



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

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

**MEETING DATE:** **April 5, 2022**

**FILE(S) #:** FP-21-35, Final Plat, River Park Estates Subdivision

### REQUEST

Applicant is seeking approval of a Final Plat for River Park Estates Subdivision Phase 1 consisting of 89 residential lots and 8 common lots on 44 acres. The phase is located at the northeast corner of the approved preliminary plat, at the south end of Blessinger Road in Star, Canyon County, Idaho. The project is generally located south of W. State Street (Hwy 44) in the Canyon County portion of Star, Idaho. Canyon County Parcel Numbers R3404000000, R3404100000, R3404500000.

<b>REPRESENTATIVE:</b>	<b>APPLICANT:</b>	<b>Owner:</b>
Todd Tucker	Wendy Shrief	River Park Investments, LLC
Boise Hunter Homes	JUB Engineers	923 W. Bridgewater Place
923 W. Bridgeway Place	2760 W. Excursion Lane, Ste. 400	Eagle, Idaho 83616
Eagle, Idaho 83616	Meridian, Idaho 83642	

### PROPERTY INFORMATION

Land Use Designation - Residential R-2-DA

	<b>Phase 1</b>
Acres -	44 acres
Residential Lots -	89
Common Lots -	8

### HISTORY

April 10, 2021 Council approved applications for Annexation and Zoning (AZ-21-01), Preliminary Plat (PP-21-04) and a Development Agreement (DA-21-02) for River Park Estates Subdivision. The preliminary plat was approved for a maximum of 301 single family residential lots.

## GENERAL DISCUSSION

The Final Plat layout for River Park Estates Subdivision generally complies with the approved Preliminary Plat.

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

The Preliminary Plat submitted contains indicates that residential lots range in size from 7,885 square feet to 24,564 square feet with the average buildable lot area of 10,734 square feet. The applicant has provided three basic lot types with minimum widths of 55- feet (44 total), 65 feet (196 total) and 81 feet (79 total) for a variety of lot options. The existing home will be retained and included as part of the subdivision within a 1.7-acre lot. Streets are proposed to be public throughout the development and will be under the jurisdiction of Canyon Highway District No. 4. Proposed local 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 applicant has indicated that the development will contain a total of 45.59 acres (30.3%) of open space with 44.18 acres (29.4%) of qualified open space. This exceeds the minimum requirements for total and usable open space in the current Unified Development Code, Section 8-4E-2. Amenities proposed include open space area along the entirety of the Boise River (12.5 acres) that will include two parks, a public greenbelt along the river and a swimming pool with bathrooms, changing rooms and covered patio area. Open play area that can be used for athletic ball fields will make up the remainder of the river open area. In addition, there are 5 ponds totaling approximately 20 acres that will be located throughout the development and will be stocked with fish and accessible to the residents of the subdivision. Beaches and paved pathways are also designed to provide additional access to the ponds. There will also be two smaller open space areas in the northern portion of the development to provide recreational opportunities.

The development will be accessed on the north from Blessinger Road. The development will also have a direct connection to Star River Ranch Subdivision to the east and will provide a future stub street to the west.

The applicant has provided a conceptual phasing plan showing 5 phases for the development.

**Sidewalks:** Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with an 8' landscape strip.

**Setbacks:** Applicant has requested 5' side yard setbacks for one and two-story homes.

**Floodplain:** The property is located within a Special Flood Hazard Area. The applicant has submitted an application Permit to Develop in an Area of Special Flood Hazard to the City

Engineer for review and approval.

**Staff analysis of Final Plat Submittal:**

**Lot Layout** – The gross density of the final plat is 2.0 du/acre, with lots ranging in size from 15,424 square feet to 8,248 square feet. This is aligned with the Preliminary Plat.

**Common/Open Space and Amenities**

- Large Open Area, 50' x 100'
- Gathering Area/Gazebo

**Mailbox Clusters** – Applicant/Owner has not provided Postmaster approval for the location of the mailbox clusters. **This approval shall be provided prior to signature of the final plat.**

**Streetlights** – Applicant has provided a street line plan, and staff is supportive of the proposed locations for lights. **Applicant will need to provide a street light design for approval prior to signing the final plat.**

**Street Names** – Preliminary approval has been provided by Canyon County Development Services. Not all names on the plat are on the preliminary approval. **Applicant/Owner will need to provide final approval of all street names prior to signature of final plat.**

**Subdivision Name** – Preliminary approval has been provided by Canyon County Development Services. **Applicant/Owner will need to provide final approval of subdivision name prior to signature of final plat.**

**Landscaping** - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The Applicant/Owner shall submit a revised landscape plan showing street trees on all streets and the correct number of trees in the common areas. Staff suggests more shade trees and less conifers, as appropriate.**

**PUBLIC NOTIFICATIONS**

Notifications of this application were sent to agencies having jurisdiction on March 1, 2022.

TBD	Central Dist. Health	Standard Response
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**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.*

<b>CONDITIONS OF APPROVAL</b>
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**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 \$700.29 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$210,787. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 1 has 88 residential lots for a fee of \$61,625.52 (88 x \$700.29).**

**2. City Council added these Conditions of Approval at the Preliminary Plat**

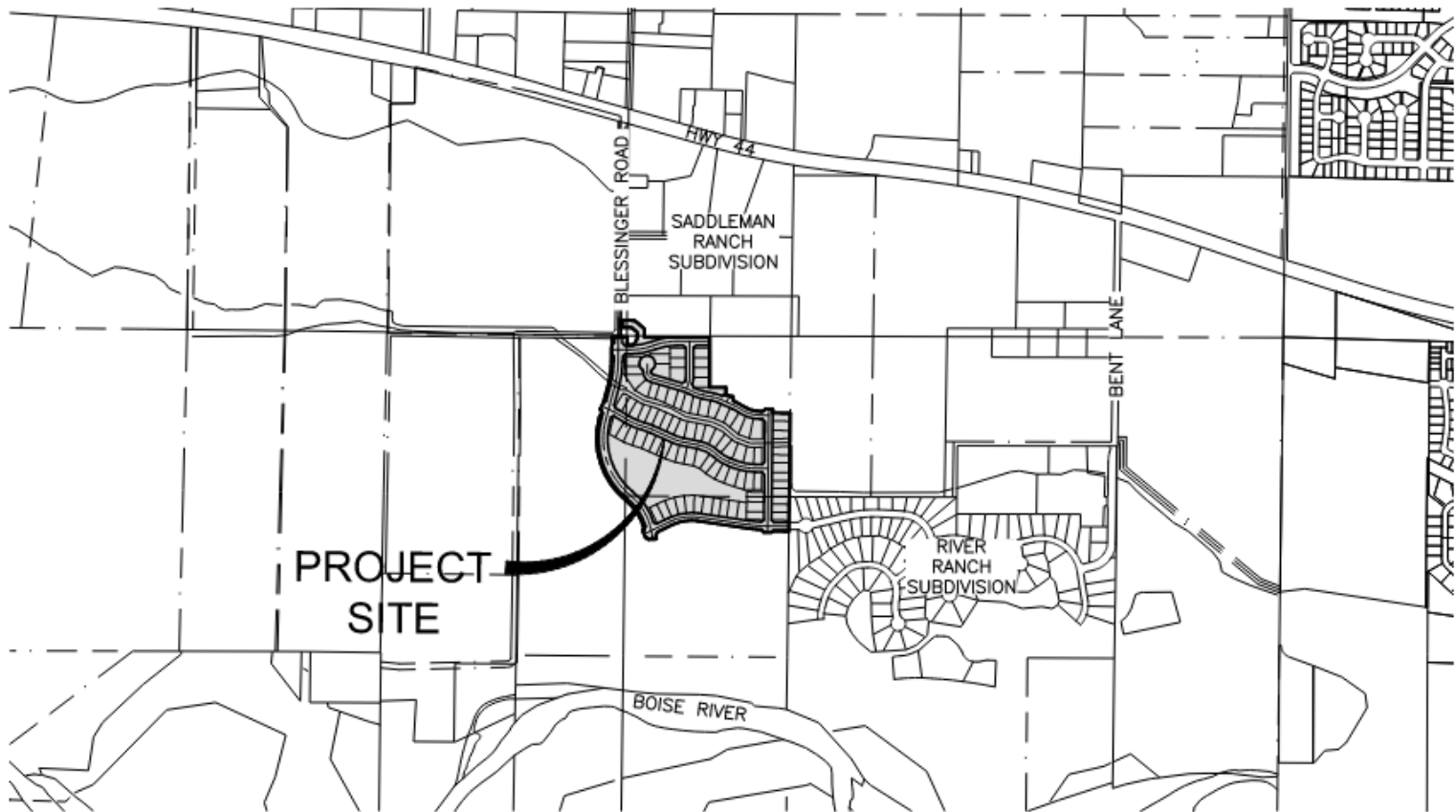
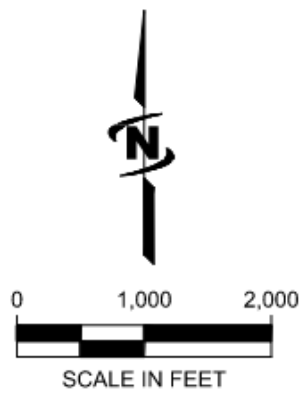
- Reduce the overall density by 19 lots for 2.0 dwelling units per acre (a maximum of 301 lots) and an R-2 Zoning Designation.
- **Provide a berm with landscaping along the south side of the east-west collector street (Landruff Lane), and a privacy fence along the north side and along the northern boundary of the development. Applicant will need to provide updated landscape plan showing these requirements before signature of final plat for Phase 1.**
- Work with the Boise Flood Control District and Star Fire District on a potential River access through the southern open space area.
- Provide a public access easement dedication along the southern greenbelt and also along the Canyon County Ditch.
- Council approves waiver to allow 5-foot side yard setbacks for one and two-story homes. Council also approves remaining R-3 setbacks for the development.

- Council approves waiver to block lengths.
3. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
  4. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
  5. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet. **A revised Landscape Plan shall be submitted prior to signature of the final plat that indicates street trees on all roadways. If street trees will be done per lot, by the builder, Certificate of Occupancy will be held until trees are verified in place.**
  6. **Final approval from the Postmaster, for the mail cluster location must be submitted to the city before signature of the final plat.**
  7. **Final approval from Canyon County Development Services for the approved subdivision and street names must be submitted to the city before signature of the final plat.**
  8. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. **Applicant/Owner shall submit a streetlight design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
  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. Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4 (for R-3), **as approved through waiver by Council.**
  11. 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.
  12. **The Applicant shall work with the Boise Flood Control District and the Star Fire District to come up with a potential river access through the southern open space.**
  13. 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)
  14. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
  15. 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.
  16. 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.

17. 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.)
- 18. A public access easement shall be recorded along both the southern greenbelt and along the Canyon County Ditch for future pathway access. The Applicant shall construct the greenbelt pathway as part of the subdivision development.**
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. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
22. 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.
23. 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.
24. 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.
25. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
26. All common areas shall be maintained by the Homeowners Association.
27. 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.**
28. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
29. **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.
30. **Any additional requirements as specified by the fire district.**
31. Any additional Conditions of Approval as required by Staff and City Council.

<b>COUNCIL DECISION</b>
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The Star City Council \_\_\_\_\_ File # FP-21-35 River Park Estates Subdivision Final Plat,  
on \_\_\_\_\_, 2022.





**J·U·B ENGINEERS, INC.**

City of Star  
Planning & Zoning Department  
P.O. Box 130  
Star, ID 83669

**River Park Estates No. 1 Subdivision | Final Plat Application**

Dear Mr. Nickel,

We are pleased to submit this application for the Final Plat for River Park Estates No.1. JUB Engineering is representing the owner/developer, River Park Investments LLC, for this application.

**Project Background**

The first phase of River Park Subdivision, River Park Estates Subdivision No. 1, is a 44.00-acre single-family residential development located north of the Boise River and south of Highway 44, just east of Blessinger Road. On April 20, 2021, Star City Council voted unanimously to approve the Annexation and Zoning, Development Agreement, and Preliminary Plat for River Park (AZ-21-01/DA-21-02/PP-21-04). City Council approved R-2-DA zoning and 5' side yard setbacks for one and two-story homes along with R-3 setbacks for the development; a waiver was also approved for block lengths.

JUB Engineering is currently submitting construction documents and a final plat for River Park Estates Subdivision No. 1, consisting of 88 residential lots, eight common lots, and one excavated pond. The gross density of the phase is 2.0 DU / AC. The lot range is 8,232.84 s.f. to 15,420.24 s.f. and the average lot size is 10,585.08 s.f. The overall percentage of common lots is 25.7%. Amenities for the future five phases of River Park Estates will include two parks, athletic ball fields, a public greenbelt along the Boise River, and a swimming pool with associated amenities. The submitted construction documents also include offsite improvements to the existing Blessinger Road. License Agreements have been submitted to Canyon Water and Drainage District No. 2 for crossings associated with the first phase of this development. A Floodplain Development application has been submitted for River Park Estates No. 1.

**Preliminary Plat and Conditions of Approval**

JUB Engineers and River Park Investments LLC will comply with the Conditions of Approval outlined in the Findings of Fact and Conclusions of Law for River Park Subdivision File No. AZ-21-01/DA-21-02/PP-21-04.

As you complete your review, please don't hesitate contact me with any questions. I can be reached via email at [wshrief@jub.com](mailto:wshrief@jub.com) or by phone at 208-376-7330.

Sincerely,

A handwritten signature in blue ink that reads "wshrief".

Wendy Kirkpatrick Shrief, AICP





## FINAL PLAT APPLICATION

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

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

**PRIMARY CONTACT IS:** Applicant X Owner \_\_\_ Representative \_\_\_

Applicant Name: Wendy Shrief - JUB Engineers  
Applicant Address: 2760 W Excursion Ln., Ste 400, Meridian, ID Zip: 83642  
Phone: 208-376-7330 Email: wshrief@jub.com

Owner Name: River Park Investments LLC  
Owner Address: 923 S. Bridgeway Place Eagle, ID 83616 Zip: 83616  
Phone: 208-577-5501 Email: ttucker@boisehunterhomes.com

Representative (e.g., architect, engineer, developer):  
Contact: Todd Tucker Firm Name: Boise Hunter Homes  
Address: 923 S. Bridgeway Place Eagle, ID 83616 Zip: 83616  
Phone: 208-577-5501 Email: ttucker@boisehunterhomes.com

### Property Information:

Subdivision Name: River Park Estates Phase: 1

Parcel Number(s): R3404100000 and R3404500000

Approved Zoning: R2-DA Units per acre: 2.0

Total acreage of phase: 44.00 Total number of lots: 96

Residential: 88 Commercial: N/A Industrial: N/A

Common lots: 8 Total acreage of common lots: 11.32 Percentage: 25.7

Percent of common space to be used for drainage: 35.80 Acres: 14.66

Special Flood Hazard Area: total acreage 44.00 number of homes 88

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>301</u>	<u>88</u>
Number of Common Lots:	<u>22</u>	<u>8</u>
Number of Commercial Lots:	<u>N/A</u>	<u>N/A</u>
Roads:	<u>7 residential roadways</u>	<u>7 residential roadways</u>

Amenities: None

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

Subdivision Name: River Park Estates Phase: 1

Special Flood Hazard Area: total acreage 44.00 number of homes 88

- 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.: 16027C0258G  
 FIRM effective date(s): mm/dd/year 6/6/2019  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE  
 Base Flood Elevation(s): AE 2446.0 ft., etc.: AE 2446.0 Ft
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

**Application Requirements:**

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

Applicant (√)	Description	Staff (√)
X	Completed and signed copy of Final Plat Application	
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
X	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> <li>• Gross density of the phase of the Final Plat submitted</li> <li>• Lot range and average lot size of phase</li> <li>• Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities</li> <li>• List any specific approved building setbacks previously approved by Council.</li> </ul>	
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 <b>original</b> 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**	
N/A	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight <b>design</b> and <b>location</b> 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	
N/A	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) with the files named with project name and plan type.</u>	
	<p><b>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</b></p> <ul style="list-style-type: none"> <li>• One (1) 11" X 17" and (1) 18" X 24" <b>recorded</b> copy of Final Plat</li> <li>• Electronic copy of final, approved construction drawings</li> <li>• Electronic copy of as-built irrigation plans</li> <li>• Electronic copy of recorded CC&amp;R's</li> <li>• Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign</li> <li>• Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. <b>**Original pdf's are required for all plans – No Scanned PDF's please.</b></li> </ul>	
	**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.*

Wg AJS  
Applicant/Representative Signature

12/21/21  
Date

# PRELIMINARY PLAT FOR RIVER PARK ESTATES SUBDIVISION

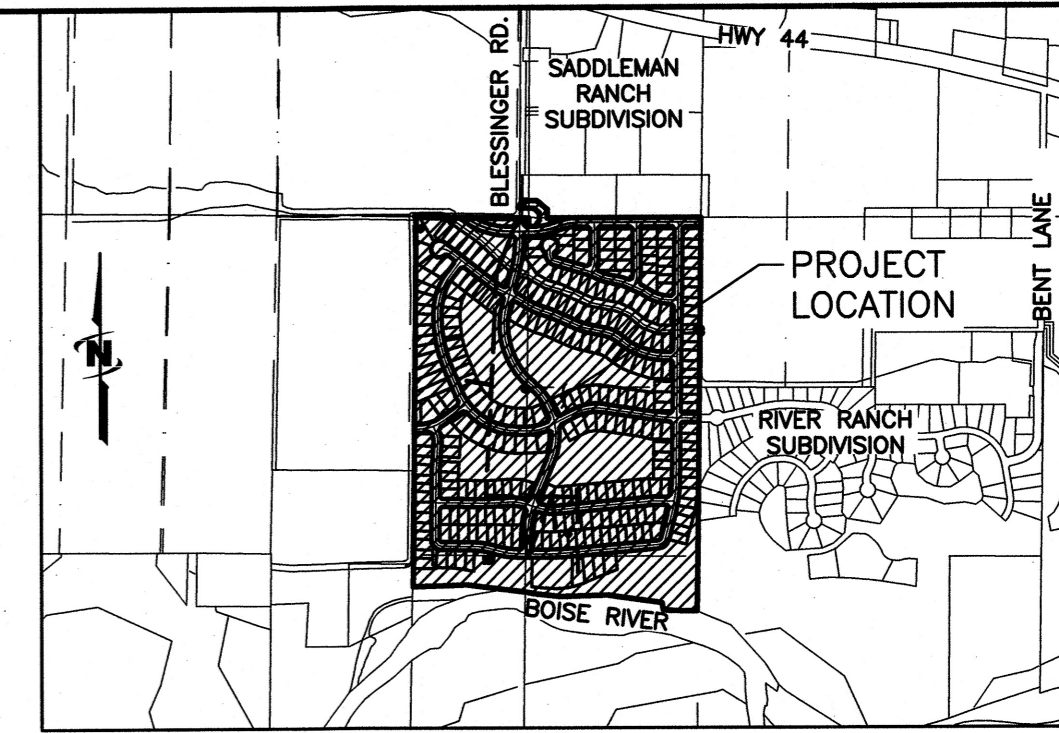
SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, THE WEST HALF OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 4 OF SECTION 13, THE EAST HALF OF THE NORTHEAST QUARTER AND GOVERNMENT LOT 1 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,

STAR, IDAHO

2021

## BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner
- Calculated Point



**JUB**  
J-U-B ENGINEERS, INC.  
2760 W. Excursion Lane  
Suite 400  
Meridian, ID 83642  
Phone: 208.376.7390  
www.jub.com

## NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CANYON HIGHWAY DISTRICT NO. 4 STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
3. ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, 21, BLOCK 1, LOT 1, BLOCK 2, LOTS 1, 6, BLOCK 3, LOT 1, BLOCK 4, LOTS 1, 31, BLOCK 5, LOT 1, BLOCK 6, LOTS 1, 23, BLOCK 7, LOTS 1, 15, 40, BLOCK 8, LOTS 1, 17, BLOCK 9, LOT 1, BLOCK 10, LOT 10, BLOCK 11, LOTS 1, 21, BLOCK 12, LOT 1, BLOCK 13, LOT 1, BLOCK 14, WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS. LOT 23, BLOCK 8 IS A SHARED DRIVEWAY LOT, AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE PONDS.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, 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."
8. DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
9. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
10. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT OR WITH THE APPROVED DEVELOPMENT AGREEMENT.
11. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
12. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
13. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL RUTLINE AND HEAVY MAINTENANCE.
14. THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAPS NO. 16001C0125 J, AND NO. 16001C120 J COMMUNITY PANEL NO. 0125 J, AND 120 J, WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
15. ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS, 10' WIDE FRONT LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
16. STORM DRAINAGE SHALL BE TREATED AND RELEASED INTO THE POND SYSTEM.

**HIGHWAY DISTRICT**  
CANYON HIGHWAY DISTRICT NO. 4  
15435 HWY 44  
CALDWELL, ID 83607

**IRRIGATION DISTRICT**  
CANYON COUNTY WATER CO. LTD  
PO BOX 11  
STAR, ID 83669

**LAND SURVEYOR**  
ROBERT KAZARINOFF, P.L.S.  
J-U-B ENGINEERS  
2760 W. EXCURSION LN. STE. 400  
MERIDIAN, ID 83642  
208-376-7330

**CIVIL ENGINEER**  
W. SCOTT WONDERS, P.E.  
J-U-B ENGINEERS  
2760 W. EXCURSION LN. STE. 400  
MERIDIAN, ID 83642  
208-376-7330

**OWNER**  
KERRY J. LAWSON  
21817 BLESSINGER RD  
STAR, ID 83669

**OWNER**  
FOR OUR FOUR PARTNERS, LP  
6111 W. THUNDERBIRD RD  
GLENDALE, AZ 85306

**DEVELOPER**  
HHS CONSTRUCTION, LLC  
729 BRIDGEWAY PL.  
EAGLE, ID 83616  
208-577-5501

**LAND USE SUMMARY**

TOTAL AREA:	150.47 AC.
TOTAL LOTS:	325 LOTS
RESIDENTIAL LOTS:	301 LOTS
COMMON AREA LOTS:	23 LOTS
COMMON DRIVEWAY LOT:	1 LOT
RESIDENTIAL DENSITY:	2.00 DU/AC
TOTAL OPEN SPACE:	44.41 AC. (29.5%)
BUFFER OPEN SPACE:	1.41 AC. (0.9%)
QUALIFIED OPEN SPACE:	43.00 AC. (28.6%)
AVERAGE LOT SIZE:	11,279 S.F.
SMALLEST LOT:	8,248 S.F.
EXISTING ZONE:	AG
PROPOSED ZONE:	R-3

**Line Table**

Line #	Direction	Length
L1	S00°32'02"W	66.69'
L2	S89°58'37"E	55.18'
L3	N30°33'44"E	55.38'
L4	N01°39'40"E	56.54'
L5	N48°46'53"W	56.99'
L6	N88°44'47"W	97.56'
L7	N00°37'41"E	60.00'
L8	S88°44'47"E	120.03'
L9	S48°46'53"E	107.07'
L10	S01°39'40"W	64.09'
L11	N09°51'37"W	62.93'
L12	N84°27'10"W	196.13'
L13	N78°58'20"W	83.43'
L14	S87°51'40"W	59.80'

- EXISTING**
- S - SANITARY SEWER LINE
  - W - WATER LINE
  - G - GRAVITY IRRIGATION PIPE
  - P - PRESSURE IRRIGATION LINE
  - SD - STORM DRAIN LINE
  - C - CENTERLINE
  - L - LOT LINE
  - 6" - 6" VERTICAL CURB & GUTTER
  - R - ROLLED CURB & GUTTER
  - S - 5' SIDEWALK
  - M - SEWER MANHOLE
  - D - DITCH FLOW LINE
  - I - IRRIGATION MANHOLE
  - T - STREET LIGHT
  - D - TREE DECIDUOUS
  - C - TREE CONIFER
  - E - EDGE OF PAVEMENT
  - G - GAS LINE
  - F - FENCE LINE
  - H - FIRE HYDRANT
  - 2650 - 5' CONTOUR LINE
  - 2651 - 1' CONTOUR LINE
  - D - DRAINAGE FACILITY
- PROPOSED**
- S - SANITARY SEWER LINE
  - W - WATER LINE
  - G - GRAVITY IRRIGATION PIPE
  - P - PRESSURE IRRIGATION LINE
  - SD - STORM DRAIN LINE
  - C - CENTERLINE
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  - 6" - 6" VERTICAL CURB & GUTTER
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  - G - GAS LINE
  - F - FENCE LINE
  - H - FIRE HYDRANT
  - 2650 - 5' CONTOUR LINE
  - 2651 - 1' CONTOUR LINE
  - D - DRAINAGE FACILITY

PROFESSIONAL LAND SURVEYOR  
REG. NO. 186642  
ROBERT L. KAZARINOFF  
20 MAY 2021  
BOUNDARY CERTIFICATION

PROFESSIONAL ENGINEER  
REG. NO. 10683  
W. SCOTT WONDERS  
STATE OF IDAHO

NO.	REVISION	DESCRIPTION	DATE

**RIVER PARK ESTATES SUBDIVISION**  
STAR, IDAHO

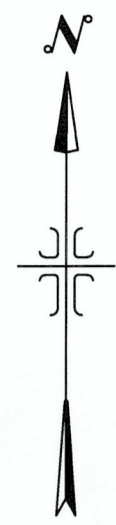
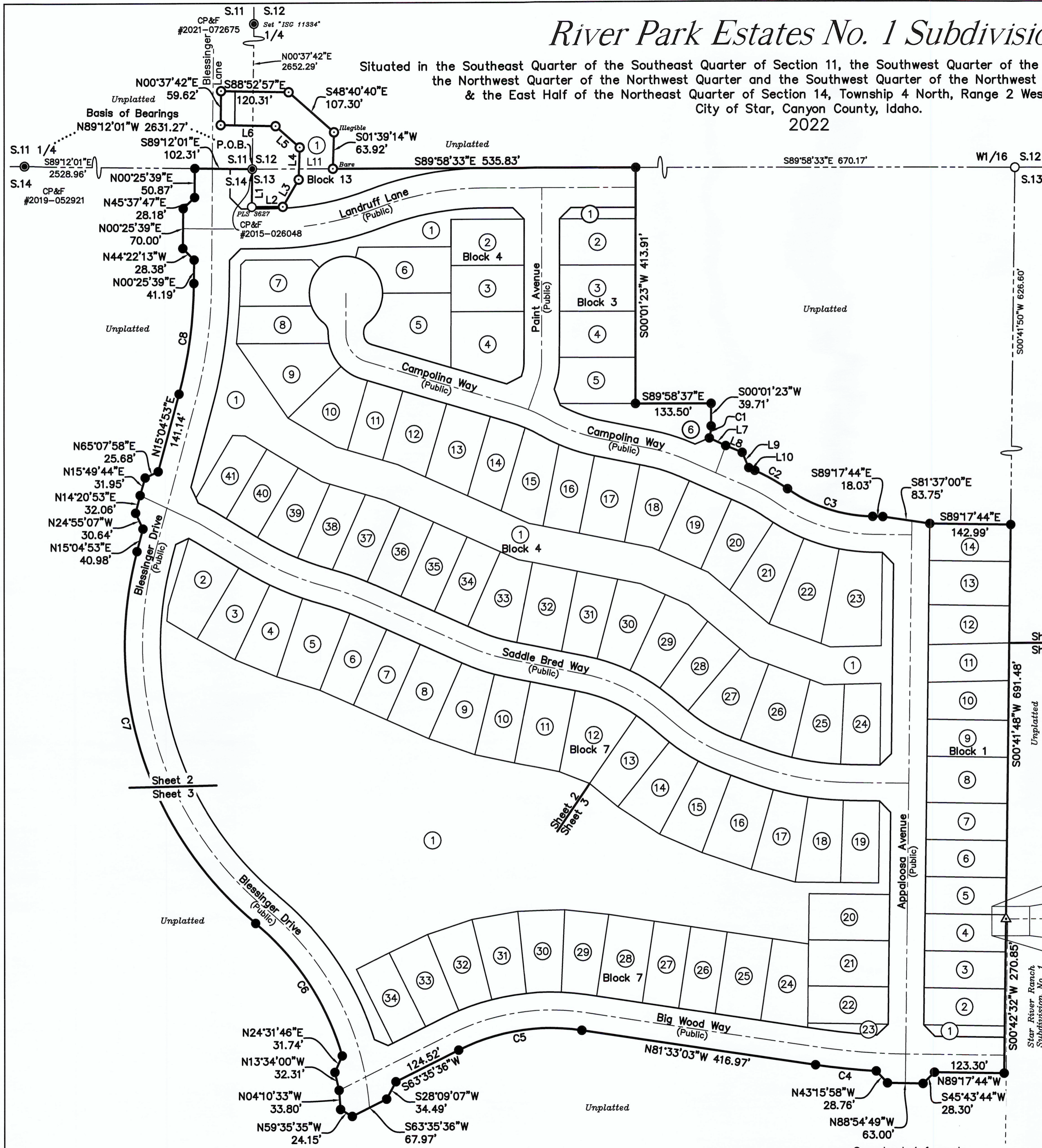
**BOUNDARY AND PROJECT INFORMATION**

FILE: 10-20-132-PP-PLAT  
JUB PROJ. #: 10-20-132  
DRAWN BY: ---  
DESIGN BY: ---  
CHECKED BY: ---  
SCALE: ONE INCH = 40 FEET  
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
LAST UPDATED: 5/20/2021  
SHEET NUMBER:  
**PP-01**

Plot Date: 5/20/2021 2:26 PM, Plotted By: Everett Elmerst  
 Date Created: 5/20/2021, J:\JUB\COM\CENTRAL\CLIENTS\BOISE\HUNTER\HOMES\PROJECTS\10-20-132-PP-PLAT.DWG

# River Park Estates No. 1 Subdivision

Situated in the Southeast Quarter of the Southeast Quarter of Section 11, the Southwest Quarter of the Southwest Quarter of Section 12, the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 13, & the East Half of the Northeast Quarter of Section 14, Township 4 North, Range 2 West, Boise Meridian, City of Star, Canyon County, Idaho.  
2022



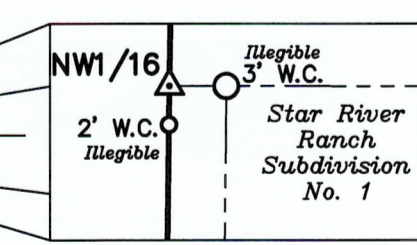
Scale: 1" = 120'

### Legend

- Found 5/8" Iron Pin, as Noted
- Found 1/2" Iron Pin, with plastic cap, PLS 3627, Unless Otherwise Noted Replaced with 5/8" Iron Pin with Plastic Cap, "ISG 11334".
- Found Aluminum Cap Monument, Unless Otherwise Noted
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG 11334"
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG 11334"
- ① Lot Number
- P.O.B. Point of Beginning
- Subdivision Boundary Line
- Lot Line
- Section Line
- Right-of-Way Line
- Centerline
- Adjacent Parcel Line
- Easement Line (Note 1)
- Existing Easement Line (Note 4)
- s.f. Square Feet
- c.l. Common Lot
- w.c. Witness Corner

Boundary Line Table		
Line	Bearing	Length
L1	S00°43'00"W	66.76'
L2	N89°51'38"E	55.42'
L3	N30°33'44"E	55.36'
L4	N01°39'40"E	56.54'
L5	N48°46'53"W	56.99'
L6	N88°39'14"W	97.78'
L7	S65°04'30"E	31.67'
L8	S67°31'06"E	31.53'
L9	S23°08'02"E	29.18'
L10	S66°17'27"E	11.97'

Boundary Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	21.20'	68.50'	17°44'10"	S08°53'27"W	21.12'
C2	65.85'	331.50'	11°22'55"	S60°35'59"E	65.75'
C3	161.14'	268.50'	34°23'13"	S72°06'08"E	158.74'
C4	108.48'	1183.73'	5°15'02"	N84°10'34"W	108.44'
C5	224.18'	368.50'	34°51'21"	S81°01'17"W	220.74'
C6	283.54'	468.50'	34°40'34"	N33°23'45"W	279.24'
C7	725.40'	631.50'	65°48'55"	N17°49'34"W	686.17'
C8	196.55'	768.50'	14°39'14"	N07°45'16"E	196.02'



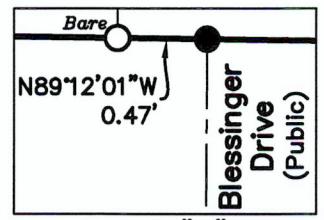
Book \_\_\_\_\_ Page \_\_\_\_\_

**ISG** IDAHO SURVEY GROUP, LLC  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570  
 WWW.IDAHOSURVEY.COM

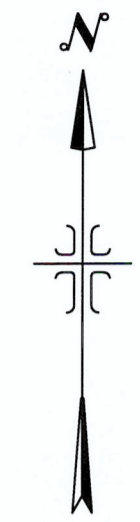
Job No. 21-484  
 Sheet 1 of 6

See sheet 4 for notes.

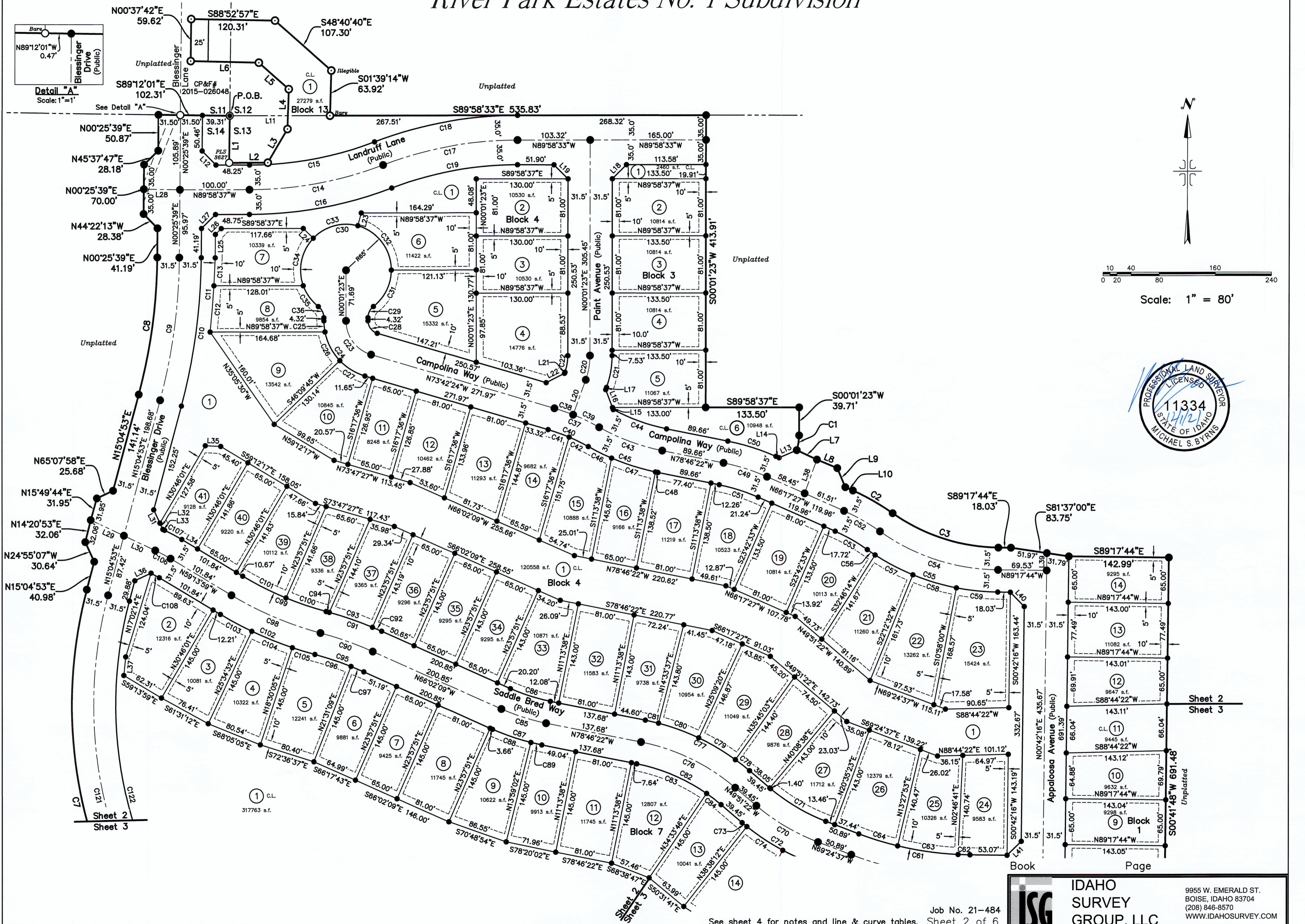
# River Park Estates No. 1 Subdivision



Detail "A"  
Scale: 1"=1'



Scale: 1" = 80'



Sheet 2  
Sheet 3

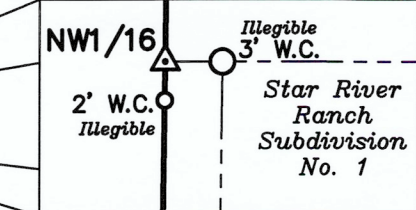
Sheet 2  
Sheet 3

Book Page

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See sheet 4 for notes and line & curve tables. Job No. 21-484 Sheet 2 of 6

# River Park Estates No. 1 Subdivision



Book \_\_\_\_\_ Page \_\_\_\_\_

**ISG** IDAHO SURVEY GROUP, LLC

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

See sheet 4 for notes and line & curve tables. Job No. 21-484  
Sheet 3 of 6





# River Park Estates No. 1 Subdivision

## Certificate Of Owners

Know all men by these presents: that River Park Investments, LLC, an Idaho Limited Liability Company, does hereby certify that it is the owner of that real property to be known as River Park Estates No. 1 Subdivision and that it intends to include said real property, as described below, in this plat:

A parcel of land situated in the southeast quarter of the southeast quarter of Section 11, the southwest quarter of the southwest quarter of Section 12, the northwest quarter of the northwest quarter and the southwest quarter of the northwest quarter of Section 13, and the east half of the northeast quarter of Section 14, Township 4 North, Range 2 West, Boise Meridian, City of Star, Canyon County, Idaho, being more particularly described as follows:

BEGINNING at the corner common to Sections 11, 12, 13, and 14, Township 4 North, Range 2 West, Boise Meridian, from which the quarter-section corner common to Sections 11 and 14 bears S89°12'01"E, 2637.27 feet;

Thence S00°43'00"W, 66.76 feet along the west line of the northwest quarter of the northwest quarter of Section 13, the boundary of Parcel 1, Parcel 2, and the exception to Parcel 2 of Warranty Deed Instrument Number 2021-057299, Records of Canyon County, Idaho;

Thence N89°51'38"E, 55.42 feet along the boundary of the exception to Parcel 2;

Thence N30°33'44"E, 55.36 feet along the boundary of the exception to Parcel 2;

Thence N01°39'40"E, 56.54 feet along the boundary of the exception to Parcel 2 and the boundary of Parcel 2 of Warranty Deed Instrument Number 2021-057299, Records of Canyon County, Idaho;

Thence N48°46'53"W, 56.99 feet along the boundary of the exception to Parcel 2 and the boundary of Parcel 2;

Thence N88°39'14"W, 97.78 feet along the boundary of the exception to Parcel 2 and the boundary of Parcel 2;

Thence N00°37'42"E, 59.62 feet along the boundary of Parcel 2;

Thence S88°52'57"E, 120.31 feet along the boundary of Parcel 2;

Thence S48°40'40"E, 107.30 feet along the boundary of Parcel 2;

Thence S01°39'14"W, 63.92 feet along the boundary of Parcel 2 to the north line of the northwest quarter of the northwest quarter of Section 13;

Thence S89°58'33"E, 535.83 feet along the boundary of Parcel 2 and the north line of the northwest quarter of the northwest quarter of Section 13;

Thence S00°01'23"W, 413.91 feet;

Thence S89°58'37"E, 133.50 feet;

Thence S00°01'23"W, 39.71 feet;

Thence 21.20 feet on a curve to the right, having a radius of 68.50 feet, a central angle of 17°44'10", a chord bearing of S08°53'27"W, and a chord length of 21.12 feet;

Thence S65°04'30"E, 31.67 feet;

Thence S67°31'06"E, 31.53 feet;

Thence S23°08'02"E, 29.18 feet;

Thence S66°17'27"E, 11.97 feet;

Thence 65.85 feet on a curve to the right, having a radius of 331.50 feet, a central angle of 11°22'55", a chord bearing of S60°35'59"E, and a chord length of 65.75 feet;

Thence 161.14 feet on a reverse curve to the left, having a radius of 268.50 feet, a central angle of 34°23'13", a chord bearing of S72°06'08"E, and a chord length of 158.74 feet;

Thence S89°17'44"E, 18.03 feet;

Thence S81°37'00"E, 83.75 feet;

Thence S89°17'44"E, 142.99 feet to the east line of the northwest quarter of the northwest quarter of Section 13 and the boundary of the aforementioned Parcel 2;

Thence S00°41'48"W, 691.48 feet along the east line of the northwest quarter of the northwest quarter and the boundary of Parcel 2 to the northwest sixteenth-section corner;

Thence S00°42'32"W, 270.85 feet along the east line of the southwest quarter of the northwest quarter;

Thence N89°17'44"W, 123.30 feet;

Thence S45°43'44"W, 28.30 feet;

Thence N88°54'49"W, 63.00 feet;

Thence N43°15'58"W, 28.76 feet;

Thence 108.48 feet on a non-tangent curve to the right, having a radius of 1183.73 feet, a central angle of 05°15'02", a chord bearing of N84°10'34"W, and a chord length of 108.44 feet;

Thence N81°33'03"W, 416.97 feet;

Thence 224.18 feet on a curve to the left, having a radius of 368.50 feet, a central angle of 34°51'21", a chord bearing of S81°01'17"W, and a chord length of 220.74 feet;

Thence S63°35'36"W, 124.52 feet;

Thence S28°09'07"W, 34.49 feet;

Thence S63°35'36"W, 67.97 feet;

Thence N59°35'35"W, 24.15 feet;

Thence N04°10'33"W, 33.80 feet;

Thence N13°34'00"W, 32.31 feet;

Thence N24°31'46"E, 31.74 feet;

Thence 283.54 feet on a non-tangent curve to the left, having a radius of 468.50 feet, a central angle of 34°40'34", a chord bearing of N33°23'45"W, and a chord length of 279.24 feet;

Thence 725.40 feet on a reverse curve to the right, having a radius of 631.50 feet, a central angle of 65°48'55", a chord bearing of N17°49'34"W, and a chord length of 686.17 feet;

Thence N15°04'53"E, 40.98 feet;

Thence N24°55'07"W, 30.64 feet;

Thence N14°20'53"E, 32.06 feet;

Thence N15°49'44"E, 31.95 feet;

Thence N65°07'58"E, 25.68 feet;

Thence N15°04'53"E, 141.14 feet;

Thence 196.55 feet on a curve to the left, having a radius of 768.50 feet, a central angle of 14°39'14", a chord bearing of N07°45'16"E, and a chord length of 196.02 feet;

Thence N00°25'39"E, 41.19 feet;

Thence N44°22'13"W, 28.38 feet;

Thence N00°25'39"E, 70.00 feet;

Thence N45°37'47"E, 28.18 feet;

Thence N00°25'39"E, 50.87 feet to the north line of Section 14 and boundary of the aforementioned Parcel 1;

Thence S89°12'01"E, 102.31 feet along the north line of Section 14 and boundary of Parcel 1 to the POINT OF BEGINNING.

The above-described parcel contains 44.00 acres, more or less.

The public streets shown on this plat are hereby dedicated to the public. The easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements. All of the lots within this subdivision are eligible to receive water service from Star Sewer and Water District, and Star Sewer and Water District has agreed in writing to serve all lots within the subdivision. Irrigation water has been provided from Canyon County Water Company LTD. via the Homeowners Association, in compliance with Idaho Code 31-3805(1)(b). Lots within this subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Canyon County Water Company LTD.

In witness whereof, I have hereunto set my hand:

River Park Investments, LLC, An Idaho Limited Liability Company

James Hunter, Governor

River Park Investments, LLC

## Acknowledgment

State of Idaho )  
) S.S.  
County Of Canyon )

On this \_\_\_\_\_ day of \_\_\_\_\_, year of 20\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared James Hunter, known or identified to me to be a Governor of River Park Investments, LLC, an Idaho Limited Liability Company, the company that executed the within instrument, and acknowledged to me that River Park Investments, LLC 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.

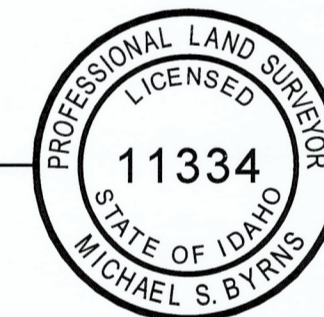
My Commission expires on \_\_\_\_\_

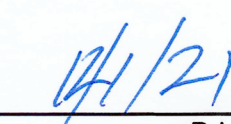
Notary Public for Idaho  
Residing in \_\_\_\_\_, Idaho

## Certificate of Surveyor


I, Michael S. Byrns, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of River Park Estates No. 1 Subdivision, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

  
Michael S. Byrns



  
P.L.S. No. 11334

Book \_\_\_\_\_ Page \_\_\_\_\_

 IDAHO  
SURVEY  
GROUP, LLC

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

Job No. 21-484  
Sheet 5 of 6

# River Park Estates No. 1 Subdivision

## Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing City of Star, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

\_\_\_\_\_  
Southwest District Health Department      Date

## Approval of Canyon County Highway District No. 4

Canyon County Highway District No. 4 does hereby accept and approve this plat and the dedicated public streets depicted on the plat, in accordance with the provisions of Idaho Code 50-1312, 50-313, & 50-1330 and pursuant to its authority as set forth in the public agency coordination agreement Canyon Highway District No. 4 and the City of Star dated June 6th, 2007.

\_\_\_\_\_  
Chairman      Date

## Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Star, Canyon County, Idaho, hereby approve this plat.

\_\_\_\_\_  
City Engineer      Date

## Approval of City Council

I, the undersigned, Clerk in and for the City of Star, Canyon 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.

\_\_\_\_\_  
City Clerk, Star, Idaho

## Certificate Of County Recorder

## Certificate Of County Surveyor

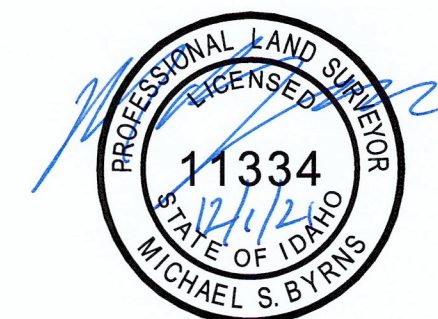
I, the undersigned, Professional Land Surveyor in and for Canyon County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

\_\_\_\_\_  
County Surveyor      Date

## Certificate of County Treasurer

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

\_\_\_\_\_  
County Treasurer      Date



Book \_\_\_\_\_ Page \_\_\_\_\_

Job No. 21-484  
Sheet 6 of 6

	<b>IDAHO SURVEY GROUP, LLC</b>	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570 WWW.IDAHOSURVEY.COM

**LANDSCAPE REQUIREMENTS:**

CODE REQUIREMENTS PER CITY OF STAR CODE

**STREET OR PERIMETER YARD:**  
 1 CLASS II TREE PER 35 LF ALONG STREET PARKWAY STRIPS

STREET	LENGHT (LF)	TREES REQUIRED	TREES PROVIDED
<b>BLESSINGER</b>			
WEST 1	47	1	1
EAST 1	47	1	1
WEST 2	376	11	11
EAST 2	398	11	11
EAST 3	1042	30	30
EAST 4	992	28	28
<b>LANDRUFF LANE</b>			
NORTH	705	20	20
SOUTH 1	481	14	14
SOUTH 2	110	3	3
<b>CAMPOLINA WAY</b>			
NORTH	243	7	7
<b>BIG WOOD WAY</b>			
NORTH 1	143	4	4
NORTH 2	109	3	3
SOUTH 1	109	3	3
<b>APPALCOOSA AVE</b>			
WEST 1	330	9	9
EAST 1	909	26	26
WEST 2	336	10	10

- COMMON AREAS:**
- QUALIFIED OPEN SPACE
  - OPEN GRASSY AREA, 50'X100' (PROVIDED IN OVERALL)
  - PONDS (PROVIDED)
  - PATHWAY (GREENBELT PROVIDED IN OVERALL)
  - CLUBHOUSE (PROVIDED IN OVERALL)
  - POOL (PROVIDED IN OVERALL)
  - \*1 TREE PER 4000 SF, 2:1 SUBSTITUTION OF CONIFERS TO REPLACE SHADE TREES
  - \*\*NOTE - POND AREAS & SLOPES NOT COUNTED TOWARD CALCULATED AREAS

COMMON AREA	AREA	SHADE TREES REQUIRED	CONIFERS PROVIDED
L1/B6	1403	1	2
L1/B4	26396	7	14
L1/B7	8333	2	4+
L1/B1 WEST	35050	9	18+
L1/B1 EAST	7831	2	4+
L1/B8	22233	6	12+
L5/B3	11234	3	6+
L1/B2 WEST	7174	2	4+
L1/B2 EAST	8765	2	4+
L23/B2	2230	1	2+
L1/B5	3015	1	2+

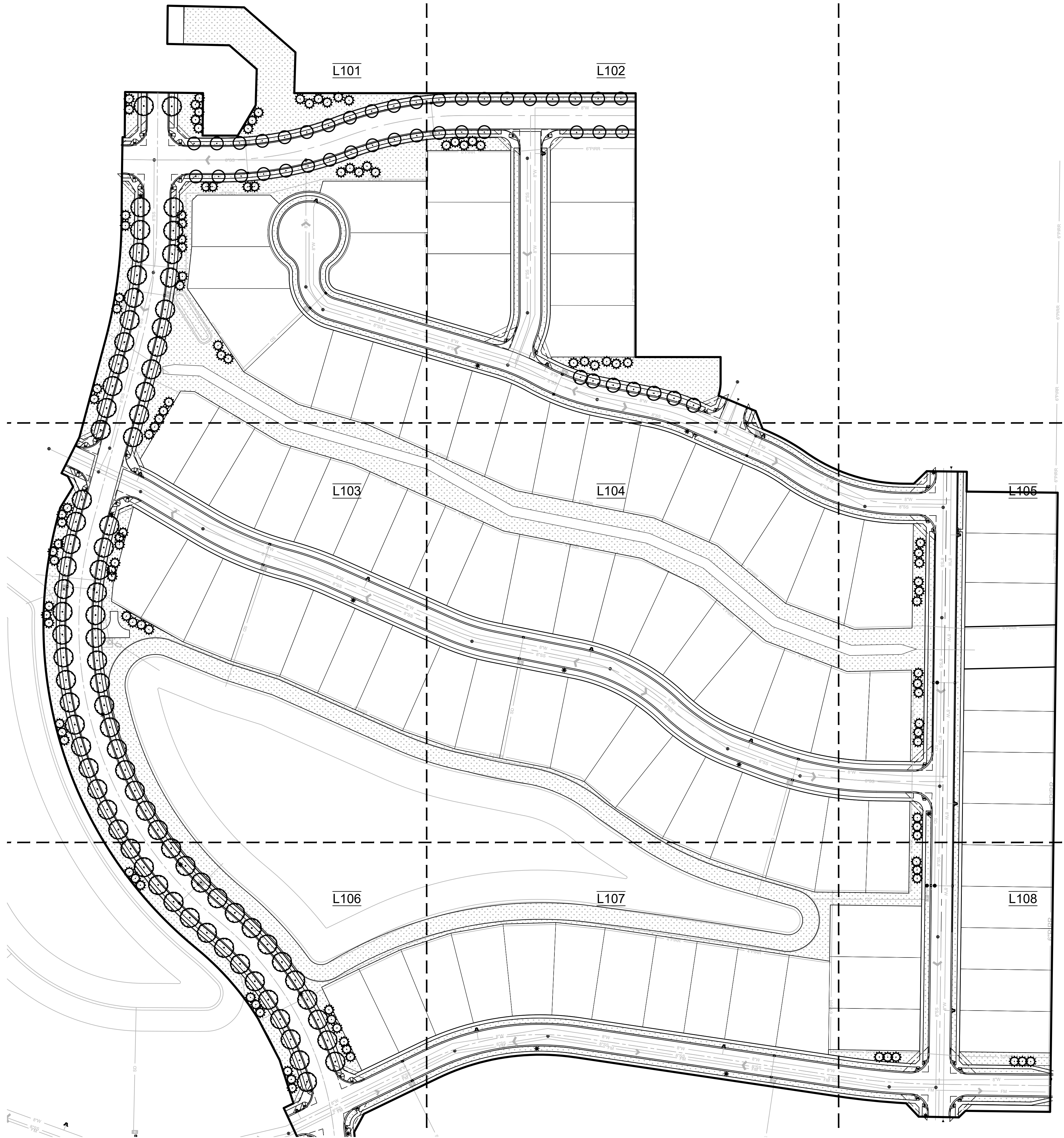
- MINIMUM PLANT SIZES & ADDITIONAL REQUIREMENTS:**
- PLANT TYPE: MINIMUM SIZE
  - EVERGREEN TREES: 6'-0" HT. MIN.
  - ORNAMENTAL TREES: 2" CALIPER MIN.
  - SHADE TREES: 2" CALIPER MIN.
  - WOODY SHRUBS: 2 GAL. MIN.

- BIODIVERSITY
- 41+ TREES 5 SPECIES REQUIRED
- TREES SHALL BE SELECTED FROM TREASURE VALLEY TREE GUIDE
- 1 TREE PER LOT BY EACH INDIVIDUAL BUILDER/LOT OWNER

**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple	B & B	3" Cal		55	35' TALL & 25' WIDE
	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust	B & B	3"		186	40' H x 35' W, Class II
	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum	B&B	3"		21	45' H x 25' W, Class II
	Picea pungens / Colorado Blue Spruce	B & B		6'-7' H	218	30' TALL & 20' WIDE
	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear	B & B	3" Cal		10	35'-45' H & 20' W, Class II Shade Tree 9 Pts

SEEDED LAWN: TALL TURF-TYPE FESCUE OR APPROVED OTHER



**STACK ROCK GROUP**  
 LANDSCAPE ARCHITECTURE & MASTER PLANNING  
 (208) 345-0500  
 404 S 8th St. #154  
 Boise, ID 83702  
 StackRockGroup.com  
 WILLET C HOWARD, PLA  
 OFFICE: (208) 345.0500 EMAIL: WILLET@STACKROCKGROUP.COM  
 WWW.STACKROCKGROUP.COM

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Seals PRELIMINARY

NOT FOR CONSTRUCTION

RIVER PARK #1  
 STAR, IDAHO

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 21-2184  
 DATE: 11.22.2021  
 DRAWN BY: JB  
 CHECKED BY: JB

DRAWING TITLE  
**LANDSCAPE OVERVIEW**

SHEET NUMBER  
**L100**

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STACK ROCK GROUP - CITY REVIEW SET

**LANDSCAPE REQUIREMENTS:**

CODE REQUIREMENTS PER CITY OF STAR CODE

STREET OR PERIMETER YARD:  
1 CLASS II TREE PER 35 LF ALONG STREET PARKWAY STRIPS

STREET	LENGHT (LF)	TREES REQUIRED	TREES PROVIDED
<b>BLESSINGER</b>			
WEST 1	47	1	1
EAST 1	47	1	1
WEST 2	376	11	11
EAST 2	398	11	11
EAST 3	1042	30	30
EAST 4	992	28	28
<b>LANDRUFF LANE</b>			
NORTH	705	20	20
SOUTH 1	481	14	14
SOUTH 2	110	3	3
<b>CAMPOLINA WAY</b>			
NORTH 1	243	7	7
<b>BIG WOOD WAY</b>			
NORTH 1	143	4	4
NORTH 2	109	3	3
SOUTH 1	109	3	3
<b>APPALOOSA AVE</b>			
WEST 1	330	9	9
EAST 1	909	26	26
WEST 2	336	10	10

COMMON AREAS:  
 \*QUALIFIED OPEN SPACE  
 \*OPEN GRASSY AREA, 50'X100' (PROVIDED IN OVERALL)  
 \*POND (PROVIDED)  
 \*PATHWAY (GREENBELT PROVIDED IN OVERALL)  
 \*CLUBHOUSE (PROVIDED IN OVERALL)  
 \*POOL (PROVIDED IN OVERALL)  
 \*1 TREE PER 4000 SF, 2:1 SUBSTITUTION OF CONIFERS TO REPLACE SHADE TREES  
 \*\*NOTE - POND AREAS & SLOPES NOT COUNTED TOWARD CALCULATED AREAS

COMMON AREA	AREA	SHADE TREES REQUIRED	CONIFERS PROVIDED
L1/B6	1403	1	2
L1/B4	26396	7	14
L1/B7	8333	2	4+
L1/B1 WEST	35050	9	18+
L1/B1 EAST	7631	2	4+
L1/B8	22233	6	12+
L5/B3	11234	3	6+
L1/B2 WEST	7174	2	4+
L1/B2 EAST	8765	2	4+
L23/B2	2230	1	2+
L1/B5	3015	1	2+

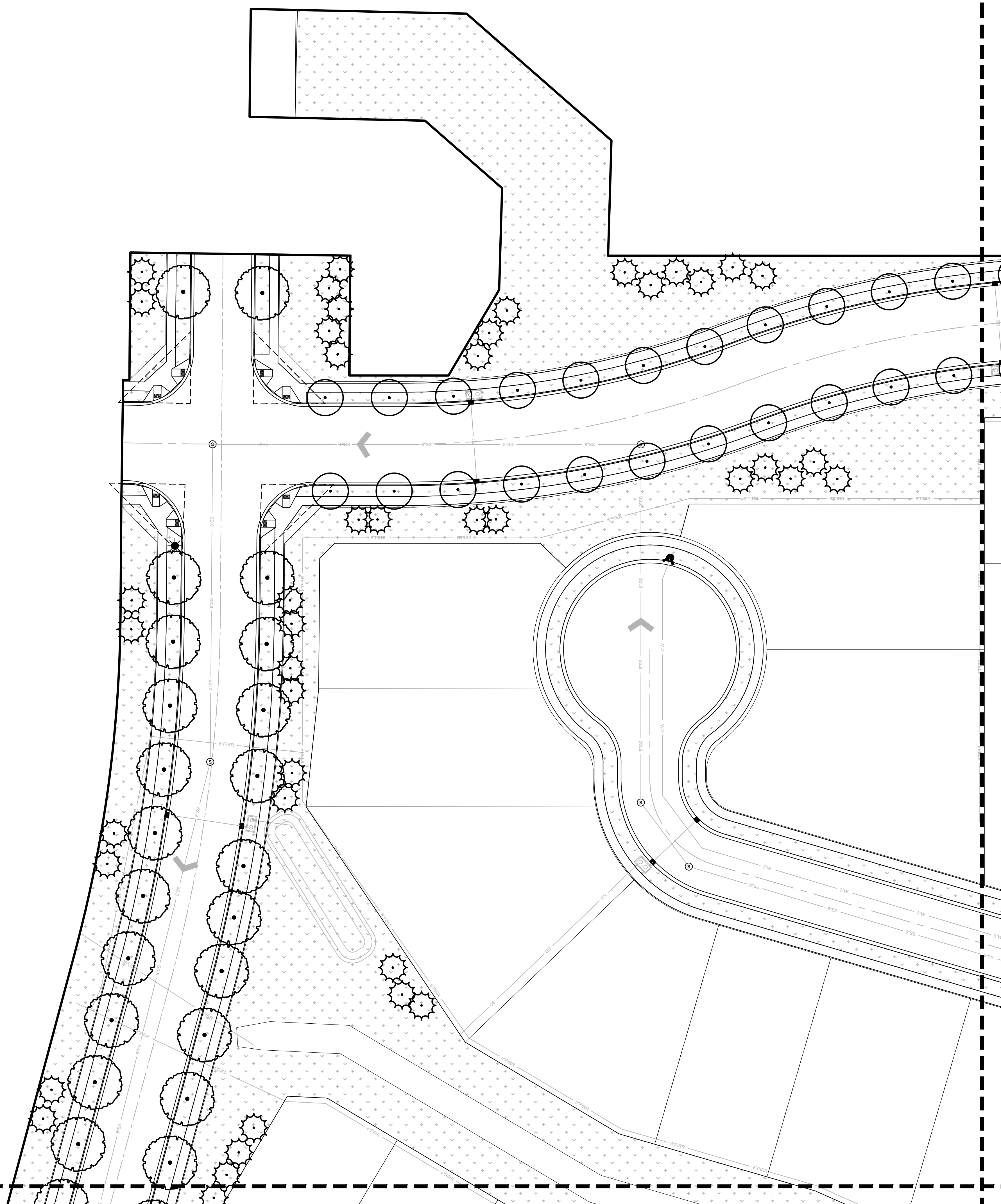
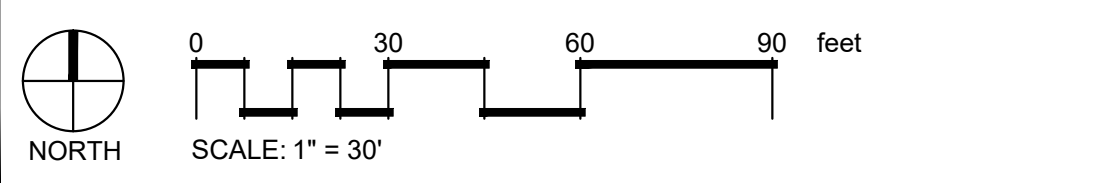
MINIMUM PLANT SIZES & ADDITIONAL REQUIREMENTS:  
 PLANT TYPE: MINIMUM SIZE  
 \*EVERGREEN TREES: 6'-0" HT. MIN.  
 \*ORNAMENTAL TREES: 2" CALIPER MIN.  
 \*SHADE TREES: 2" CALIPER MIN.  
 \*WOODY SHRUBS: 2 GAL. MIN.

- BIODIVERSITY  
41+ TREES 5 SPECIES REQUIRED
- TREES SHALL BE SELECTED FROM TREASURE VALLEY TREE GUIDE  
1 TREE PER LOT BY EACH INDIVIDUAL BUILDER/LOT OWNER

**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple	B & B	3" Cal		55	35' TALL & 25' WIDE
	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust	B & B	3"		186	40' H x 35' W, Class II
	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum	B&B	3"		21	45' H x 25' W, Class II
	Picea pungens / Colorado Blue Spruce	B & B		6'-7' H	218	30' TALL & 20' WIDE
	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear	B & B	3" Cal		10	35'-45' H & 20' W, Class II Shade Tree 9 Pts

SEEDED LAWN- TALL TURF-TYPE FESCUE  
OR APPROVED OTHER

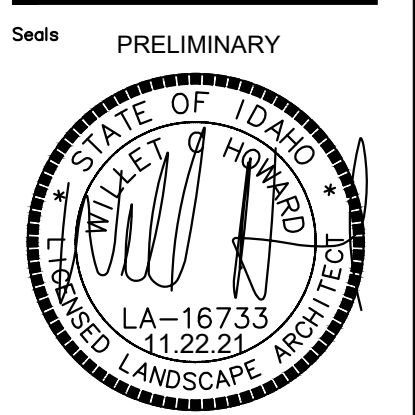


**STACK ROCK GROUP**  
 LANDSCAPE ARCHITECTURE & MASTER PLANNING  
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RIVER PARK #1  
 STAR, IDAHO

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 21-2184  
 DATE: 11.22.2021  
 DRAWN BY: JB  
 CHECKED BY: JB

DRAWING TITLE  
**LANDSCAPE PLAN - AREA 1**

SHEET NUMBER  
**L101**

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STACK ROCK GROUP - CITY REVIEW SET

**LANDSCAPE REQUIREMENTS:**

CODE REQUIREMENTS PER CITY OF STAR CODE

STREET OR PERIMETER YARD:  
1 CLASS II TREE PER 35 LF ALONG STREET PARKWAY STRIPS

STREET	LENGHT (LF)	TREES REQUIRED	TREES PROVIDED
<b>BLESSINGER</b>			
WEST 1	47	1	1
EAST 1	47	1	1
WEST 2	376	11	11
EAST 2	398	11	11
EAST 3	1042	30	30
EAST 4	992	28	28
<b>LANDRUFF LANE</b>			
NORTH	705	20	20
SOUTH 1	481	14	14
SOUTH 2	110	3	3
<b>CAMPOLINA WAY</b>			
NORTH 1	243	7	7
<b>BIG WOOD WAY</b>			
NORTH 1	143	4	4
NORTH 2	109	3	3
SOUTH 1	109	3	3
<b>APPALOOSA AVE</b>			
WEST 1	330	9	9
EAST 1	909	26	26
WEST 2	336	10	10

- COMMON AREAS:**
- \*QUALIFIED OPEN SPACE
  - OPEN GRASSY AREA, 50'X100' (PROVIDED IN OVERALL)
  - POND (PROVIDED)
  - PATHWAY (GREENBELT PROVIDED IN OVERALL)
  - CLUBHOUSE (PROVIDED IN OVERALL)
  - POOL (PROVIDED IN OVERALL)
  - \*1 TREE PER 4000 SF, 2:1 SUBSTITUTION OF CONIFERS TO REPLACE SHADE TREES
  - \*\*NOTE - POND AREAS & SLOPES NOT COUNTED TOWARD CALCULATED AREAS

COMMON AREA	AREA	SHADE TREES REQUIRED	CONIFERS PROVIDED
L1/B6	1403	1	2
L1/B4	26396	7	14
L1/B7	8333	2	4+
L1/B1 WEST	35050	9	18+
L1/B1 EAST	7631	2	4+
L1/B8	22233	6	12+
L5/B3	11234	3	6+
L1/B2 WEST	7174	2	4+
L1/B2 EAST	8765	2	4+
L23/B2	2230	1	2+
L1/B5	3015	1	2+

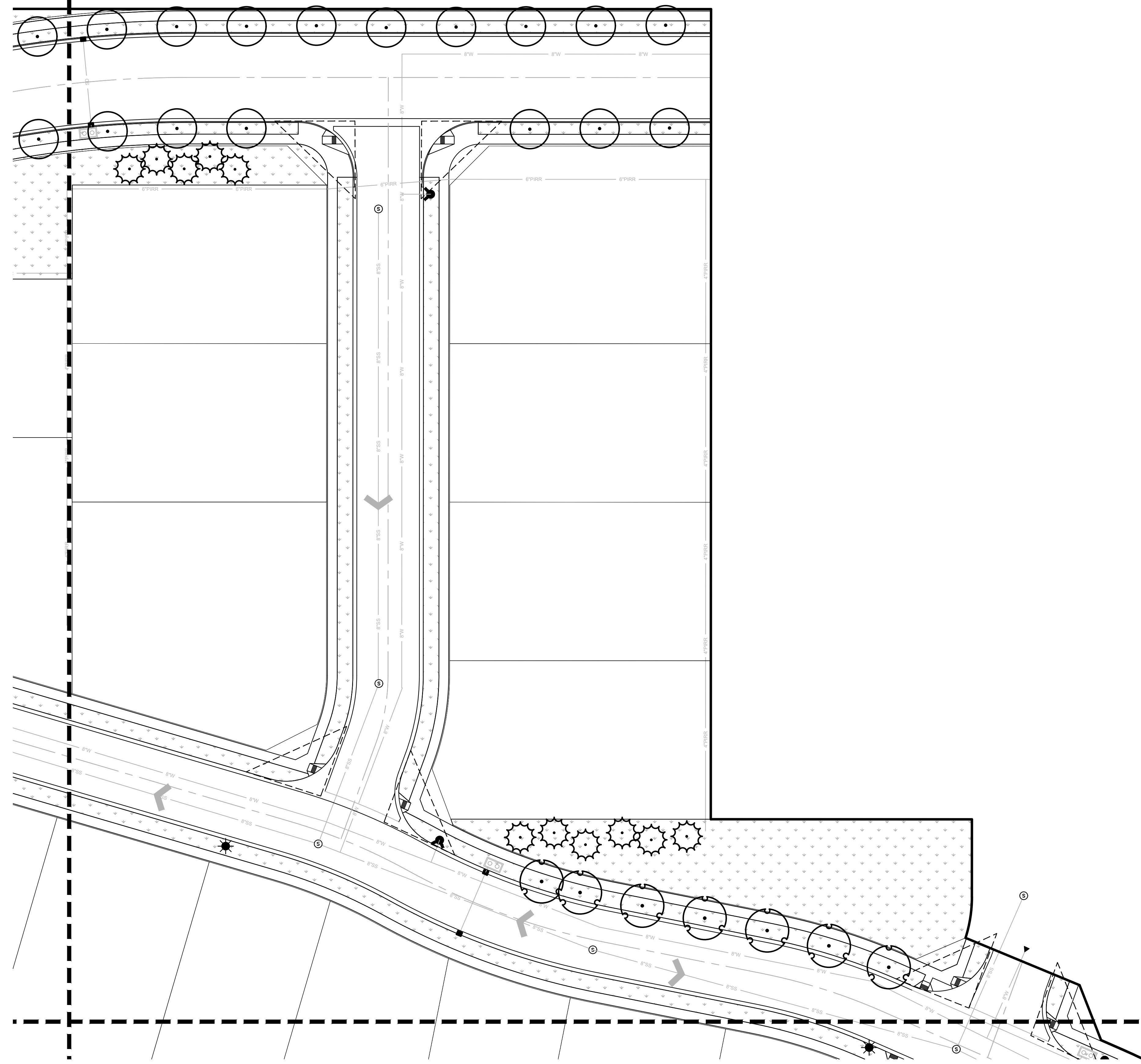
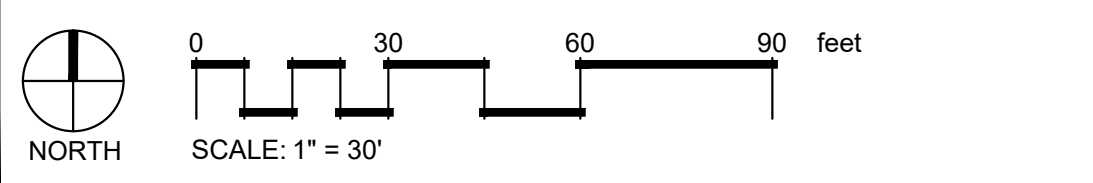
- MINIMUM PLANT SIZES & ADDITIONAL REQUIREMENTS:**
- PLANT TYPE: MINIMUM SIZE
- \*EVERGREEN TREES: 6'-0" HT. MIN.
  - \*ORNAMENTAL TREES: 2" CALIPER MIN.
  - \*SHADE TREES: 2" CALIPER MIN.
  - \*WOODY SHRUBS: 2 GAL. MIN.

- BIODIVERSITY
- 41+ TREES 5 SPECIES REQUIRED
- TREES SHALL BE SELECTED FROM TREASURE VALLEY TREE GUIDE
- 1 TREE PER LOT BY EACH INDIVIDUAL BUILDER/LOT OWNER

**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple	B & B	3" Cal		55	35' TALL & 25' WIDE
	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust	B & B	3"		186	40' H x 35' W, Class II
	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum	B&B	3"		21	45' H x 25' W, Class II
	Picea pungens / Colorado Blue Spruce	B & B		6'-7' H	218	30' TALL & 20' WIDE
	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear	B & B	3" Cal		10	35'-45' H & 20' W, Class II Shade Tree 9 Pts

SEEDED LAWN: TALL TURF-TYPE FESCUE OR APPROVED OTHER



**STACK ROCK GROUP**  
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RIVER PARK #1  
STAR, IDAHO

REVISIONS

MRK	DATE	Description
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JOB NO: 21-2184  
DATE: 11.22.2021  
DRAWN BY: JB  
CHECKED BY: JB

DRAWING TITLE  
**LANDSCAPE PLAN - AREA 2**

SHEET NUMBER  
**L102**

**LANDSCAPE REQUIREMENTS:**

CODE REQUIREMENTS PER CITY OF STAR CODE

STREET OR PERIMETER YARD:  
1 CLASS II TREE PER 35 LF ALONG STREET PARKWAY STRIPS

STREET	LENGHT (LF)	TREES REQUIRED	TREES PROVIDED
<b>BLESSINGER</b>			
WEST 1	47	1	1
EAST 1	47	1	1
WEST 2	376	11	11
EAST 2	398	11	11
EAST 3	1042	30	30
EAST 4	992	28	28
<b>LANDRUFF LANE</b>			
NORTH 1	705	20	20
SOUTH 1	481	14	14
SOUTH 2	110	3	3
<b>CAMPOLINA WAY</b>			
NORTH 1	243	7	7
<b>BIG WOOD WAY</b>			
NORTH 1	143	4	4
NORTH 2	109	3	3
SOUTH 1	109	3	3
<b>APPALOOSA AVE</b>			
WEST 1	330	9	9
EAST 1	909	26	26
WEST 2	336	10	10

COMMON AREAS:  
 \*QUALIFIED OPEN SPACE  
 \*OPEN GRASSY AREA, 50'X100' (PROVIDED IN OVERALL)  
 \*POND (PROVIDED)  
 \*PATHWAY (GREENBELT PROVIDED IN OVERALL)  
 \*CLUBHOUSE (PROVIDED IN OVERALL)  
 \*POOL (PROVIDED IN OVERALL)  
 \*1 TREE PER 4000 SF, 2:1 SUBSTITUTION OF CONIFERS TO REPLACE SHADE TREES  
 \*NOTE - POND AREAS & SLOPES NOT COUNTED TOWARD CALCULATED AREAS

COMMON AREA	AREA	SHADE TREES REQUIRED	CONIFERS PROVIDED
L1/B6	1403	1	2
L1/B4	26396	7	14
L1/B7	8333	2	4+
L1/B1 WEST	35050	9	18+
L1/B1 EAST	7631	2	4+
L1/B8	22233	6	12+
L5/B5	11234	3	6+
L1/B2 WEST	7174	2	4+
L1/B2 EAST	8765	2	4+
L23/B2	2230	1	2+
L1/B5	3015	1	2+

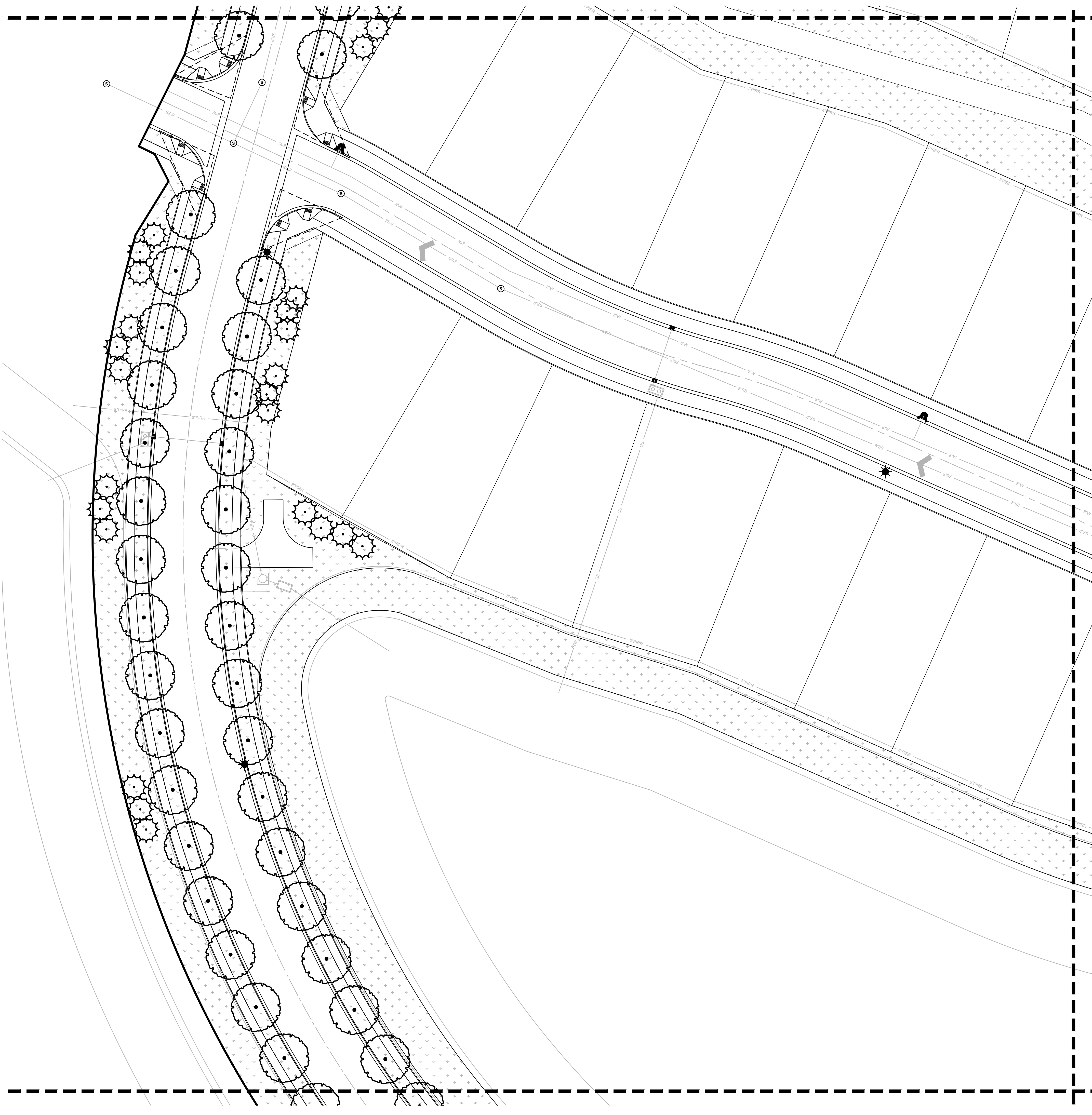
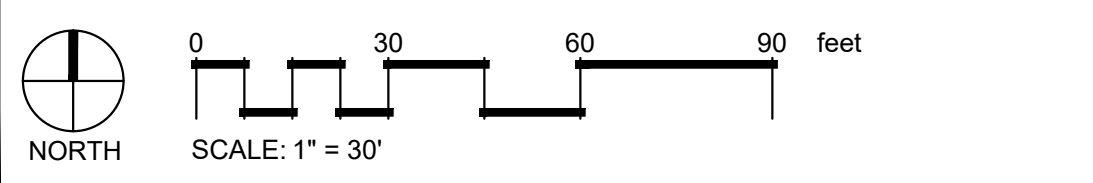
MINIMUM PLANT SIZES & ADDITIONAL REQUIREMENTS:  
 PLANT TYPE: MINIMUM SIZE  
 \*EVERGREEN TREES: 6'-0" HT. MIN.  
 \*ORNAMENTAL TREES: 2" CALIPER MIN.  
 \*SHADE TREES: 2" CALIPER MIN.  
 \*WOODY SHRUBS: 2 GAL. MIN.

- BIODIVERSITY
- 41+ TREES 5 SPECIES REQUIRED
- TREES SHALL BE SELECTED FROM TREASURE VALLEY TREE GUIDE
- 1 TREE PER LOT BY EACH INDIVIDUAL BUILDER/LOT OWNER

**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple	B & B	3" Cal		55	35' TALL & 25' WIDE
	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust	B & B	3"		186	40' H x 35' W, Class II
	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum	B&B	3"		21	45' H x 25' W, Class II
	Picea pungens / Colorado Blue Spruce	B & B		6'-7' H	218	30' TALL & 20' WIDE
	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear	B & B	3" Cal		10	35'-45' H & 20' W, Class II Shade Tree @ Pts

SEEDED LAWN- TALL TURF-TYPE FESCUE OR APPROVED OTHER



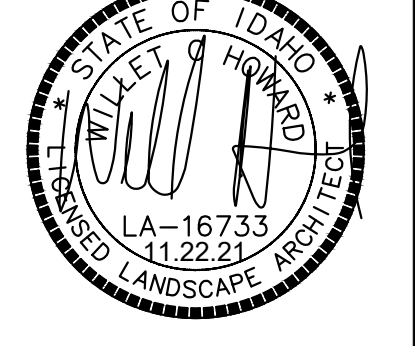
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RIVER PARK #1  
 STAR, IDAHO

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 21-2184  
 DATE: 11.22.2021  
 DRAWN BY: JB  
 CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER  
**L103**

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STACK ROCK GROUP - CITY REVIEW SET

**LANDSCAPE REQUIREMENTS:**

CODE REQUIREMENTS PER CITY OF STAR CODE

STREET OR PERIMETER YARD:  
1 CLASS II TREE PER 35 LF ALONG STREET PARKWAY STRIPS

STREET	LENGHT (LF)	TREES REQUIRED	TREES PROVIDED
<b>BLESSINGER</b>			
WEST 1	47	1	1
EAST 1	47	1	1
WEST 2	376	11	11
EAST 2	398	11	11
EAST 3	1042	30	30
EAST 4	992	28	28
<b>LANDRUFF LANE</b>			
NORTH	705	20	20
SOUTH 1	481	14	14
SOUTH 2	110	3	3
<b>CAMPOLINA WAY</b>			
NORTH 1	243	7	7
<b>BIG WOOD WAY</b>			
NORTH 1	143	4	4
NORTH 2	109	3	3
SOUTH 1	109	3	3
<b>APPALOOSA AVE</b>			
WEST 1	330	9	9
EAST 1	909	26	26
WEST 2	336	10	10

- COMMON AREAS:
- QUALIFIED OPEN SPACE
  - OPEN GRASSY AREA, 50'X100' (PROVIDED IN OVERALL)
  - PONDS (PROVIDED)
  - PATHWAY (GREENBELT PROVIDED IN OVERALL)
  - CLUBHOUSE (PROVIDED IN OVERALL)
  - POOL (PROVIDED IN OVERALL)
  - 1 TREE PER 4000 SF, 2:1 SUBSTITUTION OF CONIFERS TO REPLACE SHADE TREES
  - \*\*NOTE - POND AREAS & SLOPES NOT COUNTED TOWARD CALCULATED AREAS

COMMON AREA	AREA	SHADE TREES REQUIRED	CONIFERS PROVIDED
L1/B6	1403	1	2
L1/B4	26396	7	14
L1/B7	8333	2	4+
L1/B1 WEST	35050	9	18+
L1/B1 EAST	7631	2	4+
L1/B8	22233	6	12+
L5/B3	11234	3	6+
L1/B2 WEST	7174	2	4+
L1/B2 EAST	8765	2	4+
L23/B2	2230	1	2+
L1/B5	3015	1	2+

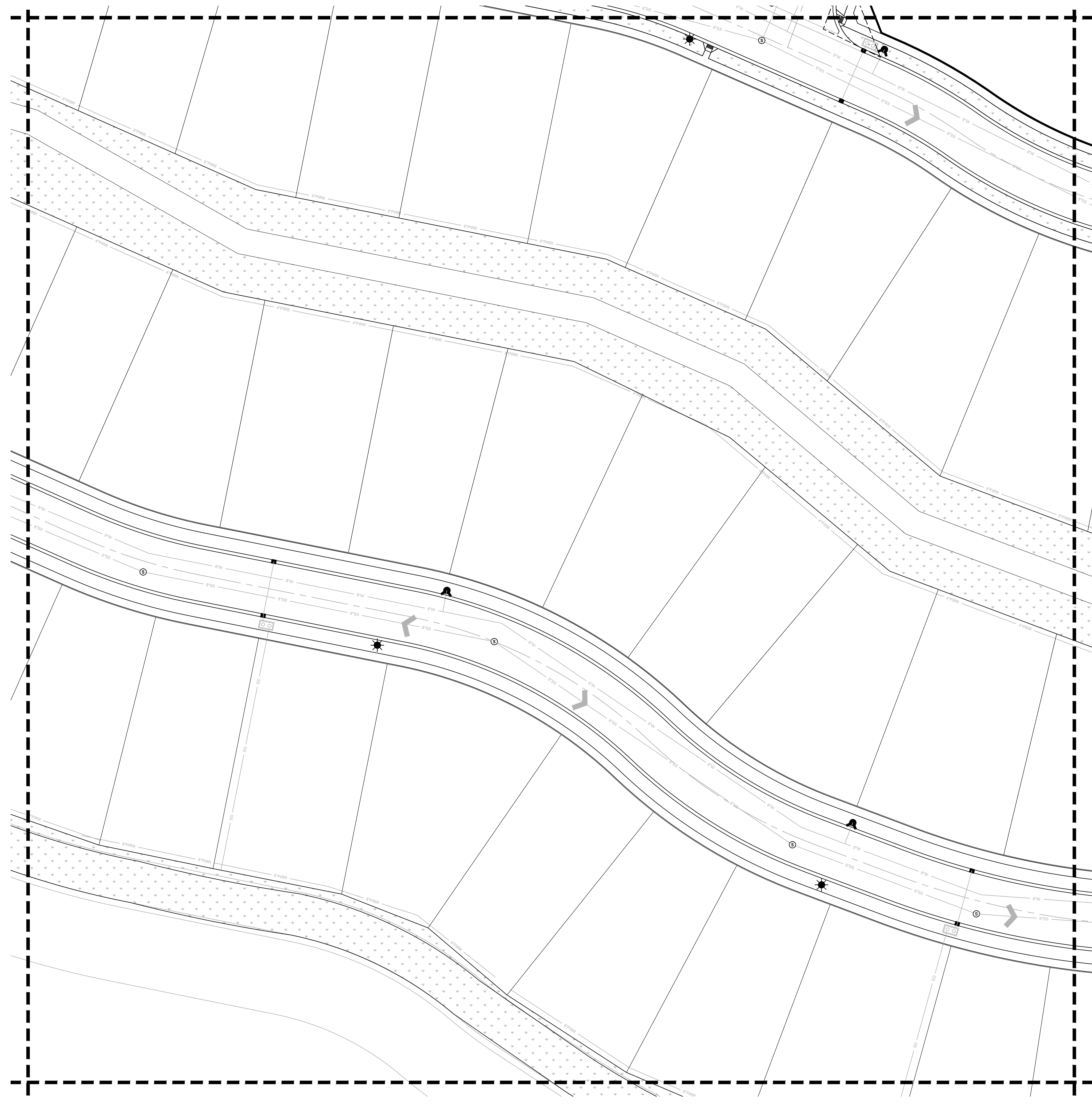
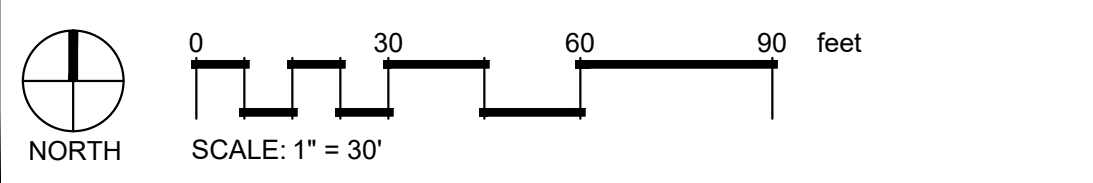
- MINIMUM PLANT SIZES & ADDITIONAL REQUIREMENTS:
- PLANT TYPE: MINIMUM SIZE
- EVERGREEN TREES: 6'-0" HT. MIN.
  - ORNAMENTAL TREES: 2" CALIPER MIN.
  - SHADE TREES: 2" CALIPER MIN.
  - WOODY SHRUBS: 2 GAL. MIN.

- BIODIVERSITY
- 41+ TREES 5 SPECIES REQUIRED
- TREES SHALL BE SELECTED FROM TREASURE VALLEY TREE GUIDE
- 1 TREE PER LOT BY EACH INDIVIDUAL BUILDER/LOT OWNER

**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple	B & B	3" Cal		55	35' TALL & 25' WIDE
	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust	B & B	3"		186	40' H x 35' W, Class II
	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum	B&B	3"		21	45' H x 25' W, Class II
	Picea pungens / Colorado Blue Spruce	B & B		6'-7' H	218	30' TALL & 20' WIDE
	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear	B & B	3" Cal		10	35'-45' H & 20' W, Class II Shade Tree 9 Pts

SEEDED LAWN- TALL TURF-TYPE FESCUE OR APPROVED OTHER



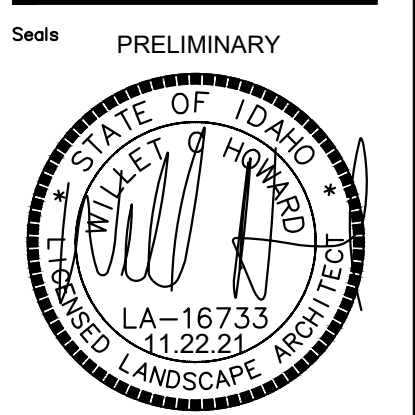
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RIVER PARK #1

STAR, IDAHO

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 21-2184  
DATE: 11.22.2021  
DRAWN BY: JB  
CHECKED BY: JB

DRAWING TITLE

**LANDSCAPE PLAN - AREA 4**

SHEET NUMBER

**L104**

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STACK ROCK GROUP - CITY REVIEW SET

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CODE REQUIREMENTS PER CITY OF STAR CODE

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1 CLASS II TREE PER 35 LF ALONG STREET PARKWAY STRIPS

STREET	LENGHT (LF)	TREES REQUIRED	TREES PROVIDED
<b>BLESSINGER</b>			
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EAST 1	47	1	1
WEST 2	376	11	11
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<b>LANDRUFF LANE</b>			
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SOUTH 1	481	14	14
SOUTH 2	110	3	3
<b>CAMPOLINA WAY</b>			
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<b>BIG WOOD WAY</b>			
NORTH 1	143	4	4
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COMMON AREAS:  
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 \*POND (PROVIDED)  
 \*PATHWAY (GREENBELT PROVIDED IN OVERALL)  
 \*CLUBHOUSE (PROVIDED IN OVERALL)  
 \*POOL (PROVIDED IN OVERALL)  
 \*1 TREE PER 4000 SF, 2:1 SUBSTITUTION OF CONIFERS TO REPLACE SHADE TREES  
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COMMON AREA	AREA	SHADE TREES REQUIRED	CONIFERS PROVIDED
L1/B6	1403	1	2
L1/B4	26396	7	14
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L1/B5	3015	1	2+

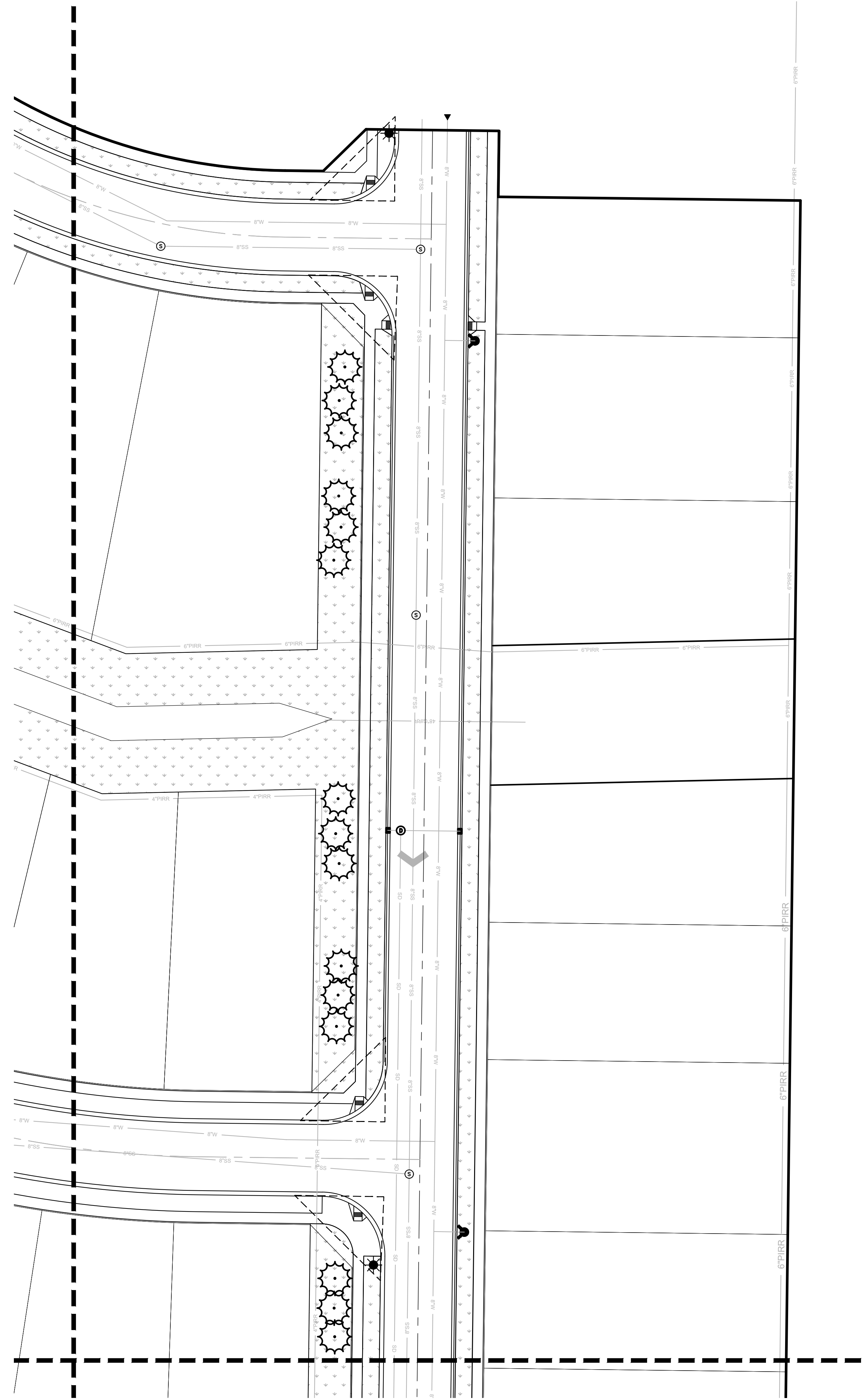
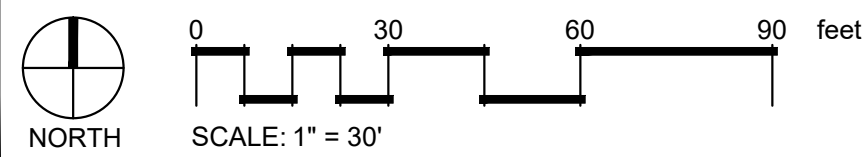
MINIMUM PLANT SIZES & ADDITIONAL REQUIREMENTS:  
 PLANT TYPE: MINIMUM SIZE  
 \*EVERGREEN TREES: 6'-0" HT. MIN.  
 \*ORNAMENTAL TREES: 2" CALIPER MIN.  
 \*SHADE TREES: 2" CALIPER MIN.  
 \*WOODY SHRUBS: 2 GAL. MIN.

- BIODIVERSITY
- 41+ TREES 5 SPECIES REQUIRED
- TREES SHALL BE SELECTED FROM TREASURE VALLEY TREE GUIDE
- 1 TREE PER LOT BY EACH INDIVIDUAL BUILDER/LOT OWNER

**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple	B & B	3" Cal		55	35' TALL & 25' WIDE
	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust	B & B	3"		186	40' H x 35' W, Class II
	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum	B&B	3"		21	45' H x 25' W, Class II
	Picea pungens / Colorado Blue Spruce	B & B		6'-7' H	218	30' TALL & 20' WIDE
	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear	B & B	3" Cal		10	35'-45' H & 20' W, Class II Shade Tree 9 Pts

SEEDED LAWN: TALL TURF-TYPE FESCUE  
 OR APPROVED OTHER

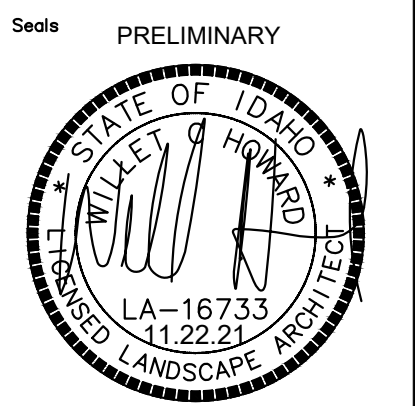


LANDSCAPE ARCHITECTURE & MASTER PLANNING  
 (208) 345-0500  
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RIVER PARK #1  
 STAR, IDAHO

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 21-2184  
 DATE: 11.22.2021  
 DRAWN BY: JB  
 CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 5

SHEET NUMBER  
**L105**

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STACK ROCK GROUP - CITY REVIEW SET



**LANDSCAPE REQUIREMENTS:**

CODE REQUIREMENTS PER CITY OF STAR CODE

STREET OR PERIMETER YARD:  
1 CLASS II TREE PER 35 LF ALONG STREET PARKWAY STRIPS

STREET	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
<b>BLESSINGER</b>			
WEST 1	47	1	1
EAST 1	47	1	1
WEST 2	376	11	11
EAST 2	398	11	11
EAST 3	1042	30	30
EAST 4	992	28	28
<b>LANDRUFF LANE</b>			
NORTH	705	20	20
SOUTH 1	481	14	14
SOUTH 2	110	3	3
<b>CAMPOLINA WAY</b>			
NORTH 1	243	7	7
<b>BIG WOOD WAY</b>			
NORTH 1	143	4	4
NORTH 2	109	3	3
SOUTH 1	109	3	3
<b>APPALOOSA AVE</b>			
WEST 1	330	9	9
EAST 1	909	26	26
WEST 2	336	10	10

- COMMON AREAS:
- \*QUALIFIED OPEN SPACE
  - \*OPEN GRASSY AREA, 50'X100' (PROVIDED IN OVERALL)
  - \*POND (PROVIDED)
  - \*PATHWAY (GREENBELT PROVIDED IN OVERALL)
  - \*CLUBHOUSE (PROVIDED IN OVERALL)
  - \*POOL (PROVIDED IN OVERALL)
  - \*1 TREE PER 4000 SF, 2:1 SUBSTITUTION OF CONIFERS TO REPLACE SHADE TREES
  - \*\*NOTE - POND AREAS & SLOPES NOT COUNTED TOWARD CALCULATED AREAS

COMMON AREA	AREA	SHADE TREES REQUIRED	CONIFERS PROVIDED
L1/B6	1403	1	2
L1/B4	26396	7	14
L1/B7	8333	2	4+
L1/B1 WEST	35050	9	18+
L1/B1 EAST	7631	2	4+
L1/B8	22233	6	12+
L5/B5	11234	3	6+
L1/B2 WEST	7174	2	4+
L1/B2 EAST	8765	2	4+
L2/B2	2230	1	2+
L1/B5	3015	1	2+

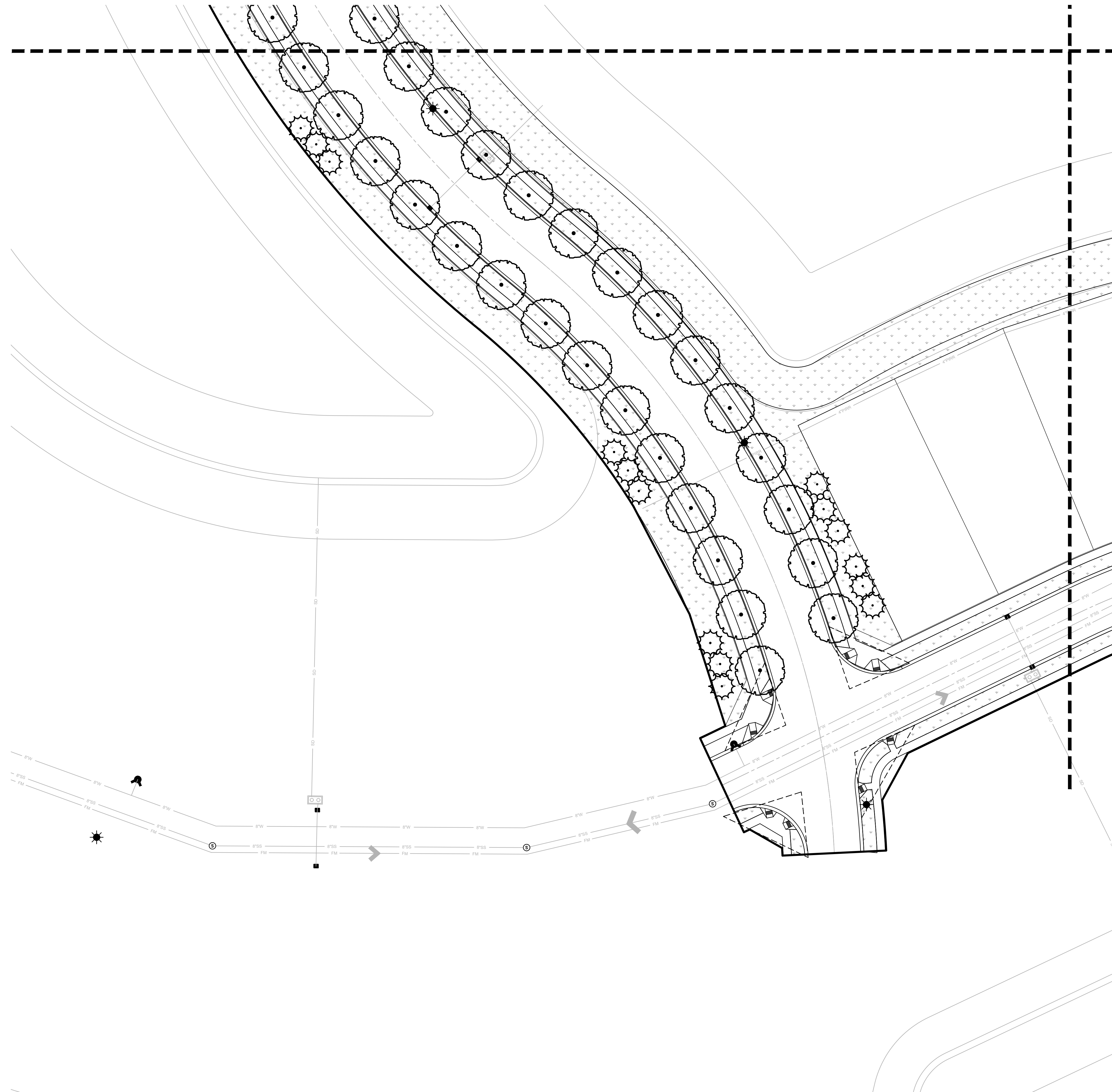
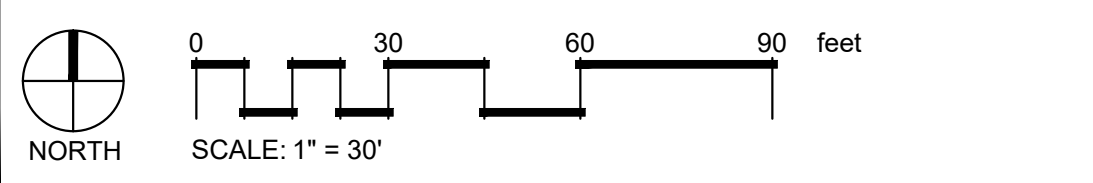
- MINIMUM PLANT SIZES & ADDITIONAL REQUIREMENTS:
- PLANT TYPE: MINIMUM SIZE
- \*EVERGREEN TREES: 6'-0" HT. MIN.
  - \*ORNAMENTAL TREES: 2" CALIPER MIN.
  - \*SHADE TREES: 2" CALIPER MIN.
  - \*WOODY SHRUBS: 2 GAL. MIN.

- \*BIODIVERSITY
- \*41+ TREES 5 SPECIES REQUIRED
- \*TREES SHALL BE SELECTED FROM TREASURE VALLEY TREE GUIDE
- \*1 TREE PER LOT BY EACH INDIVIDUAL BUILDER/LOT OWNER

**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple	B & B	3" Cal		55	35' TALL & 25' WIDE
	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust	B & B	3"		186	40' H x 35' W, Class II
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	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear	B & B	3" Cal		10	35'-45' H & 20' W, Class II Shade Tree 9 Pts

SEEDING LAWN: TALL TURF-TYPE FESCUE OR APPROVED OTHER



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RIVER PARK #1  
STAR, IDAHO

REVISIONS

MRK	DATE	Description
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JOB NO: 21-2184  
DATE: 11.22.2021  
DRAWN BY: JB  
CHECKED BY: JB

DRAWING TITLE  
**LANDSCAPE PLAN - AREA 6**

SHEET NUMBER  
**L106**

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STACK ROCK GROUP - CITY REVIEW SET

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CODE REQUIREMENTS PER CITY OF STAR CODE

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- COMMON AREAS:**
- \*QUALIFIED OPEN SPACE
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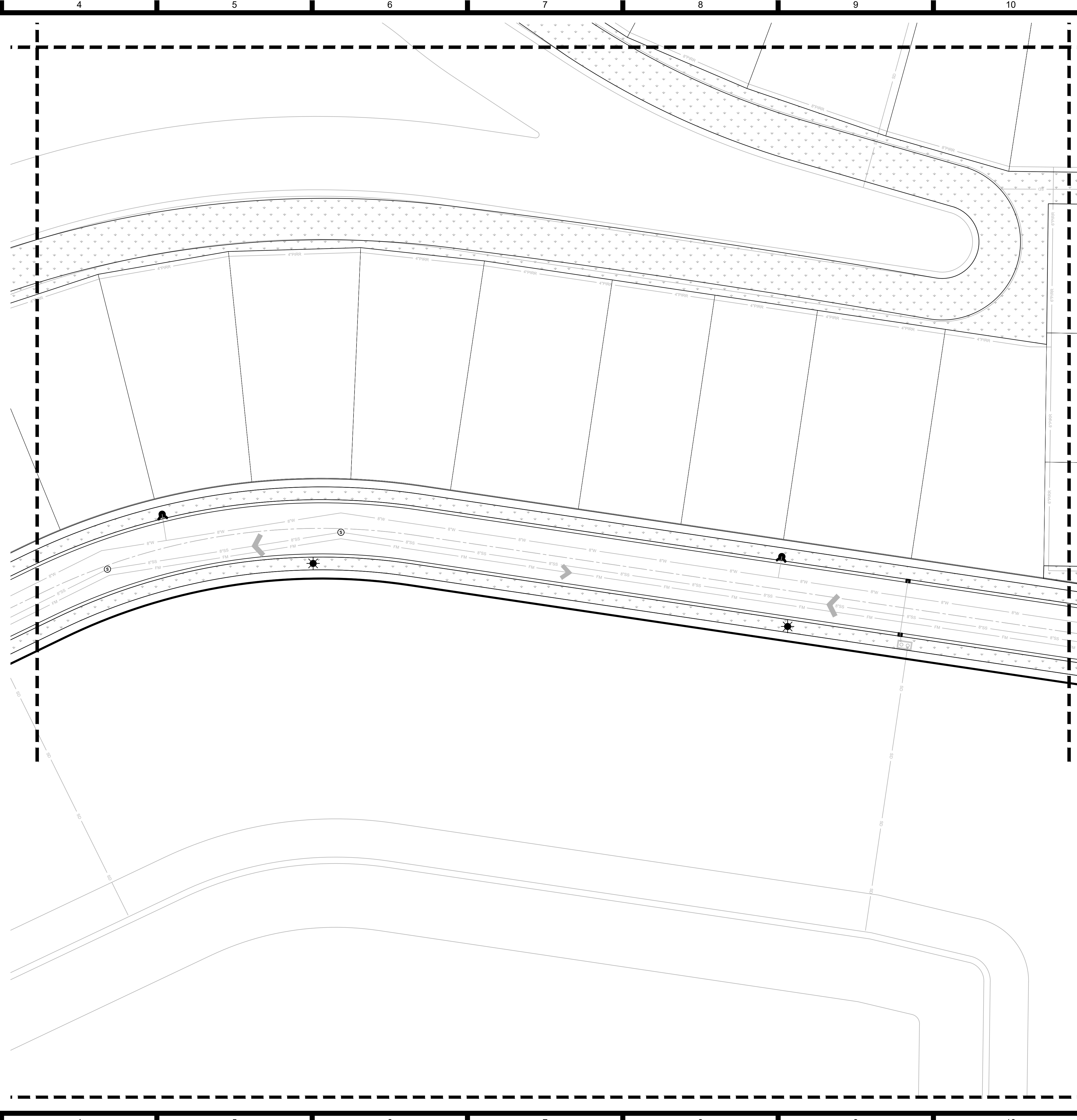
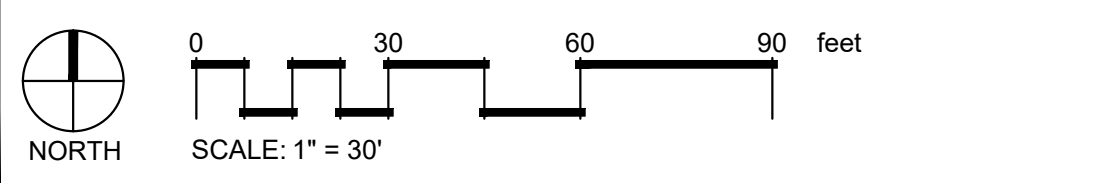
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**PLANT SCHEDULE**

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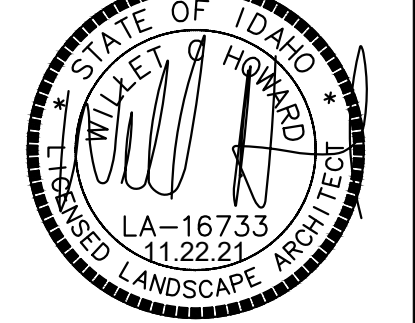
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RIVER PARK #1  
STAR, IDAHO

REVISIONS

MRK	DATE	Description
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JOB NO: 21-2184  
DATE: 11.22.2021  
DRAWN BY: JB  
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 7

SHEET NUMBER  
**L107**

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STACK ROCK GROUP - CITY REVIEW SET

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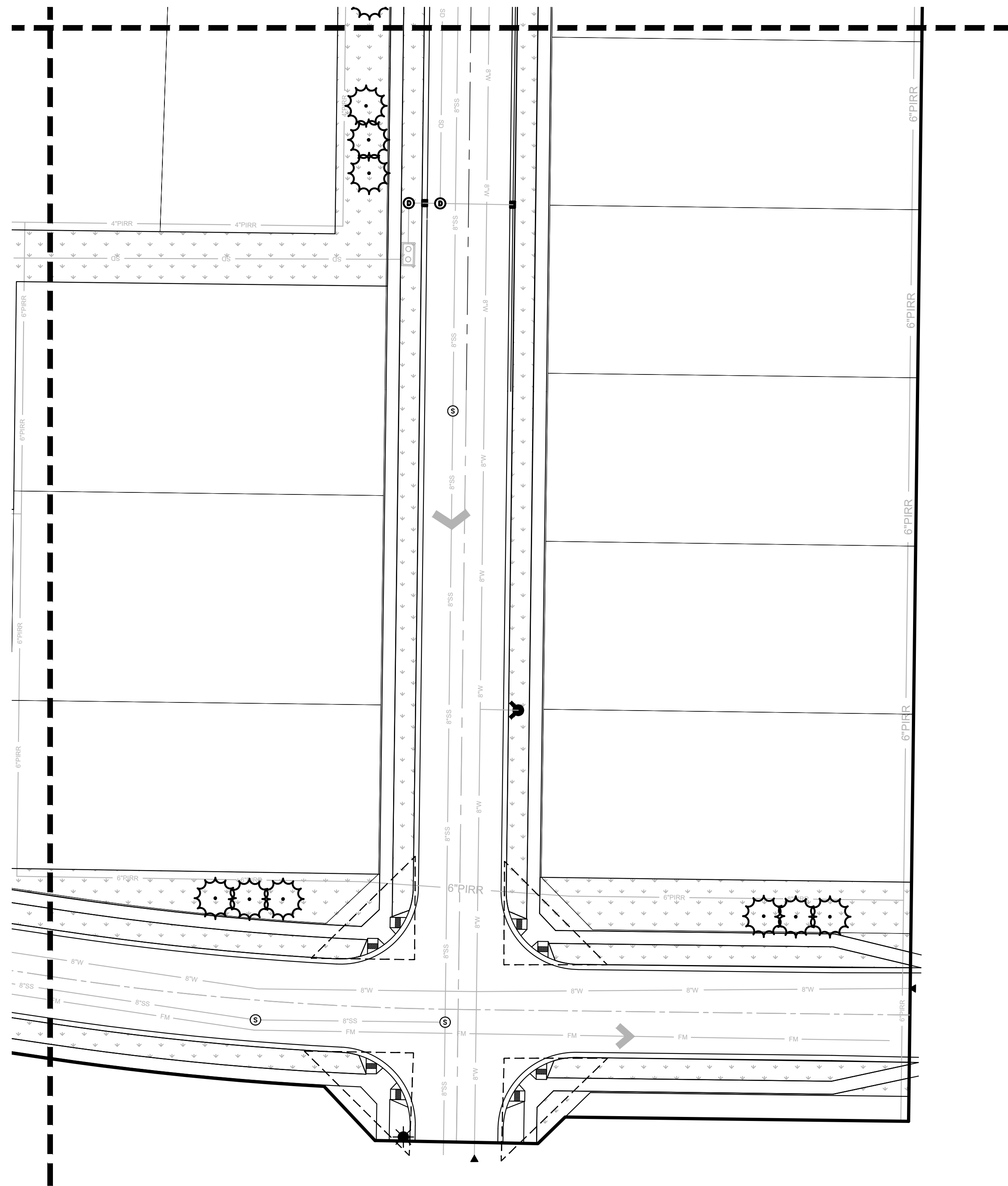
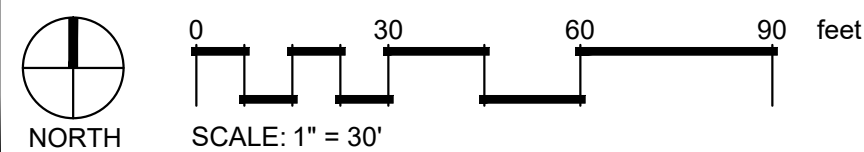
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  - WOODY SHRUBS: 2 GAL. MIN.

- BIODIVERSITY
- 41+ TREES 5 SPECIES REQUIRED
- TREES SHALL BE SELECTED FROM TREASURE VALLEY TREE GUIDE
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**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
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**STACK ROCK GROUP**  
LANDSCAPE ARCHITECTURE & MASTER PLANNING

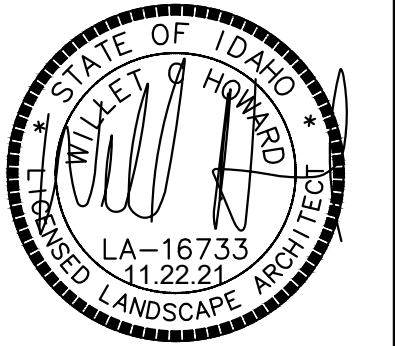
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RIVER PARK #1  
STAR, IDAHO

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 21-2184  
DATE: 11.22.2021  
DRAWN BY: JB  
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 8

SHEET NUMBER  
**L108**

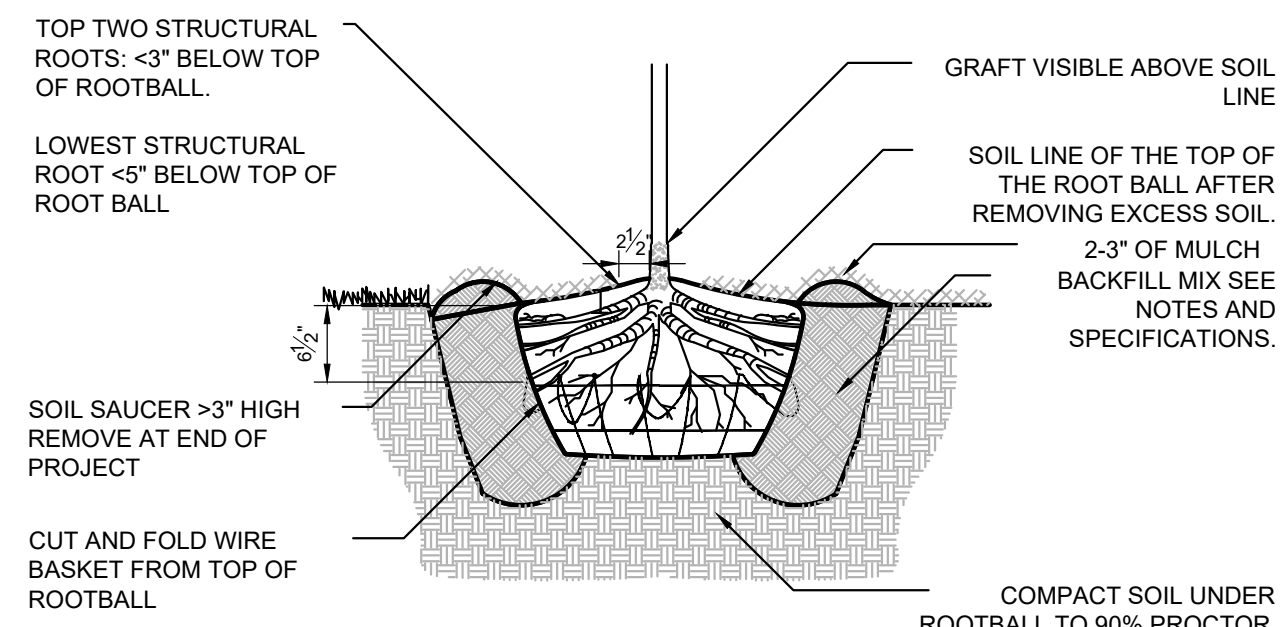
**LANDSCAPE NOTES:**

1. REGULATIONS & STANDARDS
  - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2021 (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 3" 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.
  - 5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
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:
  - 8.2. Adhere to city codes when connecting to city water.
  - 8.3. 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" calliper 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"=20" scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

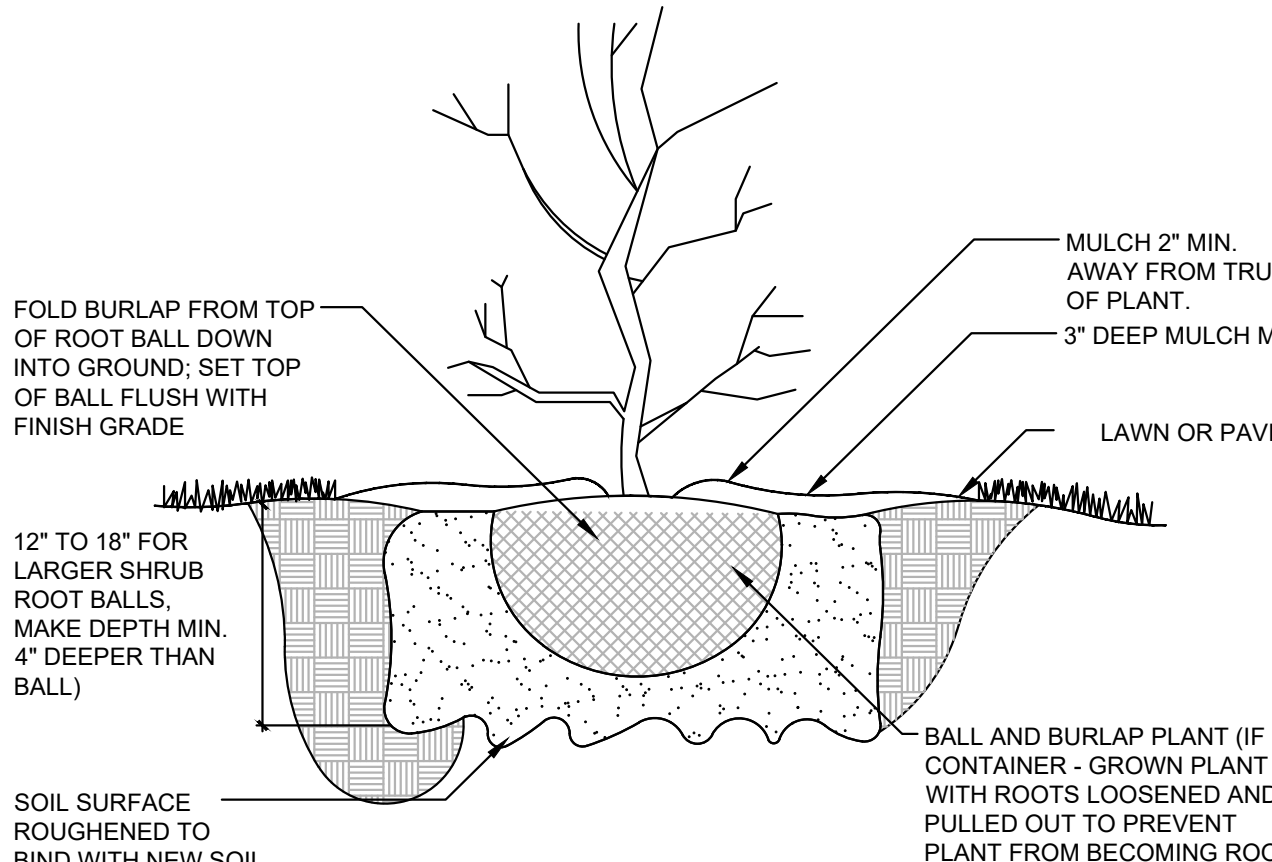
- NOTES:**
1. DO NOT DAMAGE OR CUT LEADER
  2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
  3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
  4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
  5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/4 OF THE ROOTBALL.
  6. 5" DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

**NOTE:**  
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

**BACKFILL SHALL BE 100% TOPSOIL.**  
WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 1/2" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

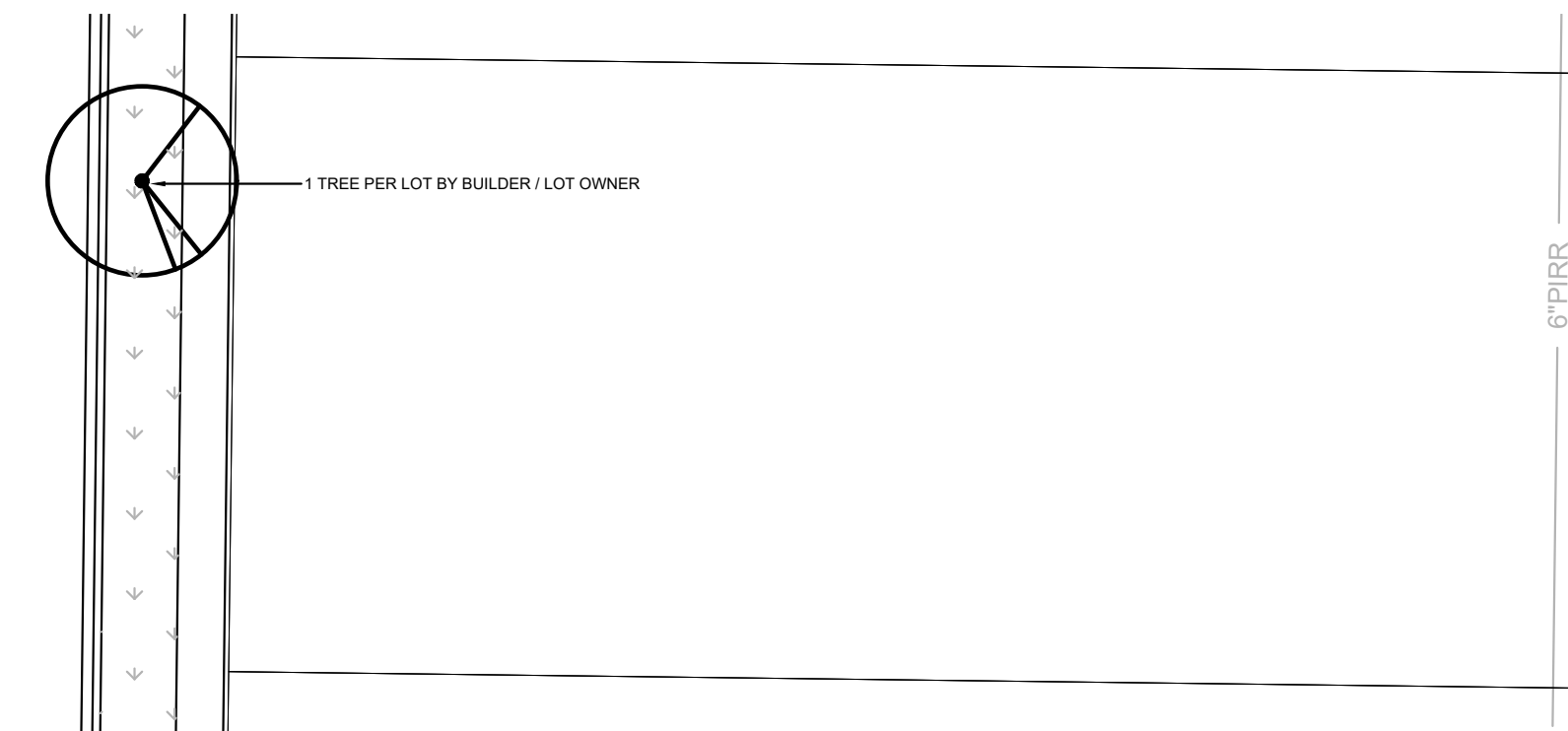


**1 BALL & BURLAP TREE PLANTING**  
3/4" = 1'-0" 3293-01



**2 SHRUB PLANTING**  
1" = 1'-0" 329333-03

**TREES AT LOTS**



(208) 345-0500  
404 S 8th St. #154  
Boise, ID 83702  
StackRockGroup.com

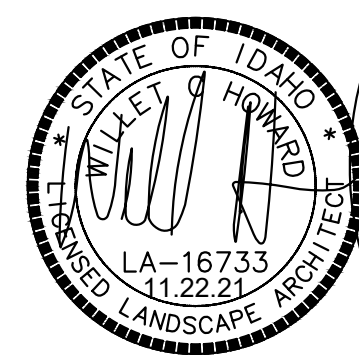
WILLET C HOWARD, PLA  
OFFICE: (208) 345.0500 EMAIL:  
WLL@STACKROCKGROUP.COM  
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Seals PRELIMINARY



NOT FOR CONSTRUCTION

RIVER PARK #1

STAR, IDAHO

**REVISIONS**

MRK	DATE	Description
△	**	**

JOB NO: 21-2184  
DATE: 11.22.2021  
DRAWN BY: JB  
CHECKED BY: JB

**DRAWING TITLE**

**DETAILS & NOTES**

**SHEET NUMBER**

**L150**