



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: **February 15, 2022**

FILE(S) #: FP-21-32 Final Plat, Moon Valley Subdivision Phase 5

REQUEST

The Applicant is requesting approval of the Final Plat for Moon Valley Subdivision Phase 5 which is approximately 9.09 acres, consisting of 50 residential lots and 18 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. S0416120646 & S0416110207.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE

Wendy Shrief
JUB Engineers
250 S. Beechwood Ave Ste 201
Boise, Idaho 83709

APPLICANT

M-3 ID Moon Valley, LLC
1087 W. River Street Suite 310
Boise, ID 83702

PROPERTY INFORMATION

Land Use Designation - Mixed Use (M-U)

Phase 5

Acres - 9.09
Residential Lots - 50
Common Lots - 18
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 of Moon Valley Subdivision.

GENERAL DISCUSSION

The Final Plat layout for Phase 5 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 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 5 include landscaped common areas, and 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 December 22, 2021.

December 30, 2021	Keller Associates	Checklist with Conditions
December 30, 2021	DEQ	Standard Letter

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

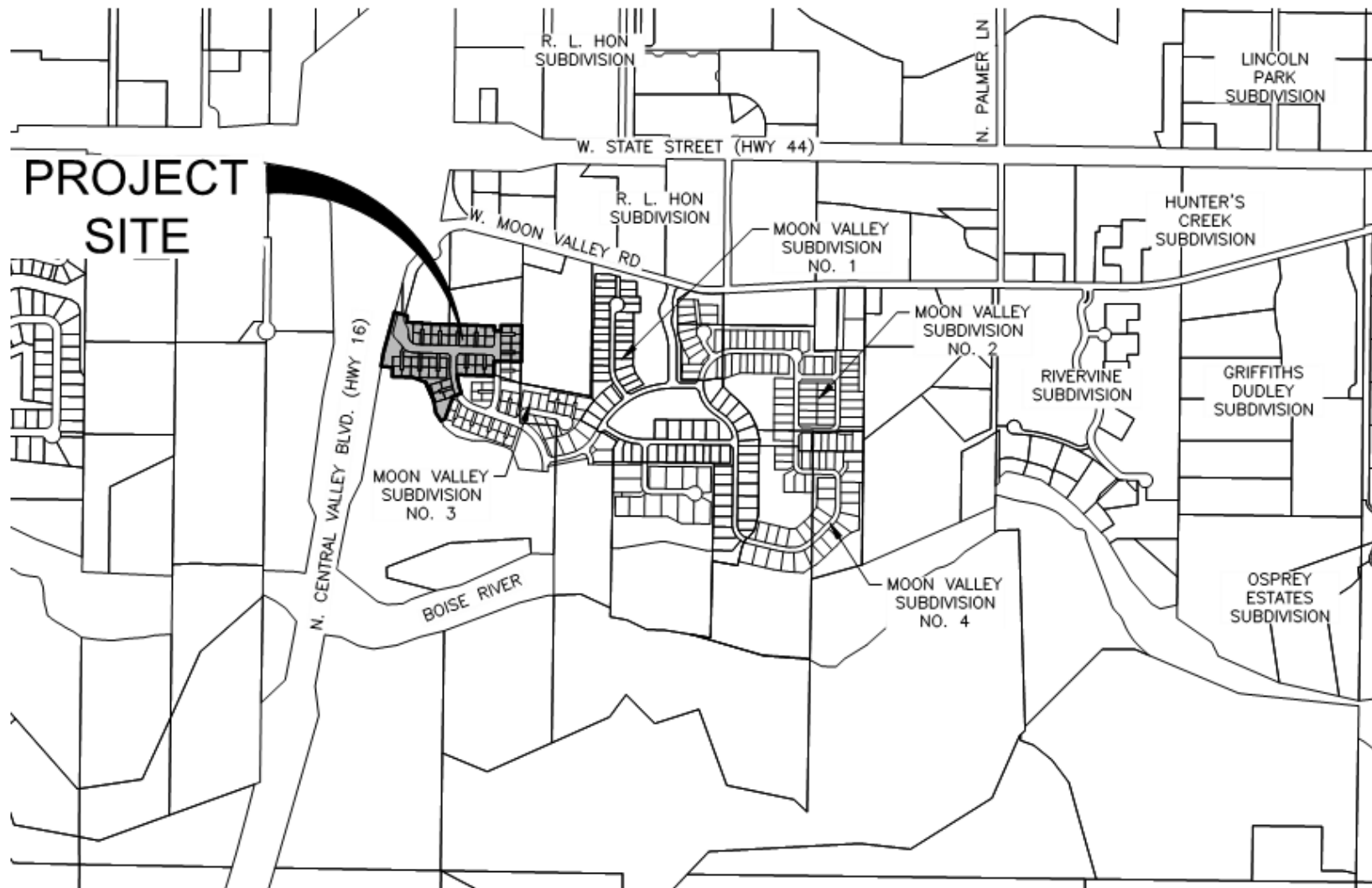
1. The final plat for Moon Valley Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Prior to construction in any Floodplain or Floodway area the applicant shall meet all requirements of the City Flood Administrator, 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,

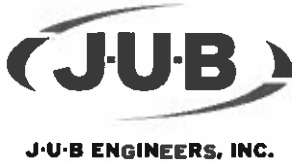
starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**

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-21-32 Moon Valley Subdivision, Final Plat, Phase 5
on _____, 2022.





J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

November 24, 2021

City of Star
P.O. Box 130
Star, Idaho 83669

RE: MOON VALLEY SUBDIVISION NO. 5 FINAL PLAT SUBMITTAL LETTER

To Whom It May Concern:

On behalf of M3 ID Moon Valley, LLC , please accept this request for Final Plat approval for Moon Valley Subdivision No. 5 located adjacent to phase 3 of Moon Valley Commons Subdivision. The proposed development includes a total of 68 lots on 9.09 acres; 50 lots are single family residential, 17 lots are common lots, and 1 lot is a private road lot. This phase has a gross density of 5.5 units per acre. Lots range in size from 3,815 sf to 4,813 sf, the average lot size is 4,721 sf.

The specific provisions requested in the final plat application are intended to be addressed in the plat and construction documents as described below:

- The final plat conforms to the approved preliminary plat.
- The final plat conforms to the applicable provisions of the City of Star Code.
- The final plat and development plans conform to best management practices and acceptable surveying, engineering, and landscape architectural practices, and local standards.

The enclosed applications have been submitted in accordance with the requirements of the City of Star. The development has also been designed in accordance with the City of Star Code. Please contact me at 376-7330 if you have any questions regarding this application.

Sincerely,
J-U-B ENGINEERS, Inc.


Wendy Shrief, AICP

Line Table		
Line #	Direction	Length
L1	S38°09'21"E	39.95'
L2	S37°26'17"W	86.39'
L3	S32°08'47"W	50.19'
L4	S30°17'36"W	34.28'
L5	S29°55'35"W	55.88'
L6	S47°59'48"W	77.92'
L7	S68°43'23"W	74.48'
L8	S62°05'10"W	60.00'
L9	N62°37'10"W	60.61'
L10	N88°59'55"W	99.37'
L11	N56°13'59"W	60.61'

Line Table		
Line #	Direction	Length
L12	N48°25'36"W	55.40'
L13	N29°26'34"W	66.43'
L14	N33°50'44"W	49.99'
L15	N01°35'43"E	65.94'
L16	N84°37'17"W	83.67'
L17	N10°21'20"E	101.07'
L18	N41°19'10"E	138.75'
L19	S48°41'42"E	75.00'
L20	S48°40'50"E	2.00'
L21	N41°19'10"E	28.18'
L22	N02°59'37"E	37.46'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	109.80'	322.00'	19°32'16"	N37°40'58"W	109.27'
C2	152.42'	55.00'	158°46'56"	N51°55'44"E	108.12'
C3	60.02'	50.00'	68°46'42"	N06°55'37"E	56.48'
C4	157.85'	175.00'	51°40'52"	N67°09'38"E	152.55'

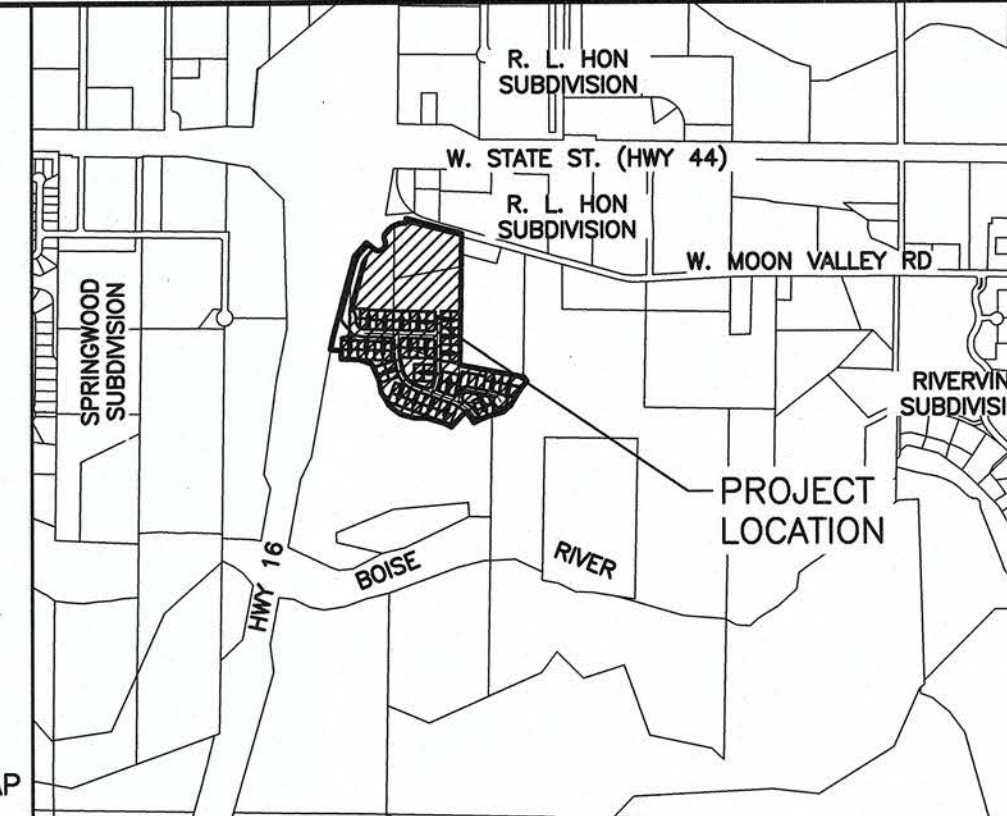
PRELIMINARY PLAT FOR MOON VALLEY COMMONS SUBDIVISION

SITUATED IN THE EAST HALF OF SECTION 16
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,

STAR, IDAHO
2020

BOUNDARY LEGEND

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



VICINITY MAP
SCALE: 1"=800'

NOTES:

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PRIVATE STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
- ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOTS 2, 40, 59, 65, 66, 97, 103, 109, AND 120, BLOCK 1, WHICH ARE COMMON AREA/DRAINAGE STORAGE LOTS. LOTS 5, 10, 15, 20, 27, 32, 37, 43, 51, 56, 62, 69, 74, 79, 84, 89, 94, 100, 106, 112, 117, AND 123, BLOCK 1 ARE SHARED DRIVEWAY LOTS. LOT 126, BLOCK 1 IS A PRIVATE ROAD. LOT 1, BLOCK 1 IS A MIXED USE LOT.
- STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 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."
- DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
- LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR MOON VALLEY SUBDIVISION.
- THIS PROPERTY HAS PORTIONS LOCATED IN ZONE X AND ZONE AE OF THE FLOOD INSURANCE RATE MAP NO. 16001C0140 H, COMMUNITY PANEL NO. 0140 H, AND PORTIONS LOCATED IN ZONE X AND ZONE AE FLOODWAY OF MAP NO. 16027C0300 F, COMMUNITY PANEL NO. 0300 F WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 19, 2003 AND MAY 24, 2011, RESPECTIVELY. THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- STORM DRAINAGE FACILITIES SHALL BE LOCATED WITHIN A DRAINAGE EASEMENT.

LEGEND

- | EXISTING | PROPOSED |
|----------|----------|
| — S — | — S — |
| — W — | — W — |
| — GR — | — GR — |
| — PR — | — PR — |
| — SD — | — SD — |
| — CL — | — CL — |
| — L — | — L — |
| — 6" — | — 6" — |
| — 5' — | — 5' — |
| — S — | — S — |
| — D — | — D — |
| — I — | — I — |
| — T — | — T — |
| — C — | — C — |
| — E — | — E — |
| — G — | — G — |
| — F — | — F — |
| — 2650 — | — 2650 — |
| — 2651 — | — 2651 — |

IRRIGATION DISTRICT
LITTLE PIONEER DITCH CO.
PO BOX 70
STAR, ID 83669

LAND SURVEYOR
ROBERT L. KAZARINOFF, P.L.S.
J-U-B ENGINEERS
250 S. BEECHWOOD AVE. STE. 201
BOISE, ID 83709
208-376-7330

CIVIL ENGINEER
ANDREW F. NEWELL, P.E.
J-U-B ENGINEERS
250 S. BEECHWOOD AVE. STE. 201
BOISE, ID 83709
208-376-7330

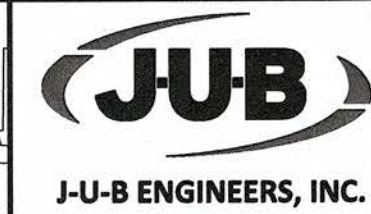
DEVELOPER
M3 COMPANIES
1087 W. RIVER STREET
SUITE 310
BOISE, ID 83702
MARK TATE 208-939-6263

LAND USE SUMMARY

TOTAL AREA:	30.78 AC.
MIXED USE AREA:	11.13 AC.
RESIDENTIAL AREA:	19.65 AC.
TOTAL LOTS:	126 LOTS
RESIDENTIAL LOTS:	93 LOTS
MIXED USE LOT:	1 LOT
COMMON AREA LOTS:	9 LOTS
COMMON DRIVEWAY LOTS:	22 LOTS
PRIVATE ROAD LOT:	1 LOT
RESIDENTIAL DENSITY:	3.02 DU/AC
QUALIFIED OPEN SPACE:	4.36 AC. (14.2%)
AVERAGE LOT SIZE:	4,721 S.F.
SMALLEST LOT:	3,815 S.F.
EXISTING ZONE:	MU-DA



BOUNDARY
CERTIFICATION



J-U-B ENGINEERS, INC.
250 S. Beechwood Ave.
Suite 201
Boise, ID 83709-0944
Phone: 208.376.7330
www.jub.com



REVISION		DATE
NO.	DESCRIPTION	BY

MOON VALLEY COMMONS SUBDIVISION
STAR, IDAHO

BOUNDARY AND PROJECT INFORMATION

FILE: MV-PP-PLAT	
JUB PROJ. # 10-19-###	
DRAWN BY: ---	
DESIGN BY: ---	
CHECKED BY: ---	
ONE INCH	
AT FULL SIZE, IF NOT ONE	
INCH, SCALE ACCORDINGLY	
LAST UPDATED: 1/10/2020	
SHEET NUMBER:	PP-01



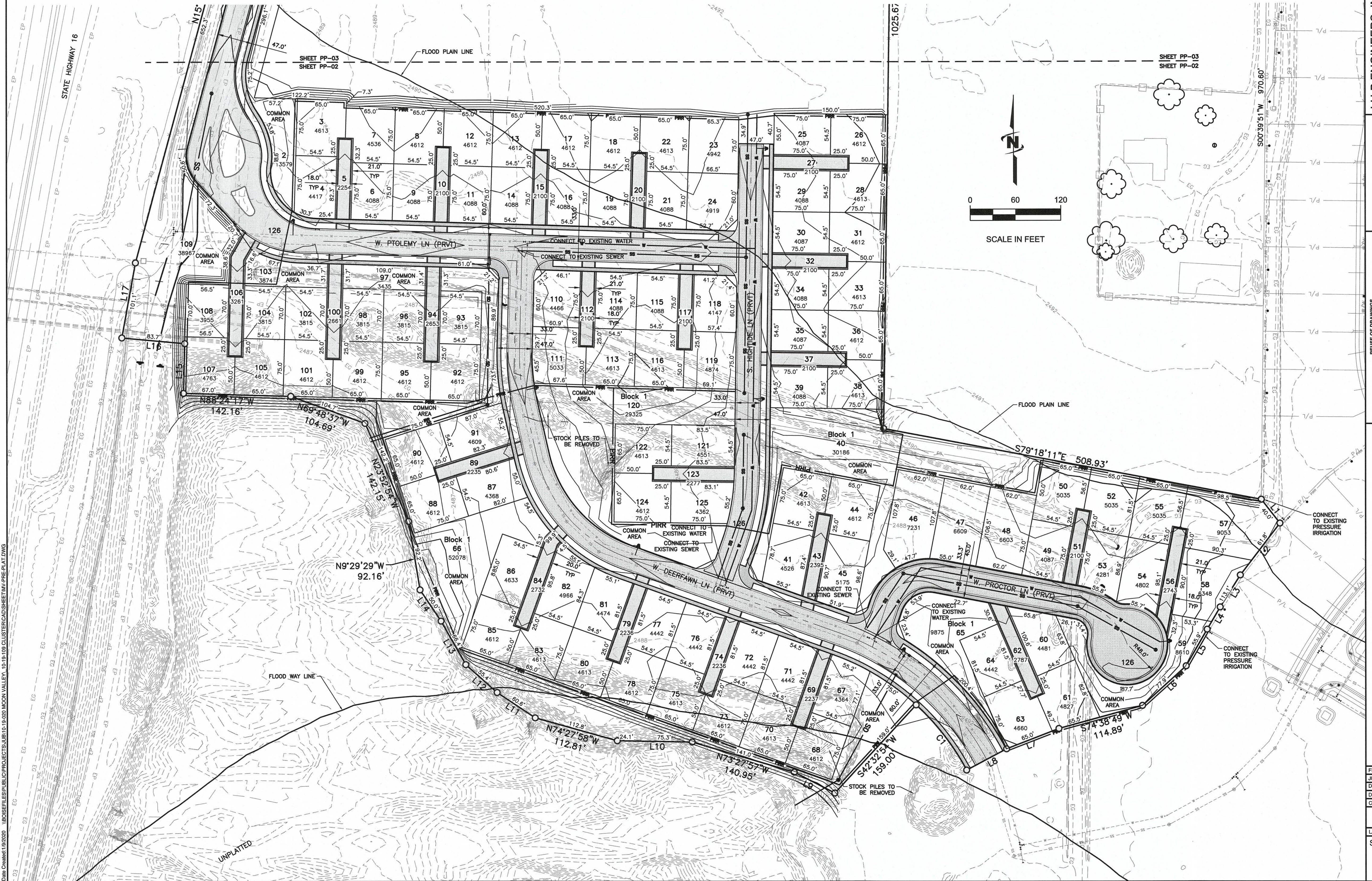
J-J-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-J-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-J-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-J-B.

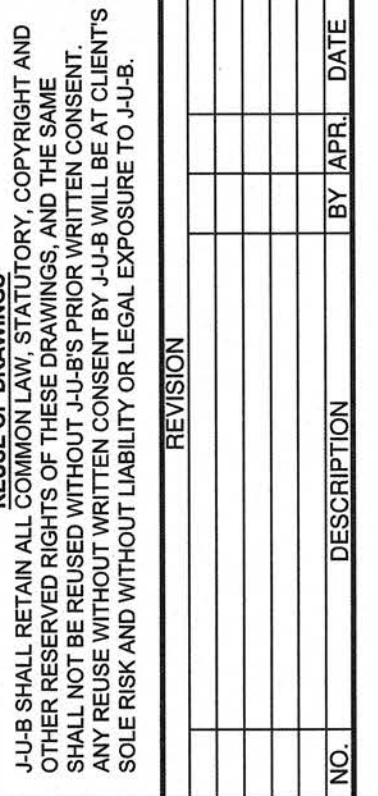
[illegible]

MOON VALLEY COMMONS SUBDIVISION
STAR, IDAHO


EXISTING AND PROPOSED CONDITIONS

FILE : MV-PRE-PLAT
 SUB PROJ. # : 10-19-##
 DRAWN BY: ---
 DESIGN BY: ---
 CHECKED BY: ---
 1" = 1" (Scale)
 AT FULL SIZE, IF NOT ONE
 INCH, SCALE ACCORDINGLY
 LAST UPDATED: 1/9/2020
 SHEET NUMBER:
PP-02





EXISTING AND PROPOSED CONDITIONS

FILE : MV-PRE-PLAT
SUB PROJ. # : 10-19-###
DRAWN BY: ---
DESIGN BY: ---
CHECKED BY: ---
 <p>AT FULL SIZE, IF NOT ONE INCH. SCALE ACCORDINGLY</p>
LAST UPDATED: 1/9/2020
SHEET NUMBER:
PP-03



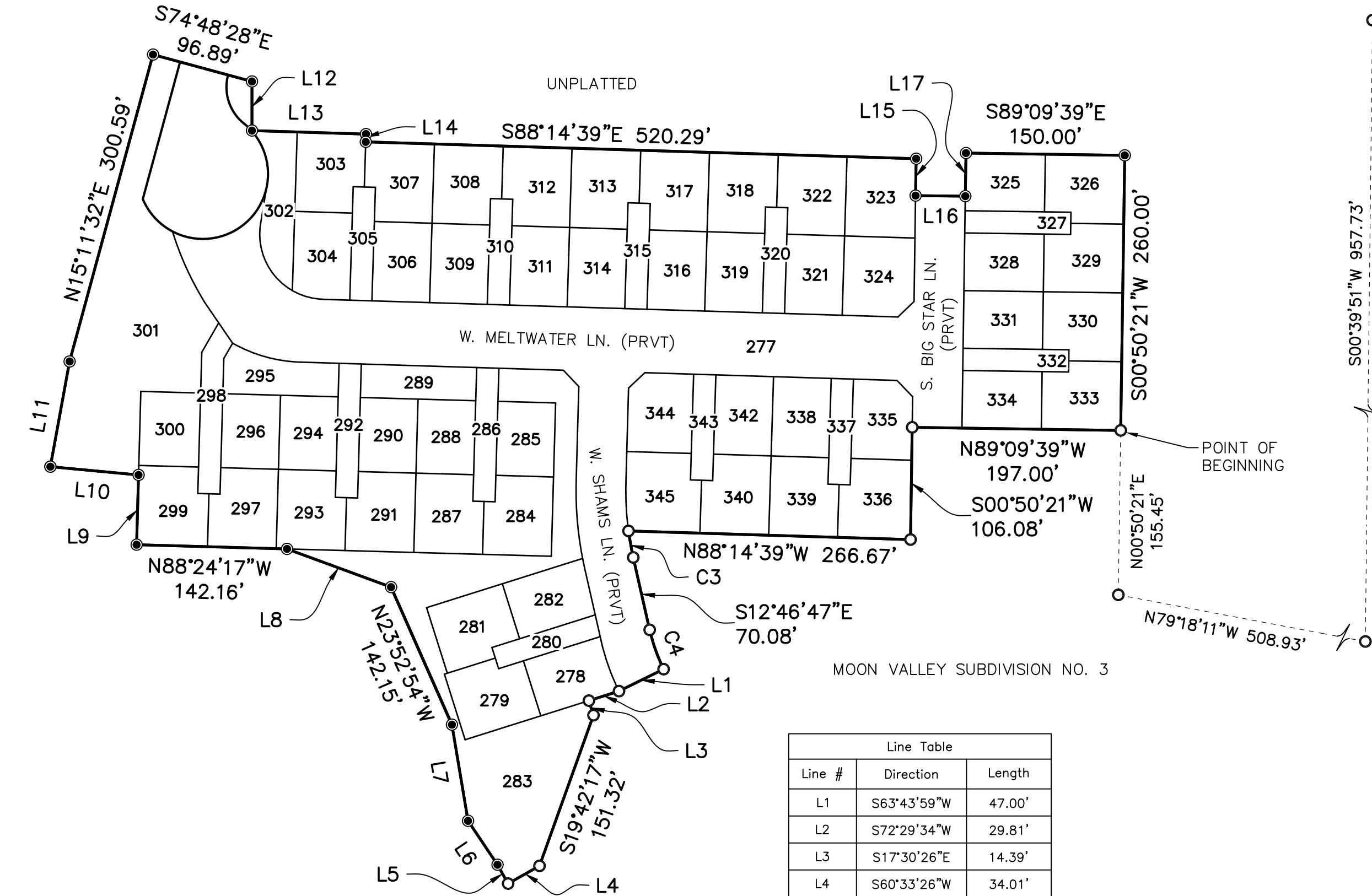
Residential Setbacks		
Less than 5,000 SF, Multi-Family, or Attached		
	Front	N/A
	Rear	N/A
	Side	N/A
	Street Side	N/A
Cluster Lot Setback (4 lot cluster on shared driveway)		
	Front (to street)	10 feet
	Rear	10 feet
	Side (interior)	5 feet
	To Common Drive	3 feet
5,000 SF - 12,000 SF		
	Front	10 feet 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

PLAT OF
MOON VALLEY SUBDIVISION NO. 5
SITUATE IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO
2021

PLAT BOOK _____ PAGE _____



Found PK Nail in old concrete 9
monument with
Found 2" Diam. Aluminum Cap
as 5.0' witness corner
Northwest Corner Section 15
CP&F Inst No. 2021-093058

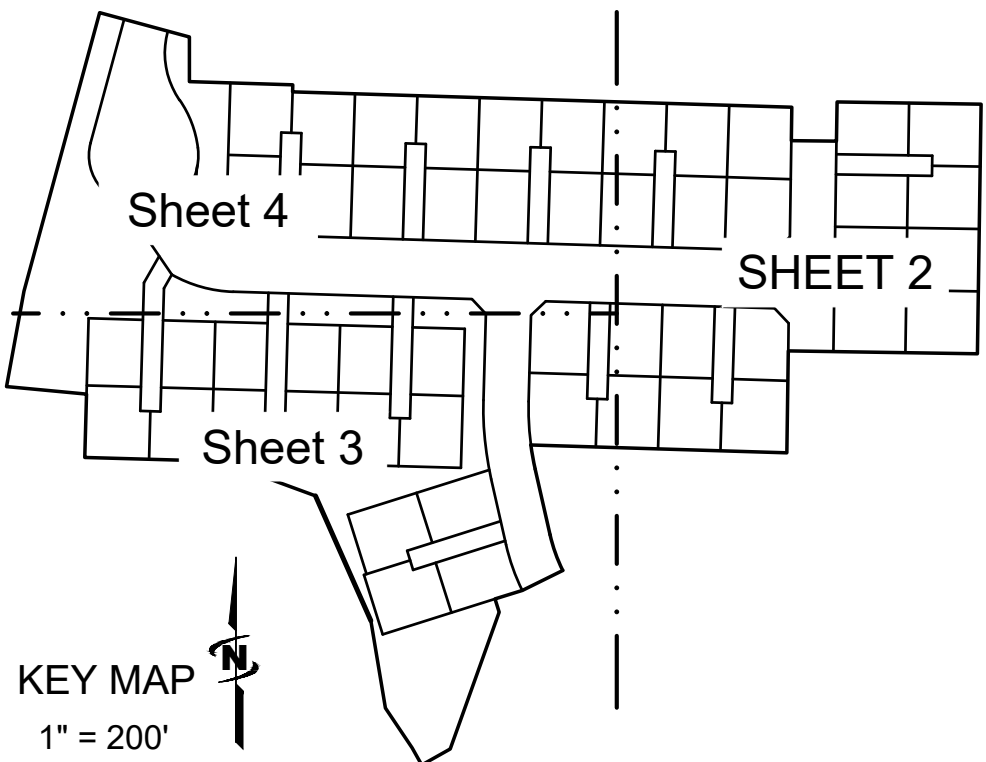
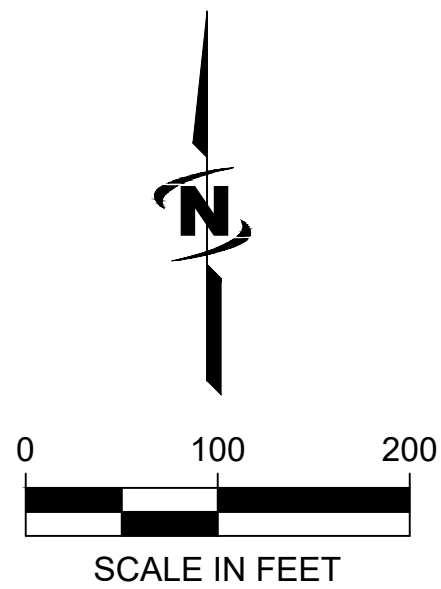
10
15
16
9
15
S89°06'20"E 2644.08'
BASIS OF BEARING
S00°39'42"W 970.60'
Found Brass Cap
North 1/4 Corner
Section 15
CP&F Inst No. 108039901

- Legend**
- Subdivision Boundary Line
 - Lot Line
 - Right-of-way Line
 - Section Line
 - Adjacent Property Line
 - Match Line
 - Tie Line
 - Utility Easement Line
 - Drainage District No. 2 Easement Line
 - SSWD Easement Line
 - FEMA Flood Hazard Zone Line
- Section Corner, as noted
 - Quarter-Section Corner, as noted
 - Found 5/8" Rebar w/ Plastic Cap Marked "J-U-B 16642"
 - Set 1/2"x24" Rebar, with Plastic Cap Marked "J-U-B 15528"
 - Set 5/8"x24" Rebar, with Plastic Cap Marked "J-U-B 15528"
 - Set 1-3/16" Bern't'sen BP Cap with Magnet Marked "J-U-B 15528"
 - Set 1/2"x24" Rebar, with Plastic Cap Marked "EASEMENT JUB 15528"
 - Point Not Set or Found
 - Curve Number (Typical)
 - Course Number (Typical)
 - Lot Number (Typical)
 - PLS Number Found on Monument

MOON VALLEY SUBDIVISION NO. 3

Line Table		
Line #	Direction	Length
L1	S63°43'59"W	47.00'
L2	S72°29'34"W	29.81'
L3	S17°30'26"E	14.39'
L4	S60°33'26"W	34.01'
L5	N29°26'34"W	20.45'
L6	N33°50'44"W	49.99'
L7	N09°29'29"W	92.16'
L8	N69°48'37"W	104.69'
L9	N01°35'43"E	65.94'
L10	N84°37'17"W	83.67'
L11	N10°21'20"E	101.07'
L12	S00°01'18"W	46.47'
L13	S88°14'39"E	107.77'
L14	S01°45'21"W	7.31'
L15	S00°50'21"W	34.91'
L16	S89°24'52"E	47.00'
L17	N00°50'21"E	40.74'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	25.53'	283.00'	5°10'08"	S10°11'43"E	25.52'
C4	39.55'	168.00'	13°29'14"	S19°31'24"E	39.46'



16 NOVEMBER 2021

THIS IS A DRAFT VERSION OF THE PLAT
AND IT IS PRELIMINARY IN NATURE. IT
HAS NOT YET RECEIVED AGENCY
APPROVAL NOR HAVE MONUMENTS BEEN
INSTALLED.
NOT FOR RECORDATION



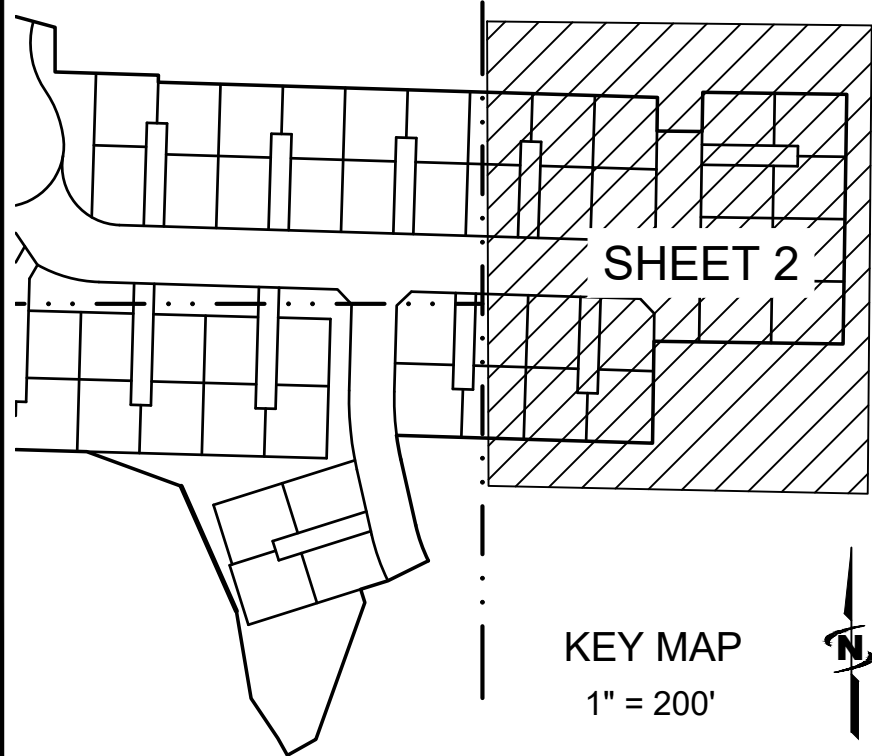
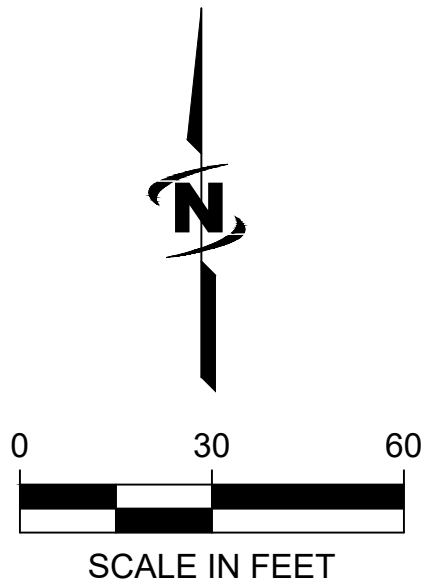
J-U-B ENGINEERS, INC.
2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313
p 208 376 7330 w www.jub.com
JOB No. 10-21-134

SHEET 1 OF 7

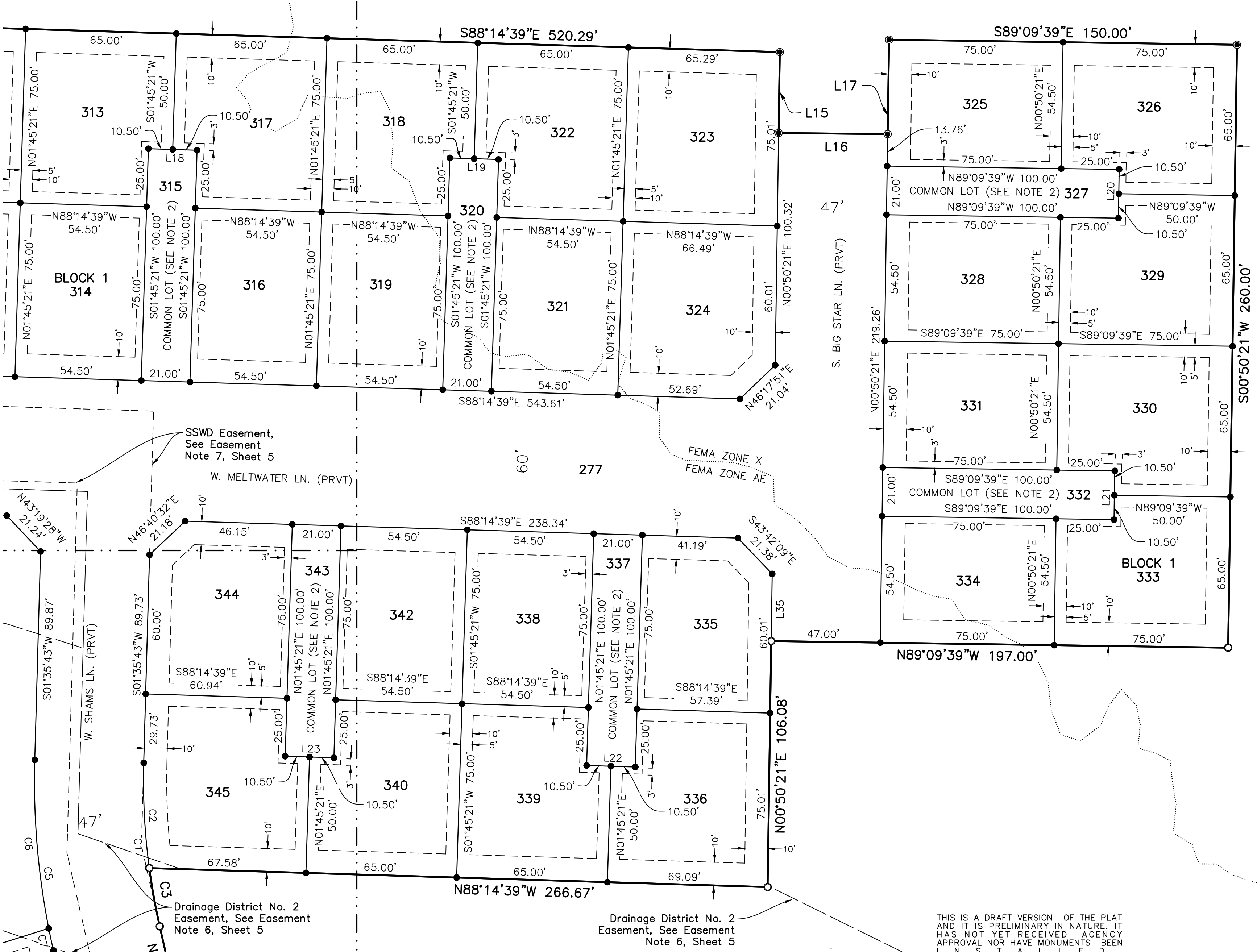
PLAT OF
MOON VALLEY SUBDIVISION NO. 5

PLAT BOOK _____ PAGE _____

Line Table		
Line #	Direction	Length
L15	S00°50'21"W	34.91'
L16	S89°24'52"E	47.00'
L16	S89°24'52"E	47.00'
L17	N00°50'21"E	40.74'
L18	N88°14'39"W	21.00'
L19	N88°14'39"W	21.00'
L20	N00°50'21"E	21.00'
L21	N00°50'21"E	21.00'
L22	S88°14'39"E	21.00'
L23	S88°14'39"E	21.00'
L35	N00°50'21"E	28.94'



SEE SHEET 1 FOR LEGEND.
SEE SHEET 5 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	71.00'	283.00'	14°22'30"	S05°35'32"E	70.82'
C2	45.47'	283.00'	9°12'22"	S03°00'28"E	45.42'
C3	25.53'	283.00'	5°10'08"	S10°11'43"E	25.52'
C5	82.79'	330.00'	14°22'30"	S05°35'32"E	82.58'
C6	73.06'	330.00'	12°41'03"	S04°44'48"E	72.91'
C7	9.74'	330.00'	1°41'27"	S11°56'03"E	9.74'



16 NOVEMBER 2021

THIS IS A DRAFT VERSION OF THE PLAT
AND IT IS PRELIMINARY IN NATURE. IT
HAS NOT YET RECEIVED AGENCY
APPROVAL NOR HAVE MONUMENTS BEEN
INSTALLED.
NOT FOR RECORDATION



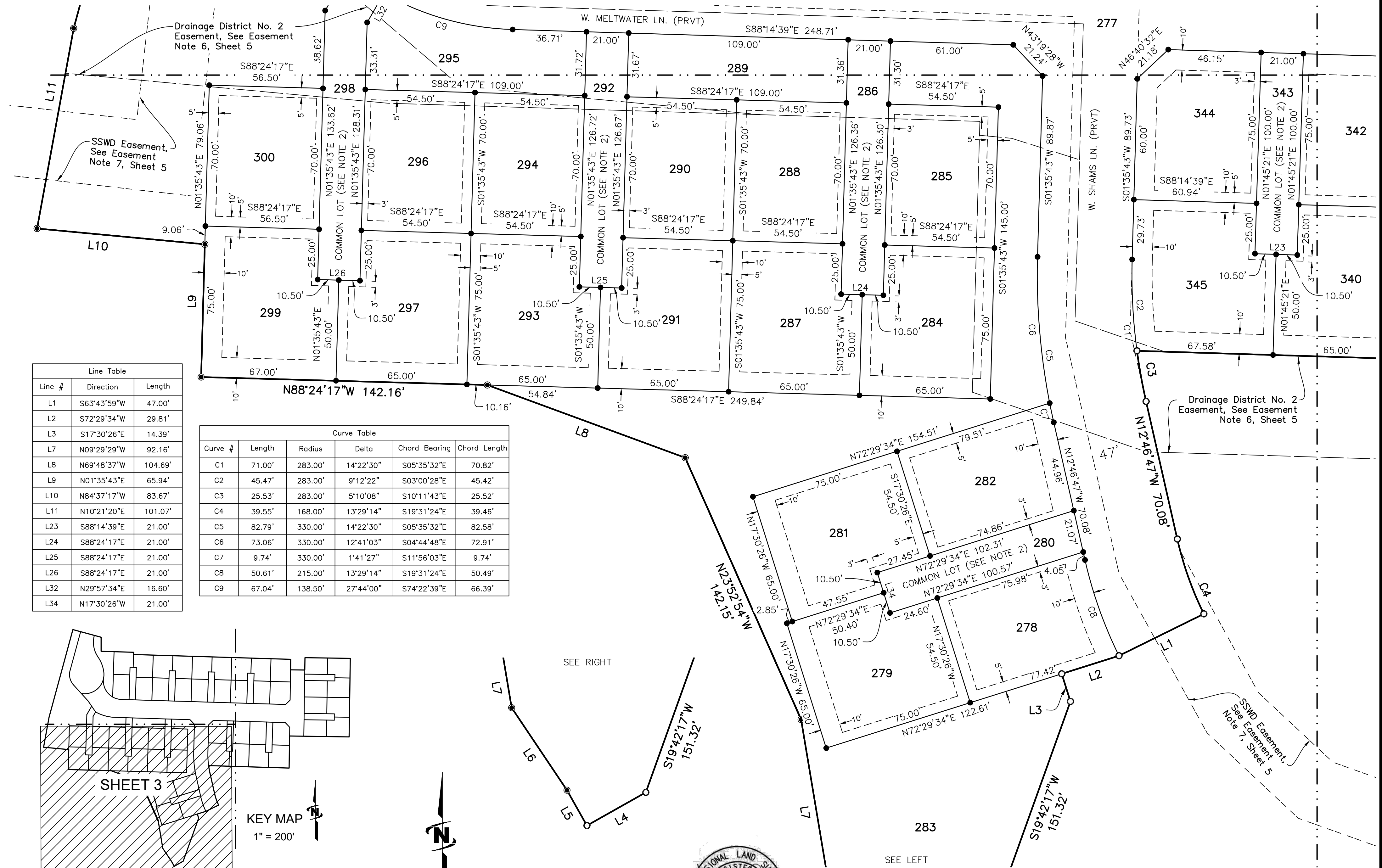
J-U-B ENGINEERS, INC.

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

p 208 376 7330 w www.jub.com

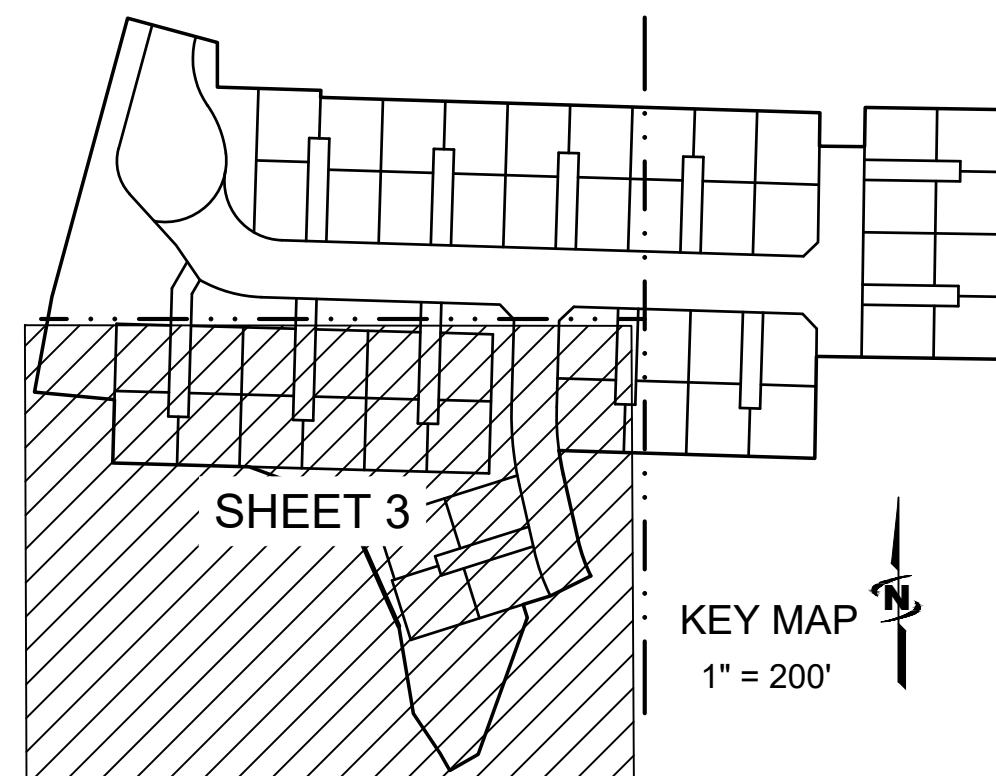
PLAT OF MOON VALLEY SUBDIVISION NO. 5

PLAT BOOK _____ PAGE _____

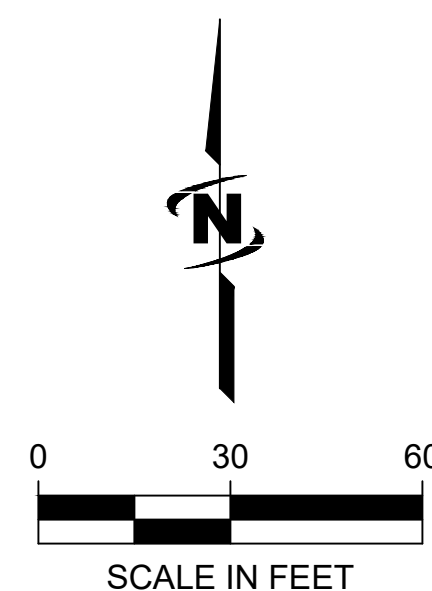


Line Table		
Line #	Direction	Length
L1	S63°43'59"W	47.00'
L2	S72°29'34"W	29.81'
L3	S17°30'26"E	14.39'
L7	N09°29'29"W	92.16'
L8	N69°48'37"W	104.69'
L9	N01°35'43"E	65.94'
L10	N84°37'17"W	83.67'
L11	N10°21'20"E	101.07'
L23	S88°14'39"E	21.00'
L24	S88°24'17"E	21.00'
L25	S88°24'17"E	21.00'
L26	S88°24'17"E	21.00'
L32	N29°57'34"E	16.60'
L34	N17°30'26"W	21.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	71.00'	283.00'	14°22'30"	S05°35'32"E	70.82'
C2	45.47'	283.00'	9°12'22"	S03°00'28"E	45.42'
C3	25.53'	283.00'	5°10'08"	S10°11'43"E	25.52'
C4	39.55'	168.00'	13°29'14"	S19°31'24"E	39.46'
C5	82.79'	330.00'	14°22'30"	S05°35'32"E	82.58'
C6	73.06'	330.00'	12°41'03"	S04°44'48"E	72.91'
C7	9.74'	330.00'	1°41'27"	S11°56'03"E	9.74'
C8	50.61'	215.00'	13°29'14"	S19°31'24"E	50.49'
C9	67.04'	138.50'	27°44'00"	S74°22'39"E	66.39'

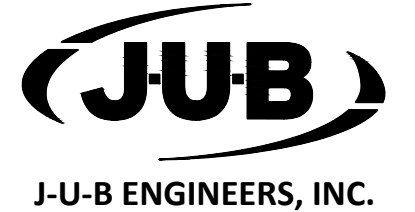


SEE SHEET 1 FOR LEGEND.
SEE SHEET 5 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE



16 NOVEMBER 2021

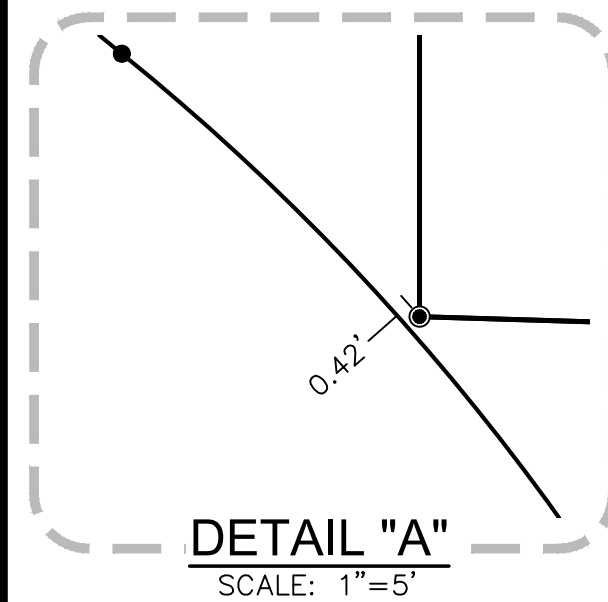
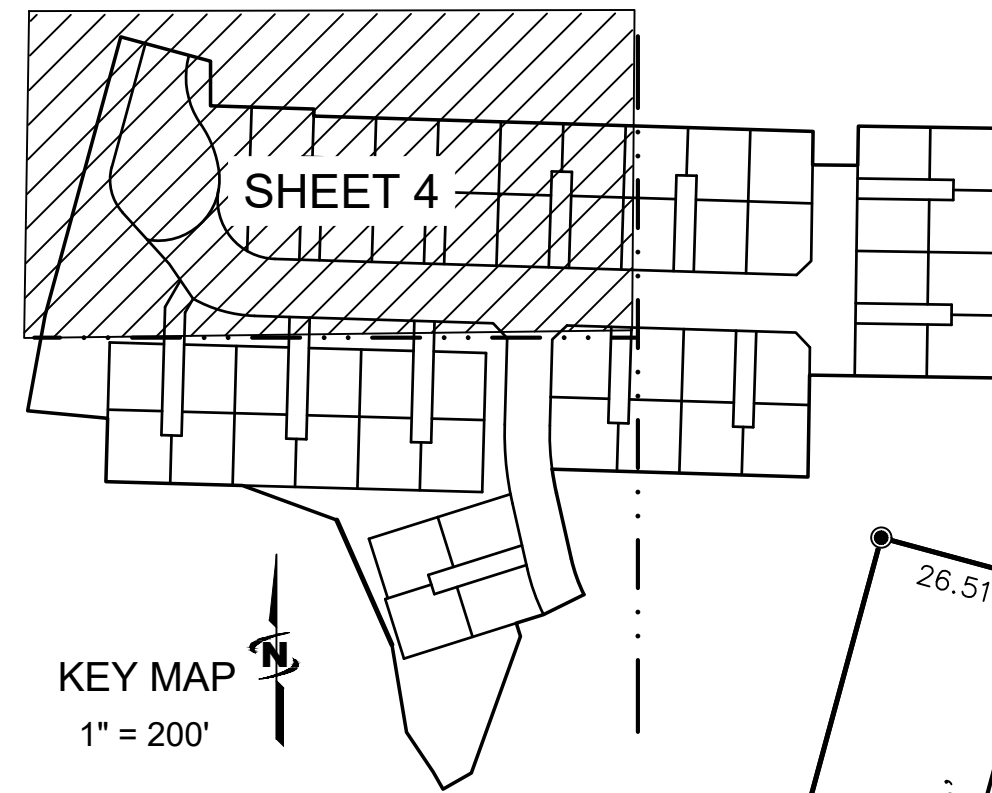
THIS IS A DRAFT VERSION OF THE PLAT
AND IT IS PRELIMINARY IN NATURE. IT
HAS NOT YET RECEIVED AGENCY
APPROVAL NOR HAVE MONUMENTS BEEN
INSTALLED.
NOT FOR RECORDATION



2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313
p 208 376 7330 w www.jub.com

PLAT OF MOON VALLEY SUBDIVISION NO. 5

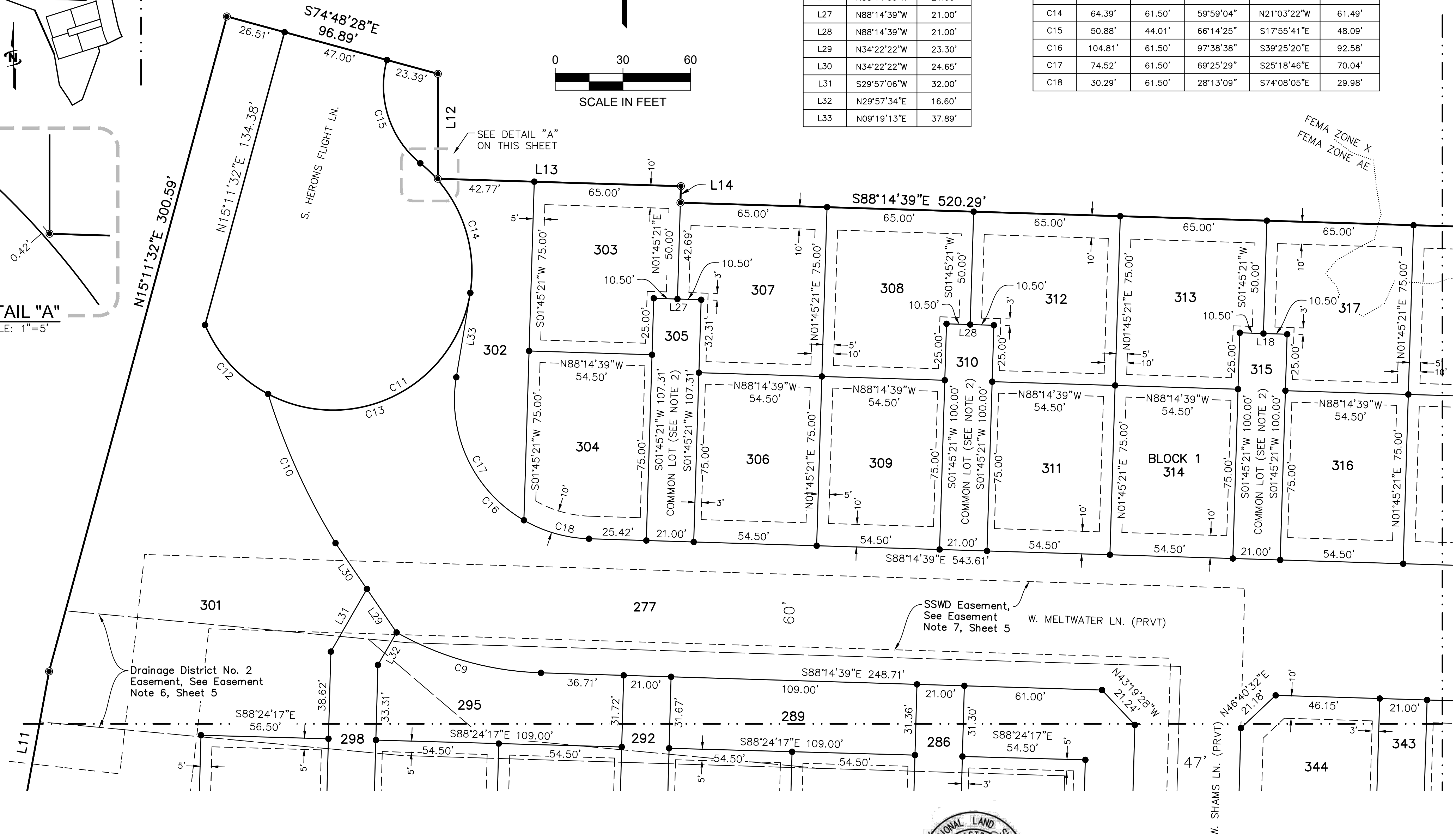
PLAT BOOK _____ PAGE _____



0 30 60
SCALE IN FEET

Line Table		
Line #	Direction	Length
L11	N10°21'20"E	101.07'
L12	S00°01'18"W	46.47'
L13	S88°14'39"E	107.77'
L14	S01°45'21"W	7.31'
L18	N88°14'39"W	21.00'
L27	N88°14'39"W	21.00'
L28	N88°14'39"W	21.00'
L29	N34°22'22"W	23.30'
L30	N34°22'22"W	24.65'
L31	S29°57'06"W	32.00'
L32	N29°57'34"E	16.60'
L33	N09°19'13"E	37.89'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	67.04'	138.50'	27°44'00"	S74°22'39"E	66.39'
C10	72.64'	292.17'	14°14'40"	S24°19'59"E	72.45'
C11	223.58'	61.50'	208°17'49"	N53°06'01"E	119.27'
C12	42.26'	61.50'	39°22'03"	S42°26'06"E	41.43'
C13	116.94'	61.50'	108°56'42"	N63°24'31"E	100.10'
C14	64.39'	61.50'	59°59'04"	N21°03'22"W	61.49'
C15	50.88'	44.01'	66°14'25"	S17°55'41"E	48.09'
C16	104.81'	61.50'	97°38'38"	S39°25'20"E	92.58'
C17	74.52'	61.50'	69°25'29"	S25°18'46"E	70.04'
C18	30.29'	61.50'	28°13'09"	S74°08'05"E	29.98'



SEE SHEET 1 FOR LEGEND.
SEE SHEET 5 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE

THIS IS A DRAFT VERSION OF THE PLAT
AND IT IS PRELIMINARY IN NATURE. IT
HAS NOT YET RECEIVED AGENCY
APPROVAL NOR HAVE MONUMENTS BEEN
INSTALLED.
NOT FOR RECORDATION



16 NOVEMBER 2021



J-U-B ENGINEERS, INC.
2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313
p 208 376 7330 w www.jub.com

SHEET 4 OF 7

Notes

1. Lot 277 of Block 1 is designated as a private road; and Lots 280, 283, 286, 289, 292, 295, 298, 301, 302, 305, 310, 315, 320, 327, 332, 337, and 343 of Block 1, are common lots and will be owned and maintained by Riverstone Homeowner's Association, Inc.
2. Lot 280 of Block 1 is a common driveway lot for lot access to lots 278, 279, 281 & 282 of Block 1. Lot 286 of Block 1 is a common driveway lot for lot access to lots 284, 285, 287 & 288 of Block 1. Lot 292 of Block 1 is a common driveway lot for lot access to lots 290, 291, 293 & 294 of Block 1. Lot 298 of Block 1 is a common driveway lot for lot access to lots 296, 297, 299, & 300 of Block 1. Lot 305 of Block 1 is a common driveway lot for lot access to lots 303, 304, 306 & 307 of Block 1. Lot 310 of Block 1 is a common driveway lot for lot access to lots 308, 309, 311 & 312 of Block 1. Lot 315 of Block 1 is a common driveway lot for lot access to lots 313, 314, 316 & 317 of Block 1. Lot 320 of Block 1 is a common driveway lot for lot access to lots 318, 319, 321 & 322 of Block 1. Lot 327 of Block 1 is a common driveway lot for lot access to lots 325, 326, 328 & 329 of Block 1. Lot 332 of Block 1 is a common driveway lot for lot access to lots 330, 331, 333 & 334 of Block 1. Lot 337 of Block 1 is a common driveway lot for lot access to lots 335, 336, 338 & 339 of Block 1. Lot 343 of Block 1 is a common driveway lot for lot access to lots 340, 342, 344 & 345 of Block 1. These common driveway lots shall be owned and maintained by the Riverstone Homeowners Association.
3. The pressurized irrigation system shall be owned and maintained by Riverstone Homeowner's Association. 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. _____.
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 Subdivision is located within Special Flood Hazard Areas Zone AE and Zone X, as specified on FEMA Flood Insurance Rate Maps 16001C0130 J and 16001C0140 J, both with effective date of June 19, 2020.
13. 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.
14. This Development is subject to Drainage District No. 2 License Agreement Instrument No. 2020-049626.

Reference Documents

Subdivisions: Moon Valley Subdivision No. 1 (Bk. 118 Plats. Pgs. 18219-18229)
Moon Valley Subdivision No. 3 (Bk. ____ Plats. Pgs. _____-_____)

Surveys: ROSs 706, 1216, 11900.

Deeds: 97026153, 97066505, 104023529 & 104046780.

Easements: 95048768, 2019-119140, 2019-119141, 2019-119142, 2019-122482, 2020-001323, 2020-001324, 2020-024742, 2020-024743, 2020-024744, 2020-039593, 2020-039594, 2020-04672, 2020-046723, 2020-046724, 2020-049627 & 2020-049628.

Easement Notes

1. Lots 280, 283, 286, 289, 292, 295, 298, 301, 302, 305, 310, 315, 320, 327, 332, 337, and 343 of Block 1 are hereby designated as having a Utility Easement co-situate with said lot.
2. Lot 277 of Block 1 is hereby designated as having a Private Road Easement and a Star Sewer and Water District Easement co-situate with said lot.
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, water & 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 & egress; the installation, maintenance, operation, and use of sidewalks; and appurtenances thereto. Moon Valley Subdivision Homeowner's Association 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. See Instrument No. 2020-049628 for Drainage District No. 2 Easement.
7. See Instrument No. 2019-119142 for Star Sewer & Water District Easements.
8. 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.
9. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.

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 that land as described in that Warranty Deed recorded under Instrument No. 97066505, Ada County Records and as surveyed according to Record of Survey No. 11900.

The southeasterly boundary is controlled by Moon Valley Subdivision No. 3.

The west boundary is controlled by the easterly right-of-way line of State Highway 16.

The southwesterly and north boundaries and 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.



16 NOVEMBER 2021

THIS IS A DRAFT VERSION OF THE PLAT AND IT IS PRELIMINARY IN NATURE. IT HAS NOT YET RECEIVED AGENCY APPROVAL NOR HAVE MONUMENTS BEEN INSTALLED.

NOT FOR RECORDATION



J-U-B ENGINEERS, INC.

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313
p 208 376 7330 w www.jub.com

PLAT OF
MOON VALLEY SUBDIVISION NO. 5

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 partnership, does hereby certify that it is the owner of that real property to be known as Moon Valley Subdivision No. 5, and that it intends to include said real property, as described below, in this plat:

That portion of the Northeast Quarter 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, South 00°39'51" West, 957.73 feet to an angle point thereon, said angle point being the southeast corner of said lands of Akins and an angle point in the northerly boundary line of Moon Valley Subdivision No. 3 according to the official plat thereof filed in Book _____ of Plats at Pages _____ through _____, Ada County Records; Thence N 79°18'11" W, 508.93 feet along said northerly boundary line; Thence N 00°50'21" E, 155.45 feet along said northerly boundary line to the POINT OF BEGINNING;

Thence along said northerly boundary line the following three (3) courses:

- 1)N 89°09'39" W, 197.00 feet;
- 2)S 00°50'21" W, 106.08 feet;
- 3)N 88°14'39" W, 266.67 feet to the beginning of a non-tangent curve;

Thence along the westerly boundary line of said Moon Valley Subdivision No. 3 the following eight (8) courses:

- 1)Along said non-tangent curve to the left an arc length of 25.53 feet, having a radius of 283.00 feet, a central angle of 05°10'08", a chord bearing of S 10°11'43" E and a chord length of 25.52 feet;
- 2)S 12°46'47" E, 70.08 feet to the beginning of a curve;
- 3)Along said curve to the left an arc length of 39.55 feet, having a radius of 168.00 feet, a central angle of 13°29'14", a chord bearing of S 19°31'24" E and a chord length of 39.46 feet;
- 4)S 63°43'59" W, 47.00 feet;
- 5)S 72°29'34" W, 29.81 feet;
- 6)S 17°30'26" E, 14.39 feet;
- 7)S 19°42'17" W, 151.32 feet;
- 8)S 60°33'26" W, 34.01 feet;

Thence N 29°26'34" W, 20.45 feet departing from said westerly boundary line;
Thence N 33°50'44" W, 49.99 feet; Thence N 09°29'29" W, 92.16 feet;
Thence N 23°52'54" W, 142.15 feet; Thence N 69°48'37" W, 104.69 feet;
Thence N 88°24'17" W, 142.16 feet;
Thence N 01°35'43" E, 65.94 feet;
Thence N 84°37'17" W, 83.67 feet to the easterly right-of-way line of Highway 16 according to Record of Survey No. 10034 recorded under Instrument No. 2015-015318, Ada County Records;
Thence N 10°21'20" E, 101.07 feet along said easterly right-of-way line;
Thence N 15°11'32" E, 300.59 feet along said easterly right-of-way line;
Thence S 74°48'28" E, 96.89 feet departing from easterly right-of-way line;
Thence S 00°01'18" W, 46.47 feet; Thence S 88°14'39" E, 107.77 feet; Thence S 01°45'21" W, 7.31 feet;
Thence S 88°14'39" E, 520.29 feet; Thence S 00°50'21" W, 34.91 feet; Thence S 89°24'52" E, 47.00 feet;
Thence N 00°50'21" E, 40.74 feet; Thence S 89°09'39" E, 150.00 feet to the west line of said lands of Akins;
Thence S 00°50'21" W, 260.00 feet to the POINT OF BEGINNING.

The hereinabove-described parcel contains 9.09 acres, 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 erected 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 hands:

Sundance Investments, L.L.L.P.
(formerly Sundance Investments Limited Partnership),
an Idaho limited liability partnership

By: The Sundance Company, an Idaho corporation,
its general partner

By: _____
Christopher L. Anderson

Acknowledgment

State of _____ }
County of _____ } ss.

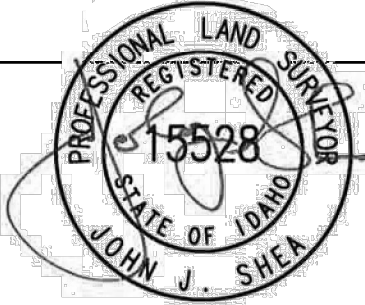
On this _____ day of _____, in the year 20____, before me, a Notary Public in and for the State of _____, personally appeared Christopher L. Anderson, known or identified to me to be _____ of The Sundance Company, the general partner of SUNDANCE INVESTMENTS, L.L.L.P. (formerly Sundance Investments Limited 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, John. J. Shea, 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. 5, 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.

John J. Shea, PLS 15528



16 NOVEMBER 2021

THIS IS A DRAFT VERSION OF THE PLAT
AND IT IS PRELIMINARY IN NATURE. IT
HAS NOT YET RECEIVED AGENCY
APPROVAL NOR HAVE MONUMENTS BEEN
INSTALLED.
NOT FOR RECORDATION



J-U-B ENGINEERS, INC.

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



16 NOVEMBER 2021

THIS IS A DRAFT VERSION OF THE PLAT AND IT IS PRELIMINARY IN NATURE. IT HAS NOT YET RECEIVED AGENCY APPROVAL NOR HAVE MONUMENTS BEEN INSTALLED.

NOT FOR RECORDATION



J-U-B ENGINEERS, INC.

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

p 208 376 7330 w www.jub.com

LANDSCAPE PLANS FOR
RIVERSTONE SUBDIVISION
SUBDIVISION 5
CITY OF STAR, IDAHO
2021



SHEET INDEX

Cover Sheet	L0.0
General Notes / Material Schedule	L0.1
Layout Plans	L2.1
Overall Landscape Sheet Layout	L3.0
Planting Plans	L3.1-L3.3
Details	L6.1-L6.2
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

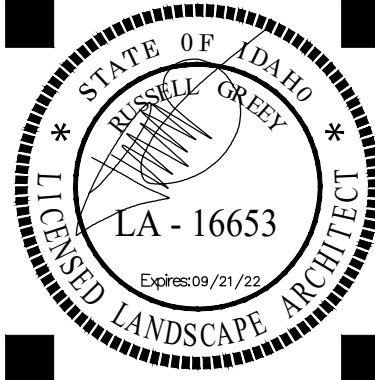
CIVIL ENGINEERS

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

LANDSCAPE ARCHITECT

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

GREEDY PICKETT
landscape architecture community design
7144 E. Stetson Drive, Suite 205
Scottsdale, Arizona 85251
480.609.0009 480.609.0068



RIVERSTONE SUBDIVISION
SUBDIVISION 5
Landscape Construction Documents
STAR, IDAHO

revisions:

project #:
MTC069
scale:
As Shown
issued for:
REVIEW
drawn by:
TEAM
date:
11-03-2021
drawing:
Overall Landscape Plan

sheet #
L0.0
01 of 11

Copyright © 2013 by
Greedy | Pickett Professional Corp.

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:

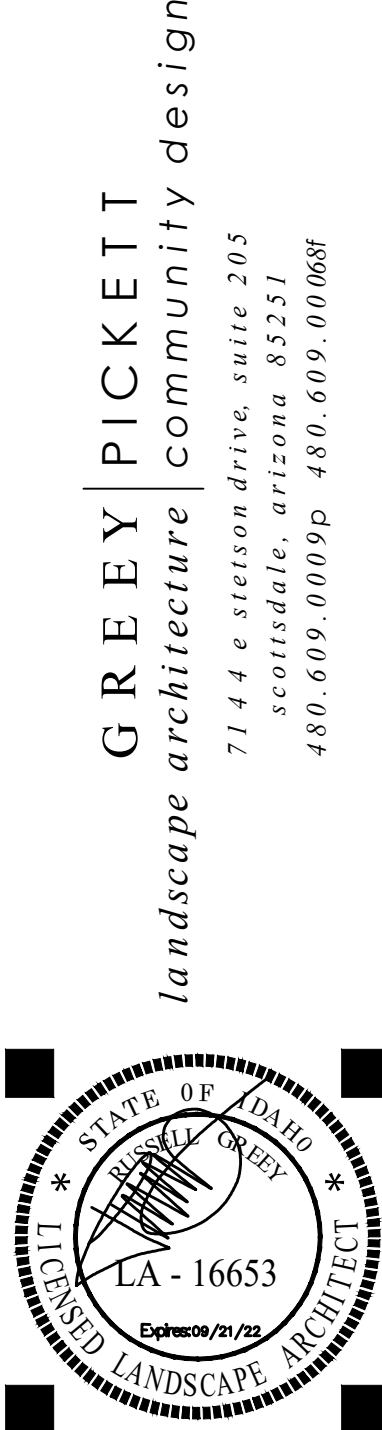
1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY MASON STANFIELD AND JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) 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.

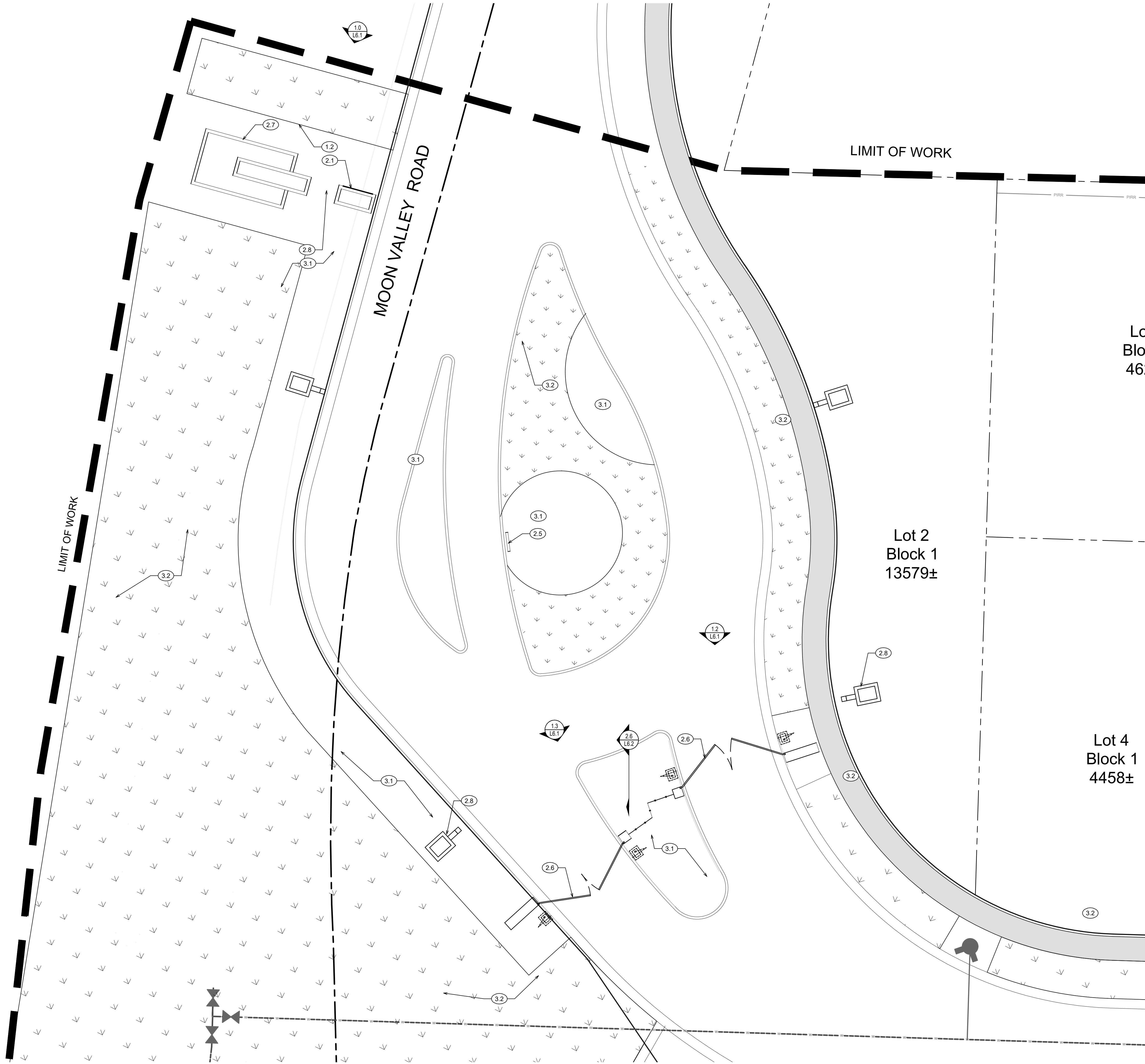
GENERAL NOTES:

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:

KEY	DESCRIPTION	SUPPLIER	TYPE/MODEL / SIZE	COLOR/FINISH/PATTERN	COMMENTS
1.1	CONCRETE SIDEWALK -CONCRETE	CONTRACTOR		UNCOLORED	
1.2	LIMIT OF TURF -SPADE CUT EDGE	CONTRACTOR			
2.1	MARQUEE SIGN WALL -BOARD FORMED CONCRETE WALL -SHELF -SIGNAGE LETTERS	CONTRACTOR CONTRACTOR CONTRACTOR	1x6 SANDBLASTED HIGH GRAIN CEDAR BOARD, TIGHT JOINTS 3/16" PLATE STEEL SHELF REVERSE PAN LETTERS, INTERNAL LIT LED, FONT: NUNITO SANS REGULAR	UNCOLORED CONCRETE SHERWIN WILLIAMS POWDERCOAT COLOR: GRANITE GRAY RAL 7026 REVERSE PAN LETTERS; LED /COLOR: CARDINAL POWDER COATINGS #P099-WH13, WHITE 90 GLOSS	SEE DETAIL 2.4/L6.2 SHOP DRAWINGS REQUIRED. CONTRACTOR TO PROVIDE COLOR CHIP. SHOP DRAWINGS REQUIRED, (STEEL OR ALUM.)
2.2	ENTRY PORTAL WALLS -BOARD-FORMED CONCRETE -CONCRETE CAP	CONTRACTOR CONTRACTOR	1x6 SANDBLASTED HIGH GRAIN CEDAR BOARD, TIGHT JOINTS	UNCOLORED CONCRETE UNCOLORED CONCRETE/TROWELED FINISH	SEE DETAIL 2.5/L6.2
2.3	ENTRY PORTAL TRELLIS -BEAM -RAFTERS/LEDGER	CONTRACTOR CONTRACTOR	8x12 STEEL I BEAM 4x8 TUBE STEEL RAFTERS	SHERWIN WILLIAMS POWDERCOAT COLOR: GRANITE GRAY RAL 7026 SHERWIN WILLIAMS POWDERCOAT COLOR: GRANITE GRAY RAL 7026	PER STRUCTURAL ENGINEERS DETAILS CONTRACTOR TO PROVIDE COLOR CHIP. CONTRACTOR TO PROVIDE COLOR CHIP.
2.4	ENTRY GATE WALL -BOARD-FORMED CONCRETE WALL -CONCRETE CAP	CONTRACTOR CONTRACTOR	1x6 SANDBLASTED HIGH GRAIN CEDAR BOARD, TIGHT JOINTS	UNCOLORED CONCRETE UNCOLORED CONCRETE/TROWELED FINISH	SEE DETAIL 2.7/L6.2
2.5	ENTRY KEYPAD PANEL -STEEL PANEL -STEEL CAP -TELEPHONE ENTRY	CONTRACTOR CONTRACTOR DOOR KING	3/16" HOT-ROLLED STL. PLATE/STEEL FRAME STRUCTURE 1 X 1 ALUM. 3/16" HOT-ROLLED STL. PLATE 1834 PC PROGRAMABLE W/1812-145 CCTV CAMERA	POWDER COAT PAINT: SHERWIN WILLIAMS (SW) UMBRA GRAY RAL 7022 POWDER COAT PAINT: SHERWIN WILLIAMS (SW) UMBRA GRAY RAL 7022 STOCK	OR APPROVED EQUAL SEE DETAILS 1.3 - 1.8/L6.1
2.6	VEHICULAR GATES -GATE FRAME -POSTS -HORIZONTAL & VERTICAL RAILS -PERFORATED PANELS -STEEL CAP -SOLID PANELS -GLASS PANELS -SOLID WOOD PANELS VEHICLE GATE HARDWARE HINGES GATE MOTORS ACCESS CONTROLLER CLICKER CONTROLLER	 CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR DOOR KING DOOR KING	2 5/16" X 3" ALUM. I BEAM, MITERED CORNERS 6" SQ POST 1 X 1 ALUM. 1/8" THK. ALUM. PERF. PANEL 1/2" SQ. HOLES, 30% OPEN 3/16" ALUM. PLATE PANELS, SIZE VARIES TEMPERED GLASS HARDWOOD PANELS, SIZE VARIES HEAVY DUTY HINGE CSW-200-UL-1HP	POWDER COATED PAINT COLOR: SW UMBRA GRAY RAL7022 POWDER COAT PAINT: SHERWIN WILLIAMS (SW) UMBRA GRAY RAL 7022 POWDER COAT PAINT: SW UMBRA GRAY RAL 7022 SHERWIN WILLIAMS POWDERCOAT COLOR: GRANITE GRAY RAL 7026 FINISH: BRUSHED; POWDER COAT: SW UMBRA GRAY RAL 7022 1/4" SQ. ALUM. INSERTS, POWDER COAT PAINT: SW UMBRA GRAY RAL7022 COLOR: IPE & MAHOGANY WOOD; INTERIOR FRAME: ALUM U CHANNEL	SHOP DRAWINGS REQUIRED SUBMIT SAMPLE SUBMIT CUTSHEET SUBMIT WOOD SAMPLES MINIMUM 3 PER GATE OR APPROVED EQUAL OR APPROVED EQUAL
NOTE TO GATE CONTRACTOR: GATE CONTRACTOR TO COORDINATE ALL INSTALLATION, ADDITIONAL SLEEVEING, AND PLACEMENT OF EQUIPMENT WITH LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. CONTRACTOR TO COORDINATE LOCATION OF CARD READERS AND CAMERAS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE (3) SAFETY LOOPS PER GATE AND AN EMS PUCK ENTRY SYSTEM PER GATE.					
2.7	RAISED PLANTER WALL - STONE VENEER -BASE WALL -STONE VENEER	CONTRACTOR ROCKY MOUNTAIN SUPPLY	8x8x16 CMU BLOCK NATURAL THIN STONE VENEER	COLOR: UNCOLORED COLOR: SEABED	SEE DETAIL 2.6/L6.2 CONTRACTOR TO PROVIDE SAMPLES
2.8	STEEL ACCENT WALL - PARCEL SIDE -CUSTOM LASER CUT PANEL -STEEL PANEL STRUCTURE/TS FRAME -BOARD-FORMED CONCRETE WALL	CONTRACTOR CONTRACTOR CONTRACTOR	3/16" HOT-ROLLED STL. PLATE/STEEL FRAME STRUCTURE 3/16" HOT-ROLLED STL. PLATE/STEEL FRAME STRUCTURE 1x6 SANDBLASTED HIGH GRAIN CEDAR BOARD, TIGHT JOINTS	POWDER COAT PAINT: SHERWIN WILLIAMS (SW) UMBRA GRAY RAL 7022 POWDER COAT PAINT: SHERWIN WILLIAMS (SW) UMBRA GRAY RAL 7022 COLOR: UNCOLORED	SEE DETAIL 3.1/L6.3
2.9	STEEL ROD FENCE -STEEL RODS	CONTRACTOR	3/4" DIA. HOT ROLLED STEEL ROUND BARS	POWDER COAT PAINT: SHERWIN WILLIAMS (SW) UMBRA GRAY RAL 7022	SEE DETAIL 2.9/L6.2
3.1	LANDSCAPE AREA -MULCH	CONTRACTOR	PREMIUM BLEND		INSTALL @ 2" DEPTH IN ALL PLANTING AREAS
3.2	TURF AREA -SODDED TURF	CONTRACTOR	FESCUE SOD		
5.1	NEIGHBORHOOD SIDEWALK -REFER TO CIVIL IMPROVEMENT PLANS				PER CIVIL PLANS
5.2	GRAVEL PATH -REFER TO CIVIL IMPROVEMENT PLANS				PER CIVIL PLANS
MANUFACTURER		REPRESENTATIVE	PHONE #	ADDRESS	COMMENTS
JAMES HARDIE			(888) 542-7343		WWW.JAMESHARDIEPROS.COM
LOCKEY USA			(888) 392-0163		WWW.LOCKEYUSA.COM
TREASURE VALLEY STEEL COMPANY			(888) 717-8335		WWW.TREASUREVALLEYSTEEL.COM

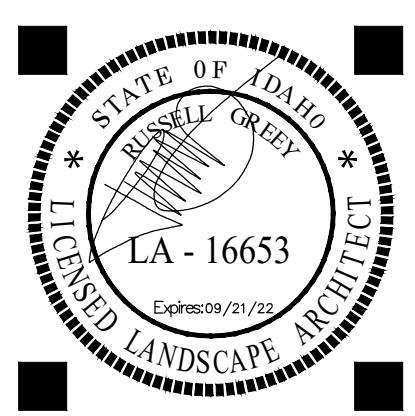




KEY NOTES:
REFER TO MATERIAL SCHEDULE
ON SHEET L0.1, AND SHEET L6.1
FOR MORE INFORMATION .

- (1.1) CONCRETE SIDEWALK.
- (1.2) LIMIT OF TURF.
- (2.1) SIGNAGE.
- (2.2) ENTRY MONUMENT.
- (2.3) PARK MONUMENT.
- (2.4) ENTRY GATE WALL.
- (2.5) ENTRY KEYPAD PANEL.
- (2.6) ENTRY VEHICULAR GATES.
- (2.7) RAISED PLANTER WALL.
- (2.8) STEEL FEATURE BOX.
- (2.9) STEEL ROD FENCE.
- (3.1) LANDSCAPE AREA. SEE PLANTING PLANS.
- (3.2) TURF AREA. SEE PLANTING PLANS.
- (5.1) NEIGHBORHOOD SIDEWALK:
SEE CIVIL DRAWINGS
- (5.2) GRAVEL PATH:
SEE CIVIL DRAWINGS

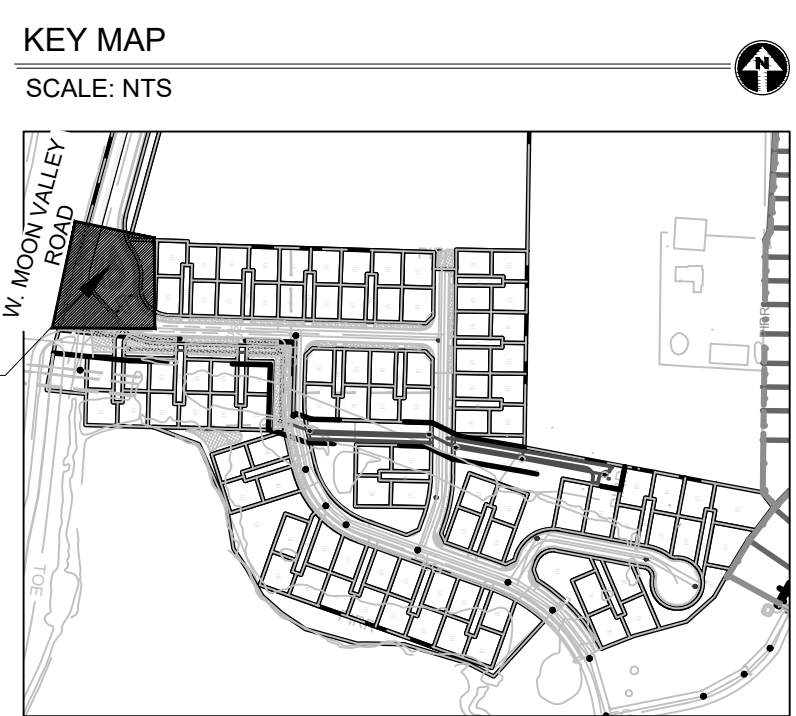
NOTES:
1. SURVEY TO VERIFY LOT PROPERTY LINE
WITH LAYOUT.
2. LOT LINES BEYOND WALLS TO BE
DETERMINED.
3. ALL TOP OF WALL HEIGHTS, FINISH
GRADE, FFE: SEE GRADING AND
DRAINAGE PLAN BY RCI.



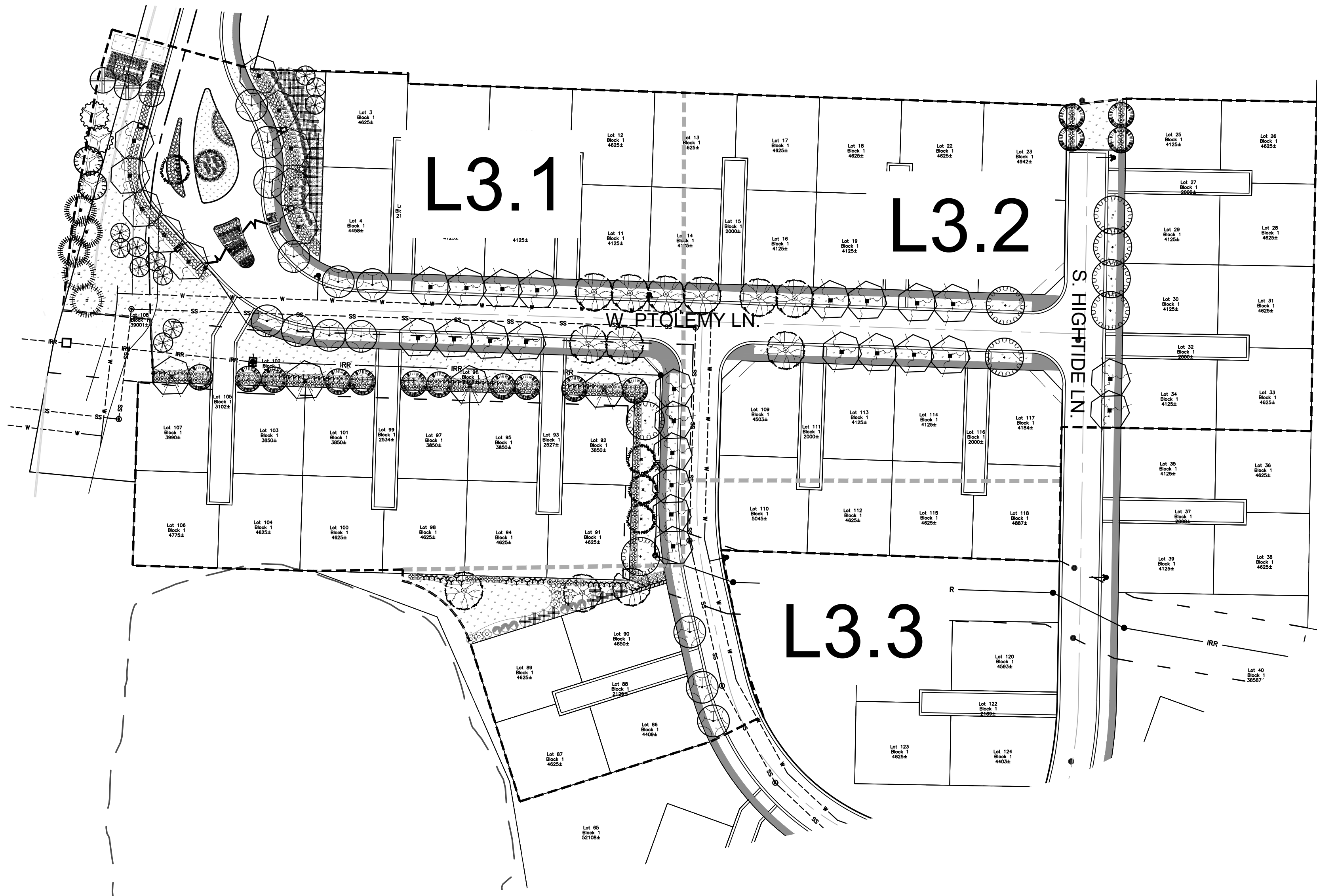
project #:
MTC069
scale:
As Shown
issued for:
REVIEW
drawn by:
TEAM
date:
11-03-2021
drawing:
Layout Plan

revisions:
▲
▲
▲

RIVERSTONE SUBDIVISION
SUBDIVISION 5
Landscape Construction Documents
STAR, IDAHO



ENTRY - LAYOUT PLAN - L2.1



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	5	Multi
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2" B&B	15	Standard
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2" B&B	3	Standard

Class II Trees

	<i>Acer truncatum</i> 'Pacific Sunset' Pacific Sunset Maple	2" B&B	8	Standard
	<i>Acer plantanoides</i> 'Crimson King' Crimson King Maple	2" B&B	12	Standard
	<i>Fraxinus pennsylvanica</i> 'Palmore' Palmore Green Ash	2" B&B	4	Standard
	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster' Shademaster Honey Locust	3" B&B	24	Standard
	<i>Tilia americana</i> 'Little Leaf' Little leaf Linden	2" B&B	13	Standard

Conifer Trees

	<i>Picea abies</i> Norway Spruce	8' - 10' HT. B&B	2	
	<i>Pinus flexilis</i> 'Vanderwolfs' Vanderwolfs Pine	8' - 10' HT. B&B	11	
	<i>Picea glauca</i> Black Hills Spruce	8' - 10' HT. B&B	3	
	<i>Picea pungens</i> Colorado Spruce	8' - 10' HT. B&B	2	
	<i>Pinus sylvestris</i> Scotch Pine	8' - 10' HT. B&B	2	

Shrubs

	<i>Berberis thunbergii</i> 'Gentry' Royal Burgundy Barberry	5 gal.	51	
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	5 Gal.	31	
	<i>Buddleja x flutterby</i> 'Miss Ruby' Miss Ruby Butterfly Bush	5 Gal.	29	
	<i>Buxus x 'Green Gem'</i> Green Gem Boxwood	5 gal.	134	
	<i>Caryopteris x clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.	26	
	<i>Euonymus fortunei</i> 'Emerald 'n Gold' Emerald & Gold Euonymus	5 gal.	15	
	<i>Euonymus japonicus microphyllus</i> Boxleaf Euonymus	5 Gal.	87	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	5 Gal.	106	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	3 Gal.	31	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	3 Gal.	32	
	<i>Perovskia atriplicifolia</i> Russian Sage	5 Gal.	15	
	<i>Photinia x fraseri</i> Photinia Frazee	5 Gal.	35	
	<i>Photinia x fraseri</i> Photinia Frazee	3 Gal.	9	
	<i>Physocarpus lentifolius</i> Summer Wine Ninebark	5 gal.	38	
	<i>Prunus x cistena</i> Cistena Plum	3 gal.	9	
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	5 gal.	155	
	<i>Rosa x 'Noare'</i> Flower Carpet TM Red Rose	5 Gal.	16	
	<i>Rosa x 'Noare'</i> Flower Carpet TM Red Rose	3 Gal.	16	
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	5 gal.	54	
	<i>Viburnum opulus</i> 'Roseum' Common Snowball Viburnum	3 gal.	6	

Groundcovers

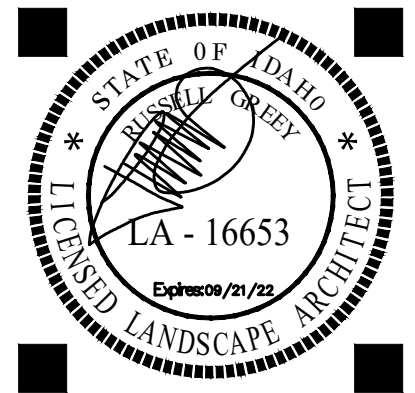
	<i>Helioeris multiflora</i> Showy Goldeneye	3 gal.	8	
--	--	--------	---	--

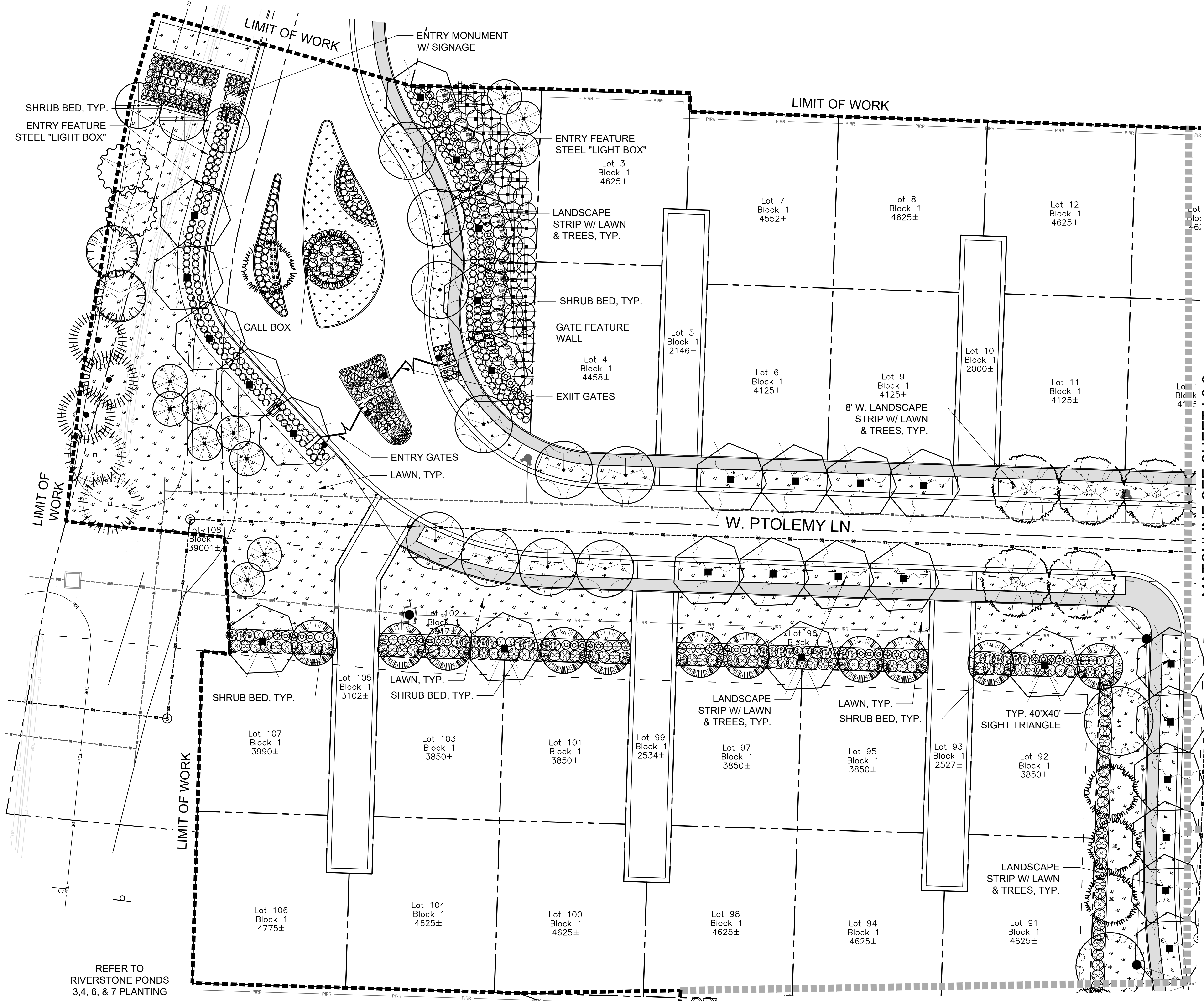
Perennials

	<i>Lavandula angustifolia</i> 'Munstead' Lavender Munstead	3 Gal.	12	
	<i>Veronica spicata</i> 'Red Fox' Red Fox Veronica	3 Gal.	23	

INERTS

Sym.	Description
	BARK MULCH, PREMIUM BLEND
Sym.	Description
	SODDED FESCUE





PLANT MATERIALS PALETTE

Sym.	Plant Name	Size	Qty.	Remarks
Class I Trees				
	<i>Cercis canadensis</i> Eastern Redbud	2" B&B	5	Multi
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2" B&B	15	Standard
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2" B&B	3	Standard

Class II Trees				
	<i>Acer truncatum</i> 'Pacific Sunset' Pacific Sunset Maple	2" B&B	8	Standard
	<i>Acer platanoides</i> 'Crimson King' Crimson King Maple	2" B&B	12	Standard
	<i>Fraxinus pennsylvanica</i> 'Palmare' Palmare Green Ash	2" B&B	4	Standard
	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster' Shademaster Honey Locust	3" B&B	24	Standard
	<i>Tilia americana</i> 'Little Leaf' Little leaf Linden	2" B&B	13	Standard

Conifer Trees				
	<i>Picea abies</i> Norway Spruce	8' - 10' HT. B&B	2	
	<i>Pinus flexilis</i> 'Vanderwolfs' Vanderwolfs Pine	8' - 10' HT. B&B	11	
	<i>Picea glauca</i> Black Hills Spruce	8' - 10' HT. B&B	3	
	<i>Picea pungens</i> Colorado Spruce	8' - 10' HT. B&B	2	
	<i>Pinus sylvestris</i> Scotch Pine	8' - 10' HT. B&B	2	

Shrubs				
	<i>Berberis thunbergii</i> 'Gentry' Royal Burgundy Barberry	5 gal.	51	
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	5 Gal.	31	
	<i>Buddleja x flutterby</i> 'Miss Ruby' Miss Ruby Butterfly Bush	5 Gal.	29	
	<i>Buxus x</i> 'Green Gem' Green Gem Boxwood	5 gal.	134	
	<i>Caryopteris x clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.	26	
	<i>Euonymus fortunei</i> 'Emerald 'n Gold' Emerald & Gold Euonymus	5 gal.	15	
	<i>Euonymus japonicus microphyllus</i> Boxleaf Euonymus	5 Gal.	87	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	5 Gal.	106	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	3 Gal.	31	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	3 Gal.	32	
	<i>Perovskia atriplicifolia</i> Russian Sage	5 Gal.	15	
	<i>Photinia x fraseri</i> Photinia Frazeri	5 gal.	35	
	<i>Photinia x fraseri</i> Photinia Frazeri	3 Gal.	9	
	<i>Physocarpus lentifolius</i> Summer Wine Ninebark	5 gal.	38	
	<i>Prunus x cistena</i> Cistena Plum	3 gal.	9	
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	5 gal.	155	
	<i>Rosa x</i> 'Noare' Flower Carpet 1M Red Rose	5 Gal.	16	
	<i>Rosa x</i> 'Noare' Flower Carpet 1M Red Rose	3 Gal.	16	
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	5 gal.	54	
	<i>Viburnum opulus</i> 'Roseum' Common Snowball Viburnum	3 gal.	6	

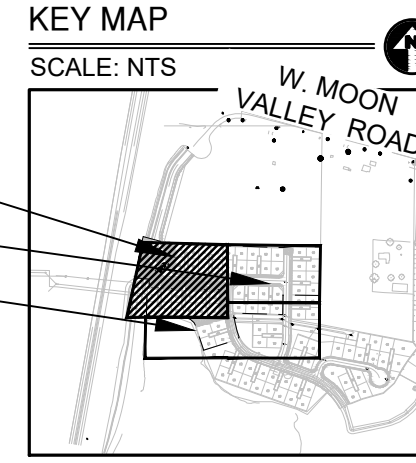
Groundcovers				
	<i>Heliomeris multiflora</i> Showy Goldeneye	3 gal.	8	
Perennials				
	<i>Lavandula angustifolia</i> 'Munstead' Lavander Munstead	3 Gal.	12	
	<i>Veronica spicata</i> 'Red Fox' Red Fox Veronica	3 Gal.	23	

INERTS	
Sym.	Description

	BARK MULCH, PREMIUM BLEND
--	---------------------------

MASS PLANTING	
Sym.	Description

	SODDED FESCUE
--	---------------



GREY PICKETT
landscape architecture community design
714 e steinon drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0006f

STATE OF ARIZONA
LANDSCAPE ARCHITECT
LA - 16653
Expire 07/25

RIVERSTONE SUBDIVISION
SUBDIVISION 5
Landscape Construction Documents
STAR, IDAHO

project #:
MTC069
scale:
As Shown
issued for:
REVIEW
drawn by:
TEAM
date:
11-03-2021
drawing:
Planting Plan

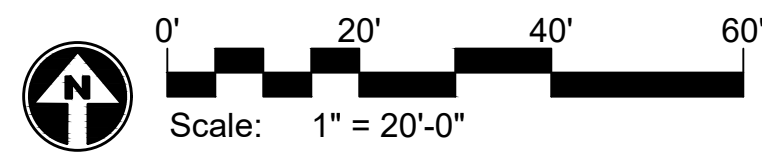
revisions:
△
△
△

sheet #
L3.1
5 of 11

Copyright © 2013 by
Greedy / Pickett Professional Corp.

REFER TO
RIVERSTONE PONDS
3,4, 6, & 7 PLANTING

CLUSTER PLANTING PLAN - L3.1



MATCHLINE SEE SHEET L3.2

MATCHLINE SEE SHEET L3.4

MATCHLINE SEE SHEET L3.3



0' 20' 40' 60'

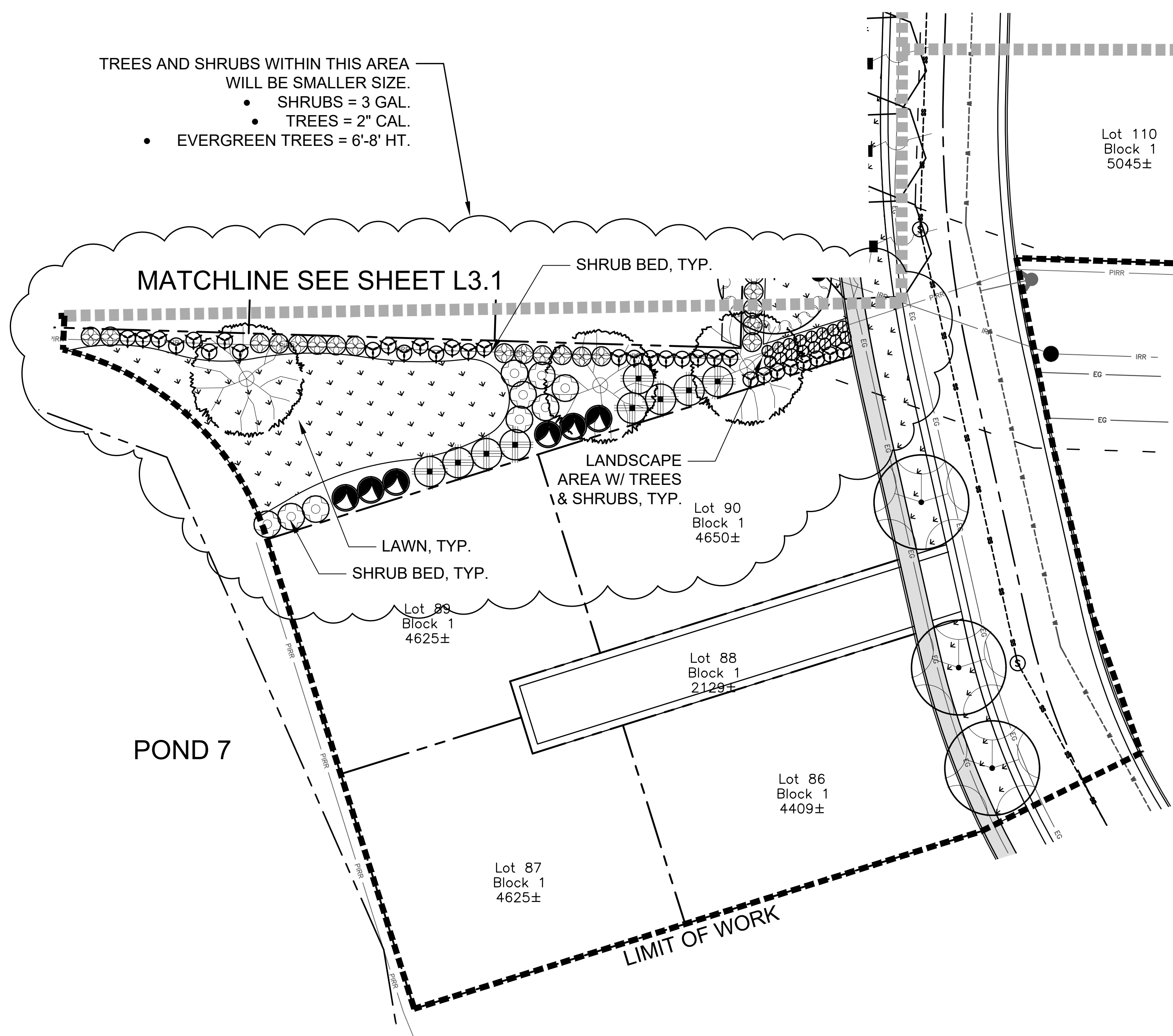
Scale: 1" = 20'-0"

KEY MAP
SCALE: NTS

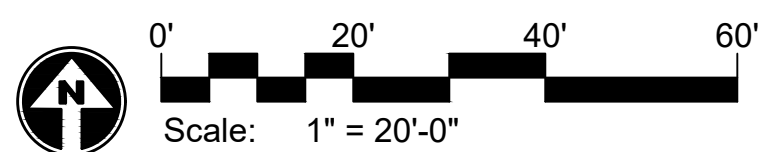
W. MOON VALLEY ROAD

Landscape Construction Documents

Copyright © 2013 by
Greer | Pickett Professional Corp.



CLUSTER PLANTING PLAN - L3.3



P L A N T M A T E R I A L S P A L E T T E				
Sym.	Plant Name	Size	Qty.	Remarks

Class I Trees

	<i>Cercis canadensis</i> Eastern Redbud	2" B&B	5	Multi
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2" B&B	15	Standard
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2" B&B	3	Standard

Class II Trees

	<i>Acer truncatum</i> 'Pacific Sunset' Pacific Sunset Maple	2" B&B	8	Standard
	<i>Acer plantanoides</i> 'Crimson King' Crimson King Maple	2" B&B	12	Standard
	<i>Fraxinus pennsylvanica</i> 'Palmore' Palmore Green Ash	2" B&B	4	Standard
	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster' Shademaster Honey Locust	3" B&B	24	Standard
	<i>Tilia americana</i> 'Little Leaf' Little leaf Linden	2" B&B	10	
		2" B&B	13	Standard

Conifer Trees

	<i>Picea abies</i> Norway Spruce	8' - 10' HT. B&B	2	
	<i>Pinus flexilis</i> 'Vanderwolfs' Vanderwolfs Pine	8' - 10' HT. B&B	11	
	<i>Picea glauca</i> Black Hills Spruce	8' - 10' HT. B&B	3	
	<i>Picea pungens</i> Colorado Spruce	8' - 10' HT. B&B	2	
	<i>Pinus sylvestris</i> Scotch Pine	8' - 10' HT. B&B	2	

Shrubs

	<i>Berberis thunbergii</i> 'Gentry' Royal Burgundy Barberry	5 gal.	51	
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	5 Gal.	31	
	<i>Buddleja x flutterby</i> 'Miss Ruby' Miss Ruby Butterfly Bush	5 Gal.	29	
	<i>Buxus</i> x 'Green Gem' Green Gem Boxwood	5 gal.	134	
	<i>Caryopteris</i> x 'clandonensis' 'Dark Knight' Dark Knight Bluebeard	5 gal.	26	
	<i>Euonymus fortunei</i> 'Emerald 'n Gold' Emerald & Gold Euonymus	5 gal.	15	
	<i>Euonymus japonicus microphyllus</i> Boxleaf Euonymus	5 Gal.	87	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	5 Gal.	106	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	3 Gal.	31	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	3 Gal.	32	
	<i>Perovskia atriplicifolia</i> Russian Sage	5 Gal.	15	
	<i>Photinia x fraseri</i> Photinia Frazeri	5 Gal.	35	
	<i>Photinia x fraseri</i> Photinia Frazeri	3 Gal.	9	
	<i>Physocarpus lentifolius</i> Summer Wine Ninebark	5 gal.	38	
	<i>Prunus x cistena</i> Cistena Plum	3 gal.	9	
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	5 gal.	155	
	<i>Rosa</i> x 'Noare' Flower Carpet 1M Red Rose	5 Gal.	16	
	<i>Rosa</i> x 'Noare' Flower Carpet 1M Red Rose	3 Gal.	16	
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	5 gal.	54	
	<i>Viburnum opulus</i> 'Roseum' Common Snowball Viburnum	3 gal.	6	

Groundcovers

	<i>Heliomeris multiflora</i> Showy Goldeneye	3 gal.	8	
--	---	--------	---	--

Perennials

	<i>Lavandula angustifolia</i> 'Munstead' Lavander Munstead	3 Gal.	12	
	<i>Veronica spicata</i> 'Red Fox' Red Fox Veronica	3 Gal.	23	

INERTS

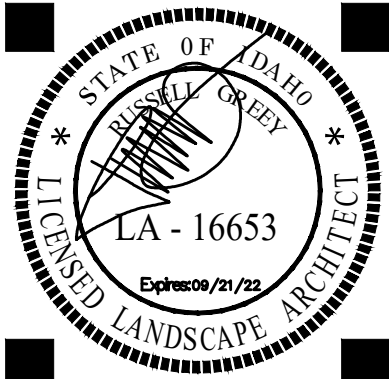
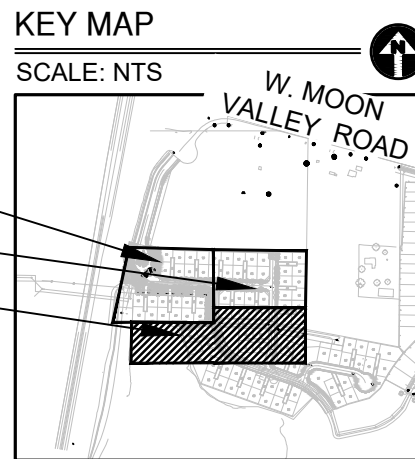
Sym.	Description
------	-------------

	BARK MULCH, PREMIUM BLEND
--	---------------------------

MASS PLANTING

Sym.	Description
------	-------------

	SODDED FESCUE
--	---------------



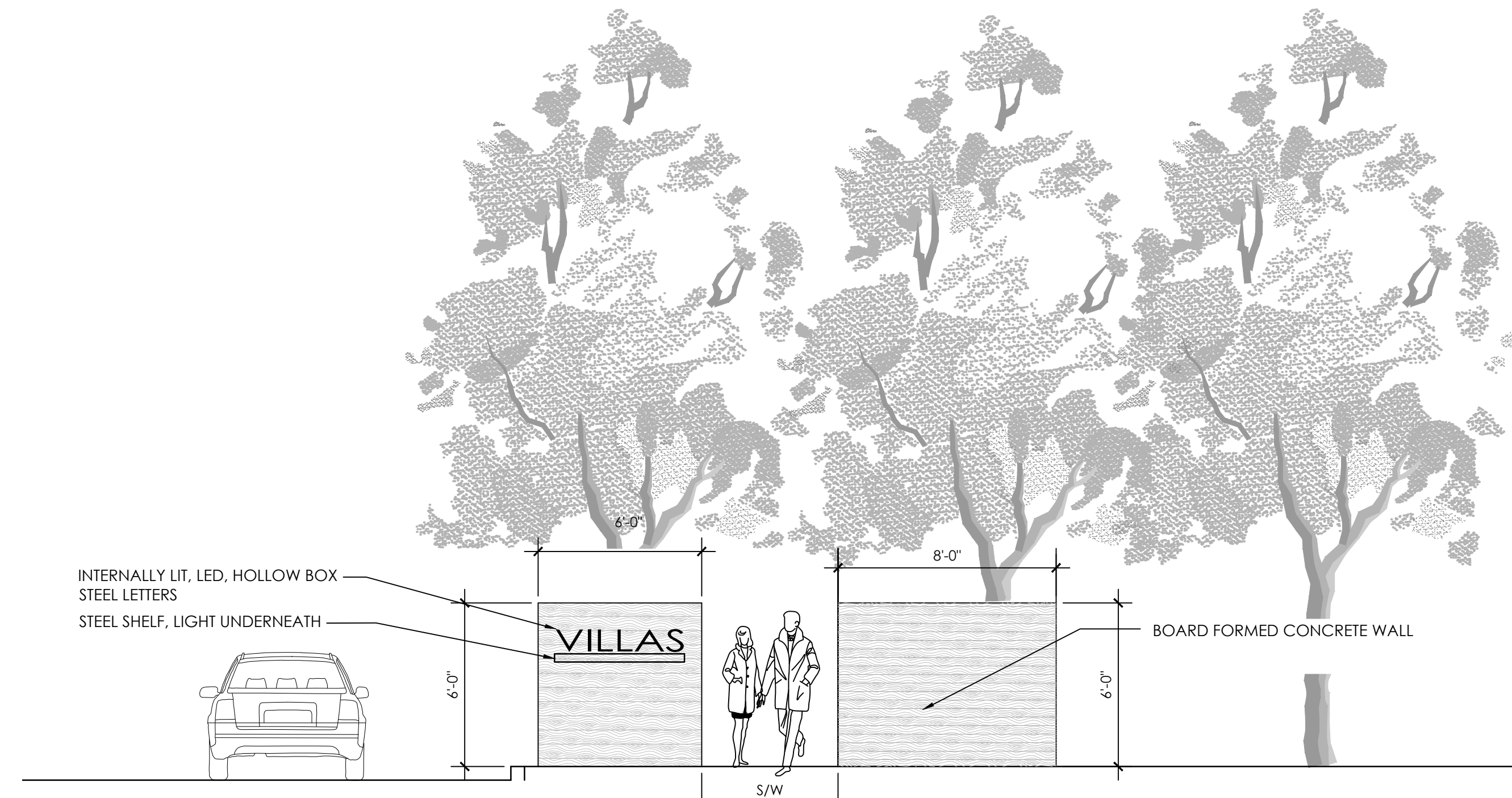
revisions:



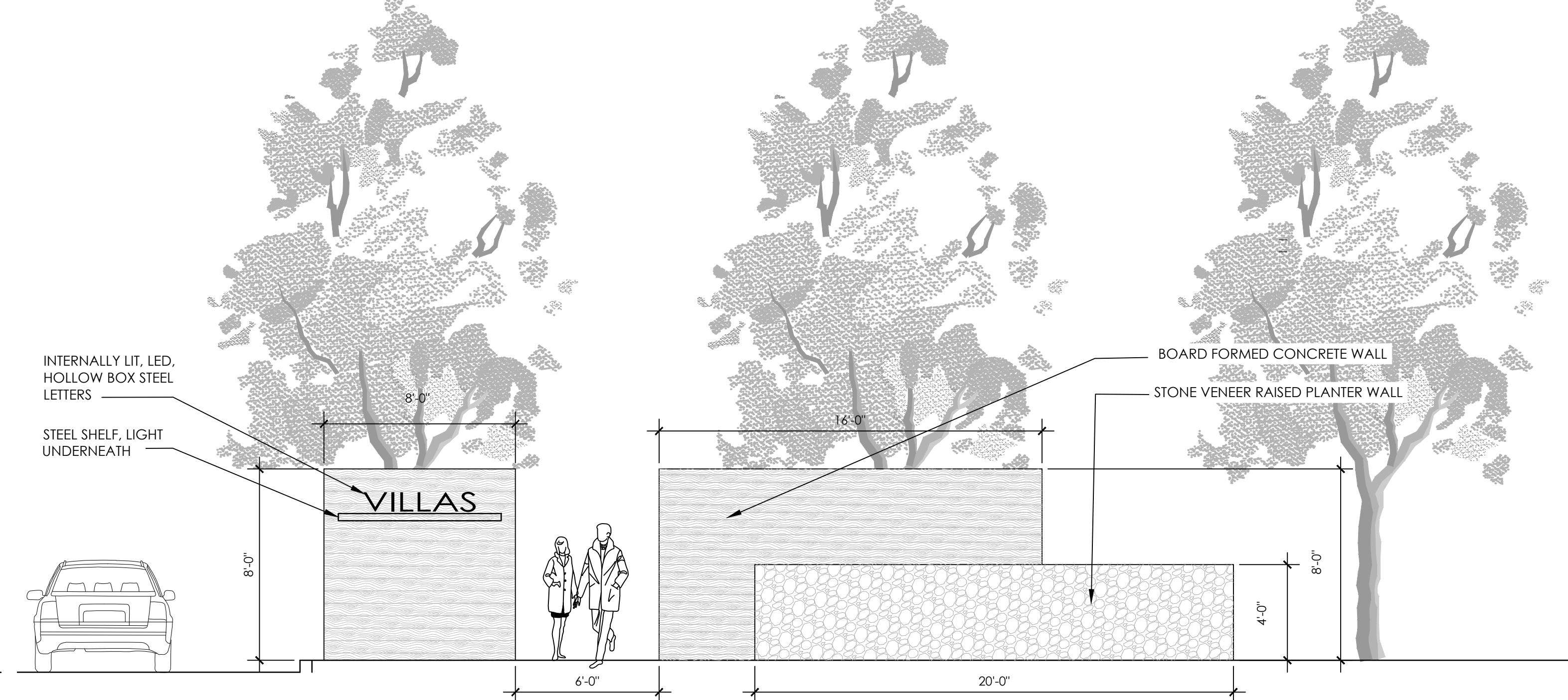
project #:
MTC069
scale:
As Shown
issued for:
REVIEW
drawn by:
TEAM
date:
11-03-2021
drawing:
Planting Plan

sheet #

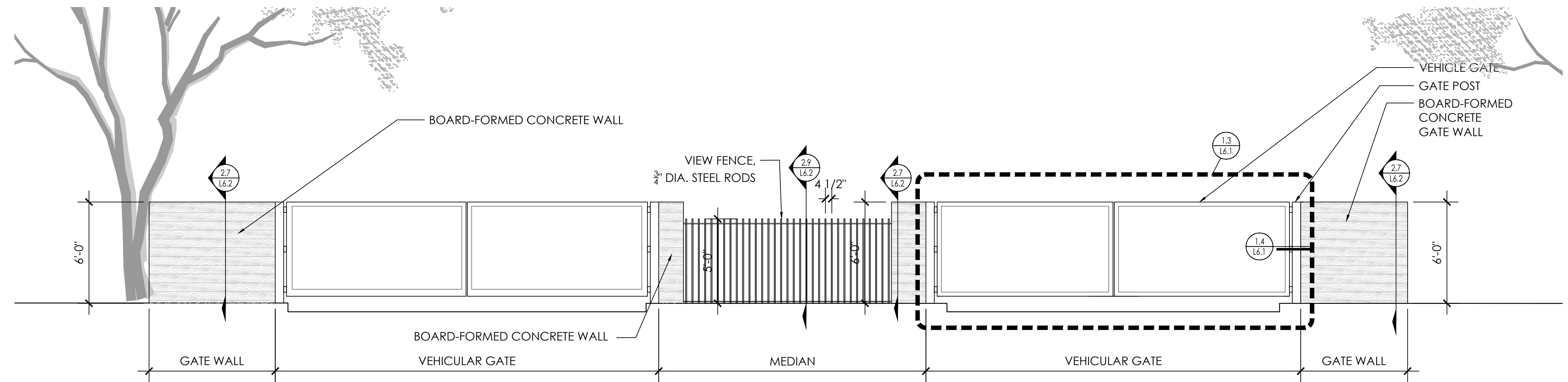
PRELIMINARY
NOT FOR
CONSTRUCTION



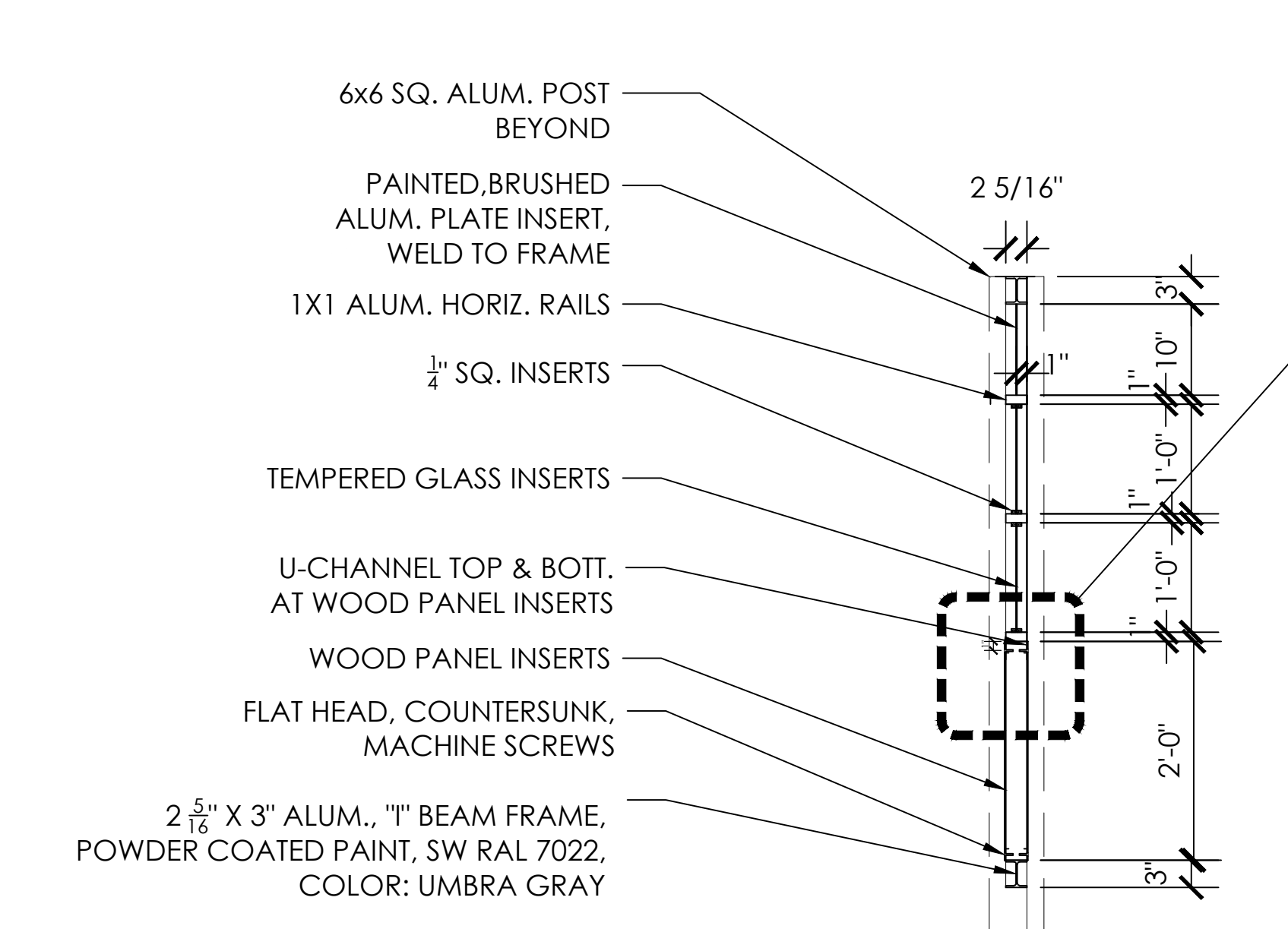
1.1 **Park Entry Monument - Front Elevation**
Scale: 1/4" = 1'-0"



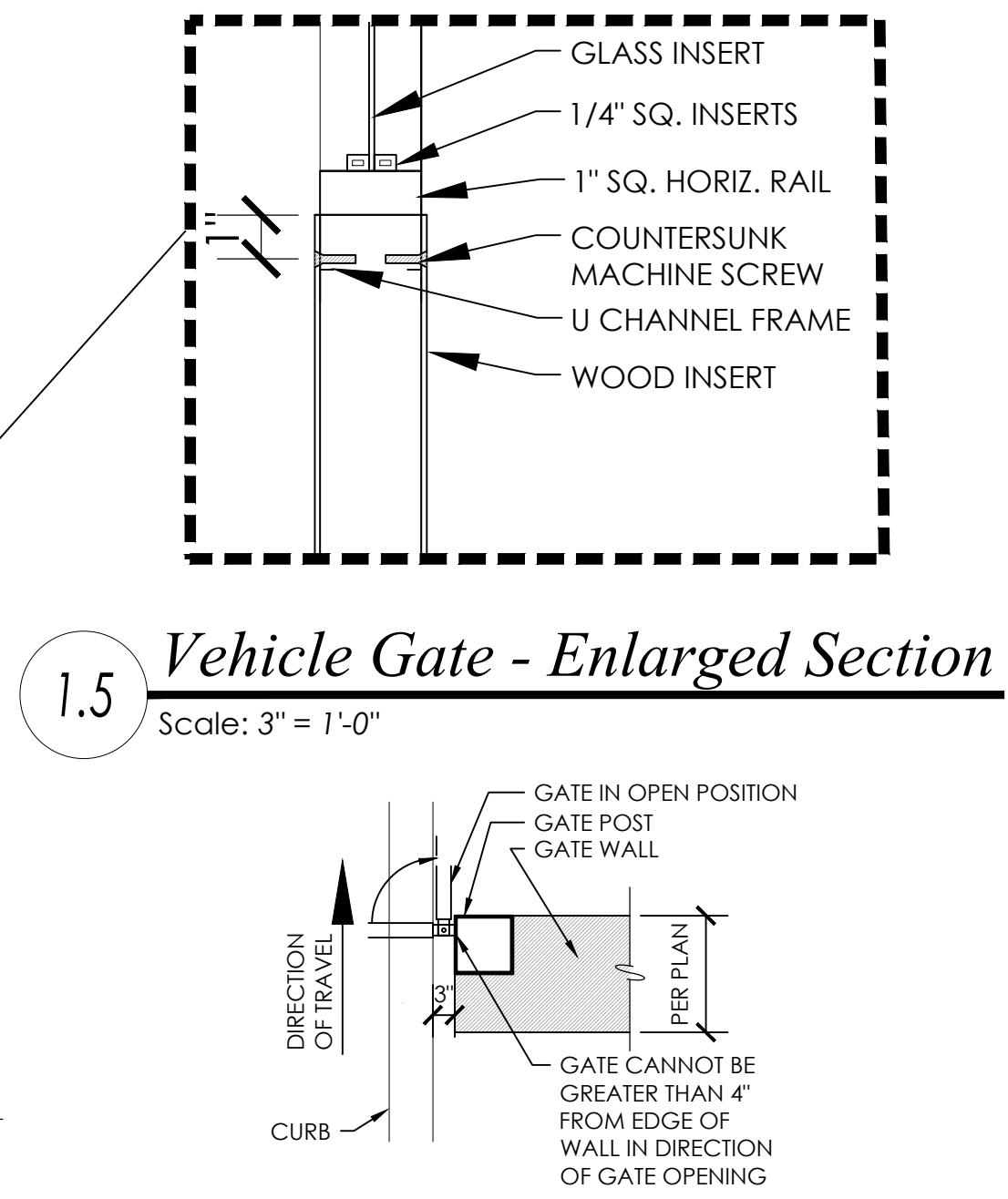
1.0 **Entry Monument - Front Elevation**
Scale: 1/4" = 1'-0"



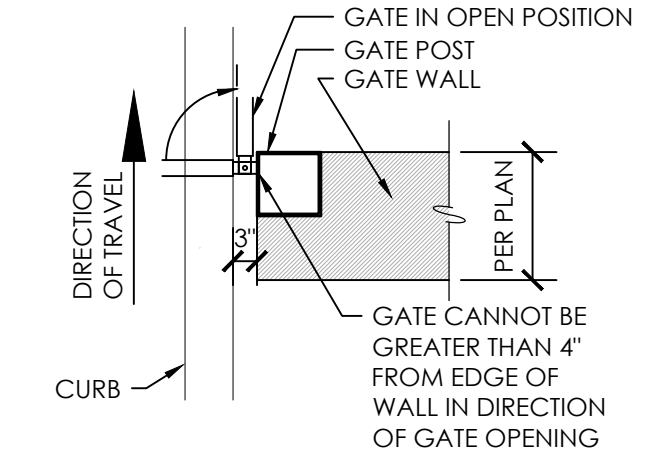
1.2 **Entry - Gate Elevation**
Scale: 3/16" = 1'-0"



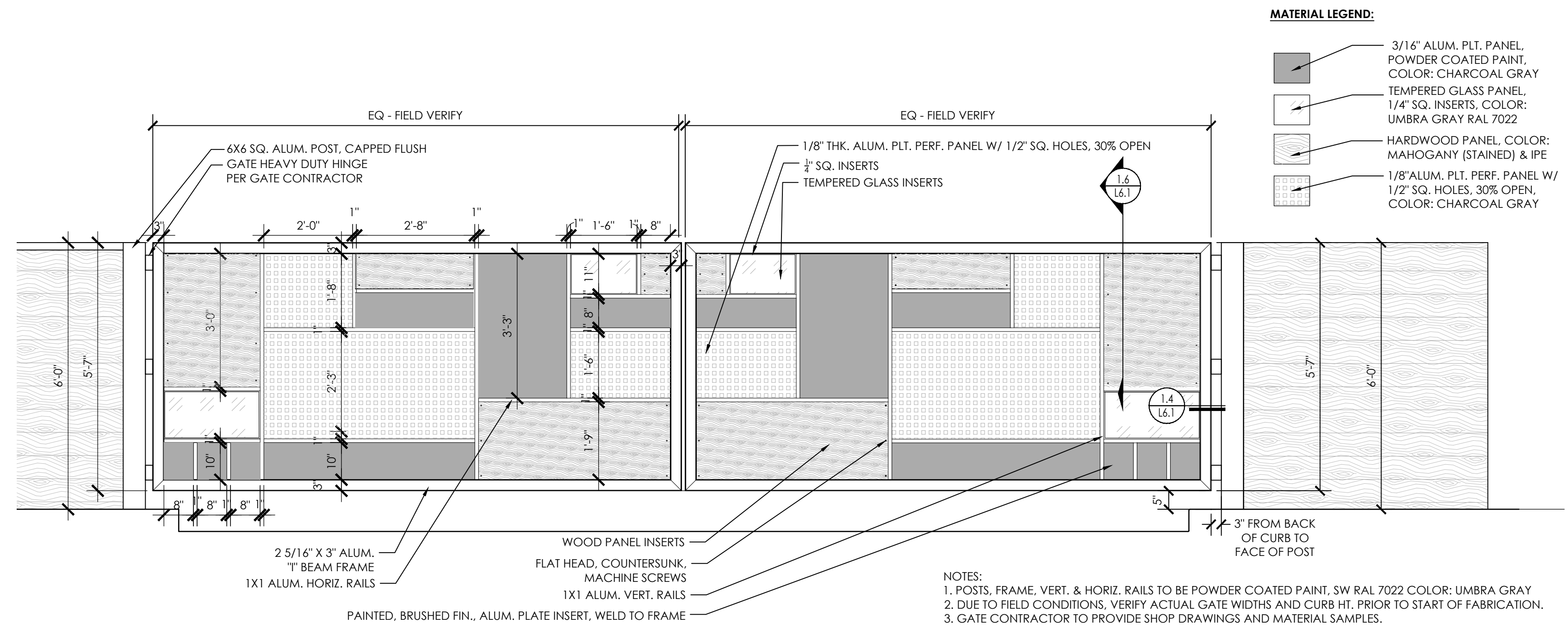
1.6 **Vehicle Gate - Section**
Scale: 3/4" = 1'-0"



1.5 **Vehicle Gate - Enlarged Section**
Scale: 3" = 1'-0"

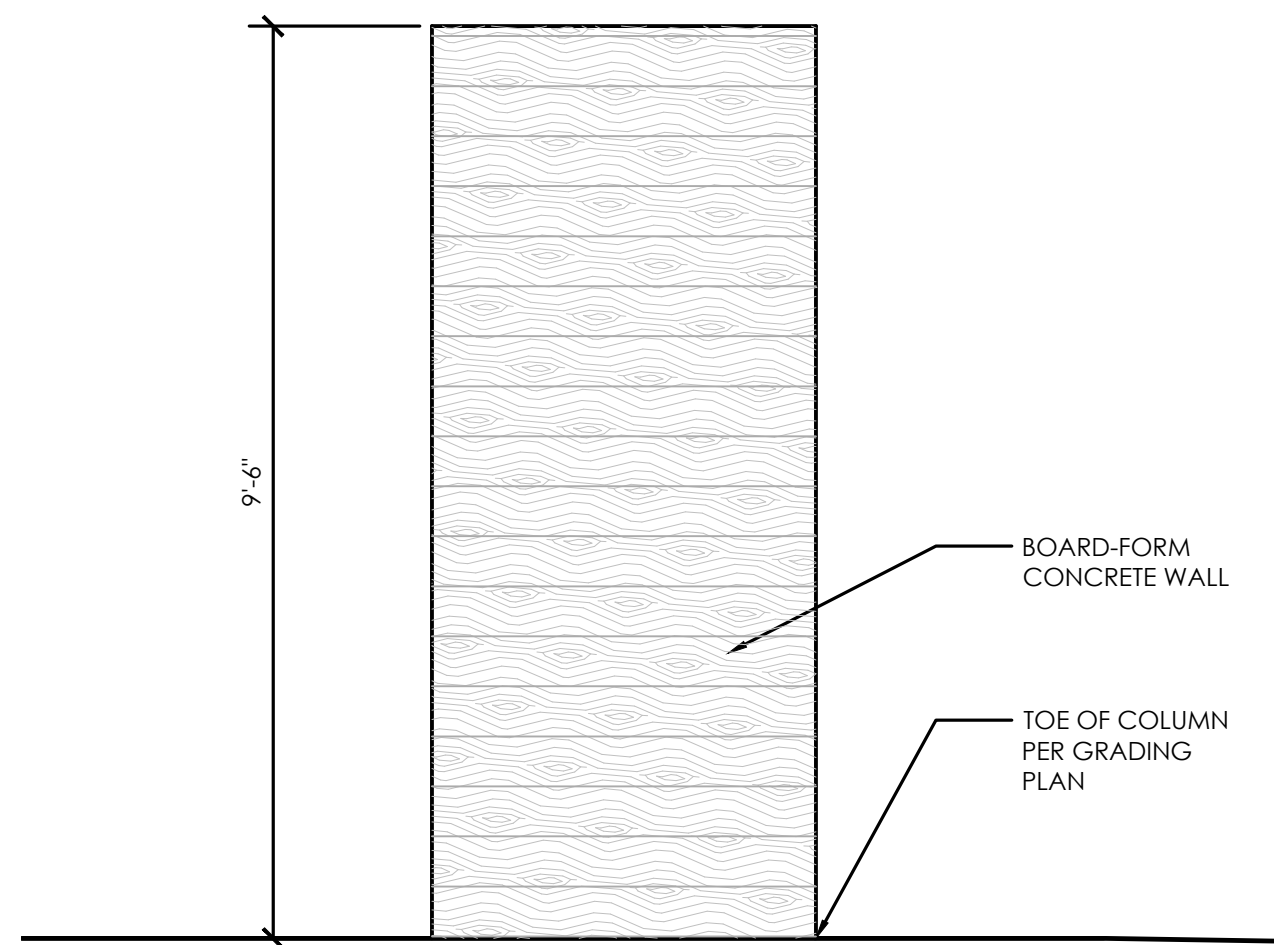


1.4 **Gate Post Location @ Wall**
Scale: 1/2" = 1'-0"

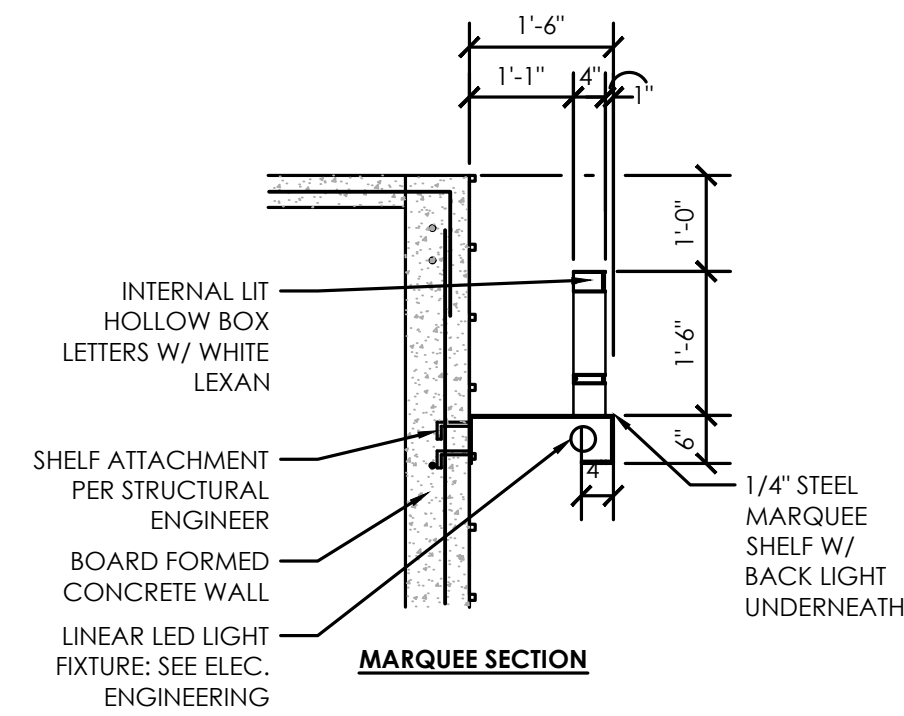


1.3 **Vehicle Gate - Enlarged Elevation**
Scale: 1/2" = 1'-0"

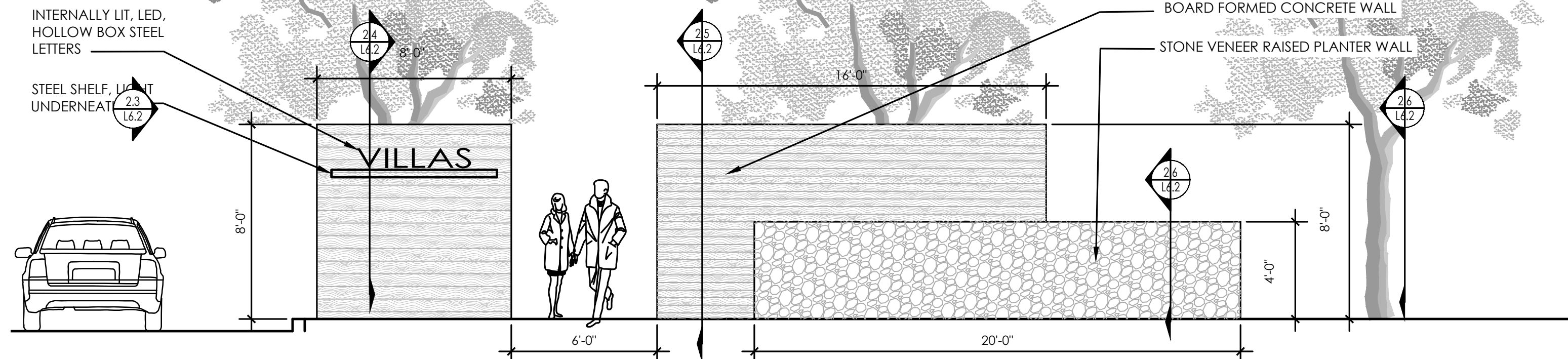
NOTES:
1. POSTS, FRAME, VERT. & HORIZ. RAILS TO BE POWDER COATED PAINT, SW RAL 7022 COLOR: UMBRA GRAY
2. DUE TO FIELD CONDITIONS, VERIFY ACTUAL GATE WIDTHS AND CURB HT. PRIOR TO START OF FABRICATION.
3. GATE CONTRACTOR TO PROVIDE SHOP DRAWINGS AND MATERIAL SAMPLES.



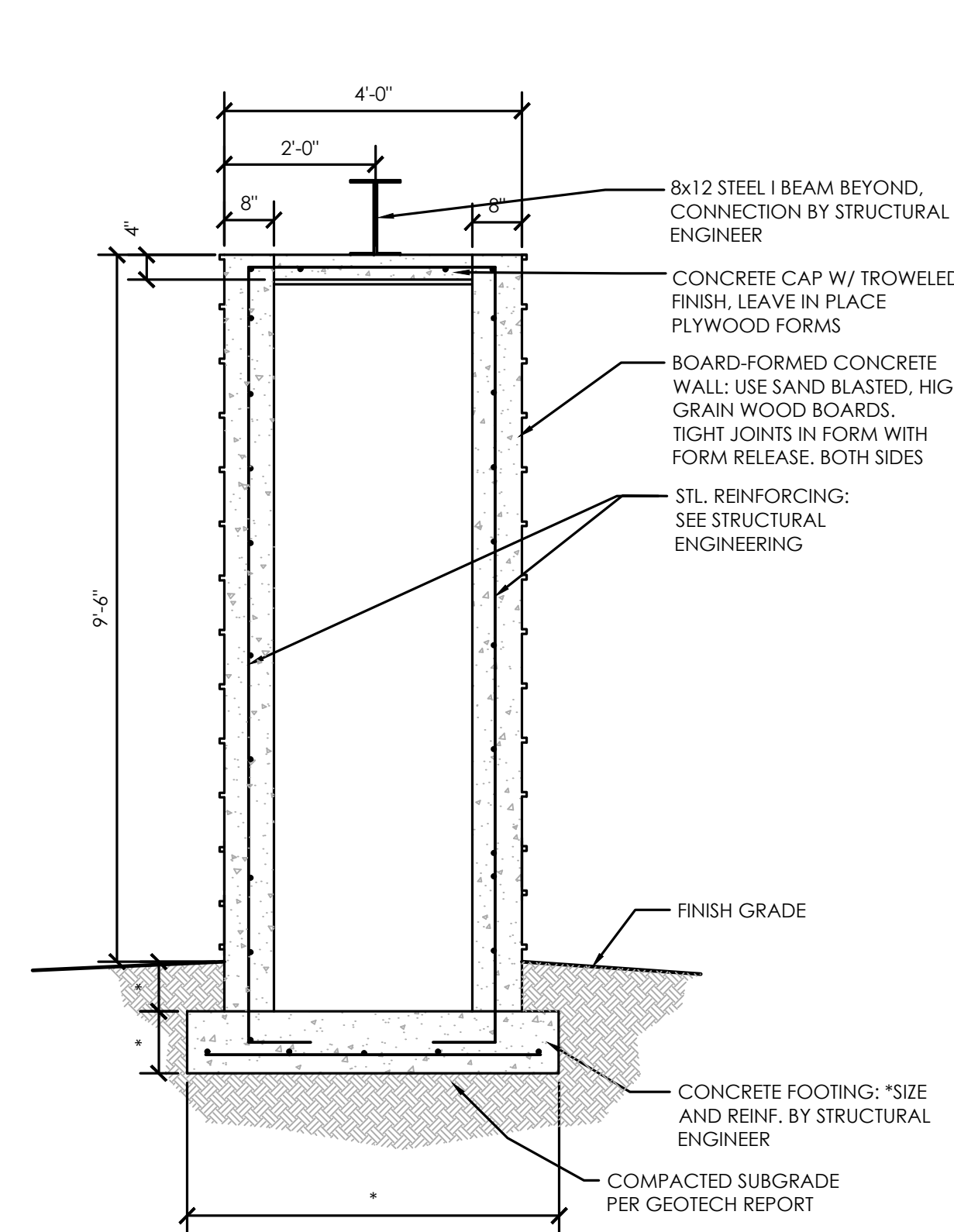
2.3 *Portal - Side Elevation*
Scale: 1/2" = 1'-0"



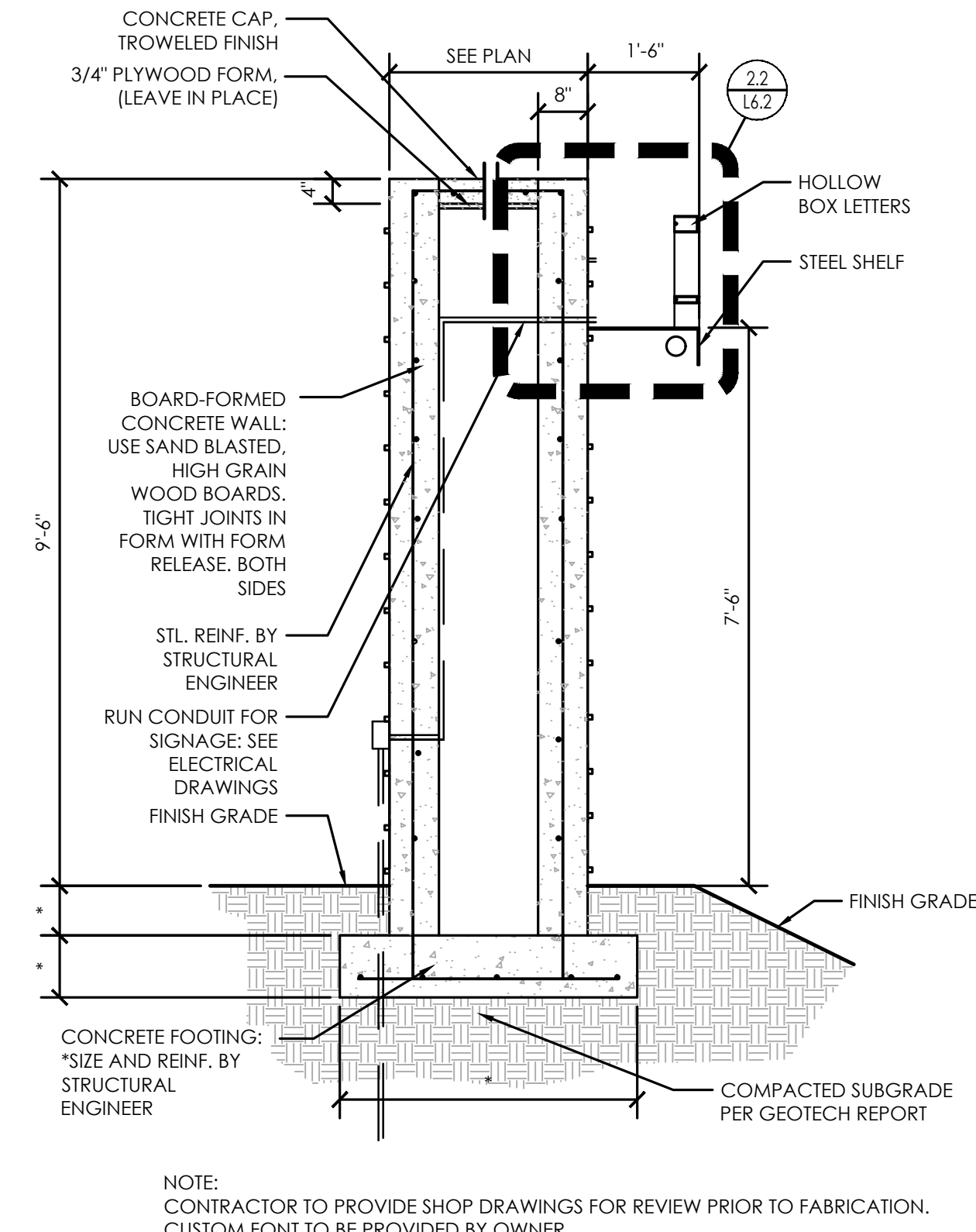
2.2 *Entry Marquee Sign*
Scale: 1" = 1'-0"



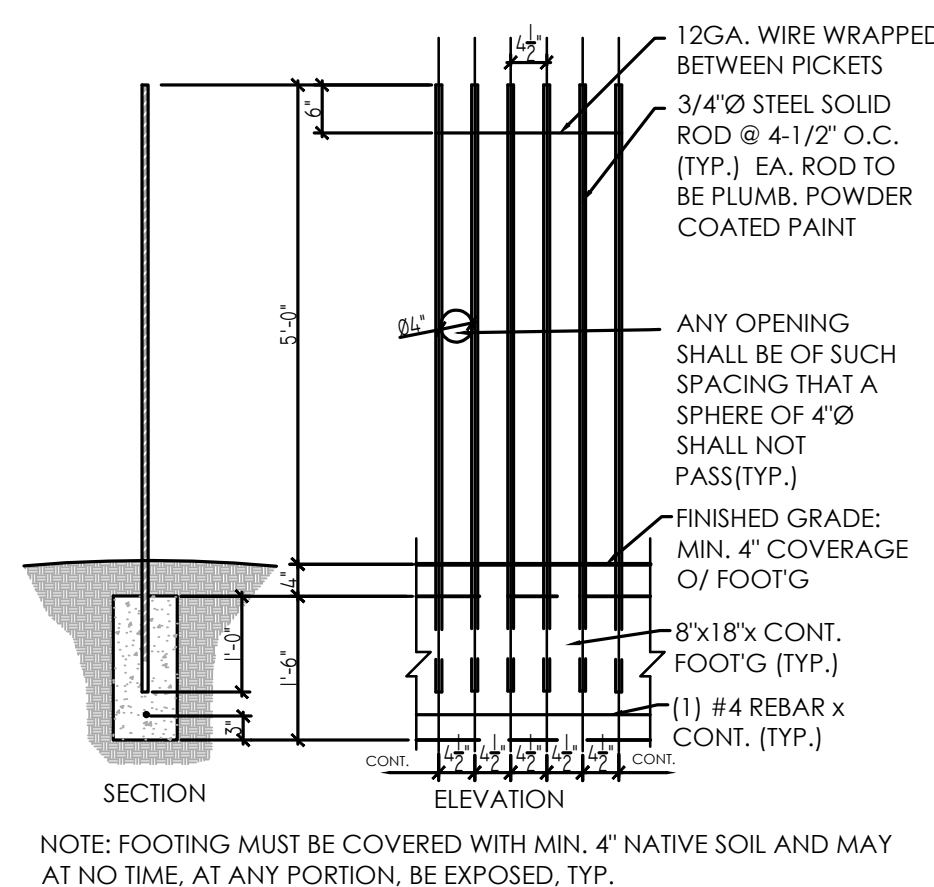
2.1 *Entry Monument - Signage*
Scale: 1/4" = 1'-0"



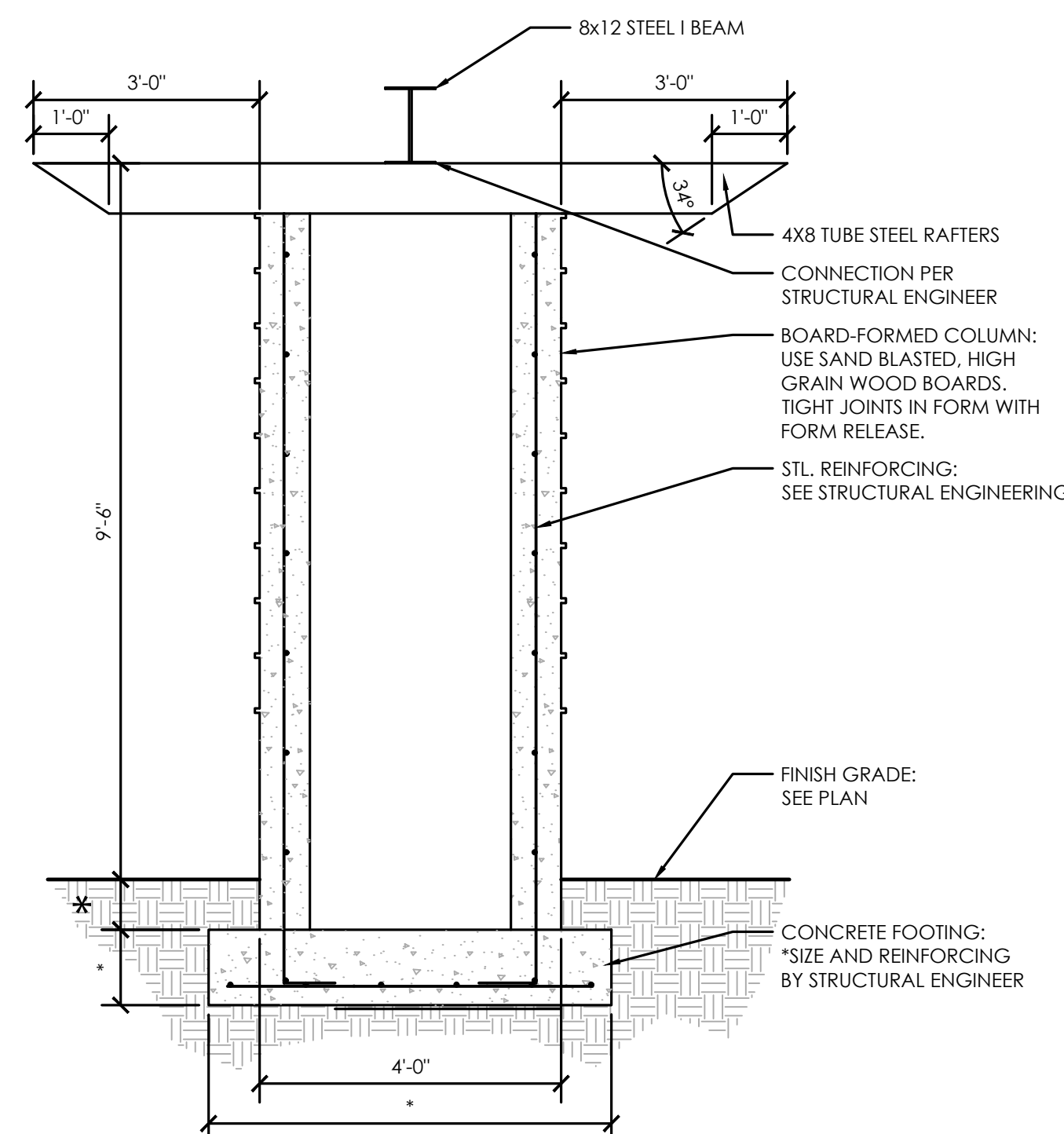
2.5 *Board Formed Concrete Wall*
Scale: 1/2" = 1'-0"



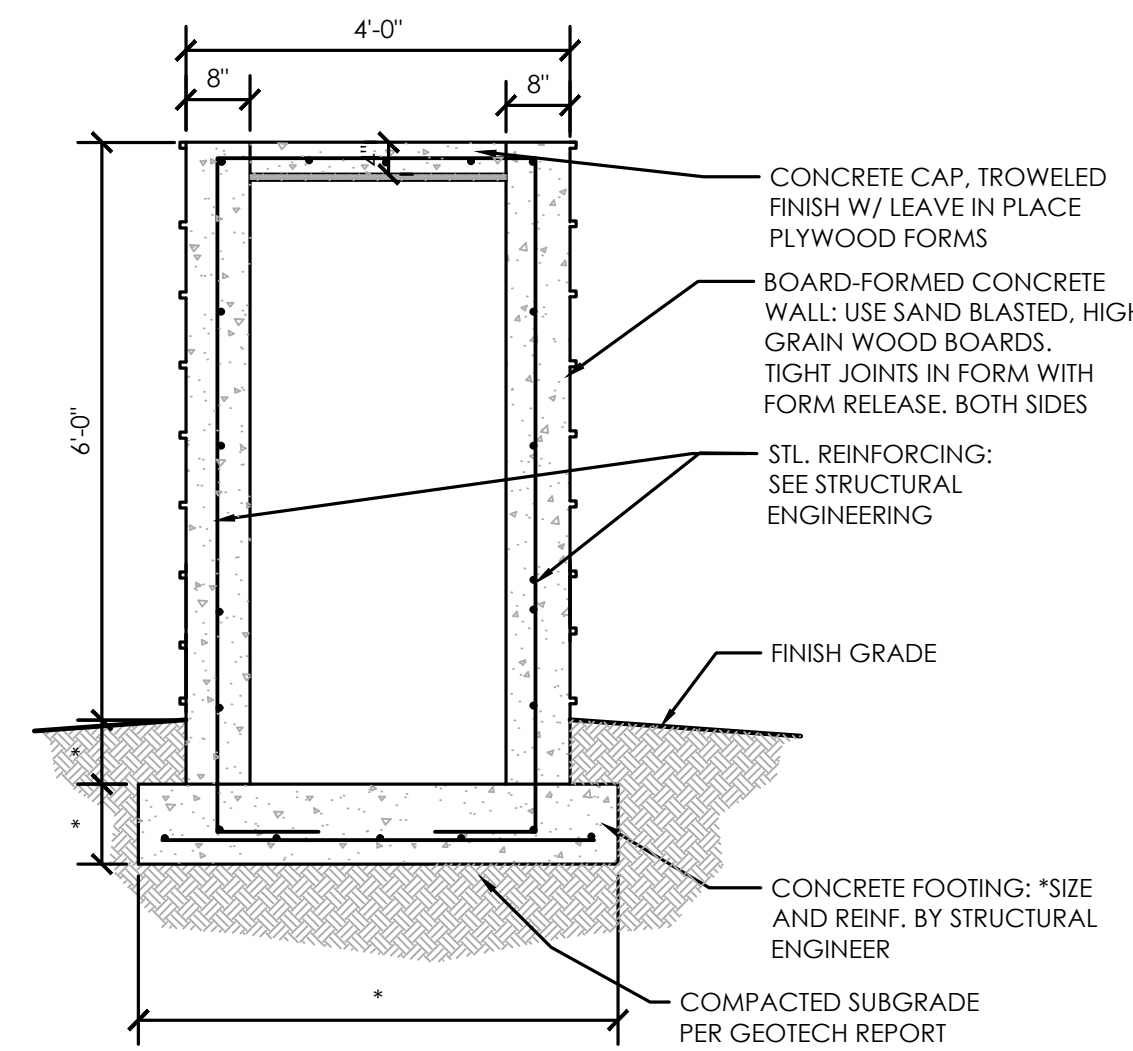
2.4 *Marquee Wall - Section*
Scale: 1/2" = 1'-0"



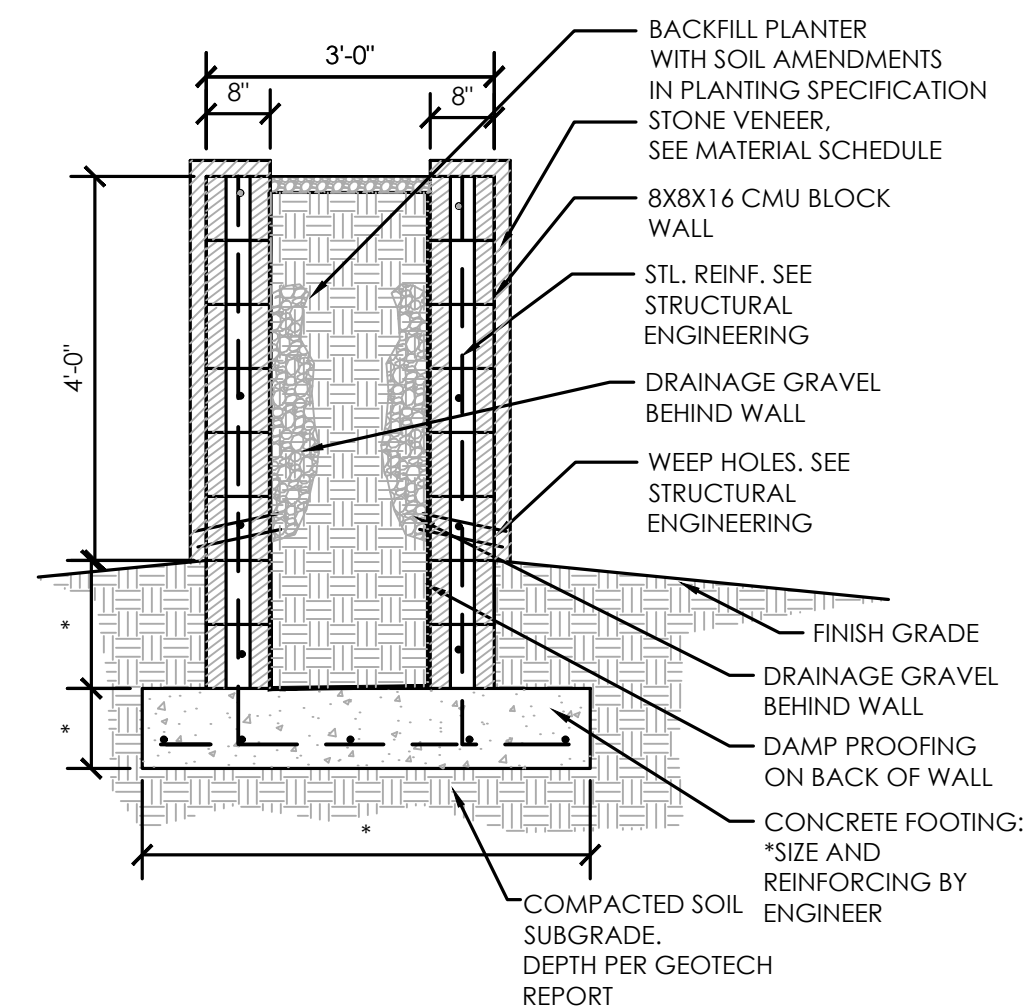
2.9 *Steel "Rod" View Fence*
Scale: 1/2" = 1'-0"



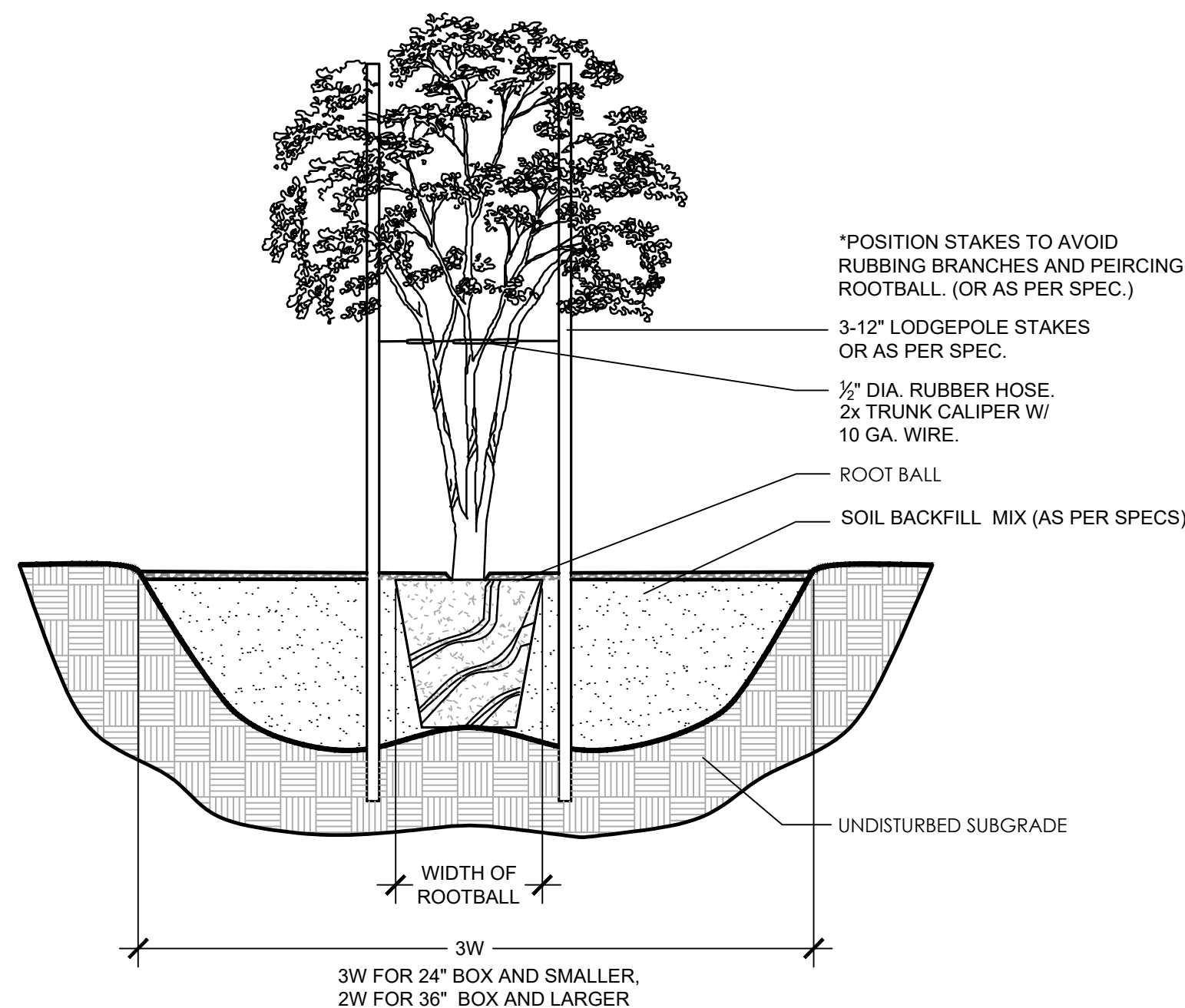
2.8 *Beam/Rafter Detail*
Scale: 1/2" = 1'-0"



2.7 *Board Formed Concrete Wall*
Scale: 1/2" = 1'-0"

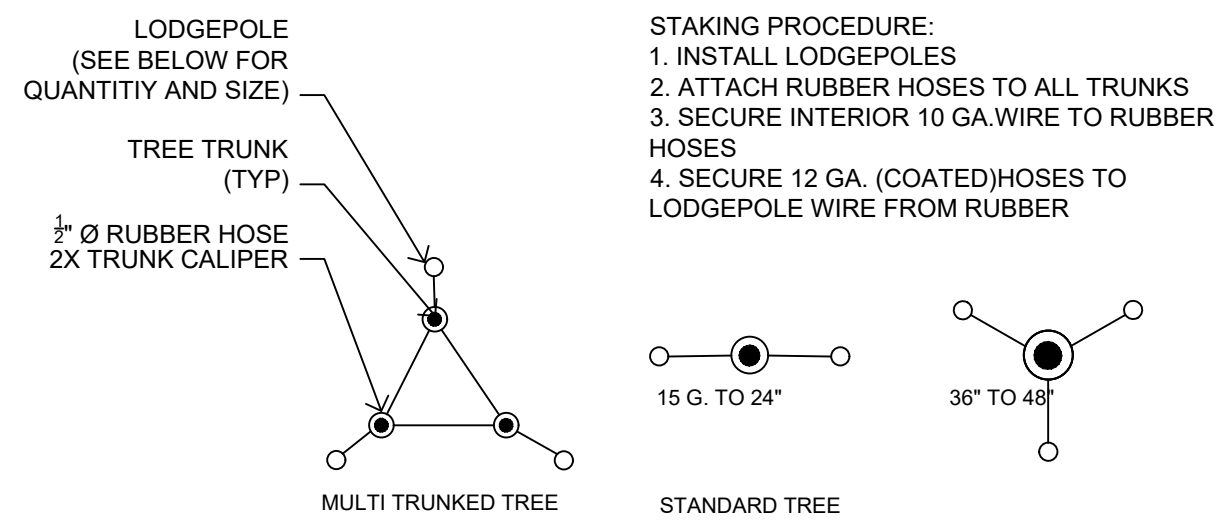


2.6 *Raised Planter Wall - River Rock*
Scale: 1/2" = 1'-0"



1.3 Tree Staking Detail

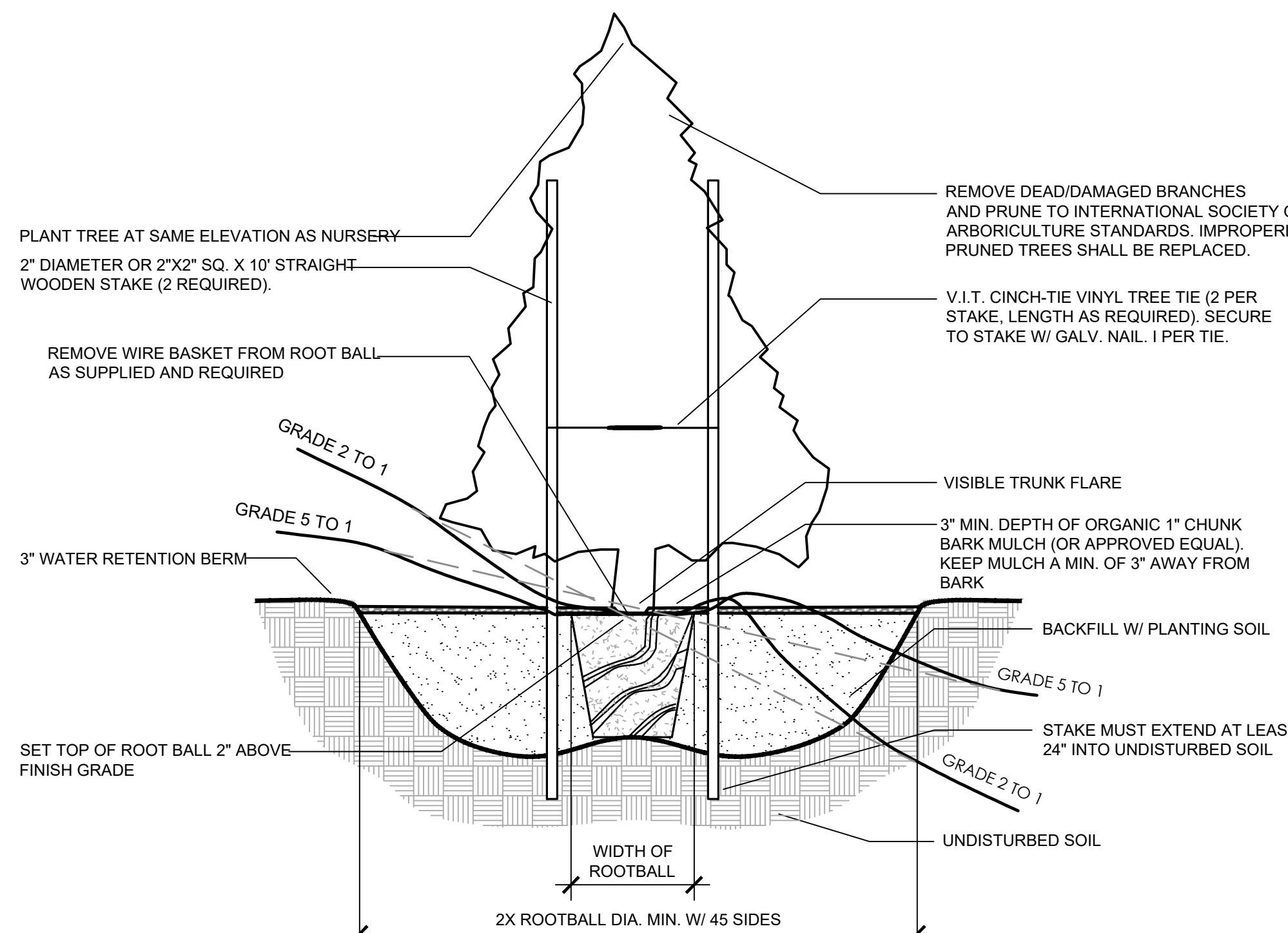
Scale: N.T.S.



LODGEPOLE SIZING CHART	
15 GAL TO 24" BOX MATERIAL	2- 2" X 10'-0" LODGEPOLE STAKES
36" BOX AND 48" BOX	3- 3" X 12'-0" LODGEPOLE STAKES
*NOTE: STAKES MAY BE TRIMMED AS NECESSARY	

1.7 Tree Staking Diagram

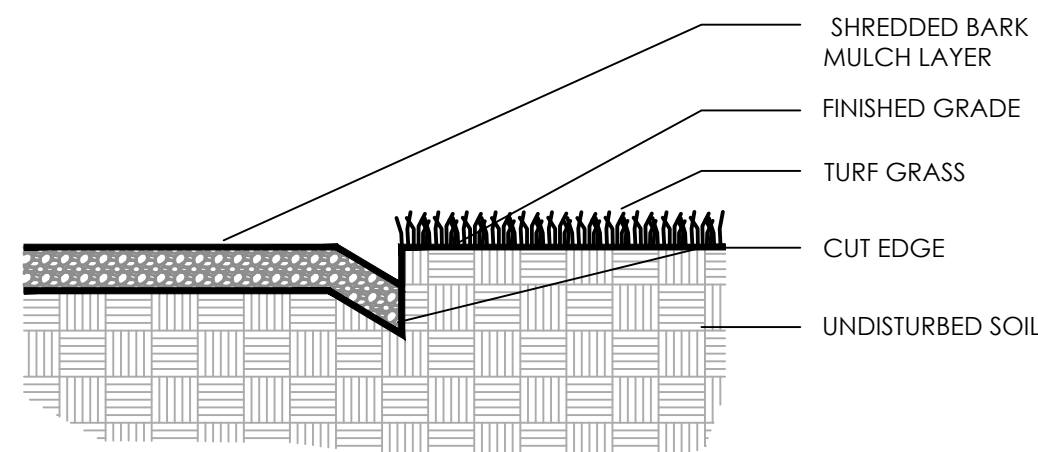
Scale: NTS



- 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 WILL OCCUR).
 4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.2 Evergreen Tree Planting Detail

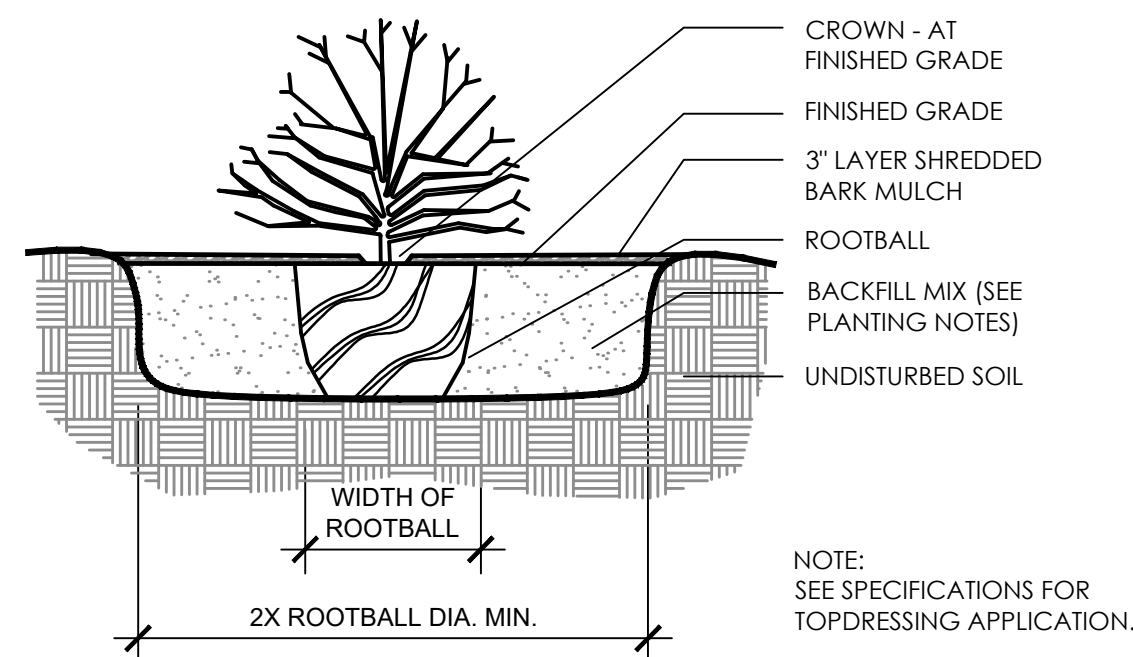
Scale: N.T.S.



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

1.6 Cut Edge Detail

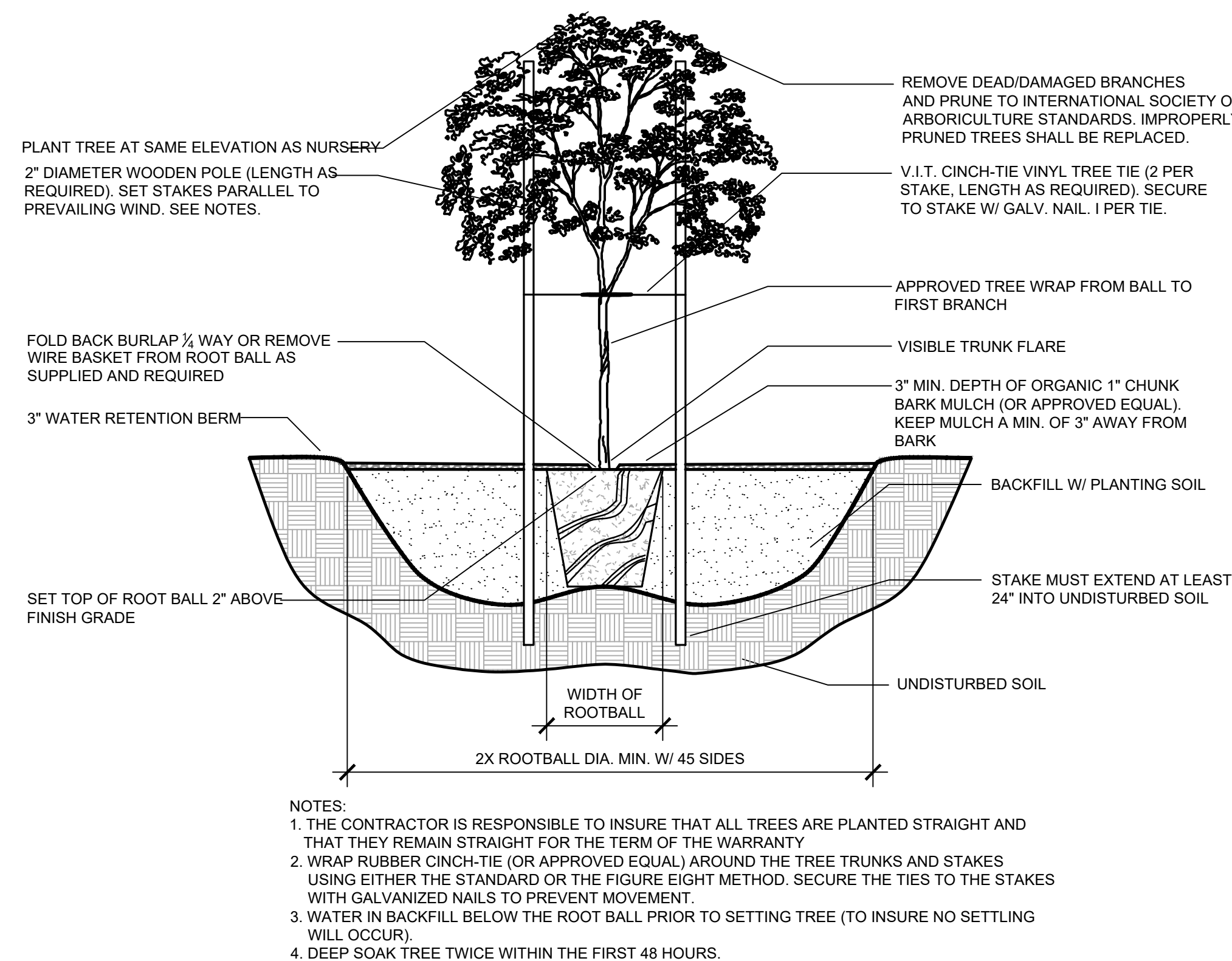
Scale: N.T.S.



NOTE:
SEE SPECIFICATIONS FOR TOPDRESSING APPLICATION.

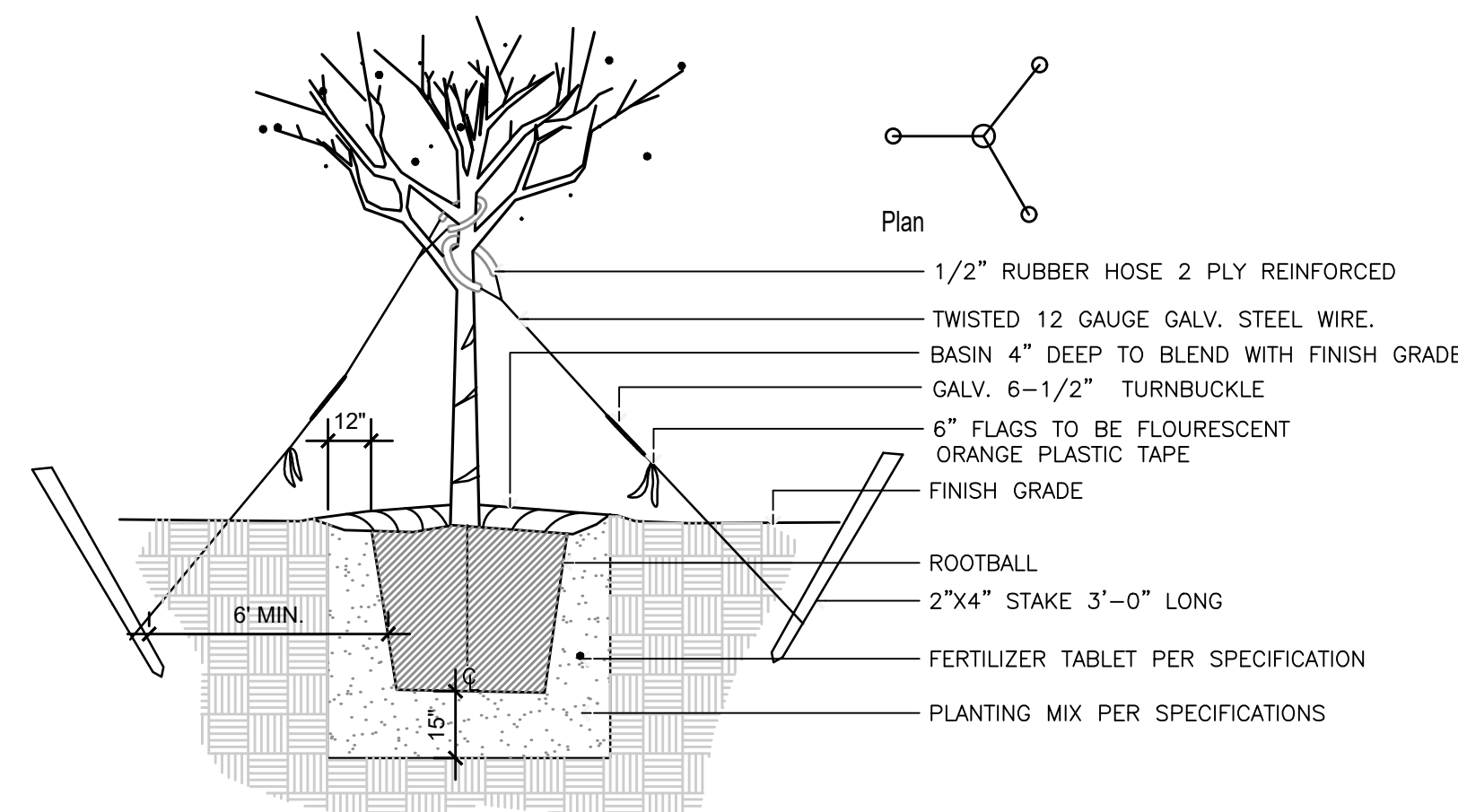
1.5 Shrub Planting Detail

Scale: N.T.S.



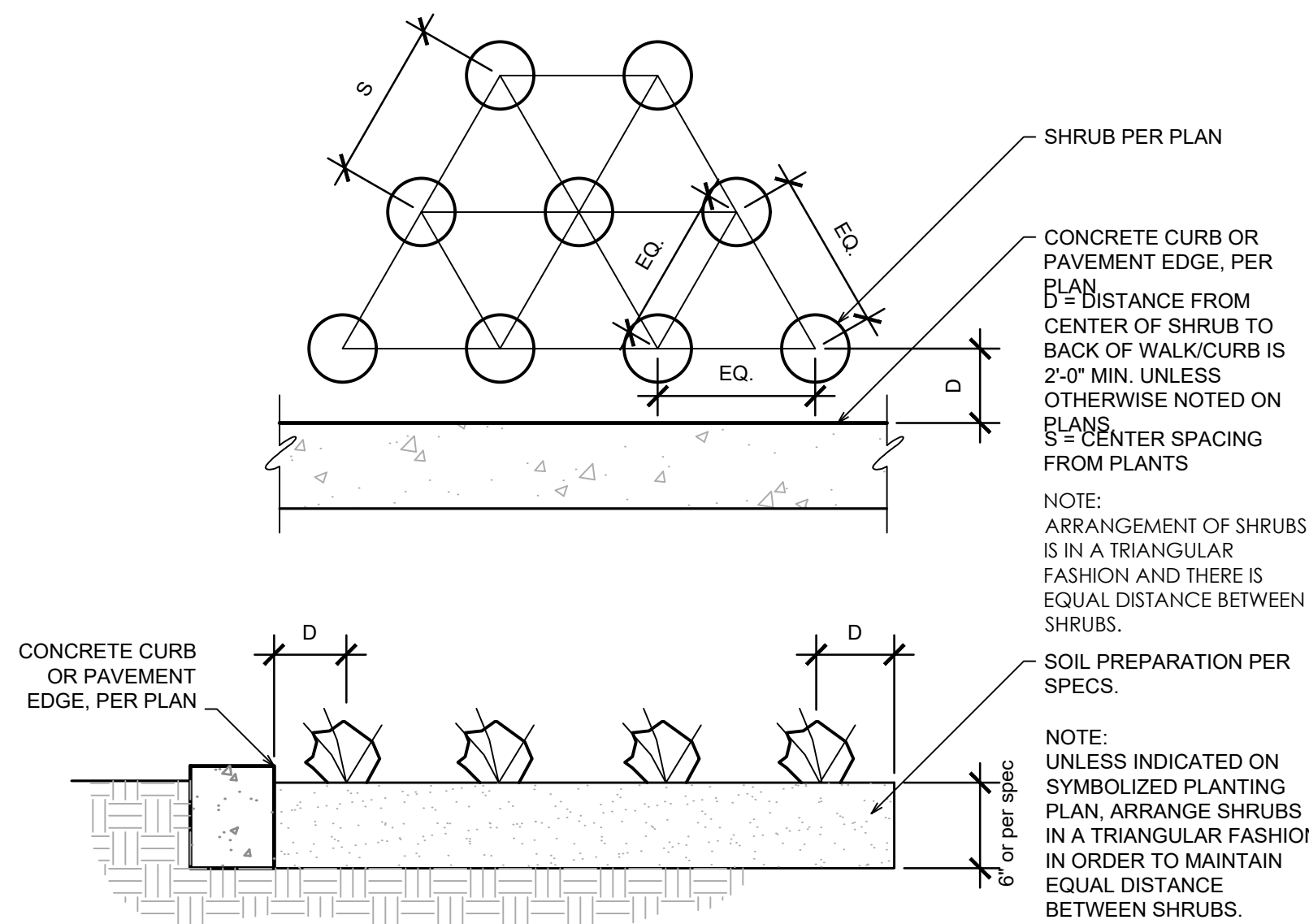
1.1 Deciduous Tree Planting Detail

Scale: N.T.S.



1.4 Tree Guying Detail

Scale: N.T.S.



1.8 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 of 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: Warrant 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 bulwip 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.

Hydrosed 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 hydroseder 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 No 5 Phase: 5 Date: 12/30/2021

Developable Lots: 50 Review No: 1

Developer: M3 Companies

Tel: 208.939.6263 Fax: _____ Email: _____

Engineer: Keith Morse, P.E.

Tel: 208.376.7330 Fax: _____ Email: _____

Property Address: HWY 16 and Moon Valley Rd

Reviewed By: Mike Hickman, Keller Associates

Review Check By: Ryan Morgan, P.E., Keller Associates

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.
3	X			Provide (1) copy of the "Preliminary Plat Findings of Fact and Conclusions of Law".
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."
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.
15	X			"Change of Ownership" document filed with the IDWR to the HOA for all conveyable water rights.

CONSTRUCTION DRAWING REVIEW

ITEM	OK	NEED	N/A	GENERAL
16	X			Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho.
17	X			Natural features map showing all existing site features and 1-foot contour elevations is provided in accordance with the City's code.
18	X			Each sheet has north arrow, graphic scale, date, title block and sheet number.
19	X			All profiles are drawn to the same horizontal scale as

				plan views.
20	X			Street lighting plans are provided showing pole locations and luminary types. At every corner and end of cul-de-sac. 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
21			X	Provide completed Floodplain Application. Floodplain application must be approved prior to approval of final plat.
22			X	Floodplain and floodway boundaries and elevations are shown on the grading plans and final plat.
23			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.
24			X	Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space).
25			X	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
26			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.
27			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
28			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
29	X			Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
30	X			Grading plans show finished, existing, and base flood 1-foot contour elevations.
31		X		Drainage facilities and easements are shown. It appears that S Big Star Ln is not included in the drainage report for this phase or phase 3 where the water is draining into. Please clarify.
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 erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
38	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.
39	X			Existing and proposed elevations match at property boundaries.
ITEM	OK	NEED	N/A	DRAINAGE PLAN
40	X			Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
41	X			Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
42	X			Narrative is provided that describes the proposed method of stormwater retention.
43	X			Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer)
44	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)
45	X			Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
46	X			Section view of drainage facility provided.
47	X			Able to determine drainage directions from information given.
48	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
49			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
50		X		Storm water pretreatment provided. BMP facilities are designed in conformance with the "State of Idaho Catalog of Stormwater Best Management Practices". Provide an approved BMP pretreatment facility prior

				to discharging into pond.
51	X			5-foot setback from property line maintained for drainage facilities.
52	X			Drainage basin / pond dimensions listed or noted.
53			X	Drainage facilities drawn to scale on grading and drainage plan.
54			X	Drain rock, ASTM C33 sand, or pond liner specified.
55			X	3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail.
56			X	Vegetative cover shown over biofiltration facilities.
57	X			Appropriate license agreements have been executed and are provided for offsite discharge of storm water.
ITEM	OK	NEED	N/A	GRAVITY IRRIGATION
58		X		Plan approval letter is provided from the appropriate irrigation district.
ITEM	OK	NEED	N/A	PRESSURE IRRIGATION
59	X			Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).
60	X			The pressure irrigation system is <i>not</i> connected to the potable water system.
61		X		Design provides a minimum of 15 gpm @ 45 PSI to each destination point. Please provide pressure irrigation report.
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.
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 will be transferred to the association managing entity.
68		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.
ITEM	OK	NEED	N/A	RE-SUBMITTAL REQUIREMENTS*

69		X		Return (1) one revised plan set in pdf format with the redlined set for review and/or approval to Keller Associates. Unbound or un-collated plan sets will not be accepted.
70		X		Provide a response letter, referencing the City of Star , with the revised plan set that highlights what actions were taken to correct any outstanding items.

***All re-submittals should be returned to the City of Star for re-review.**

Notes:

Additional Final Plat Comments:

-

Additional Construction Drawing Comments:



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

December 30, 2021

By e-mail: snickel@staridaho.org

City of Star
P.O. Box 130
Star, Idaho 83669

Subject: Moon Valley Subdivision Final Plat Ph 5, FP-21-32

Dear Mr. Nickel:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

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

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK283