

CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

| FROM: | City of Star – Planning & Zoning Department |
|----------------------|---|
| MEETING DATE: | May 3, 2022 |
| FILE(S) #: | FP-22-08 Final Plat, Milestone Ranch Subdivision, Phase 1 |

REQUEST

The Applicant is seeking approval of a Final Plat for Milestone Ranch Subdivision Phase 1 consisting of 57 residential lots and 15 common lots on 18.66 acres. The phase is located at the southwest corner of the approved preliminary plat, located at 8542 W. Floating Feather Road in Star, Idaho. The subject property is generally located on the northwest corner of W. Floating Feather Road and Highway 16. Ada County Parcel No's. R3721750030, R3721750020 & R3721750010.

APPLICANT/OWNER/REPRESENTATIVE

APPLICANT/REPRESENTATIVE:

Van Elg JUB Engineers 2760 W. Excursion Lane, Ste. 400 Meridian, Idaho 83642

<u>OWNER</u>

BHEG Milestone Ranch, LLC Toll Brothers Southwest 3103 W. Sheryl Drive, Ste. 100 Meridian, Idaho 83642

| | PROPERTY INFORMATION | |
|------------------------|----------------------|--|
| Land Use Designation - | Residential (R-5-DA) | |
| Acres - | 18.66 | |
| Residential Lots - | 57 | |
| Common Lots - | 15 | |
| Commercial - | N/A | |
| | | |

HISTORY

This property was previously platted in Ada County as Lots 1, 2 and 3, Block 1 of Hoot Nanney Farms Subdivision. On June 19, 2018, Lots 1 & 2 were annexed into the City of Star as Dixon Sunrise Subdivision with an M-U zoning designation. The approval did not include any development plans but it was for commercial and residential according to the file records.

October 12, 2021 Council approved applications for Annexation and Zoning (AZ-21-20), Rezone (RZ-21-06), Development Agreement (DA-21-15) and Preliminary Plat (PP-21-14) for Milestone Ranch Subdivision. The preliminary plat was approved for 284 residential lots and 33 common lots on 70.52 acres.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Milestone Ranch Subdivision Phase 1, consisting of 57 residential lots and 15 common lots on 18.66 acres.

The Final Plat generally complies with the approved Preliminary Plat.

This subdivision is located in FEMA Zone X; outside the 500-year floodplain. No special permits are required.

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

The Preliminary Plat submitted contains 240 single family detached residential lots, 44 single family attached townhome lots and 33 common area lots on 67.0 acres. This equates to 4.24 dwelling units per acre. The lots will have access and frontage from public streets. The development has a variety of lot widths, including 40, 45, and 55 feet with depths of 110 feet. Single family detached lots will range in size from 4,738 square feet to 11,431 square feet with the average buildable lot being 5,498 square feet. The Townhome lots will range in size from 3,906 square feet to 9,172 square feet. The submitted preliminary plat is showing all local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Sidewalks are proposed to be detached with a 5-foot, concrete sidewalk and 8-foot side landscape strip. The applicant is proposing 10.75 acres (16.04%) of open space, not including 5.93 acres set aside for future State Highway 16 right-of-way. The applicant is proposing 10.63 acres (15.87%) of usable open space, not including the 8-foot-wide landscape strip along the local streets. These percentages satisfy the Unified Development Code requirement of 15% open space with 10% useable.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of seven (7) site amenities. The applicant is proposing a 2.44-acre central park with a club house, pool, a plaza with picnic tables, two (2) pocket parks with sitting areas, four (4) pickleball courts, a cart path with connection to the golf course and multiple pathways and micro pathways that connect the development to the common areas and amenities. These amenities satisfy the code requirement for development amenities.

Discussions with ACHD indicate that this section of W. Floating Feather Road may be downgraded from a minor arterial to a collector and the applicant may be required to disconnect W. Floating Feather Road from Hwy 16 and construct a cul-de-sac turn around. Timing of this is being coordinated between ACHD and ITD. The applicant will be required to dedicate an additional five (5) feet of right of way and install curb, gutter and a detached 5-foot sidewalk along their W. Floating Feather Road frontage.

Staff analysis of Final Plat Submittal:

The preliminary plat was approved with 284 residential lots. This application has 57 lots platted.

Common/Open Space and Amenities – Approved open space includes the large Central Park, clubhouse, pool, picnic tables, 2 pocket parks/sitting areas four pickleball courts, cart path/golf course connection, multiple pathways, micro paths for connectivity to common areas and mailbox turn out.

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. The landscaping plan as submitted appears to satisfy this requirement. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code.

<u>Streetlights</u> – Streetlight design shall be uniform throughout the development and follow the approved style and model from the previous phases.

<u>Setbacks</u> – Council approved a 10-foot setback during the public hearing on the preliminary plat versus the 15-foot setback that code calls for.

Subdivision Name – Applicant has provided documentation that the proposed subdivision name has been accepted and reserved by Ada County.

<u>Street Names</u> – Applicant has provided documentation that the proposed street names have been reviewed and approved by Ada County and are reflected correctly on the final plat.

<u>Mail Cluster</u> – Applicant has provided approval from Star Postmaster for the location of the mail clusters. It will be on Lot 1, Block 3 in the provided pull out.

PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on April 6, 2022.

| April 22, 2022 | Central District Health | Standard Letter |
|----------------|-------------------------|-----------------|
| April 15, 2022 | DEQ | Standard Letter |

Star City Engineer

Checklist

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. Staff 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 final plat for the Milestone Ranch Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 2. Applicant shall provide a 7-foot sidewalk along W. Floating Feather Road. Condition added by Council upon approval of the preliminary plat.
- 3. The north sub street may be public in the future. Condition added by Council upon approval of the preliminary plat.
- 4. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
- 5. The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$39,222. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.

- 6. The property shall be satisfactorily weed abated at all times, including future phases, 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. 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.
- 10. The Mylar of this 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. All common areas shall be maintained by the Homeowner's Association.
- 12. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed and energized prior to issuing of building permits. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. Applicant/Owner shall work with staff and submit a streetlight plan designating locations that meets city standards prior to Final Plat approval.

Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.

- 13. The Applicant/Owner shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. Street trees shall be installed per Chapter 4, Section B-7-C-3 Street Trees as indicated on the approved landscape plan.
- 14. The applicant shall provide the City with a written Certificate of Completion that all landscaping and amenities have been installed in substantial compliance with the City approved landscape plan. The certification shall be prepared by the licensed landscape architect responsible for the landscape plan. **This shall be completed prior to final plat signature**.
- 15. A letter from the US Postal Service shall be given to the City prior to final Mylar signature stating the subdivision is in compliance with the Postal Service.
- 16. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
- 17. A sign application shall be submitted to the City for any subdivision signs.
- 18. 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 any construction.**

- 19. Applicant shall provide the City with one (1) full size copy, one (1) 11"x17" copy and an electronic pdf copy of the as-built irrigation plans, **prior to any building permits being issued.**
- 20. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the **signed recorded final plat** with all signatures, **prior to any building permits being issued.**
- 21. Applicant shall provide the City with one (1) copy and an electronic pdf copy of the recorded CC&R's, **prior to any building permits being issued**.
- 22. Applicant shall provide the City with one (1) full size copy and an electronic pdf copy of the final, approved construction drawings, **prior to any building permits being issued**.
- 23. All common areas shall be maintained by the Homeowners Association.
- 24. Any additional Condition of Approval as required by Staff and City Council.

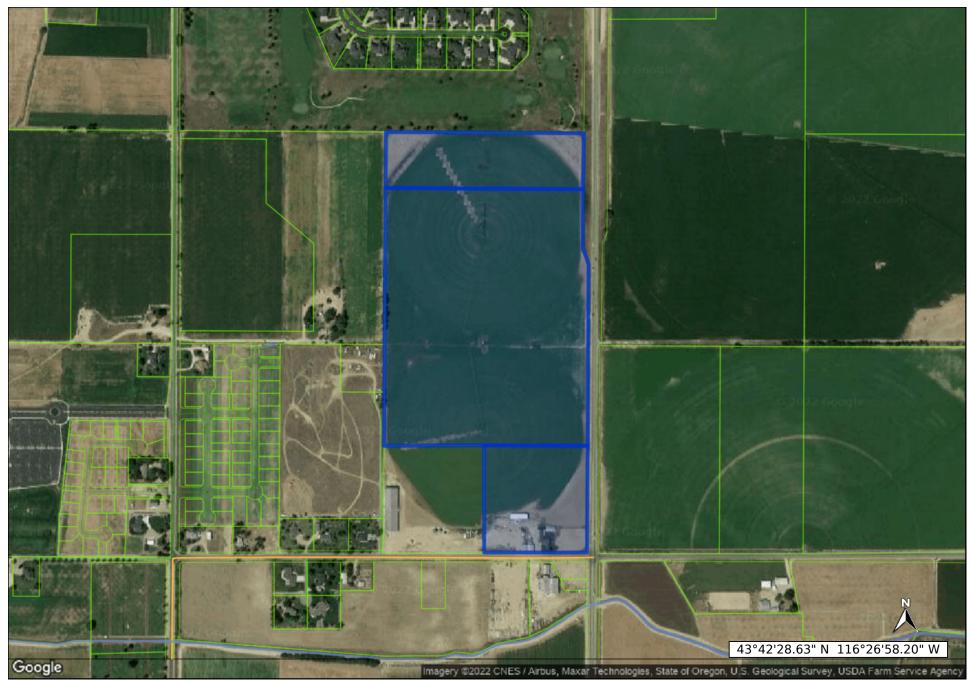
COUNCIL DECISION

The Star City Council ______ File # FP-22-08 Milestone Ranch Subdivision, Phase 1, Final Plat, on ______, 2022.



Vicinity Map Milestone Ranch No 1





Mar 01, 2022 - landproDATA.com Scale: 1 inch approx 600 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.



FINAL PLAT APPLICATION

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

| FILE NO.: |
|--|
| Date Application Received: Fee Paid: |
| Processed by: City: |
| |
| |
| Applicant Information: |
| PRIMARY CONTACT IS: Applicant Owner Representative _X_ |
| $\frac{1}{1} + \frac{1}{1} + \frac{1}$ |
| Applicant Name: J-U-B Engineers, Inc |
| Applicant Address: <u>2760 W Excursion Ln, Ste 400 Meridian, ID</u> Zip: <u>83642</u> |
| Phone: <u>208-376-7330</u> Email: <u>velg@jub.com</u> |
| |
| Owner Name: BHEG Milestone Ranch LLC (Local: Toll Brothers, 3103 |
| Owner Address: W Sheryl Dr, #100 Meridian, ID Zip: 83642 |
| Phone: <u>208-780-6726</u> Email: <u>acapell@tollbrothers.com or m</u> mcdowell@tollbrothers.com |
| Dennegentative (a.e. analiteat anginaan developer) |
| Representative (e.g., architect, engineer, developer): |

| Contact: | Van Elg | | Firm Name: _ | J-U-B Engineers, | Inc. |
|----------|------------------|--------------|--------------|------------------|-------|
| Address: | 2760 W Excursion | | | • | 83642 |
| | | Email: velg@ | | | |

Property Information:

| Subdivision Name: Milestone Ranch Subdivision | Phase: <u>No 1</u> |
|--|--|
| Parcel Number(s): <u>R3721750030, R3721750020, R</u> | R3721750010 |
| Approved Zoning: <u>R-5-DA</u> Ur | nits per acre: <u>3.05</u> (57/18.66) |
| Total acreage of phase: <u>18.66</u> To | tal number of lots: 72 |
| Residential: <u>57</u> Commercial: <u>N/A</u> | Industrial: <u>N/A</u> |
| Common lots: <u>15</u> Total acreage of common | lots: <u>5.06</u> Percentage: <u>27.0%</u> |
| Percent of common space to be used for drainage: | <u>7.7% (.39/5.0</u> 6) Acres: <u>.39</u> |
| Special Flood Hazard Area: total acreage <u>N/A</u> | number of homes <u>N/A</u> |
| Changes from approved preliminary plat pertaining | to this phase: |
| Preliminary Plat | Final Plat |
| Number of Residential Lots: 284 SF Res (240+44 T | ownhomes) 57 |
| Number of Common Lots: <u>33</u> | |
| Number of Commercial Lots: 0 | 0 |
| Roads: 19 | 7 |

Amenities: Central park, clubhouse, pool, picnic tables, 2 pocket parks/sitting areas four _ pickleball courts, cart path/golf course connection, multiple pathways, _ micropaths for connectivity to common areas and mailbox turn out.

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

Subdivision Name: _____This property is not in the flood Plain _____ Phase: _____

Special Flood Hazard Area: total acreage _____ number of homes _____

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): #160xxxxxxC, 160xxxxxxE, etc.: |
|----|--|
| | FIRM effective date(s): mm/dd/year |
| | Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: |
| | Base Flood Elevation(s): AE0 ft., etc.: |

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 <u>one</u> copy of the following unless otherwise noted.)

| Applicant | | Staff |
|-----------|--|-------|
| (√) | Description | (√) |
| Х | Completed and signed copy of Final Plat Application | |
| X | Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments. | |
| | Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: | |
| | Gross density of the phase of the Final Plat submitted | |
| | Lot range and average lot size of phase | |
| | Description of approved open space being provided in the submitted phase including | |
| V | percentage of overall open space, number and type of approved amenities | |
| X | List any specific approved building setbacks previously approved by Council. | |
| Х | Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet) | |
| X | Electronic copy of current recorded warranty deed for the subject property | |
| | 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 | |
| Х | representative is authorized to submit this application. | |
| X | 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 | |
| Х | County Street Naming | |
| Х | Electronic copy of vicinity map showing the location of the subject property | |
| Х | One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy** | |
| X | One (1) 11" X 17" paper copy of the Final Plat | |
| Х | Electronic copy of the Final landscape plan** | |

| Х | One (1) 11" X 17" copy of the Final landscape plan | |
|---|--|--|
| Х | Electronic copy of site grading & drainage plans** | |
| Х | Electronic copy of originally approved Preliminary Plat** | |
| Х | Electronic copy of a Plat with all phases marked with changes, if applicable** | |
| х | Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer** | |
| х | Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions** | |
| Х | Electronic copy of streetlight design and location information | |
| Х | Special Flood Information – Must be included on Preliminary/Final Plat and Application form. | |
| Х | Electronic copy of all easement agreements submitted to the irrigation companies | |
| Х | Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's) | |
| x | One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf</u> format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a <u>thumb drive only (no discs)</u> with the files named with project name and plan type. | |
| | Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat Electronic copy of final, approved construction drawings Electronic copy of as-built irrigation plans Electronic copy of recorded CC&R's Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please. | |
| | **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.

 $^{\prime}\!\!\Lambda\Lambda$

3/22/2022

Applicant/Representative Signature

Date

J-U-B FAMILY OF COMPANIES

March 23, 2022

Star City Hall Planning and Zoning 10769 W State St Star, ID 83669

RE: Milestone Ranch Subdivision Phase 1, Final Plat

Dear Mr. Nickel,

On behalf of BHEG Milestone Ranch, LLC, please accept this request for Final Plat approval for the **Milestone Ranch Subdivision, Phase 1.**

The project is located to the west of State Highway 16 (Emmett Highway) and to the north of W Floating Feather Road. It is further identified as portions of Lots 1 and 2, Block 1, Hoot Nanney Farms Subdivision, Section 4, T4N, R1W, BM, City of Star, Ada County, Idaho. See also Parcels R3721750030, R3721750020, R3721750010.

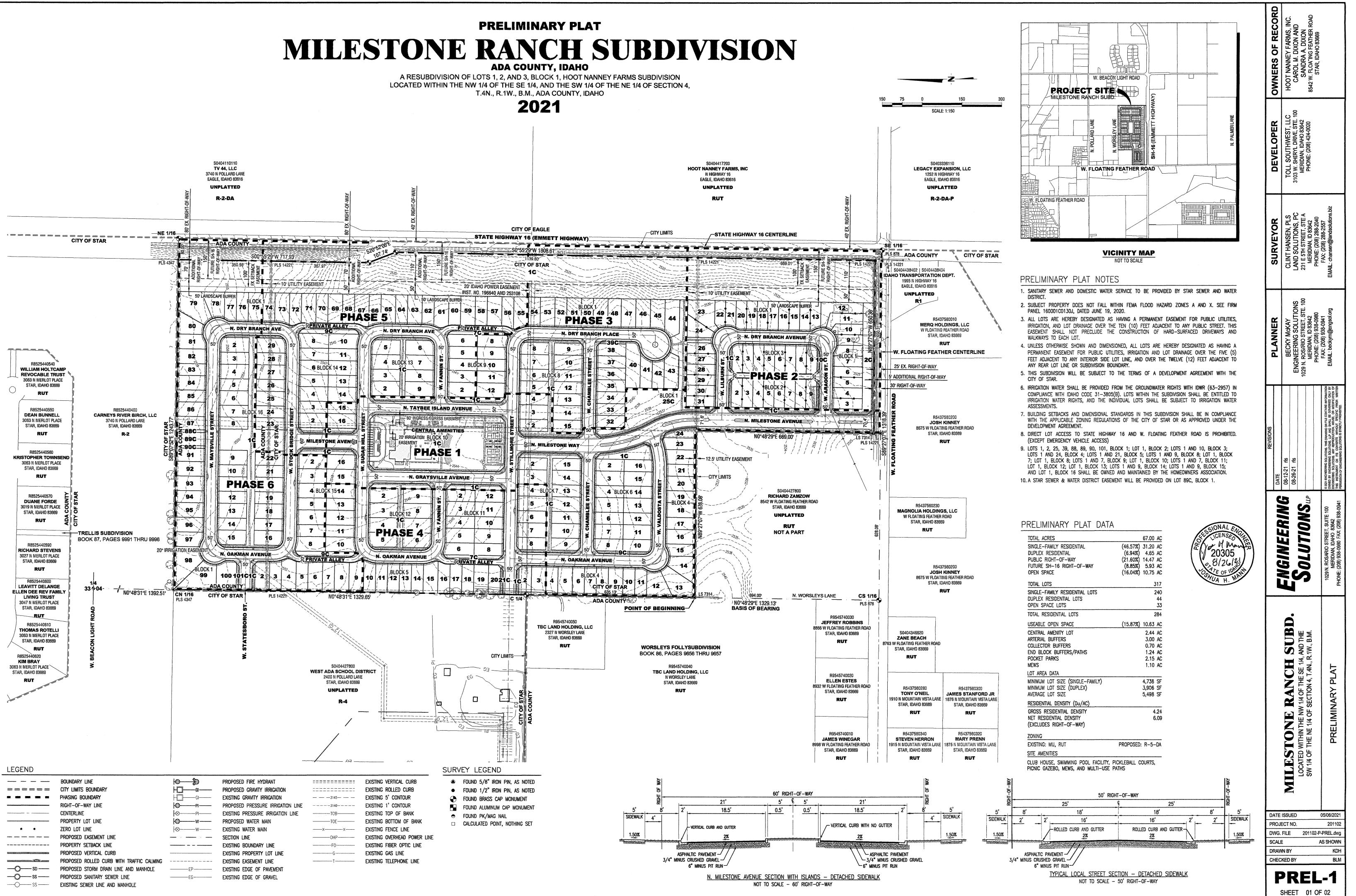
- The proposed development includes a total of 57 residential lots and 15 common (72 total) lots on 18.66 acres. The residential gross density is 3.05 DU/A for Phase 1.
- Residential lots in this phase range from 4796 9266 SqFt
- The average lot size is 5592 SqFt.
- Approved open space includes the large Central park, clubhouse, pool, picnic tables, 2 pocket parks/sitting areas four pickleball courts, cart path/golf course connection, multiple pathways, micro paths for connectivity to common areas and mailbox turn out.
- There is approximately 3.22 ac (64%) of amenity open space in this phase (not including perimeter commons)
- Rear setbacks are shown at 10'—as approved by Council.

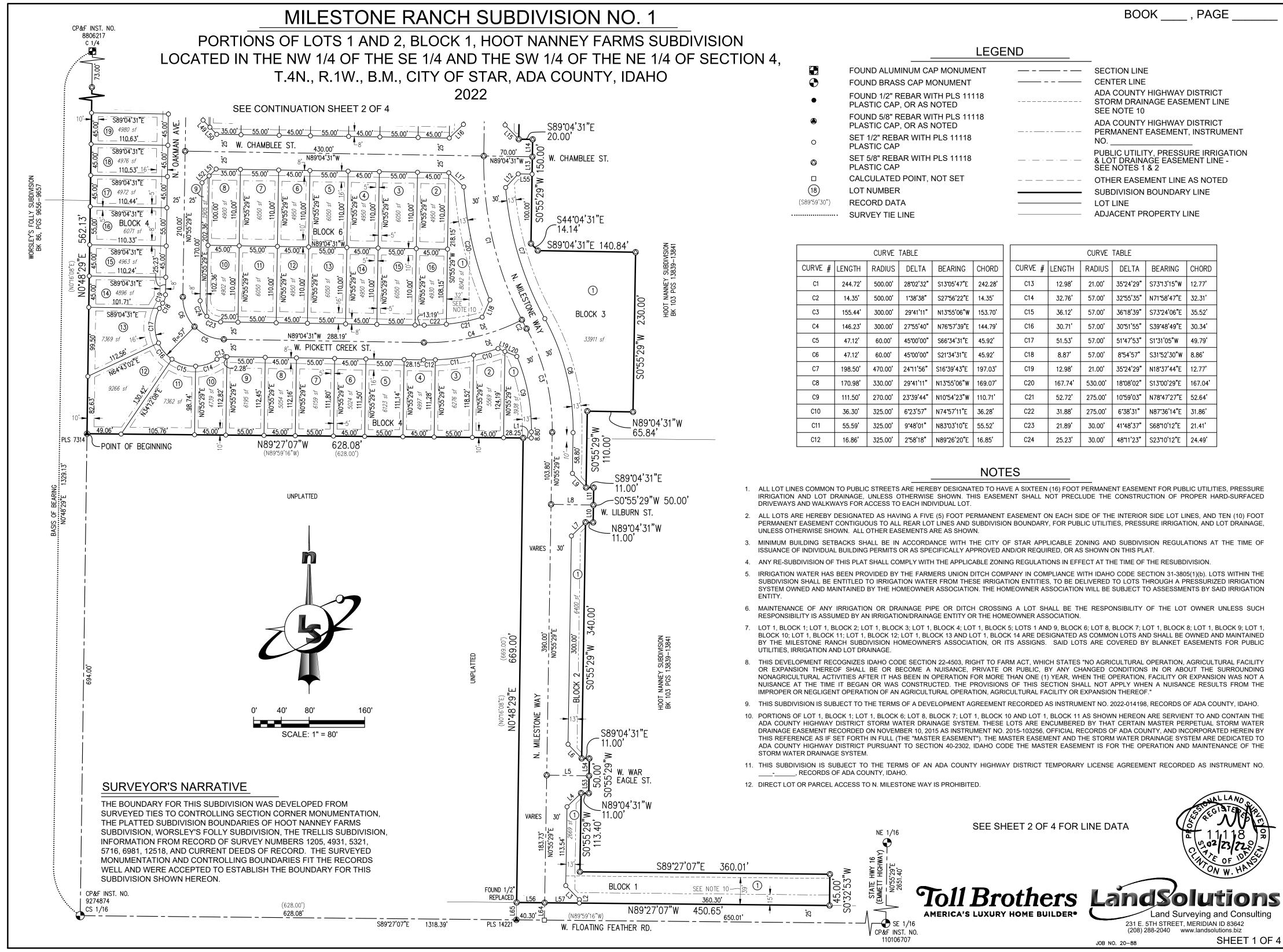
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In summary, the enclosed application and designs conform with the Conditions of Approval and the related requirements of the City of Star Municipal Code and Comprehensive Plan.

Please contact me if you need additional clarification, etc. Sincerely,

Van Elg Project Manager J-U-B ENGINEERS, Inc.

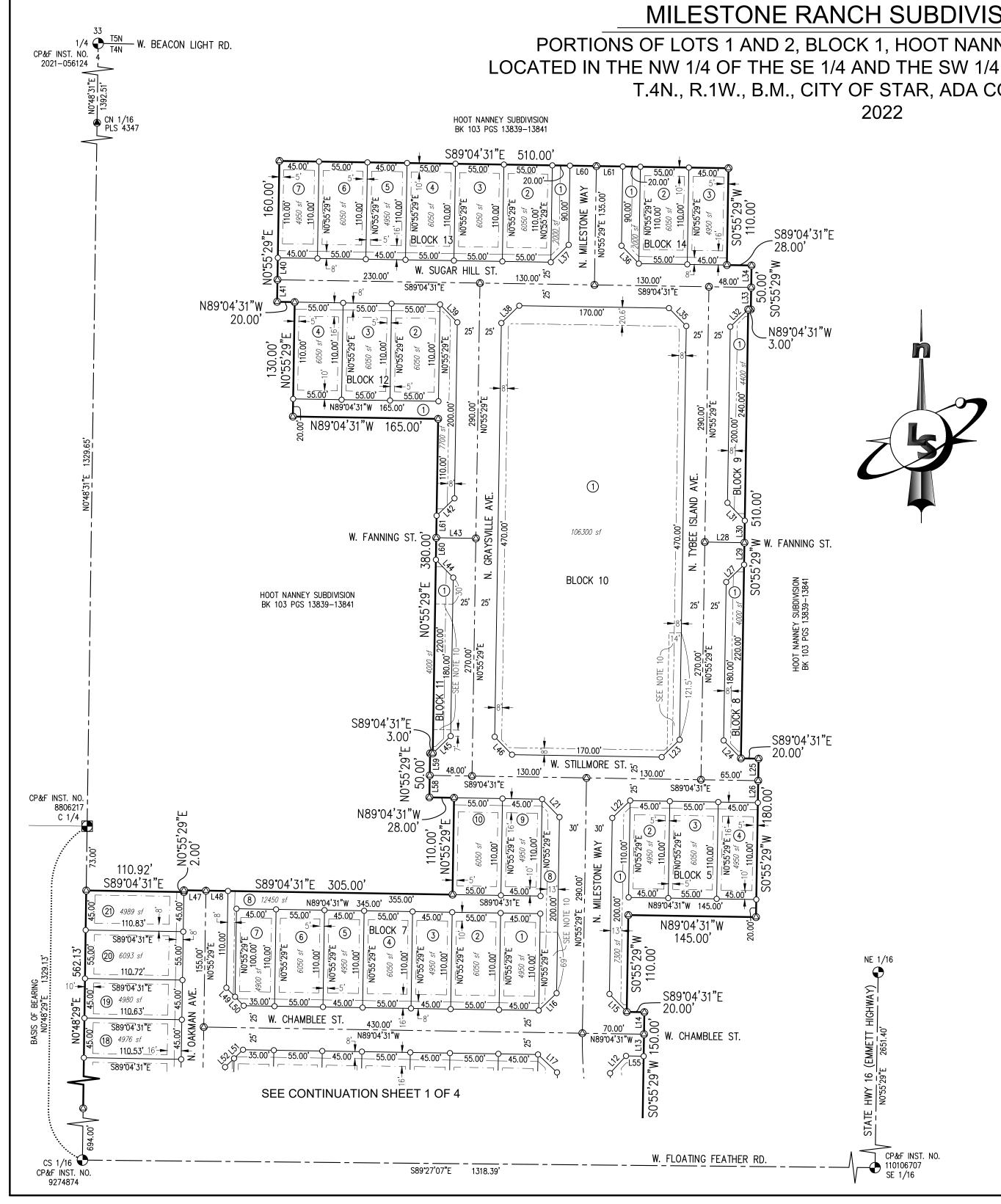




| END | |
|-----|---|
| | - SECTION LINE |
| | CENTER LINE |
| | ADA COUNTY HIGHWAY DIS STORM DRAINAGE EASEME SEE NOTE 10 |
| | ADA COUNTY HIGHWAY DIS PERMANENT EASEMENT, IN NO |
| | PUBLIC UTILITY, PRESSURE & LOT DRAINAGE EASEMEN SEE NOTES 1 & 2 |
| | OTHER EASEMENT LINE AS |
| | SUBDIVISION BOUNDARY L |
| | LOT LINE |
| | ADJACENT PROPERTY LINE |

| CURVE TABLE | | | | | | | CURVE | TABLE | | | |
|-------------|---------|---------|--------------------|----------------------|---------|---------|---------|---------|--------------------|-------------------------------|-------------------|
| CURVE # | LENGTH | RADIUS | DELTA | BEARING | CHORD | CURVE # | LENGTH | RADIUS | DELTA | BEARING | СНО |
| C1 | 244.72' | 500.00' | 28 ° 02'32" | S13°05'47"E | 242.28' | C13 | 12.98' | 21.00' | 35 ° 24'29" | S73°13'15"W | 12.77 |
| C2 | 14.35' | 500.00' | 1•38'38" | S27 * 56'22"E | 14.35' | C14 | 32.76' | 57.00' | 32*55'35" | N71 ° 58'47"E | 32.3 [.] |
| C3 | 155.44' | 300.00' | 29 ° 41'11" | N13°55'06"W | 153.70' | C15 | 36.12' | 57.00' | 36 ° 18'39" | S73°24'06"E | 35.5 |
| C4 | 146.23' | 300.00' | 27 ° 55'40" | N76 * 57'39"E | 144.79' | C16 | 30.71' | 57.00' | 30 ° 51'55" | S39 * 48'49"E | 30.34 |
| C5 | 47.12' | 60.00' | 45 ° 00'00" | S66°34'31"E | 45.92' | C17 | 51.53' | 57.00' | 51 ° 47'53" | S1*31'05"W | 49.7 |
| C6 | 47.12' | 60.00' | 45 ° 00'00" | S21°34'31"E | 45.92' | C18 | 8.87' | 57.00' | 8 * 54'57" | S31*52'30"W | 8.86 |
| C7 | 198.50' | 470.00' | 24 ° 11'56" | S16 ° 39'43"E | 197.03' | C19 | 12.98' | 21.00' | 35 ° 24'29" | N18°37'44"E | 12.7 |
| C8 | 170.98' | 330.00' | 29 ° 41'11" | N13 * 55'06"W | 169.07' | C20 | 167.74' | 530.00' | 18 ° 08'02" | S13'00'29"E | 167.0 |
| С9 | 111.50' | 270.00' | 23 ° 39'44" | N10 * 54'23"W | 110.71' | C21 | 52.72' | 275.00' | 10 ° 59'03" | N78 * 47 ' 27"E | 52.64 |
| C10 | 36.30' | 325.00' | 6 ° 23'57" | N74 ° 57'11"E | 36.28' | C22 | 31.88' | 275.00' | 6*38'31" | N87 * 36'14"E | 31.86 |
| C11 | 55.59' | 325.00' | 9*48'01" | N83 ° 03'10"E | 55.52' | C23 | 21.89' | 30.00' | 41 ° 48'37" | S68'10'12"E | 21.41 |
| C12 | 16.86' | 325.00' | 2 * 58'18" | N89 ° 26'20"E | 16.85' | C24 | 25.23' | 30.00' | 48 ° 11'23" | S23 ° 10'12"E | 24.4 |
| C11 | 55.59' | 325.00' | 9*48'01" | N83°03'10"E | 55.52' | C23 | 21.89' | 30.00' | 41°48'37" | S68 ° 10'12"E | |

|)RD |
|-----|
| 7' |
| 51' |
| 2' |
| i4' |
| '9' |
| , |
| 7' |
| 04' |
| 4' |
| 6' |
| 1' |
| .9' |
| |



MILESTONE RANCH SUBDIVISION NO. 1

PORTIONS OF LOTS 1 AND 2, BLOCK 1, HOOT NANNEY FARMS SUBDIVISION LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO

LEGEND

- FOUND ALUMINUM CAP MONUMENT FOUND BRASS CAP MONUMENT FOUND 1/2" REBAR WITH PLS 11118 _____ PLASTIC CAP, OR AS NOTED
- FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118 \bigcirc PLASTIC CAP
- CALCULATED POINT, NOT SET (18) LOT NUMBER

(S89*59'30") **RECORD DATA**

LINE #

L1

L2

L3

L4

L5

L6

L7

L8

L9

L10

L11

L12

L13

L14

L15

L16

L17

L18

L19

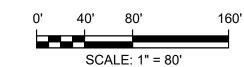
L20

L21

L22

| LINE TAE | BLE | | LINE TAE | BLE |
|----------|----------------------|--------|----------|-----|
| LENGTH | BEARING | LINE # | LENGTH | BE |
| 11.71' | N89°04'31"W | L23 | 28.28' | N45 |
| 5.00' | S0*55'29"W | L24 | 28.28' | N44 |
| 28.19' | N44*15'49"W | L25 | 25.00' | N0' |
| 28.28' | N45*55'29"E | L26 | 25.00' | N0' |
| 61.00' | S89°04'31"E | L27 | 28.28' | N45 |
| 28.28' | N44°04'31"W | L28 | 45.00' | S89 |
| 28.28' | N45*55'29"E | L29 | 25.00' | N0' |
| 61.00' | S89°04'31"E | L30 | 25.00' | N0' |
| 28.28' | N44°04'31"W | L31 | 28.28' | N44 |
| 25.00' | N0*55'29"E | L32 | 28.28' | N45 |
| 25.00' | N0*55'29"E | L33 | 25.00' | N0' |
| 26.76' | N42*44'48"E | L34 | 25.00' | N0' |
| 25.00' | N0*55'29"E | L35 | 28.28' | N44 |
| 25.00' | N0*55'29"E | L36 | 28.28' | N44 |
| 28.28' | N44°04'31"W | L37 | 28.28' | S45 |
| 28.28' | S45*55'29"W | L38 | 28.28' | S45 |
| 29.64' | S46*44'49"E | L39 | 28.28' | N44 |
| 27.19' | S24°01'46"W | L40 | 25.00' | S0* |
| 10.89' | S67*26'05"E | L41 | 25.00' | S0* |
| 18.57' | S67 ° 26'05"E | L42 | 28.28' | S45 |
| 28.28' | S44°04'31"E | L43 | 45.00' | N89 |
| 28.28' | N45*55'29"E | L44 | 28.28' | N44 |

| | LINE TABLE | | |
|--------|------------|----------------------|--|
| LINE # | LENGTH | BEARING | |
| L45 | 28.28' | S45*55'29"W | |
| L46 | 28.28' | S44°04'31"E | |
| L47 | 25.00' | S89 ° 04'31"E | |
| L48 | 25.00' | S89 ° 04'31"E | |
| L49 | 14.14' | N44°04'31"W | |
| L50 | 14.14' | N44°04'31"W | |
| L51 | 14.14' | N45*55'29"E | |
| L52 | 14.14' | N45*55'29"E | |
| L53 | 25.00' | N0 * 55'29"E | |
| L54 | 25.00' | N0*55'29"E | |
| L55 | 20.00' | S89°04'31"E | |
| L56 | 40.35' | N89°27'07"W | |
| L57 | 50.00' | N89°27'03"W | |
| L58 | 25.00' | S0*55'29"W | |
| L59 | 25.00' | S0 * 55'29"W | |
| L60 | 25.00' | S0*55'29"W | |
| L61 | 25.00' | S0 * 55'29"W | |
| L62 | 30.00' | S89°04'31"E | |
| L63 | 30.00' | S89°04'31"E | |
| L64 | 25.00' | N0 ° 55'29"E | |
| L65 | 25.00' | N0°48'29"E | |



SEE SHEET 1 OF 4 FOR NOTES AND CURVE DATA



JOB NO. 20-88

SECTION LINE CENTER LINE

SEE NOTE 10

SEE NOTES 1 & 2

SURVEY TIE LINE

LOT LINE

BEARING

N45*55'29"E

N44**°**04'31"W

N0*55'29"E

N0**°**55'29"E

N45*****55'29"E

S89°04'31"E

N0*55'29"E

N0*55'29"E

N44°04'31"W

N45*55'29"E

N0*55'29"E

N0°55'29"E

N44**°**04'31"W

N44**°**04'31"W

S45*55'29"W

S45'55'29"W

N44**°**04'31"W

S0*55'29"W

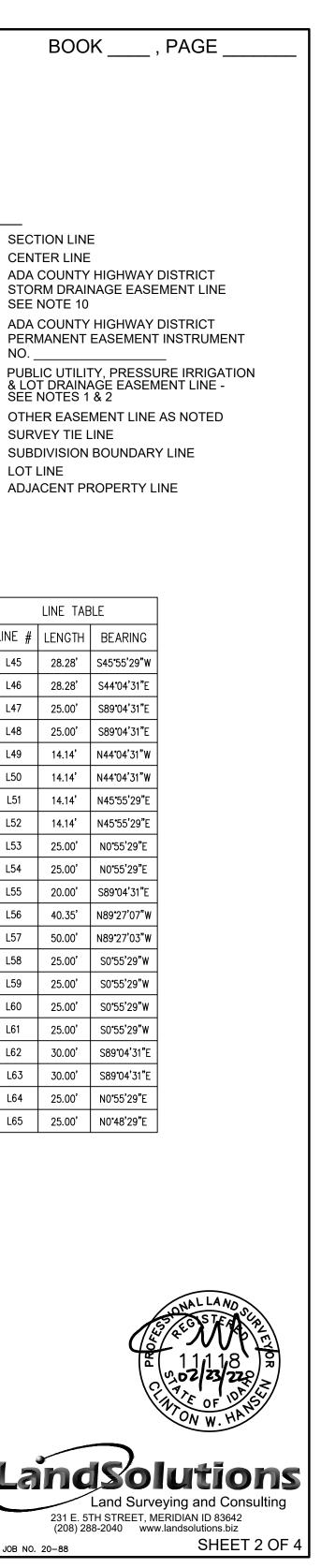
S0*55'29"W

S45*55'29"W

N89**°**04'31"W

N44°04'31"W

NO.





CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF MILESTONE RANCH SUBDIVISION NO. 1;

A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2 OF BLOCK 1 OF HOOT NANNEY FARMS SUBDIVISION AS SHOWN IN BOOK 103 OF PLATS ON PAGES 13839 THROUGH 13841, RECORDS OF ADA COUNTY, IDAHO, AND BEING LOCATED IN THE NW ¼ OF THE SE ¼ AND THE SW 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID NW ¼ OF THE SE ¼ (CS 1/16 CORNER), FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID NW ¼ OF THE SE ¼ (C ¼ CORNER) BEARS N 0°48'29" E A DISTANCE OF 1329.13 FEET:

THENCE ALONG THE WESTERLY BOUNDARY OF SAID NW 1/4 OF THE SE 1/4 N 0°48'29" E A DISTANCE OF 694.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 OF BLOCK 1 OF HOOT NANNEY FARMS SUBDIVISION AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF SAID LOT 2 N 0°48'29" E (FORMERLY N 0°16'08" E) A DISTANCE OF 562.13 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY BOUNDARY S 89°04'31" E A DISTANCE OF 110.92 FEET TO A POINT;

THENCE N 0°55'29" E A DISTANCE OF 2.00 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 305.00 FEET TO A POINT;

THENCE N 0°55'29" E A DISTANCE OF 110.00 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 28.00 FEET TO A POINT;

THENCE N 0°55'29" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 3.00 FEET TO A POINT;

THENCE N 0°55'29" E A DISTANCE OF 380.00 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 165.00 FEET TO A POINT;

THENCE N 0°55'29" E A DISTANCE OF 130.00 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 20.00 FEET TO A POINT;

THENCE N 0°55'29" E A DISTANCE OF 160.00 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 510.00 FEET TO A POINT;

THENCE S 0°55'29" W A DISTANCE OF 110.00 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 28.00 FEET TO A POINT;

THENCE S 0°55'29" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 3.00 FEET TO A POINT;

THENCE S 0°55'29" W A DISTANCE OF 510.00 FEET TO A POINT;

THENCE S 0°55'29" W A DISTANCE OF 180.00 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 20.00 FEET TO A POINT; THENCE N 89°04'31" W A DISTANCE OF 145.00 FEET TO A POINT;

THENCE S 0°55'29" W A DISTANCE OF 110.00 FEET TO A POINT; THENCE S 89°04'31" E A DISTANCE OF 20.00 FEET TO A POINT: THENCE S 0°55'29" W A DISTANCE OF 150.00 FEET TO A POINT; THENCE S 44°04'31" E A DISTANCE OF 14.14 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 140.84 FEET TO A POINT; THENCE S 0°55'29" W A DISTANCE OF 230.00 FEET TO A POINT; THENCE N 89°04'31" W A DISTANCE OF 65.84 FEET TO A POINT; THENCE S 0°55'29" W A DISTANCE OF 110.00 FEET TO A POINT; THENCE S 89°04'31" E A DISTANCE OF 11.00 FEET TO A POINT; THENCE S 0°55'29" W A DISTANCE OF 50.00 FEET TO A POINT; THENCE N 89°04'31" W A DISTANCE OF 11.00 FEET TO A POINT; THENCE S 0°55'29" W A DISTANCE OF 340.00 FEET TO A POINT; THENCE S 89°04'31" E A DISTANCE OF 11.00 FEET TO A POINT; THENCE S 0°55'29" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 11.00 FEET TO A POINT; THENCE S 0°55'29" W A DISTANCE OF 113.40 FEET TO A POINT;

MILESTONE RANCH SUBDIVISION NO. 1

THENCE S 89°27'07" E A DISTANCE OF 360.01 FEET TO A POINT;

THENCE S 0°32'53" W A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF W. FLOATING FEATHER ROAD, ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 1:

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND SAID NORTHERLY RIGHT-OF-WAY N 89°27'07" W (FORMERLY N 89°59'16" W) A DISTANCE OF 450.65 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID LOT 1:

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 1 N 0°48'29" E (FORMERLY N 0°16'08" E) A DISTANCE OF 669.00 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 N 89°27'07" W (FORMERLY N 89°59'16" W) A DISTANCE OF 628.08 FEET (FORMERLY 628.00 FEET) TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 18.66 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF ______, 20____, 20____,

BHEG MILESTONE RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY BRIAN JACKSON, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ------ \$ s.s. COUNTY OF

, 20 , BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY ON THIS DAY OF APPEARED BRIAN JACKSON, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT OF BHEG MILESTONE RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LIABILITY COMPANY'S NAME.

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

MY COMMISSION EXPIRES

RESIDING AT

NOTARY PUBLIC FOR THE STATE OF IDAHO

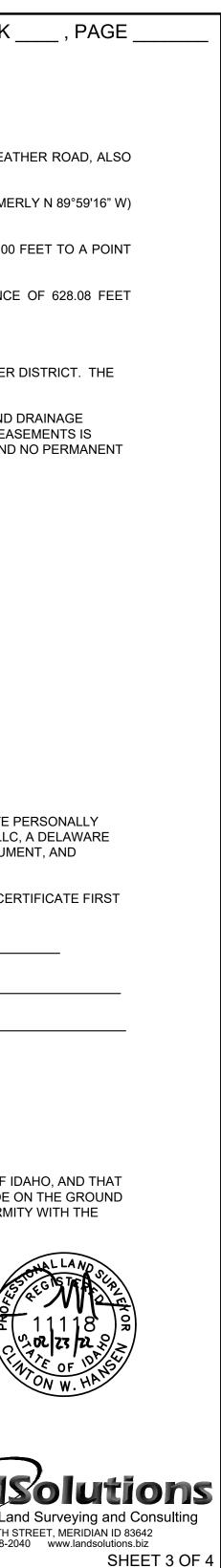
CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN 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 THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.





JOB NO. 20-88



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 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, EHS DATE

APPROVAL OF CITY COUNCIL

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

CITY CLERK

APPROVAL OF THE CITY ENGINEER

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

CITY ENGINEER ~ STAR, IDAHO

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___.

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

MILESTONE RANCH SUBDIVISION NO. 1

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, 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

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.

DATE: _____

COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

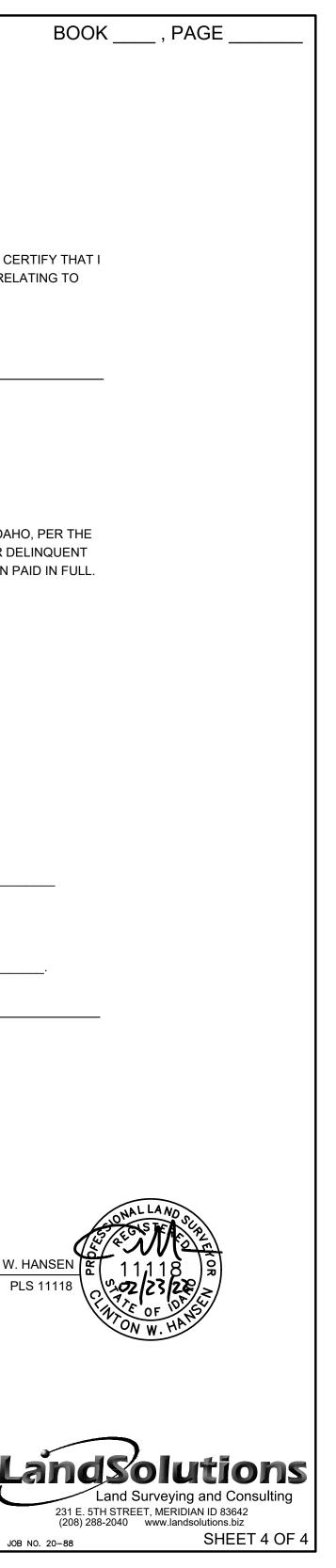
STATE OF IDAHO COUNTY OF ADA INSTRUMENT NO. I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT _____ MINUTES PAST ____ O'CLOCK ___.M. ON THIS _____ DAY OF _______, 20____, IN BOOK _____ OF PLATS AT PAGES ____

DEPUTY

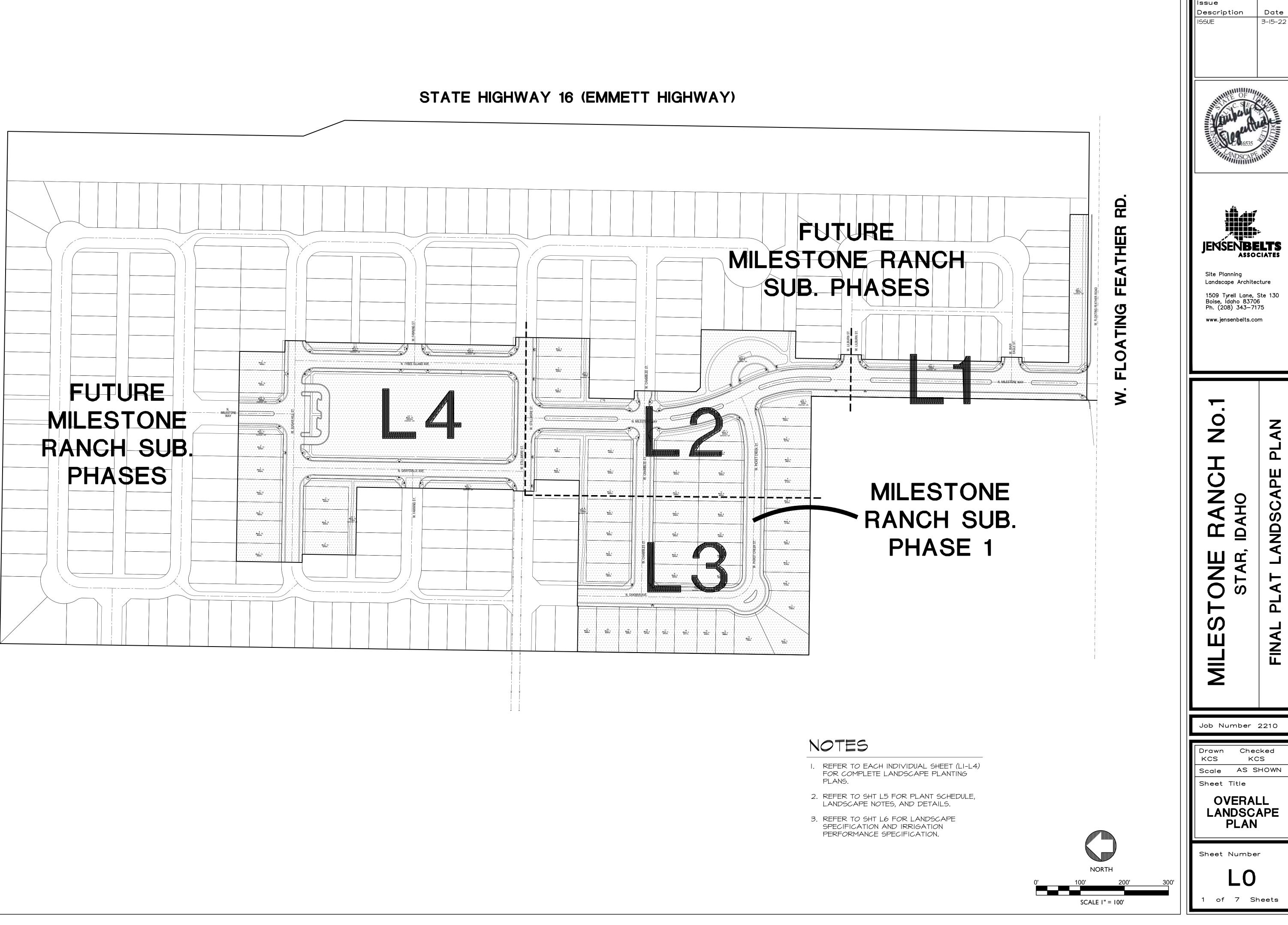
EX-OFFICIO RECORDER

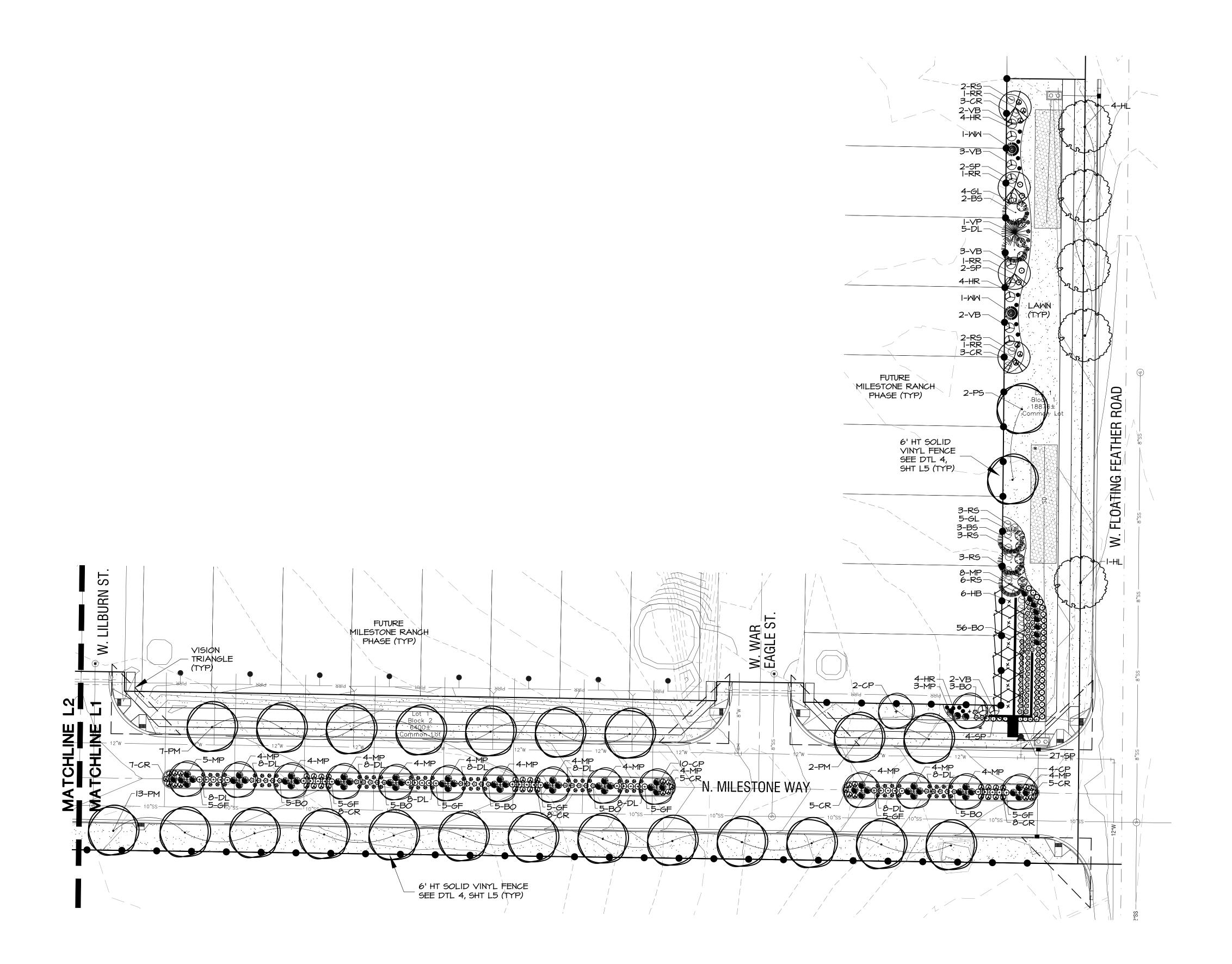
FEE: _____

CLINTON W. HANSEN PLS 1111

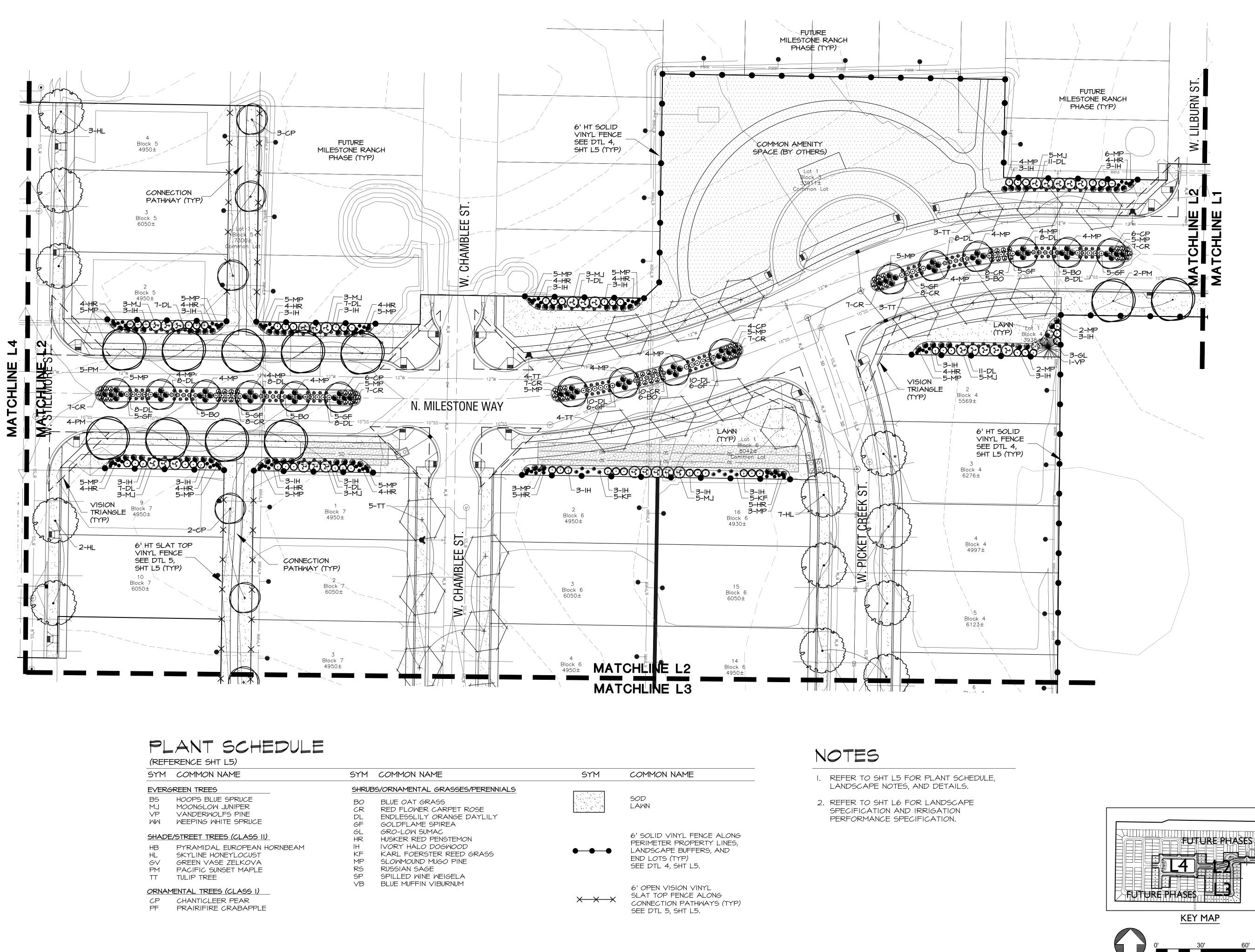








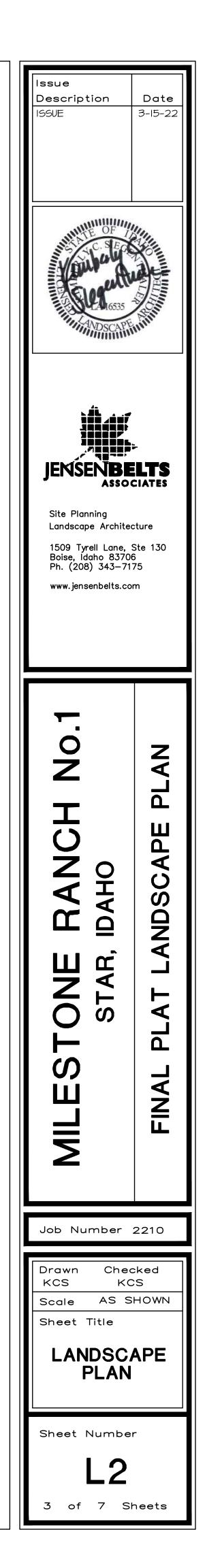
| | IssueDescriptionDateISSUE3-15-22 |
|---|--|
| PLANT SCHEDULE (REFERENCE SHT L5) SYM COMMON NAME EVERGREEN TREES BS HOOPS BLUE SPRUCE MJ MOONGLOW JUNIPER VP VANDERWOLFS PINE WW WEEPING WHITE SPRUCE SHADE/STREET TREES (CLASS II) HB PYRAMIDAL EUROPEAN HORNBEAM HL SKYLINE HONEYLOCUST GV GREEN VASE ZELKOVA PM PACIFIC SUNSET MAPLE | C SEC SIGNATION |
| TT TULIP TREE ORNAMENTAL TREES (CLASS I) CP CHANTICLEER PEAR PF PRAIRIFIRE CRABAPPLE SHRUBS/ORNAMENTAL GRASSES/PERENNIALS BO BLUE OAT GRASS CR RED FLOWER CARPET ROSE DL ENDLESSLILY ORANGE DAYLILY GF GOLDFLAME SPIREA GL GRO-LOW SUMAC HR HUSKER RED PENSTEMON IH IVORY HALO DOGWOOD KF KARL FOERSTER REED GRASS MP SLOWMOUND MUGO PINE RS RUSSIAN SAGE SP SPILLED WINE WEIGELA VB BLUE MUFFIN VIBURNUM | <image/> <section-header><text><text><text></text></text></text></section-header> |
| ACCUPTED AND AND INPL FENCE ALONG PERIMETER PROPERTY LINES, LANDSCAPE BUFFERS, AND END LOTS (TYP) SEE DTL 4, SHT L5. COPEN VISION VINTL SLAT TOP FENCE ALONG CONNECTION PATHWAYS (TYP). SEE DTL 5, SHT L5. ACCUPTED AND EXAMPLE AND SCHEDULE, LANDSCAPE NOTES, AND DETAILS. REFER TO SHT L5 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS. REFER TO SHT L6 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION. | MILESTONE RANCH No.1 STAR, IDAHO FINAL PLAT LANDSCAPE PLAN |
| $Key Map \\ for the set in the se$ | Job Number 2210 Drawn Checked KCS KCS Scale AS SHOWN Sheet Title LANDSCAPE PLAN Sheet Number L1 2 of 7 Sheets |

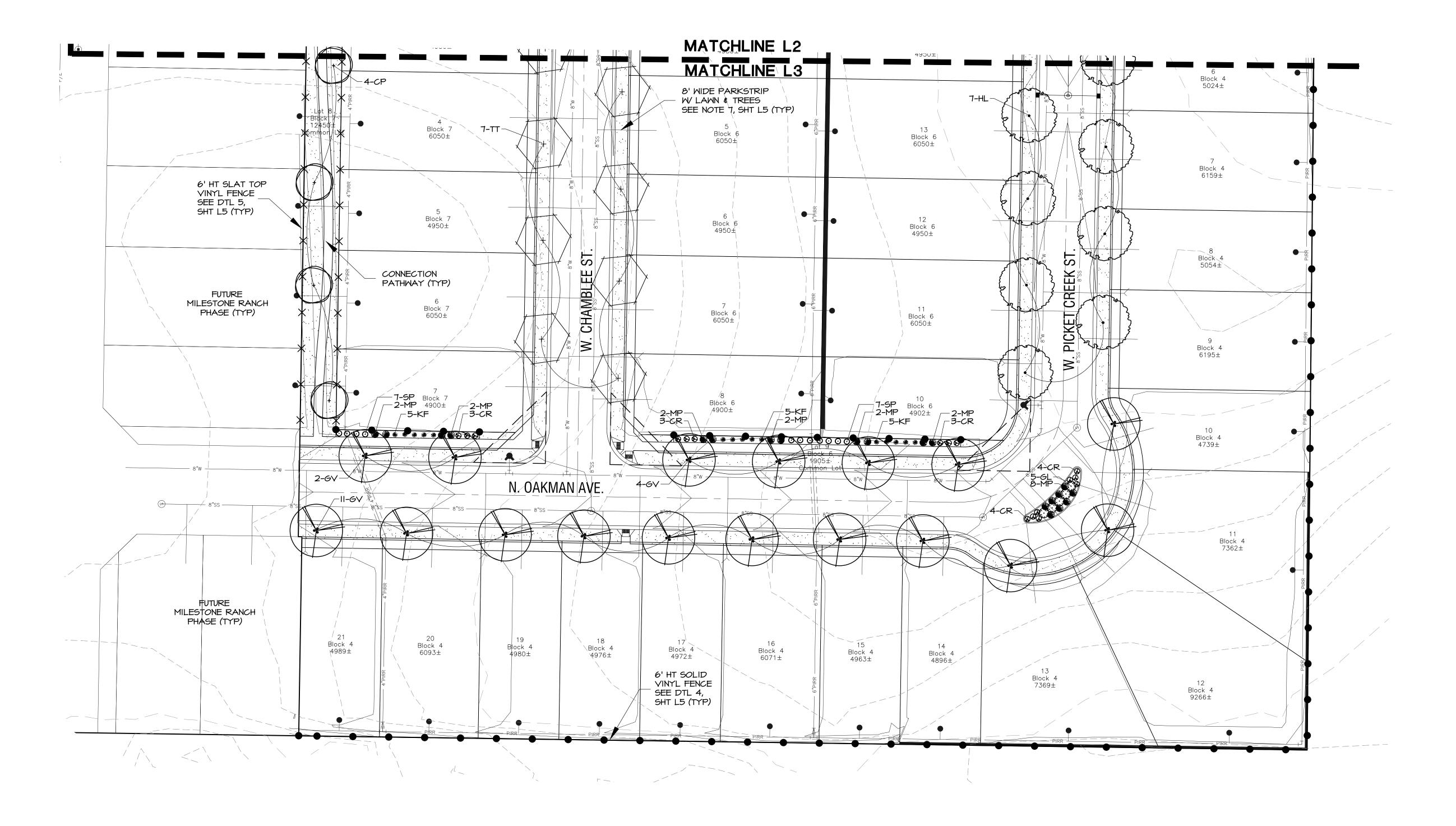


| SYM | COMMON NAME | SYM | COMMON |
|--------------------------------------|--|-------------------------------------|---|
| EVERG | REEN TREES | SHRUE | BS/ORNAMENT |
| BS MJ VP MM SHADE | HOOPS BLUE SPRUCE MOONGLOW JUNIPER VANDERWOLFS PINE WEEPING WHITE SPRUCE E/STREET TREES (CLASS II) | BO CR DL GF GL | BLUE OAT RED FLOW ENDLESSLI GOLDFLAM GRO-LOW |
| HB HL GV PM TT | PYRAMIDAL EUROPEAN HORNBEAM SKYLINE HONEYLOCUST GREEN VASE ZELKOVA PACIFIC SUNSET MAPLE TULIP TREE | IR II F II F MP S SP VB | HUSKER RE IVORY HAL KARL FOEI SLOWMOUN RUSSIAN S, SPILLED W BLUE MUFF |

NORTH

SCALE |" = 30'





| PLANT SCHEDULE | |
|--------------------|--|
| (REFERENCE SHT L5) | |

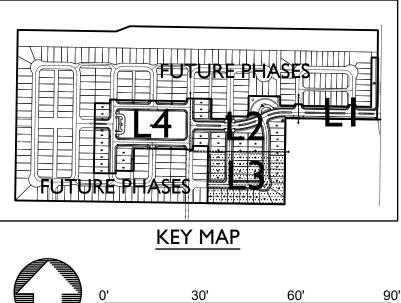
| SYM | COMMON NAME | SYM | COMMON NAME |
|----------------------|--|----------------------------------|---|
| EVERG | GREEN TREES | SHRUE | 35/ORNAMENTAL GR |
| BS MJ VP WW | HOOPS BLUE SPRUCE MOONGLOW JUNIPER VANDERWOLFS PINE WEEPING WHITE SPRUCE E/STREET TREES (CLASS II) | BO CR DL GF GL HR | BLUE OAT GRASS RED FLOWER CAR ENDLESSLILY ORA GOLDFLAME SPIR GRO-LOW SUMAC HUSKER RED PENS |
| | | IH KF MP RS SP VB | IVORY HALO DOG KARL FOERSTER SLOWMOUND MUGO RUSSIAN SAGE SPILLED WINE WEI BLUE MUFFIN VIBU |
| ORNAN | MENTAL TREES (CLASS I) | | |

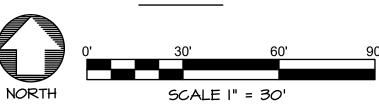
CP CHANTICLEER PEAR PF PRAIRIFIRE CRABAPPLE

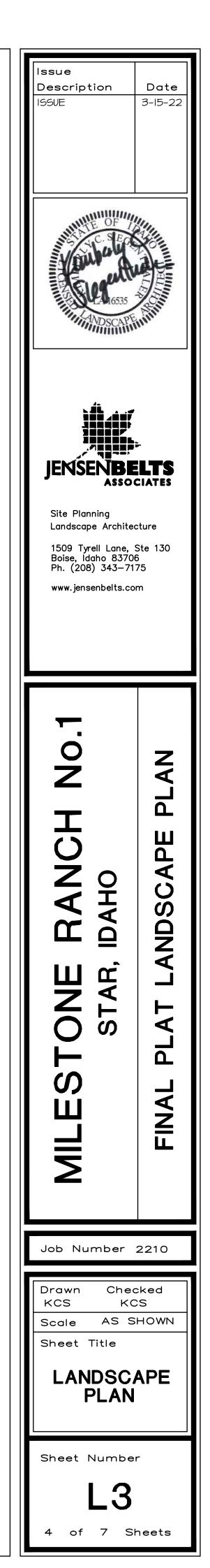
| AME | SYM | COMMON NAME |
|--|------------------|---|
| RASS RASS R CARPET ROSE Y ORANGE DAYLILY | | SOD LAWN |
| E SPIREA JMAC PENSTEMON DOGWOOD STER REED GRASS MUGO PINE GE IE WEIGELA | • • • | 6' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES, LANDSCAPE BUFFERS, AND END LOTS (TYP) SEE DTL 4, SHT L5. |
| VIBURNUM | x x x | 6' OPEN VISION VINYL SLAT TOP FENCE ALONG CONNECTION PATHWAYS (TYP) SEE DTL 5, SHT L5. |

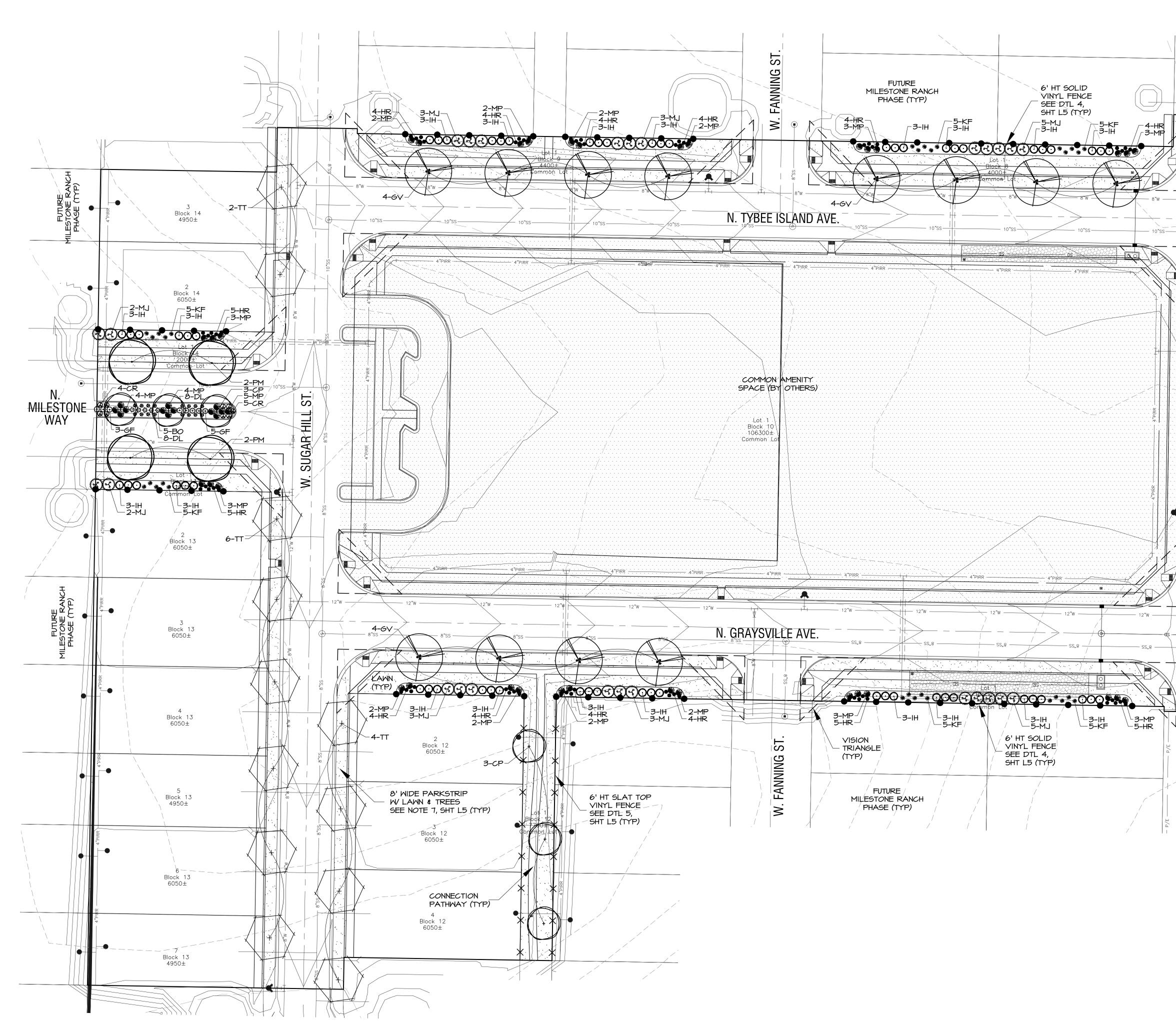
NOTES

- I. REFER TO SHT L5 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
- 2. REFER TO SHT L6 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.



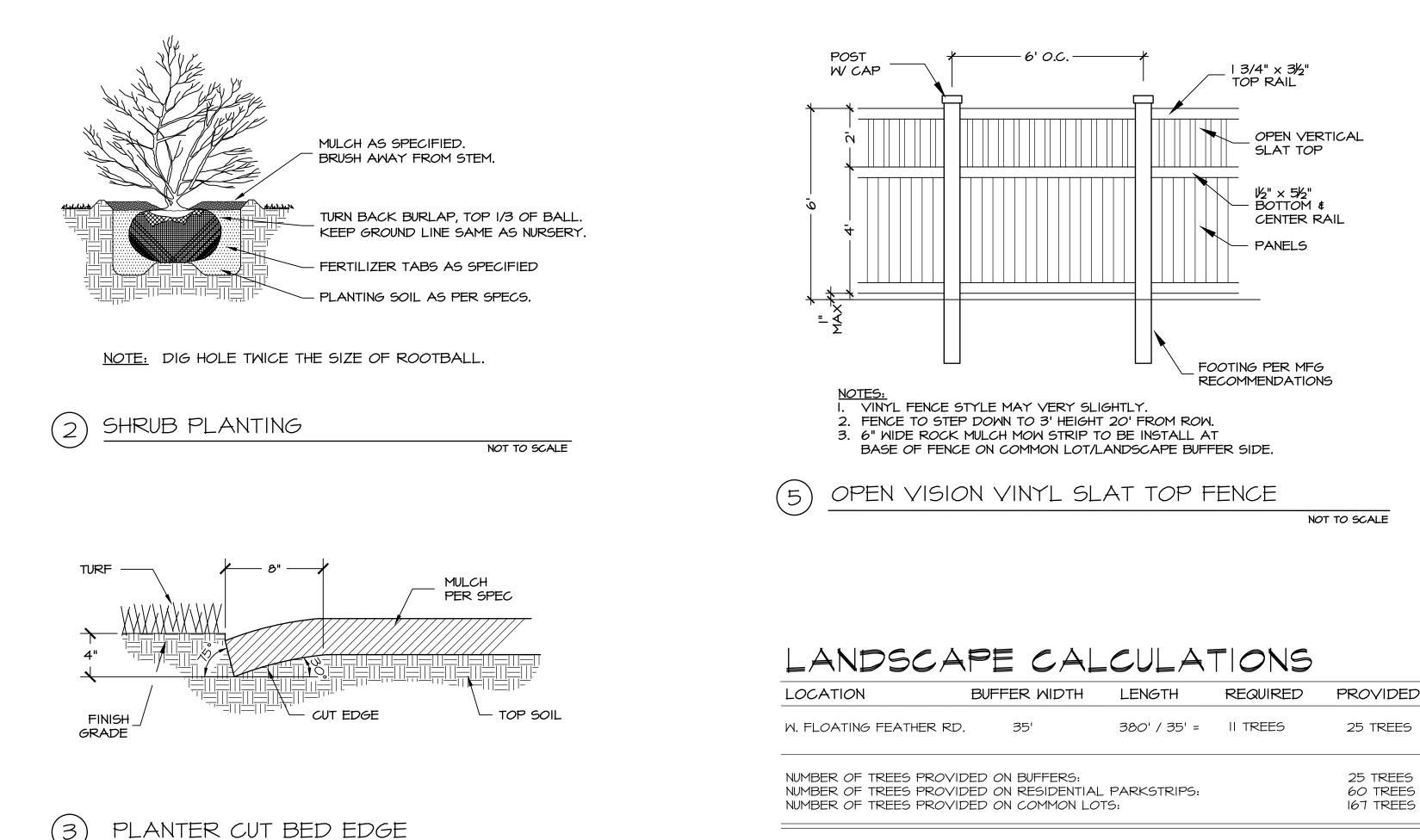






| | Issue Description Date ISSUE 3-15-22 | |
|---|--|--|
| PLANT SCHEDULE (REFERENCE SHT L5) SYM COMMON NAME EVERGREEN TREES BS HOOPS BLUE SPRUCE MJ MOONGLOW JUNIPER VP VANDERWOLFS PINE WW WEEPING WHITE SPRUCE SHADE/STREET TREES (CLASS II) HB PYRAMIDAL EUROPEAN HORNBEAM HL SKYLINE HONEYLOCUST GV GREEN VASE ZELKOVA | OF CSECSION | |
| BY BACIFIC SUNSEZ MAPLE TT TULIP TREE ORNAMENTAL TREES (CLASS I) CP CHANTICLEER PEAR PF PRAIRIFIRE CRABAPPLE SHRUBS/ORNAMENTAL GRASSES/PERENNIALS BO BLUE OAT GRASS CR RED FLOWER CARPET ROSE DL ENDLESSLILY ORANGE DAYLILY GF GOLDFLAME SPIREA GL GRO-LOW SUMAC HR HUSKER RED PENSTEMON IH IVORY HALO DOGWOOD KF KARL FOERSTER REED GRASS MP SLOMMOUND MUGO PINE RS RUSSIAN SAGE SP SPILLED WINE WEIGELA VB BLUE MUFFIN VIBURNUM | Site Planning Landscape Architecture1509 Tyrell Lane, Ste 130 Boise, Idaho 83706 Ph. (208) 343-7175www.jensenbelts.com | |
| A G' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES, LANDSCAPE BUFFERS, AND END LOTS (TYP) SEE DTL 4, SHT L5. COPEN VISION VINYL SLAT TOP FENCE ALONG CONNECTION PATHWAYS (TYP) SEE DTL 5, SHT L5. NOTES REFER TO SHT L5 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS. REFER TO SHT L6 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION. | MILESTONE RANCH No.1 STAR, IDAHO FINAL PLAT LANDSCAPE PLAN | |
| KEY MAP | Job Number 2210 Drawn Checked KCS KCS Scale AS SHOWN Sheet Title LANDSCAPE PLAN Sheet Number | |
| 0' 30' 60' 90' NORTH SCALE I" = 30' | L4 5 of 7 Sheets | |

MATCHLINE E I MORE S STILL ₹**>**



8' x 2" x 2" CEDAR STAKE, 2 PER TREE.

SET STAKES PARALLEL TO PREVAILING WIND. SECURE WITH RUBBER CINCH TIES.

DO NOT PENETRATE ROOTBALL.

TRUNK FLARE MUST BE VISIBLE

FERTILIZER TABS AS SPECIFIED

NOT TO SCALE

NOT TO SCALE

BRUSH AWAY FROM TRUNK.

TURN BACK BURLAP 1/3.

BACKFILL W/ TOPSOIL MIX AS SPEC'D & TAMP LOOSELY

ROOT CROWN TO BE I-2" - ABOVE FINISH GRADE.

IN PLANTING BEDS: MULCH AS SPECIFIED.

SNIP BASKET &

IN 4"-6" LIFTS

SEE NOTE 3.

 \gg

5'-0" MIN

2'-0" MtN

THE I YEAR WARRANTY PERIOD.

NOTES:

, 2 × BALL DIA.

I. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.

TREE PLANTING/STAKING

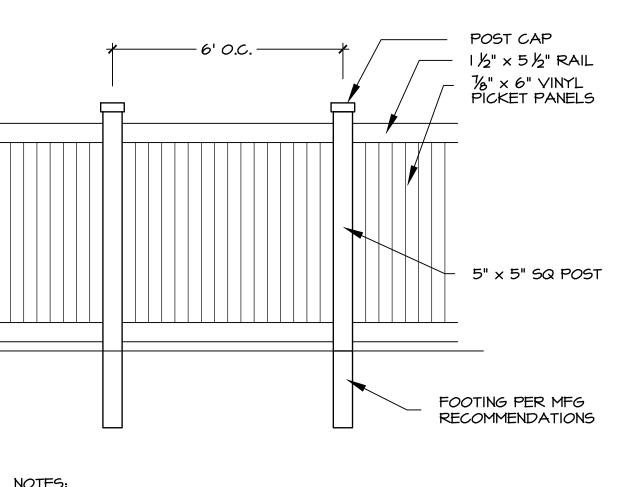
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.

3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS

STRAIGHT FOR A MIN OF I YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF

RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN

4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK



I. VINYL FENCE STYLE MAY VERY SLIGHTLY. 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

3. 6" WIDE ROCK MULCH MOW STRIP TO BE INSTALL AT BASE OF FENCE ON COMMON LOT/LANDSCAPE BUFFER SIDE.

VINYL PRIVACY FENCE

4

| N | BUFFER WIDTH | LENGTH | REQUIRED | PROVIDED |
|---------------|--|--------------|----------|-----------------------------------|
| IG FEATHER RD | p. 35' | 380' / 35' = | II TREES | 25 TREES |
| TREES PROVI | DED ON BUFFERS: DED ON RESIDENTIAL DED ON COMMON LOT | | | 25 TREES 60 TREES 167 TREES |
| | | | | |

TOTAL NUMBER OF TREES:

252 TREES

NOT TO SCALE

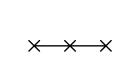
| SYM | COMMON NAME | BOTANICAL NAME | SIZE |
|----------------------------|--|--|---|
| EVER | GREEN TREES | | |
| BS MJ VP WW | HOOPS BLUE SPRUCE MOONGLOW JUNIPER VANDERWOLFS PINE WEEPING WHITE SPRUCE | PICEA PUNGENS 'HOOPSII' JUNIPERUS SCOPLULORUM 'MOONGLOW' PINUS FLEXILIS 'VANDERWOLFS' PICEA GLAUCA 'PENDULA' | 6-8' HT B&B 6-8' HT B&B 6-8' HT B&B 6-8' HT B&B |
| <u>SHADI</u> | E/STREET TREES (CLASS II) | | |
| HB HL GV PM TT | PYRAMIDAL EUROPEAN HORNBEAM SKYLINE HONEYLOCUST GREEN VASE ZELKOVA PACIFIC SUNSET MAPLE TULIP TREE | CARPINUS BETULUS 'FASTIGIATA' GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE' ZELKOVA SERRATA 'GREEN VASE' ACER TRUNCATUM × A. PLATANOIDES 'WARRENRED' LIRODENDRON TULIPIFERA | 2" CAL B&B 2" CAL B&B 2" CAL B&B 2" CAL B&B 2" CAL B&B |
| <u>ORNAI</u> | MENTAL TREES (CLASS I) | | |
| CP PF | CHANTICLEER PEAR PRAIRIFIRE CRABAPPLE | PYRUS CALLERYANA 'GLEN'S FORM' MALUS x 'PRAIRIFIRE' | 2" CAL B&B 2" CAL B&B |
| SHRUE | 35/ORNAMENTAL GRASSES/PERENNIALS | 2 | |
| B C D G G H I F P S P B | BLUE OAT GRASS RED FLOWER CARPET ROSE ENDLESSLILY ORANGE DAYLILY GOLDFLAME SPIREA GRO-LOW SUMAC HUSKER RED PENSTEMON IVORY HALO DOGWOOD KARL FOERSTER REED GRASS SLOWMOUND MUGO PINE RUSSIAN SAGE SPILLED WINE WEIGELA BLUE MUFFIN VIBURNUM | HELICTOTRICHON SEMPERVIRENS ROSA 'FLOWER CARPET- NOARE' HEMEROCALLIS FULVA 'DHEMORANGE' SPIRAEA × BUMALDA 'GOLDFLAME' RHUS AROMATICA 'GRO-LOW' PENSTEMON DIGITALIS 'HUSKER RED' CORNUS ALBA 'BAILHALO' CALAMAGROSTIS ARUNDINACEA 'K.F.' PINUS MUGO 'SLOWMOUND' PEROVKSIA ATRIPLICIFOLIA WEIGELA FLORIDA 'BOKRASPIWI' VIBURNUM DENTATUM 'CHRISTOM' | I GAL 3 GAL 5 GAL 5 GAL I GAL 5 GAL I GAL 3 GAL 3 GAL 3 GAL 5 GAL |

LAWN

6' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES, LANDSCAPE BUFFERS, AND END LOTS (TYP) SEE DTL 4, THIS SHT.

NOTES

- SPEC SECTION 32 90 00 LANDSCAPE SPECIFICATIONS.
- SPEC SECTION 32 84 00 IRRIGATION PERFORMANCE SPECIFICATIONS.
- 3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
- APPENDIX D.
- STREET VISION TRIANGLE.
- 6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- UTILITY CONFLICTS.
- TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- 9. ALL EXISTING TREES ON SITE TO BE REMOVED.



6' OPEN VISION VINYL SLAT TOP FENCE ALONG CONNECTION PATHWAYS (TYP) SEE DTL 5, THIS SHT.

I. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF STAR CODE. REFER TO SHEET L6 -

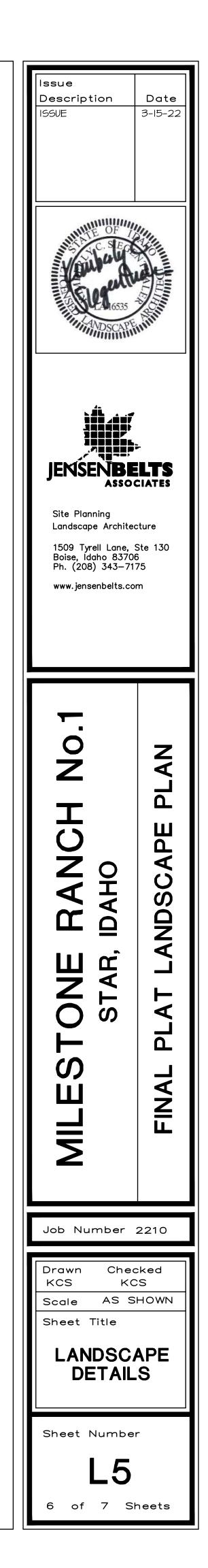
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L6 -

4. TREES SHALL NOT BE PLANTED WITHIN THE IO-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS. ACHD STORMWATER BASINS AND SWALES SHALL BE LANDSCAPED ACCORDING TO THE 'ADA COUNTY HIGHWAY DISTRICT STORMWATER MANAGEMENT BASIN REVEGETATION GUIDANCE MANUAL' (OCTOBER 2017) IN

5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40'

7. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES. BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND

8. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE



SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY

- A. This Section includes provisions for the following items:
- 1. Trees. 2. Shrubs; Ground cover.
- Lawns.
- 4. Topsoil and Soil Amendments. 5. Miscellaneous Landscape Elements.
- 6. Initial maintenance of landscape materials.
- B. Related Sections: The following sections contain requirements. 1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation
- 1.3 QUALITY ASSURANCE
- A. Subcontract landscape work to a single firm specializing in landscape work. B. Source Quality Control:
- 1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
- 2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material. 3. Analysis and Standards: Package standard products with manufacturer's certified
- analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable. 4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity,
- size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scaLJ, injuries, abrasions, or disfigurement.
- 5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name. a. Where formal arrangements or consecutive order of trees or shrubs are shown, select
- stock for uniform height and spread. 6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site
- before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.
- 1.4 SUBMITTALS
- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Plant and Material Certifications: 1. Certificates of inspection as required by governmental authorities.
- 2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. 3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
- C. Mulch: Submit 1 gal bag of mulch sample for approval.
- 1.5 DELIVERY, STORAGE AND HANDLING
- A. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
- B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery. C. Deliver trees and shrubs after preparations for planting have been completed and plant
- immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
- D. Do not remove container-grown stock from containers until planting time. E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during deliver, storage and handling.
- 1.6 JOB CONDITIONS
- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
- B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill,
- adverse drainage conditions, or obstructions, notify Architect before planting. C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING

A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.

- 1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
- 2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion
- B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.
- 1.8 SPECIAL PROJECT WARRANTY
- A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
- C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
- 1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
- B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth. 1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project
- site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes. 2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the
- Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen. Other components shall conform to the following limits:

| | рН | 6.5 to 7.5 |
|----|-------------------------|--|
| | Soluble Salts | 600 ppm maximum |
| | Silt | 25-50% |
| | Clay | 10-30% |
| | Sand | 20-50% |
| 3. | Contractor shall submit | representative soil report on imported topsoil pro |

approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

C. Soil Testing

- 1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
- a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
- 2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #1T by Western Laboratories (1-800-658-3858) is required. 3. Contractor is responsible for whatever soil additives are recommended by the soil testing
- laboratory
- 4. Contractor shall coordinate, obtain and pay for all soil tests.
- 5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner. 2.2 pH ADJUSTERS
- A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.
- 2.3 SOIL AMENDMENTS
- A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-6912 or approved equal in equal amounts by volume. B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as
- to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site. 1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform
- Planting 5-gram tablets 20-10-5 type or equal. 2. Commercial fertilizer "B" for lawn areas, applied to bed prior to seeding or sodding, to be
- 16-16-17 applied at the rate of ten pounds per acre. 3. Commercial fertilizer "C" for lawn areas three to four weeks after planting (sod) or after first mowing (seed). Organic Fertilizer Milorganite (6-0-2) type or equal.
- C. Herbicide: Pre-emergent for topical application in planting beds. Oxiadiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting
- 2.4 PLANT MATERIALS
- A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock"
- B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
- C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
- D. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.
- 2.5 GRASS MATERIALS
- A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season oLJ, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
- 1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
- B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from the The Turf Company, Meridian, ID (208) 888-3760 or approved equal.
- 2.6 MISCELLANEOUS LANDSCAPE MATERIALS A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers
- and mix in accordance with manufacturer's instructions. B. Mulch: Rock mulch for planting beds to be: Crushed Stone Perma Bark - dark color. 1/2" max size. 3" thick in all areas. Provide samples of rock mulch for approval by architect and ownership group prior to installation. Rock mulch to be placed over woven weed barrier
- fabric installed per manufacturer's instructions. C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

minor adjustments as may be required.

materials harmful or toxic to plant growth.

Shrub Areas: 1/3 compost, 2/3 topsoil.

3.3 PREPARATION FOR PLANTING LAWNS

inches of topsoil.

3.4 PREPARATION OF PLANTING BEDS

3.5 PLANTING TREES AND SHRUBS

for mulching.

topsoil and mix thoroughly before planting.

planting will not follow placing of planting soil in a few days.

Fertilizer: Per soil test and manufacture's recommendations.

areas which will be planted promptly after preparation

stocks, stones, rubbish, and other extraneous matter.

C. Apply Pre-Emergent per manufacturer's recommendation.

partial backfilling so as not to damage root balls.

1. Provide 3 inches thickness of mulch.

necessary for elimination of weeds.

3.6 SODDING NEW LAWNS

adjacent grass.

F. Sodded Lawn Establishment

and on what dates.

Project Final Acceptance.

3.7 MAINTENANCE

B. Soil Preparation

described

D. Sod Placement

frozen.

final layer of backfill. Remove all ties from around base of trunk.

into top of backfill and finish level with adjacent finish grades.

trees, if any. Prune shrubs to retain natural character.

H. Guy and stake trees immediately after planting, as indicated.

A. General: Install lawn sod in all areas designated on the drawings.

an adequate film over trunks, branches, stems, twigs and foliage.

Compost: Lawn Areas: 1/4 compost, : 3/4 topsoil.

3.2 PREPARATION OF PLANTING SOIL

B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make

A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous

B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if

C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of

A. After excavating and removing surface material to proper depth, loosen subgrade of lawn

areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any

1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet

lines, grades, and elevations shown, after light rolling, addition of amendments, and

natural settlement. Place approximately 1/2 of total amount of topsoil required. Work

into top of loosened subgrade to create a transition layer and then place remainder of

A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or

B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and

elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified

approximately 1/2 of total amount of planting soil required. Work into top of loosened

subgrade to create a transition layer, then place remainder of the planting soil.

compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place

A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and

in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional

backfill around base and sides of ball, and work each layer to settle backfill and eliminate

instructions. When excavation is approximately 2/3 full, water roughly before placing

B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2

C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow

D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work

E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide

practice. Prune trees to retain required height and spread. Unless otherwise directed by

G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.

I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as

Architect, do not cut tree leaders, and remove only injured or dead branches from flowering

1. Any sod lawn areas that may have become compacted prior to sodding must be scarified

to a depth of eight (8) inches by approved means, then finish graded as hereinbefore

C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is

1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod

supervised by an experienced foreman. The Contractor shall insure that the base

2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not

3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure

based on uniform, healthy and vigorous growth with no dry or dead spots.

4. Add fertilizer "B" at the manufacturer's recommended application rate.

E. Water sod thoroughly with a fine spray immediately after planting.

of sod lawn areas until Final Acceptance of the project.

two (2) inches high for all mowings.

immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance

damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work

proper contact between soil and sod. Final rolling must provide a uniform surface. After

final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be

1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing

2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at

3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as

A. Begin landscape maintenance immediately after planting. Maintenance shall continue until

per the Manufacturer's recommended application rate. Verify all methods of application.

Contractor shall notify the Architect in writing that the fertilizer applications have occurred

shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.

overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid

sifted soil into minor cracks between pieces; remove excess to avoid smothering of

beds. Sod layers shall be experienced, or if inexperienced, shall be constantly

F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural

voids and air pockets. Place fertilizer tablets in excavated area per manufacture's written

remainder of backfill. Repeat watering until no more is absorbed. Water again after placing

sides with an approved can cutter and remove can; remove bottoms of wooden boxes after

similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove

planting soil. Add specified soil amendments as required and mix thoroughly into upper 4

dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to

- 3.1 PREPARATION GENERAL A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein

roposed for use for

- B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease. C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tolling, regrading and replanting as required to establish a smooth, acceptable lawn,
- free of eroded or bare areas. D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn.
- 3.8 CLEANUP AND PROTECTION
- A. During landscape work, keep pavements clean and work area in an orderly condition. B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.
- 3.9 INSPECTION AND ACCEPTANCE
- A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
- B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

- PART 1 GENERAL
- **1.1 CONDITIONS AND REQUIREMENTS:** A. General and Supplementary Conditions, and Division 1 General Requireme
- 1.2 SUMMARY
- A. Work included:
- 1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas. Connect to main water supply at existing site stubout as provided.
- 3. Sleeving under paved areas (by others) 4. Obtain and pay for all permits and fees for the work of this section. 5. Perform work on a design/construct basis, subject to the requirements of
- the Contract Documents, applicable codes, and good design practice. 6. Winterization of system.
- 1.3 SUBMITTALS
- A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, sub-1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
- B. Shop Drawings: Submit shop drawings for underground irrigation system in plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories. C. Record Drawings: At completion of this work, submit to the Contractor:
- 1. Record Drawings; reproducible and five prints. 2. Operations and Maintenance information (2 copies), including:
- a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components. b. Operation, adjustment of system and components instructions. c. Winterization procedures.
- d. Schedule indicating required open valve time to produce given precipitat amounts and seasonal adjustments.
- e. Warranties and guarantees. f. Submit five copies.
- 1.4 GUARANTEE
- A. Guarantee in writing all materials, equipment and workmanship furnished to free of all defects of workmanship and materials. Within one year after date Substantial Completion repair or replace all defective parts or workmanship the may be found at no additional cost to Owner.
- B. Fill and repair all depressions and replace all necessary lawn and planting result from the settlement of irrigation trenches for one year after date of Substantial Completion.
- C. Supply all manufacturer's printed guarantees.
- 1.5 QUALITY ASSURANCE
- A. Contractor shall be licensed in the State in which this work is being perform B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requeste Owner
- C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.
- 1.6 SYSTEM DESCRIPTION
- A. Design requirements: 1. Minimum water coverage: Planting areas - 85%, Lawn areas - 100% 2. Layout system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
- 3. Zoning shall be designed for optimum use of available pressure and efficie distribution for types of plantings and shapes of planting areas. 4. Design pressures: Install pressure regulating equipment as necessary.
- 5. Provide/install approved fixed tee or coupling device for air blow winterizat Location shall be on main supply line downstream from main shut off valve.
- 6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.
- 1.7 EXTRA EQUIPMENT
- A. In addition to installed system, furnish owner with the following: 1. Valve operating key and marker key.
- 2. Wrench for each sprinkler head cover type.
- 3. Two (2) sprinkler head bodies of each size and type. 4. Two (2) nozzles for each size and type used.
- B. Store above items safely until Substantial Completion.
- C. Deliver above items at Substantial Completion.
- PART 2 PRODUCTS
- 2.1 PIPE AND FITTINGS
- A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
- 1. Pipe:
- a. Pressure lines: Schedule 40 solvent weld. b. Lateral lines: Class 200 pvc.
- c. Sleeving: Class 200 pvc.
- 2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
- 3. Risers: Lawn and shrub heads flexible and damage-resistant plastic "polypipe" riser.
- 4. Solvent: NSF approved solvent for Type I & II PVC. B. Polyethylene Pipe
- 1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
- 2. Fittings: Schedule 80 PVC.
- 3. Clamps: Stainless Steel. C. Drip Line: Netafim Techline Dripperline, with .6 GPH drippers at 18" spacing.
- 2.2 SPRINKLER HEADS
- A. Description: Appropriate for application in throw, pressure and discharge. E type of head shall be of a single manufacturer.
- 1. Lawn heads: pop-up type. B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.
- 2.3 AUTOMATIC CONTROL SYSTEM
- A. General; Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated. B. Control Enclosure: Manufacturer's standard wall mount with locking cover,
- complying with NFPA 70. C. Circuit Control: each circuit variable from approximately 5 to 60 minutes.
- Including switch for manual or automatic operation of each circuit. D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any tir of day and skip any day in a 7 or 14 day period.
- E. Wiring: Solid or stranded direct-burial type as recommended by manufactur of control unit; type AWG-UF, UL approved.
- 2.4 VALVING

or valve grouping.

D. Manual drain valves:

2. Size: 3/4 inch.

Champion 100, or approved equal.

- A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class threaded connection with cross type handle designed to receive operating ke B. Automatic circuit valves: high impact plastic with corrosion-resistant internal
- parts. Low power solenoid control, normally closed, with manual flow adjustment; same manufacturer as control unit. 1. Standard sprinkler valve shall be Rainbird PEB-PRS-B. Use scrubber
- valve if not connected to potable water 2. Drip Control Zone Kit: Hunter PCZ-101. C. Quick coupler valve: brass or bronze construction with hinged top. One per a

| | | Issue Description ISSUE | Date 3-15-22 |
|-------------------|---|--|-----------------|
| nents. | E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones. F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end). G. Filter: Netafim Model DF075-120, 3/4" filter; one per drip zone. H. Air Relief Valve: Netafim Model TLAVRV, | | 5 15 22 |
| for | 2.5 MISCELLANEOUS A. Chemicals: primer and solvent glue as required by pipe manufacturer. B. Valve box - high impact plastic, green in color. C. Valve cover and frame - compatible with valve box with provision for locking. D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to | | Wr. |
| f | 3/4" minimum. PART 3 - EXECUTION | ALL SEC | |
| | 3.1 GENERAL | Tom A | |
| ıbmit: | A. Install system to provide for adequate protection against freeze damage. B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing. C. Install system and components in strict accordance with manufacturer's | ANDSCAPE | |
| including 9 | recommendations. D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical. | | <i>.</i> |
| ation | 3.2 SURFACE CONDITIONS A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected. B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner. | | ÷ |
| | 3.3 SLEEVINGA. Sleeving installed by others. Coordinate with other trades. | JENSENBE | LTS CIATES |
| to be e of | 3.4 TRENCHING AND BACKFILLINGA. Trenching and backfilling shall be per applicable ISPWC Section.B. Cut trenches straight and without abrupt grade changes to allow the following | Site Planning | |
| o that g which | B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover: 1. Main Lines and Sleeving: 18 inches. 2. PVC Laterals: 12 inches. C. Surround lines with 2 inches of clean rock-free material on all sides. | Landscape Archited 1509 Tyrell Lane, Boise, Idaho 8370 | Ste 130 |
| med. | 3.5 MISCELLANEOUS VALVESA. Install manual drain valves up stream. Install devise at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision | Ph. (208) 343-71 www.jensenbelts.co | 75 |
| ual | and connect to controller. 3.6 CIRCUIT VALVES | | |
| sted by | A. Install in valve box, arranged for easy adjustment and removal. 1. Provide union on downstream side. 2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit. | | |
| | 3.7 PIPE INSTALLATION A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust | | |
| rd | blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains. | | |
| cient | B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent | Ō | 7 |
| ation. /e. | cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints. | l °Z | I V |
| - | C.Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system | | PLAN |
| | operating pressures. <u>Pipe Size Pipe Section</u> <u>3/4" 0-9 GPM 1 1/2" 26-34 GPM</u> | 二十 | |
| | 1" 10-17 GPM 2" 35-50 GPM 1 1/4" 18-25 GPM 2 1/2" 51-80 GPM | | APE |
| | D. Techline Drip Line: Place in shallow furrow at 1"-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 18"-24" apart max). Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Staple drip line every 36" max. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs. E. Flush Valves: Install flush valve at end of each drip line run. | RAN IDAHO | -ANDSC/ |
| e, | 3.8 SPRINKLER HEADS A. Flush circuit lines with full head of water prior to head installation. 1. Install heads at level with mulch 2. Locate part-circle shrubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum. | Т А В И С И С И С И С И | |
| ere | 3.9 CONTROL WIRE INSTALLATION A. Bury wires beside or below main line pipe in same trench. B. Bundle multiple wires together with tape at ten feet (10') maximum intervals. C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between. D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof. Scotch-Lock connectors, or approved. | STO STO | AL PLAT |
| ing. | 3.10 AUTOMATIC CONTROLLERA. Install on site as approved. Verify location with Owner Representative.B. Install typewritten legend inside controller door. | | FINAL |
| Each | 3.11 TESTING A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested. B. Pressure testing: | Ē | |
| of | Make necessary provision for thoroughly bleeding the line of air and debris. Before testing, cap all risers, and install all valves. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss | | |
| , | occurs in 15 minutes. 4. Fill all zone lines with water to static pressure. Hold for 15 minutes. Inspect for leakage. | Job Number | 2210 |
| | 5. Contractor shall provide all required testing equipment and personnel. Test shall be performed in presence of Architect. Contractor shall make notice | Drawn Cheo | |
| time | of test (48) hours in advance. 6. Provide required testing equipment and personnel. 7. Repair leaks, and retest until acceptance by the Architect. | KCS KC Scale AS S | S HOWN |
| urer | C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform. Change heads, nozzles, orifices and/or adjustment as directed to | Sheet Title | , |
| lass, key. | provide uniform coverage. D. Final inspection: | | |
| nal | Clean, adjust, and balance all systems. Verify that: a. Remote control valves are properly balanced; b. Heads are properly adjusted for radius and arc of coverage; c. The installed system is workable, clean and efficient. E. Winterization: Winterize system at the end of first season of system operation. | SPECIFICAT | TIONS |
| er zone | E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative. | |] |
| | END OF SECTION | Sheet Numbe | r |
| ns, o, | | | |

1. Bronze construction, straight type, 150 pound class, threaded connections with cross type operating handle designed to receive operating key. Calco,

| particul restaurant | | |
|---------------------|-----|--|
| | | CENTRAL Ada County Transmittal Return to: DISTRICT Division of Community and Environmental Health ACZ HEALTH Boise |
| Re | 70 | Dne/OTD # Eagle |
| | | ditional/Accessory Use # Garden City |
| | | Meridian |
| De | 206 | elopment Name/Section Milestone Ranch Ø Star |
| | | |
| 1. | | We have No Objections to this Proposal. |
| 2. | | We recommend Denial of this Proposal. |
| 3. | | Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal. |
| 4. | | Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of: high seasonal ground water waste flow characteristics bedrock from original grade other |
| 5. | | This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters. |
|) 6. | | After written approvals from appropriate entities are submitted, we can approve this proposal for: |
| 7 . | | The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality: Central sewage Image: community sewage system Sewage dry lines Sewage dry lines |
| A 8. | | Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH. |
| 9. | | If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations. |
| 10 |). | An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review. |
| 11 | 1. | Land development application, fee per lot, test holes and full engineering report is required. |
| 12 | | CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended. |
| 13 | 3. | We will require plans be submitted for a plan review for any: food establishment beverage establishment grocery store |
| 14 | 4. | |
| | | |
| | | Reviewed By: Dow Boaling Date: 4/22/2023 |
| | | Reviewed By: Job Darf Date: 1/22/2023 |
| 3/22 lb | | Review Sheet |



1445 N Orchard Street, Boise, ID 83706 (208) 373-0550 Brad Little, Governor Jess Byrne, Director

April 15, 2022

By e-mail: snickel@staridaho.org

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

Subject: Milestone Ranch Subdivision Phase 1, FP-22-08

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.

Response to Request for Comment April 15, 2022 Page 2

- 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.

Response to Request for Comment April 15, 2022 Page 3

- 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: <u>https://www.deq.idaho.gov/water-quality/drinking-water/</u>. 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 Pollutant 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 Conservations 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 Rebecca Blankenau, 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.

Response to Request for Comment April 15, 2022 Page 5

• 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,

Schiff Aaron

Aaron Scheff Regional Administrator DEQ-Boise Regional Office

EDMS#: 2022AEK82



CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

| Subdivision: Miles | stone Ranch | Phase: | 1 | Date: | 3/16/2022 | | | |
|--|---------------------------|----------|---|-------|-----------|--|--|--|
| Developable Lots: | 57 Review No: 1 | - | | | | | | |
| Developer:Toll Br | others | | | | | | | |
| Tel: 208-780-6726 | Fax: | _ Email: | | | | | | |
| Engineer: <u>JUB/K</u> 208-376-7300 | | | | | | | | |
| Tel: | Fax: | _ Email: | | | | | | |
| Property Address: | | | | | | | | |
| Reviewed By: | Ryan Morgan, P.E., City E | ngineer | | | | | | |

FINAL PLAT REVIEW

| | 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. Please update instrument numbers before final signatures are obtained. Please include Sewer with the water as part of the owners certificate |

| 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 |
| 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</u> <u>ENGINEER</u> line, and before the signature line. Please update wording for engineer's signature |
| 15 | | X | "Change of Ownership" document filed with the IDWR to the HOA for all conveyable water rights. Or provide share certificates from irrigation district. |

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. Please relocate the two street lights on the west side of Ntybee Island to the west side (block 10) this will provide additional lighting for the intersections with Milestone/Stillmore and Milestone/Sugar Hill without requiring additional street lights specifically for these intersections. |
| 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. |
| 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 that 2H:1V. (Spot checked by City Engineer) a portion of the wall along the rear lots of block 6 is greater than 4 feet. Retaining wall design is required for plan approval for walls greater than 4 feet in height. Please note that top and bottom of wall elevations are flipped for the west edge of block 4 |
| 35 | x | | | Tops and toes of all cut and fill slopes are set back from property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer) |
| 36 | x | | | Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer) |
| 37 | x | | | Provisions have been made for permeant erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches. |
| 38 | | | x | 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. |
| 41 | | x x | | and signed by a professional engineer licensed in the |
| | | | | and signed by a professional engineer licensed in the State of Idaho. Narrative is provided that describes the proposed |
| 42 | | X | | and signed by a professional engineer licensed in the State of Idaho. Narrative is provided that describes the proposed method of stormwater retention. Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. |
| 42 | | x | | and signed by a professional engineer licensed in the State of Idaho. Narrative is provided that describes the proposed method of stormwater retention. Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer) 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 |
| 42 43 44 | X | x x x | | and signed by a professional engineer licensed in the State of Idaho. Narrative is provided that describes the proposed method of stormwater retention. Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer) 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) Peak discharge rate and velocity through sand and |

| 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". |
| 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. Please include ground water data on the drawings. If groundwater was not encountered please indicate in a general note and depth test pits w |
| 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. Provide Narrative and Calculations |
| 62 | x | | | Easements are provided for all pressure irrigation piping. (Note on face of plat). You might consider running the irrigation line along the south side of block 12 inside the subdivision phase boundary. |
| | | | | |
| 63 | x | | | Main line distribution piping is 3-inches in diameter or greater. |
| 63 64 | X | x | | |

| | | | | made for ownership, operation, and maintenance of the irrigation system. Please provide documentation from irrigation district |
|------|----|------|-----|--|
| 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. Provide rotation schedule if required. |
| ITEM | OK | NEED | N/A | RE-SUBMITTAL REQUIREMENTS* |
| 69 | | | | Return (1) one revised plan set in pdf format for review and/or approval to City Hall. Unbound or un-collated plan sets will not be accepted. |
| 70 | | | | 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: