



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department *Shen T. Mink*

MEETING DATE: **November 21, 2023**

FILE(S) #: **FP-23-16, Final Plat, Trident Ridge Subdivision Phase 7**

REQUEST

Applicant is seeking approval of a Final Plat for Trident Ridge Subdivision Phase 6, consisting of 55 residential lots and 9 common lots on 19.06 acres. The phase is located on the east side of Wing Road, north of Beacon Light Road in Star, Idaho. Ada County Parcels R4830410310, R4830410210, R4830410110.

APPLICANT/REPRESENTATIVE:

Becky Yzagurrie-Ardurra
Ardurra
2471 S. Titanium Place
Meridian, Idaho 83642

OWNER:

Brookfield Holdings (Hayden II) LLC
250 Vesey St., 15th Floor
New York, NY 10281

PROPERTY INFORMATION

Land Use Designation - Residential R-3-PUD

Phase 7

Acres - 13.42 acres
Residential Lots - 38
Common Lots - 7

HISTORY

September 4, 2007 Council approved applications for Annexation and Zoning (R-1 & R-3)

November 21, 2017 Public hearing for Preliminary Plat (PP-17-04) was tabled until December 19, 2017 so Council could do a site visit of property.

November 22, 2017 Council visited the proposed development location.

December 19, 2017	Council approved the Preliminary Plat (PP-17-04) for Trident Ridge Subdivision consisting of 143.6 acres, 324 residential lots and 23 common lots with a density of 2.26 du/ac. City accepted the donation of a parcel of land for a city park of +/- 50 acres and agreed to pay up to \$60k toward a bridge at the end of Wing Road for emergency vehicle access.
January 2, 2018	Council formally clarified that a pedestrian foot bridge is to be built along with eight parking spaces and the use of park impact fees not to exceed \$60k for construction of an emergency vehicle access bridge.
June 4, 2019	Council approved Final Plats for phase 1 and 2 (FP-18-04 & FP-18-05). Phase 1 sits on 17.12 acres and has 45 residential lots and 8 common lots. Phase 2 is on 2 acres and consists of 20 residential lots and 0 common lots.
October 6, 2020	Council approved the Final Plat for Phase 3 (FP-20-15) sitting on 11 acres and consisting of 46 residential lots and 1 common lot.
April 20, 2021	Council approved the Final Plat for Phase 4 (FP-21-05) sitting on 10.56 acres and consisting of 38 residential lots and 2 common lots.
May 4, 2021	Council approved the Final Plat for Phase 5 (FP-21-06) comprised of 11.90 acres and consisting of 37 residential lots and 3 common lots.
November 15, 2022	Council approved the Final Plat for Phase 6 (FP-22-24) comprised of 19.06 acres and consisting of 55 residential lots and 9 common lots.

GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for phase 7 of Trident Ridge Subdivision consisting of 38 residential lots and 2 common lots on 13.42 acres. After phase 7, 288 residential lots will have been approved in final plats. The preliminary plat originally approved 324, **leaving 36 residential lots for the remaining phases of Trident Ridge Subdivision.**

The Final Plat layout for Phase 7 generally complies with the approved Preliminary Plat.

In recent discussions with the applicant regarding the dedication of the future park property and construction of a bridge over Farmers Union Ditch, issues with the irrigation district, an adjacent property owner, and the applicants desire to continue the phasing of the development have arisen. Staff and the Mayor have met with the applicant regarding this issue with the discussion that the applicant should move forward with the dedication prior to signature of Phase 5, and that the applicant should provide their share portion of the bridge construction in the amount of \$60,000.00. Once this is completed, the City will work with the District and the Community moving forward, allowing the applicant to complete the development without the park and bridge issues as their responsibility. **Council should discuss the acceptance of this.**

For the eight parking stalls that were requested to be part of the improvements at the end of Wing Road, a condition will be added requiring the completion of the spaces as part of the Phase 8 construction.

The dedication of the park has been delayed by the City and was not part of any of the previous phases. Prior to signature of the final phase of the development, the park shall be dedicated, and the \$60,000 shall be paid and the parking area improved.

Original Preliminary Plat Review:

Site Data:

Total Acreage of Site – 143.6 acres

Total Number of Lots – 347 lots

Total Number of Residential Lots – 324 lots

Total Number of Common Lots – 23 lots

Total Number of Commercial Lots – None

Type of Units – Single Family Units

Dwelling Units Per Gross Acre – 2.26 Units per acre

Total Acreage of Common Lots – 64.4 acres

Percent of Site as Common Area – 45.6%

General Site Design Features:

Landscaping

The landscape plan submitted was approved as far as the locations. However, the UDC, Chapter 4, Section B-7 C-3 Street Trees, states that a minimum density of one (1) tree per thirty-five (35) linear feet is required. This can be accomplished with the requirement of having trees installed in the front yards of each lot.

Open Space

Open space for the subdivision comes in the form of passive green space, active play areas, exercise trails, picnic area, and a large natural park area with trails.

Street Design.

Public Streets

All new streets are required to meet Ada County Highway District regulations and City of Star requirements. The applicant has agreed to construct all new streets starting in Phase 6 with street widths of 36' from back of curb to back of curb. The Applicant requested and was granted a waiver of block lengths exceeding 500' as part of the original approval.

Sidewalks

The Applicant will be required to provide sidewalks throughout the development.

Lighting

Streetlights shall be of the same design throughout the entire development and shall be required to follow the "dark skies" regulations.

Public Park Proposal:

The Applicant intends to develop only the Residential (R3) portion of the subdivision. In the original application approved by the City, the Applicant offered to give to the City the 50 plus acre property above the Farmers Union Canal; in exchange the City agreed to provide up to \$60,000 for construction of a new bridge at the end of Wing Road for emergency vehicle use only.

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 7 is 3.50 du/acre.

Common/Open Space and Amenities – This phase will include a tot lot and fitness station along with connecting walking paths.

Setbacks – The applicant has not requested any special setbacks and the development will adhere to the requirements of the R-3 zone.

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to living area/side load garage 20' to garage face	15'	5' per story (2)	20'

Streetlights – Streetlight plan/design specifications were previously submitted with the final plat application for previous phases. The streetlight design meets the dark sky standards consistent with the intent of the city. Streetlights shall be consistent throughout the remaining phases of the subdivision.

Mailbox Clusters – The Star Postmaster, Mel Norton has provided an approval letter for the mailbox clusters for this development. A letter of approval indicating specific locations has been provided in the original submittal documents for prior phases.

Street Names - Applicant has provided documentation from Ada County that the proposed street names have been approved. Correct street names are reflected on the final plat.

Landscaping: As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted**

landscape plan appears to satisfy these requirements with one exception. There is a portion of Lot 1, Block 17 that does not have any trees. The pipe in this area is for historical runoff and not ACHD stormwater. Staff believes that this area could have trees planted over it. Staff requests trees to be planted in this area to match the rest of Scenic View Lane.

Sidewalks - Sidewalks are proposed at five-foot (5') widths and will be attached throughout the overall subdivision.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on October 24, 2023.

October 24, 2023	Star Sewer & Water Dist.	Email
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FINDINGS

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

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

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

B. Public services are available or can be made available and are adequate to accommodate the proposed development.

Staff finds that all public services are available and able to accommodate this development.

C. There is public financial capability of supporting services for the proposed development.

Staff knows of no financial hardship that would prevent services from being provided.

D. The development will not be detrimental to the public health, safety or general welfare; and, *Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.*

E. The development preserves significant natural, scenic or historic features.

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

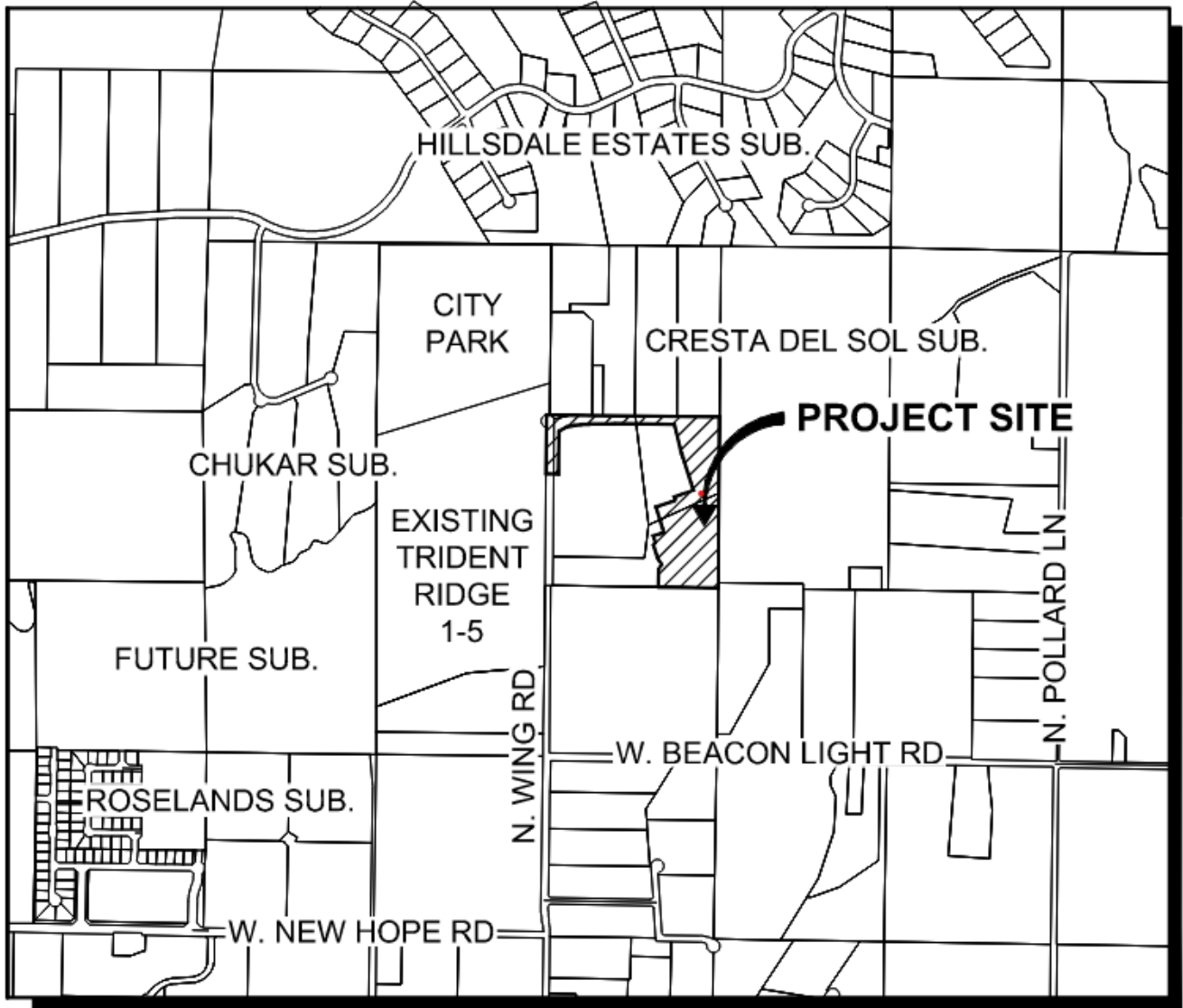
CONDITIONS OF APPROVAL

1. **The applicant shall dedicate the park area and provide the City with a payment of \$60,000.00 for future improvements to the Farmers Union Ditch crossing prior to signature of the final phase of the development. The applicant shall work with City Staff on the transfer and payment.**
2. **The applicant shall complete the parking area improvements prior to signature of the final plat for Phase 8, when Scenic View Drive is completed and the right-of-way for the cul-de-sac of N. Wing Road is vacated.**
3. **All public streets shall be constructed with 36' widths.**
4. **Lot 1, Block 17 shall have trees planted along Scenic View Lane every thirty-five (35) feet, as per code.**
5. The approved Final Plat for Trident Ridge Subdivision Phase 7 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
6. 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.
7. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
8. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
9. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
10. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
11. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
12. The streetlight design and style should utilize the lights already in place from previous phases and be consistent through all phases of the development.
13. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
14. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
15. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
16. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.

17. A separate sign application is required for any subdivision sign.
18. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
19. 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.
20. 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.
21. 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.
22. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
23. All common areas shall be maintained by the Homeowners Association.
24. 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.**
25. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
26. **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.
27. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-23-16 Trident Ridge Subdivision, Final Plat, Phase 7 on _____, _____ 2023.



VICINITY MAP

NOT TO SCALE



August 17, 2023

City of Star
Attn: Ryan Field
Planning and Zoning
P.O. Box 130
Star, ID 83669

RE: Trident Ridge Subdivision No. 7 Final Plat Application

Dear Staff and City Council Members,

Attached for your review is the Final Plat application for Trident Ridge Subdivision No. 7. This plat has been submitted per the City of Star's Zoning Code and the approved preliminary plat of Trident Ridge Subdivision.

Phase 7 of Trident Ridge Subdivision will include 38 single-family residential lots and 2 common lots on 13.42 acres. The gross density for this phase is 3.42 units per acre. Lot sizes range from 5,137 SF to 15,180 SF, with an average lot size of 6,980 SF. The approved open space consists of 2.48 acres of landscaped common lots accounting for 18.5% of the phased development area. Amenities in this phase include a children's play structure, beautifully landscaped pathways, and open space.

Construction of Phase 7 will comply with the approved preliminary plat and conditions of approval. As you complete your review, please don't hesitate to let me know if we can provide any additional information to clarify the project's vision. I can be reached via email at BYzaguirre@ardurra.com or at 208-323-2288.

Respectfully,

Becky Yzaguirre
Land Use Planner



09/13/2023 10:42:19 AM

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

FINAL PLAT APPLICATION

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

FILE NO.: <u>FP-23-16</u>
Date Application Received: <u>9-13-2023</u> Fee Paid: <u>\$2840.00</u>
Processed by: City: <u>Barbara Norgrove</u>

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Becky Yzagurrie- Ardurra
Applicant Address: 2471 S. Titanium Pl. Meridian, ID. Zip: 83642
Phone: 208-323-2288 Email: BYzaguirre@ardurra.com

Owner Name: Brookfield Holdings (Hayden II) LLC
Owner Address: 250 Vesey St, FL 15. New York, New York Zip: 83669
Phone: (208) 948-7012 Email: escheck@hayden-homes.com

Representative (e.g., architect, engineer, developer):
Contact: Becky Yzagurrie Firm Name: Ardurra
Address: 2471 S. Titanium Pl. Meridian, ID. Zip: 83642
Phone: 208-323-2288 Email: BYzaguirre@ardurra.com

Property Information:

Subdivision Name: Trident Ridge Phase: 7

Parcel Number(s): R4830410115

Approved Zoning: R-3 Units per acre: 3.42

Total acreage of phase: 13.42 Total number of lots: 54

Residential: 47 Commercial: N/A Industrial: N/A

Common lots: 7 Total acreage of common lots: 2.48 Percentage: 18.5

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

Special Flood Hazard Area: total acreage N/A number of homes N/A

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>38, phasing has been altered</u>	<u>54</u>
Number of Common Lots:	<u>2</u>	<u>7</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>

Roads: W Allyssa Rd, N Eleanor Way, N Coneflower Way N Marionberry Ave, W Kingman St, W Allyssa St, W Novato Dr, Scenic View Ln, W Trident Ridge Dr.

Amenities: children's play structure, beautifully landscaped pathways, and open space

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

Subdivision Name: Trident Ridge Subdivision Phase: 7

Special Flood Hazard Area: total acreage N/A number of homes N/A

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: N/A
 FIRM effective date(s): mm/dd/year N/A
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: N/A
 Base Flood Elevation(s): AE N/A.0 ft., etc.: N/A
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

Applicant (√)	Description	Staff (√)
✓	Completed and signed copy of Final Plat Application	
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
✓	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council. 	
✓	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
✓	Electronic copy of current recorded warranty deed for the subject property	
✓	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
✓	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
✓	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
✓	Electronic copy of vicinity map showing the location of the subject property	
✓	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
✓	One (1) 11" X 17" paper copy of the Final Plat	
✓	Electronic copy of the Final landscape plan**	

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

FEE REQUIREMENT:

*** I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.*



Applicant/Representative Signature

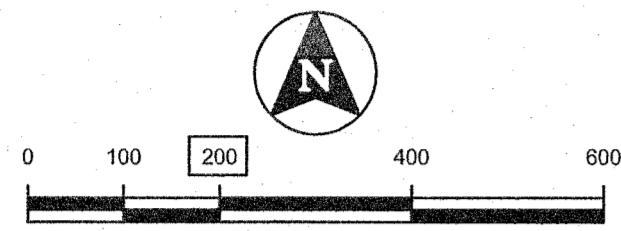
8/17/2023

Date

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PRELIMINARY PLAT FOR TRIDENT RIDGE SUBDIVISION

A PORTION OF THE E 1/2 OF THE W 1/2 OF SECTION 32
TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN
ADA COUNTY, IDAHO
2017



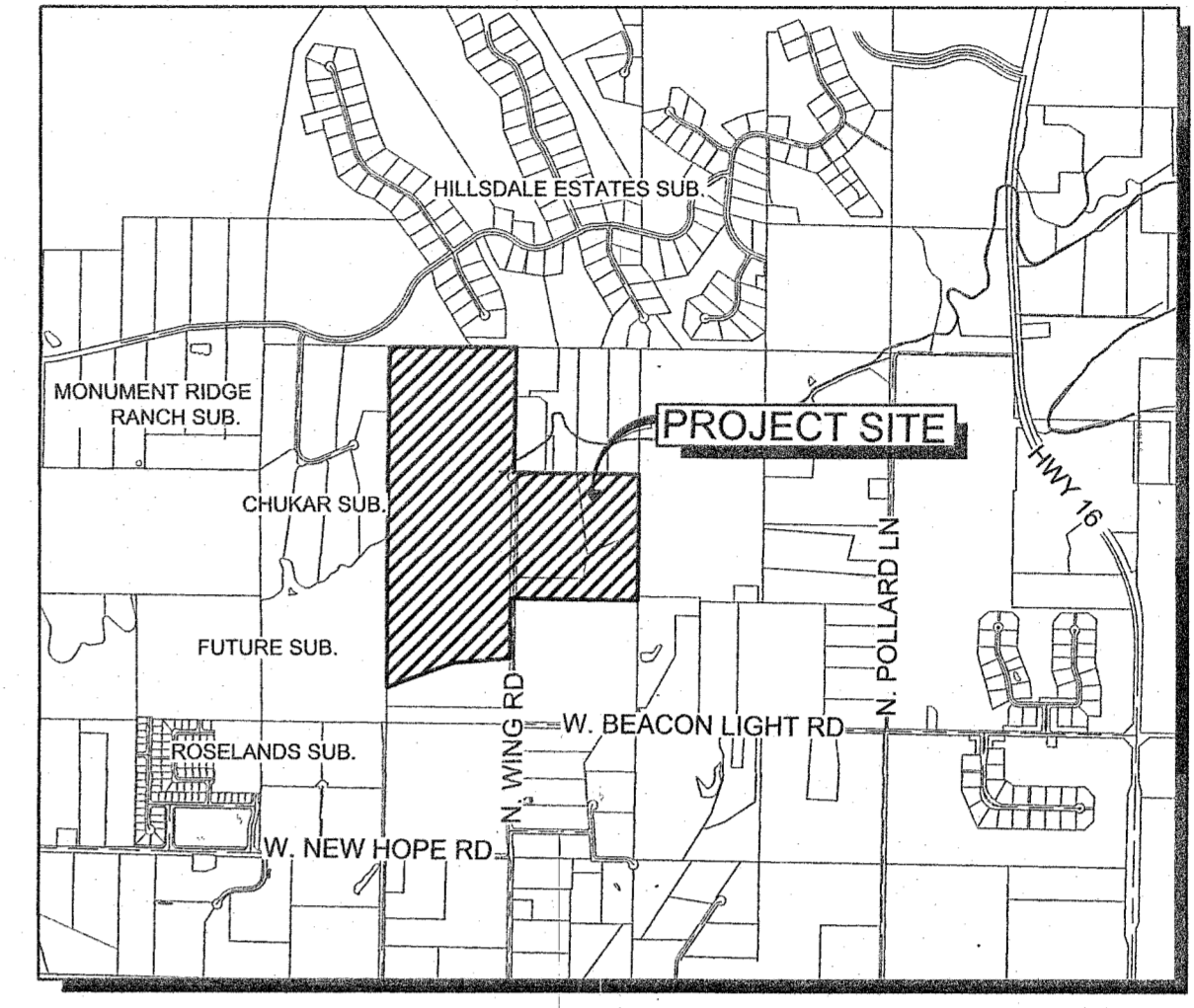
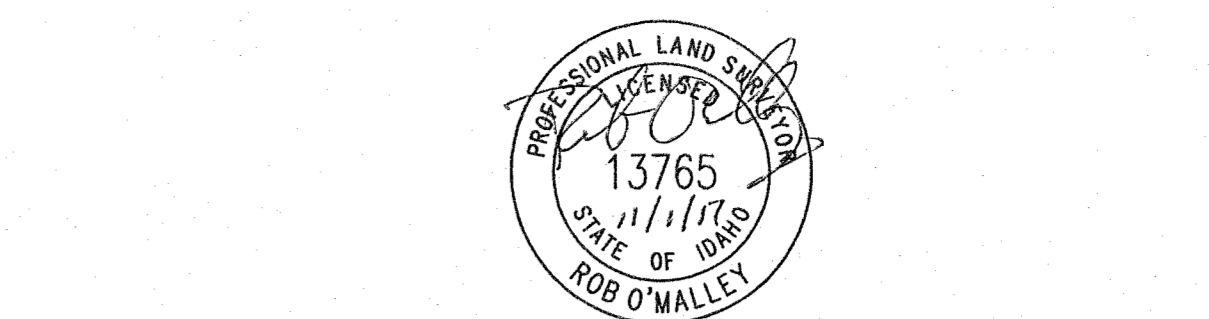
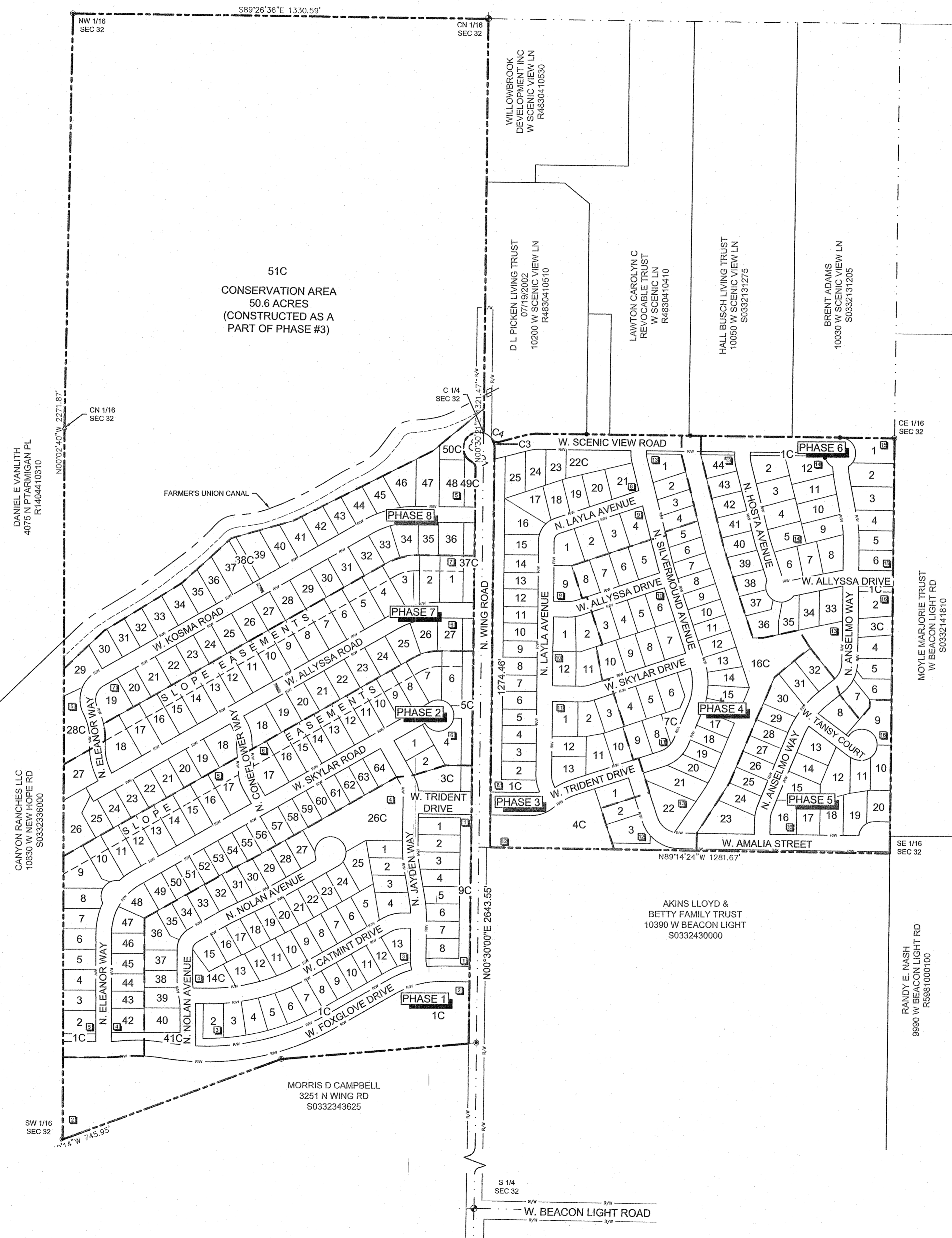
LEGEND

	SUBDIVISION BOUNDARY
	SECTION LINE
	PROPOSED PHASE LINE
	ROAD RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EDGE OF GRAVEL
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED PRESSURE IRRIGATION LINE
	EXISTING GRAVITY IRRIGATION LINE
	PROPOSED DRAINAGE FLOW PATH
	PROPOSED SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED CATCH BASIN/AREA INLET
	PROPOSED GRAVITY IRRIGATION BOX
	PROPOSED BLOCK NUMBER
	PROPOSED RESIDENTIAL LOT NUMBER
	PROPOSED COMMON LOT NUMBER
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

NOTES

- ALL COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE TRIDENT RIDGE HOMES OWNER ASSOCIATION.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A PUBLISHED FLOOD ZONE.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4603 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- THIS PROPERTY IS PROVIDED IRRIGATION SERVICES BY FARMER'S UNION DITCH CO LTD, AND THE OWNER HAS COMPLIED WITH THE IDAHO CODE, SECTION 31-3806 AS IT PERTAINS TO IRRIGATION WATER. THE IRRIGATION SYSTEM SHALL BE OWNED AND OPERATED BY THE HOA.
- STREET DRAINAGE WILL BE ROUTED IN CURB AND GUTTER TO THE STORM SYSTEM. STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES AND THE ADA COUNTY HIGHWAY DISTRICT.
- DIRECT LOT ACCESS TO N. WING ROAD IS PROHIBITED FOR RESIDENTIAL LOTS.
- ALL ROADWAYS ARE PROPOSED TO BE PUBLIC AND DEDICATED TO ACHD. N. WING ROAD SHALL TERMINATE AT W. SCENIC VIEW ROAD AND NOT CONTINUE TO THE NORTH.

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	20.00'	22.56'	64°37'23"	S31°48'41"E	21.38'
C2	50.00'	116.33'	133°17'56"	S41°18'29"W	91.81'
C3	50.00'	29.03'	33°15'58"	N16°18'40"W	28.62'
C4	20.00'	24.91'	71°21'25"	S68°37'21"E	23.33'



VICINITY MAP
SCALE 1" = 2000'

SITE DATA

DEVELOPER/PLANNER
HAYDEN HOMES
TIM MCKWIA
2464 SW GLACIER PL, SUITE 110
REDMOND, OR 97756
(800)923-6607

OWNER
FIRST SECURITY CORPORATION
401 W. FRONT STREET
BOISE, ID 83702

ENGINEER
T-O ENGINEERS
JOHN CARPENTER, PE
332 N. BROADMORE WAY SUITE 101
NAMP, ID 83687
(208) 442-6300

SURVEYOR
T-O ENGINEERS
ROB O'MALLEY, PLS
332 N. BROADMORE WAY SUITE 101
NAMP, ID 83687
(208) 442-6300

ACREAGE SUMMARY
TOTAL = 141.36 AC (EXCLUDE WING ROAD)
ZONE R-1 = 50.60 AC
ZONE R-3 = 90.76 AC

TOTAL = 143.6 AC (INCLUDE N WING ROAD)
WING ROAD = 2.24 AC

OPEN SPACE PROVIDED = 64.40 AC (45.56%)

ZONING
EXISTING R-1 (CONSERVATION LOT 31C):
LOW DENSITY RESIDENTIAL DISTRICT
EXISTING R-3 (PROPOSED RESIDENTIAL LOTS):
MEDIUM LOW DENSITY RESIDENTIAL DISTRICT

SETBACKS
R-3:
FRONT LIVING = 15'
FRONT GARAGE = 20'
REAR = 15'
INTERIOR = 5' PLUS 5' FOR EACH STORY
STREET SIDE - LOCAL = 20'
LANDSCAPE BUFFER
COLLECTOR STREET = 35'
ENTRY WAY = 40'

ROADWAY JURISDICTION
ADA COUNTY HIGHWAY DISTRICT

SEWER AND WATER PROVIDER
STAR SEWER AND WATER

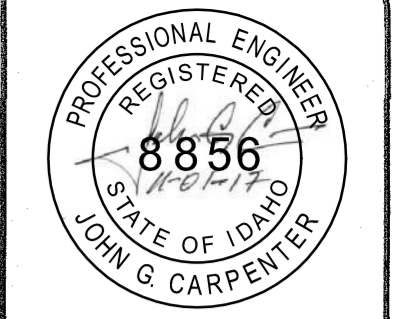
FIRE DISTRICT
STAR FIRE PROTECTION DISTRICT

IRRIGATION DISTRICT
FARMER'S UNION DITCH CO LTD

PHASE	NUMBER OF LOTS
1	56
2	54
3	44
4	36
5	23
6	34
7	38
8	37
TOTAL	324

LOT TYPE	NUMBER OF LOTS	DWELLING UNITS	AREA (AC)	% OF TOTAL
RESIDENTIAL	324	324	56.92	39.64%
COMMON	23	N/A	64.40	44.85%
PUBLIC ROADWAYS	N/A	N/A	20.04	13.96%
N. WING ROAD	N/A	N/A	2.24	1.55%
TOTAL	347	324	143.60	100%
PROPOSED DENSITY	2.26			

- ### SHEET INDEX
- TITLE SHEET
 - LOT DIMENSION (WEST SIDE)
 - LOT DIMENSION (EAST SIDE)
 - UTILITY OVERVIEW
 - GRADING PLAN (CONSERVATION LOT)
 - UTILITY/GRADING/DRAINAGE PLAN (WEST SIDE)
 - UTILITY/GRADING/DRAINAGE PLAN (EAST SIDE)
 - STREET/SEWER PROFILES (WEST SIDE)
 - STREET/SEWER PROFILES (WEST SIDE)
 - STREET/SEWER PROFILES (EAST SIDE)
 - STREET/SEWER PROFILES (EAST SIDE)



E-FILE NAME	DESIGNED	DRAWN	CHECKED	APPROVED
160246-C-BM	K. KEITH	K. KEITH	K. KEITH	J. CARPENTER

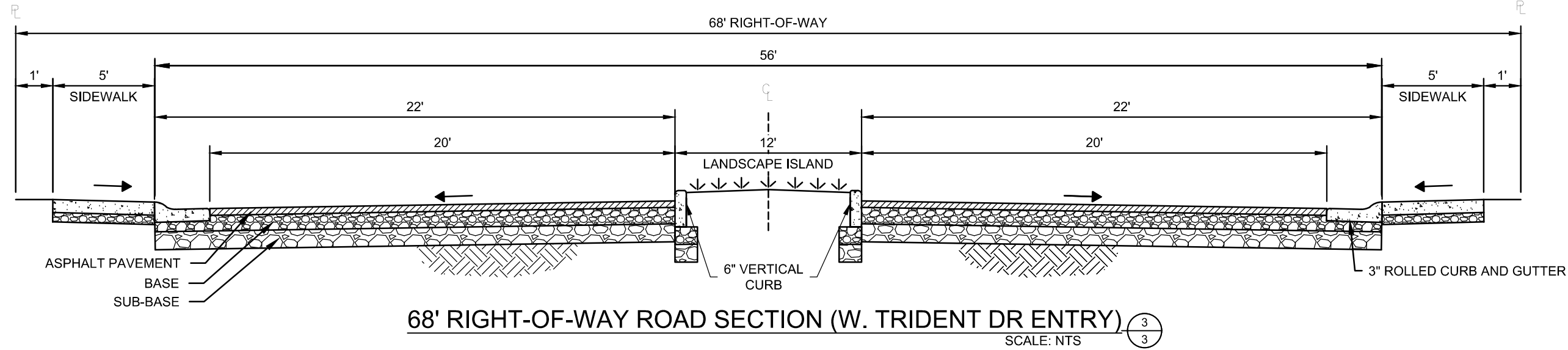
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
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OFFICES ALSO IN:
NAMP, IDAHO
SPOKANE, WA
BOISE, IDAHO

PRELIMINARY PLAT FOR: TRIDENT RIDGE SUBDIVISION TITLE SHEET

ATTENTION:
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET OR 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE

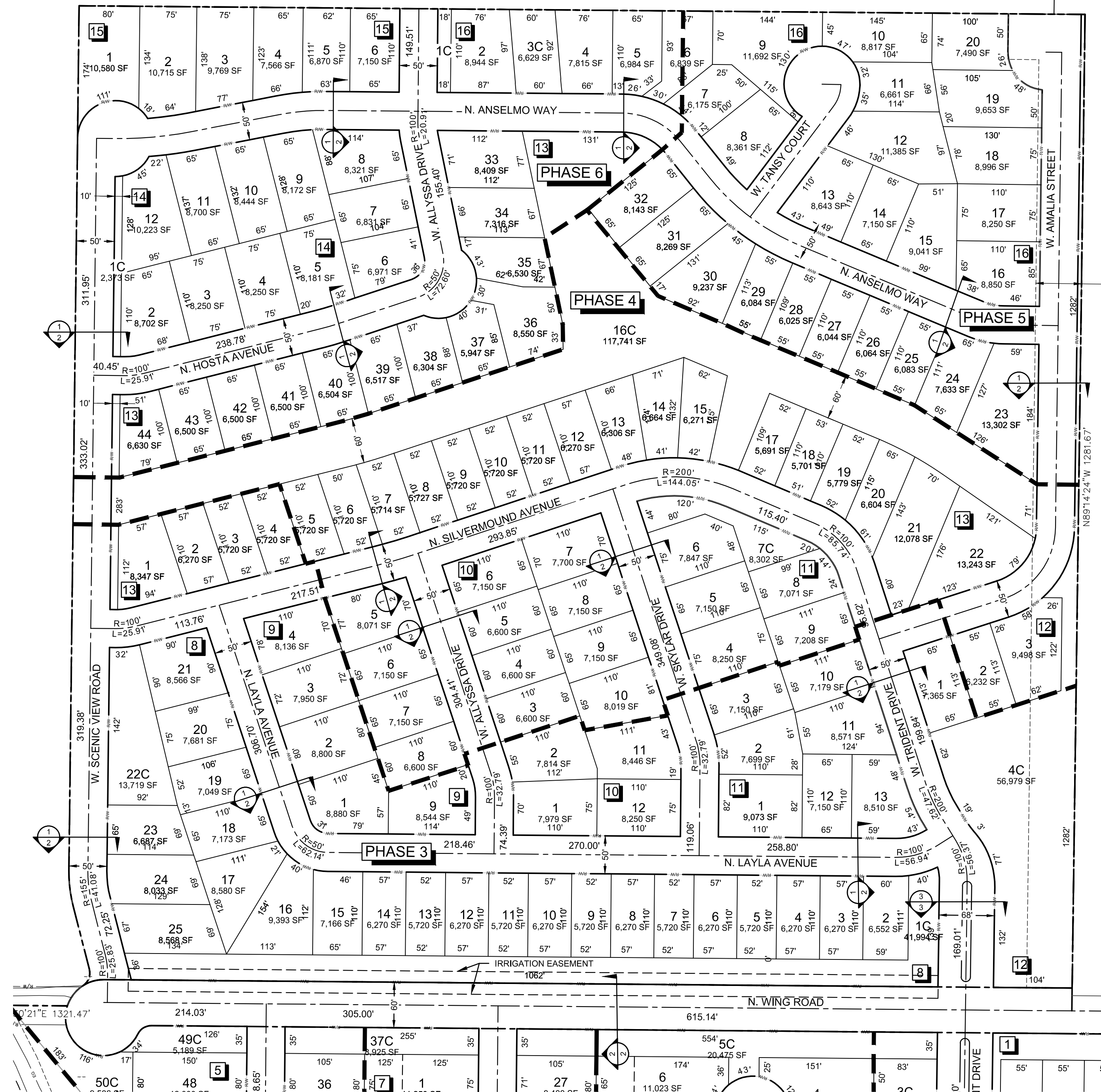
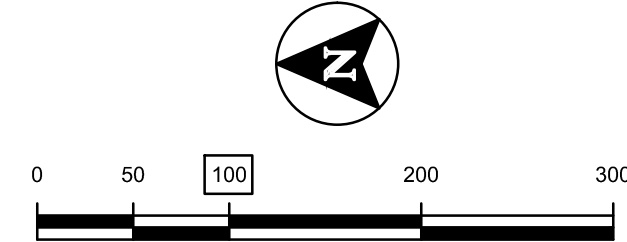
DATE: NOVEMBER 1, 2017
PROJECT: 160245

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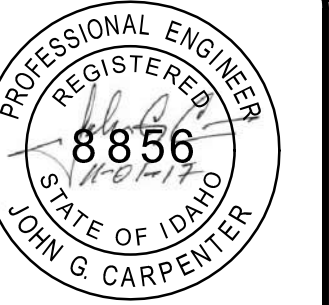


68' RIGHT-OF-WAY ROAD SECTION (W. TRIDENT DR ENTRY)
SCALE: NTS

PRELIMINARY PLAT FOR TRIDENT RIDGE SUBDIVISION



SEE SHEET 2



FILE NAME	DATE	REVISIONS
160245-C-BM		
DESIGNED		
DRAWN		
CHECKED		
APPROVED		

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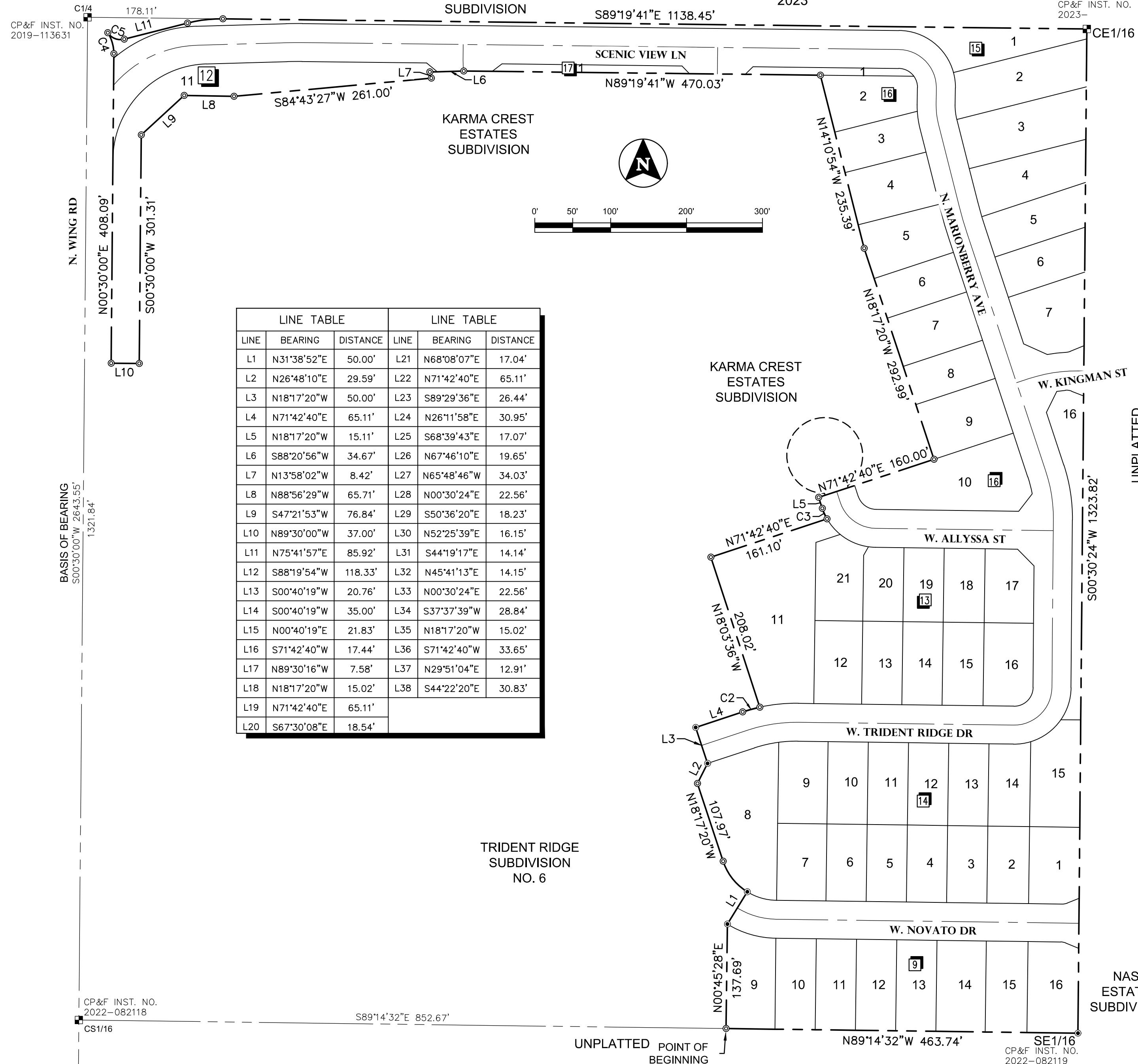
PRELIMINARY PLAT FOR:
TRIDENT RIDGE SUBDIVISION
LOT DIMENSIONS (EAST SIDE)

ATTENTION:
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET OR 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE.

DATE: NOVEMBER 1, 2017
PROJECT: 160245

TRIDENT RIDGE SUBDIVISION NO. 7

PORTIONS OF LOTS 1, 2, AND 3 BLOCK 1 OF KARMA CREST ESTATES SUBDIVISION
 LOCATED IN THE NW1/4 OF THE SE1/4, SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST
 BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO
 2023



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N31°38'52"E	50.00'	L21	N68°08'07"E	17.04'
L2	N26°48'10"E	29.59'	L22	N71°42'40"E	65.11'
L3	N18°17'20"W	50.00'	L23	S89°29'36"E	26.44'
L4	N71°42'40"E	65.11'	L24	N26°11'58"E	30.95'
L5	N18°17'20"W	15.11'	L25	S68°39'43"E	17.07'
L6	S88°20'56"W	34.67'	L26	N67°46'10"E	19.65'
L7	N13°58'02"W	8.42'	L27	N65°48'46"W	34.03'
L8	N88°56'29"W	65.71'	L28	N00°30'24"E	22.56'
L9	S47°21'53"W	76.84'	L29	S50°36'20"E	18.23'
L10	N89°30'00"W	37.00'	L30	N52°25'39"E	16.15'
L11	N75°41'57"E	85.92'	L31	S44°19'17"E	14.14'
L12	S88°19'54"W	118.33'	L32	N45°41'13"E	14.15'
L13	S00°40'19"W	20.76'	L33	N00°30'24"E	22.56'
L14	S00°40'19"W	35.00'	L34	S37°37'39"W	28.84'
L15	N00°40'19"E	21.83'	L35	N18°17'20"W	15.02'
L16	S71°42'40"W	17.44'	L36	S71°42'40"W	33.65'
L17	N89°30'16"W	7.58'	L37	N29°51'04"E	12.91'
L18	N18°17'20"W	15.02'	L38	S44°22'20"E	30.83'
L19	N71°42'40"E	65.11'			
L20	S67°30'08"E	18.54'			

LEGEND

- PROPERTY BOUNDARY
- - - SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- ⊙ FOUND BRASS CAP MONUMENT
- ⊠ FOUND ALUMINUM CAP MONUMENT
- ⊙ FOUND 5/8" IRON ROD
- ⊙ SET 5/8" REBAR
- SET 1/2" REBAR
- 1 LOT NUMBER

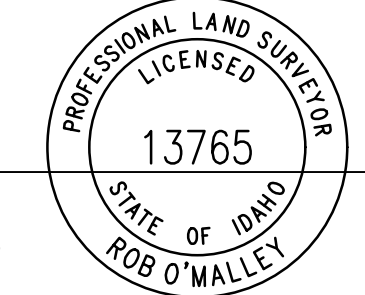
NOTES

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A TEN FOOT (10') WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT.
- REAR LOT LINES HAVE A TEN FOOT (10') WIDE PERMANENT PRESSURE IRRIGATION AND PROPERTY DRAINAGE EASEMENT.
- INTERIOR LOT LINES HAVE A TEN FOOT (10') WIDE PRIVATE PROPERTY DRAINAGE EASEMENT CENTERED ON THE LOT LINE FOR THE PURPOSE OF STORING AND TRANSPORTING PROPERTY DRAINAGE.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 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.
- IRRIGATION WATER HAS BEEN PROVIDED FROM FARMER'S UNION DITCH CO. LTD, IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS AND SHALL BE OBLIGATED FOR ASSESSMENTS FROM SAID DITCH COMPANY AND THE TRIDENT RIDGE SUBDIVISION HOMEOWNER'S ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE 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."
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT OR THE HOMEOWNERS' ASSOCIATION.
- ALL LOTS IN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOT 11, BLOCK 12; LOT 11, BLOCK 13; LOTS 8 AND 16, BLOCK 14; LOT 1, BLOCK 15; LOT 1, BLOCK 16; LOT 1, BLOCK 17; WHICH ARE DESIGNATED AS COMMON LOTS TO BE OWNED AND MAINTAINED BY THE TRIDENT RIDGE SUBDIVISION HOMEOWNERS' ASSOCIATION. SAID LOTS ARE SUBJECT TO A BLANKET PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- NO ADDITION DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE OFFICE OF THE RECORDER, ADA COUNTY.
- DIRECT LOT ACCESS TO NORTH WING ROAD IS PROHIBITED.
- LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 ARE SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM AS SHOWN HEREON. THIS LOT IS ENCUMBERED BY THAT FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS PLAT IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT PER INSTRUMENT NO. 2023-XXXXXX, RECORDS OF ADA COUNTY, IDAHO.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-SUBDIVIDE PORTIONS OF PARCELS "A", "B", AND "C" OF KARMA CREST SUBDIVISION ORIGINALLY RECORDED IN BOOK 60, PAGE 6037-6039 OF PLATS, OFFICIAL RECORDS OF ADA COUNTY, IDAHO; LOTS 1, 2, AND 3, BLOCK 1 OF SAID SUBDIVISION HAVING BEEN RECONFIGURED PER RECORD OF SURVEY NO.12165, RECORDED 01/10/2020, OFFICIAL RECORDS OF ADA COUNTY, IDAHO.

THE ORIGINAL CORNERS PER SAID PLAT AND RECORD OF SURVEY WERE FOUND IN GOOD CONDITION AND IN THEIR TRUE POSITIONS.



ROB O'MALLEY
 IDAHO NO. 13765

ARDURRA

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 NAMPAA, IDAHO 83687
 208-442-6300 | WWW.ARDURRA.COM

SHEET NO. 1 OF 5

TRIDENT RIDGE SUBDIVISION NO. 7



CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	225.00'	23.59'	6'00'30"	N74°42'55"E	23.58'	C22	525.00'	21.44'	2'20'25"	S89°30'06"W	21.44'	C42	175.00'	32.85'	10°45'14"	S77°05'18"W	32.80'
C3	75.00'	15.21'	11°37'10"	N24°09'45"W	15.18'	C23	75.00'	97.06'	74°08'54"	N52°15'14"W	90.43'	C43	175.00'	25.34'	8°17'42"	S86°36'46"W	25.31'
C4	50.00'	29.19'	33°26'45"	N16°13'17"W	28.77'	C24	75.00'	20.53'	15°41'11"	N7°20'12"W	20.47'	C44	75.00'	23.43'	17°53'47"	N81°48'43"E	23.33'
C5	20.00'	24.91'	71°21'24"	S68°37'22"E	23.33'	C25	75.00'	19.23'	14°41'18"	S6°50'15"E	19.17'	C45	75.00'	49.70'	37°57'53"	N53°52'53"E	48.79'
C6	180.00'	47.04'	14°58'22"	S83°11'08"W	46.90'	C26	475.00'	20.26'	2°26'38"	S15°24'13"E	20.26'	C46	75.00'	45.03'	34°24'13"	N17°41'50"E	44.36'
C7	150.00'	125.37'	47°53'14"	S64°23'17"W	121.75'	C27	475.00'	13.79'	1°39'48"	S17°27'26"E	13.79'	C47	225.00'	73.77'	18°47'04"	N8°53'48"W	73.44'
C8	500.00'	20.42'	2°20'25"	S89°30'06"W	20.42'	C28	225.00'	24.79'	6°18'43"	S83°12'47"W	24.77'	C48	175.00'	11.48'	3°45'36"	S83°12'43"W	11.48'
C9	100.00'	14.29'	8°11'12"	S3°25'17"E	14.28'	C29	18.00'	5.84'	18°36'00"	N77°04'09"E	5.82'	C49	18.00'	8.25'	26°14'46"	N81°47'06"W	8.17'
C10	50.00'	78.54'	90°00'00"	N44°19'41"W	70.71'	C30	25.00'	23.18'	53°07'48"	N62°45'47"W	22.36'	C50	125.00'	67.39'	30°53'16"	S73°47'46"E	66.57'
C11	100.00'	25.92'	14°51'13"	S6°45'18"E	25.85'	C31	25.00'	16.02'	36°42'17"	N17°50'44"W	15.74'	C51	18.00'	6.83'	21°44'16"	N78°22'16"W	6.79'
C12	500.00'	35.84'	4°06'26"	S16°14'07"E	35.83'	C32	125.00'	8.61'	3°56'49"	S1°28'01"E	8.61'	C52	18.00'	7.11'	22°37'29"	N79°26'52"E	7.06'
C13	200.00'	65.57'	18°47'04"	S81°06'12"W	65.28'	C33	125.00'	23.43'	10°44'29"	S8°48'40"E	23.40'	C53	75.00'	40.43'	30°53'16"	S73°47'46"E	39.94'
C14	200.00'	65.57'	18°47'04"	N8°53'48"W	65.28'	C34	525.00'	37.63'	4°06'26"	S16°14'07"E	37.63'						
C15	50.00'	61.92'	70°57'04"	S53°45'52"E	58.04'	C35	175.00'	23.22'	7°36'09"	N14°29'15"W	23.20'						
C16	50.00'	78.77'	90°15'53"	N45°37'40"E	70.87'	C36	25.00'	30.96'	70°57'04"	S53°45'52"E	29.02'						
C17	200.00'	66.49'	19°02'56"	S81°14'08"W	66.19'	C37	75.00'	27.12'	20°43'02"	S40°19'51"E	26.97'						
C18	100.00'	53.91'	30°53'16"	S73°47'46"E	53.26'	C38	75.00'	41.17'	31°27'12"	S66°24'59"E	40.66'						
C19	127.00'	194.68'	87°49'54"	S44°24'57"W	176.17'	C39	75.00'	9.29'	7°05'49"	S85°41'29"E	9.28'						
C20	475.00'	19.40'	2°20'25"	S89°30'06"W	19.40'	C40	25.00'	39.39'	90°15'53"	N45°37'40"E	35.44'						
C21	175.00'	118.86'	38°54'50"	S68°52'29"W	116.58'	C41	225.00'	51.21'	13°02'27"	S84°14'23"W	51.10'						

LEGEND

- PROPERTY BOUNDARY
- - - SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON ROD
- SET 5/8" REBAR
- SET 1/2" REBAR
- 1 LOT NUMBER
- 1 BLOCK NUMBER

PROFESSIONAL LAND SURVEYOR
LICENSED
13765
STATE OF IDAHO
ROB O'MALLEY

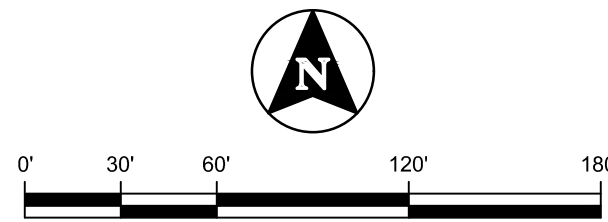
ROB O'MALLEY
IDAHO NO. 13765

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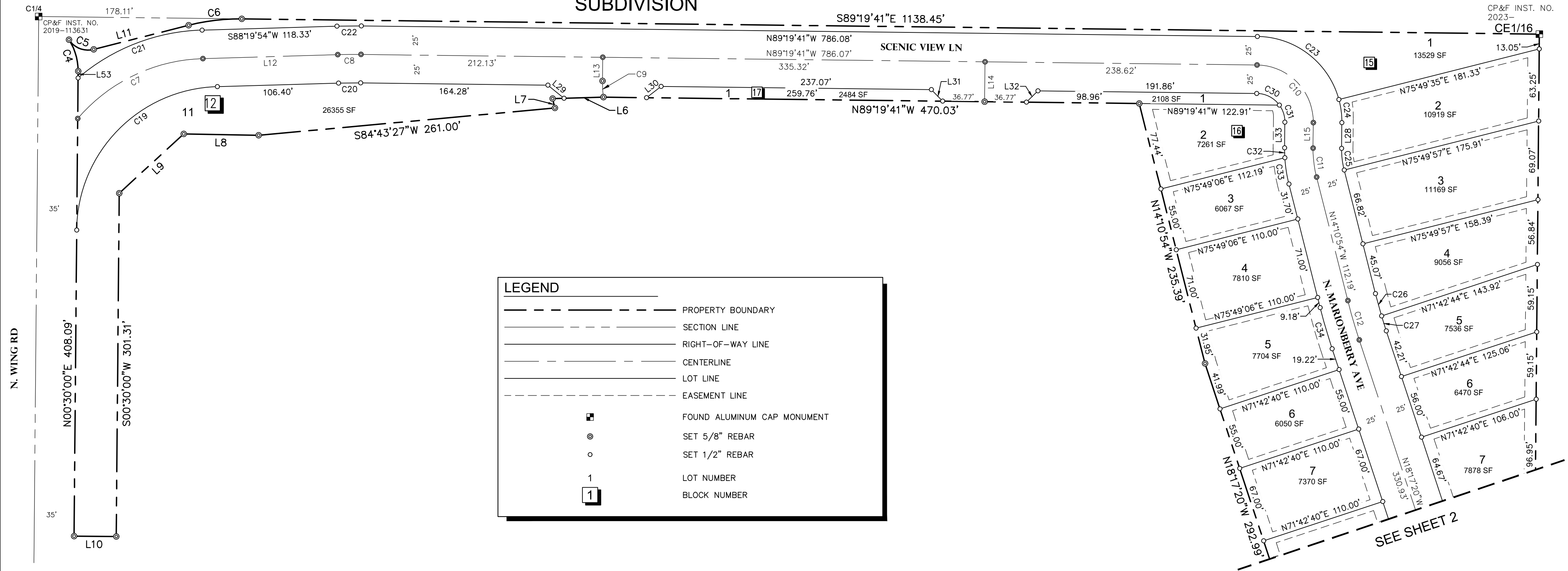
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SHEET NO. 2 OF 5

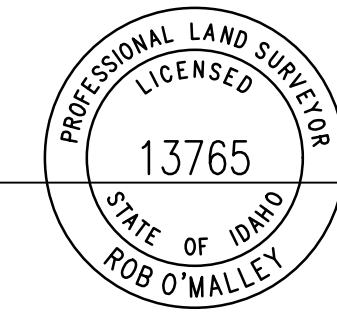
TRIDENT RIDGE SUBDIVISION NO. 7



KARMA CREST ESTATES SUBDIVISION



LEGEND	
	PROPERTY BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	LOT LINE
	EASEMENT LINE
	FOUND ALUMINUM CAP MONUMENT
	SET 5/8" REBAR
	SET 1/2" REBAR
	LOT NUMBER
	BLOCK NUMBER



ROB O'MALLEY
IDAHO NO. 13765

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SHEET NO. 3 OF 5

TRIDENT RIDGE SUBDIVISION NO. 7

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

PORTIONS OF LOTS 1, 2, AND 3 BLOCK 1 OF KARMA CREST SUBDIVISION, RECORDED IN BOOK 60 OF PLATS AT PAGES 6037-6039, RECORDS OF ADA COUNTY, IDAHO. LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING CENTER SOUTH 1/16 CORNER OF SECTION 32; THENCE, ALONG THE SOUTH BOUNDARY OF SAID NW1/4 OF THE SE1/4,

A. S.89°14'32"E., 852.67 FEET TO THE POINT OF BEGINNING; THENCE,

- 1. N.00°45'28"E., 137.69 FEET; THENCE,
2. N.31°38'52"E., 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
3. NORTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 52.44 FEET, THROUGH A CENTRAL ANGLE OF 40°03'48" AND A LONG CHORD WHICH BEARS N.38°19'14"W., 51.38 FEET; THENCE, TANGENT FROM SAID CURVE,
4. N.18°17'20"W., 107.97 FEET; THENCE,
5. N.26°48'10"E., 29.59 FEET; THENCE,
6. N.18°17'20"W., 50.00 FEET; THENCE,
7. N.71°42'40"E., 65.11 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
8. EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 23.59 FEET, THROUGH A CENTRAL ANGLE OF 6°00'30" AND A LONG CHORD WHICH BEARS N.74°42'55"E., 23.58 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
9. N.18°03'36"W., 208.02 FEET; THENCE,
10. N.71°42'40"E., 161.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
11. NORTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 15.21 FEET, THROUGH A CENTRAL ANGLE OF 11°37'10" AND A LONG CHORD WHICH BEARS N.24°09'45"W., 15.18 FEET; THENCE, TANGENT FROM SAID CURVE,
12. N.18°17'20"W., 15.11 FEET; THENCE,
13. N.71°42'40"E., 160.00 FEET; THENCE,
14. N.18°17'20"W., 292.99 FEET; THENCE,
15. N.14°10'54"W., 235.39 FEET; THENCE,
16. N.89°19'41"W., 470.03 FEET; THENCE,
17. S.88°20'56"W., 44.70 FEET; THENCE,
18. S.13°58'02"E., 8.42 FEET; THENCE,
19. S.84°43'27"W., 261.00 FEET; THENCE,
20. N.88°56'29"W., 65.71 FEET; THENCE,
21. S.47°21'53"W., 76.84 FEET; THENCE,
22. S.00°30'00"W., 301.31 FEET; THENCE,
23. N.89°30'00"W., 37.00 FEET TO THE EAST RIGHT-OF-WAY OF NORTH WING ROAD AS SHOWN ON SAID PLAT OF KARMA CREST ESTATES SUBDIVISION; THENCE, ALONG SAID RIGHT-OF-WAY,
24. N.00°30'00"E., 408.09 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
25. NORTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 29.19 FEET, THROUGH A CENTRAL ANGLE OF 33°26'45" AND A LONG CHORD WHICH BEARS N.16°13'17"W., 28.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE AND THE NORTH BOUNDARY OF SAID LOT 3; THENCE, LEAVING SAID RIGHT-OF-WAY, ALONG THE NORTH BOUNDARY OF SAID LOT 3 AND LOT 1, THE FOLLOWING COURSES:
26. SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 24.91 FEET, THROUGH A CENTRAL ANGLE OF 71°21'24" AND A LONG CHORD WHICH BEARS S.68°37'22"E., 23.33 FEET; THENCE, TANGENT FROM SAID CURVE,
27. N.75°41'57"E., 85.92 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
28. EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 47.04 FEET, THROUGH A CENTRAL ANGLE OF 14°58'22" AND A LONG CHORD WHICH BEARS N.83°11'08"E., 46.90 FEET; THENCE, TANGENT FROM SAID CURVE,
29. S.89°19'41"E., 1138.45 FEET TO THE CENTER EAST ONE-SIXTEENTH CORNER OF SAID SECTION 32; THENCE, ALONG THE EAST BOUNDARY OF SAID NW1/4 OF THE SE1/4,
30. S.00°30'24"W., 1323.82 FEET TO THE SOUTHEAST ONE-SIXTEENTH CORNER OF SAID SECTION 32; THENCE, ALONG THE NORTH BOUNDARY OF SAID NW1/4 OF THE SE1/4,
31. N.89°14'32"W., 463.74 FEET TO THE POINT OF BEGINNING.

CONTAINING: 13.42 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF STAR, IDAHO, AND SAID CITY OF STAR HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 18th DAY OF May, 2023

By: [Signature]
ANDREW BRAUSA: MANAGER, BROOKFIELD HOLDINGS (HAYDEN II), LLC.

ACKNOWLEDGMENT

STATE OF NEW YORK }
NEW YORK COUNTY } S.S.

ON THIS 18th DAY OF May, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW BRAUSA, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF BROOKFIELD HOLDINGS (HAYDEN II), LLC., WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

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

[Signature]

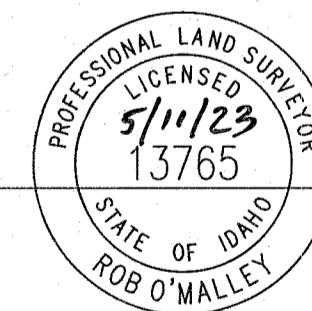
NOTARY PUBLIC FOR THE STATE OF NEW YORK

BRIAN B KO
Notary Public-State of New York
No. 01K06443799
Qualified in New York County
Commission Expires 11/14/2026

CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

[Signature]
ROB O'MALLEY
IDAHO NO. 13765



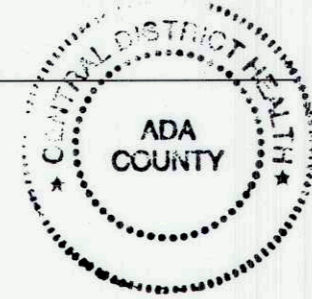
ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM
SHEET NO. 4 OF 5

TRIDENT RIDGE SUBDIVISION NO. 7

HEALTH CERTIFICATE

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 CONDITION OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Traci Badig R.E.H.S. DISTRICT HEALTH



6-7-2023 DATE

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

DATE

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

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

PRESIDENT - ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY TREASURER

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

COUNTY TREASURER

DATE

APPROVAL OF THE CITY ENGINEER

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

CITY ENGINEER ~ STAR, IDAHO

DATE

CERTIFICATE OF COUNTY RECORDER

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 20____, IN BOOK _____ OF PLATS, AT PAGES _____ THROUGH _____ AS INSTRUMENT NO. _____.

DEPUTY

EX OFFICIO RECORDER

APPROVAL OF THE CITY COUNCIL

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

CITY CLERK ~ STAR, IDAHO

Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765



ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM
SHEET NO. 5 OF 5

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LANDSCAPE NOTES:

- ALL CONTRACTOR WORK SHALL BE CONDUCTED IN ACCORDANCE WITH ISPCW (IDAHO STANDARD PUBLIC WORKS CONSTRUCTION), 2013, AND CITY OF STAR, ID CODES, STANDARDS AND STATE AND LOCAL REGULATIONS.
- ALL STRUCTURES, SITE IMPROVEMENTS AND UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO CONSTRUCTION AND PROTECTED. CALL DIG-A-LINE 1-800-342-1585 TO LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO STRUCTURES, UTILITIES OR CONCRETE WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- COORDINATE WITH CIVIL ENGINEERING DRAWINGS FOR PAVING, UTILITIES AND GRADING INFORMATION.
- PREPARE SITE FOR PLANTING BY GRUBBING AND REMOVING WEEDS. IF NECESSARY APPLY ROUND-UP (OR EQUIVALENT HERBICIDE), USING A CERTIFIED APPLICATOR. REMOVE ROCKS AND OTHER MATERIALS OVER 3".
- ALL LAWN AREAS SHALL HAVE MIN 6" OF TOPSOIL AND AND FILL TREE PITS WITH TOPSOIL. TOPSOIL SHALL BE FRIABLE LOAM, PH RANGE 5.5 TO 7, A MINIMUM OF 5% ORGANIC MATERIAL, FREE OF STONES 1 INCH OR LARGER OR ANY OTHER EXTRANEIOUS MATERIALS. IT IS ACCEPTABLE TO AMEND NATIVE SOILS TO MEET THIS TOPSOIL SPECIFICATION IF SOIL TEXTURE IS LOAMY.
- FINE GRADE TO ELEVATIONS SET BY ENGINEER'S PLANS WITH POSITIVE DRAINAGE AWAY FROM STRUCTURES. REFER TO ENGINEER'S PLANS FOR GRADING INFORMATION.
- SURFACE WATER DRAINAGE IS TO BE CONTAINED WITHIN EACH LOT UNLESS EXPRESSLY ALLOWED OTHERWISE BY APPROVED ENGINEERING PLANS.
- IF WORK IS IN THE SPRING, BETWEEN THE MONTHS MARCH TO MAY, THEN APPLY PRE-EMERGANT TO ALL NON-PAVED LANDSCAPE AREAS, EXCEPT AREAS RECEIVING GRASS SOD, PRIOR TO PLANTING.
- BERMING AND GRADING AS SHOWN ON PLANS SHALL HAVE GRADUAL TRANSITIONS TO EXISTING OR ENGINEER PROPOSED GRADES. GRADING SHALL NOT CHANGE FLOW OR DIRECTION OF SURFACE DRAINAGE SWALES AS SHOWN ON ENGINEERS PLANS.
- ESTIMATED QUANTITIES ARE SHOWN FOR GENERAL REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITY ESTIMATES.
- LAY SOD WITHIN 24 HOURS OF HARVESTING. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS AND EVEN GRADES.
- CONTRACTOR RESPONSIBLE FOR KEEPING LANDSCAPED AREAS CLEAN. REMOVE ALL DEBRIS, SPOILS AND TRASH FROM SITE FOR DISPOSAL AT APPROVED LANDFILL OR WASTE DISPOSAL SITE.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM FEDERAL STANDARDS AS REGULATED BY ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK. PLANTS NOT MEETING THESE STANDARDS FOR QUALITY, OR PLANTS DETERMINED TO BE UNHEALTHY BY OWNER'S REPRESENTATIVE, WILL BE REJECTED.
- INSTALL ONLY SPECIFIED PLANTS. PLANT SUBSTITUTES MUST BE APPROVED BY LANDSCAPE ARCHITECT. UNAPPROVED PLANT SUBSTITUTES WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD (ADA COUNTY HIGHWAY DISTRICT) STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- TREES SHALL NOT BE PLANTED WITHIN CLEAR VISION TRIANGLES.
- NO TREES SHALL BE PLACED WITHIN 50' OF STOP SIGN.
- SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR BEGINNING A THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL DEAD OR UNHEALTHY PLANT MATERIAL IMMEDIATELY WITH SAME TYPE AND SIZE AT NO COST TO THE OWNER.
- ALL LANDSCAPE SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM OPERATED BY ONE CONTROLLER, AND DESIGNED WITH HYDRO-ZONES THAT FUNCTION WELL WITHIN THE WATER SERVICE PROVIDED FOR HEALTHY GROWTH OF PLANT MATERIAL.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED WITH THE FOLLOWING SPECIFICATIONS:
 - COVERAGE FOR DIFFERENT HYDROZONES:
 - LAWN AND GRASS AREAS - MP ROTOR SPRINKLERS AND / OR ROTORS WITH 100% DOUBLE COVERAGE.
 - PLANTING BEDS - DRIP IRRIGATION.
 - SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
 - SEPARATE HYDROZONES SHALL BE USED FOR LAWNS AND TREES/SHRUBS/GROUND COVER AREAS.
 - SPRINKLERS SHALL NOT OVERSPRAY ONTO IMPERVIOUS SURFACES, BUILDING OR STRUCTURES IN CALM WIND CONDITIONS.
- IRRIGATION CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR FOR ALL SLEEVES THAT NEED TO BE INSTALLED TO ALLOW EFFICIENT IRRIGATION PIPING.
- IRRIGATION CONTROLLERS SHALL BE PEDESTAL MOUNTED IN PLANTING BEDS. CONTROLLER LOCATIONS SHALL BE EASILY ACCESSIBLE, BUT VISIBLY DISCRETE.

SHEET INDEX

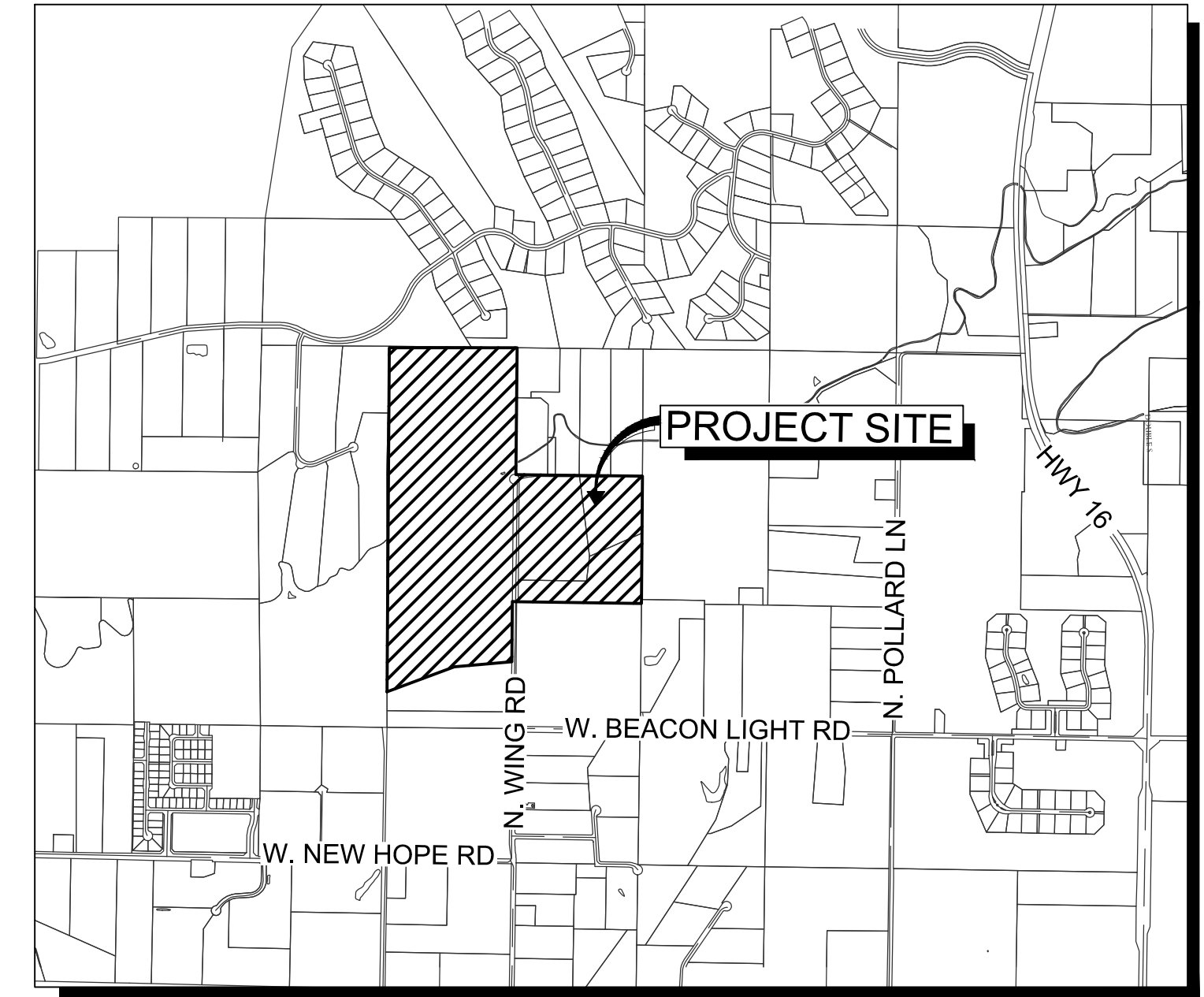
SHEET	SHEET NAME
L1.00	Cover Sheet
L2.00	Landscape Material & Layout Plan
L3.00	Overall Planting Plan
L3.10	Planting Plan - Area One
L3.20	Planting Plan - Area Two
L3.30	Planting Plan - Area Three
L4.00	Details

PLANT SCHEDULE PHASE 7

CLASS II	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	CLASS HEIGHT	MATURE SIZE	QTY
	ACER PLATANOIDES 'COLUMNARBROAD' TM / PARKWAY MAPLE	2" CAL.	B&B	3	II	40' X 25'	18
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	2" CAL.	B&B	2	II	50' X 35'	5
	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST	2" CAL.	B&B	1	II	50' X 30'	17
	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM / EMERALD CITY TULIP POPLAR	2" CAL.	B&B	1	II	50' X 35'	7
CLASS III TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	CLASS HEIGHT	MATURE SIZE	QTY
	QUERCUS BICOLOR / SWAMP WHITE OAK	2" CAL.	B&B	4	III	50' X 50'	1
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	CLASS HEIGHT	MATURE SIZE	QTY
	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	6'-7' HT.	POT	1	EVERGREEN	20' X 3'	12
	PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE	6'-7' HT.	B&B	2	EVERGREEN	35' X 20'	2
	PINUS NIGRA / AUSTRIAN BLACK PINE	6'-7' HT.	B&B	2	EVERGREEN	60' X 30'	2
CLASS I TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	CLASS HEIGHT	MATURE SIZE	QTY
	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL.	B&B	2	I	30' X 25'	1
	MALUS X 'RADIANT' / RADIANT CRAB APPLE	2" CAL.	B&B	2	I	20' X 20'	2
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL.	B&B	1	I	25' X 20'	6
	PRUNUS CERASIFERA 'THUNDERCLOUD' / THUNDERCLOUD PURPLELEAF PLUM	2" CAL.	B&B	2	I	35' X 20'	2
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	TYPE	MATURE HEIGHT	QTY
	CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD	2-3 GAL.	POT	1	SHRUB	5' X 5'	26
	CORNUS STOLONIFERA 'FARROW' / ARCTIC FIRE DOGWOOD	2-3 GAL.	POT	1	SHRUB	4' X 4'	21
	COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER	2-3 GAL.	POT	1	SHRUB	2' X 6'	10
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	2-3 GAL.	POT	2	SHRUB	8' X 6'	19
	FORSYTHIA X INTERMEDIA 'SPRING GLORY' / SPRING GLORY FORSYTHIA	2-3 GAL.	POT	1	SHRUB	8' X 6'	7
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL.	POT	1	PERENNIAL	24" X 24"	14
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE ENGLISH LAVENDER	1 GAL.	POT	1	PERENNIAL	3' X 3'	5
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	2-3 GAL.	POT	1	SHRUB	3' X 3'	22
	PINUS MUGO 'COMPACTA' / DWARF MUGO PINE	2-3 GAL.	POT	1	EVERGREEN SHRUB	3' X 3'	44
	ROSA X 'FLOWER CARPET RED' / FLOWER CARPET RED ROSE	2-3 GAL.	POT	0	SHRUB	3' X 3'	24
	RUDBECKIA HIRTA 'INDIAN SUMMER' / INDIAN SUMMER BLACK-EYED SUSAN	1 GAL.	POT	1	PERENNIAL	2' X 2'	8
	SPIREA JAPONICA 'GOLDMOUND' / GOLDMOUND SPIREA	2-3 GAL.	POT	2	SHRUB	4' X 4'	48
	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	2-3 GAL.	POT	2	SHRUB	6' X 6'	13
GRASSES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	TYPE	MATURE HEIGHT	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.	POT	1	ORN GRASS	3' X 3'	18
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL.	POT	1	ORN GRASS	2' X 2'	13
	PENNISETUM HAMELIN / HAMELIN DWARF FOUNTAIN GRASS	1 GAL.	POT	1	ORN GRASS	2' X 2'	31

NOTES

- SEE GENERAL LANDSCAPE NOTES, THIS SHEET. ALSO SEE SHEETS L4 FOR PLANTING DETAILS
- WATER ZONES SHOWN IN THE MINIMUM NUMBER OF IRRIGATION APPLICATIONS PER MONTH REQUIRED FOR HEALTHY GROWTH (SEE BOISE PARKS AND RECS WATER CONSERVATION GUIDELINES and SALT LAKE CITY HYDROZONE SCHDL 2013)



PROJECT LOCATION
NTS

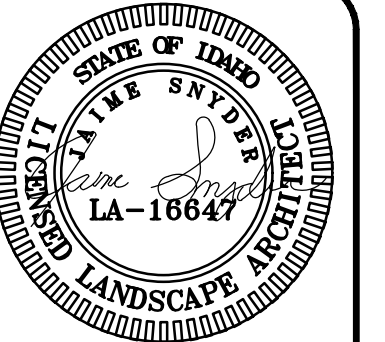
DEVELOPER/APPLICANT
HAYDEN HOMES
Contact: Tim Mokwa
1406 N. Main Street, Suite 109
Meridian, ID 83642
1-800-923-6607

LANDSCAPE ARCHITECT
T-O ENGINEERS
Jaime Snyder, LA
2471 W. Titanium Place
Meridian, ID 83642
(208) 323-2288



CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
DIAL: 811

NOTE:
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY ONLY PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES.



NO.	REVISIONS DESCRIPTION	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
			N. POWRELL	N. POWRELL	J. SNYDER	J. SNYDER

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 W. TITANIUM PLACE
MERIDIAN, IDAHO 83642
WWW.T-OENGINEERS.COM
PHONE: (208) 323-2288
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • Nampa • SPOKANE

CONSTRUCTION DRAWINGS FOR:
TRIDENT RIDGE SUBD. NO. 7
COVER SHEET

ATTENTION:
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET or 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE.

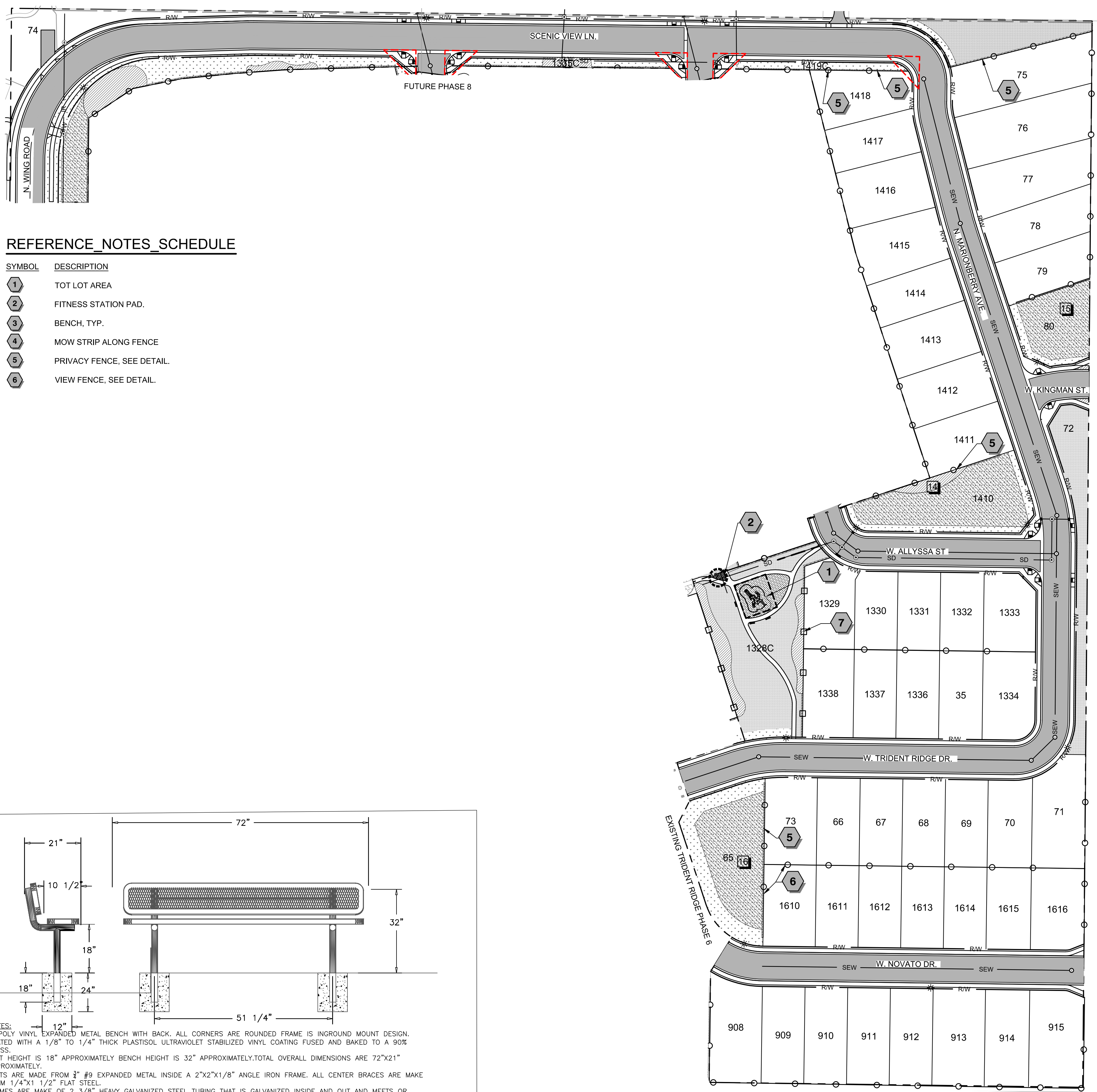
DATE: September 19, 2022
PROJECT: 210397
SHEET:

L1.0

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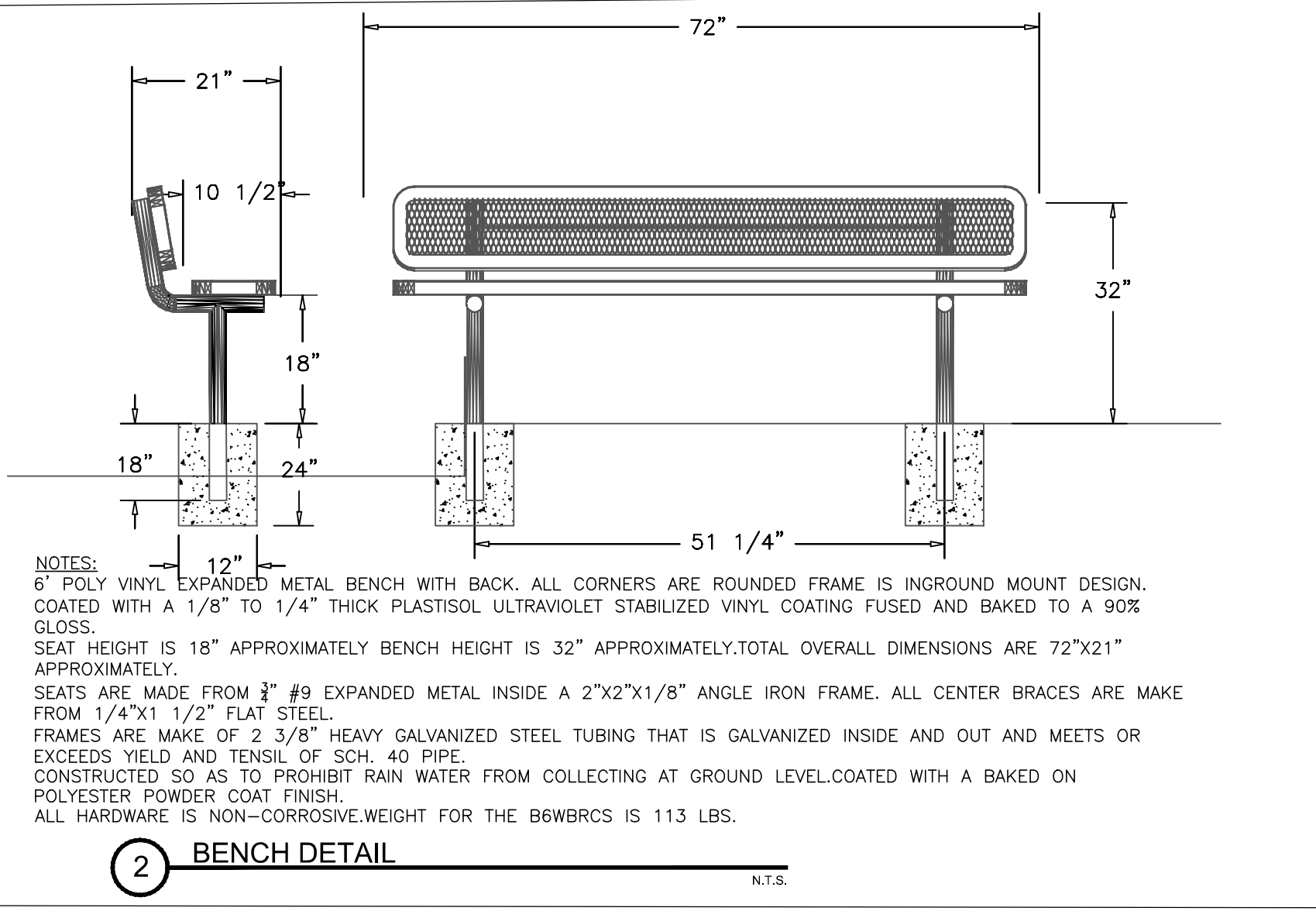
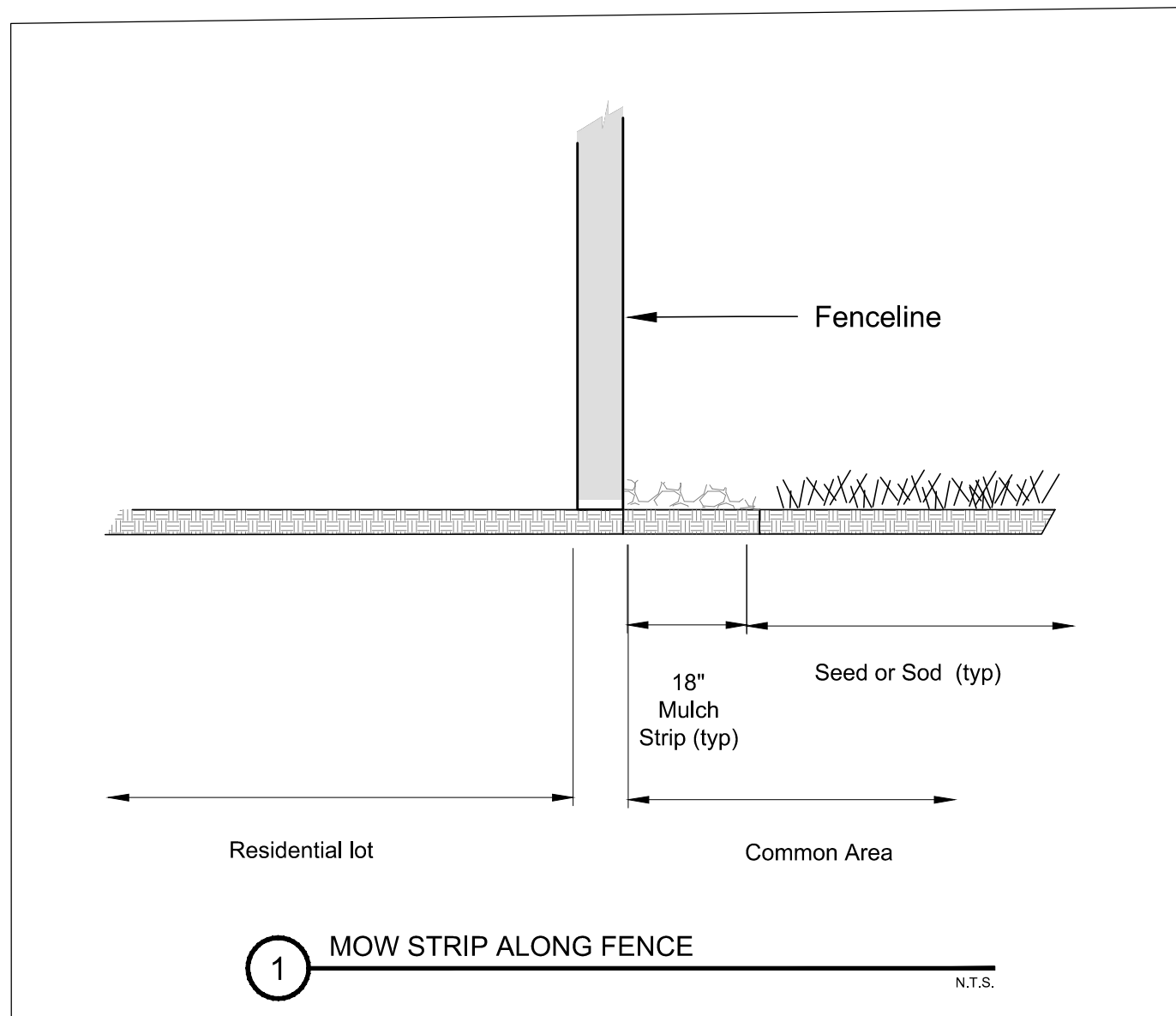
LANDSCAPE MATERIALS SCHEDULE

Key	Material	Description	Qty	Notes/Remarks
	Planter Beds	3/4" crushed rock mulch (brown and tan) and plants per planting plan	10,381sq ft	Planter areas shall have 4" topsoil and be irrigated with pressurized, automatically controlled, irrigation system. Mulch all areas not designated as lawn. 2.5" deep rock mulch throughout. Quantity does not include tree ring beds.
	Lawn Area (seed)	Drought tolerant fescue blend lawn seed. Apply at 6lbs/1000 sq ft	31,322 sq ft	Seed areas per plans. Hydroseeded Lawn area to receive 6" topsoil and be irrigated with pressurized, automatically controlled irrigation system.
	Lawn Sod	High Traffic Area Lawn	25,745 sq ft	Install sod adjacent to sidewalks and curb to a width of 10' off back of curb and any additional areas shown per plan.
	Lawn Maintenance Grass Area	Low Grow Triple Fescue Blend, or similar	29,745 sq ft	Area May Require one seasonal mowing for maintenance.
	Tot Lot Area	Certified playground mulch	2,565 sq ft	Tot lot shall be surrounded by concrete curbing outside of safety zone, with 5x5' access ramp. Surface mulch shall be 12" deep within curbing.
	Fitness Stations	Distributor: Recreation Today Model: 5 piece fitness package plus 1 additional of developer's choice.	1	Located along pathway system per plan and installed with appropriate safety zone and specified pad per manufacturer's details.
	Children's Play Structure	Model and color to be determined by Owner.	1	Installation per manufacture's instructions.
	Clear Vision Triangle	Triangle Formed Per City of Star Code	-	See plans for locations.
	Privacy Fence - 6'	6' Vinyl Fence, Color: Sand, Tongue and Groove	4,248 l.f.	Perimeter fencing as shown on plans. See Detail, Sheet L4.0. See mowstrip detail, this sheet.
	View Fence - 5'	5' Iron View Fence.	400 l.f.	As shown on plans. See Detail, Sheet L4.0. See mowstrip detail, this sheet.
	Landscape Boulders	3x3x3" typical size, Lichen covered basalt or sandstone	3	See plans for locations.
	Bench	6' Polycoated Park Bench	3	Located at Pathway next to Tot Lot. Model and color by owner. See typical detail, this sheet.



REFERENCE NOTES SCHEDULE

- | SYMBOL | DESCRIPTION |
|--------|----------------------------|
| | TOT LOT AREA |
| | FITNESS STATION PAD. |
| | BENCH, TYP. |
| | MOW STRIP ALONG FENCE |
| | PRIVACY FENCE, SEE DETAIL. |
| | VIEW FENCE, SEE DETAIL. |



NOTES:
 6" POLY VINYL EXPANDED METAL BENCH WITH BACK. ALL CORNERS ARE ROUNDED FRAME IS INGROUND MOUNT DESIGN. COATED WITH A 1/8" TO 1/4" THICK PLASTISOL ULTRAVIOLET STABILIZED VINYL COATING FUSED AND BAKED TO A 90% GLOSS.
 SEAT HEIGHT IS 18" APPROXIMATELY BENCH HEIGHT IS 32" APPROXIMATELY.TOTAL OVERALL DIMENSIONS ARE 72"x21" APPROXIMATELY.
 SEATS ARE MADE FROM 3/4" #9 EXPANDED METAL INSIDE A 2"x2"x1/8" ANGLE IRON FRAME. ALL CENTER BRACES ARE MAKE FROM 1/4"x1 1/2" FLAT STEEL.
 FRAMES ARE MAKE OF 2 3/8" HEAVY GALVANIZED STEEL TUBING THAT IS GALVANIZED INSIDE AND OUT AND MEETS OR EXCEEDS YIELD AND TENSIL OF SCH. 40 PIPE.
 CONSTRUCTED SO AS TO PROHIBIT RAIN WATER FROM COLLECTING AT GROUND LEVEL.COATED WITH A BAKED ON POLYESTER POWDER COAT FINISH.
 ALL HARDWARE IS NON-CORROSIVE.WEIGHT FOR THE B6WBRCS IS 113 LBS.

MATERIALS AND LAYOUT PLAN

0 35' 70' 140' 210'

ATTENTION: 1" ON 22x34 SHEET OR 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.



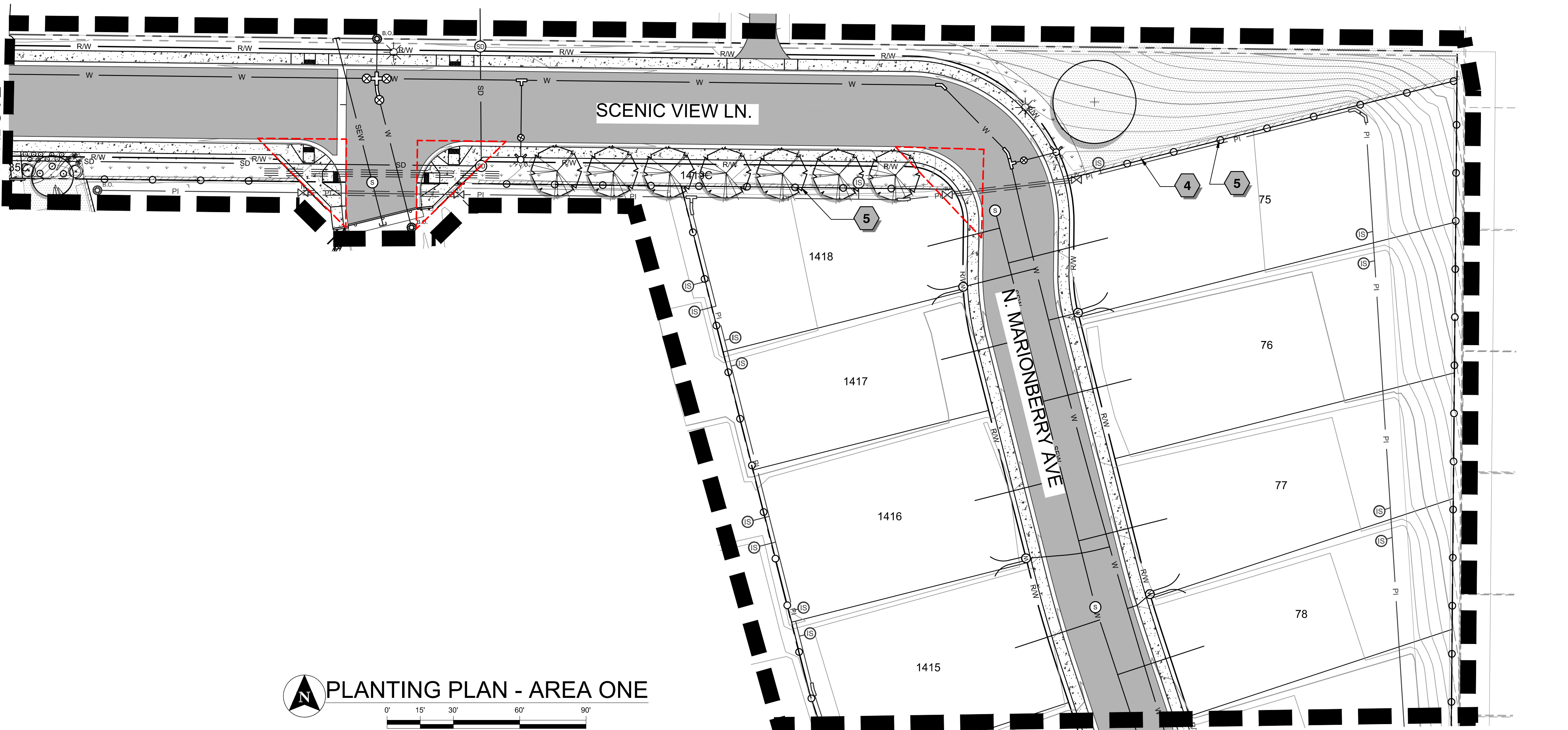
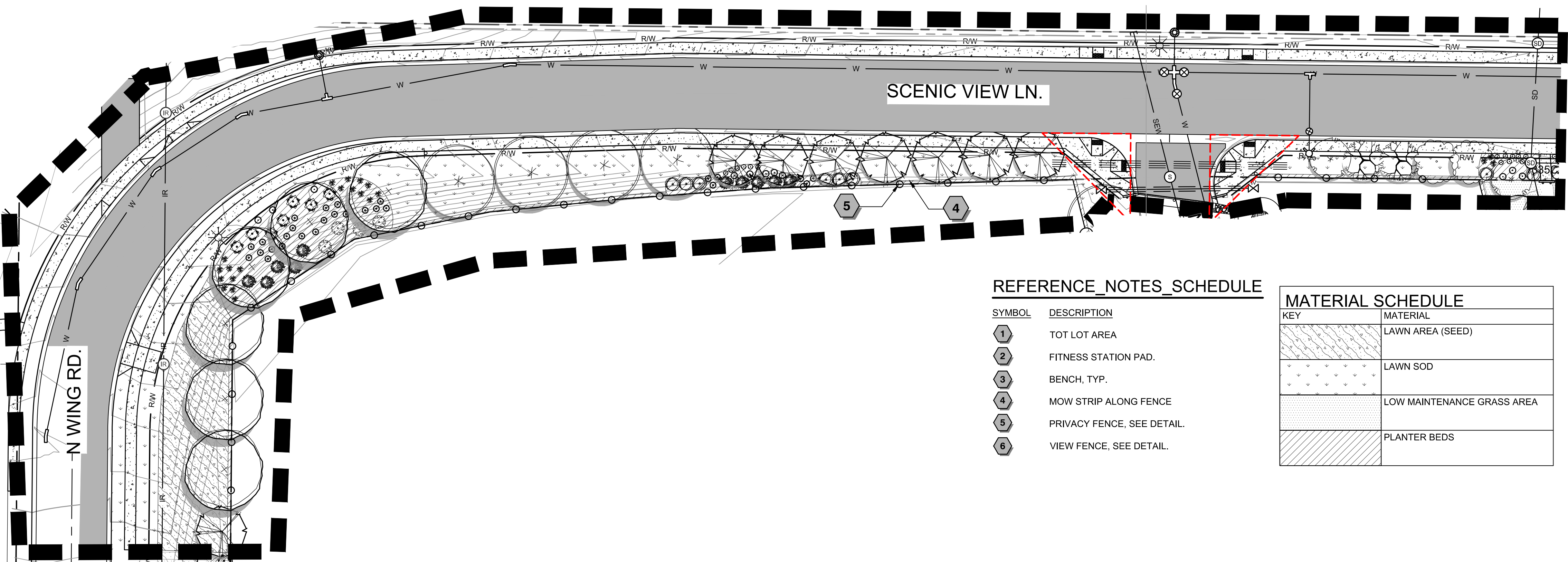
REVISIONS	NO.	DESCRIPTION	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
				N. POWRELL	N. POWRELL	J. SNYDER	J. SNYDER

T-O ENGINEERS
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 BOISE • CODY • COEUR D'ALENE • HEBER CITY
 MERIDIAN • Nampa • SPOKANE

CONSTRUCTION DRAWINGS FOR:
TRIDENT RIDGE SUBD. NO. 7
 LANDSCAPE MATERIALS AND LAYOUT PLAN

DATE: September 20, 2022
 PROJECT: 210397
 SHEET: **L2.0**

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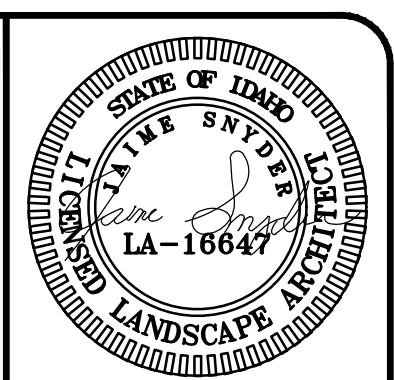
SYMBOL	DESCRIPTION
1	TOT LOT AREA
2	FITNESS STATION PAD.
3	BENCH, TYP.
4	MOW STRIP ALONG FENCE
5	PRIVACY FENCE, SEE DETAIL.
6	VIEW FENCE, SEE DETAIL.

MATERIAL SCHEDULE	
KEY	MATERIAL
[Pattern]	LAWN AREA (SEED)
[Pattern]	LAWN SOD
[Pattern]	LOW MAINTENANCE GRASS AREA
[Pattern]	PLANTER BEDS

PLANT SCHEDULE PHASE 7	
CLASS II	BOTANICAL / COMMON NAME
[Symbol]	ACER PLATANOIDES 'COLUMNARBROAD' TM / PARKWAY MAPLE
[Symbol]	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
[Symbol]	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST
[Symbol]	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM / EMERALD CITY TULIP POPLAR
CLASS III TREES	BOTANICAL / COMMON NAME
[Symbol]	QUERCUS BICOLOR / SWAMP WHITE OAK
EVERGREEN TREES	BOTANICAL / COMMON NAME
[Symbol]	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER
[Symbol]	PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE
[Symbol]	PINUS NIGRA / AUSTRIAN BLACK PINE
CLASS I TREES	BOTANICAL / COMMON NAME
[Symbol]	CERCIS CANADENSIS / EASTERN REDBUD
[Symbol]	MALUS X 'RADIANT' / RADIANT CRAB APPLE
[Symbol]	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
[Symbol]	PRUNUS CERASIFERA 'THUNDERCLOUD' / THUNDERCLOUD PURPLELEAF PLUM
SHRUBS	BOTANICAL / COMMON NAME
[Symbol]	CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD
[Symbol]	CORNUS STOLONIFERA 'FARROW' / ARCTIC FIRE DOGWOOD
[Symbol]	COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER
[Symbol]	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH
[Symbol]	FORSYTHIA X INTERMEDIA 'SPRING GLORY' / SPRING GLORY FORSYTHIA
[Symbol]	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
[Symbol]	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE ENGLISH LAVENDER
[Symbol]	PHYSOCARPUS OPULEFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK
[Symbol]	PINUS MUGO 'COMPACTA' / DWARF MUGO PINE
[Symbol]	ROSA X 'FLOWER CARPET RED' / FLOWER CARPET RED ROSE
[Symbol]	RUDBECKIA HIRTA 'INDIAN SUMMER' / INDIAN SUMMER BLACK-EYED SUSAN
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GRASSES	BOTANICAL / COMMON NAME
[Symbol]	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
[Symbol]	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
[Symbol]	PENNISETUM HAMELIN / HAMELIN DWARF FOUNTAIN GRASS

NOTES
1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L4.0 FOR PLANTING DETAILS

PLANTING PLAN - AREA ONE



NO.	DATE	DESCRIPTION

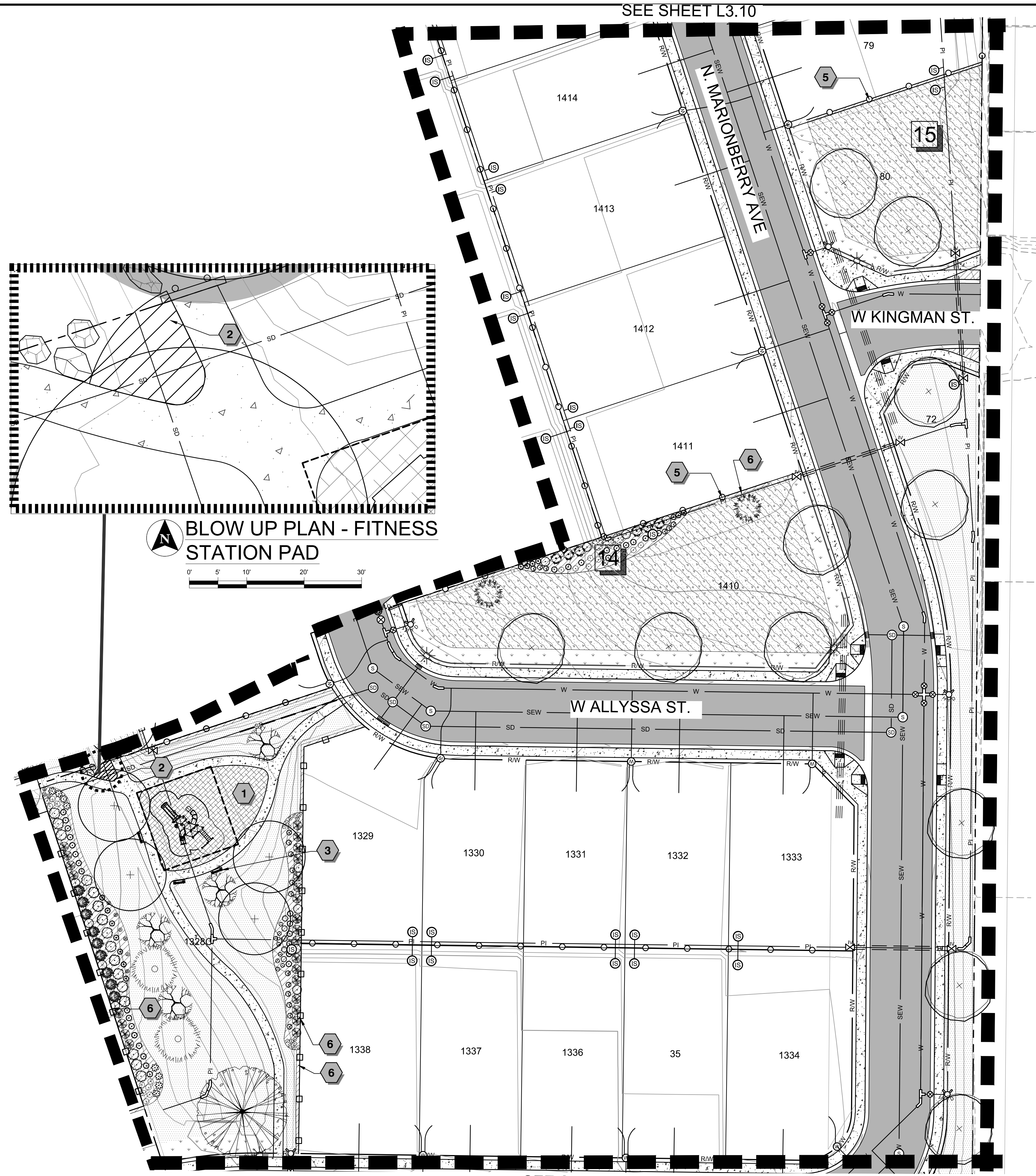
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CONSTRUCTION DRAWINGS FOR:
TRIDENT RIDGE SUBD. NO. 7
PLANTING PLAN - AREA ONE

ATTENTION:
1/2" = 1'
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE: September 19, 2022
PROJECT: 210397
SHEET: **L3.10**

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SEE SHEET L3.10

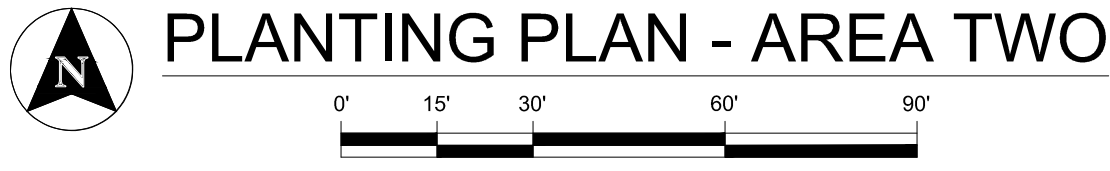
SEE SHEET L3.30

MATERIAL SCHEDULE PHASE 7	
KEY	MATERIAL
	LAWN AREA (SEED)
	LAWN SOD
	LOW MAINTENANCE GRASS AREA
	PLANTER BEDS
	TOT LOT AREA

REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
	TOT LOT AREA
	FITNESS STATION PAD.
	BENCH, TYP.
	MOW STRIP ALONG FENCE
	PRIVACY FENCE, SEE DETAIL.
	VIEW FENCE, SEE DETAIL.

PLANT SCHEDULE PHASE 7	
CLASS II	BOTANICAL / COMMON NAME
	ACER PLATANOIDES 'COLUMNARBROAD' TM / PARKWAY MAPLE
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST
	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM / EMERALD CITY TULIP POPLAR
CLASS III TREES	BOTANICAL / COMMON NAME
	QUERCUS BICOLOR / SWAMP WHITE OAK
EVERGREEN TREES	BOTANICAL / COMMON NAME
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	PRUNUS CERASIFERA 'THUNDERCLOUD' / THUNDERCLOUD PURPLELEAF PLUM
SHRUBS	BOTANICAL / COMMON NAME
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	CORNUS STOLONIFERA 'FARROW' / ARCTIC FIRE DOGWOOD
	COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH
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	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE ENGLISH LAVENDER
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK
	PINUS MUGO 'COMPACTA' / DWARF MUGO PINE
	ROSA X 'FLOWER CARPET RED' / FLOWER CARPET RED ROSE
	RUDBECKIA HIRTA 'INDIAN SUMMER' / INDIAN SUMMER BLACK-EYED SUSAN
	SPIREA JAPONICA 'GOLDMOUND' / GOLDMOUND SPIREA
	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC
GRASSES	BOTANICAL / COMMON NAME
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS
	PENNISETUM HAMELIN / HAMELIN DWARF FOUNTAIN GRASS

NOTES
1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L4.0 FOR PLANTING DETAILS



PLANTING PLAN - AREA TWO



BORDER SIZE	22"x34"
DESIGNED	N. POWRELL
DRAWN	N. POWRELL
CHECKED	J. SNYDER
APPROVED	J. SNYDER

NO.	DATE	REVISIONS DESCRIPTION

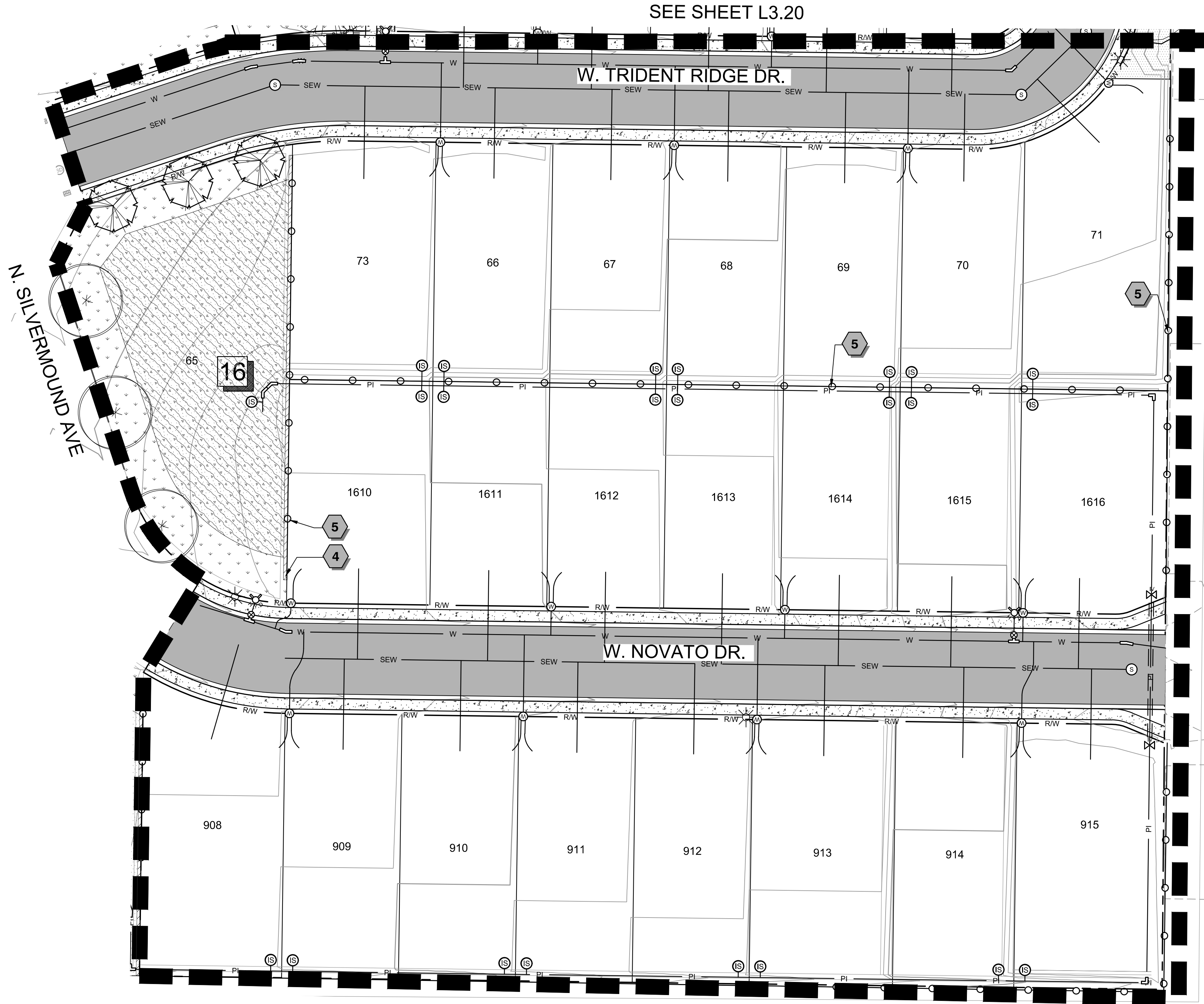
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CONSTRUCTION DRAWINGS FOR:
TRIDENT RIDGE SUBD. NO. 7
PLANTING PLAN - AREA TWO

ATTENTION:
1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE: September 20, 2022
PROJECT: 210397
SHEET: L3.20

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SEE SHEET L3.20

MATERIAL SCHEDULE	
KEY	MATERIAL
	LAWN AREA (SEED)
	LAWN SOD
	LOW MAINTENANCE GRASS AREA
	PLANTER BEDS

REFERENCE NOTES_SCHEDULE	
SYMBOL	DESCRIPTION
	MOW STRIP ALONG FENCE
	PRIVACY FENCE, SEE DETAIL.

PLANT SCHEDULE PHASE 7	
CLASS II	BOTANICAL / COMMON NAME
	ACER PLATANOIDES 'COLUMNARBROAD' TM / PARKWAY MAPLE
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST
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	RUDBECKIA HIRTA 'INDIAN SUMMER' / INDIAN SUMMER BLACK-EYED SUSAN
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NOTES
1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L4.0 FOR PLANTING DETAILS



BORDER SIZE	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"		N. POWRELL	N. POWRELL	J. SNYDER	J. SNYDER

T-O ENGINEERS
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CONSTRUCTION DRAWINGS FOR:
TRIDENT RIDGE SUBD. NO. 7
PLANTING PLAN - AREA THREE

ATTENTION:
1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: September 19, 2022
PROJECT: 210397
SHEET:

L3.30

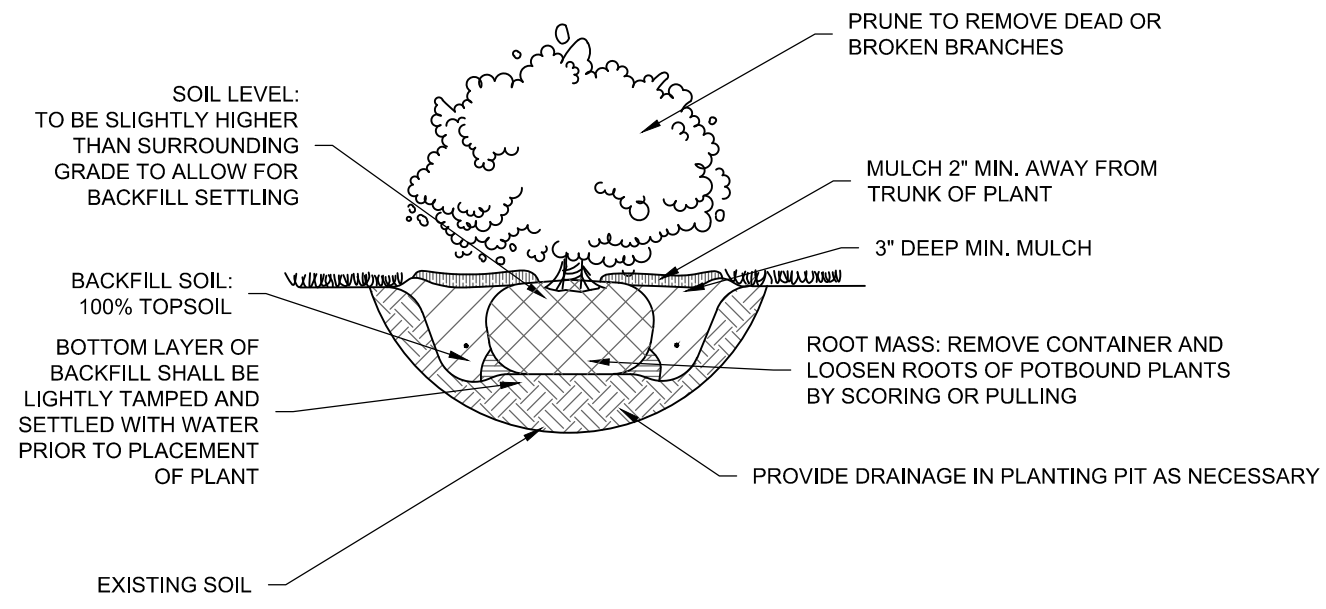
PLANTING PLAN - AREA THREE



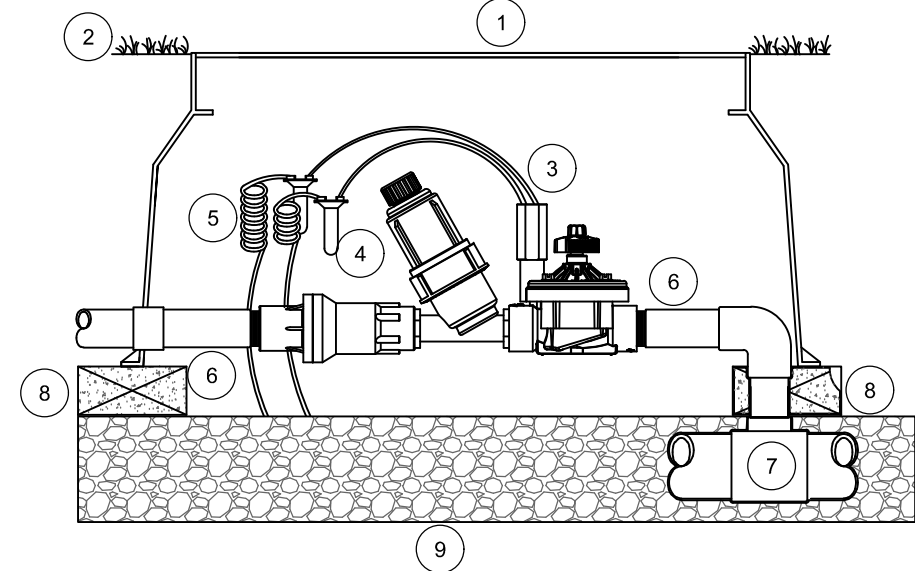
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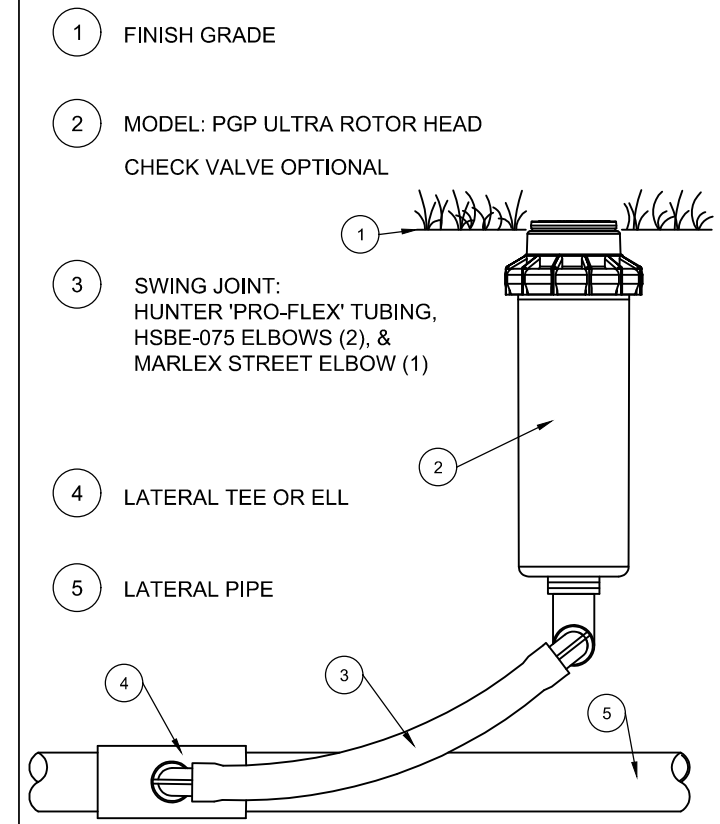
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER
NON-BIODEGRADABLE MATERIALS
ATTACHED TO PLANT OR ROOT MASS



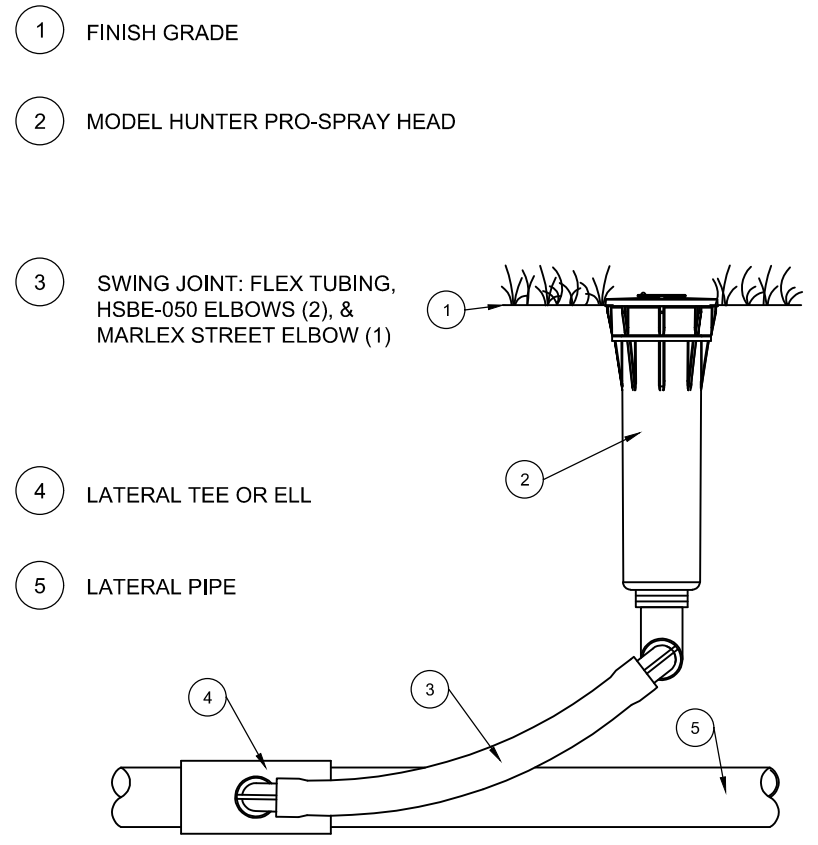
1 SHRUB PLANTING DETAIL N.T.S.



2 DRIP SYSTEM CONTROL VALVE N.T.S.



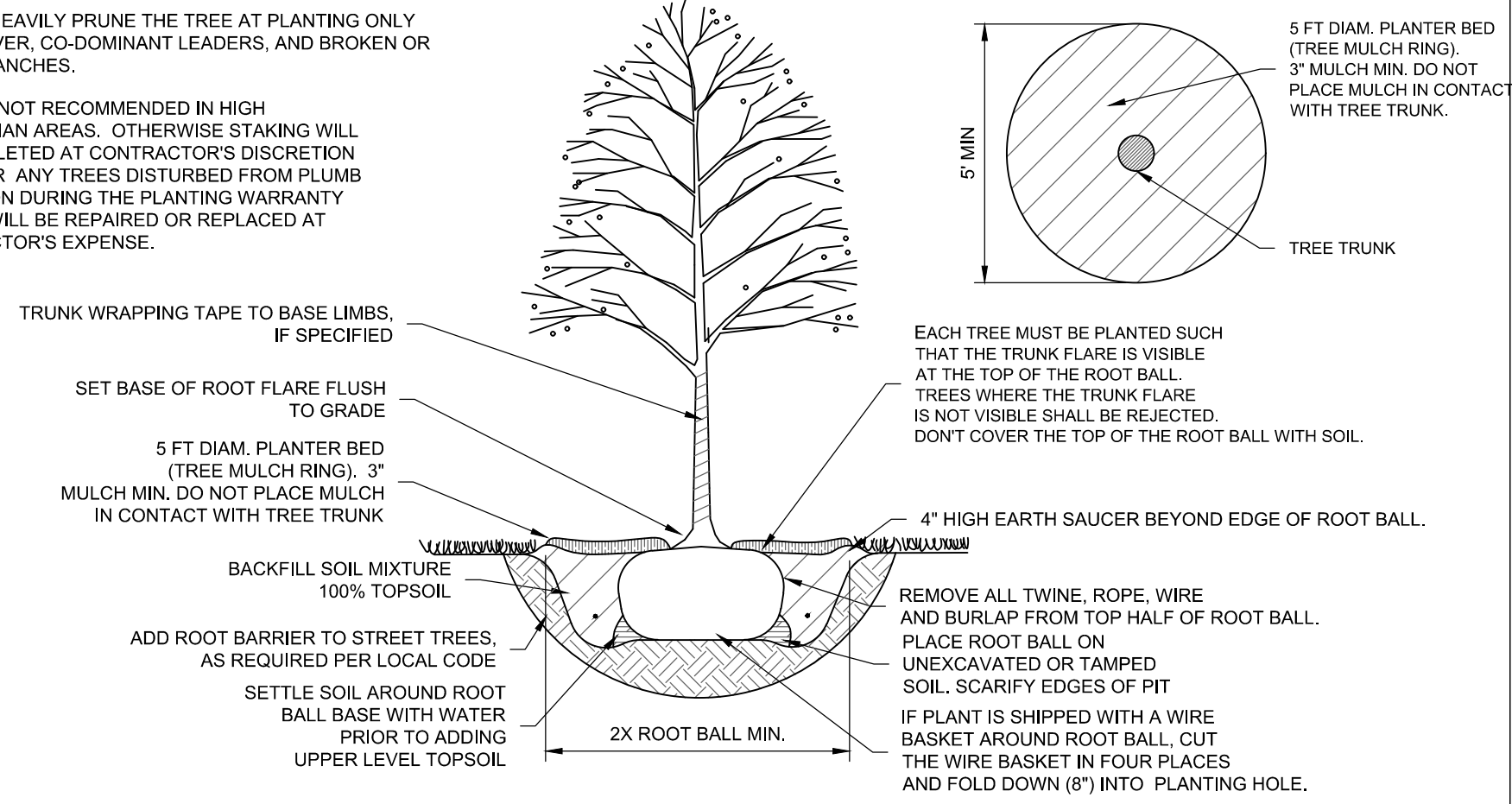
3 HUNTER PGP ROTOR N.T.S.



4 HUNTER PRS30 SPRAY BODY W/ MP ROTATOR MP800SR N.T.S.

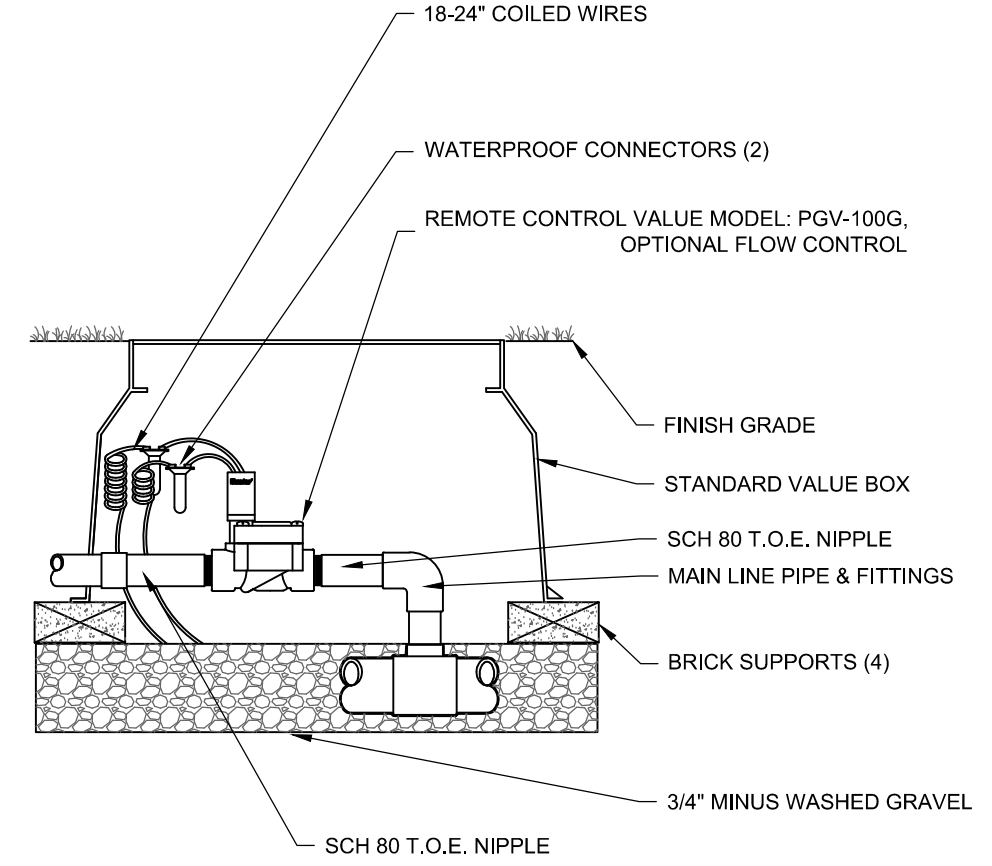
DO NOT HEAVILY PRUNE THE TREE AT PLANTING ONLY CROSSOVER, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES.

STAKING NOT RECOMMENDED IN HIGH PEDESTRIAN AREAS. OTHERWISE STAKING WILL BE COMPLETED AT CONTRACTOR'S DISCRETION HOWEVER ANY TREES DISTURBED FROM PLUMB CONDITION DURING THE PLANTING WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.

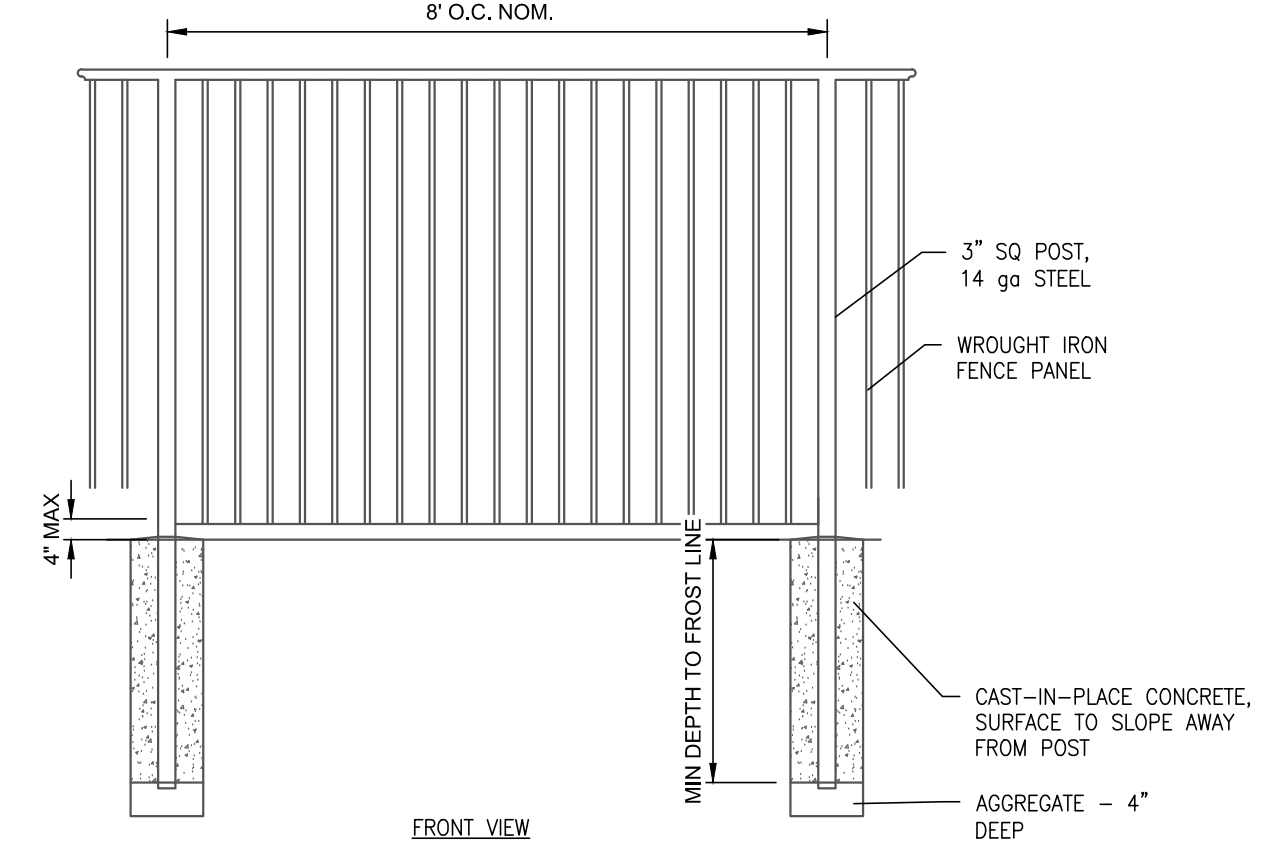


NOTES:
1. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
2. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR HOWEVER ANY TREES DISTURBED FROM PLUMB CONDITION DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
3. WATER PLANTS THOROUGHLY WITHIN 4 HOURS AFTER INSTALLATION.
4. SEE PLAN NOTES FOR TOPSOIL SPECIFICATION.
5. ADD ROOT BARRIER TO STREET TREES PER LOCAL CODE.

5 TREE PLANTING DETAIL N.T.S.

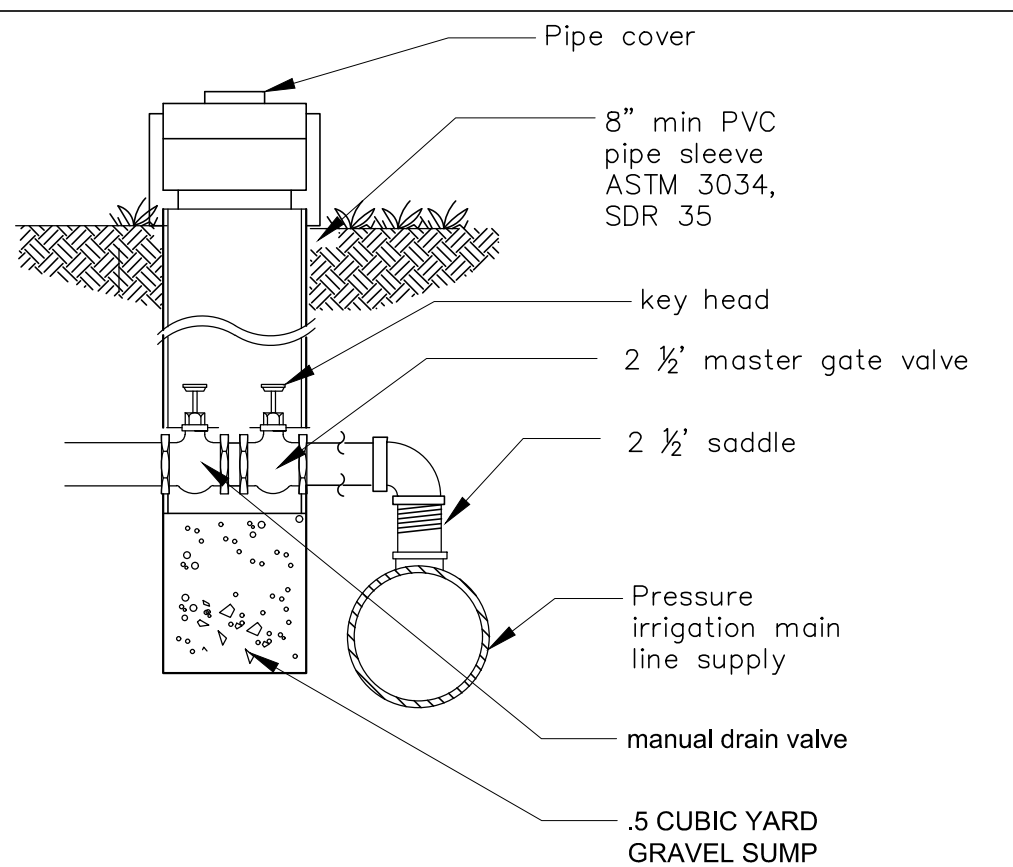


6 ELECTRIC SPRINKLER CONTROL VALVE N.T.S.



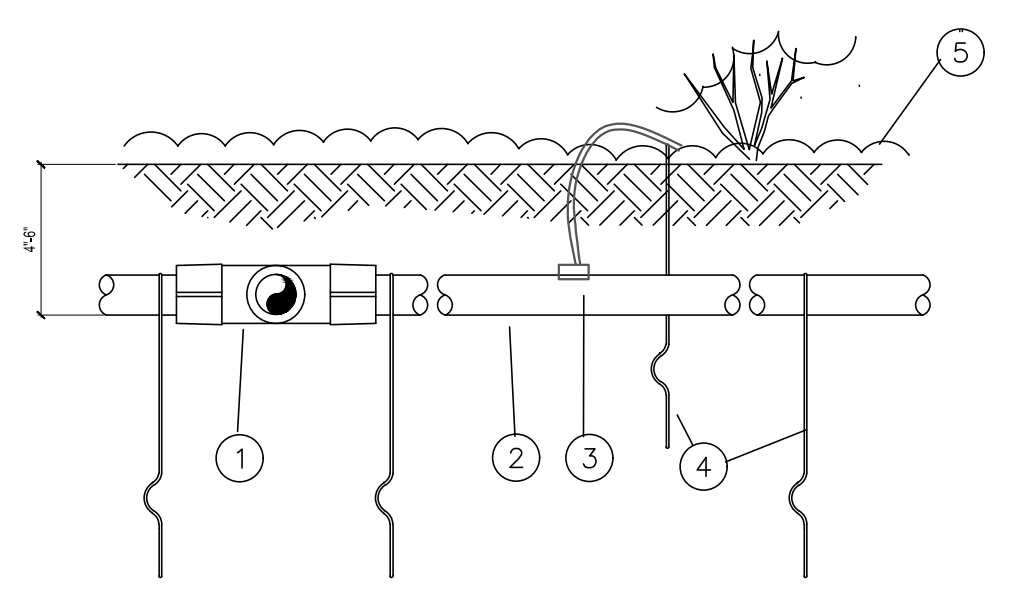
NOTES:
1. FENCING PLACED ON SLOPES SHALL BE RAKED WITH LONG CONSISTENT SLOPING RAILS AND PLUMB PICKETS.
2. SPACE BETWEEN THE FENCE AND THE FINISH GRADE SHALL NOT EXCEED 4".
3. ALL FOOTINGS SHALL DRAIN AWAY FROM POST.
4. DO NOT SCALE DRAWINGS.

7 VIEW FENCE DETAIL -5' N.T.S.



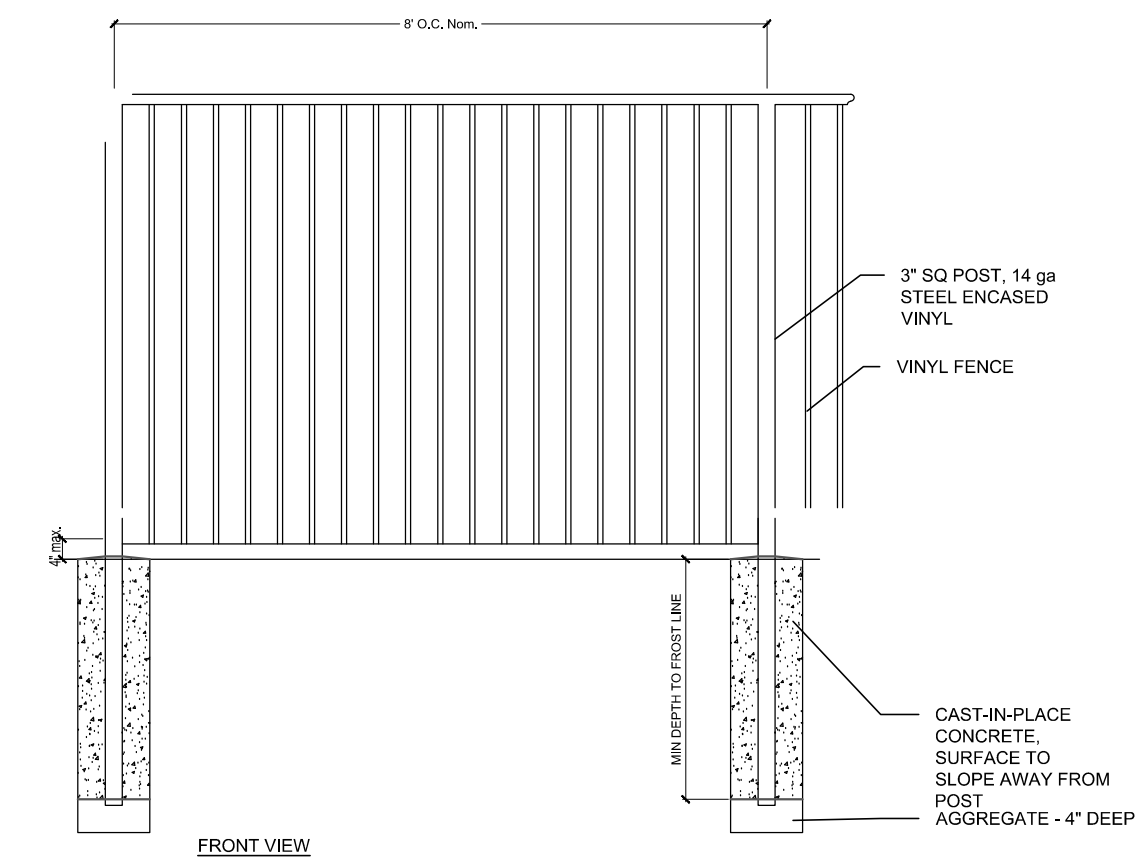
NOTES:
1. ALL DOUBLE CHECK AND BACKFLOW PREVENTION DEVICES MUST MEET LOCAL CODE REQUIREMENTS.
2. USE APPROVED BOX ENCLOSURE WITH LOCKABLE LID

8 MASTER GATE VALVE, MANUAL DRAIN VALVE N.T.S.



NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

9 DRIP IRRIGATION LINE INSTALLATION N.T.S.



NOTES:
1. FENCE COLOR FINISH SHALL BE SAND WITH 2 YEAR WARRANTY AGAINST FADING.
2. FENCING PLACED ON SLOPES SHALL BE RAKED WITH LONG CONSISTENT SLOPING RAILS AND PLUMB PICKETS.
3. SPACE BETWEEN THE FENCE AND THE FINISH GRADE SHALL NOT EXCEED 4".
4. ALL FOOTINGS SHALL DRAIN AWAY FROM POST.
5. DO NOT SCALE DRAWING.

10 PRIVACY FENCE DETAIL - 6' N.T.S.



NO.	REVISIONS DESCRIPTION	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
			F. HERBOLSHIMER	F. HERBOLSHIMER	F. HERBOLSHIMER	J. SNYDER
			J. SNYDER			

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LANDSCAPE CONSTRUCTION DRAWINGS FOR:
TRIDENT RIDGE SUBD. NO. 7
LANDSCAPE DETAILS

SCALE: 0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE: September 19, 2022
PROJECT: 210397
SHEET: L4.0