

CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

City of Star - Planning & Zoning Department Shu 1. Mul. 1. May 2. 2022 FROM:

MEETING DATE: May 2, 2023

FP-23-03, Final Plat, Cranefield Subdivision Phase 1 FILE(S) #:

REQUEST

Applicant is seeking approval of a Final Plat for Cranefield Subdivision Phase 1, consisting of 73 residential lots and 5 common lots on 10.66 acres. The property is located at 12667 W. State Street in Star, Idaho. Ada County Parcel Number S0418223400.

APPLCIANT: **OWNER:** REPRESENTATIVE:

Williams Communities 21080 Centre Point Pkwy Santa Clara, CA 91350

WH Star 203, LLC 11760 W. Executive Dr., Ste. 120 Boise, Idaho 83713

Tim Nicholson Kimley-Horn & Associates 1100 W. Idaho St., Ste. 210 Boise, Idaho 83702

PROPERTY INFORMATION

Land Use Designation -Residential R-4-DA

Phase 1

Acres -10.66 acres

Residential Lots -**73** Attached -66 Detached -Common Lots -5 Commercial Lots -0

HISTORY

June 1, 2021 Council approved applications for Rezone (RZ-21-02), Preliminary Plat

(PP-21-05), Private Road (PR-21-04) and Development Agreement (DA-21-04) for Cranefield Subdivision. The preliminary plat was approved for 137 detached single family residential lots and 66 attached single family residential lots and 12 common lots on 50.56 acres with a density of 4.0 dwelling units per acre.

June 28, 2021

The Council received a request for reconsideration from Pinewood Lakes Community Association on June 28, 2021. On August 3, 2021, the Council granted the request for reconsideration and directed the Staff to provide revised Findings of Fact, conclusions of Law that address specific claims made by the Petitioner of the reconsideration request regarding the deficiencies in the record as it relates to Sections 8-1B-1C and 8-6A-7 of the Star Unified Development Code.

GENERAL DISCUSSION

The Final Plat layout for Cranefield Subdivision, Phase 1 generally complies with the approved Preliminary Plat. After Phase 1, there will be a total of 66 attached lots platted, leaving 0 attached residential lots for future phases and 7 detached lots platted, leaving 130 detached residential lots for future phases of the development. The preliminary plat was approved with a total of 203 residential lots (66 attached and 137 detached).

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

The Preliminary Plat submitted contains 203 single family residential lots, and 12 common area lots for a total of 215 total lots. The residential lots will include 137 detached single-family dwellings and 66 attached single-family townhomes. Lots range in size from 1,545 square feet (attached townhomes) to 25,586 square feet with the average lot size of 6,281.58 square feet. The street system within the development will be both public and private. Proposed local public streets and private streets measure 36 ft from back of curb to back of curb on the submitted preliminary plat which meets the minimum City width requirement of the UDC. The private alleyways within the townhome section of the development will measure 24 feet in width. The Star Fire District has approved the width of the alleyways.

The applicant has indicated on the preliminary plat that the development will contain a total of 13.53 acres (26.8%) of open space with the majority being usable open space (over 15%). This exceeds the minimum requirements for total and usable open space in the current Unified Development Code, Section 8-4E-2. Amenities proposed include a community pool with on-site restroom and changing rooms, a tot lot, an open space park with picnic area, a public pathway along the Lawrence-Kennedy Lateral that will connect to the east and west, and a pond with a fishing dock.

The development has two current access points, including an access to the east at W. Bridger Bay Drive (Pinewood Lakes Subdivision), and north at S. Quincannon Avenue (Stonecrest Subdivision). In addition, two stub streets to the west are included for future connection to S. Can Ada Road extension and a future planned collector road to the west.

ADDITIONAL DEVELOPMENT FEATURES:

Sidewalks

Sidewalks are proposed at five-foot (5') widths and will be detached throughout the subdivision with 8-foot landscape strips.

Streetlights

A streetlight location plan and design sample has been submitted by the applicant. Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a concept design for the streetlights that meet the intent of this criteria. Staff will continue to work with the applicant on the final design.

Pathways

The development contains several internal pathways throughout the development linking open space and amenities to the residents. City policy requires all pathways to be improved with a concrete or asphalt surface. The City has also been working towards public pathway connections along canals and other waterways with the individual irrigation districts. The applicant has included a pathway along the Lawrence-Kennedy lateral that will connect the proposed community to the east and eventually the north and west. The applicant shall provide a public easement for this pathway.

Subdivision and Street Names

Street names will be approved by Ada County prior to signature of final plat. The subdivision name has been approved by the County Surveyor.

<u>Landscaping</u>

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. The submitted landscape plan meets this requirement.

Floodplain

The property is located within a Special Flood Hazard Area. The applicant shall submit an application Permit to Develop in an Area of Special Flood Hazard to the City Engineer for review and approval.

• Block Length Waiver

Many of the block lengths in the proposed subdivision exceed the 750' maximum block length requirement. Given the physical constraints of the property, including the locations of existing stub street from the east and north, along with the unique, circuitous layout of the street system and use of private streets, Staff is supportive of

a waiver to the block lengths in this development. The applicant should work with the Highway District with regards to traffic calming technics, if necessary.

Phasing Plan

The applicant has submitted a phasing plan for this development.

Setback Waiver

The applicant has requested the following setbacks through the Development Agreement for the attached single-family dwellings:

- Zero (0') setback for interior lot lines, and
- 3-foot rear setback from garage to alley.
- 14-foot corner side yards from back of sidewalk.
- 14-foot front yards from back of sidewalk.
- 15 feet minimum between buildings.

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 1 is 6.85 du/acre, with attached and detached single family residential lots.

Common/Open Space and Amenities – Proposed in Phase 1:

- Tot Lot
- Walking Trail Along Lawrence Kennedy Canal

<u>Mailbox Clusters</u> – The Star Postmaster, Mel Norton has approved the mailbox clusters for this development to be placed on the south side of Hwy 44, between N. Can Ada Road and S. Highbrook Way, which appears to be on the southeast corner of Block 4, Lot 31 of Phase 1. The Postmaster's letter of approval was included in the application material.

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

<u>Street Names</u> – Letter or approval of street names from Ada County was included in the application packet and are reflected accordingly on the submitted final plat.

<u>Sidewalks</u> – Sidewalks are proposed to be 5 foot wide and detached throughout the development with eight foot (8') wide landscape strips.

<u>Landscaping</u> - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of

street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements.**

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on April 13, 2023.

FINDINGS

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

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

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

- B. Public services are available or can be made available and are adequate to accommodate the proposed development.
- Staff finds that all public services are available and able to accommodate this development.
- C. There is public financial capability of supporting services for the proposed development. Staff knows of no financial hardship that would prevent services from being provided.
- D. The development will not be detrimental to the public health, safety or general welfare; and, Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.
- E. The development preserves significant natural, scenic or historic features. Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

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:

- Match rear lot widths of Lots 2-9, Block 6* of the approved Preliminary Plat with rear lot lines of the adjacent Pinewood Lakes Subdivision to the east. This may result in the removal of one (1) lot.
- Match rear lot lines of Lots 11-24, Block 6* of the approved Preliminary Plat with rear lot lines of the adjacent rectangular lots in Pinewood Lakes Subdivision to the east

- and utilize those lot widths adjacent to the pie shaped lots. This may result in the removal of one (1) or more lots.
- Construction traffic shall be directed north to W. State Street via the Stonecrest Subdivision access. No heavy equipment shall be transported to or from the construction site through adjacent subdivisions during normal school bus pick-up or drop-off hours.
- Twenty Foot (20') rear yard setbacks (R-2 standard) shall only be allowed on all lots along the eastern boundary of the development, south of the Lawrence Kennedy Canal (Lots 11-24, Block 6* of the approved Preliminary Plat).
- Single-story homes shall be required where abutting existing single-story homes in Pinewood Lakes Subdivision along the eastern boundary of the development, south of the Lawrence Kennedy Canal (Lots 11-24, Block 6* of the approved Preliminary Plat).
- Parking spaces shall be provided for the pool for guest parking. This shall be illustrated in the revised landscape plan.
- A Conditional Letter of Map Revision (CLOMR) shall be required prior to any construction on the property.
- A six-foot (6') vinyl fence shall be constructed along the entire western boundary of the subdivision adjacent to the existing agricultural use to the west. A gate shall be required at the northern stub street to the west unless an emergency or secondary access connection is not obtained, at which point the fencing shall be solid at the stub.
- The developer shall extend the right of way of the future extension of Bridger Bay Drive to the north boundary of the subdivision at the 3-way intersection in the northwest corner of the development in order to accommodate a potential four-way intersection and future northern roadway extension. If a connection to the north is not approved within one year of the approval date of Cranefield Subdivision, this condition shall not apply.
- Rear fences of lots, where fencing currently does not exist, abutting Pinewood Lakes Subdivision south of the Lawrence-Kennedy Lateral shall have wrought iron style fencing installed by the developer.
- The applicant shall dedicate a public access easement for the pathway along the Lawrence-Kennedy Lateral to the City for public use.
- The Council hereby allows, through the Development Agreement process, waivers to the 750' maximum block length and the allowance of attached single-family dwellings in the R-4 zoning district.
- The Council hereby allows the following setback waivers for the attached single-family dwellings:
 - o Zero (0') setback for interior lot lines, and
 - 3-foot rear setback from garage to alley.
 - o 14-foot corner side yards from back of sidewalk.
 - o 14-foot front yards from back of sidewalk.

15 feet minimum between buildings.

*Lot numbers subject to change with revised Preliminary Plat

CONDITIONS OF APPROVAL

- 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 approximately \$355 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$72,798.00. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 1 has 73 residential lots for a fee of \$25,915.00 (73 x \$355).
- 2. The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.
- 3. The applicant shall submit a revised Landscape Plan referencing the revised Preliminary Plat and including parking spaces at the pool area, a six-foot (6') vinyl fence along the entire western boundary of the development with an optional gate at the northernmost western stub if access is granted, and wrought iron fencing along the eastern boundary of the development, south of the Lawrence-Kennedy Lateral, where existing fencing does not exist.
- 4. The applicant shall provide a recorded public easement for the pathway located along the Lawrence-Kennedy Lateral prior to signature of the Final Plat.
- 5. The applicant shall submit a revised Preliminary Plat matching rear lot widths of Lots 2-9, Block 6* of the approved Preliminary Plat with rear lot lines of the adjacent Pinewood Lakes Subdivision to the east and matching rear lot lines of Lots 11-24, Block 6* of the approved Preliminary Plat with rear lot lines of the adjacent rectangular lots in Pinewood Lakes Subdivision to the east and utilizing those lot widths adjacent to the pie shaped lots. The Preliminary Plat shall also show the right of way of Bridger Bay Drive in the northwest corner of the development at the intersection extending to the north property line for potential future extension to the north. If a connection to the north is not approved within one year of the approval date of Cranefield Subdivision, this condition shall not apply.
- 6. The approved Preliminary Plat for Cranefield Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 7. 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.
- 8. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.

- 9. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- 10. 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.
- 11. 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)
- 12. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
- 13. 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.
- 14. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
- 15. 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.)
- 16. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
- 17. 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.
- 18. A separate sign application is required for any subdivision sign.
- 19. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior** to signature of the final plat.
- 20. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
- 21. 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.
- 22. 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.
- 23. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
- 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.
- 27. **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.

- 28. Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.
- 29. Any additional Condition of Approval as required by Staff and City Council.

	COUNCIL DECISION
The Star City Council	File # FP-23-03 Cranefield Subdivision, Final Plat, Phase 1
on , 202	3.

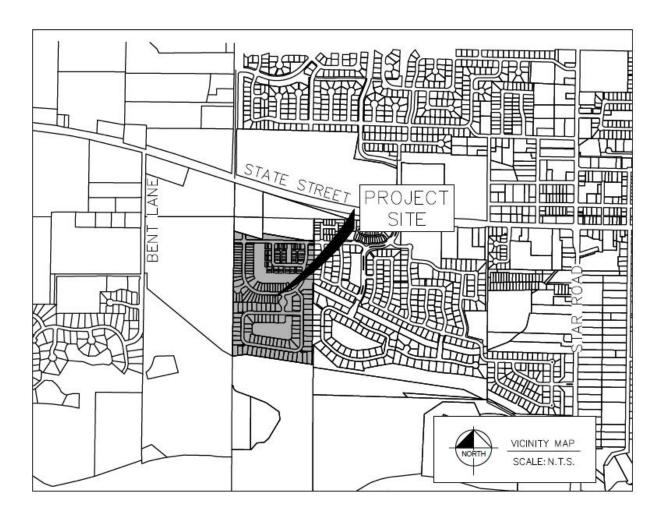


Figure 1: Vicinity Map



March 8, 2023

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

RE: Cranefield Subdivision No. 1

Dear Ryan,

Attached for your review is the Final Plat application for Cranefield Subdivision No. 1. This plat has been submitted in conformance with the City of Star's Zoning Code and substantial compliance with the approved Preliminary Plat and Conditions of Approval.

Cranefield No. 1 includes 66 single-family attached residential lots and 7 detached single-family residential lots on approximately 10.66 acres. The gross density is 6.85 units per acre. The typical detached lot width is 72-feet and lot sizes will range from 6,900 SF to 9,650 SF. The typical single-family attached lot is 32-feet wide and ranges from 1,450 SF to 4,850 SF in lot size. The overall open space for phase 1 is 3.19 acres (approximately 30.0%) with 2.47 acres of useable open space. Amenities for the phase 1 subdivision include a playground in the central open space area and a walking trail along the Lawrence Kennedy Canal; the remaining landscape areas will be generously planted.

Construction of Cranefield Subdivision No. 1 will substantially comply the approved preliminary plat. If you have any questions or need additional information, please reach out to me at 208-410-6147 or at tim.nicholson@kimley-horn.com.

Thanks for your review and assistance with this application,

Tim Nicholson, P.E.

Project Engineer

FP-23-03



FILE NO.: __

City of Star P.O. Box 130 Star, Idaho 83669 P: 208-286-7247

FINAL PLAT APPLICATION

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

Date Application Received: 03/09/2023 Frocessed by: City:	
. 1300000 0 j. 0.0j.	
Applicant Information:	
PRIMARY CONTACT IS: Applicant Owner	Representative X_
Applicant Name:Williams Communities Applicant Address:21080 Centre Pointe Pkwy, Santa Clara, CA Phone: Email:	
Owner Name:WH Star 203, LLC Owner Address:11760 W. Executive Dr., Suite 120, Boise ID Phone: Email:	
Representative (e.g., architect, engineer, developer): Contact:	Zip: <u>83702</u>
Property Information:	
Subdivision Name: Cranefield Subdivision	
Parcel Number(s): <u>S0418223400</u>	
Approved Zoning: R4 Units pe	r acre: 4
Total acreage of phase: 10.66 acres Total nu	mber of lots: 78
Residential: 73 Commercial:	
Common lots: 5 Total acreage of common lots:	3.19 acres Percentage: 30.0%
Percent of common space to be used for drainage: 8.5%	Acres: 0.27 acres (undergroun
Special Flood Hazard Area: total acreage1.91 (Approved	number of homes <u>0</u>
Changes from approved preliminary plat pertaining to this	s phase:
Preliminary Plat	Final Plat
Number of Residential Lots:	73
Number of Common Lots:5	5
Number of Commercial Lots: 0	0
Roads: Bridger Bay Dr, Road B, Road C, Alley 1, Alley 2, Alley	Bridger Bay Dr, W. Callisto Ln, W. Mars Ln, S
3, Alley 4, Alley 5, Alley 6, Alley 7, Alley 8, Alley 9	Koyukuk Ave, S. Pecknold Ln, S Ripplerock Ln,

Amenities:	Tot Lot in Block 3 Lot 7
Flood Zone Data: (This Info Must Be Fille	d Out Completely Prior to Acceptance):
Subdivision Name: Cranefield Subdivision	Phase: 1
Special Flood Hazard Area: total acreage	1.91 (Approved number of homes _ 0
 A note must be provided on the fina which the property or properties are 	plat documenting the current flood zone in located. The boundary line must be drawn on more flood zones intersect over the property or
FIRM effective date(s): mm/dd/year	
Flood Zone(s): Zone X, Zone A, Zone Base Flood Elevation(s): AE0	

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		Staff
(√)	Description	(√)
X	Completed and signed copy of Final Plat Application	
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
	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. 	
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
X	Electronic copy of current recorded warranty deed for the subject property	
X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
X	Electronic copy of vicinity map showing the location of the subject property	
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
X	One (1) 11" X 17" paper copy of the Final Plat	
X	Electronic copy of the Final landscape plan**	

X	One (1) 11" X 17" copy of the Final landscape plan	
X	Electronic copy of site grading & drainage plans**	
X	Electronic copy of originally approved Preliminary Plat**	
N/A	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
X	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight design and location information	
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
N/A	Electronic copy of all easement agreements submitted to the irrigation companies	
	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
2 P	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 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) with the files named with project name and plan type.	3 n
	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.	, a
ž.	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

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

Date

*B#B#B#B#B#B#B#B#B#B#B#B#B#B#B#B#B#B#B#	
A notary public or other officer completing this certificate ver to which this certificate is attached, and not the truthfulness	rifies only the identity of the individual who signed the document s, accuracy, or validity of that document.
State of California County of LOS ANGKLES On Rob 28, 2023 before me, Robert Market M	Here Insert Name and Title of the Officer
percentally appeared	Mama(a) of Signar(a)
	Name(s) of Signer(s)
who proved to me on the basis of satisfactory eviden to the within instrument and acknowledged to me tha authorized capacity(ies), and that by his/her/their sign upon behalf of which the person(s) acted, executed the	nature(s) on the instrument the person(s), or the entity
KELLY BROWN Notary Public - California Los Angeles County Commission # 2408836 My Comm. Expires Jul 20, 2026	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.
Place Notary Seal and/or Stamp Above	Signature of Notary Public
Completing this information can d	deter alteration of the document or form to an unintended document.
Description of Attached Document Title or Type of Document: FINAL PLAT Document Date: Value 28, 20 Signer(s) Other Than Named Above:	Number of Pages: 4
Capacity(ies) Claimed by Signer(s) Signer's Name: □ Corporate Officer – Title(s): □ Partner – □ Limited □ General □ Individual □ Attorney in Fact □ Trustee □ Guardian or Conservator □ Other:	Signer's Name: Corporate Officer – Title(s): Partner – Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other:

Signer is Representing: _____

Signer is Representing:

CRANEFIELD SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE NW $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST ADA COUNTY, IDAHO

CRANEFIELD LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 18 FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 18 BEARS SOUTH 88°25'08" EAST, 2,504.41 FEET; THENCE ON THE WEST BOUNDARY LINE OF SAID SECTION 18, SOUTH 00°47'01" WEST, 215.68 FEET TO THE REAL POINT OF

THENCE NORTH 01°06'57" EAST, 92.00 FEET TO THE SOUTHWEST CORNER OF STONECREST SUBDIVISION NO. 1 AS FILE IN BOOK 119 OF PLATS AT

THENCE ON THE SOUTHERLY BOUNDARY LINE OF SAID STONECREST SUBDIVISION NO. 1 AND THE EASTERLY EXTENSION THEREOF, SOUTH 80°37'42" EAST, 785.51 FEET TO THE WEST BOUNDARY LINE OF PINEWOOD LAKES SUBDIVISION PHASE 1 AS FILE IN BOOK 87 OF PLATS AT PAGES 9974 THROUGH 9976. RECORDS OF ADA COUNTY. IDAHO:

THENCE ON THE WEST BOUNDARY LINE OF SAID PINEWOOD LAKES SUBDIVISION PHASE 1 AND THE WEST BOUNDARY LINE OF PINEWOOD LAKES SUBDIVISION PHASE 2 AS FILE IN BOOK 92 OF PLATS AT PAGES 11022 AND 11023, RECORDS OF ADA COUNTY, IDAHO, SOUTH 00°25'33" WEST, 623.85 FEET TO THE SOUTHWEST CORNER OF SAID PINEWOOD LAKE SUBDIVISION PHASE 2;

THENCE LEAVING SAID WEST BOUNDARY LINE, NORTH 63°35'22" WEST, 14.96 FEET

THENCE SOUTH 00°34'48" WEST, 1,225.82 FEET;

THENCE NORTH 81°23'03" WEST, 1,004.95 FEET;

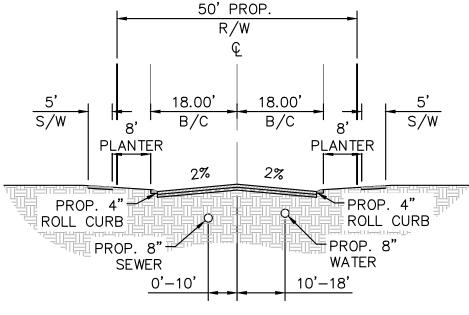
THENCE SOUTH 82°54'49" WEST, 205.67 FEET TO THE WEST BOUNDARY LINE OF SAID SECTION 18;

THENCE NORTH 00°47'01" EAST, 1,879.39 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 2,201,105 SQUARE FEET OR 50.53 ACRES, MORE OR LESS. END OF DESCRIPTION.

PRELIMINARY PLAT NOTES

- 1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCE TO NAVD '88
- 2. THE PUBLIC STREETS IN THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACHD STANDARD FOR PUBLIC
- AND 53 BLOCK 6, LOT 1 BLOCK 7, AND LOTS 18 AND 29 BLOCK 8 SAID LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE. STORMWATER RUNOFF GENERATED ON THIS SITE SHALL HAVE A
- ONSITE STORAGE FACILITIES. 5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- 6. THIS SUBDIVISION WILL RECEIVE PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE
- 7. DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT. 8. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR
- SEWER AND WATER DISTRICT 9. 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 WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR
- 10. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805
- OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS. 11. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF STAR CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT OR DEVELOPMENT AGREEMENT.
- 12. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
- 13. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF STAR AT THE TIME OF THE RE-SUBDIVISION.
- 14. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED.
- 15. FRONT AND REAR YARDS WILL BE SUBJECT TO A 10' EASEMENT AND ALL SIDE YARDS WILL BE SUBJECT TO A 5' EASEMENT FOR DETACHED HOMES, AS NEEDED. ATTACHED UNITS WILL BE SUBJECT TO DIFFERENT FRONT, REAR, AND SIDE YARD EASEMENTS.
- 16. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION / DRAINAGE ENTITY.
- 17. RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.



STANDARD LOCAL SECTION (PUBLIC) NOT TO SCALE

CIVIL ENGINEER

WILLIAMS HOMES KIMLEY-HORN AND ASSOCIATES, INC. 21080 CENTRE POINTE PARKWAY 950 W. BANNOCK STREET, SUITE 1100 SANTA CLARITA, CA 91350 BOISE, IDAHO 83702 PHONE: (208) 297-2885 TELEPHONE: (661) 222-9207 CONTACT: TIM NICHOLSON, PE CONTACT: MIKE BADNER

IDAHO SURVEY GROUP 9955 W. EMERALD ST. BOISE, ID 83704 PHONE: (208) 846-8570 CONTACT: CODY MCCAMMON, PLS

LEGEND

OWNER/DEVELOPER

	PROPOSED CL/SECTION LINE		PROPOSED FIRE HYDRANT
<u> </u>	PROPOSED SWALE	8	PROPOSED GATE VALVE
	PROPOSED BOUNDARY	A	SIDEWALK RAMP
	ROAD RIGHT OF WAY		PROP. STORM DRAIN
	LOT LINE		PROP. CATCH BASIN
	EASEMENT		EXISTING CATCH BASIN
S	PROPOSED 8" SEWER	S	EXISTING SEWER MAIN
	PROPOSED 8" WATER (3' COVER)	W	EXISTING WATER MAIN
	STORM WATER INFRASTRUCTURE	EP	EXISTING EDGE OF PAVEMENT
	EASEMENT	EGR	EXISTING EDGE OF GRAVEL ROAD
	PROPOSED CURB	X	EXISTING FENCE
•	PROPOSED STORM DRAIN MANHOLE	OP	EXISTING OVERHEAD POWER
	PROPOSED CATCH BASIN		EXISTING GAS LINE
©	PROPOSED SEWER MANHOLE		· · ·

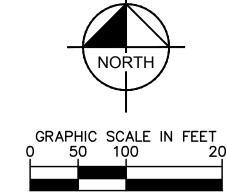
PRELIMINARY PLAT DATA

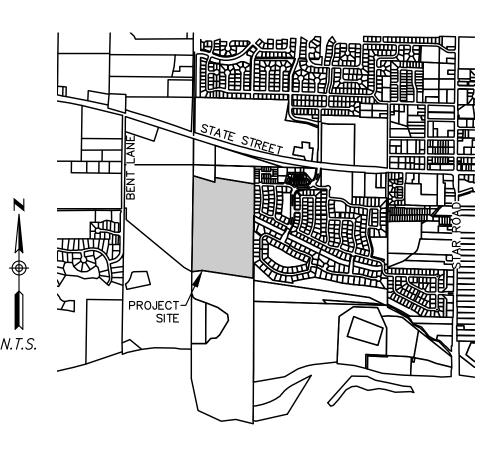
EXISTING ZONING: R-3-DA PROPOSED ZONING: R-4-DA

GROSS ACREAGE: 50.56 AC TOTAL LOTS: 215 RESIDENTIAL LOTS: 203 COMMON LOTS: 12 RESIDENTIAL GROSS DENSITY: 4.0 DU/AC

TOTAL OPEN SPACE: 13.53 AC (26.8%)

AVERAGE LOT AREA: 5.000 SF MINIMUM LOT AREA: 1,449 SF





VICINITY MAP

SHEET INDEX				
SHEET NUMBER	SHEET TITLE			
1	COVER SHEET			
2	EXISTING CONDITIONS			
3	PROPOSED CONDITIONS			
4	LOT & CURVE DATA			
5 PRESSURE IRRIGATION PLA				

ALLEY 2% 2% PROP.

LAND SURVEYOR

STANDARD ALLEY SECTION (PRIVATE)

NOT TO SCALE



PROJECT NO. 093683001

DRAWING NAME

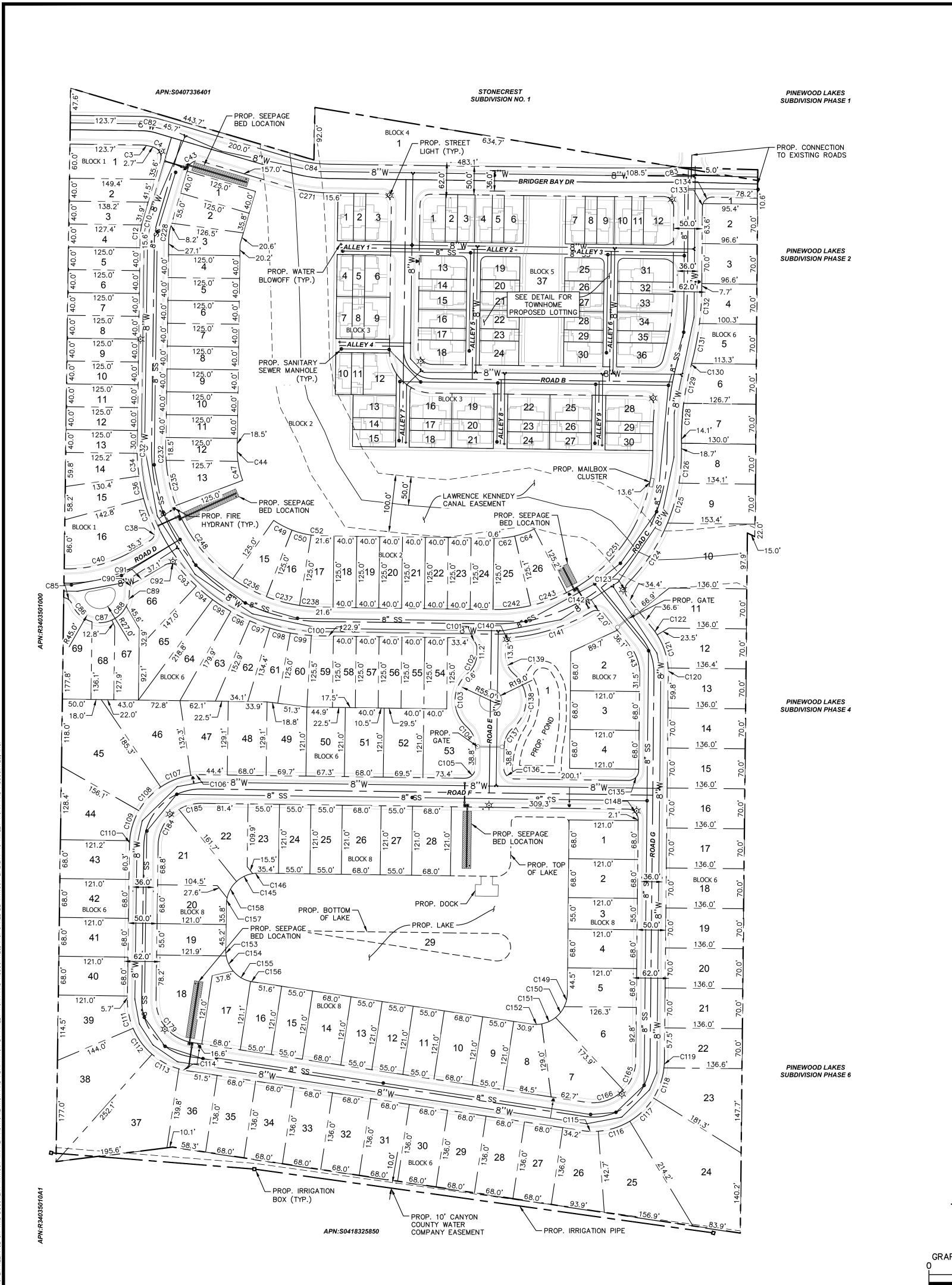
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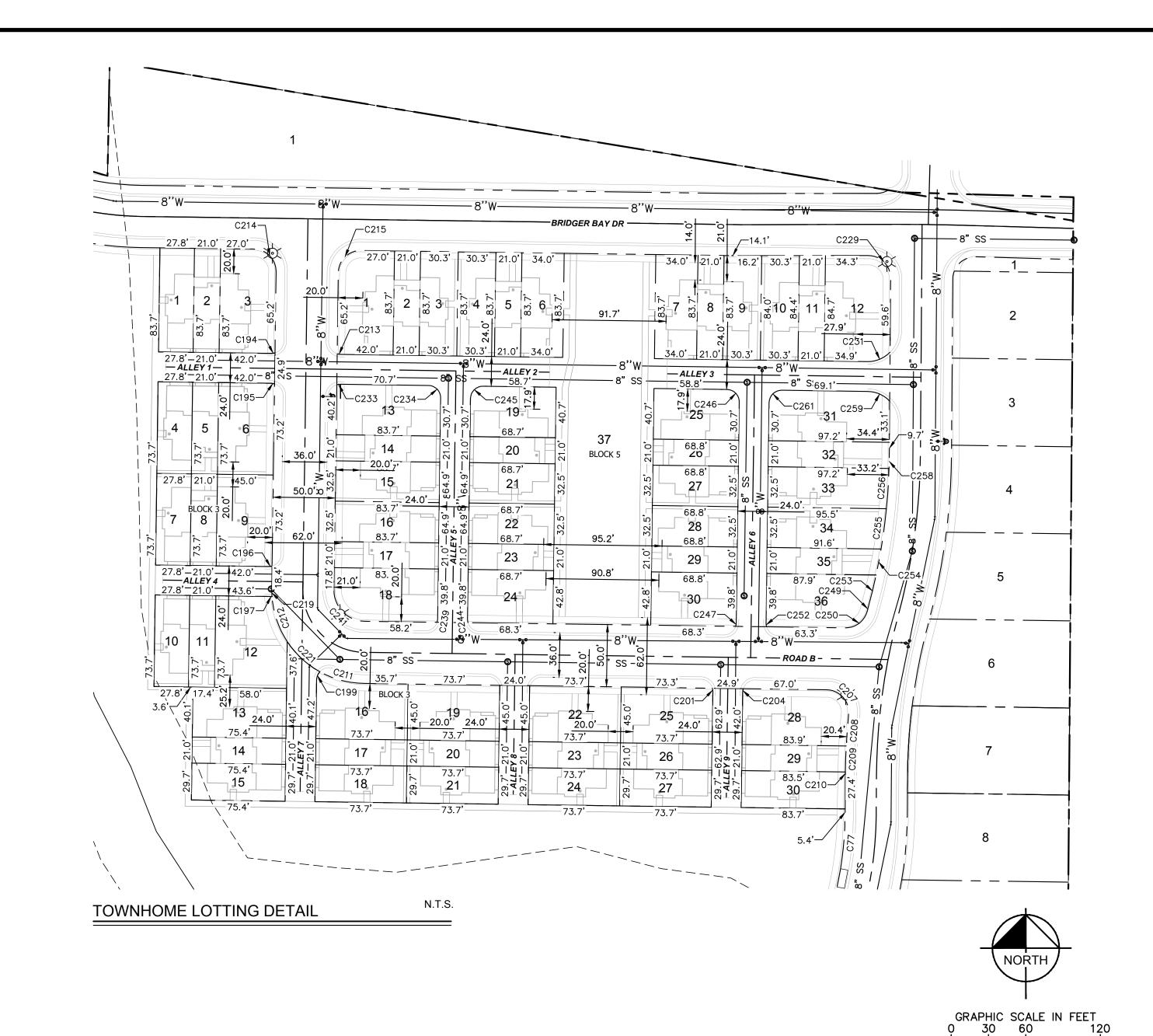
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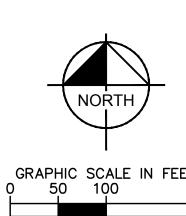
OVE

PP-CVR

1 of 5







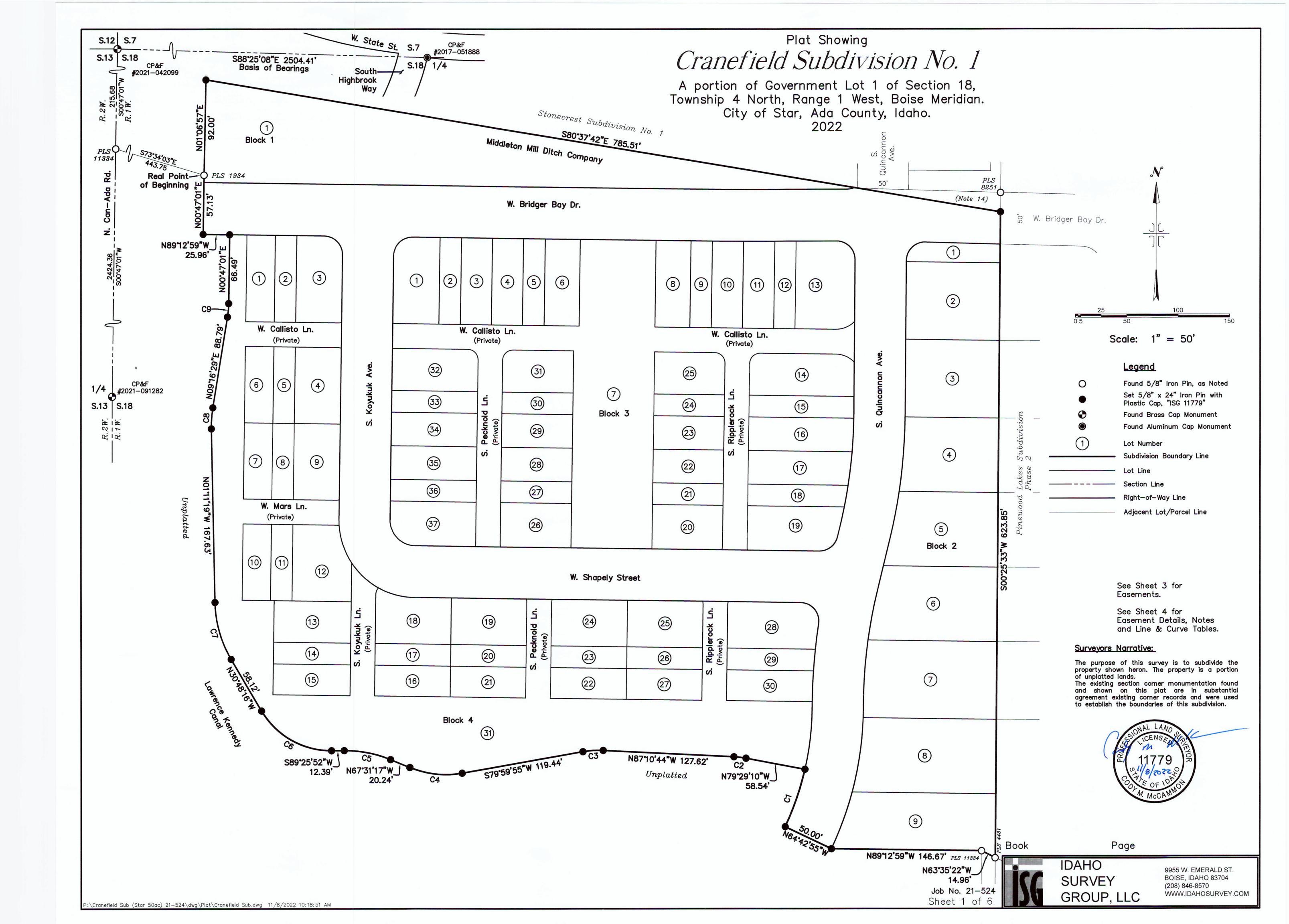
CRANEFIELD SUBDIVISION
PROPOSED CONDITIONS

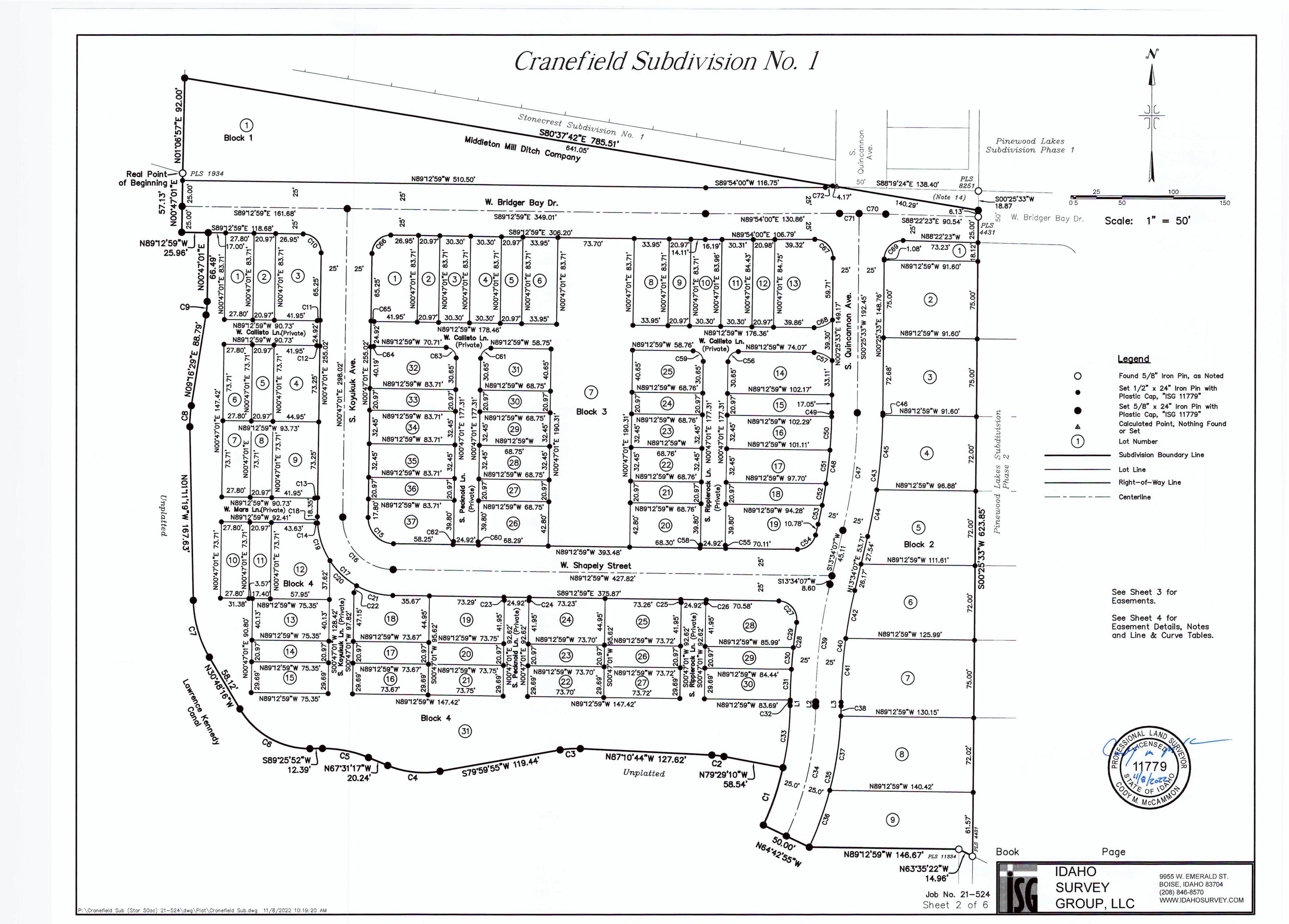
IDAHO

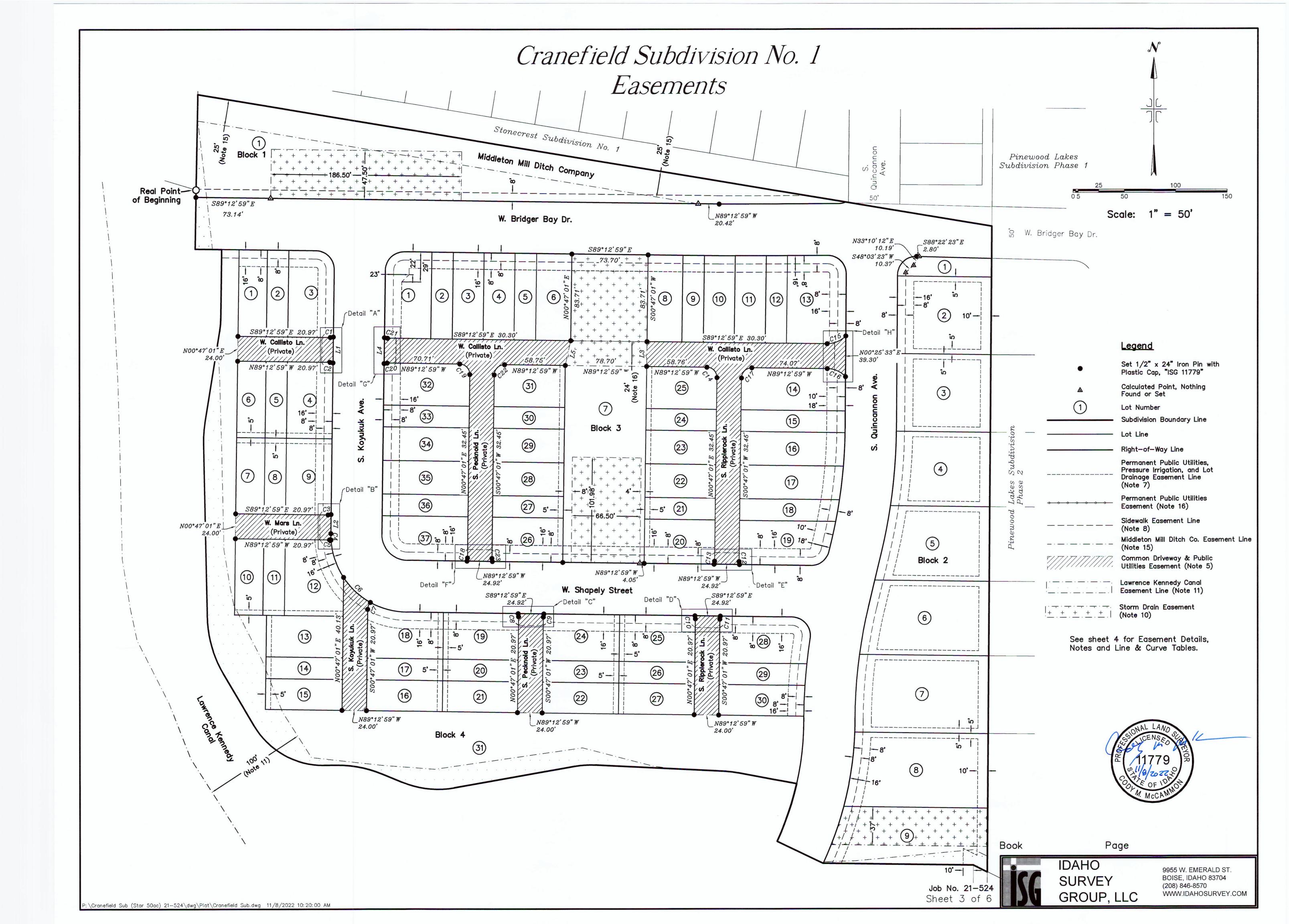
713314 06/01/2021 10/4/F OF 10/10/20/21 PROJECT NO.

PROJECT NO. 093683001 DRAWING NAME PP-PC

3 of 5







Cranefield Subdivision No. 1

	Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Distance	
C1	58.89'	275.00'	1276'12"	N19°08'59"E	58.78'	
C2	11.82'	88.00'	7*41'34"	N8319'57"W	11.81'	
С3	19.70'	88.00'	12*49'29"	S86°24'31"W	19.66'	
C4	52.08	91.87	32*28'48"	N83'45'41"W	51.38'	
C5	46.43'	115.43'	23'02'51"	N79°02'42*W	46.12'	
C6	82.10'	78.71	59°45'52"	N60°41°12*W	78.43	
C7	57.89'	112.00'	29*36*57*	N15°59'47"W	57.25	
C8	20.45	112.00'	10°27'48"	N04°02'35"E	20.43	
С9	13.04'	88.00'	8*29'28"	N05°01'45"E	13.03'	
C10	28.27	18.00'	90.00,00,	N4412'59"W	25.46'	
C11	3.05'	10.00'	17°27'27"	N82°03'17"E	3.04'	
C12	3.05'	10.00'	17°27'27*	N80°29'15"W	3.04'	
C13	3.05'	10.00'	17°27'27"	N82°03'17"E	3.04'	
C14	1.58'	10.00°	9°04'43"	N84°40'37"W	1.58'	
C15	39.27	25.00'	90.00,00,	N4412'59"W	35.36'	
C16	78.54	50.00'	90.00,00,	N4412'59"W	70.71	
C17	117.81	75.00'	90.00,00,	S4412'59"E	106.07°	
C18	6.24'	75.00'	4'46'07"	S01°36'02"E	6.24'	
C19	38.58'	75.00'	29°28'25"	S18'43'18"E	38.16'	
C20	36.09	75.00'	27°34'12"	S47"14'37"E	35.74	
C21	36.90'	75.00'	2841'16*	S75°07'21"E	36.53	
C22	7.34'	10.00'	42°02'06"	S21°48'04"W	7.17'	
C23	3.05'	10.00'	17°27'27"	N07°56'43"W	3.04'	
C24	3.05'	10.00	17°27'27"	S09'30'45"W	3.04'	
C25	3.05'	10.00	17°27'27"	N07°56'43"W	3.04'	
C26	3.05'	10.00	17°27'27"	S09°30'45"W	3.04'	
C27	30.80'	18.00°	98*02*56*	N40"11'31"W	27.18'	
C28	77.03	525.00	8'24'24"	S04°37'45"W	76.96'	
C29	24.60'	525.00'	2*41'06"	S07°29'24"W	24.60'	
C30	21.03'	525.00'	217'44"	S04*59'59*W	21.03'	
C31	29.71	525.00	314'32"	S0243'51*W	29.70	
C32	1.69'	525.00°	011'02"	S00°31'04"W	1.69'	
C33	60.42'	275.00	12°35'20"	N06°43'13"E	60.30°	
C34	130.16	300.00	24'51'32"	N12°51'19"E	129.14'	
C35	141.01'	325.00	24'51'32"	N12°51'19"E	139.90'	
C36	58.48'	325.00	1018'36"	N20°07'47"E	58.40'	

Easement Curve Table						
Curve	Length	Radius	Delta	Chord Bearing	Chord Distance	
C1	3.05'	10.00'	017°27'27"	N82°03'17" E	3.04'	
C2	3.05'	10.00'	017°27′27″	N80°29'15" W	3.04'	
СЗ	3.05'	10.00'	017°27′27″	N82°03'17" E	3.04'	
C4	6.24'	75.00'	004°46′07"	S01°36′02″E	6.24'	
C5	1.58'	10.00'	009°04′43″	N84°40'37" W	1.58'	
C6	36.09'	75.00'	027°34′12″	S47°14'37"E	35.74'	
<i>C</i> 7	7.34'	10.00'	042°02'06"	S21°48'04" W	7.17'	
C8	3.05	10.00'	017°27'27"	N07°56'43" W	3.04'	
<i>C9</i>	4.26'	7.18'	033°57′27"	S02°58'55" W	4.19'	
C10	3.05'	10.00'	017°27'27"	N07°56′43″ W	3.04'	
C11	3.05'	10.00'	017°27′27″	S09°30′45″ W	3.04'	
C12	3.05'	10.00'	017°27'27"	S07°56′43″E	3.04'	
C13	3.05'	10.00'	017°27'27"	N09°30'45" E	3.04'	
C14	15.71'	10.00'	090°00'00"	N44°12'59" W	14.14'	
C15	20.25	25.00'	046°24'44"	N67°34'39"E	19.70'	
C16	19.94'	25.00'	045°41′48″	N66°22'05" W	19.41'	
C17	15.71'	10.00'	090°00'00"	S45°47'01" W	14.14'	
C18	3.05'	10.00'	017°27′27″	N09°30′45″E	3.04'	
C19	15.71'	10.00'	090°00'00"	N44°12'59" W	14.14'	
C20	3.05'	10.00'	017°27'27"	S82°03'17" W	3.04'	

	Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Distance	
C37	72.84'	325.00'	12°50'28"	N08°33'15"E	72.69'	
C38	9.69'	325.00'	1°42'28"	N01"16'47"E	9.69'	
C39	114.69'	500.00'	13*08'34"	S06°59'50"W	114.44'	
C40	108.96	475.00'	13'08'34"	S06'59'50"W	108.72'	
C41	61.75	475.00'	7°26'54"	S04'09'00"W	61.71'	
C42	47.21	475.00'	5°41'39"	S10°43'17"W	47.19°	
C43	120.43	525.00	13*08'34"	N06°59'50"E	120.16	
C44	45.89'	525.00'	5°00'29"	N11°03'52"E	45.87	
C45	72.22'	525.00'	7*52'53"	N04°37'11"E	72.16'	
C46	2.32'	525.00'	0។5'11"	N00'33'09"E	2.32'	
C47	114.69'	500.00	13'08'34"	N06'59'50"E	114.44'	
C48	108.96	475.00'	13°08'34"	N06°59'50"E	108.72	
C49	3.93'	475.00'	0°28'25"	N00°39'46"E	3.93'	
C50	32.48'	475.00'	3°55'04"	N02°51'30"E	32.47	
C51	32.64	475.00'	3*56'12"	N06°47'08"E	32.63'	
C52	21.25'	475.00'	2°33'49"	N10°02'09"E	21.25'	
C53	18.66'	475.00'	215'03"	N12°26'35"E	18.66'	
C54	24.26'	18.00'	7712'54"	N52°10'34"E	22.46'	
C55	3.05'	10.00'	17°27'27"	N07°56'43"W	3.04'	
C56	15.71	10.00'	90°00'00"	N45°47'01"E	14.14*	
C57	19.94'	25.00'	45°41'48"	S66°22'05"E	19.41'	
C58	3.05'	10.00'	17*27'27"	S09°30'45"W	3.04	
C59	15.71'	10.00'	90.00,00,	S4412'59"E	14.14'	
C60	3.05'	10.00'	17°27'27"	N07°56'43"W	3.04'	
C61	15.71	10.00'	90'00'00"	N45°47'01"E	14.14'	
C62	3.05'	10.00'	17*27*27"	S09°30'45"W	3.04'	
C63	15.71	10.00'	90'00'00"	S44"12'59"E	14.14'	
C64	3.05'	10.00'	17°27'27"	N82°03'17"E	3.04'	
C65	3.05'	10.00'	17*27'27"	N80°29'15"W	3.04'	
C66	28.27'	18.00'	90.00,00,	S45°47'01"W	25.46'	
C67	28.44'	18.00'	90'31'33"	N44°50'14"W	25.57	
C68	20.25	25.00	46'24'44"	S67°34'39"W	19.70'	
C69	28.65	18.00'	91"12'04"	S46°01'35"W	25.72'	
C70	26.08'	1500.00'	0°59'46"	S88°52'16"E	26.08'	
C71	19.14'	1500.00'	0°43'51"	S89°44'05"E	19.14'	
C72	7.39'	18.00'	23°30'29"	N78°08'45"E	7.33'	

Easement Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Distance
C21	3.05'	10.00'	017°27'27"	S80°29'15" E	3.04'
C22	15.71'	10.00'	090°00'00"	S45°47′01″ W	14.14'
C23	3.05'	10.00'	017°27'27"	S07°56'43"E	3.04'
C24	12.85'	25.00'	029°26'24"	N59°05'29"E	12.70'
C25	12.85	25.00'	029°26′24″	N58°14'23" W	12.70'

Eas	sement Line	Table
Line	Bearing	Length
L1	S00°47'01" W	24.92'
L2	S00°47'01" W	18.35'
L3	N00°48'15"E	24.00'
L4	N00°47′01″E	24.92'
L5	S12°33'07" W	24.52'

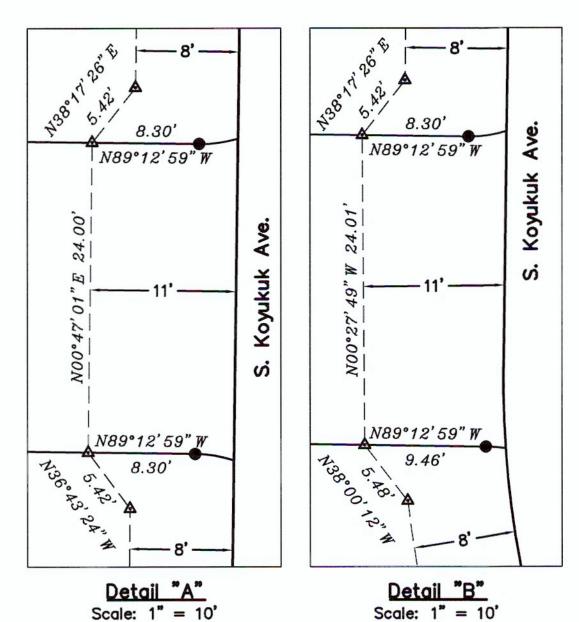
Her a		Curve To	able	
Length	Radius	Delta	Chord Bearing	Chord Distance
72.84'	325.00'	12°50'28"	N08°33'15"E	72.69'
9.69'	325.00'	1*42'28"	N01"16'47"E	9.69'
114.69'	500.00'	13°08'34"	S06'59'50"W	114.44'
108.96	475.00'	13'08'34"	S06'59'50"W	108.72'
61.75	475.00'	7°26'54"	S04°09'00"W	61.71
47.21	475.00'	5°41'39"	S10'43'17"W	47.19°
120.43	525.00'	13°08'34"	N06°59'50"E	120.16
45.89'	525.00'	5°00'29"	N11°03'52"E	45.87'
72.22'	525.00'	7*52'53"	N04°37'11"E	72.16'
2.32'	525.00'	015'11"	N00°33'09"E	2.32'
114.69'	500.00'	13°08'34"	N06'59'50"E	114.44'
108.96	475.00'	13°08'34"	N06'59'50"E	108.72
3.93'	475.00'	0°28'25"	N00°39'46"E	3.93'
32.48'	475.00'	3°55'04"	N02°51'30"E	32.47'
32.64'	475.00°	3*56'12"	N06°47'08"E	32.63'
21.25'	475.00'	2*33'49"	N10°02'09"E	21.25'
18.66'	475.00'	215'03"	N12°26'35"E	18.66'
24.26'	18.00'	7712'54"	N52"0'34"E	22.46'
3.05	10.00'	17°27'27"	N07°56'43"W	3.04'
15.71	10.00'	90°00'00"	N45°47'01"E	14.14'
19.94'	25.00'	45°41'48"	S66°22'05"E	19.41'
3.05'	10.00'	17*27'27"	S09°30'45"W	3.04'
15.71	10.00'	90°00'00"	S4412'59"E	14.14'
3.05'	10.00'	17*27*27*	N07°56'43"W	3.04'
15.71	10.00'	90°00'00"	N45°47°01"E	14.14'
3.05'	10.00'	17°27'27"	S09°30'45"W	3.04'
15.71	10.00'	90°00'00"	S44"2'59"E	14.14'
3.05'	10.00'	17°27'27"	N82°03'17"E	3.04'
3.05'	10.00'	17°27'27"	N80°29'15"W	3.04'
28.27'	18.00'	90°00'00"	S45°47'01"W	25.46'
28.44'	18.00'	90°31°33"	N44°50'14"W	25.57'
20.25	25.00'	46°24'44"	S67'34'39"W	19.70'
28.65	18.00'	91"12'04"	S46°01'35"W	25.72'
26.08'	1500.00'	0°59'46"	S88*52'16"E	26.08'
10 14'	1500.00	0.43,21,	\$89°44'05"F	19.14'

		Ea	sement Cu	rve Table	
Curve	Length	Radius	Delta	Chord Bearing	Chord Distance
C21	3.05'	10.00'	017°27'27"	S80°29'15" E	3.04'
C22	15.71'	10.00'	090°00'00"	S45°47′01″ W	14.14'
C23	3.05'	10.00'	017°27'27"	S07°56'43"E	3.04'
C24	12.85'	25.00'	029°26'24"	N59°05'29"E	12.70'
C25	12.85'	25.00'	029°26′24″	N58°14'23" W	12.70'

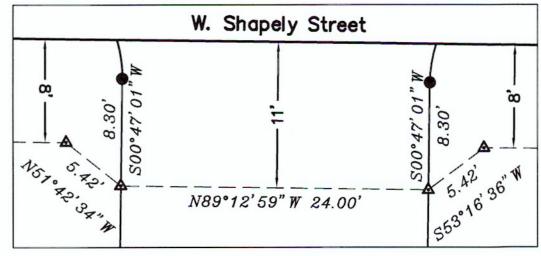
Legend
Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG 11779"
Calculated Point, Nothing Found or Set
lot line

Right-of-Way Line Sidewalk Easement Line

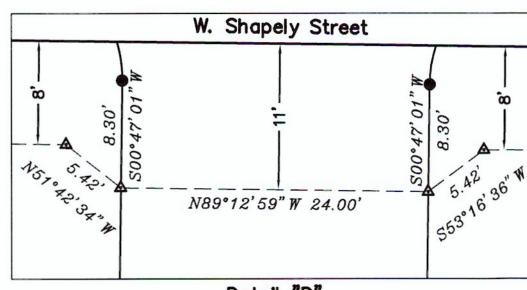
	Line Table)
Line	Bearing	Length
L1	N00°25'33"E	3.71'
L2	S00°25'33"W	3.71'
L3	N00°25'33"E	3.71'



Scale: 1" = 10' W. Shapely Street



Detail "C" Scale: 1" = 10'



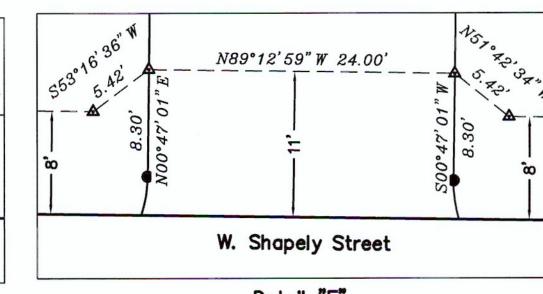
Detail "D" Scale: 1" = 10'

N89°12'59" W 24.00'

W. Shapely Street

Detail "E"

Scale: 1" = 10'



Detail "F" Scale: 1" = 10'

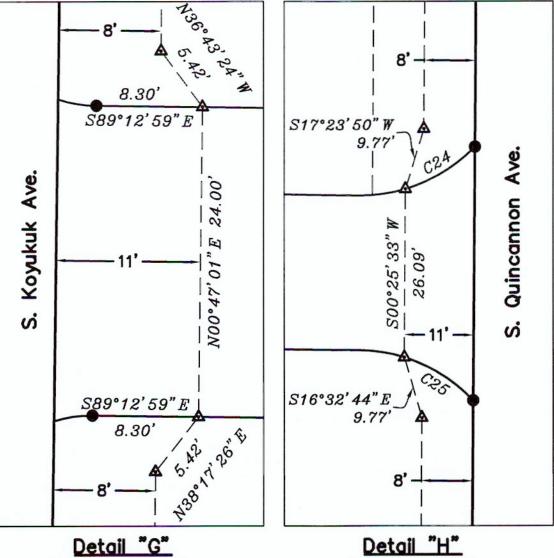
Job No. 21-524

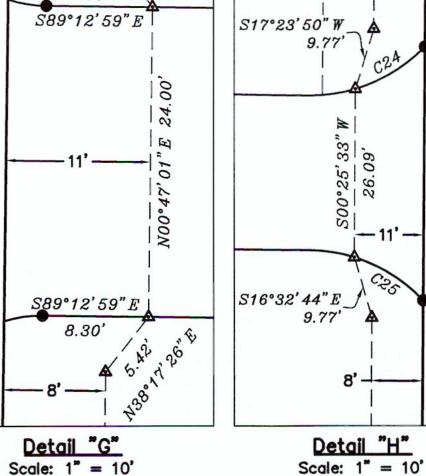
1. Lot 1, Block 1; Lot 1 and Lot 9; Block 2; Lot 7, Block 3 and Lot 31, Block 4 are common lots to be owned and maintained by the Cranefield Homeowners' Association. These lots are subject to a blanket easement across said lots for pressure irrigation and lot drainage.

- 2. Irrigation water has been provided from Middleton Mill Irrigation District, in compliance with Idaho Code 31-3805(1)(b). Lots within the subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Middleton Mill Irrigation District. This subdivision will receive pressure irrigation from a pressure irrigation system owned and maintained by the Homeowners' Association.
- 3. Any re-subdivision of this plat shall comply with the most recently approved subdivision standards of the City of Star at the time of the re—subdivision.
- 4. 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.
- 5. Portions of Lot 7, Block 3 is hereby subject to public utilities and common driveway easements as delineated and referenced. The common driveway easements are for the benefit of Lots 1 through 6 and Lots 8 through 37, Block 3. Portions of Lot 31, Block 4 are hereby subject to public utilities and common driveway easements as delineated and referenced. The common driveway easement are for the benefit of Lots 1 through 30, Block 4.
- 6. This development recognizes Idaho code, title 22, chapter 45 Right to Farm Act, section 22-4503, which states "no agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply whenever nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it."
- 7. All lot lines common to a public right-of-way have a sixteen (16) foot wide permanent pressure irrigation, public utilities and lot drainage easement, unless otherwise delineated and referenced. A ten (10) foot wide permanent pressure irrigation, lot drainage and public utilities easement is hereby designated along the rear lot lines, unless otherwise delineated and referenced. Each side of interior lot lines have a five (5) foot wide pressure irrigation and lot drainage easement, unless otherwise delineated and referenced.
- 8. ACHD Permanent Easement. See Instrument Number ___
- 9. Restrictive covenants will be in effect for this subdivision.

Notes:

- 10. Lot 1, Block 1; Lot 9, Block 2 and Lot 7, Block 3 are servient to and contain the ACHD storm water drainage system. These lots are encumbered by that first amended master perpetual storm water drainage easement recorded on November 10, 2015, as Instrument No. 2015—103256, official records of Ada county and incorporated herein by this reference as if set forth in full (the "master easement"). The master easement and the storm water drainage system are dedicated to ACHD pursuant to section 40-2312 Idaho code. The master easement is for the operation and maintenance of the storm water
- 11. Lot 1, Block 1; Lot 9, Block 2 and Lots 10, 14, 15, and 31, Block 4 are subject to an existing 100' wide easement for the Kennedy Canal as delineated and referenced.
- 12. Lot 31, Block 4 is subject to an existing 10' wide Idaho Power Co. easement per Instrument Number 108039655.
- 13. This subdivision is located within the FEMA determined Special Flood Hazard Zone "AE" per Firm Panel No. 16001C0125J, City of Star, Ada County, Idaho and Incorporated Areas, which bears an effective date of June 19, 2020. Flood zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 11—08 of the City of Star Code. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development
- 14. A.C.H.D. Right-of-way Dedication Instrument No. 2020-069876.
- 15. Lot 1, Block 1 is subject to a 25' wide easement for the Middleton Mill Ditch Company as delineated and
- 16. Lot 7, Block 3 is subject to a public utilities easement as delineated and referenced.





Page

Book

IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570 WWW.IDAHOSURVEY.COM

P:\Cranefield Sub (Star 50ac) 21-524\dwg\Plat\Cranefield Sub.dwg 11/8/2022 10: 20: 26 AM

Cranefield Subdivision No. 1

Certificate Of Owners

Know all men by these presents: that WH Star 203 LLC, a Delaware Limited Liability Corporation, is the Owner of the Property described as follows:

Legal Description

A portion Government Lot 1 of Section 18, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho being more particularly described as follows:

Commencing at the Northwest corner of Section 18 from which the North 1/4 corner of said Section 18 bears S88°25'08" E, 2,504.41 feet; thence on the west boundary line of said Section 18, S00°47'01" W, 215.68 feet; thence leaving said west boundary line, S73°34'03"E, 443.75 feet to the REAL POINT OF **BEGINNING:**

thence N01°06'57"E, 92.00 feet to the southwest corner of Stonecrest Subdivision No.1 as filed in Book 119 of Plats at Pages 18528 through 18532, records of Ada County, Idaho;

thence on the southerly boundary line of said Stonecrest Subdivision No. 1 and the easterly extension thereof, South 80°37'42" East, 785.51 feet to the west boundary line of Pinewood Lakes Subdivision Phase 1 as file in Book 87 of Plats at Pages 9974 through 9976, records of Ada County, Idaho;

thence on the west boundary line of said Pinewood Lakes Subdivision Phase 1 and the west boundary line of Pinewood Lakes Subdivision Phase 2 as file in Book 92 of Plats at Pages 11022 and 11023, records of Ada County, Idaho, S00°25'33"W, 623.85 feet to the Southwest corner of said Pinewood Lakes Subdivision Phase 2:

thence leaving said west boundary line, North 63°35'22" West, 14.96 feet;

thence North 89°12'59" West, 146.67 feet;

thence North 64°42'55" West, 50.00 feet;

thence 58.89 feet along the arc of a curve to the left having a radius of 275.00 feet, a central angle of 12°16'12" and a long chord which bears North 19°08'59" East, 58.78 feet;

thence North 79°29'10" West, 58.54 feet:

thence 11.82 feet along the arc of curve to the left having a radius of 88.00 feet, a central angle of 07'41'34" and a long chord which bears North 83'19'57" West, 11.81 feet;

thence North 87°10'44" West, 127.62 feet:

thence 19.70 feet along the arc of curve to the left having a radius of 88.00 feet, a central angle of 12°49'29" and a long chord which bears South 86°24'31" West, 19.66 feet;

thence South 79°59'55" West, 119.44 feet;

thence 52.08 feet along the arc of curve to the right having a radius of 91.87 feet, a central angle of 32°28'48" and a long chord which bears North 83°45'41" West, 51.38 feet;

thence North 67°31'17" West, 20.24 feet;

thence 46.43 feet along the arc of curve to the left having a radius of 115.43 feet, a central angle of 23°02'51" and a long chord which bears North 79°02'42" West, 46.12 feet;

thence South 89°25'52" West, 12.39 feet;

thence 82.10 feet along the arc of curve to the right having a radius of 78.71 feet, a central angle of 59°45'52" and a long chord which bears North 60°41'12" West, 78.43 feet;

thence North 30°48'16" West, 58.12 feet;

thence 57.89 feet along the arc of curve to the right having a radius of 112.00 feet, a central angle of 29°36'57" and a long chord which bears North 15°59'47" West, 57.25 feet;

thence North 01'11'19" West, 167.63 feet;

thence 20.45 feet along the arc of curve to the right having a radius of 112.00 feet, a central angle of 10°27'48" and a long chord which bears North 04°02'35" East, 20.43 feet;

thence North 09°16'29" East, 88.79 feet:

thence 13.04 feet along the arc of curve to the left having a radius of 88.00 feet, a central angle of 08°29'28" and a long chord which bears North 05°01'45" East, 13.03 feet;

thence North 00°47'01" East, 66.49 feet;

thence North 89°12'59" West, 25.96 feet;

thence North 00°47'01" East, 57.13 feet to the REAL POINT OF BEGINNING.

Containing 10.655 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The private streets and easements indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes are to be erected within the limits of said easements. All lots in this plat will be eligible to receive domestic water and sanitary sewer service from an existing Star Sewer and Water District main line located adjacent to the subject Subdivision and Star Sewer and Water District has agreed in writing

to serve all the lots in this Subdivision. (I.C.	50—1334) and (I.C. 50—1326).
In witness whereof I have hereunto set my ha	ind:
WH Star 203 LLC, a Delaware limited liability	company
By: Williams Communities, LLC a California Its: Manager	limited liability company
By: Lance K. Williams Its: Manager	
Acknowledgment	
	s certificate verifies on the identity of the individual ate is attached, and not the truthfulness, accuracy,
State of California County of Los Angeles s.s.	
Williams who proved to me on the basis of satis the within instrument and acknowledged to me	before me,, personally appeared Lance sfactory evidence to be the person whose name is subscribed that he executed the same in his authorized capacity, and that or the entity upon behalf of which the person acted, executed
I certify under PENALTY OF PERJURY under the true and correct.	laws of the State of California that the foregoing paragraph is
WITNESS my hand and official seal.	
Signature:	
Printed Name:	, Notary Public
My Commission Expires:	
My Principal Place of Business is in	, County

Certificate of Surveyor

My Commission No.:

I, Cody M. McCammon, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" is drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Cody M. McCammon P.L.S. No. 11779

> Book **IDAHO SURVEY** GROUP, LLC

Page 9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570

WWW.IDAHOSURVEY.COM

Cranefield Subdivision No. 1

nitary restrictions as required by Idaho Code, e letter to be read on file with the County F unitary restrictions may be re—imposed, in c	Recorder or his agent listing th	e conditions of approval.
suance of a certificate of disapproval.	accordance with acction of it	szo, iddilo oodo, by the
	Central District Health	Date
pproval of Ada County Highway Distric	<u>t</u>	
e foregoing plat was accepted and appro	ved by the Board of Ada (County Highway District
ommissioners on the day of		Journey Mg dy Diot ot
		President ACHD
aproval of City Engineer		
oproval of City Engineer		
the undersigned, City Engineer in and for the		no, on the
		no, on the
the undersigned, City Engineer in and for the		no, on the
the undersigned, City Engineer in and for the		
the undersigned, City Engineer in and for the	nereby approve this plat.	
the undersigned, City Engineer in and for the day of, 20, k	nereby approve this plat.	
the undersigned, City Engineer in and for the	nereby approve this plat.	
the undersigned, City Engineer in and for the day of, 20, k	City Engine	do hereby certify that at
the undersigned, City Engineer in and for the day of, 20, he consider the undersigned, City Clerk in and for the City regular meeting of the City Council held on the city council he	City Engine	do hereby certify that at
the undersigned, City Engineer in and for the day of, 20, he consider the undersigned, City Clerk in and for the City regular meeting of the City Council held on the city council he	City Engine	do hereby certify that at

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County	Surveyor
•	-

Certificate of County Treasurer

County Recorder's Certificate

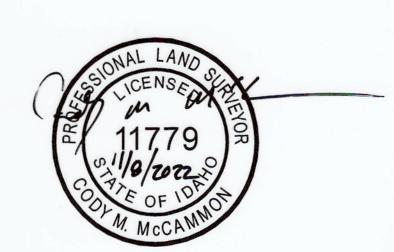
I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50—1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

County	Treasurer	Dat

State of Idaho County of Ada	ss.	Instrument No			
I hereby certify t	hat this inst	rument was filed c	at the request of _		
at min	utes past	o'clock	M., this	dav	

~ .	1111110100	P401		0 010011		-	-		
of		,20	in	Book _	of	Plats	at Pages	3	thro

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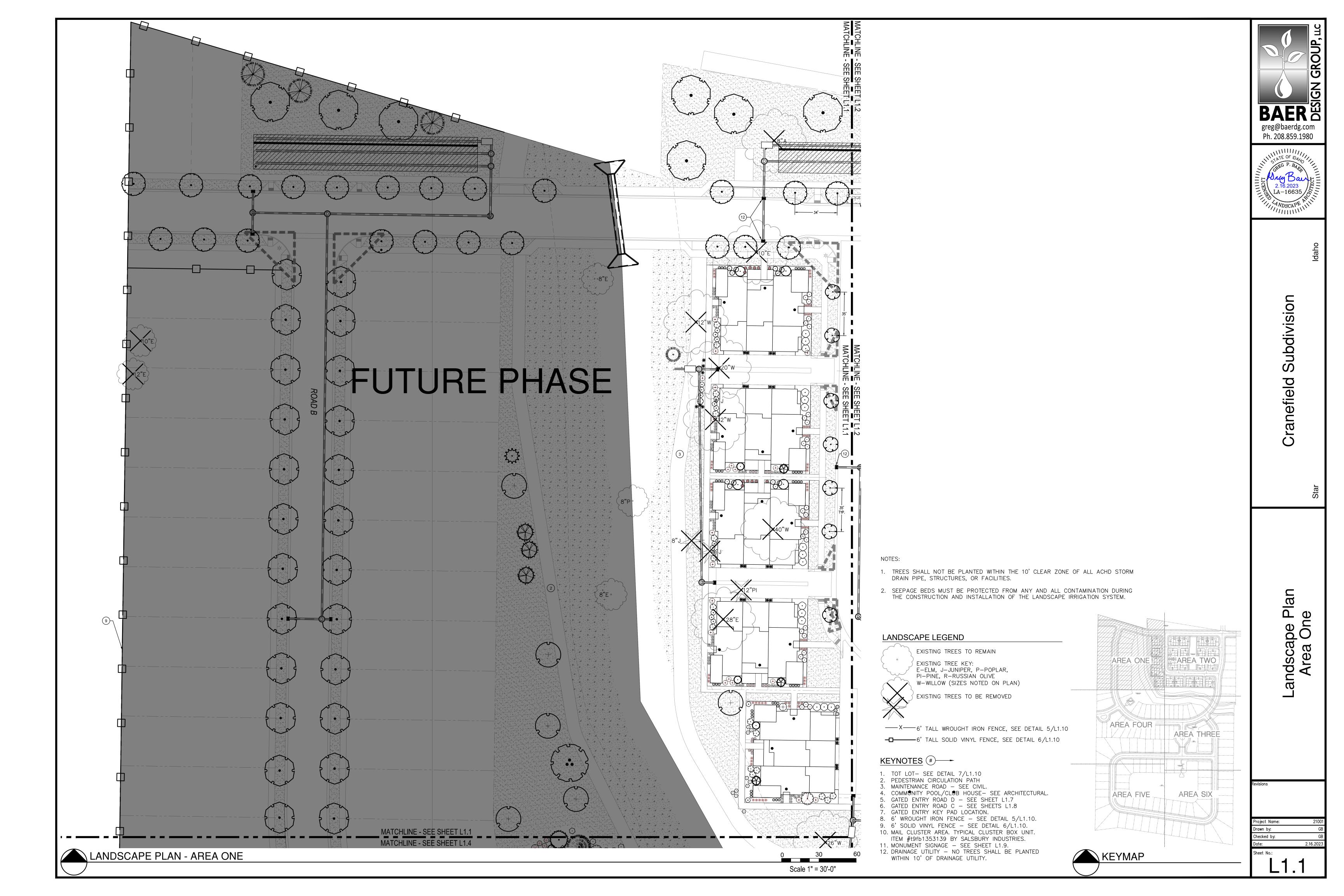
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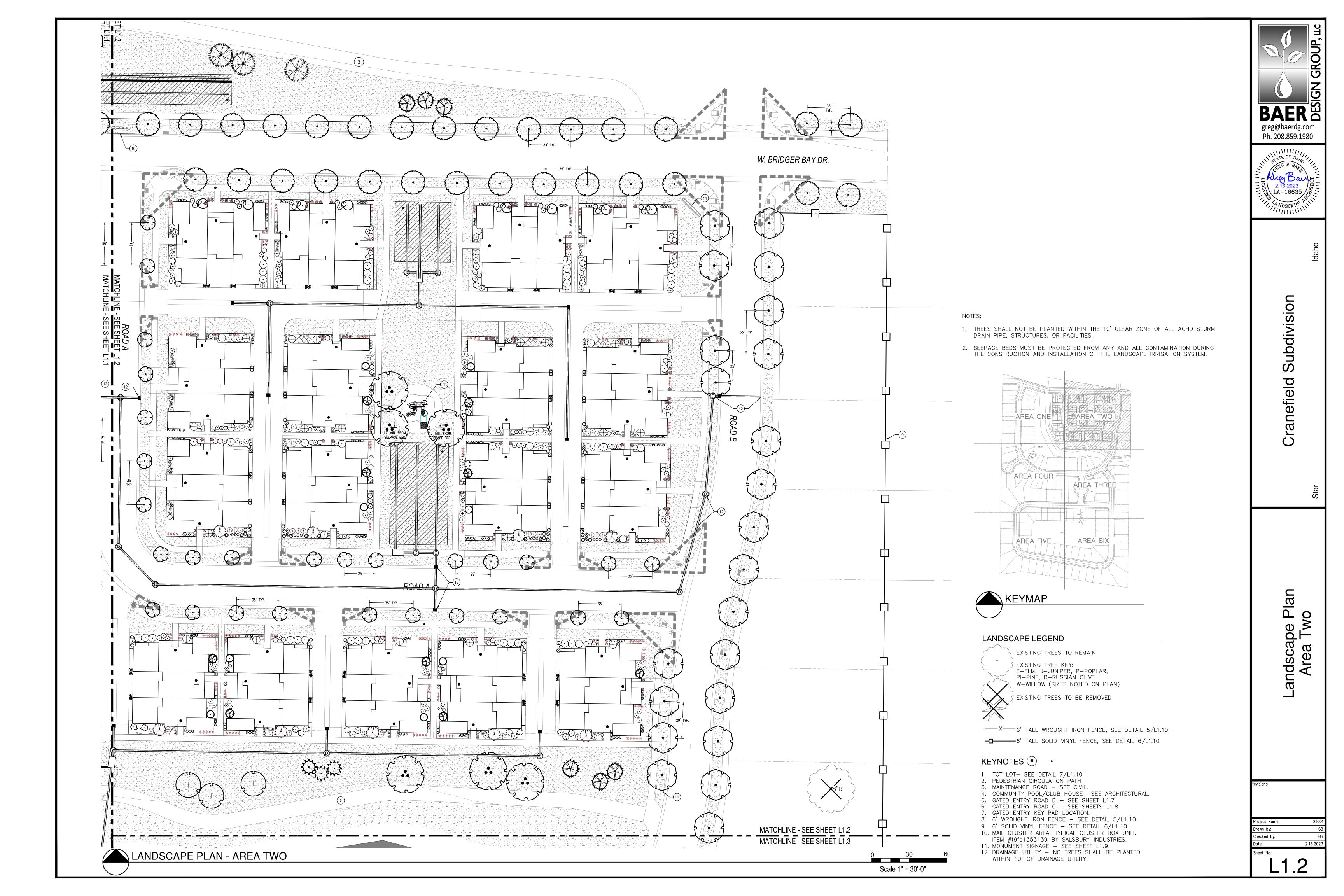
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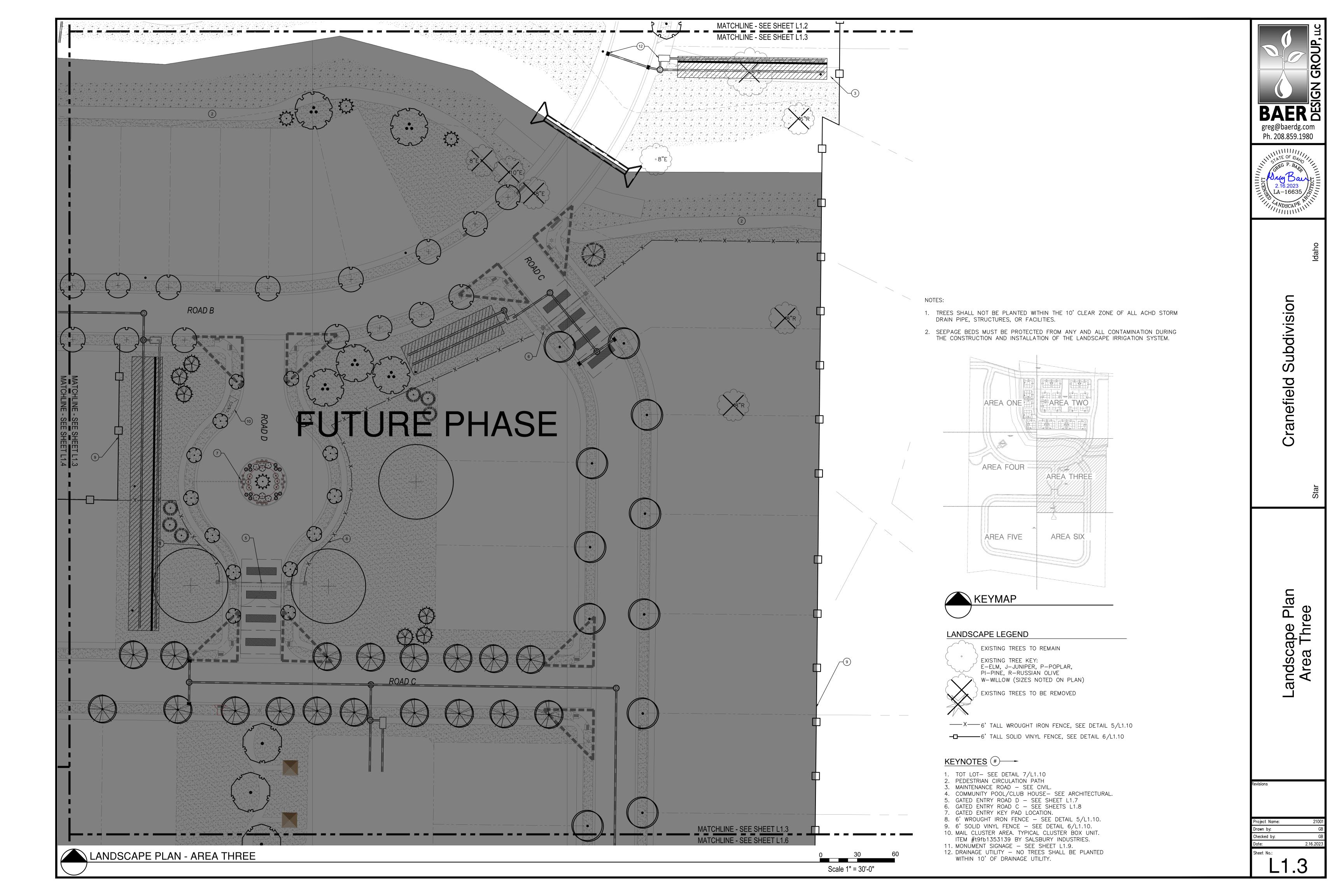
IDAHO
SURVEY
GROUP, LLC

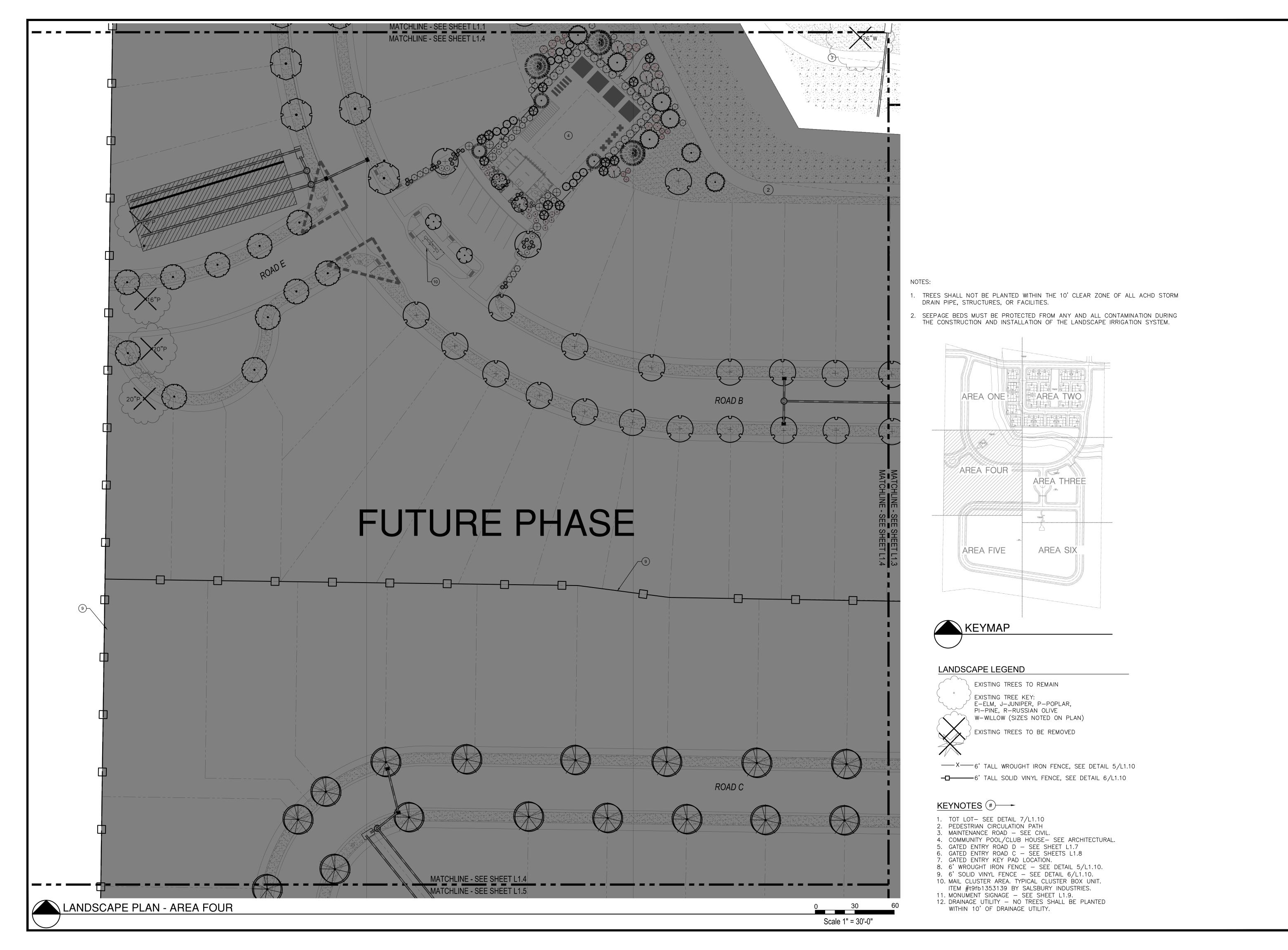
9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570 WWW.IDAHOSURVEY.COM

Job No. 21-524









BAER greg@baerdg.com
Ph. 208.859.1980



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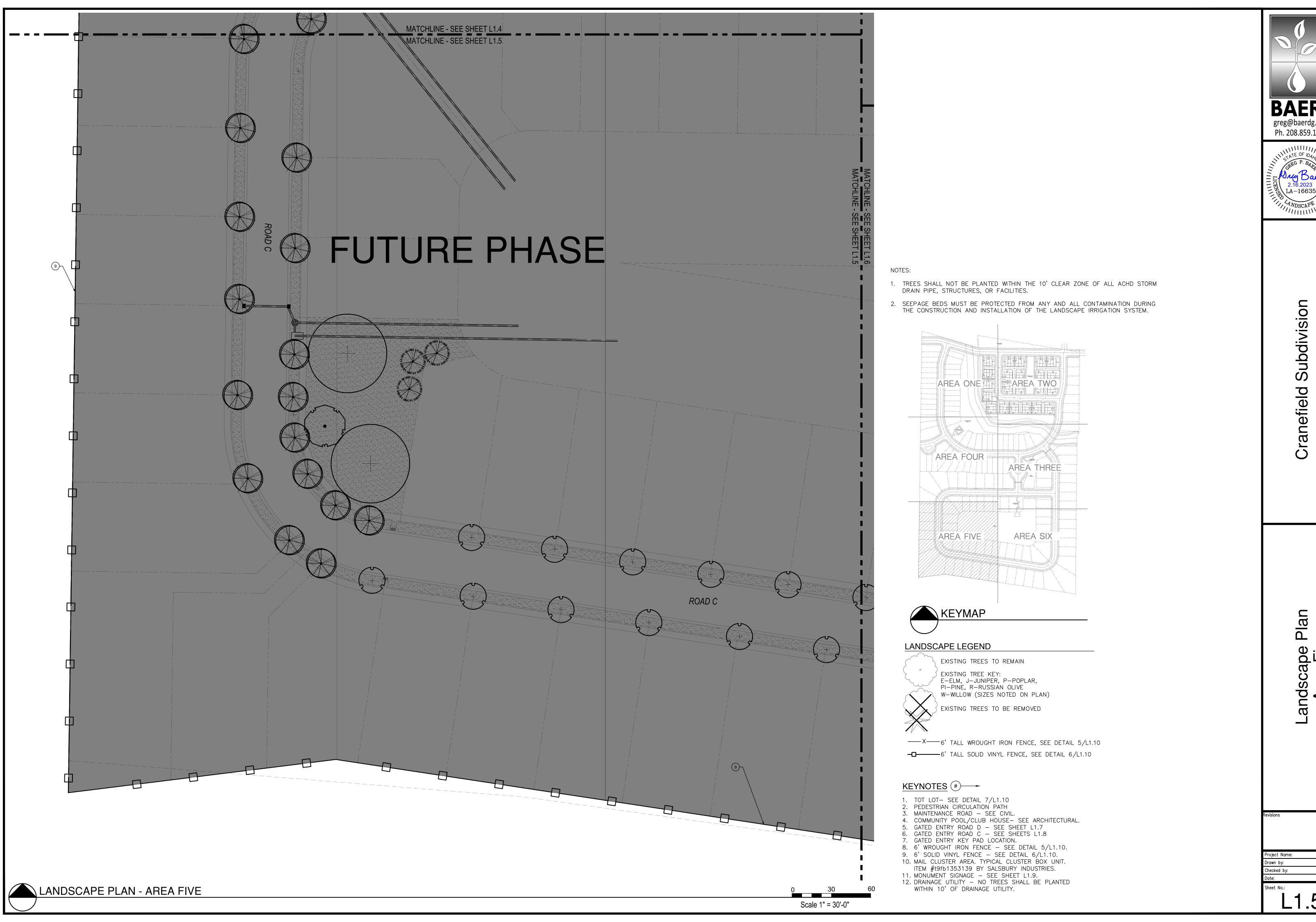
eld Subdivision

andscape Plan Area Four

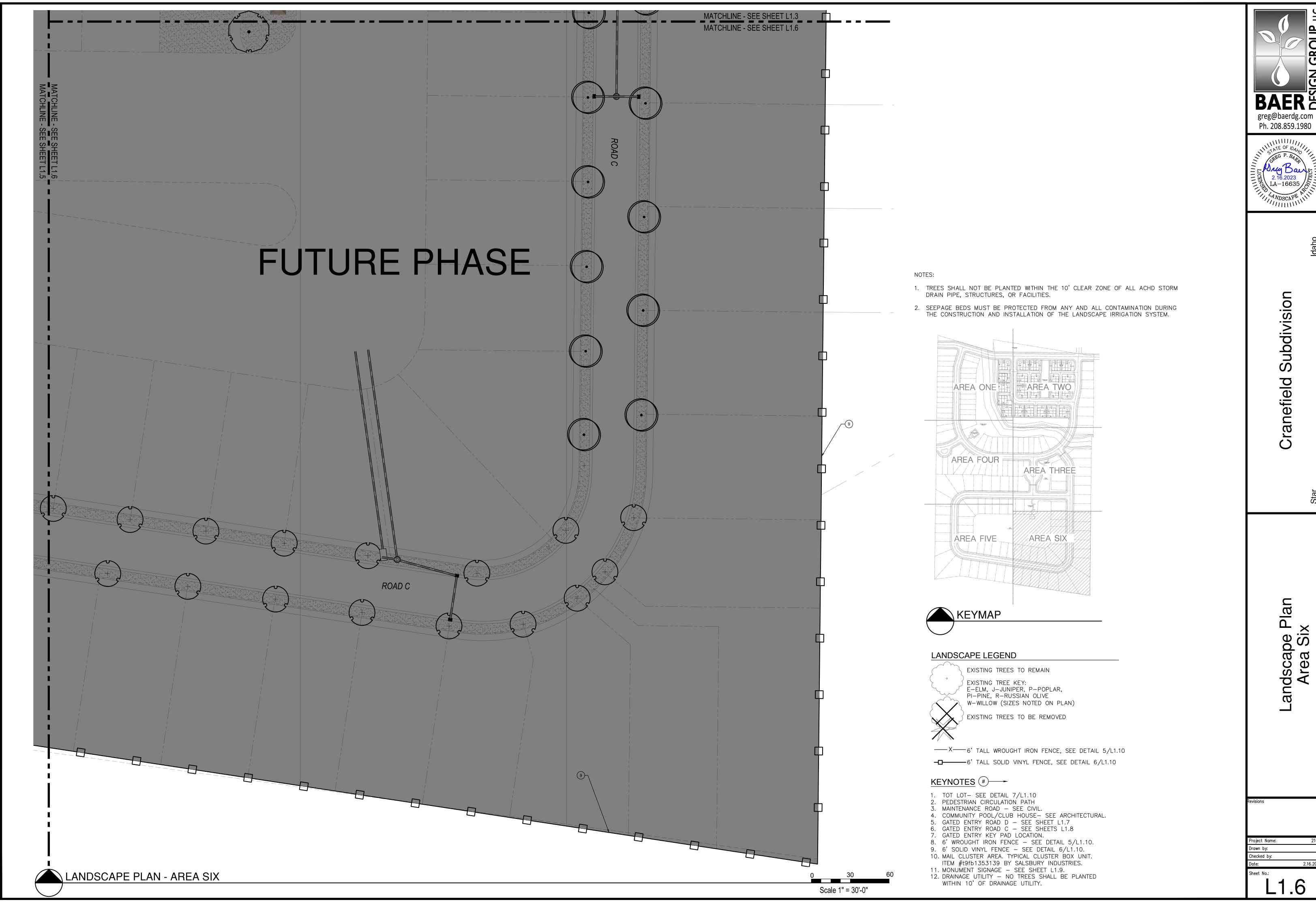
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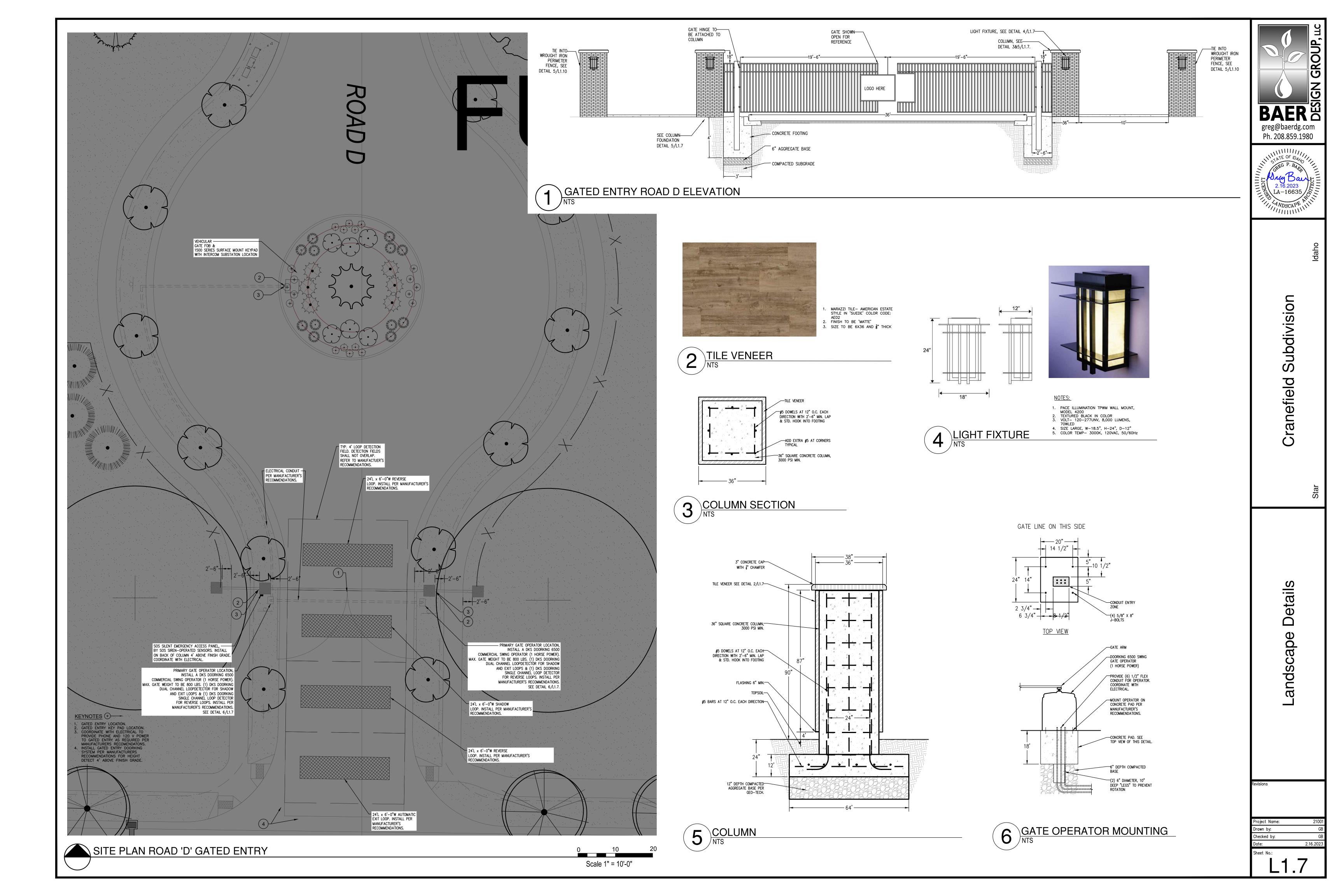
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Drawn by:
Checked by:
Date: 2.16.20

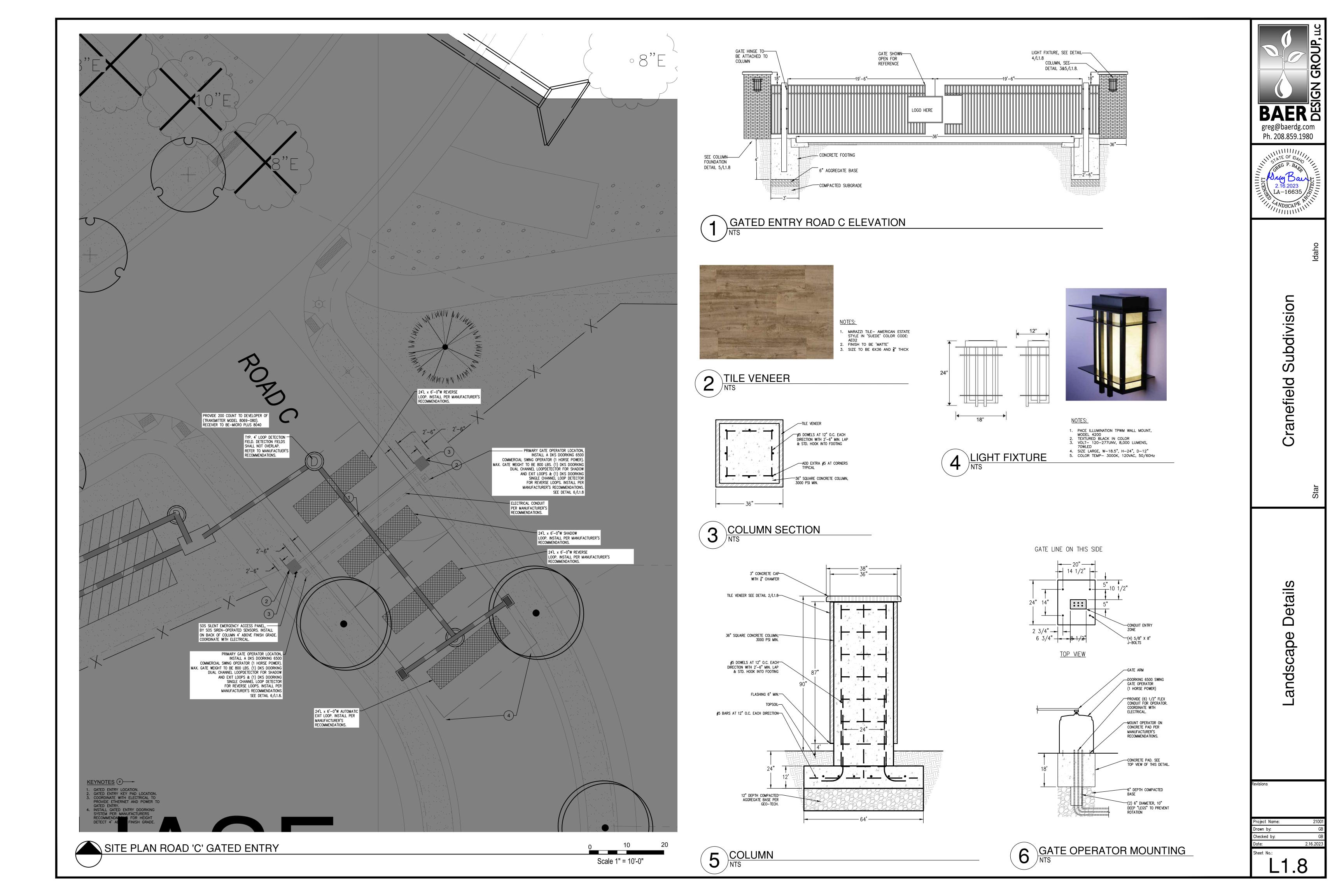
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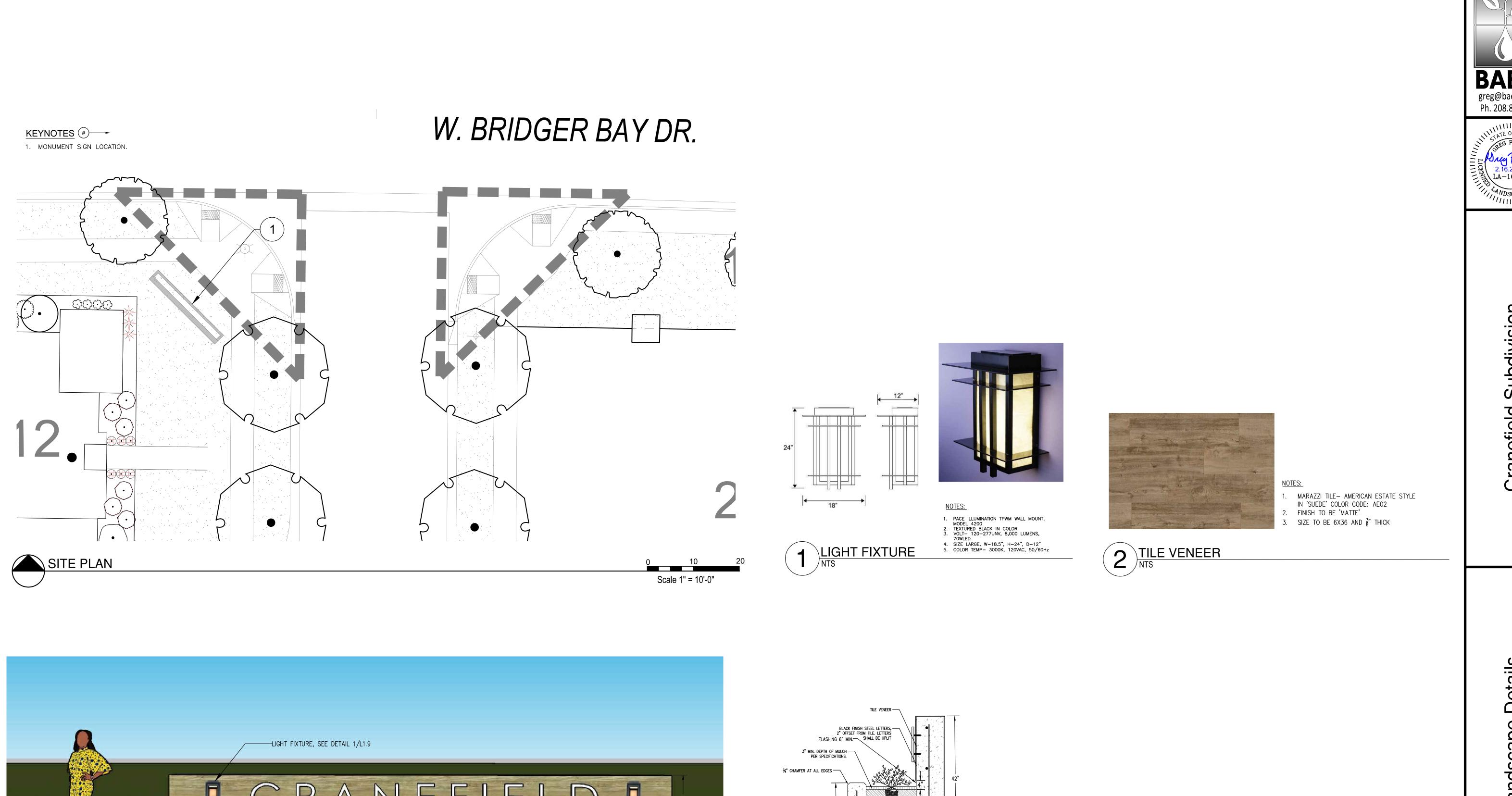


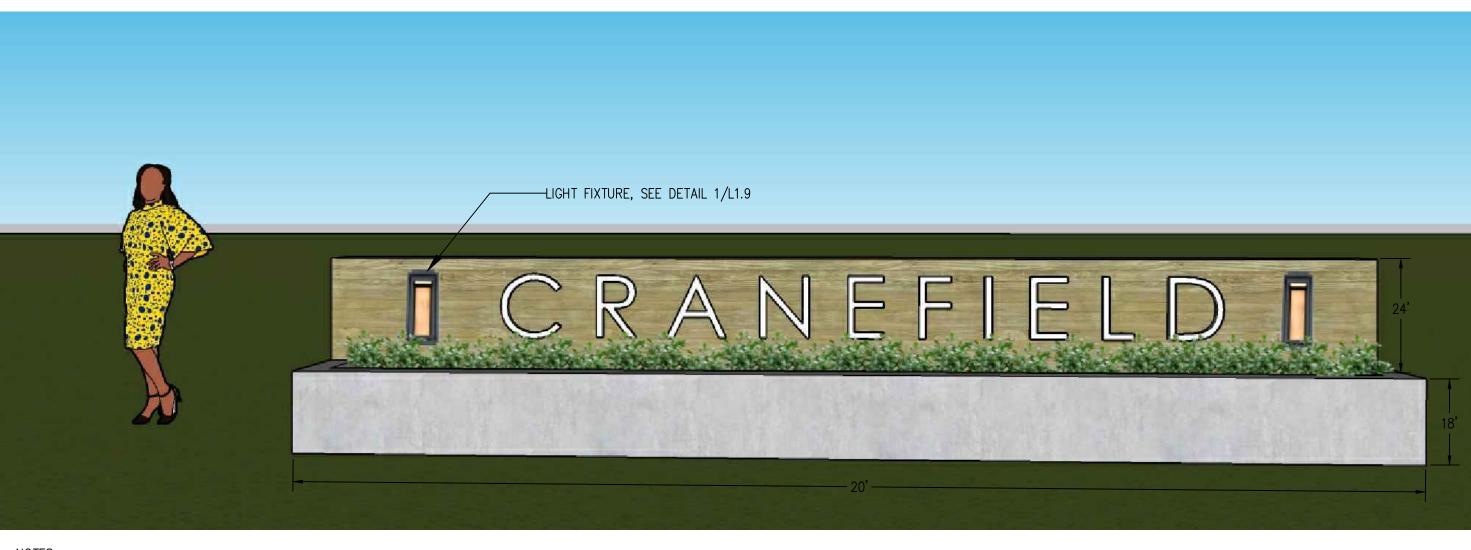
Ph. 208.859.1980





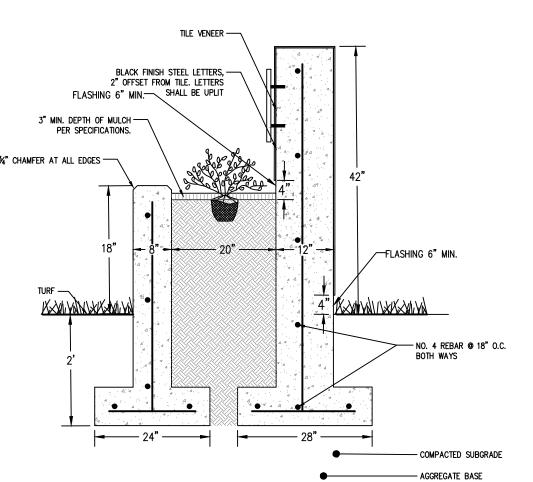






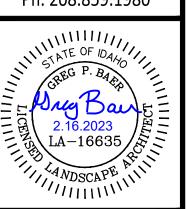
1. LIGHTS — SEE DETAIL 1/L1.9. TILE VENEER - SEE DETAIL 2/L1.9. CONCRETE TO BE NATURAL COLOR AND BROOM FINISHED.
 COORDINATE WITH ELECTRICAL TO PROVIDE POWER TO SIGN.

(3) MONUMENT SIGN FRONT ELEVATION



MONUMENT SIGN ELEVATION
NTS





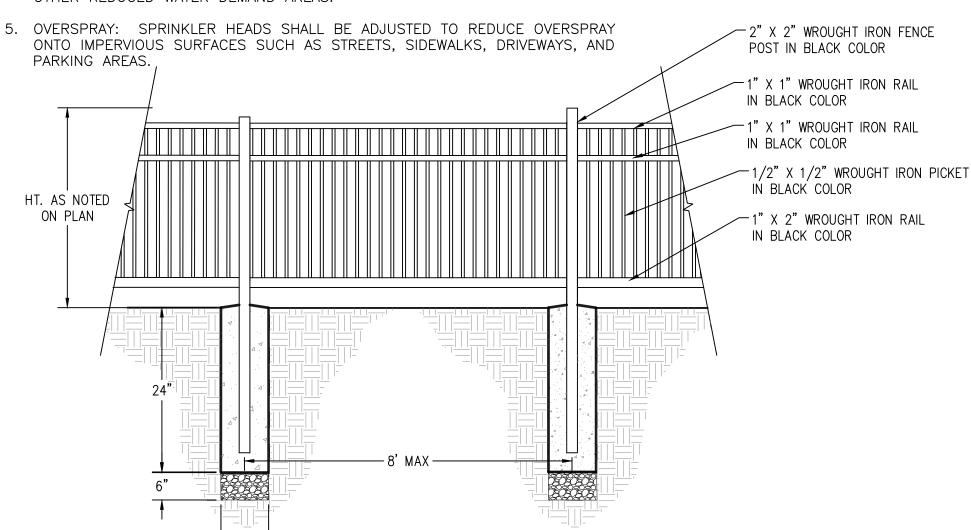
Checked by:

GENERAL LANDSCAPE NOTES - AGENCY SUBMITTAL

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- 2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- 3. ALL TOPSOIL TO BE AMENDED AT A RATIO OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 SQ. FT. ROTO-TILL ORGANIC MATER INTO THE TOP 6 INCHES OF
- 4. ALL SHRUB BEDS SHALL HAVE A MIN 12 INCHES OF TOPSOIL, ALL PLANTER ISLANDS SHALL HAVE MIN 12" TOPSOIL AND ALL LAWN AREAS SHALL HAVE MIN 6" TOPSOIL. SPREAD, COMPACT AND FINE GRADE SMOOTHLY TO 3 INCHES BELOW THE SURFACE OF WALKWAYS AND CURBS.
- 5. FINISH GRADES ARE TO BE SMOOTH WITH POSITIVE DRAINAGE IN ACCORDANCE WITH THE GRADING PLAN.
- 6. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF ROCKS (LARGER THAN 2 INCHES), WEEDS, ROOTS, GRASS, OR OTHER FOREIGN MATERIAL THAT IS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH OF 5.5 TO 7.0.
- 7. WHERE POSSIBLE, RE-USE EXISTING SURFACE TOPSOIL FROM SITE. VERIFY TOPSOIL WILL MEET THE REQUIREMENTS AND AMEND AS NECESSARY. IMPORT WHEN EXISTING TOPSOIL QUANTITIES ARE INSUFFICIENT.
- 8. IF IMPORTING TOPSOIL FROM OFFSITE, OBTAIN FROM LOCAL SOURCES THAT HAVE SIMILAR SOIL CHARACTERISTICS TO THE PROJECT SITE. NEW TOPSOIL MUST BE FERTILE, FRIABLE, NATURAL LOAM, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, WEEDS, ROOTS, STONES LARGER THAN 1 INCH. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE. COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
- 9. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH OF 2" MINUS BARK MULCH. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED. STAPLE ALL EDGES 10' MAX.
- 10. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- 11. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT.
- 12. CONTRACTOR SHALL STAKE ALL TREES NECESSARY TO PREVENT THEM FROM BEING BLOWN OVER.
- 13. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL FOUND DEAD OR UNHEALTHY IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- 14. FERTILIZE ALL TREES WITH 'AGRIFORM' PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- 15. CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEAN UP OF ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.
- 16. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- 17. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

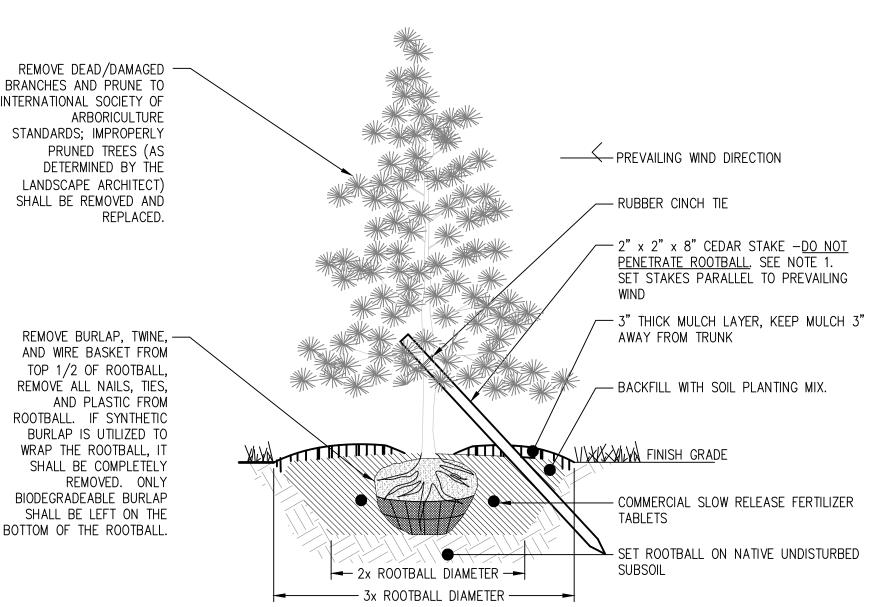
GENERAL IRRIGATION NOTES - AGENCY SUBMITTAL

- 1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE VIA METERED, POTABLE WATER AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- 2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- 3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- 4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.



CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
 ALL CONCRETE SHALL BE MIN. 3000 PSI STANDARD GRAY IN COLOR. TROWEL FINISH ALL EXPOSED SURFACES.

5 STANDARD WROUGHT IRON FENCE



NOTES:
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

2. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.

3. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.

CONIFER TREE DETAIL

TREE MITIGATION NOTES

. THE <u>EXISTING TREES TO BE REMOVED</u> ARE AS FOLLOWS FROM

THE SITE. (AS NOTED ON PLAN):

- (1) 6" CAL. RUSSIAN OLIVE - (2) 8" CAL. ELM

- (2) 8" CAL. JUNIPER

- (4) 8" CAL. RUSSIAN OLIVE - (3) 10" CAL FLM

- (3) 10" CAL. ELM - (1) 12" CAL. ELM

- (1) 12" CAL. PINE

- (1) 12" CAL. WILLOW

(1) 16" CAL. POPLAR(1) 18" CAL. POPLAR

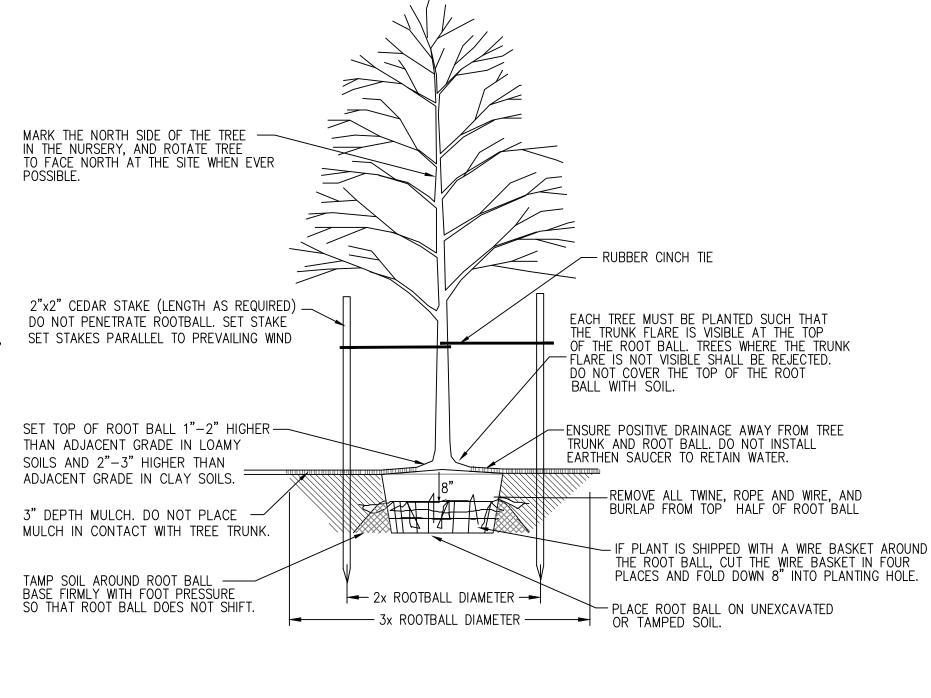
- (2) 20" CAL. POPLAR

- (1) 20" CAL. WILLOW

- (1) 26" CAL. WILLOW - (1) 28" CAL. ELM

- (1) 32" CAL. WILLOW - (1) 40" CAL. WILLOW

TOTAL CALIPER INCHES BEING REMOVED = 356 CALIPER INCHES. WITH THE EXCEPTION OF THE PINE TREE ALL OF THE TREES TO BE REMOVED ARE HAZARDOUS DUE TO THEIR WEAK WOODED STRUCTURE. NO MITIGATION REQUIREMENTS WERE NOTED IN THE STAR CITY CODE.



NOTES:
1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN AND DEAD BRANCHES. DO NOT PRUNE TERMINAL BUDS OF BRANCHES EXTENDING TO THE CROWN.

2. WRAP TREE TRUNKS ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.

5" X 5" VINYL POST

DIAMETER CONCRETE

6" GRAVEL BASE

3. STAKE TREES AS NECESSARY. STAKES MUST BE REMOVED WITHIN 12 MONTHS OF PLANTING.

TREE PLANTING DETAIL



FINISH GRADE

3" MIN. MULCH -

FINISH GRADE

AMENDED

BACKFILL

UNDISTURBED SOIL

EDGING DETAIL

2 x ROOTBALL

SHRUB PLANTING DETAIL

MIRACLE PLAY SYSTEMS,
TYPHOON STRUCTURE.
NATURAL COLOR PALETTE.
SUBMIT SHOP DRAWINGS FOR
APPROVAL PRIOR TO
SECURING AND INSTALLING
PRODUCT.

— BONDED RUBBER MULCH
BY RUBBER DESIGNS,
CYPRESS COLOR.
INSTALLED BY CERTIFIED
PROFESSIONAL. SHALL
MEET ALL SAFETY CODE
REQUIREMENTS FOR THE
PLAY STRUCTURES
INSTALLED ABOVE.

7 TOT LOT PLAYGROUND

BARK MULCH AT PLANTER BEDS

BAER

greg@baerdg.com
Ph. 208.859.1980

GE

2.16.2023

LIGHT BARK MULCH AT PLANTER BEDS

2.16.2023 LA-16635 LA-16635

ubdivisior

0

-SET TOP OF ROOT BALL

2" ABOVE FINISH GRADE

PLANT PIT WITH

ANGLED SIDES

- FERTILIZER TABLETS

andscape Details

Project Name: 210
Drawn by:
Checked by:
Date: 2.16.20

Sheet No.:

4" MAX -

1. ALL SOLID VINYL FENCING PANELING TO BE IN TAN COLOR.

6' HIGH VINYL PRIVACY FENCE (TAN)

2. CONTRACTOR TO PROVIDE DETAILED SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

8'-0" PANEL FROM POST

CENTER TO POST CENTER

2 | | | 2 | | |

7/8" X 6" SOLID VINYL FENCE PICKET, TYP.

2" X 6" SOLID VINYL

6" MIN. -

FENCE RAILING