



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shawn T. Mink*

MEETING DATE: May 2, 2023

FILE(S) #: FP-23-02 Final Plat, Moon Valley Subdivision Phase 7

REQUEST

The Applicant is requesting approval of the Final Plat for Moon Valley Subdivision Phase 7 which is approximately 8.19 acres, consisting of 21 residential lots and 4 common lots. The property is zoned Mixed Use (MU-DA).

The subject property is located at 7575 W. Moon Valley Road in Star, Idaho. Ada County Parcel No's. S0416131760, S0416131770 & S0416417400.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE

Wendy Shrief
JUB Engineers
2760 W. Excursion Lane, Ste. 400
Meridian, Idaho 83642

APPLICANT

M-3 ID Moon Valley, LLC
1673 Shoreline Drive, Ste. 200
Boise, ID 83702

PROPERTY INFORMATION

Land Use Designation - Mixed Use (M-U)

Phase 7

Acres - 8.19
Residential Lots - 21
Common Lots - 4
Commercial - 0

HISTORY

The property was annexed into the City of Star and zoned Commercial (C1), Mixed Use (MU), Limited Office (LO) and Residential (R2) all with a development agreement on July 7, 2009. On April 16, 2019, the Council approved a Comprehensive Plan Map Amendment to Mixed Use, a Rezone to Mixed Use (MU), a Development Agreement Modification to allow waivers to the design standards of the Unified Development Code, a Conditional Use Permit to allow residential uses in the Mixed-Use zone and limited gravel crushing as part of the creation of the pond amenities, and approval of a Preliminary Plat for Moon Valley Subdivision.

On November 19, 2019, City Council approved Phase 1 of Moon Valley Subdivision.

On March 17, 2020, City Council approved Phase 2 of Moon Valley Subdivision.

On June 16, 2020, City Council approved a Preliminary Plat for Moon Valley Commons Subdivision, modifying portions of the original Preliminary Plat and adding additional area.

On December 1, 2020, City Council approved the Final Plat (FP-20-21) Phase 3 of Moon Valley Subdivision.

On June 1, 2021, City Council approved the Final Plat (FP-20-21), Phase 4/5 of Moon Valley Subdivision.

On May 3, 2022, City Council approved the Final Plat (FP-21-32), Phase 6 of Moon Valley Subdivision.

GENERAL DISCUSSION

The Final Plat layout for Phase 7 complies with the approved Preliminary Plat of Moon Valley Commons and the original revised Moon Valley Subdivision.

This subdivision is located in a special flood hazard zone per FEMA FIRM panel #16027C0300f and 16601C0140 H. Base flood elevation in AE zone is 2496-2493 All floodway issues and permits shall be completed prior to signature of the final plat.

Specific setbacks, as discussed and agreed upon by staff and the applicant, and as approved by the City Council in the Development Agreement to include the following:

Single Family Residential Setbacks. Notwithstanding anything in the Development Agreement or in Star City Code to the contrary, the setbacks for single-family residential lots within any of the real property encumbered by the Development Agreement shall be, as follows:

Residential Setbacks		
Less than 5,000 SF, Multi-Family, or Attached		
	Front	N/A
	Rear	N/A
	Side	N/A
	Street Side	N/A
Cluster Lot Setback (4 lot cluster on shared driveway)		
	Front (to street)	10 feet
	Rear	10 feet
	Side (interior)	5 feet
	To Common Drive	3 feet
5,000 SF - 12,000 SF		
	Front	10 feet to living or side load garage, 20 feet to garage door
	Rear	20 feet
	Side	5 feet
	Street Side	12 feet
Greater than 12,000 SF		
	Front	15 feet to living or side load garage, 25 feet to garage door
	Rear	30 feet
	Side	5 feet single story/ 7.5 feet if 2 story element is more than 50% of side
	Street Side	15 feet

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

The Preliminary Plat consists of 267 single family residential lots, 22 common lots, 8 driveway lots and one private road lot. The common area is approximately 62.15 acres or 42.8% of the overall property. Lot sizes range from the smallest at 5,454 sq. ft. to the largest at 34,727 sq. ft., with the average lot size at 10,202 square feet, creating a density of 1.84 dwelling units per acre. The main access point for this development will come from one main access point from W. Moon Valley Road at S. Blue Moon Avenue. There are two emergency access roads planned, one to the west of the property and one on the eastern side of the property.

- Private Streets
All private streets shall be built to ACHD roadway standards and shall be constructed to a minimum of 33 feet of improved width.
- Blocks Lengths exceeding 500'
The Applicant has received a waiver of the block length requirement for this development.
- Sidewalks
Sidewalks are proposed at five-foot (5') widths and will be detached throughout the development.
- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development.
- Street Names
Street names will be approved by the Ada Street Naming Committee prior to signature of final plat.
- Mailbox Clusters
The City of Eagle, Idaho Postmaster has provided approval for the mail clusters in a previous phase.
- The Council voted unanimously to approve the Comprehensive Plan Map Amendment to Mixed Use, the Rezone to Mixed Use (MU), the Development Agreement Modification to allow waivers to the design standards of the Unified Development Code, the Conditional Use Permit to allow residential uses in the Mixed Use zone and limited gravel crushing as part of the creation of the pond amenities, and approval of the Preliminary Plat for Moon Valley Subdivision on June 4, 2019.
 - Site Specific Conditions of Approval included the following:
 1. The applicant shall provide public access to the greenbelt from Highway 44 to the river by means of a permanent access easement. The easement(s) shall be recorded and provided to the City prior to approval of the final plat.

2. The applicant shall tile the irrigation ditch along Moon Valley Road, with the HOA being responsible for the maintenance of the ditch.
3. Street lights shall be of a design intended to direct lighting downward and protect the dark sky.
4. All private streets shall be built to ACHD roadway standards and shall be constructed to a minimum of 33 feet of improved width.

Staff analysis of Final Plat Submittal:

Common/Open Space and Amenities – The open space and amenities for the subdivision that are included in Phase 7 include tree lined landscape strips between the detached sidewalks.

Landscaping - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required within the landscape strips of the detached sidewalks. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code.

Streetlights – Streetlight plan/design specifications were submitted a part of Phase 1 final plat approval. Streetlights should be consistent throughout the development.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on March 23, 2023.

February 15, 2023

City of Star Engineer

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.

Council 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.

Council 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,

Council 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.

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

CONDITIONS OF APPROVAL

1. The final plat for Moon Valley Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Prior to construction in any Floodplain or Floodway area the applicant shall meet all requirements of the City Flood Administrator, IDWR and FEMA regarding approval of CLOMR, Hydrology Analysis and No-Rise Certifications.**
3. **Applicant/Owner shall install conduit in the shared utility trench to be used for fiber at a later date. The conduit shall be a minimum of 2-inch diameter or larger to accommodate the needs of the development.**
4. All approvals relating to floodplain/floodway issues and requirements shall be completed and approved by the City Flood Administrator **prior to signature of the final plat.**
5. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
6. **Should any substantial changes be made to this plat, including new phasing, the application may be subject to new Council approval.**
7. 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.
8. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
9. 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.
10. 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.
11. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
12. All common areas shall be maintained by the Homeowners Association.
13. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting.
14. Street trees shall be installed per Unified Development Code Standards for Street Trees.
15. A form signed by the Star Sewer & Water District shall be submitted to the City **prior to signature of the final** stating that all conditions have been met.
16. 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.**

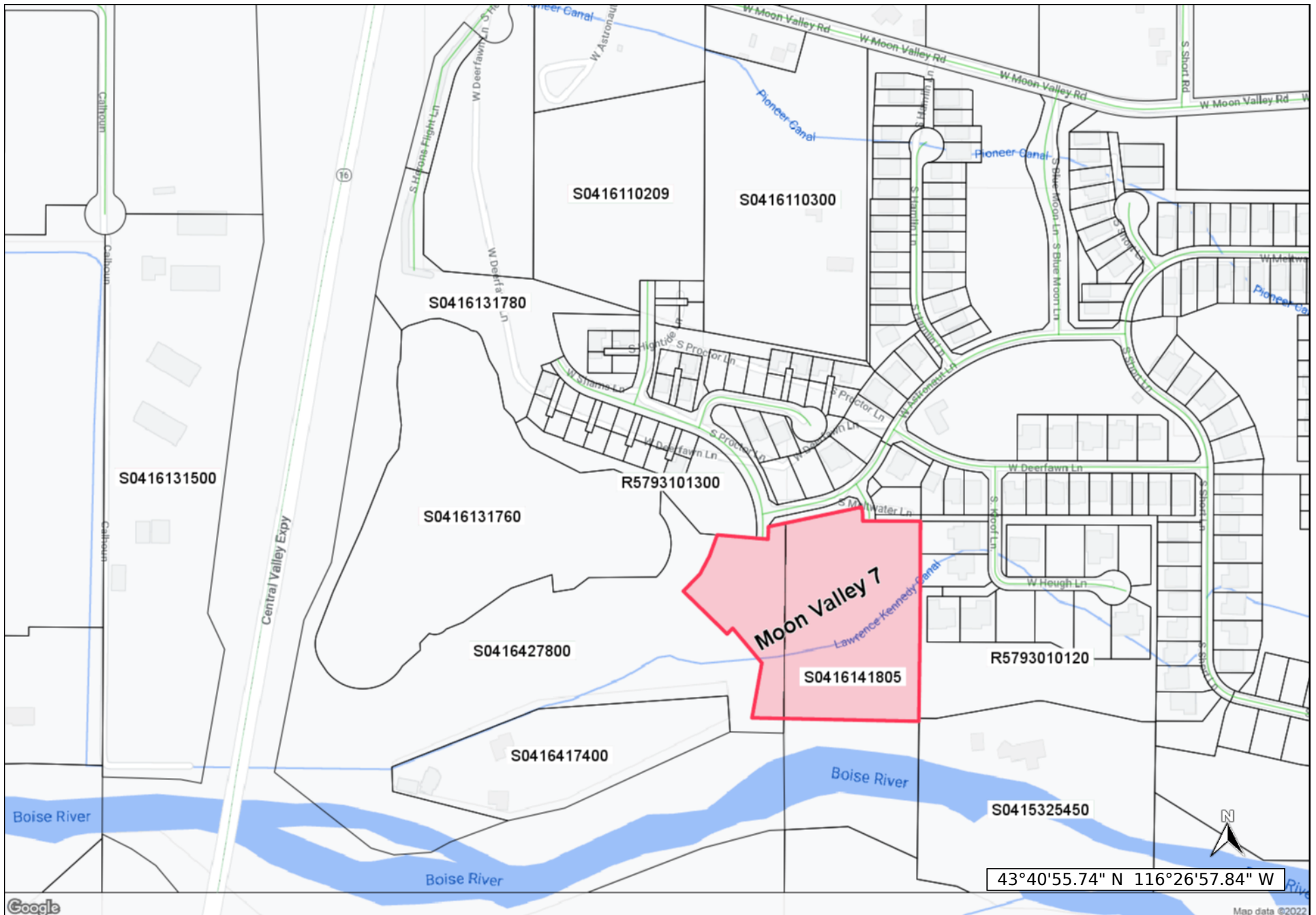
17. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
18. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
19. **Prior to signature of the final plat**, written approval from Boise River Flood Control District #10 shall be provided to the City stating that recordation of necessary maintenance and access easements have been completed, if applicable.
20. 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.
21. A sign application is required for any subdivision sign.
22. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-23-02 Moon Valley Subdivision, Final Plat, Phase 7
on _____, 2023.



landproDATA PDF





FINAL PLAT APPLICATION

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

FILE NO.: FP-23-02
Date Application Received: 03-08-2023 Fee Paid: \$3200
Processed by: City: Barbara Norgrove

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name: J-U-B Engineers, Inc - Wendy Shrief
Applicant Address: 2760 W Excursion Lane, Ste 400 | Meridian, ID Zip: 83642
Phone: (208)376-7330 Email: wshrief@jub.com

Owner Name: See Attached
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):

Contact: Mark Tate Firm Name: M3 companies
Address: 1673 Shoreline Dr, Ste 200 | Boise, ID Zip: 83702
Phone: (208) 939-6263 Email: mtate@m3companiesllc.com

Property Information:

Subdivision Name: Moon Valley Subdivision Phase: No 7

Parcel Number(s): S0416131760, S0416131770, S0416417400

Approved Zoning: MU-DA Units per acre: 2.56

Total acreage of phase: 8.19 Total number of lots: 25

Residential: 21 Commercial: 0 Industrial: 0

Common lots: 1 Total acreage of common lots: .10 Percentage: 100 % w/o Pond

Percent of common space to be used for drainage: 0 % Acres: 0

Special Flood Hazard Area: total acreage 8.19 number of homes 21

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>93</u>	<u>21</u>
Number of Common Lots:	<u>9</u>	<u>1</u>
Number of Commercial Lots:	<u>1</u>	<u>0</u>
Roads:		<u>1 Shared driveway lot</u>
		<u>2 Private roadway lots</u>

Amenities: Clubhouse and Pool

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

Subdivision Name: Moon Valley Subdivision Phase: No 7

Special Flood Hazard Area: total acreage 8.19 number of homes 21

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0140J
 FIRM effective date(s): mm/dd/year 6/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Regulatory Floodway, AE, X
 Base Flood Elevation(s): AE .0 ft., etc.: 2490.65 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	
Paid ✓ Previously	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
X	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> Gross density of the phase of the Final Plat submitted Lot range and average lot size of phase Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities List any specific approved building setbacks previously approved by Council. 	
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
X	Electronic copy of current recorded warranty deed for the subject property	
X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
X	Electronic copy of vicinity map showing the location of the subject property	
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
X	One (1) 11" X 17" paper copy of the Final Plat	
X	Electronic copy of the Final landscape plan**	

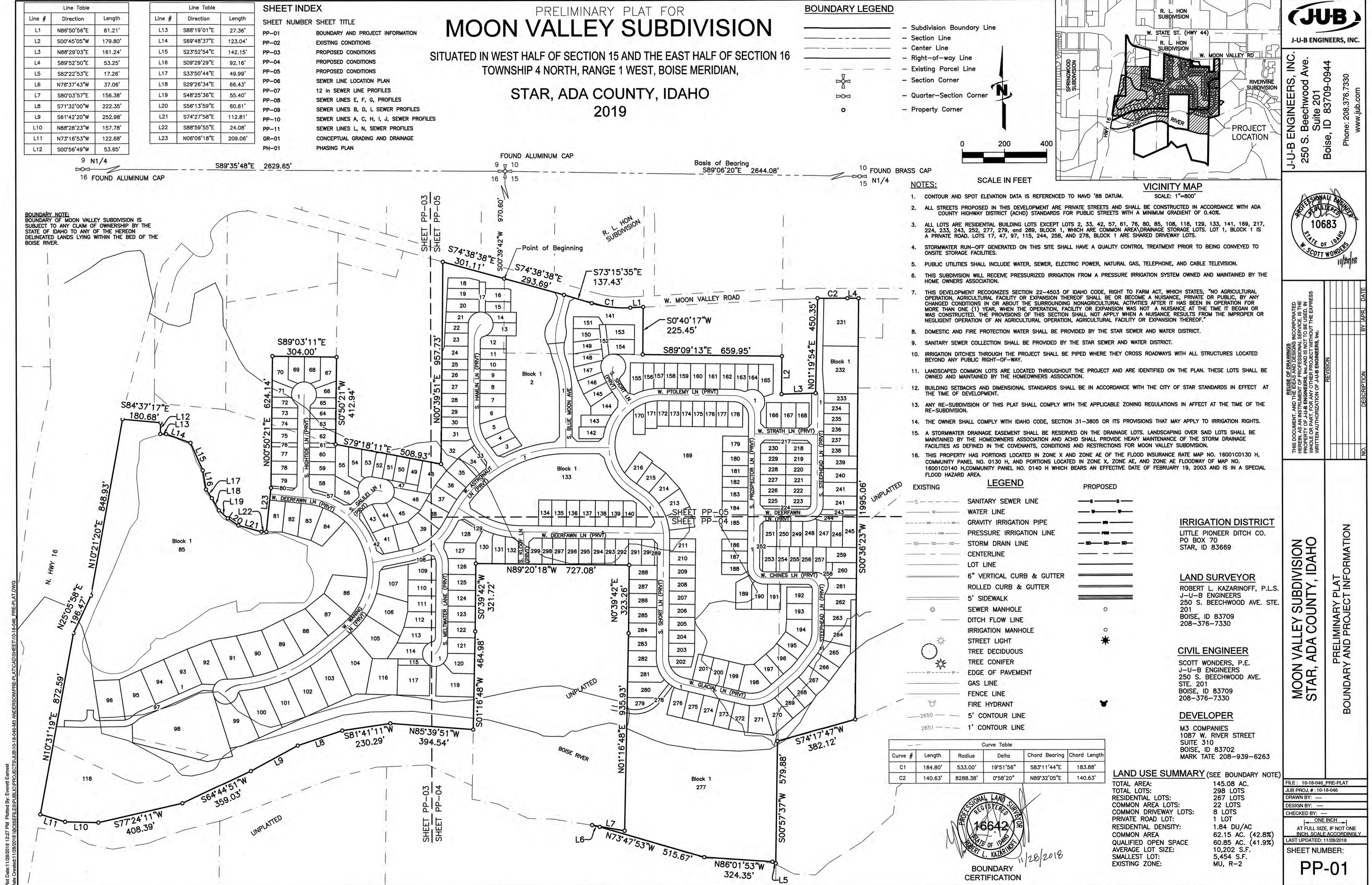
X	One (1) 11" X 17" copy of the Final landscape plan	
X	Electronic copy of site grading & drainage plans**	
X	Electronic copy of originally approved Preliminary Plat**	
X	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction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

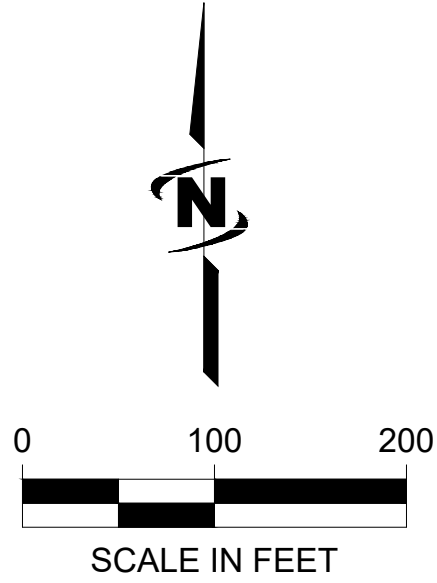
*** I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary 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

2/3/23
 Date

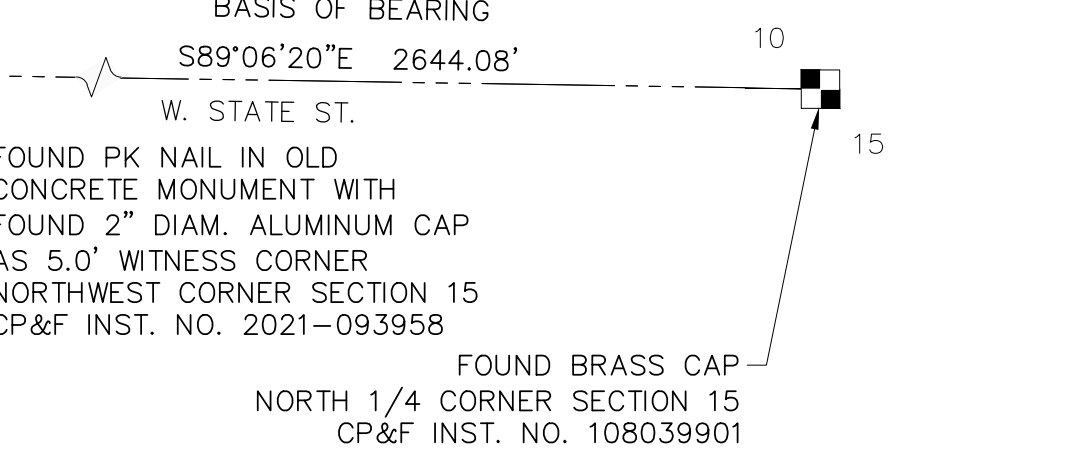
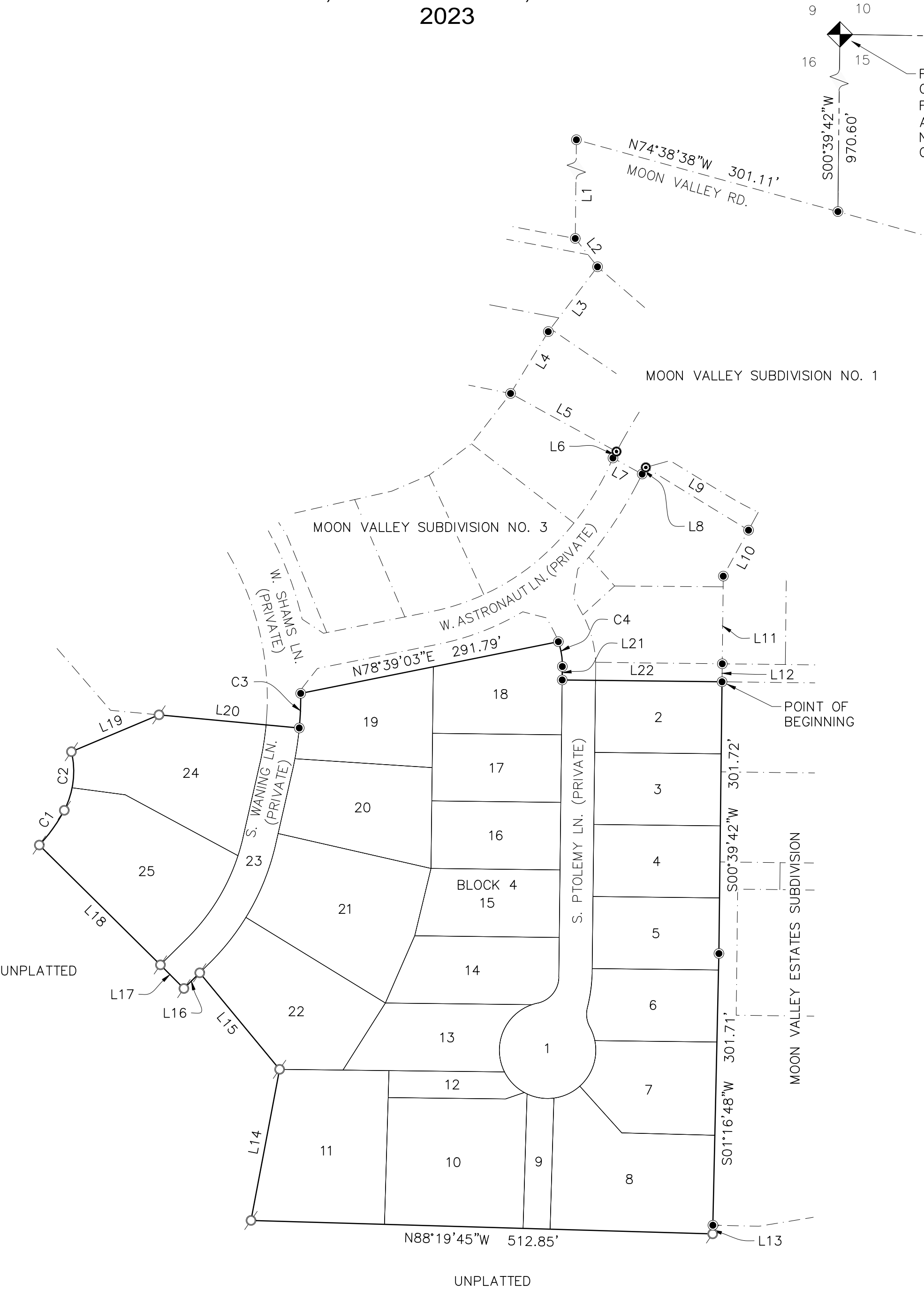


PLAT OF
MOON VALLEY SUBDIVISION NO. 7
SITUATED IN THE EAST HALF OF SECTION 16,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO
2023

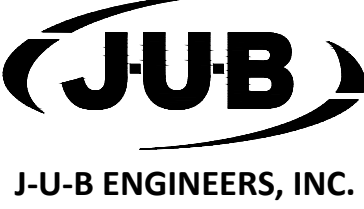


CURVE TABLE - THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	180.00'	15°09'51"	47.64'	N35°39'35"E	47.50'
C2	95.00'	40°21'10"	66.91'	N06°57'22"E	65.53'
C3	370.50'	5°56'21"	38.41'	N02°22'25"E	38.39'
C4	81.50'	19°44'03"	28.07'	S09°12'20"E	27.93'

LINE TABLE - THIS SHEET ONLY		
NO.	BEARING	DIST.
L1	S00°39'51"W	957.73'
L2	S38°09'21"E	39.95'
L3	S37°12'11"W	90.40'
L4	S31°21'24"W	80.44'
L5	S61°15'54"E	134.11'
L6	S28°44'06"W	8.18'
L7	S61°15'54"E	37.00'
L8	N28°44'06"E	8.39'
L9	S58°33'55"E	133.65'
L10	S28°44'06"W	58.23'
L11	S00°39'42"W	97.26'
L12	S00°39'42"W	20.00'
L13	S01°16'48"W	9.66'
L14	N10°42'18"E	170.75'
L15	N39°35'25"W	139.06'
L16	S45°13'39"W	24.81'
L17	N44°46'21"W	37.00'
L18	N45°18'30"W	189.13'
L19	N67°10'03"E	105.56'
L20	S84°39'24"E	156.40'
L21	S00°39'42"W	14.90'
L22	S89°20'18"E	177.50'

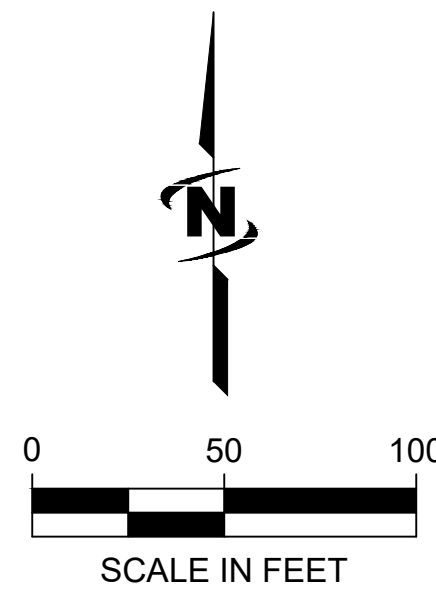


- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - ADJACENT PROPERTY LINE
 - UTILITY EASEMENT LINE
 - SIDEWALK EASEMENT LINE
 - FLOODWAY LINE
 - FEMA FLOOD HAZARD ZONE LINE
 - ◆ — SECTION CORNER
 - — QUARTER SECTION CORNER
 - ☆ — SET 1/2-INCH 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 20908"
 - ⊗ — SET 5/8-INCH 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 20908"
 - — FOUND 1/2-INCH REBAR WITH PLASTIC CAP MARKED "JUB 16642"
 - ⦿ — FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "JUB 16642"
 - ⦿ — FOUND 1-3/16-INCH BRASS PLUG IN CONCRETE MARKED "JUB PLS 16642"
 - C# — CURVE COURSE NUMBER (TYPICAL)
 - L# — LINE COURSE NUMBER (TYPICAL)
 - # — LOT NUMBER (TYPICAL)



PLAT OF MOON VALLEY SUBDIVISION NO. 7

PLAT BOOK _____ PAGE _____



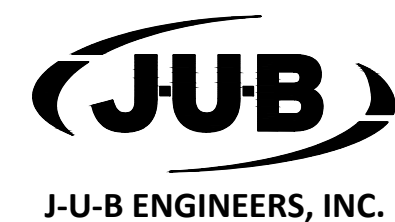
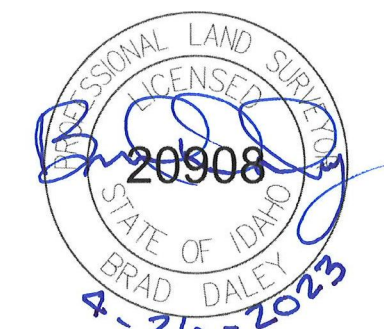
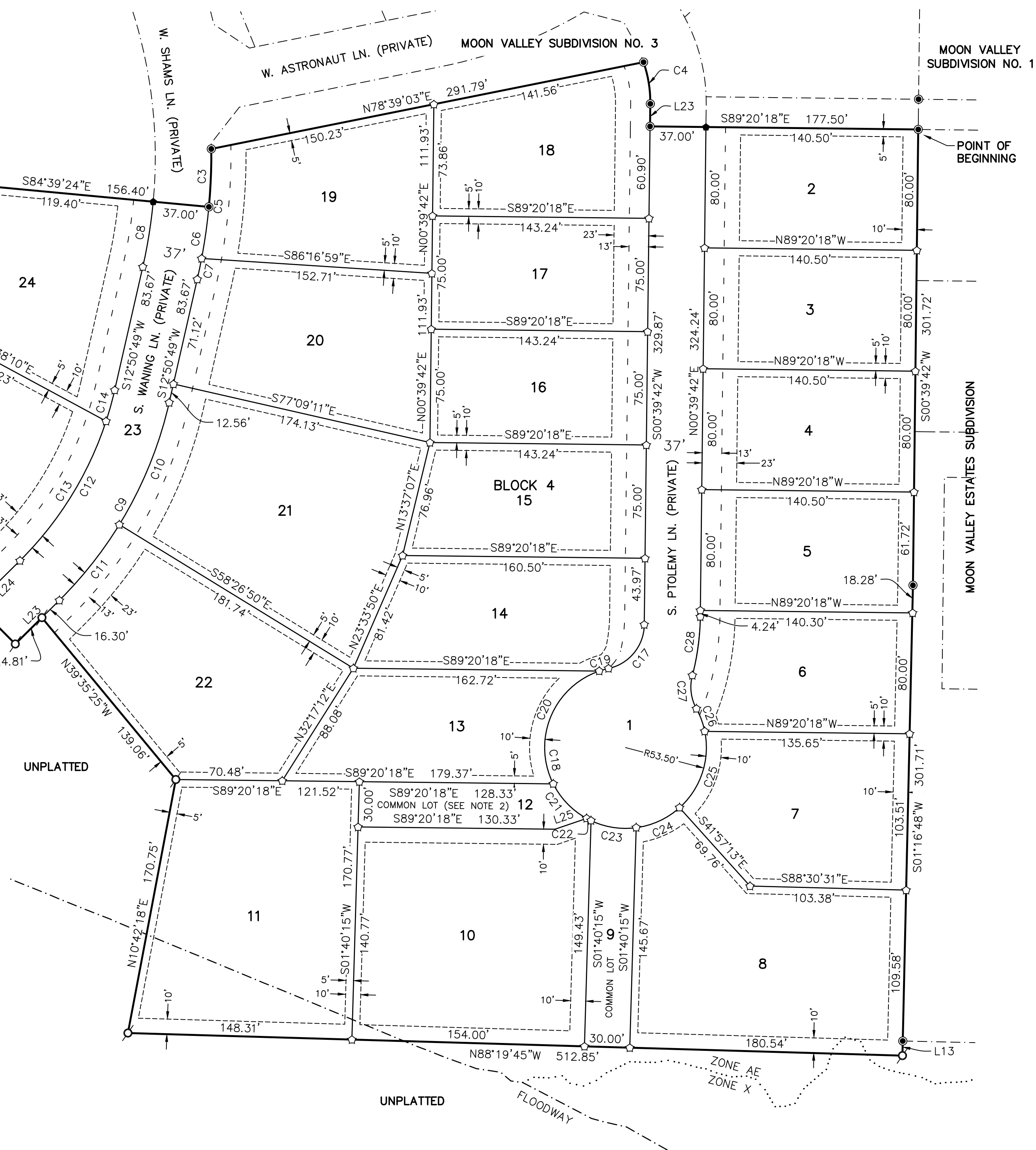
NO.	BEARING	DIST.
L13	S01°16'48"W	9.66'
L17	N44°46'21"W	37.00'
L23	S45°13'39"W	41.11'
L24	S45°13'39"W	41.11'
L25	N71°06'25"E	22.13'

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	180.00'	15°09'51"	47.64'	N35°39'35"E	47.50'
C2	95.00'	40°21'10"	66.91'	N06°57'22"E	65.53'
C3	370.50'	5°56'21"	38.41'	N02°22'25"E	38.39'
C4	81.50'	19°44'03"	28.07'	N09°12'20"W	27.93'
C5	370.50'	11°16'03"	72.86'	N05°02'17"E	72.74'
C6	370.50'	7°30'13"	48.52'	N09°05'43"E	48.49'
C7	370.50'	2°10'31"	14.07'	N11°45'34"E	14.07'
C8	333.50'	7°30'13"	43.68'	N09°05'43"E	43.65'
C9	268.50'	32°22'50"	151.74'	N29°02'14"E	149.73'
C10	268.50'	18°42'20"	87.66'	N22°12'00"E	87.27'
C11	268.50'	13°40'29"	64.08'	N38°23'24"E	63.93'
C12	231.50'	32°22'50"	130.83'	N29°02'14"E	129.10'
C13	231.50'	27°05'50"	109.48'	N31°40'44"E	108.47'
C14	231.50'	5°17'00"	21.35'	N15°29'19"E	21.34'
C15	95.00'	16°02'37"	26.60'	N19°06'38"E	26.51'
C16	95.00'	24°18'33"	40.31'	N01°03'57"W	40.00'
C17	30.00'	77°11'58"	40.42'	N39°15'41"E	37.43'
C18	53.50'	286°31'23"	267.54'	S65°24'01"E	64.00'
C19	53.50'	6°49'21"	6.37'	S74°26'59"W	6.37'
C20	53.50'	97°45'38"	91.28'	S22°09'30"W	80.61'
C21	53.50'	34°32'02"	32.25'	S43°59'20"E	31.76'
C22	53.50'	3°31'30"	3.29'	S63°01'06"E	3.29'
C23	53.50'	32°49'35"	30.65'	S81°11'39"E	30.23'
C24	53.50'	34°20'47"	32.07'	N65°13'10"E	31.59'
C25	53.50'	59°34'25"	55.63'	N18°15'35"E	53.15'
C26	53.50'	17°08'05"	16.00'	N20°05'40"W	15.94'
C27	30.00'	43°23'57"	22.72'	S06°57'45"E	22.18'
C28	159.81'	14°04'32"	39.26'	N07°41'58"E	39.16'

UNPLATTED

UNPLATTED

FLOODWAY



NOTES

1. LOTS 1 AND 23 OF BLOCK 4 ARE DESIGNATED AS PRIVATE ROADS; AND LOT 9 OF BLOCK 4 IS A COMMON LOT AND SHALL BE OWNED AND MAINTAINED BY RIVERSTONE HOMEOWNERS' ASSOCIATION, INC.
2. LOT 12 OF BLOCK 4 IS DESIGNATED AS A COMMON DRIVEWAY LOT FOR LOT ACCESS TO LOTS 10 AND 11 OF BLOCK 4. THIS COMMON DRIVEWAY LOT SHALL BE OWNED AND MAINTAINED BY RIVERSTONE HOMEOWNERS' ASSOCIATION, INC.
3. THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY RIVERSTONE HOMEOWNER'S ASSOCIATION, INC. IRRIGATION WATER WILL BE PROVIDED BY PIONEER DITCH COMPANY LTD. THE LOTS WITHIN THIS SUBDIVISION WILL BE OBLIGATED FOR ASSESSMENTS FROM THE PIONEER DITCH COMPANY LTD.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
5. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
6. THIS DEVELOPMENT IS SUBJECT TO A DEVELOPMENT AGREEMENT INSTRUMENT NO. 2019-0990108, AND AMENDED BY THAT FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT INSTRUMENT NO. 2021-076058.
7. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
8. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
9. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE WITH ADA COUNTY RECORDER REGARDING ADDITIONAL RESTRICTIONS.
10. 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."
11. NO WORK SHALL BE PERFORMED WITHIN THE FEMA FLOODWAY WITHOUT A PERMIT.
12. THIS DEVELOPMENT IS SUBJECT TO PIONEER DITCH COMPANY LICENSE AGREEMENT INSTRUMENT NO. 2019-122483 AND ADDENDUM THERETO RECORDED AS INSTRUMENT NO. 2020-058943.
13. THIS SUBDIVISION IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE AND ZONE X, AND THE FLOODWAY AREA WITHIN ZONE AE, AS SPECIFIED ON FEMA FLOOD INSURANCE RATE MAP 16001C0140 J, WITH AN EFFECTIVE DATE OF JUNE 19, 2020.
14. A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY LOT THAT IS LOCATED WITHIN THE MAPPED FLOODPLAIN UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT. EACH LOT WITHIN THE MAPPED FLOODPLAIN SHALL REQUIRE AN INDIVIDUAL FLOOD PLAIN DEVELOPMENT PERMIT. NO WORK SHALL BE PERFORMED WITHIN THE FLOODWAY AREA WITHOUT A PERMIT. NO RISE CERTIFICATES WILL BE REQUIRED FOR ANY WORK WITHIN THE FLOODWAY AREA.
15. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS CONTAINED IN INSTRUMENT NO. 2020-095409, FIRST SUPPLEMENTAL INSTRUMENT NO. 2020-095415, AND FIRST AMENDMENT TO FIRST SUPPLEMENTAL INSTRUMENT NO. 2021-016388 ALONG WITH ANY AMENDMENTS THERETO.

Reference Documents

SUBDIVISIONS: R.L. HON SUBDIVISION (BK. 4 PLATS, PG. 163)
MATT SUBDIVISION (BK. 73 PLATS, PGS. 7509-7510)
MOON VALLEY ESTATES SUBDIVISION (BK. 121 PLATS, PGS. 18915-18918)
MOON VALLEY SUBDIVISION NO. 1 (BK 118 PLATS, PGS. 18219-18229)
MOON VALLEY SUBDIVISION NO. 3 (BK. 122 PLATS, PGS. 19160-19167)

SURVEYS: RECORD OF SURVEY 10034 (INSTRUMENT NO. 2015-015318)

DEEDS: 104023529 & 97026153

EASEMENT NOTES

1. LOTS 9 AND 12 OF BLOCK 4 ARE HEREBY DESIGNATED AS HAVING A UTILITY EASEMENT CO-SITUATE WITH SAID LOT.
2. LOTS 1 AND 23 OF BLOCK 4 ARE HEREBY DESIGNATED AS HAVING A PRIVATE ROAD EASEMENT AND A STAR SEWER AND WATER DISTRICT EASEMENT CO-SITUATE WITH SAID LOTS.
3. ALL UTILITY EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS SHOWN HEREON, AND ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF PUBLIC & PRIVATE UTILITIES, PRESSURIZED IRRIGATION, SEWER SERVICE, CABLE TELEVISION/DATA; APPURTENANCES THERETO; AND LOT DRAINAGE.
4. SIDEWALK EASEMENTS AS SHOWN HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS SHOWN HEREON, AND ARE HEREBY RESERVED FOR INGRESS AND EGRESS; THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF SIDEWALKS; AND APPURTENANCES THERETO. RIVERSTONE HOMEOWNERS' ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS.
5. THE PRIVATE ROAD EASEMENT DESIGNATED HEREON IS NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, IS APPURTENANT TO THE LOTS SHOWN HEREON, AND IS HEREBY RESERVED FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES; THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF ROADWAYS, SIDEWALKS, DRIVEWAYS, AND LANDSCAPING; AND APPURTENANCES THERETO.
6. NO EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, SIDE & REAR PROPERTY LINE FENCES, OR OTHER SUCH NONPERMANENT IMPROVEMENTS.
7. ALL EASEMENTS ARE PARALLEL (OR CONCENTRIC) TO THE LINES (OR ARCS) THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
8. THE ACCESS EASEMENT DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, AND ARE APPURTENANT TO THE LOTS ADJOINING AND FRONTING THEREON. THE COMMON DRIVEWAY LOT REFERENCED IN NOTE 2 ARE HEREBY RESERVED FOR INGRESS AND EGRESS; THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF A COMMON DRIVEWAY; AND APPURTENANCES TO. SEE THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS REFERENCED IN NOTE 15 FOR RIGHTS, RESTRICTIONS, MAINTENANCE, AND ASSESSMENTS.

SURVEYOR'S NARRATIVE

SURVEY PURPOSE: TO DETERMINE THE BOUNDARY OF A PORTION OF PARCEL III OF THAT LAND AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED UNDER INSTRUMENT NO. 104023529, ADA COUNTY RECORDS, IDAHO AND OF A PORTION OF THAT LAND AS DESCRIBED IN THAT WARRANTY DEED RECORDED UNDER INSTRUMENT NO. 97026153, ADA COUNTY RECORDS, IDAHO, AND TO INCLUDE SAID PORTIONS OF SAID LANDS WITHIN THIS SUBDIVISION.

DOCUMENTS USED:
SEE REFERENCE DOCUMENTS BELOW LEFT.

BOUNDARY CONTROLLED BY:

THE EAST BOUNDARY IS CONTROLLED BY MOON VALLEY ESTATES SUBDIVISION.

THE NORTHERLY BOUNDARY IS CONTROLLED BY MOON VALLEY SUBDIVISION NO. 3.

THE SOUTHERLY AND WESTERLY BOUNDARIES ARE CONTROLLED BY A BOUNDARY LINE CREATED BY THE CLIENT REFLECTING HOW PORTIONS OF THE LANDS OF HEREINABOVE DESCRIBED WARRANTY DEEDS ARE DESIRED TO BE SUBDIVIDED.



J-U-B ENGINEERS, INC.

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313

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PLAT OF
MOON VALLEY SUBDIVISION NO. 7

PLAT BOOK _____ PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL PEOPLE BY THESE PRESENTS: THAT SUNDANCE INVESTMENTS, L.L.L.P. (FORMERLY SUNDANCE INVESTMENTS LIMITED PARTNERSHIP), AN IDAHO LIMITED LIABILITY LIMITED PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THAT REAL PROPERTY TO BE KNOWN AS MOON VALLEY SUBDIVISION NO. 7, AND THAT IT INTENDS TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

THAT PORTION OF THE EAST HALF OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY IDAHO, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 9, 10, 15, AND 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 15 BEARS SOUTH 89°06'20" EAST, 2644.08 FEET; THENCE ALONG THE LINE COMMON TO SAID SECTIONS 15 AND 16, SOUTH 00°39'42" WEST, 970.60 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MOON VALLEY ROAD; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 74°38'38" WEST, 301.11 FEET TO THE NORTHEAST CORNER OF THE LANDS OF AKINS AS DESCRIBED IN THAT WARRANTY DEED RECORDED UNDER INSTRUMENT NO. 97066505, ADA COUNTY RECORDS, SAID NORTHEAST CORNER BEING THE MOST NORTHERLY CORNER OF MOON VALLEY SUBDIVISION NO. 1 ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 118 OF PLATS AT PAGES 18219 THROUGH 18229, ADA COUNTY RECORDS; THENCE, ALONG THE WESTERLY BOUNDARY LINE OF SAID MOON VALLEY SUBDIVISION NO. 1 THE FOLLOWING ELEVEN (11) COURSES:

1)SOUTH 00°39'51" WEST, 957.73 FEET; 2)SOUTH 38°09'21" EAST, 39.95 FEET; 3)SOUTH 37°12'11" WEST, 90.40 FEET; 4)SOUTH 31°21'24" WEST, 80.44 FEET; 5)SOUTH 61°15'54" EAST, 134.11 FEET; 6)SOUTH 28°44'06" WEST, 8.18 FEET; 7)SOUTH 61°15'54" EAST, 37.00 FEET; 8)NORTH 28°44'06" EAST, 8.39 FEET; 9)SOUTH 58°33'55" EAST, 133.65 FEET; 10)SOUTH 28°44'06" WEST, 58.23 FEET; 11)SOUTH 00°39'42" WEST, 97.26 FEET TO THE THE SOUTHWEST CORNER OF SAID MOON VALLEY SUBDIVISION NO. 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF MOON VALLEY ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 121 OF PLATS AT PAGES 18915 THROUGH 18918, ADA COUNTY RECORDS;

THENCE, ALONG THE WESTERLY LINE OF SAID MOON VALLEY ESTATES SUBDIVISION, SOUTH 00°39'42" WEST, 20.00 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG THE SAID WESTERLY LINE, SOUTH 00°39'42" WEST, 301.72 FEET;

THENCE, CONTINUING ALONG SAID WESTERLY LINE, SOUTH 01°16'48" WEST, 301.71 FEET TO THE SOUTHWESTERLY CORNER OF SAID MOON VALLEY ESTATES SUBDIVISION;

THENCE SOUTH 01°16'48" WEST, 9.66 FEET;
THENCE NORTH 88°19'45" WEST, 512.85 FEET;
THENCE NORTH 10°42'18" EAST, 170.75 FEET;
THENCE NORTH 39°35'25" WEST, 139.06 FEET;
THENCE SOUTH 45°13'39" WEST, 24.81 FEET;
THENCE NORTH 44°46'21" WEST, 37.00 FEET;
THENCE NORTH 45°18'30" WEST, 189.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;
THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 47.64 FEET, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 15°09'51", A CHORD BEARING OF NORTH 35°39'35" EAST AND A CHORD LENGTH OF 47.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;
THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 66.91 FEET, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 40°21'10", A CHORD BEARING OF NORTH 06°57'22" EAST AND A CHORD LENGTH OF 65.53 FEET;
THENCE NORTH 67°10'03" EAST, 105.56 FEET TO POINT ON THE SOUTHERLY LINE OF MOON VALLEY SUBDIVISION NO. 3 ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 122 OF PLATS AT PAGES 19160 THROUGH 19167, ADA COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID MOON VALLEY SUBDIVISION NO. 3 THE FOLLOWING SIX (6) COURSES:

THENCE SOUTH 84°39'24" EAST, 156.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;
THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 38.41 FEET, HAVING A RADIUS OF 370.50 FEET, A CENTRAL ANGLE OF 05°56'21", A CHORD BEARING OF NORTH 02°22'25" EAST AND A CHORD LENGTH OF 38.39 FEET;
THENCE NORTH 78°39'03" EAST, 291.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;
THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 28.07 FEET, HAVING A RADIUS OF 81.50 FEET, A CENTRAL ANGLE OF 19°44'03", A CHORD BEARING OF SOUTH 09°12'20" EAST AND A CHORD LENGTH OF 27.93 FEET;
THENCE SOUTH 00°39'42" WEST, 14.90 FEET;
THENCE SOUTH 89°20'18" EAST, 177.50 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED PARCEL CONTAINS AN AREA OF 8.39 ACRES OF LAND, MORE OR LESS.

THE PRIVATE ROADS SHOWN ON THIS PLAT ARE NOT 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 ERCTED WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS WITHIN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER & WATER DISTRICT AND THE STAR SEWER & WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL LOTS WITHIN THE SUBDIVISION. IRRIGATION WATER HAS BEEN PROVIDED FROM PIONEER DITCH COMPANY, LTD., 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 THE PIONEER DITCH COMPANY, LTD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND:

SUNDANCE INVESTMENTS, L.L.L.P.
(FORMERLY SUNDANCE INVESTMENTS LIMITED PARTNERSHIP),
AN IDAHO LIMITED LIABILITY LIMITED PARTNERSHIP

BY: THE SUNDANCE COMPANY, AN IDAHO
CORPORATION, ITS GENERAL PARTNER

BY: _____
CHRISTOPHER L. ANDERSON

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } ss.

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, PERSONALLY APPEARED CHRISTOPHER L. ANDERSON, KNOWN OR IDENTIFIED TO ME TO BE _____ OF THE SUNDANCE COMPANY, THE GENERAL PARTNER OF SUNDANCE INVESTMENTS, L.L.L.P. (FORMERLY SUNDANCE INVESTMENTS LIMITED PARTNERSHIP) THE ENTITY THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC FOR _____
MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, BRAD DALEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF MOON VALLEY SUBDIVISION NO. 7, 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.

BRAD DALEY, PLS 20908



J-U-B ENGINEERS, INC.

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p 208 376 7330 w www.jub.com

APPROVAL OF CENTRAL DISTRICT HEALTH

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

CENTRAL DISTRICT HEALTH
DATE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

COMMISSION PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY

_____, HEREBY APPROVE THIS PLAT.

CITY ENGINEER

APPROVAL OF CITY COUNCIL

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED THIS _____ DAY OF _____, _____, BY THE CITY OF STAR, IDAHO.

CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR
DATE

CERTIFICATE OF COUNTY TREASURER

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

ADA COUNTY TREASURER
DATE

COUNTY RECORDER'S CERTIFICATE

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF JUB ENGINEERS, INC.

AT _____ MINUTES PAST _____ O'CLOCK ____ M.,

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

BOOK _____ OF PLATS AT PAGES _____ THROUGH _____.

FEE: _____

DEPUTY
EX-OFFICIO RECORDER



SHEET INDEX

Cover Sheet	L0.0
General Notes / Material Schedule	L0.1
Overall Landscape Sheet Layout	L3.0
Planting Plan	L3.1
Planting Details	L7.1
Planting Specifications	L8.1

DEVELOPER

M3 COMPANIES
1087 W. River Street
Suite 310
Boise, Idaho 83702
(208) 939-6263 Fax: 208-939-6752

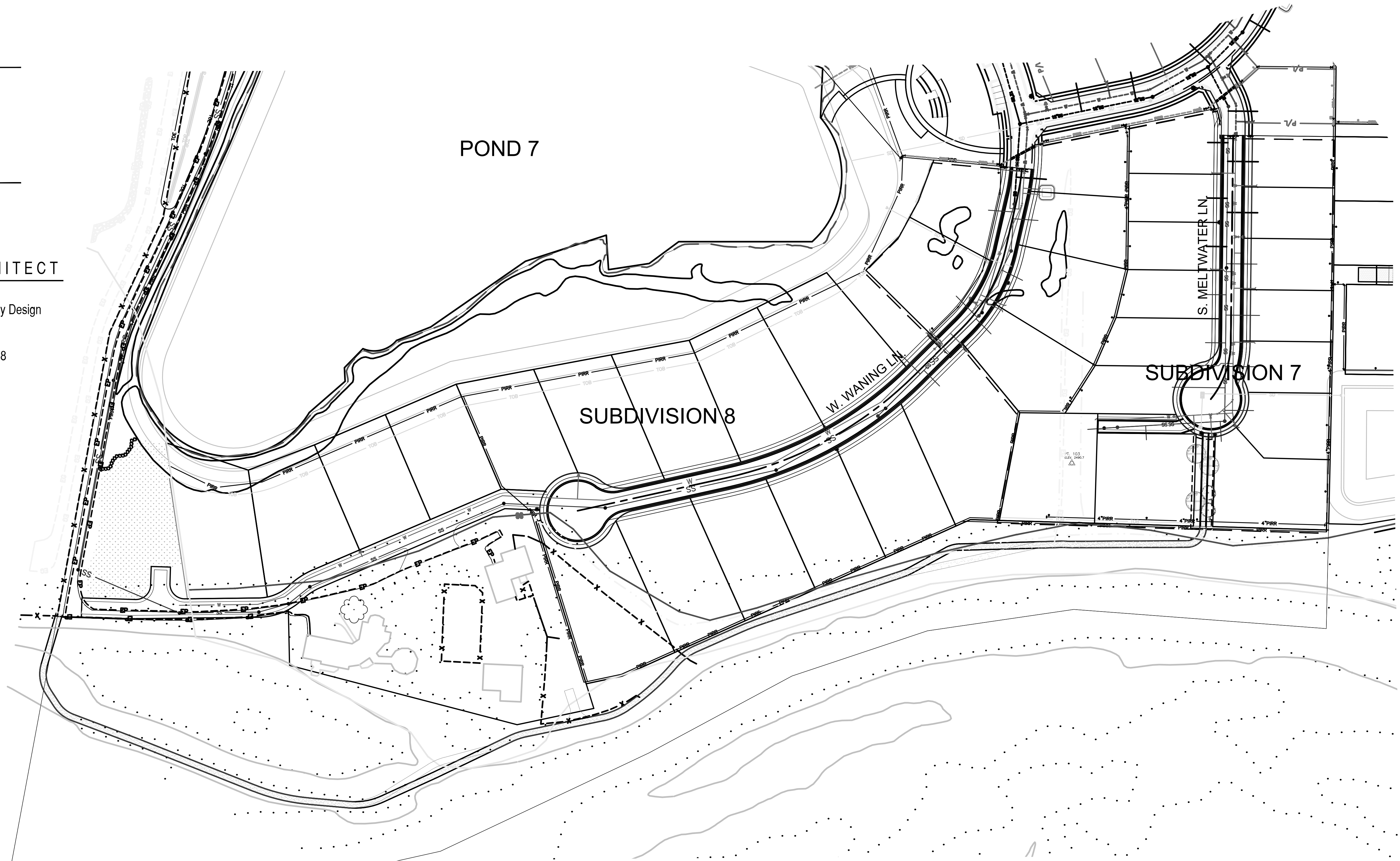
CIVIL ENGINEERS

J-U-B ENGINEERS, INC.
250 S. Beechwood Ave. Suite 201
Boise, ID 83709-0944
(208) 376-7330 Fax: 208-323-9336

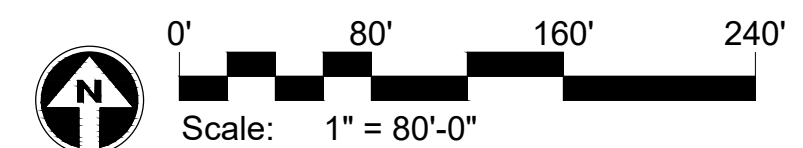
LANDSCAPE ARCHITECT

Greey | Pickett
Landscape Architecture | Community Design
7144 E. Stetson Drive, Suite 205
Scottsdale, Arizona 85251
(480) 609-0009 Fax: (480) 609-0068

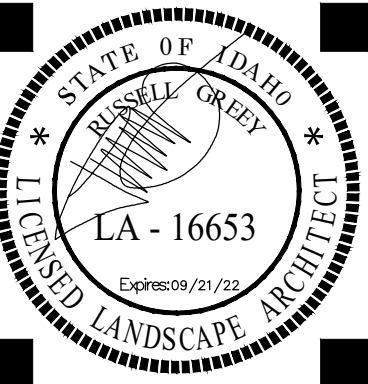
LANDSCAPE PLANS FOR
RIVERSTONE SUBDIVISION
SUBDIVISION 7
CITY OF STAR, IDAHO
2023



OVERALL LANDSCAPE PLAN



Greey | Pickett
landscape architecture | community design
7144 E. Stetson Drive, Suite 205
Scottsdale, Arizona 85251
480.609.0009 480.609.0068



RIVERSTONE SUBDIVISION
SUBDIVISION 7
Landscape Construction Documents
STAR, IDAHO

revisions:
△
△
△

project #:
MTC069
scale:
As Shown
issued for:
REVIEW
drawn by:
TEAM
date:
02-01-2022
drawing:
Overall Landscape Plan

sheet #

L0.0
1 of 6

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PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 3 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 3 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS/SEEPAGE BEDS/IDAHO POWER APPURTENANCES/ FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND GROUNDCOVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION, IF APPLICABLE.
13. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
14. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
15. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION AND 90 DAY MAINTENANCE AFTER SUBSTANTIAL COMPLETION PRIOR TO TURNOVER TO HOME OWNER'S ASSOCIATION (HOA).
16. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
17. ALL PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
18. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
 - a) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
 - b) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
 - i) TURF, AND ANNUAL AREAS (6" DEPTH).
 - ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

HARDSCAPE GENERAL NOTES:

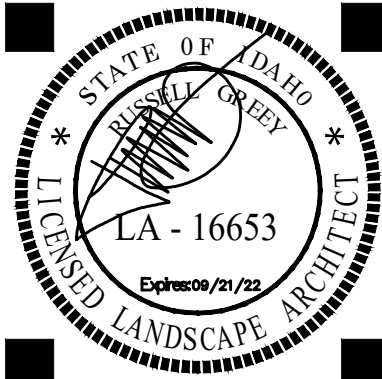
1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY MASON STANFIELD AND JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE (VARIES), 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" (VARIES) ON CENTER AND EXPANSION JOINTS AT 20'-0" (VARIES) ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: MASON STANFIELD AND JUB ENGINEERS, INC. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
6. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
 - A) UTILITY DIG LINE SERVICE OF IDAHO 1-800-342-1585
 - B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
 - C) OVERHEAD UTILITIES
7. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
8. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
9. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
10. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
12. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
15. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
16. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
18. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
19. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

MATERIAL SCHEDULE:

DESCRIPTION	SUPPLIER	MODEL / SIZE	COLOR/FINISH	COMMENTS
CONCRETE SIDEWALK				PER JUB ENGINEERING PLANS
	CONTRACTOR		UNCOLORED, MEDIUM BROOM FINISH	
LIMIT OF TURF				
-CUT EDGE	CONTRACTOR			
PLANTING AREA				
-MULCH	CONTRACTOR	MULCH	PREMIUM BLEND	
TURF AREA				
-SOD	CONTRACTOR	FESCUE SOD		



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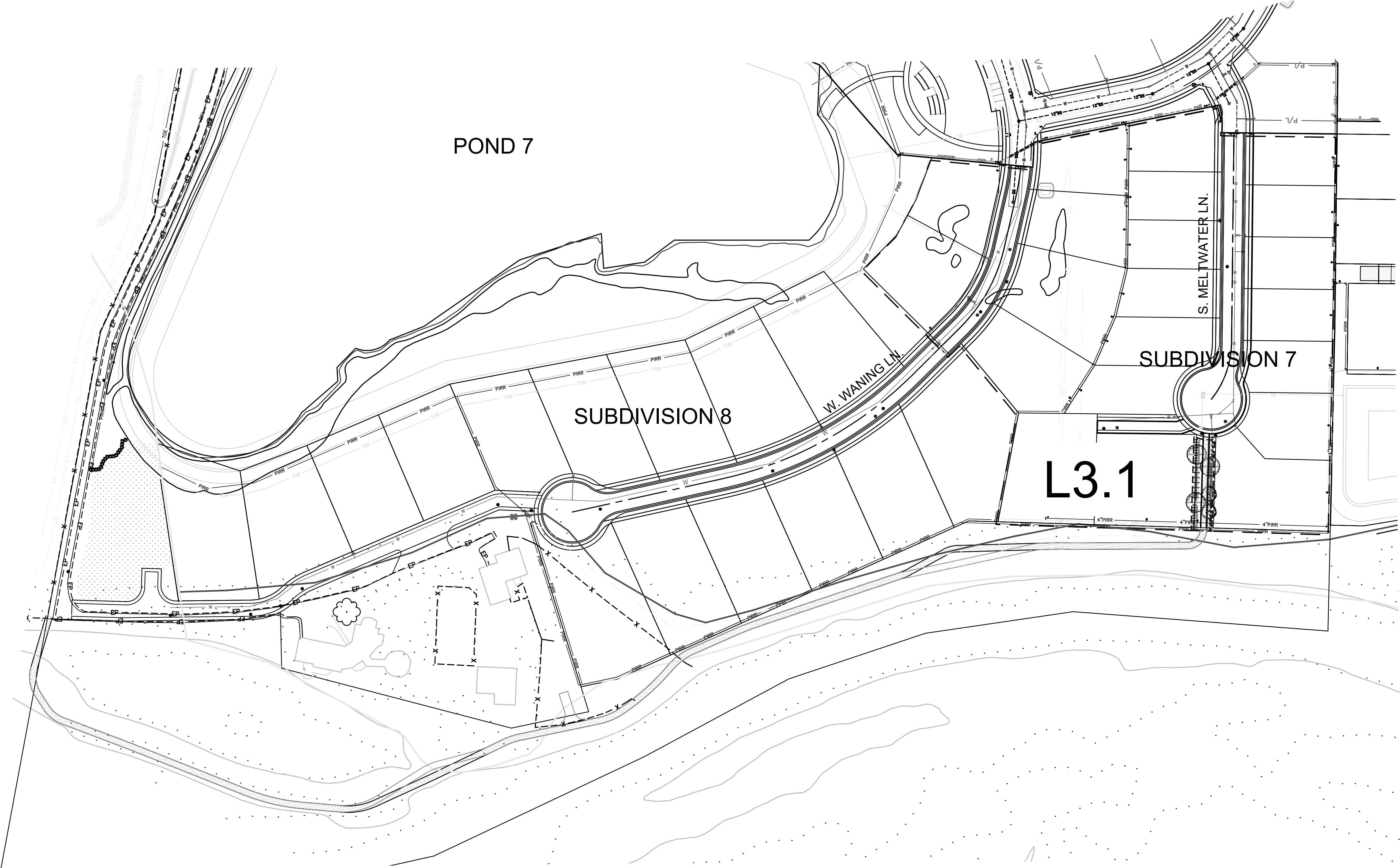
RIVERSTONE SUBDIVISION
SUBDIVISION 7
Landscape Construction Documents
STAR, IDAHO



revisions:

project #:
MTC069
scale:
NTS
issued for:
REVIEW
drawn by:
TEAM
date:
02-01-2022
drawing:
General Notes

sheet #



P L A N T MATERIALS PALETTE				
Sym.	Plant Name	Size	Qty.	Remarks
Class I Trees				
	<i>Cercis canadensis</i> Eastern Redbud	2" B&B	2	Multi
Class II Trees				
	<i>Acer plantanoides</i> 'Crimson King' Crimson King Maple	2" B&B	3	Standard
Shrubs				
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	3 Gal.	12	
	<i>Buddleja x flutterby</i> 'Miss Ruby' Miss Ruby Butterfly Bush	3 Gal.	10	
	<i>Caryopteris x clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	3 gal.	13	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	3 Gal.	13	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	3 Gal.	20	
	<i>Photinia x fraseri</i> Photinia Frazeri	3 Gal.	7	
	<i>Rosa x 'Noare'</i> Flower Carpet TM Red Rose	3 Gal.	26	
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spiraea	3 gal.	12	
INERTS				
Sym.	Description			
	BARK MULCH, PREMIUM BLEND			

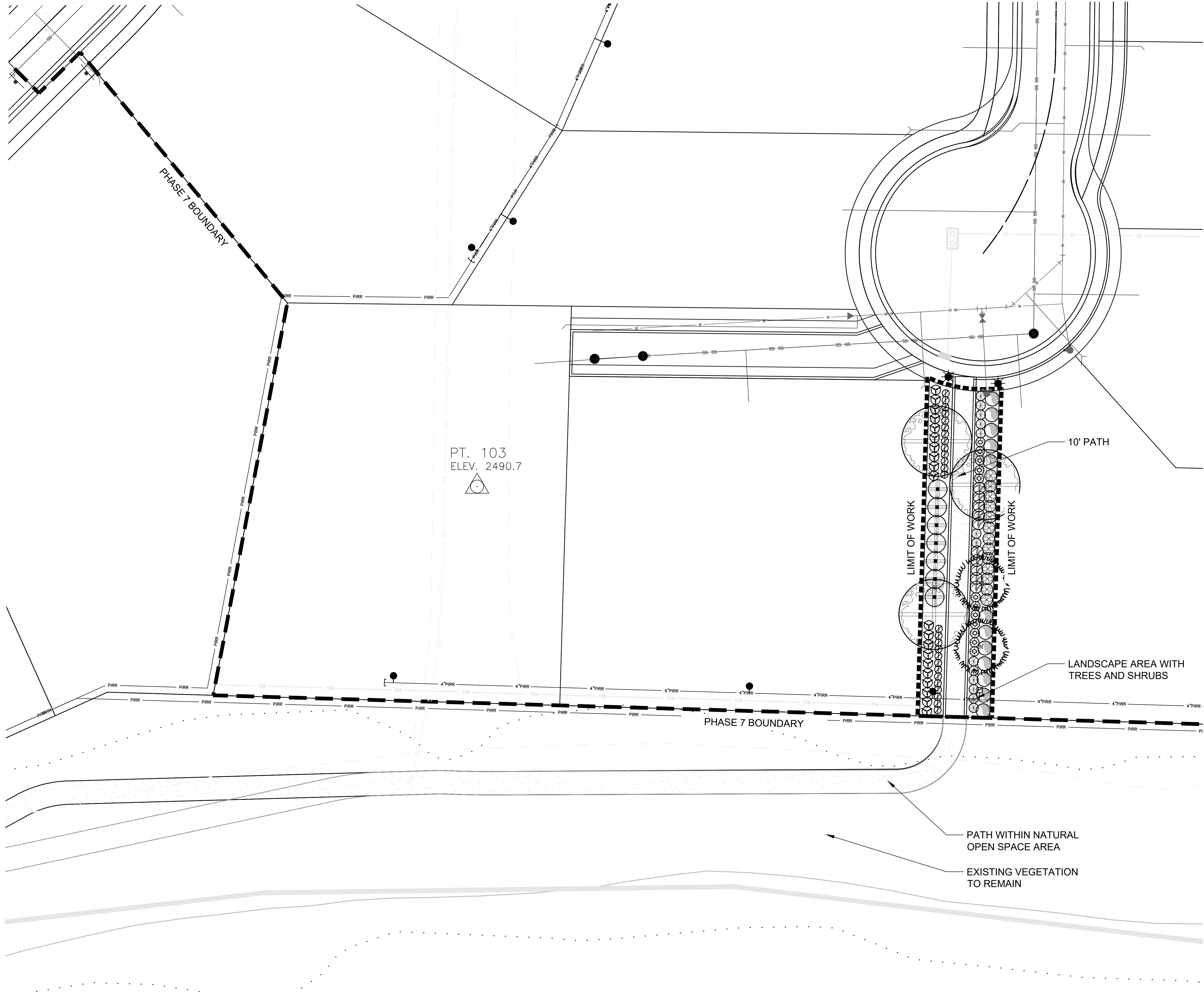


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RIVERSTONE SUBDIVISION
SUBDIVISION 7
Landscape Construction Documents
STAR, IDAHO

revisions:

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MTC069
scale:
As Shown
issued for:
REVIEW
drawn by:
TEAM
date:
02-01-2022
drawing:
Overall Landscape Plan



PLANT MATERIALS PALETTE				
Sym.	Plant Name	Size	Qty.	Remarks
Class I Trees				
	<i>Cercis canadensis</i> Eastern Redbud	2" B&B	2	Multi
Class II Trees				
	<i>Acer plantanoides</i> 'Crimson King' Crimson King Maple	2" B&B	3	Standard
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	<i>Rosa x 'Noare'</i> Flower Carpet 1M Red Rose	3 Gal.	26	
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INERTS				
Sym.	Description			
	BARK MULCH, PREMIUM BLEND			

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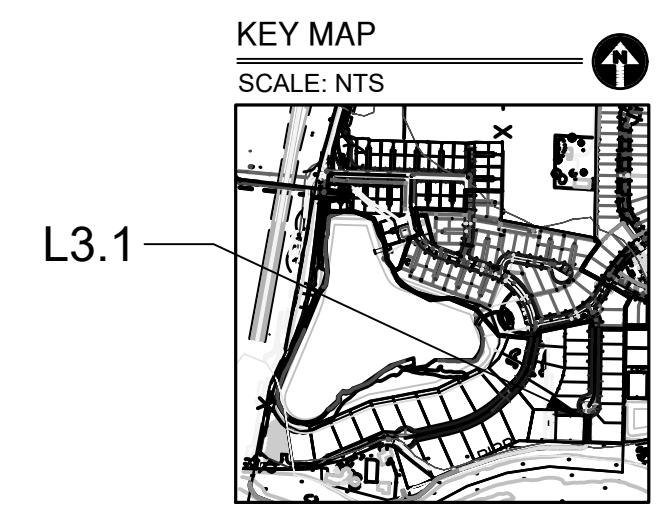
STATE OF IDAHO
 LANDSCAPE ARCHITECT
 LA - 16653
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RIVERSTONE SUBDIVISION
 SUBDIVISION 7
 Landscape Construction Documents
 STAR, IDAHO

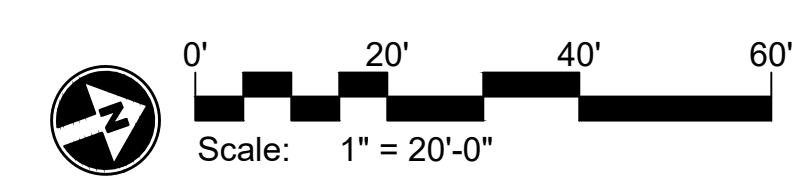
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 TEAM
 date:
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 drawing:
 Planting Plan

sheet #
 L3.1
 4 of 6

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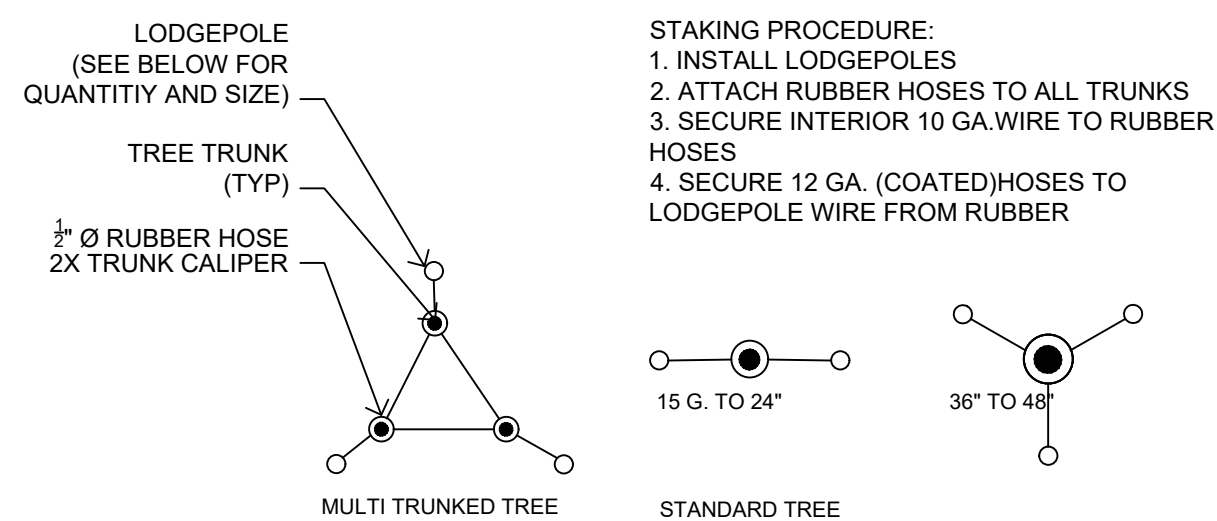


PLANTING PLAN - L3.1



1 2 Tree Staking Detail

Scale: N.T.S.



LODGEPOLE SIZING CHART

15 GAL TO 24" BOX MATERIAL

36" BOX AND 48" BOX

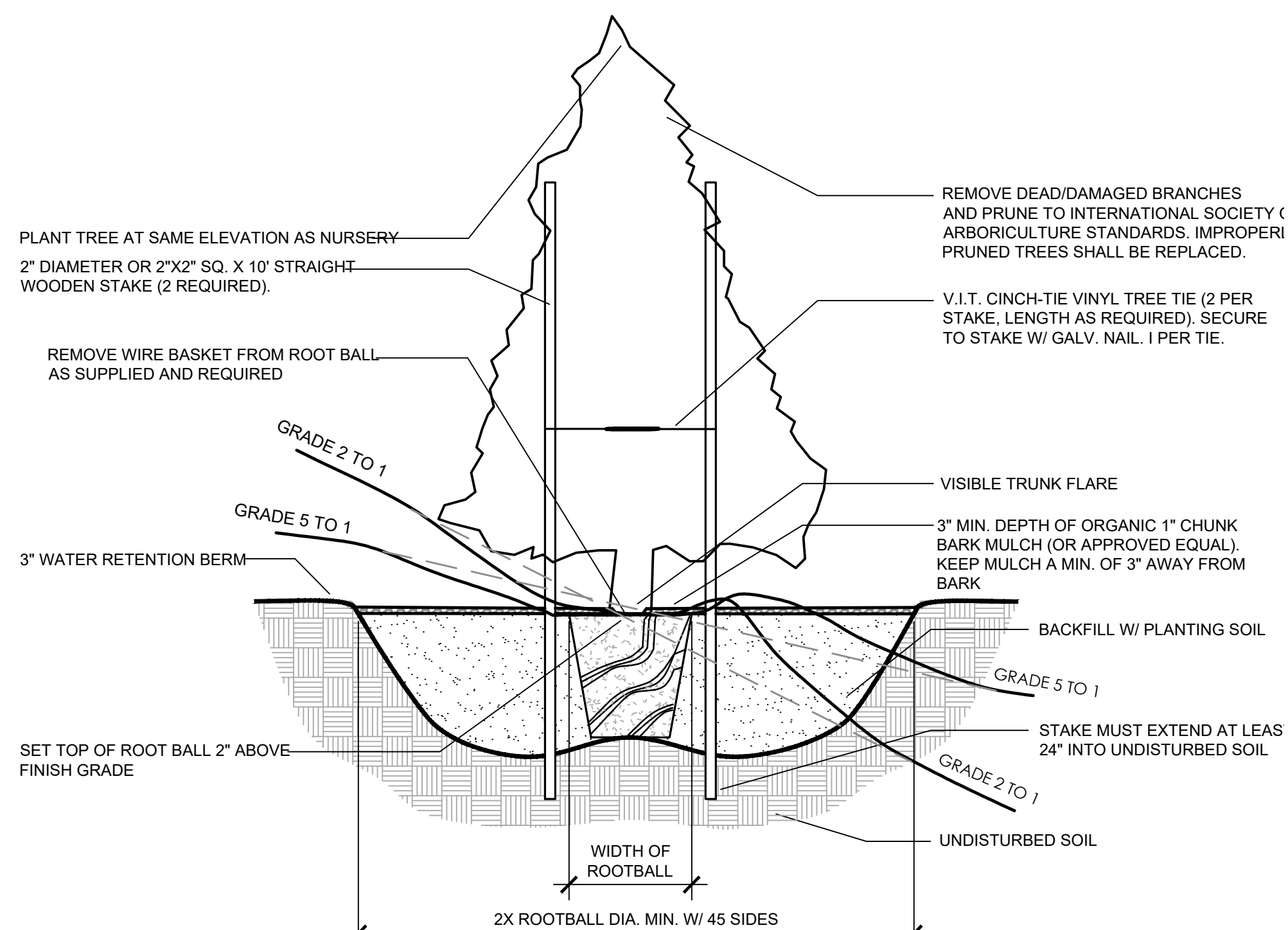
2- 2" X 10'-0" LODGEPOLE STAKES

3- 3" X 12'-0" LODGEPOLE STAKES

*NOTE: STAKES MAY BE TRIMMED AS NECESSARY

1.7 Tree Staking Diagram

Scale: NTS



NOTES:

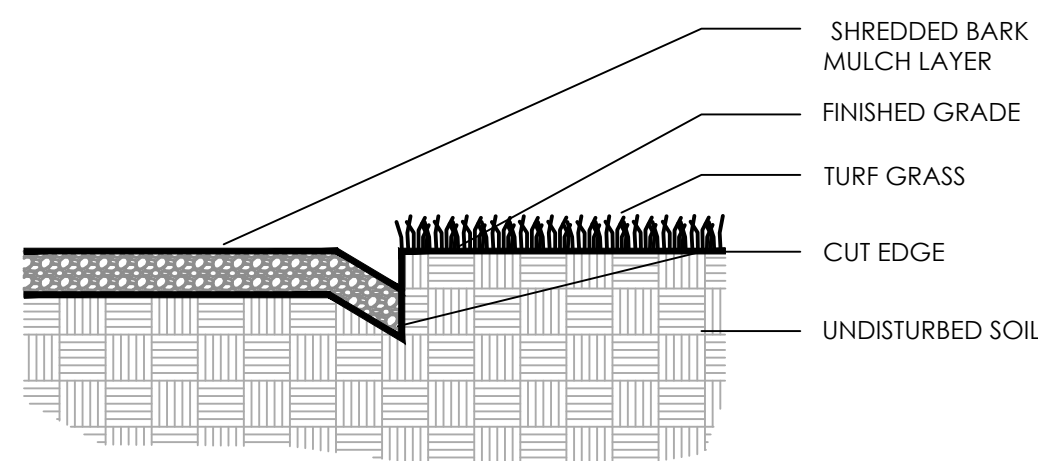
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.

3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WHILE GROWING)

4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.2 Evergreen Tree Planting Detail

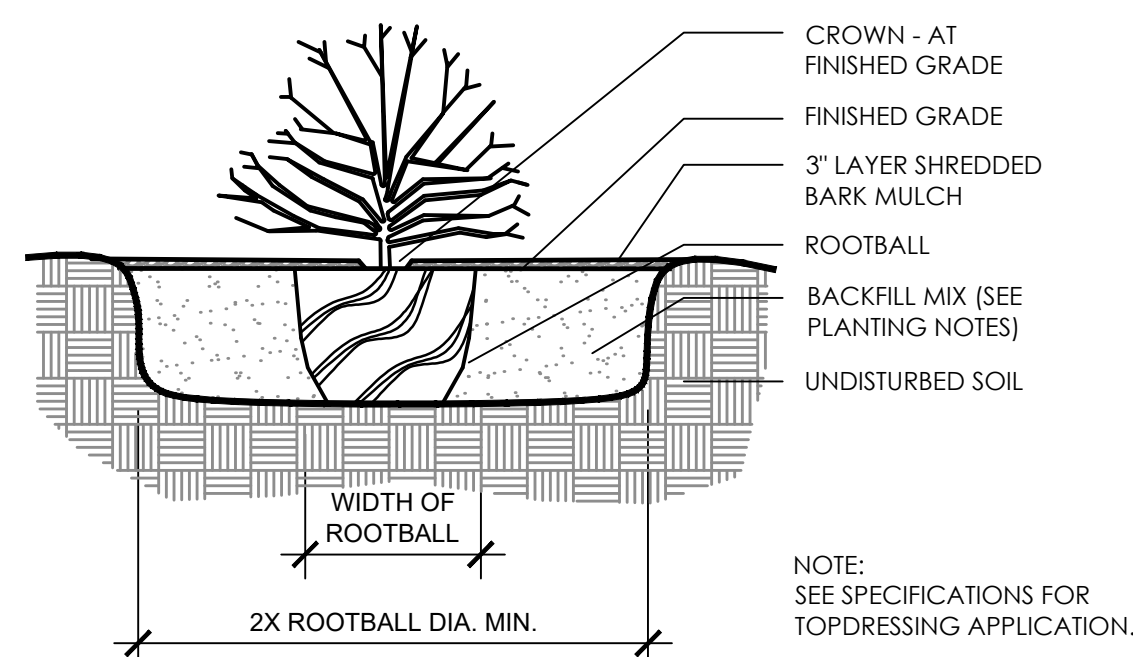
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ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SHOVEL EDGE TO PROVIDE A DISTINCT SEPARATION BETWEEN LANDSCAPE TYPES.

1 / Cut Edge Detail

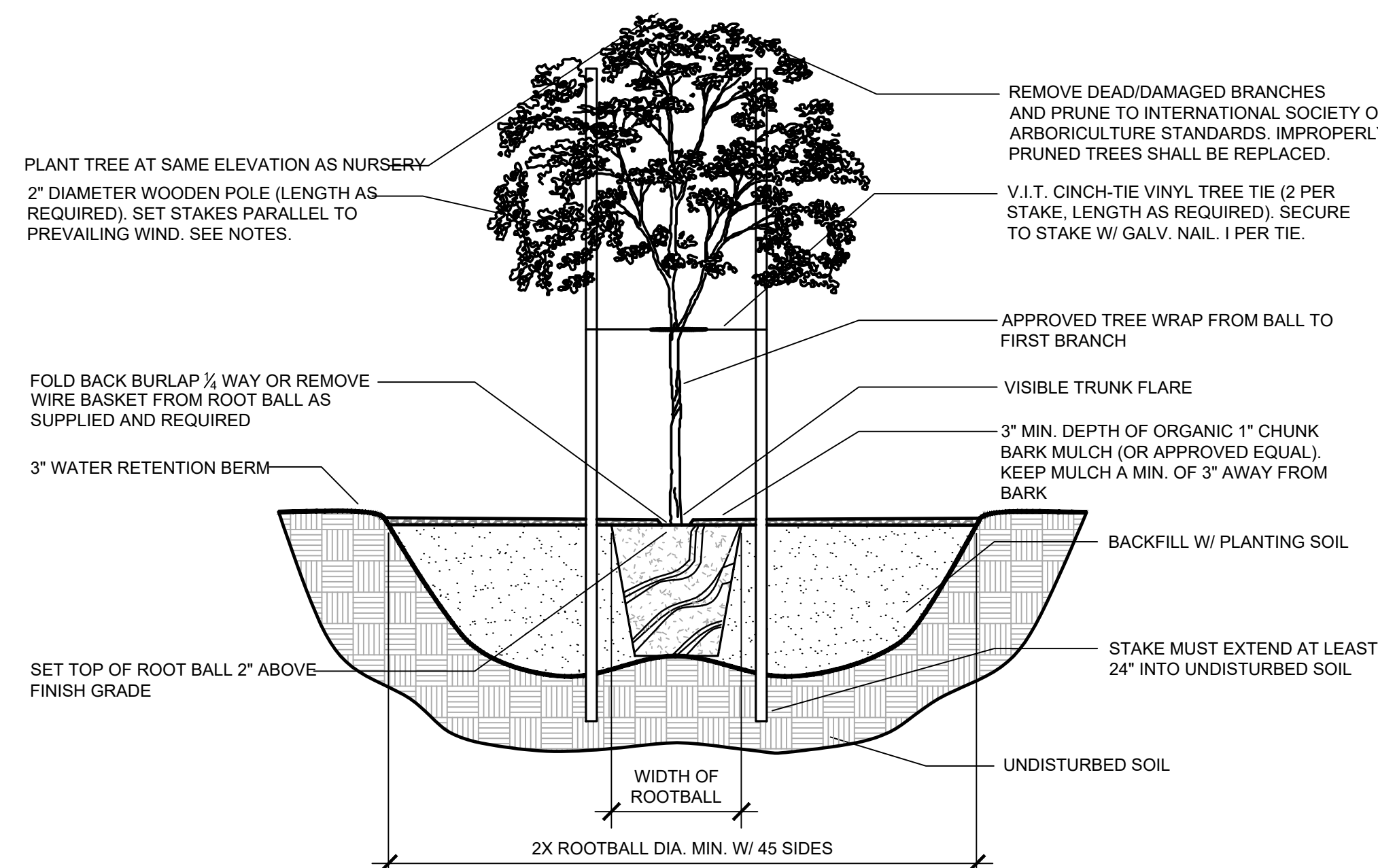
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NOTE:
SEE SPECIFICATIONS FOR
TOPDRESSING APPLICATION.

1.5 Shrub Planting Detail

Scale: N.T.S.

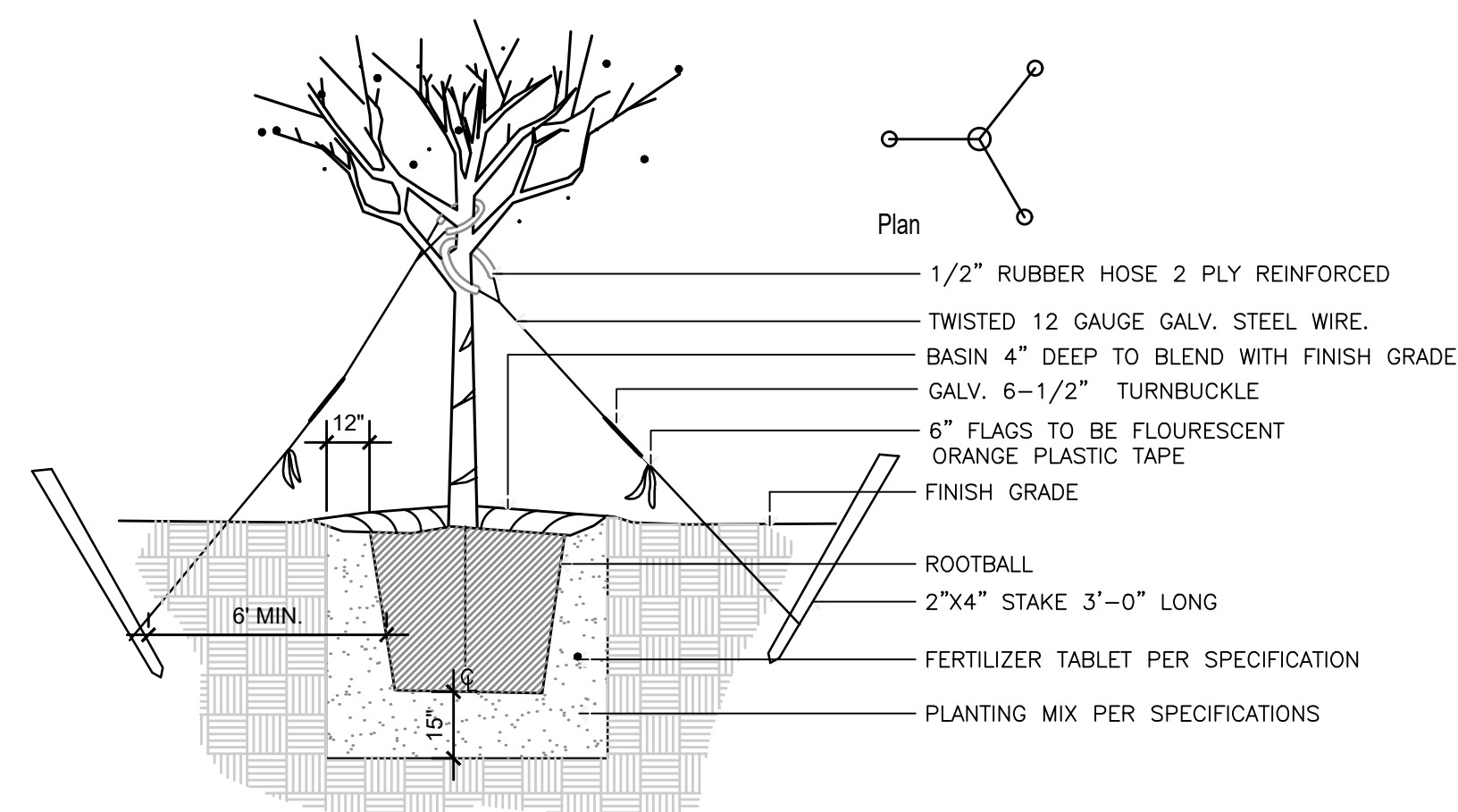


NOTES:

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

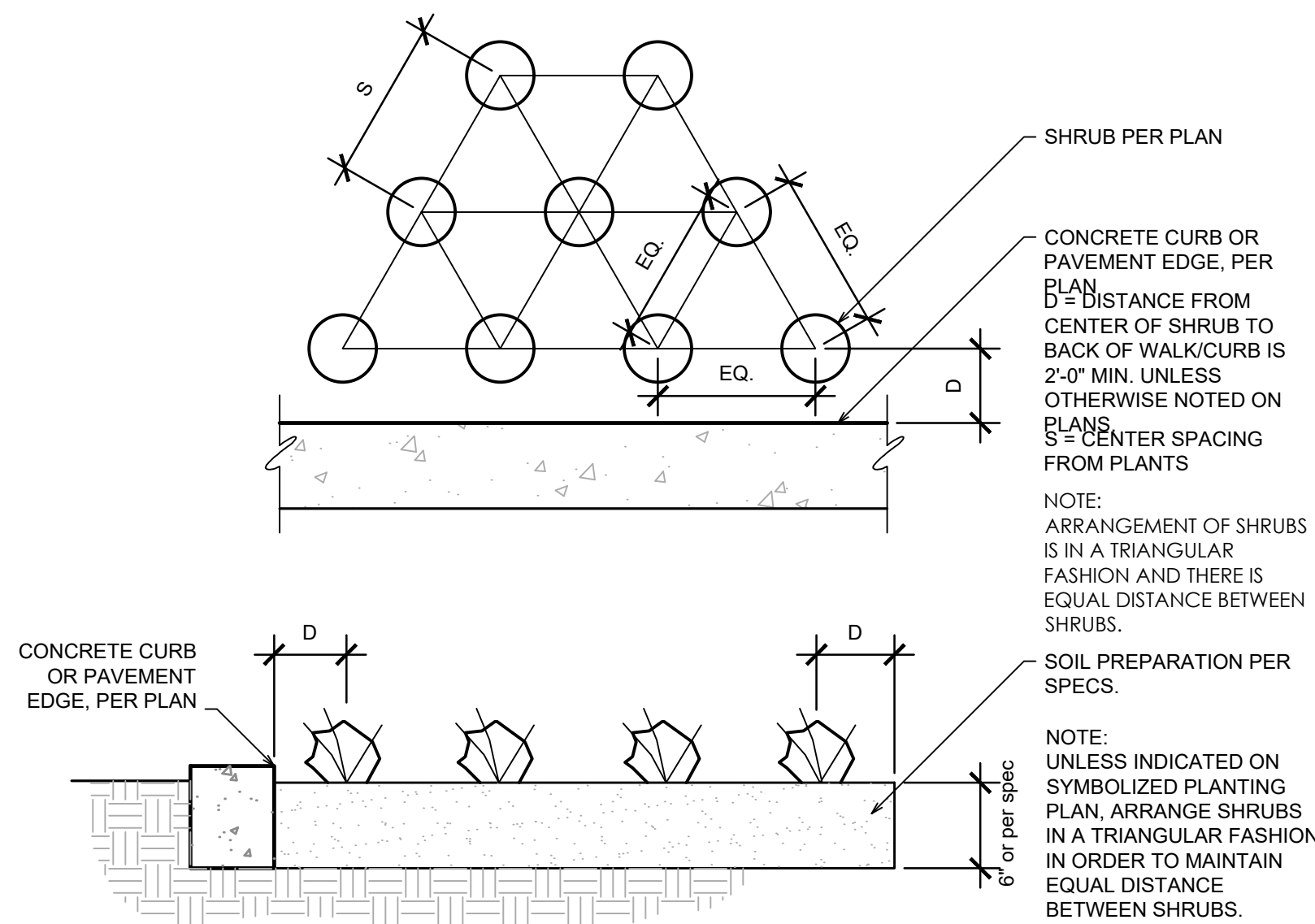
1.1 Deciduous Tree Planting Detail

Scale: N.T.S



1.4 Tree Guying Detail

Scale: N.T.S.



1.6 Plant Spacing Detail

Scale: N.T.S.

SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

- *Landscape finish grading.
 - * Soil preparation
 - *Tree supports
 - *Planting
 - *Watering
 - *Maintenance
- Definitions:
- Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
- Plants - all shrubs other than trees and turf.
- Plant Material - all trees, shrubs, ground cover, grasses, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

- a. Topsoil for backfill mix (trees and shrubs).
- b. Wood Shavings/Mulch.
- c. Tree supports.
- d. Reserved
- e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

- a. Topsoil and planting backfill.
- b. Soil PH.
- c. Particle size, percentage soil texture.
- d. Percentage organic material.
- e. Percolation rate.
- f. Nutrient level analysis.
- g. All macro, secondary and micro nutrient salinity.
- h. ESP.
- i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

- a. Irrigated trees and shrubs.
- b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative. All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.

Trees: Warranty that trees will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings: Guarantee all other planting will be alive and in satisfactory condition for a period of 1 year from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, groundcovers, grasses, vines and perennials shall be subject to an additional 1 year maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm; and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

- a. Silt: 20-45 %
- b. Clay: 15-20 %
- c. Sand: 30-60 %
- d. Organic Material (natural or otherwise): 2 % minimum
- e. pH: 7.0-8.3
- f. Soluble salts: 1,500 ppm.
- g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. No soil amendments are required for salvaged plant material unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: 2" diameter or 2X2" square x 10' straight wooden stake (2 required) for 15 gallon or larger tree. No tree stakes area required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; V.I.T. Cinch-tie vinyl tree tie (2 per stake, length as required). Secure to stake with galvanized nail, 1 per tree.

Anchor (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Fertilize all trees and shrubs with 'Agriform' planting tablets, 21 gram or approved equal. Quantity per manufacturer's recommendation.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 MULCH

All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.

2.09 SEED MIXTURE

All lawn areas shall be seeded with 100% Turf Type Tall Fescue. Immediately after placement of sod, water to saturate sod and top 4" of topsoil, install and seed rate per manufacturer's recommendations.

2.10 TREE ROOT BARRIER

Tree root barriers shall be placed adjacent to all trees located in the landscape planter strip and planter islands per The City of Eagle and ACHD standard details. Install per City of Eagle standard detail and manufacturer's recommendations.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw. Stake all trees per details.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

All seeded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, sandy loam, clean and free of toxic materials, noxious weeds, wee seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Topsoil from site shall be used if meeting these standards. Place 3/4" Nu-Earth compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of mulch or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 MULCH

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2" all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf. , and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting with hose in planting hole until the roots are completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen trees, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

SECTION - 02930 SEEDING

PART 4 - APPLICATION

4.01 MATERIALS

Materials shall reflect evidence of proper storage and handling. Any material with indications of improper storage or handling (water, heat, chemical damage and the like), will be removed from the site and replaced by the contractor. All material shall be fresh and delivered in unopened containers. Seed shall be of the latest seasons crop and conform to state and federal seed laws.

2.02 ACCESSORY MATERIALS

Fertilizer: Uniform in composition, granular, free flowing and suitable for application with approved equipment - guaranteed analysis, 16-20-0, ammonium phosphate, or equal at a rate of 300 lbs per acre.

70% Virgin Wood Cellulose Fiber, 30% Max. recycled cellulose fiber:

Specially prepared wood cellulose fiber processed to contain no growth or germination inhibiting factors - maximum moisture content, air dry weight, 12% plus or minus 3% at the time of manufacture; pH range, 4.5 to 6.5.

Ash content 0.8% - 0.3% max.

Charcoal: Gro-Safe agricultural grade powered activated charcoal at a rate of 100 lbs. per acre.

Tackifier: Organic psillium muciloid hydrophilic water soluble dry. Derived from *Plantago ovata/insularis powder* at 70% min. purity, containing no agents toxic to seed germination. Addition of tackifier to the slurry mix shall not change the properties of the tackifier. When applied, tackifier shall form a transparent crust permeable by water and air.

Water: Free of substances harmful to seedling growth - water source to be approved by Owner's Representative prior to use.

PART 5 - EXECUTION

5.01 PREPARATION

Limit preparation to areas that will be immediately seeded. Do not disturb natural areas or newly planted trees or shrubs in seed areas. Where equipment can operate, loosen topsoil to a depth of 4 inches by ripping using scarifier teeth. Rip along the contour to prevent runoff and erosion. Use hand tools where equipment can not operate. Remove and dispose of all stones 4" or greater, sticks, roots, rubbish or other deleterious material. Repair erosion damage, grade and slope as directed prior to seeding.

Spread 300 lbs./acre fertilizer as specified.

Rough harrow to break up any large dirt clods.

Fine harrow to create suitable seed bed.

5.02 APPLICATION

Apply seed immediately upon completion of tillage operation.

Seeding work should commence as soon as possible after site has been prepared. It is desirable to seed into a loose, friable surface which has not been allowed to crust or erode. Any undesirable weak growth or competing vegetation should be removed prior to seeding operations.

Hydroseed all material evenly in one (1) application of a uniform slurry of water, hydrofiber (mulch), seed, tackifier, fertilizer, soil conditioner, and other specified materials. Material shall be sprayed on all designated areas with overlapping on the crests of tops of berms and cuts.

Seed indicated areas within contract limits and areas adjoining contract limits disturbed due to the seeding preparation process.

Use a hydroseeder with a gear type pump with continuous paddle agitation during application. Do not put seed into water until just before the start of seeding.

Apply seed, mulch, fertilizer and tackifier in a one step process: Slurry mix of water, seed, 300 lbs./acre of fertilizer, 80 lbs./acre tackifier for slopes less than 3:1, 100 lbs./acre for slopes greater than 3:1 and 2000 lbs./acre of wood fiber for slopes greater than 3:1, 1800 lbs./acre for slopes less than 3:1.

5.03 ESTABLISHMENT

Provide protective devices as required to protect seeded areas from traffic for 30 days.

Repair and reseed areas damaged by erosion or poor germination.

5.04 INSPECTION

Seeding operations and areas are subject to inspection at any time during installation for compliance with specified materials and installation requirements. Any method of installation or use of materials not in conformance with the Contract Documents will be reinstalled, repaired or removed, as directed by the Owner's Representative, at no additional cost to the Owner.

Formal inspections will be conducted by the Owner's Representative at the following work intervals:

Soil scarification upon completion. Seed containers at time of delivery. At time of seed and slurry mixing. During application of seed. During application of mulch. Weekly for seed and weed germination. Final inspection and approval - at the end of landscape establishment.

5.05 ACCEPTANCE

Upon notice of completion of the work from the landscape contractor, at the end of the Landscape Establishment period, the Owner's Representative will make an inspection. If all work provided for in the Contract Documents is found to be complete and the planted seeds yield a minimum stand as determined by the Owner's Representative based upon the specified germination rates and species used, and the seeded areas are free of weeds, disease and insects, this inspection will constitute the Final Inspection. The Owner's Representative will notify the Contractor in writing of this Acceptance.

If the inspection reveals any unsatisfactory work, the Contractor will reseed as necessary until the work is accepted by the Owner's Representative.



CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Moon Valley Phase: 7 Date: 2/15/2023

Developable Lots: 23 Review No: 1

Developer: M3 – Mark Tate

Tel: 208-939-6263 Email: _____

Engineer: JUB – Matt Price

Tel: 208-376-7330 Email: mprice@jub.com

Property Address: _____

Review Check By: Ryan Morgan, P.E., City Engineer

FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	FINAL PLAT APPLICATION REQUIREMENTS
1	X			Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2	X			Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
4		X		Landscape plan provided. Confirm consistent with approved preliminary plat.
5	X			Verified written legal description.
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements only when weather conditions precludes construction of improvements prior to signature of mylar.
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
7	X			Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping.
8	X			Right to Farm Act Note on face of plat.
9		X		Note on face of plat: "This subdivision is located within zone XX as shown on the firm panel ###, City of Star, Ada County, (or Canyon County?) Idaho and Incorporated Areas. A building permit shall not be issued

				for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit.” Include floodway in note 13
10	X			10-foot utility and irrigation easements are shown, or noted, along the front lot lines, rear lot lines, and side lot lines as required.
11	X			Note is shown on the final plat: “Minimum building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and / or required, or as shown on the this plat.”
12	X			Seal of Professional Land Surveyor is displayed, dated, and signed on face of plat.
13	X			Water and sewer easements shown on face of plat. In Owner Certification referencing sewer and water.
14	X			On the signature page of the plat please include the following “I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____, HEREBY APPROVE THIS PLAT.” underneath the <u>APPROVAL OF CITY ENGINEER</u> line, and before the signature line.

CONSTRUCTION DRAWING REVIEW

ITEM	OK	NEED	N/A	GENERAL
15	X			Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho.
16	X			Natural features map showing all existing site features and 1-foot contour elevations is provided in accordance with the City's code.
17	X			Each sheet has north arrow, graphic scale, date, title block and sheet number.
18	X			All profiles are drawn to the same horizontal scale as plan views.
19	X			Street lighting plans are provided showing pole locations at every corner and end of cul-de-sac and luminary types. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications.
ITEM	OK	NEED	N/A	FLOODPLAIN DEVELOPMENT
20	X			Provide completed Floodplain Application. Floodplain application must be approved prior to approval of final

				plat.
21		X		Floodplain and floodway boundaries and elevations are shown on the grading plans and final plat. Lot 11 located partially in the Floodway, is that the proposed or existing please clarify I believe it is labeled incorrectly. Add BFE cross section to grading plan
22		X		Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing. See comment 21
23			X	Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space).
24	X			Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
25		X		All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line. See comment 21.
26			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
27			X	Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment.
ITEM	OK	NEED	N/A	GRADING PLAN
28	X			Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
29	X			The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
30		X		Grading plans show finished, existing, and base flood 1-foot contour elevations. See comment 21
31	X			Drainage facilities and easements are shown.
32	X			Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations.
33	X			Existing irrigation ditches, canals, and easements are shown.
34	X			Cut and fill slopes are no steeper than 2H:1V. (Spot checked by City Engineer)
35	X			Tops and toes of all cut and fill slopes are set back from property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked

				by City Engineer)
36	X			Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
37	X			Provisions have been made for permeant erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
38	X			Existing and proposed elevations match at property boundaries.
ITEM	OK	NEED	N/A	DRAINAGE PLAN
39	X			Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
40	X			Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
41	X			Narrative is provided that describes the proposed method of stormwater retention.
42	X			Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer)
43	X			The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
44	X			Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
45	X			Section view of drainage facility provided.
46	X			Able to determine drainage directions from information given.
47	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
48			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
49	X			Storm water pretreatment provided. BMP facilities are designed in conformance with the "State of Idaho Catalog of Stormwater Best Management Practices".
50	X			5-foot setback from property line maintained for drainage facilities.
51	X			Drainage basin / pond dimensions listed or noted.
52	X			Drainage facilities drawn to scale on grading and drainage plan.
53			X	Drain rock, ASTM C33 sand, or pond liner specified.
54			X	3-foot separation from bottom of drainage facility to

				maximum seasonal high groundwater elevation shown on detail. Ground water elevation must be shown, if not encountered provide elevation of the bottom of deepest test pit.
55			X	Vegetative cover shown over biofiltration facilities.
56			X	Appropriate license agreements have been executed and are provided for offsite discharge of storm water.
ITEM	OK	NEED	N/A	GRAVITY IRRIGATION
57	X			Plan approval letter is provided from the appropriate irrigation district.
ITEM	OK	NEED	N/A	PRESSURE IRRIGATION
58	X			Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).
59	X			The pressure irrigation system is <i>not</i> connected to the potable water system.
60	X			Design provides a minimum of 15 gpm @ 45 PSI to each destination point.
61	X			If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot.
62	X			Easements are provided for all pressure irrigation piping. (Note on face of plat).
63		X		Main line distribution piping is 3-inches in diameter or greater. It seems that the main in lot 11 should extend to the lot line on the west for extension into phase 8
64	X			Provisions are made for diversion and flow measurement from a gravity irrigation source ditch.
65	X			Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system.
66			X	Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source.
67	X			Provided verification that water rights and/or irrigation shares will be transferred to the association managing entity.
ITEM	OK	NEED	N/A	RE-SUBMITTAL REQUIREMENTS*
68		X		Return (1) one revised plan set in pdf format to the City of Star Engineer . PDF may be provided via email or on a thumb drive Unbound or un-collated plan sets will not be accepted.
69		X		Provide a response letter, referencing the City of Star

				checklist with the revised plan set that highlights what actions were taken to correct any outstanding items.
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***All re-submittals should be returned to the City of Star for re-review.**

Notes:

Additional Final Plat Comments:

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Additional Construction Drawing Comments:

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