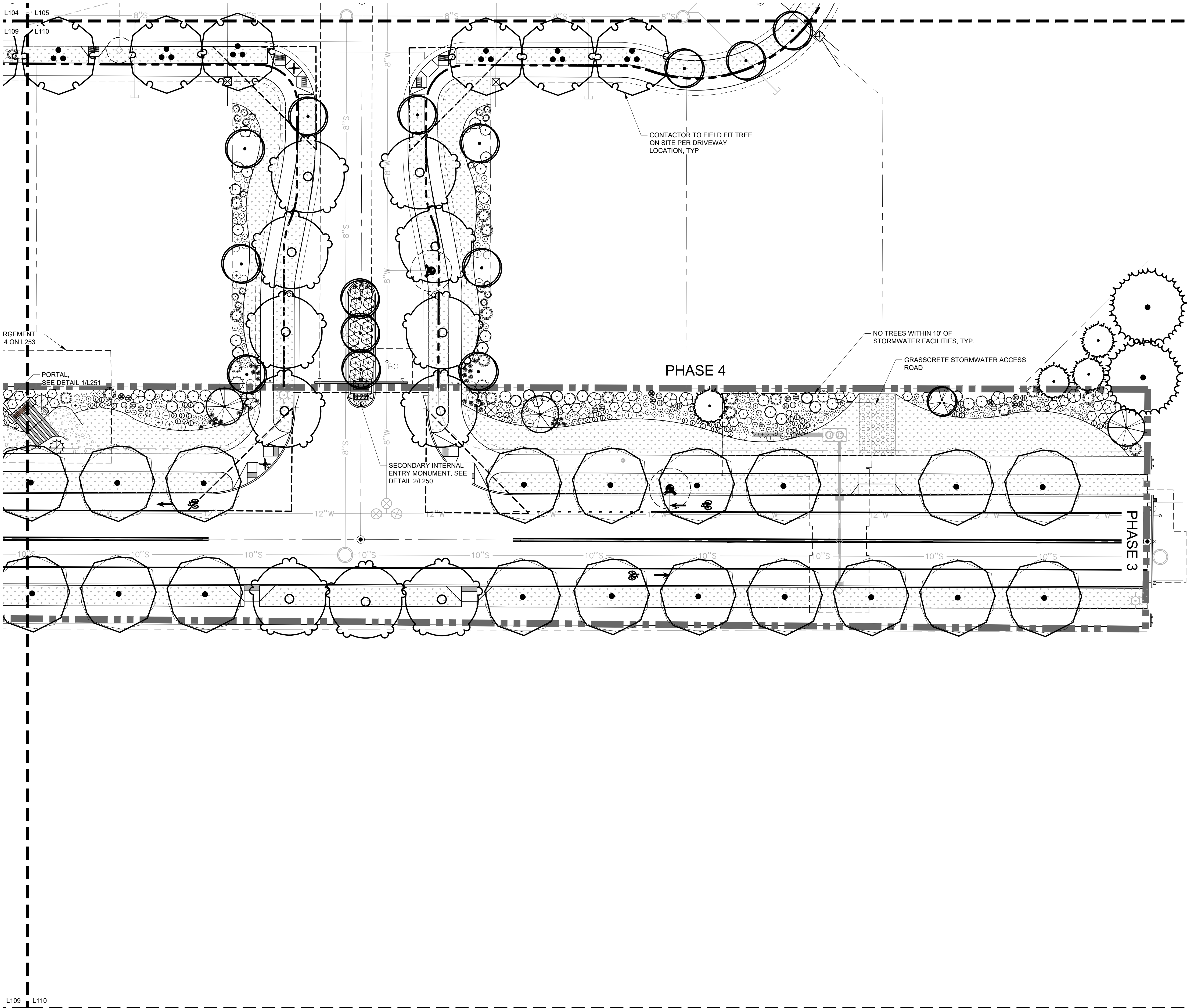
LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE
FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE,
NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL
CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED
GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK
FRAME, IPE, SIDE OPENING, INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY,
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN,
EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE,
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- *SWING BENCH WHERE OCCURS TO BE ATTACHED TO
PORTALS, SEE DETAIL 1L251, CONTRACTOR TO COORDINATE
CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



REVISIONS

MRK	DATE	Description
	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE
PLAN - AREA 10

SHEET NUMBER

L110

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B		3"-3.5"	46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B		3"-3.5"	58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B		3"-3.5"	26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B		2.5" - 3"	68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B		3"-3.5"	85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B		3"-3.5"	46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B		3"-3.5"	27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B		3"-3.5"	48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B		3"-3.5"	56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B		3"-3.5"	12
	TC2	Tilia cordata / Littleleaf Linden	B & B		3"-3.5"	64
EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhato' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"-4" CALIPER SIZE, PER CONTRACTOR, DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

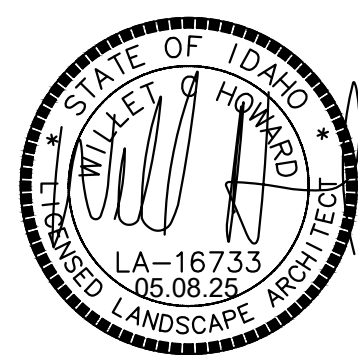
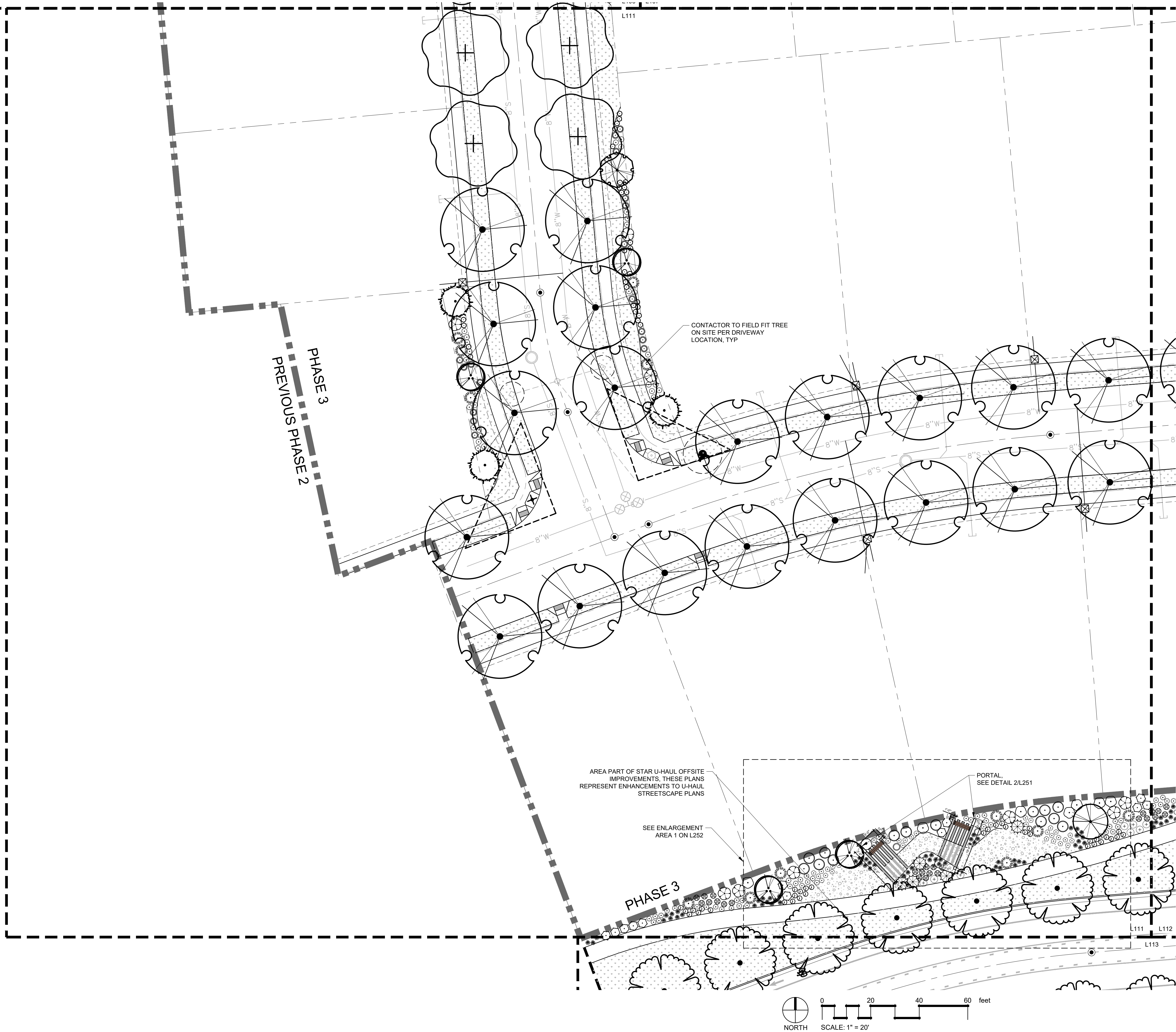
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE
FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE,
NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL
CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED
GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL.
INSTALL PER MANUFACTURERS RECOMMENDATIONS

4'-6" FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK
FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY.
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN,
EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE.
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- *SWING BENCH WHERE OCCURS TO BE ATTACHED TO
PORTALS. SEE DETAIL IL251. CONTRACTOR TO COORDINATE
CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE +IRON OXIDE



MRK	DATE	Description
	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B		3"-3.5"	46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B		3"-3.5"	58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B		3"-3.5"	26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B		2.5" - 3"	68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B		3"-3.5"	85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B		3"-3.5"	46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B		3"-3.5"	27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B		3"-3.5"	48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B		3"-3.5"	56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B		3"-3.5"	12
	TC2	Tilia cordata / Littleleaf Linden	B & B		3"-3.5"	64
EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Boutelous gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Balthazo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Rutty Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"-4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

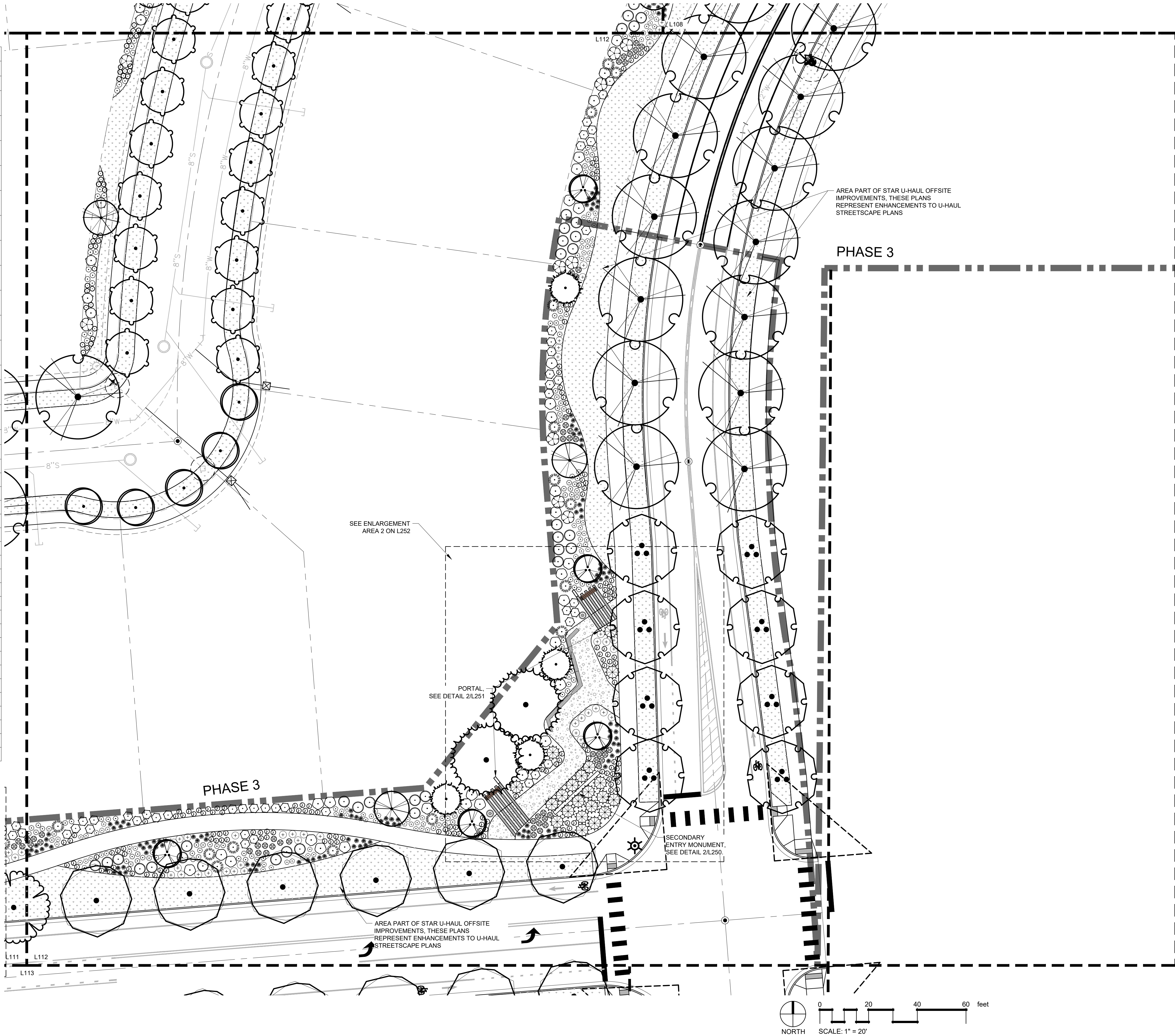
LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET, INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL, INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6" FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY, INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE, INSTALL PER MANUFACTURERS RECOMMENDATIONS
- *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE-IRON OXIDE





STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

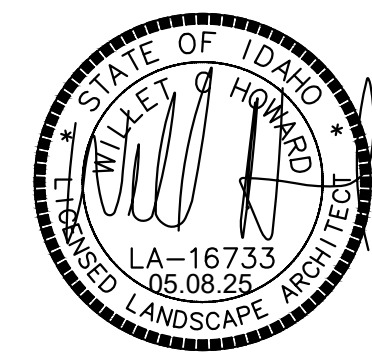
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

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INSPIRADO PHASES NO. 3 & 4

STAR, ID

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 24-2948
DATE: 05.08.2025
DRAWN BY: ML
CHECKED BY: EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 12

SHEET NUMBER

L112

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B		3'-3.5"	46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B		3'-3.5"	58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B		3'-3.5"	26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B		2.5" - 3"	68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B		3'-3.5"	85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B		3'-3.5"	46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B		3'-3.5"	27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B		3'-3.5"	48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B		3'-3.5"	56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B		3'-3.5"	12
	TC2	Tilia cordata / Littleleaf Linden	B & B		3'-3.5"	64

EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Ballhald' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5" - 4" CALIPER SIZE. PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

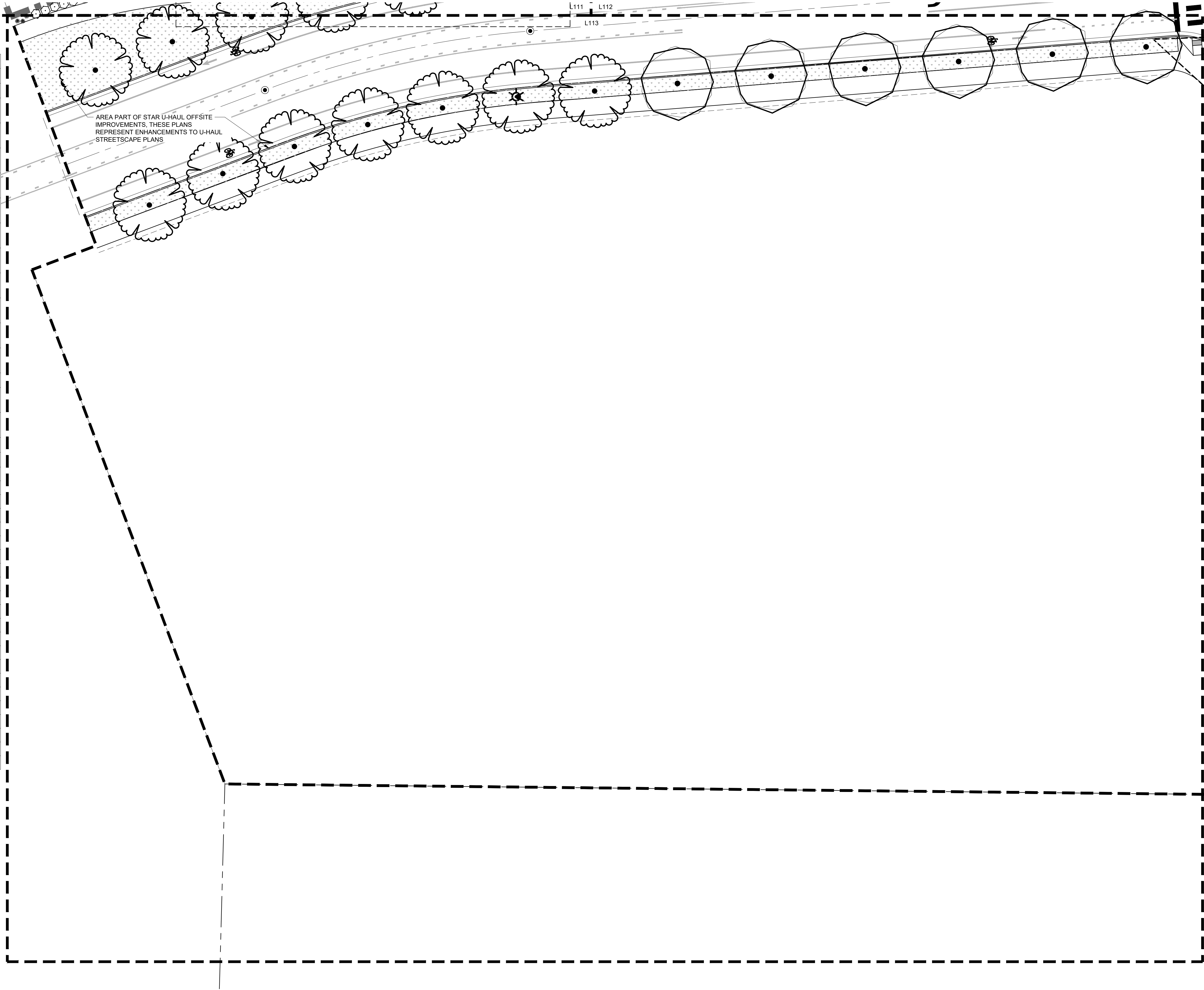
LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE
FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE,
NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL
CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED
GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET.
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6" FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK
FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENO, COLOR GREY.
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN.
EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE.
INSTALL PER MANUFACTURERS RECOMMENDATIONS
- *SWING BENCH WHERE OCCURS TO BE ATTACHED TO
PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE
CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE

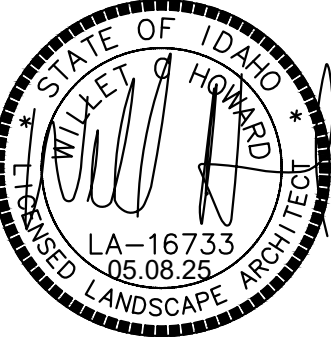


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INSPIRADO	STAR, ID
PHASES NO. 3 & 4	

MRK	DATE	Description
	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE
PLAN - AREA 13

SHEET NUMBER

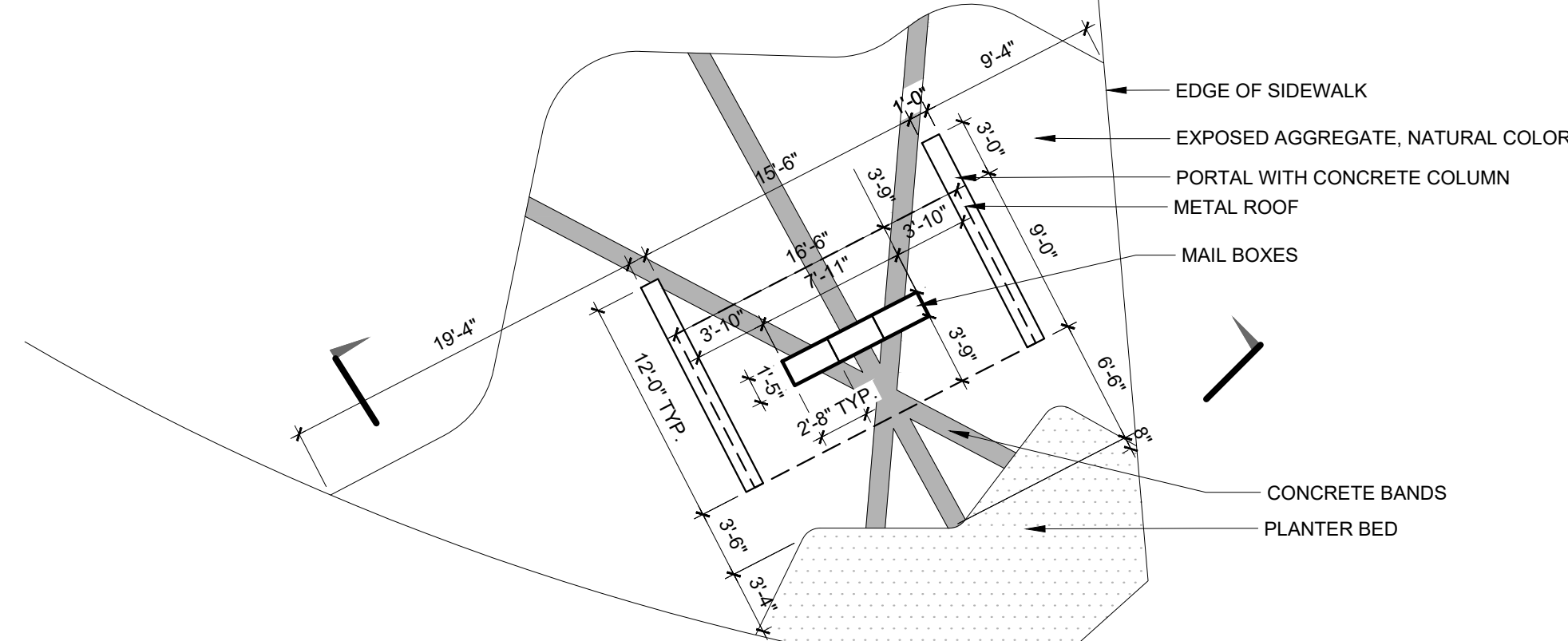
L113

NOTES:

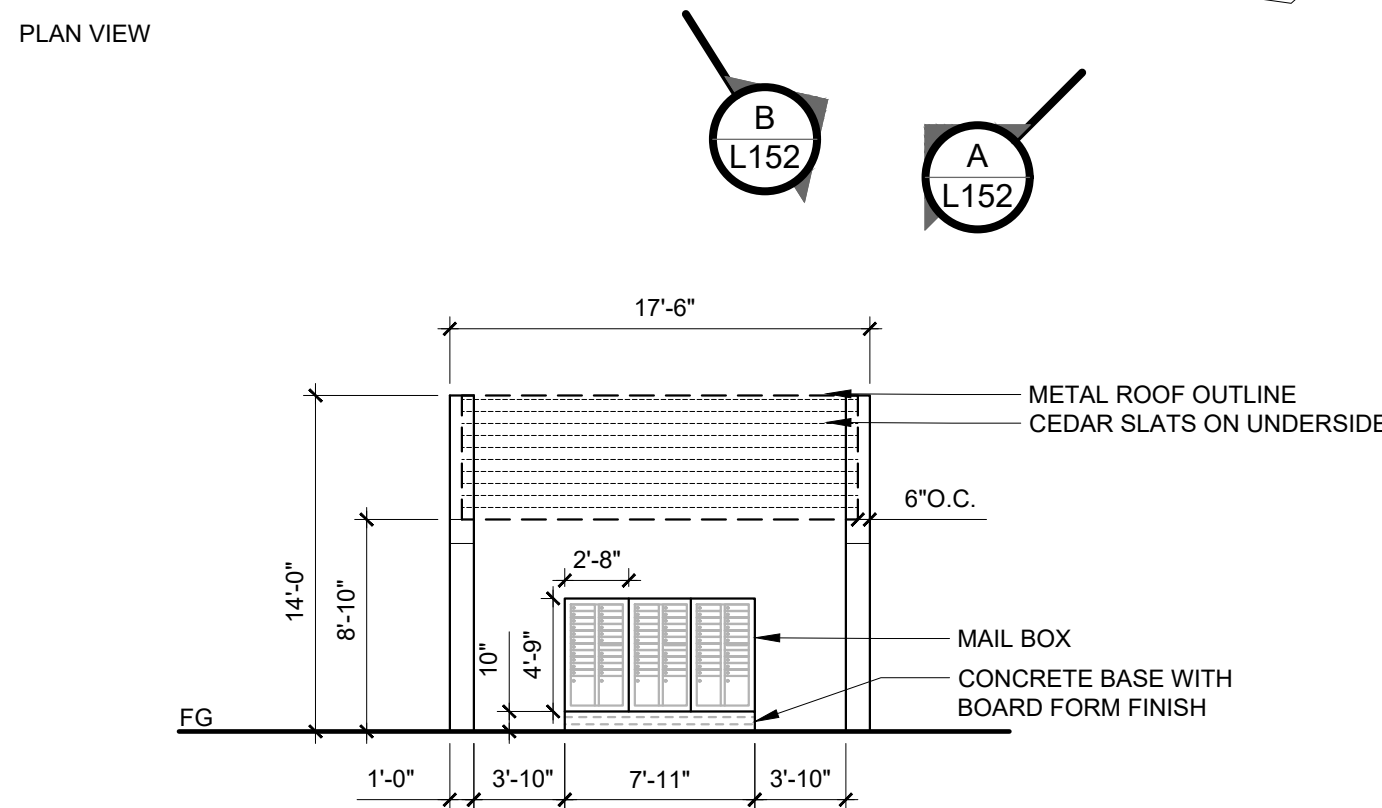
1. ALL FOOTINGS, CONNECTIONS AND ATTACHMENTS PER STRUCTURAL DRAWINGS
2. CONCRETE BAND COLOR TO BE NATURAL, CONCRETE COLOR, SMOOTH FINISH.
3. METAL PORTAL TO HAVE A WELDED CONNECTION, SEE STRUCTURAL DRAWINGS
4. CONCRETE COLUMN TO BE BOARD FORM, NATURAL CONCRETE COLOR OR APPROVED OTHER
5. MAILBOX STRUCTURE PER DEVELOPER
6. METAL ROOF TO BE POWDERCOATED BLACK, ALL ATTACHMENTS AND CONNECTIONS PER CONTRACTOR. UNDERSIDE OF ROOF TO BE 6" CEDAR SLATS, CLEAR COAT, ATTACHMENTS PER

CONTRACTOR, FINAL DECISION PER DEVELOPER

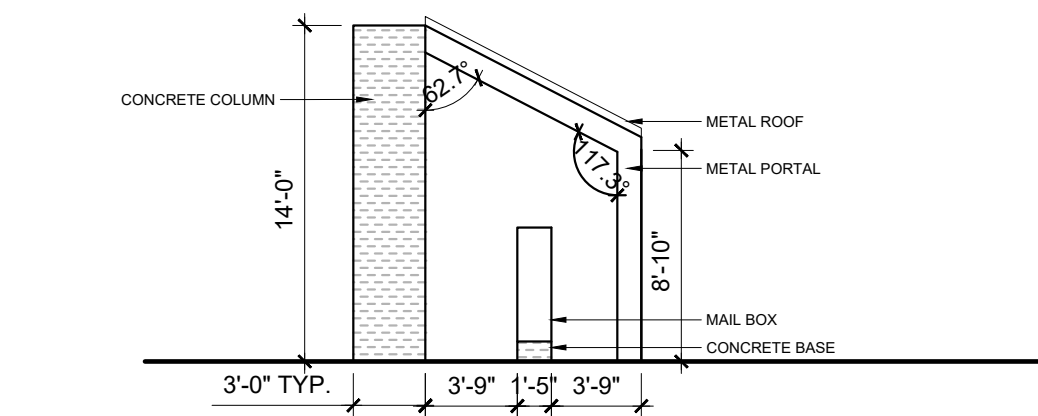
7. MAILBOX UNITS TO BE (3) OF THE 4C16D-20 - 20 TENANT DOORS WITH 2 PARCEL LOCKERS AND OUTGOING MAIL COMPARTMENT - 4C WALL MOUNT MAX HEIGHT MAILBOXES FROM MAILBOXUSA
8. BASE OF MAILBOXES TO BE CONCRETE BOARD FORM, NATURAL CONCRETE COLOR OR APPROVED OTHER
9. REFER TO STRUCTURAL DRAWINGS, DETAIL SHOWN FOR DESIGN INTENT ONLY



PLAN VIEW



ELEVATION A



ELEVATION B

1

MAILBOX CENTER

1/8" = 1'-0"

P-CO-132

2

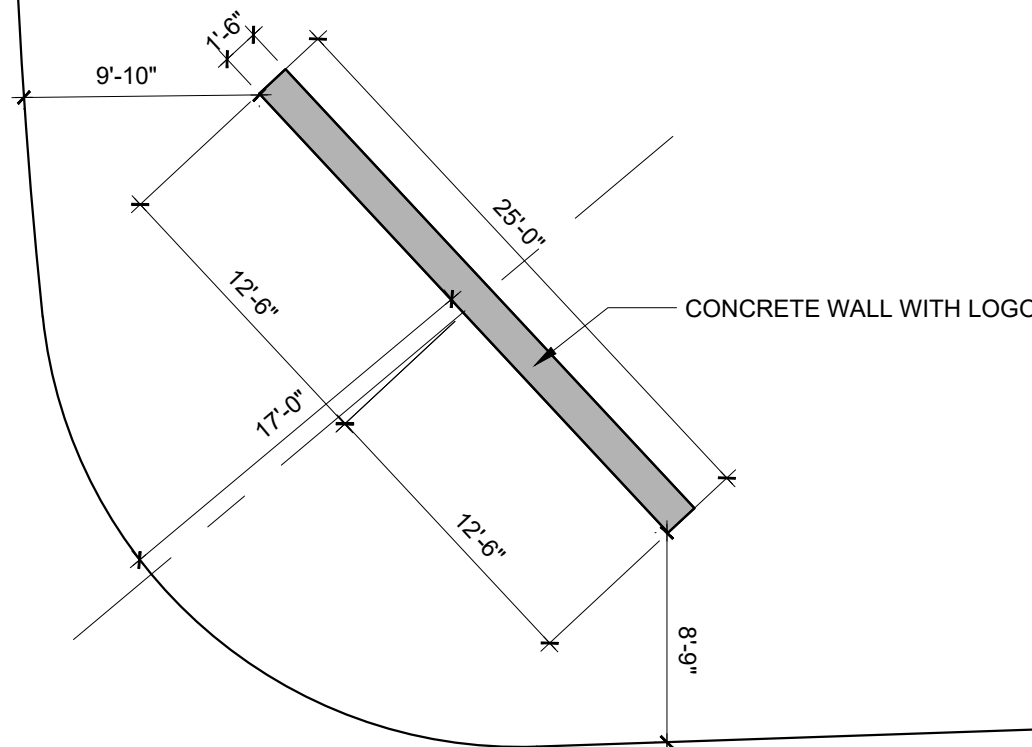
SECONDARY ENTRY MONUMENT P3

1/8" = 1'-0"

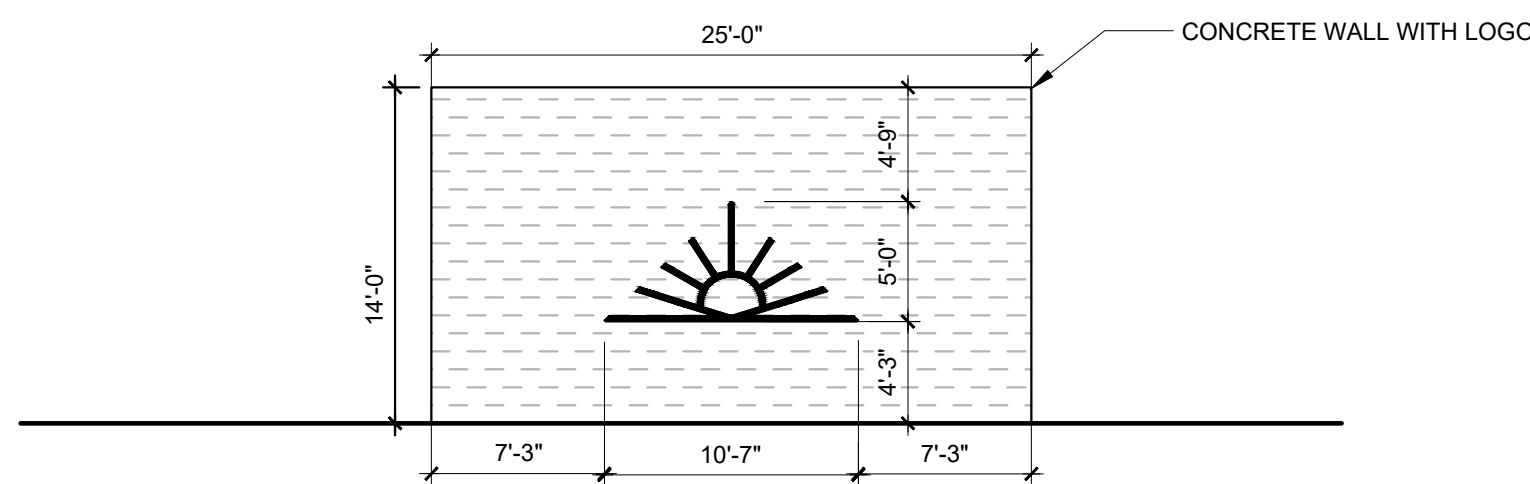
P-CO-INS-08

NOTES:

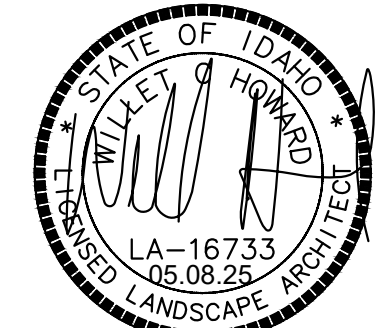
1. ALL FOOTINGS, CONNECTIONS AND ATTACHMENTS PER STRUCTURAL DRAWINGS.
2. MONUMENT WALL MATERIAL TO BE CONCRETE BOARD FORM, NATURAL GRAY CONCRETE COLOR.
3. MONUMENT SIGNAGE TO BE METAL, POWDERCOATED BLACK, OFFSET SIGNAGE FROM THE CONCRETE WALL BY AT LEAST 4 INCHES, CONNECTION PER CONTRACTOR. SIGNAGE TO BE BACKLIT, WITH LANDSCAPE UPLIGHTING. FINAL DECISION PER DEVELOPER.
4. SEE STRUCTURAL DRAWINGS, DETAIL IS SHOWING DESIGN INTENT ONLY.



PLAN VIEW



ELEVATION A



REVISIONS

MRK	DATE	Description
△	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
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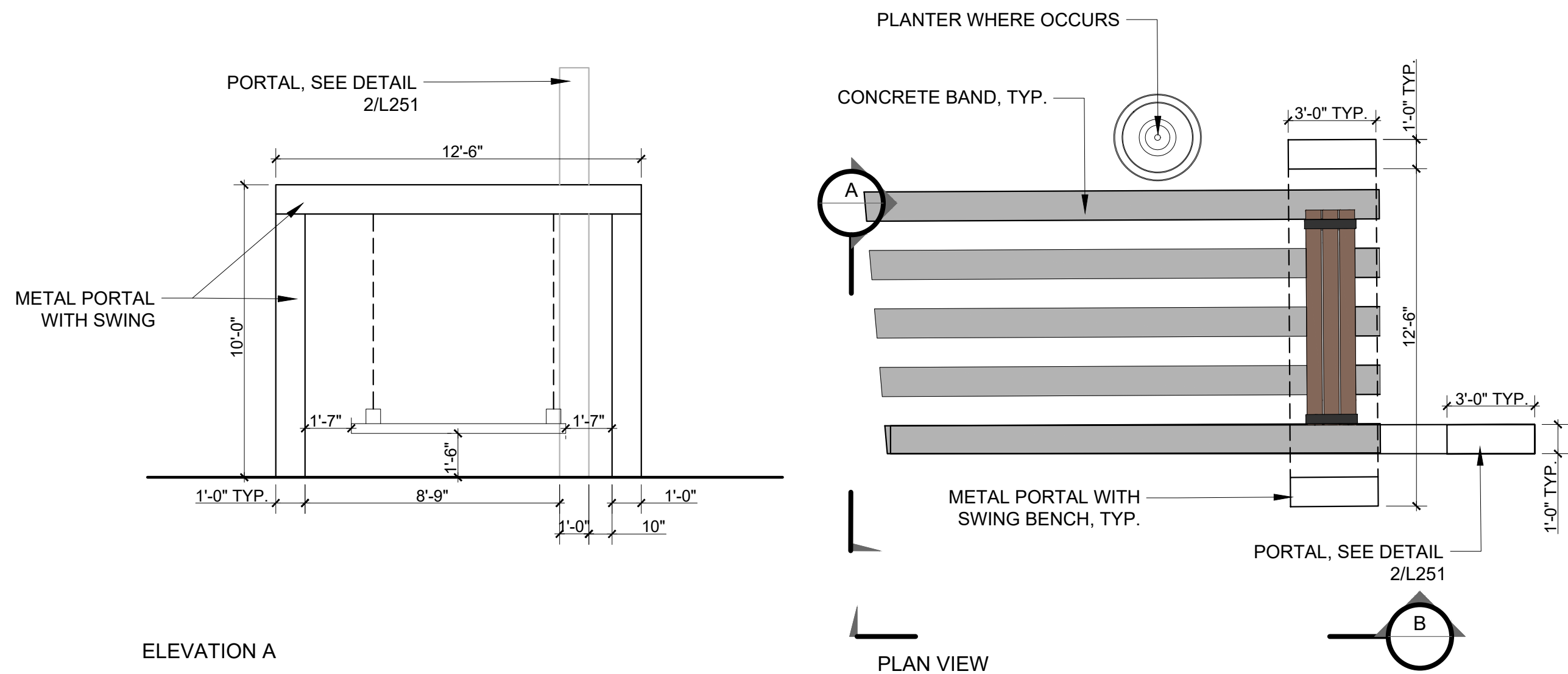
DRAWING TITLE

LANDSCAPE
DETAILS

SHEET NUMBER

L250

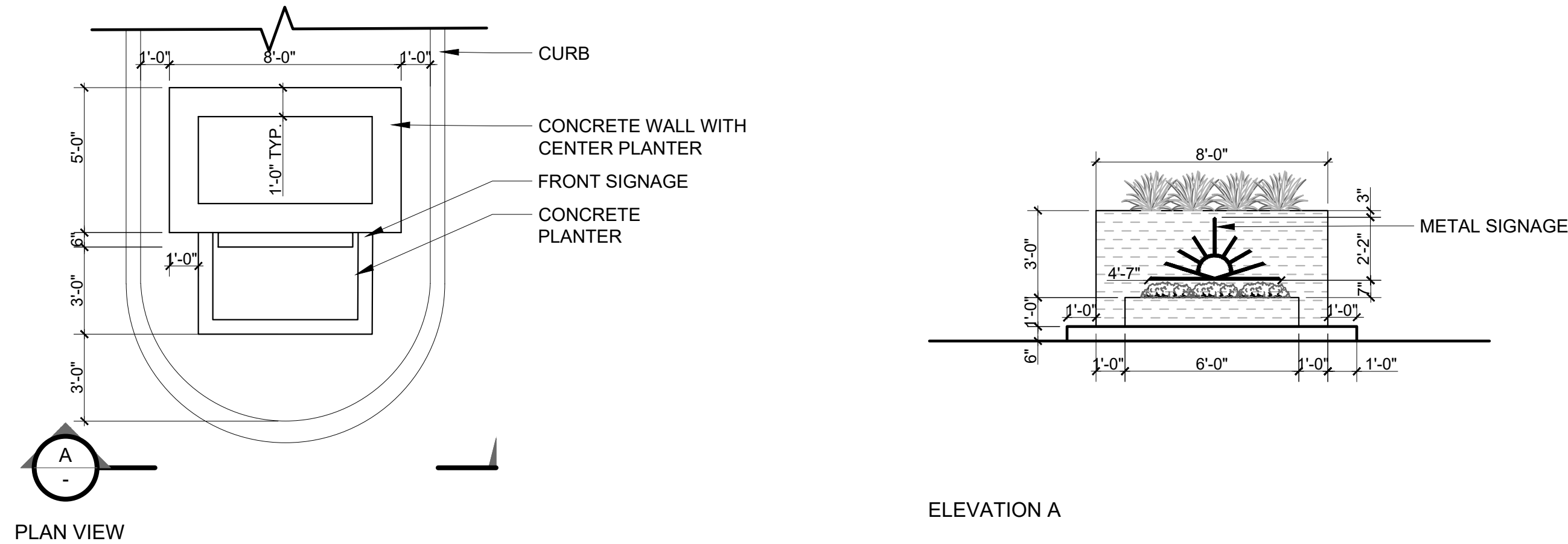
- NOTES:
1. ALL FOOTINGS, CONNECTIONS, AND ATTACHMENTS PER STRUCTURAL
 2. CONCRETE BAND COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
 3. S431 SWINGING BENCH- LANDSCAPE FORMS, WOOD SLATS, MATTE BLACK METAL FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS. CONTRACTOR TO INSTALL SEPARATE SWING ATTACHMENTS.
 4. METAL PORTAL TO HAVE A WELDED CONNECTION, SEE STRUCTURAL DRAWINGS. LED STRIP TO FOLLOW INSIDE BEAM SHINING DOWNWARDS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND COORDINATE ELECTRICAL.
 5. CONCRETE COLUMN TO BE BOARD FORM, NATURAL CONCRETE COLOR OR APPROVED OTHER



1 TYPICAL PORTAL WITH SWING BENCH
1/4" = 1'-0"

P-CO-139

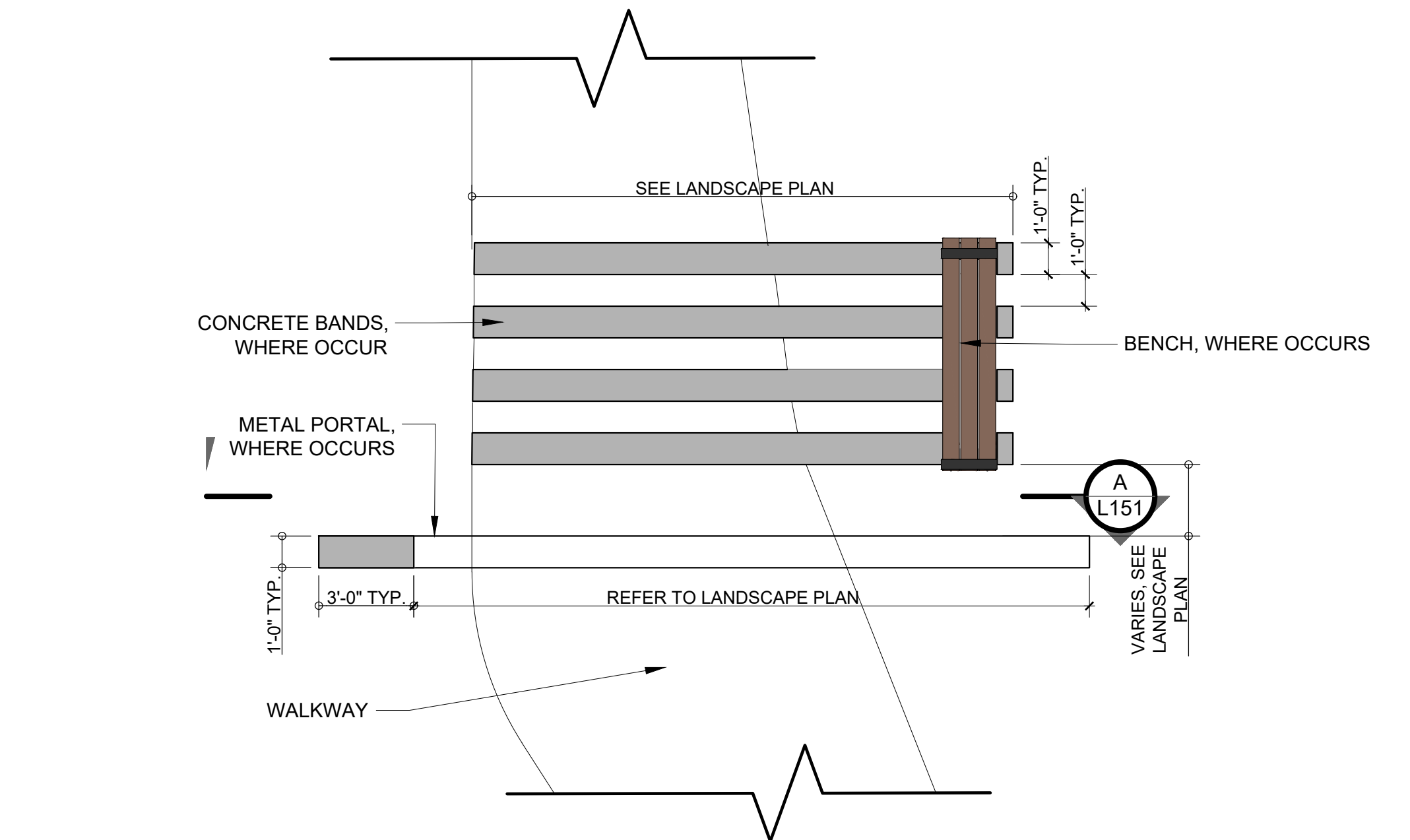
- NOTES:
1. ALL FOOTINGS, CONNECTIONS, AND ATTACHMENTS PER STRUCTURAL
 2. CONCRETE WALL AND PLANTER TO BE BOARD FORM, NATURAL GRAY CONCRETE COLOR OR APPROVED OTHER
 3. MONUMENT SIGNAGE TO BE METAL, POWDERCOATED BLACK. OFFSET SIGNAGE FROM THE CONCRETE WALL BY AT LEAST 4 INCHES, ELECTRICAL CONNECTION PER CONTRACTOR. SIGNAGE TO BE BACKLIT, FINAL DECISION PER DEVELOPER.



3 SECONDARY MONUMENT
1/4" = 1'-0"

P-CO-INS-05

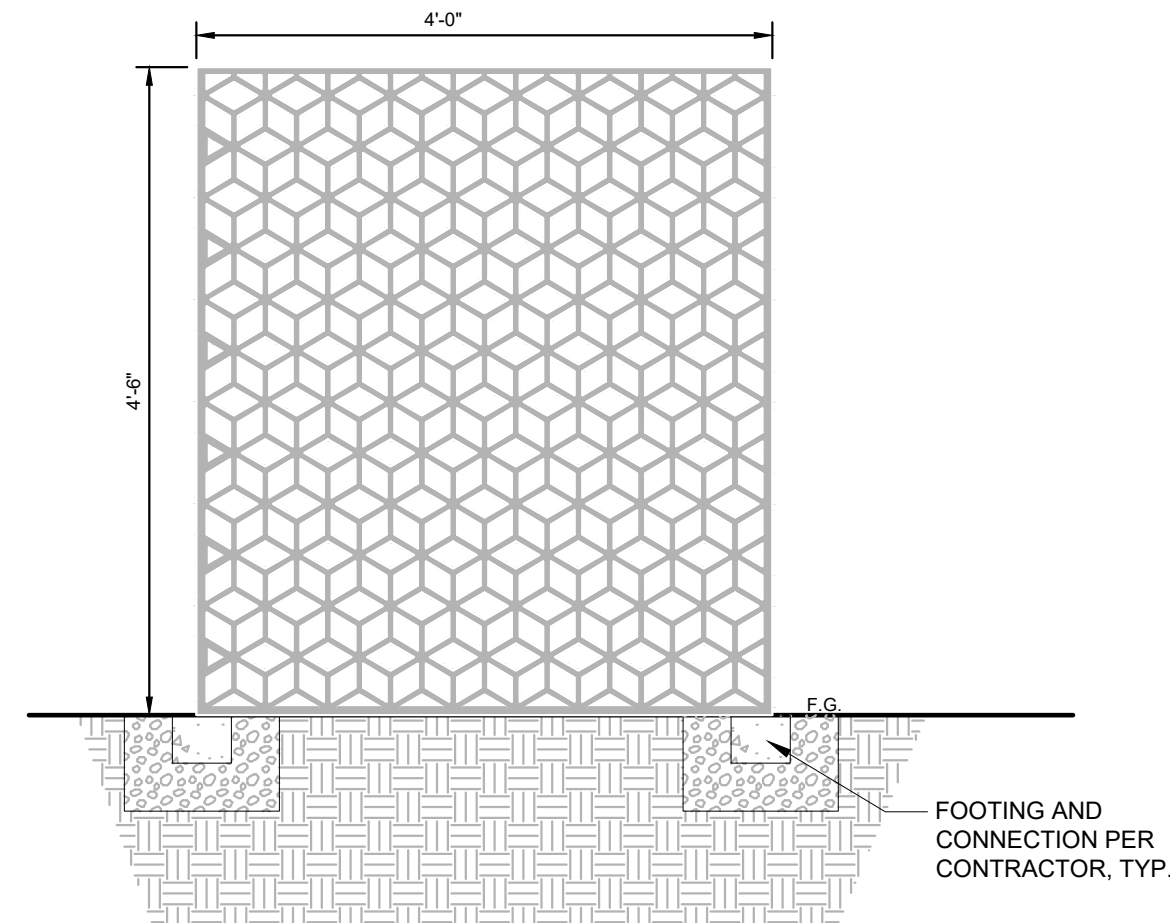
- NOTES:
1. ALL FOOTINGS, CONNECTIONS, AND ATTACHMENTS PER STRUCTURAL
 2. CONCRETE BAND COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
 3. BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS
 4. METAL PORTAL TO HAVE A WELDED CONNECTION, SEE STRUCTURAL DRAWINGS. LED STRIP TO FOLLOW INSIDE BEAM SHINING DOWNWARDS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND COORDINATE ELECTRICAL.
 5. CONCRETE COLUMN TO BE BOARD FORM, NATURAL CONCRETE COLOR OR APPROVED OTHER



2 TYPICAL PORTAL
1/4" = 1'-0"

P-RE-233

- NOTES:
1. ALL FOOTINGS, CONNECTIONS AND ATTACHMENTS PER CONTRACTOR
 2. FENCE TO BE BOK MODERN, PATTERN A41.1, POWDERCOATED BLACK. FLAT PANEL SIDE TO FACE OUTSIDE OF FENCED AREA. INSTALL PER MANUFACTURERS RECOMMENDATIONS. FENCE TO BE CENTERED ON CONCRETE WALL.
 3. SEE SITE PLAN FOR FENCE LOCATION.



4 4'-6" FENCE
3/4" = 1'-0"

P-CO-143

REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO:	24-2948
DATE:	05.08.2025
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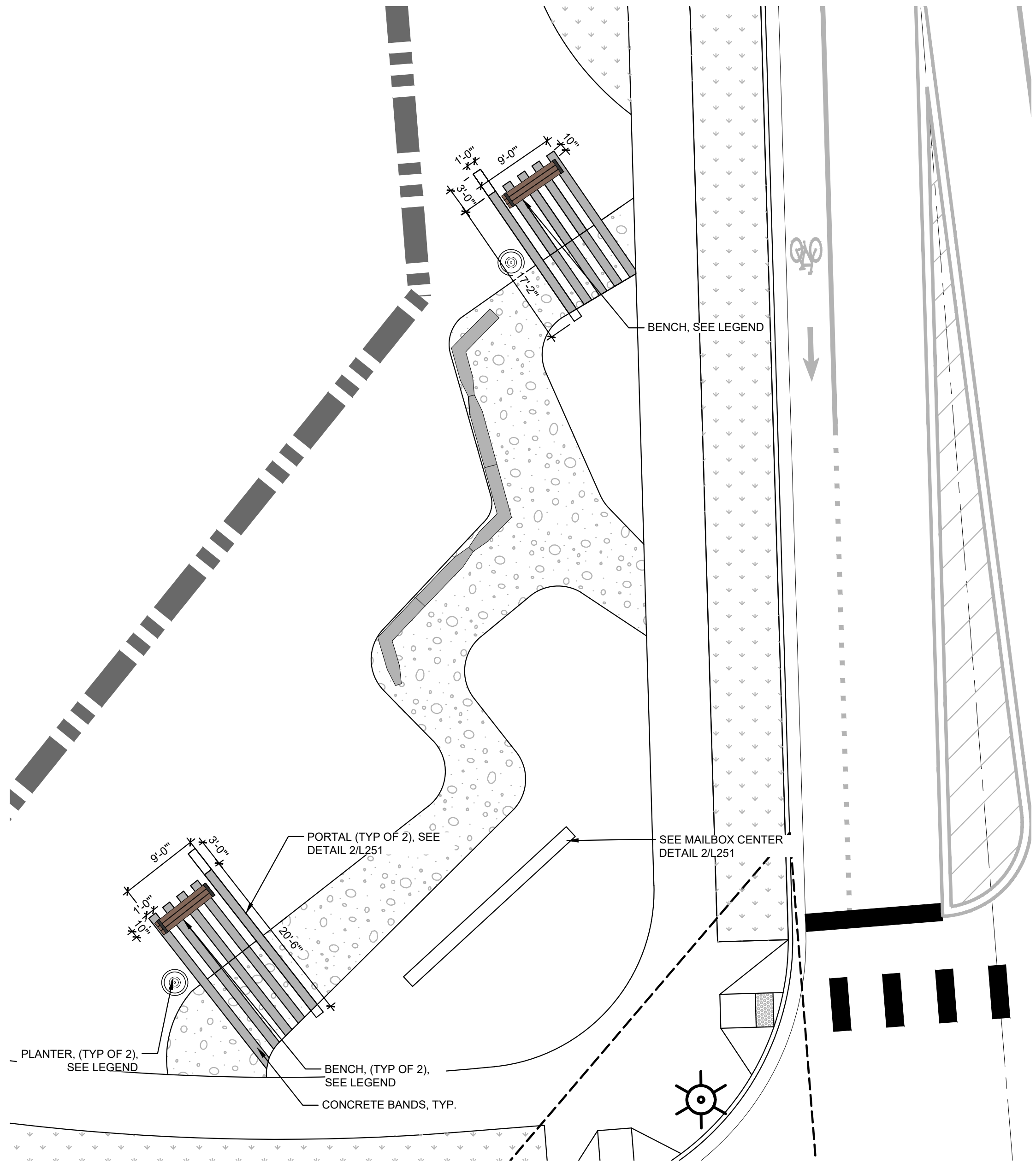
DRAWING TITLE

LANDSCAPE DETAILS

SHEET NUMBER

L251

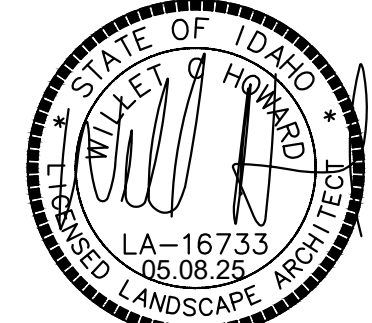
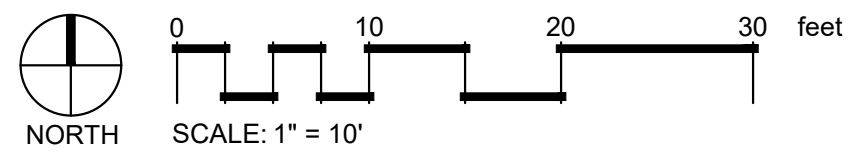
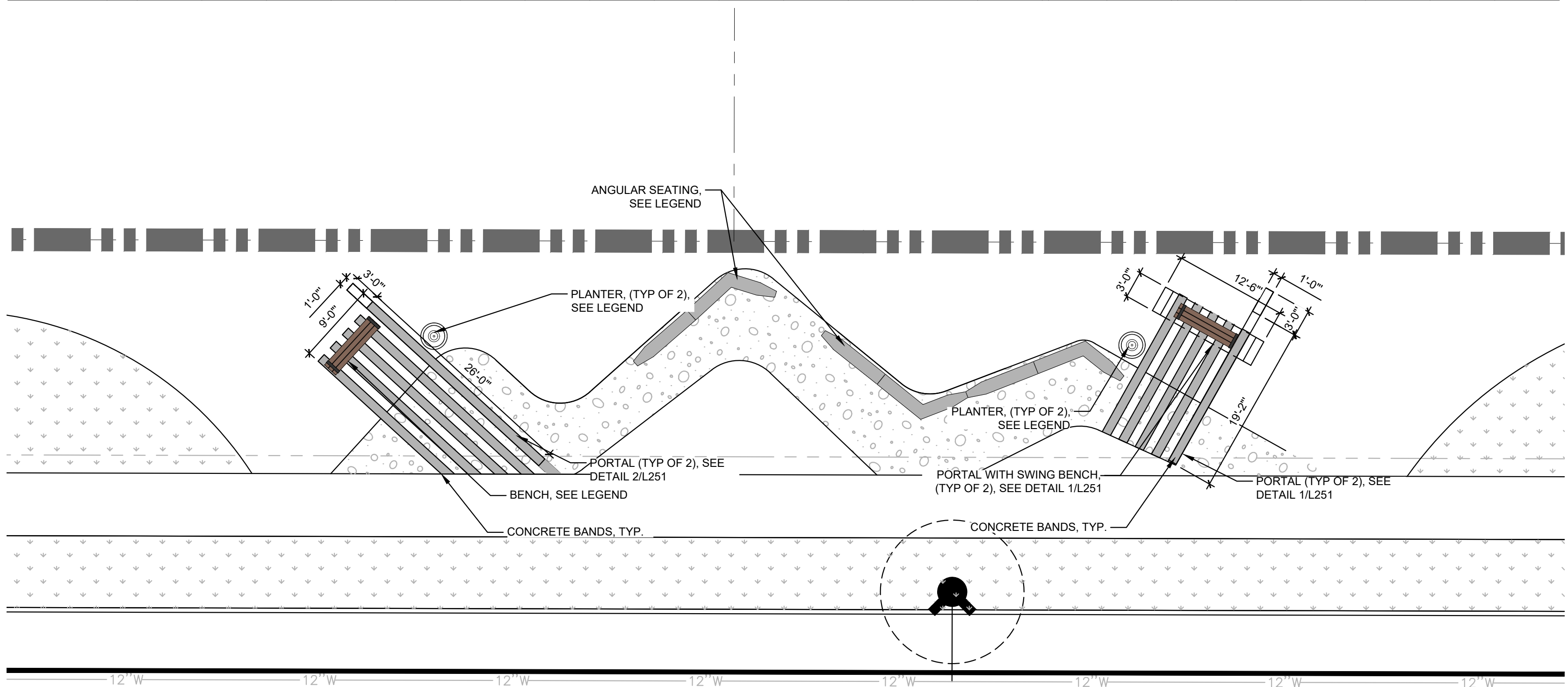
AREA #2:



AREA #1:



AREA #3:



MRK	DATE	Description
△	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
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DRAWING TITLE

ENLARGEMENT AREAS

SHEET NUMBER

L252

Technical drawing of a landscape design section. The drawing shows a planter (TYP OF 2) with dimensions 12'-0" and 3'-0". The planter is filled with concrete bands (TYP). The planter is located next to a portal with a swing bench (TYP OF 1) and another portal (TYP OF 2). The drawing includes dimensions for the portals and the planter. The drawing is labeled with 'PORTAL WITH SWING BENCH (TYP OF 1), SEE DETAIL 1/L251', 'PORTAL (TYP OF 2), SEE DETAIL 1/L251', and 'CONCRETE BANDS, TYP.'. The drawing also includes a north arrow and a scale bar.

	SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
	PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
	CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
	NATURE PLAY SURFACE - DECOMPOSED GRANITE ROCK
	ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
	TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS

■■■■■■■■■■ 4'-6"H FENCE, SEE DETAILS ON L251

○ TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS

 ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. COMBINATION OF ALL (3) SIZE OPTIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS

 BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

*SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS

◎ PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE

Site plan of a park area showing a river, walkways, and various structures. The plan includes dimensions, material callouts, and a north arrow.

Dimensions:

- 1'-0"
- 3'-0"
- 9'-0"
- 19'-6"
- 12'-0"
- 10'-0"
- 12'-0"
- 10'-0"

Callouts:

- PLANTER, (TYP OF 2), SEE LEGEND
- PORTAL (TYP OF 2), SEE DETAIL 2/L251
- BENCH, SEE LEGEND
- CONCRETE BANDS, TYP
- SEE DETAIL 3/L251

North Arrow:

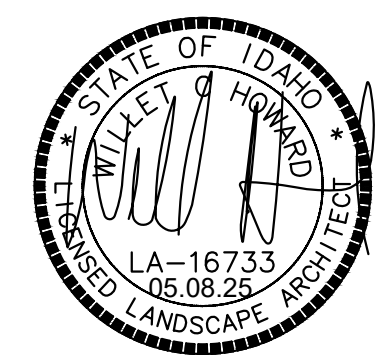
North arrow pointing towards the top right of the plan.



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INSPIRADO
PHASES NO. 3 & 4

STAR, ID

REVISIONS

MRK	DATE	Description
	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
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DRAWING TITLE

ENLARGEMENT AREAS

SHEET NUMBER

L253

STACK ROCK GROUP - AGENCY REVIEW SET

A B C D E F G H





Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ ACZ
☐ Boise
☐ Eagle
☐ Garden City
☐ Meridian
☐ Kuna
☒ Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat FP-25-07

Development Name/Section Inspiredo Place 4 CDH File # _____

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☒ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water
- ☒ 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water
- ☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- ☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- ☐ 11. Land development application, fee per lot, test holes and full engineering report is required.
- ☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☐ 14. _____

Reviewed By: Rowena

Date: 7/22/25



Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ ACZ
☐ Boise
☐ Eagle
☐ Garden City
☐ Meridian
☐ Kuna
☒ Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat FP-25-06

Development Name/Section Inspired Ph. 3 CDH File # _____

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- ☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☒ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
- ☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water
- ☒ 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- ☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water
- ☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- ☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- ☐ 11. Land development application, fee per lot, test holes and full engineering report is required.
- ☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- ☐ 13. We will require plans be submitted for a plan review for any:
- ☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☐ 14. _____

Reviewed By: RWB

Date: 7/22/25