

CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM:City of Star – Planning & Zoning DepartmentImm 1. MuchMEETING DATE:May 3, 2022FILE(S) #:FP-22-04 Final Plat, American Star Subdivision Phase 4

REQUEST

The Applicant is seeking approval of a Final Plat for American Star Subdivision Phase 4 consisting of 116 residential lots, 17 common lots and 1 lot for future Fire Station on 26.55. The phase is located in the northern portion of the approved preliminary plat, on the east side of Plummer Road in Star, Idaho. The subject property is generally located on the southeast corner of Plummer Road and Floating Feather Road in Star, Idaho. Ada County Parcel No. S0409223003.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE

Becky McKay Engineering Solutions, LLP 1029 N. Rosario Street Suite 100 Meridian, Idaho 83642

OWNER/APPLICANT

AMH Development, LLC 23975 Park Sorrento, Suite 300 Calabasas, CA 91302

PROPERTY INFORMATION

Land Use Designation -Residential (R-3)Acres -26.56Residential Lots -100Common Lots -14 (Includes 1 Fire Station Lot)Commercial -N/A

HISTORY

May 16, 2006 Council denied an application for a Comprehensive Plan Map Amendment. The application also included Annexation and Zoning.

| September 5, 2006 | The Applicant provided an amended application for Comprehensive Plan Map Amendment, Annexation and Zoning. Council tabled the application to September 19, 2006. |
|--------------------|---|
| September 19, 2006 | Council unanimously approved annexation, zoning of Residential (R3), a Comprehensive Plan Map Amendment of Medium Low Density Residential and a Preliminary Plat. Montelena Estates was an 80-acre subdivision consisting of 239 residential lots, 13 common lots and a 9- acre school site. |
| October 19, 2007 | The entitlements for the Montelena Estates expired. |
| February 6, 2018 | A Preliminary Plat for the American Star Subdivision was submitted. All notices to agencies and neighbors were sent along with publication in the paper. On July 20, 2018, the City received notice that the owner of the property had hired a new planning/engineering firm. New and additional information was provided by the new firm and an additional neighborhood meeting were held. |
| October 2, 2018 | Council approved the Preliminary Plat for American Star Subdivision. |
| October 1, 2019 | Council approved Phase 1 Final Plat for American Star Subdivision with 56 residential lots and 7 common lots on 21.70 acres |
| August 18, 2020 | Council approved Phase 2 Final Plat for American Star Subdivision with 45 residential lots and 8 common lots on 15.59 acres. |
| January 18, 2022 | Council approved Phase 3 Final Plat for American Star Subdivision with 37 residential lots and 8 common lots on 16.01 acres. |

GENERAL DISCUSSION

The Final Plat complies with the approved Preliminary Plat.

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

No special setbacks were requested with this subdivision. Setbacks are as follows:

Setbacks for Residential (R3):

| Street Frontage: | 35' |
|----------------------|-------------------------------|
| Front: | 15' Living Space / 20' Garage |
| Rear: | 15' |
| Interior: | 5' per story |
| Streets: | |
| Arterial – Collector | 20' |
| Entry Way | 40' |
| Building Height: | 35' |
| | |

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

• The subdivision proposes building lots ranging from 6,150 sq. feet to the largest at about 12,092 sq. feet. The applicant has provided a variety of lot widths and depths for several different housing plans and types. Amenities within this phase will include landscaped common areas, pathways, and playground equipment.

The property is affected by several irrigation canals and ditches: the Klondike Drain located on the

eastern boundary, Drainage District #2 drain traverses the property and the Middleton Mill canal is

located at the southeast corner of the property. Drainage District #2's drain will be used as an amenity for the residents with connecting pathways and a pedestrian/bridge crossing north to south.

Public Streets

The Applicant proposed all streets to be public streets, which means that all roads will be 36' from back of curb to back of curb in width.

A Traffic Impact Study has been done for this subdivision.

There are four ingress/egress points shown: two connecting to Plummer Road - one at W. Millcreek and one at W. Patmore. One access will be from W. Millcreek Street connecting to N. Pollard Lane and one south by way of N. Garnet Creek connecting the Rockport Subdivision.

There are no private streets within this subdivision.

Blocks Lengths not to exceed 500'

The Applicant has requested a waiver of the block length requirement of 500' on four roadways. All other block lengths comply with the Unified Development Code.

<u>Sidewalks</u>

Sidewalks are proposed at five-foot (5') widths.

<u>Lighting</u>

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development.

Street Names

Street names will be approved by the Ada Street Naming Committee prior to submittal of

a final plat application.

• Public Uses Proposed:

The owner has provided a 2.02-acre site for a future Fire Station. Several pathways have also been included in the application for access to the general public.

 The Council voted 4 to 0 to approve PP-18-02 Preliminary Plat for the American Star Subdivision with the 15 Conditions of Approval with the addition of 1) to direct staff that occupancy not be allowed/approved until signalization at Plummer Road and Highway 44, 2) the condition of the elimination of flag lots as specified by the Fire Department is completed, 3) condition that a stub street be added to the northeast portion of the property for future connection, 4) piping for delivery of water to accommodate the request of the neighbors to the west and also over to the Klondike drainage be installed as well, and 5) a barricade be placed at Ringle Creek and only to be removed by ACHD. The 500' block length requirement was waived. – <u>The traffic signal has been installed and is operational.</u>

Staff analysis of Final Plat Submittal:

The preliminary plat was approved with 239 residential lots. Including Phase 4, 238 residential lots have been final platted.

<u>Common/Open Space and Amenities</u> – The amenities for the subdivision that are included in Phase 1 include landscaped common areas, pathways, pool facility, playground equipment and a sport court.

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.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on April 5, 2022.

April 15, 2022

DEQ

Standard Letter

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.

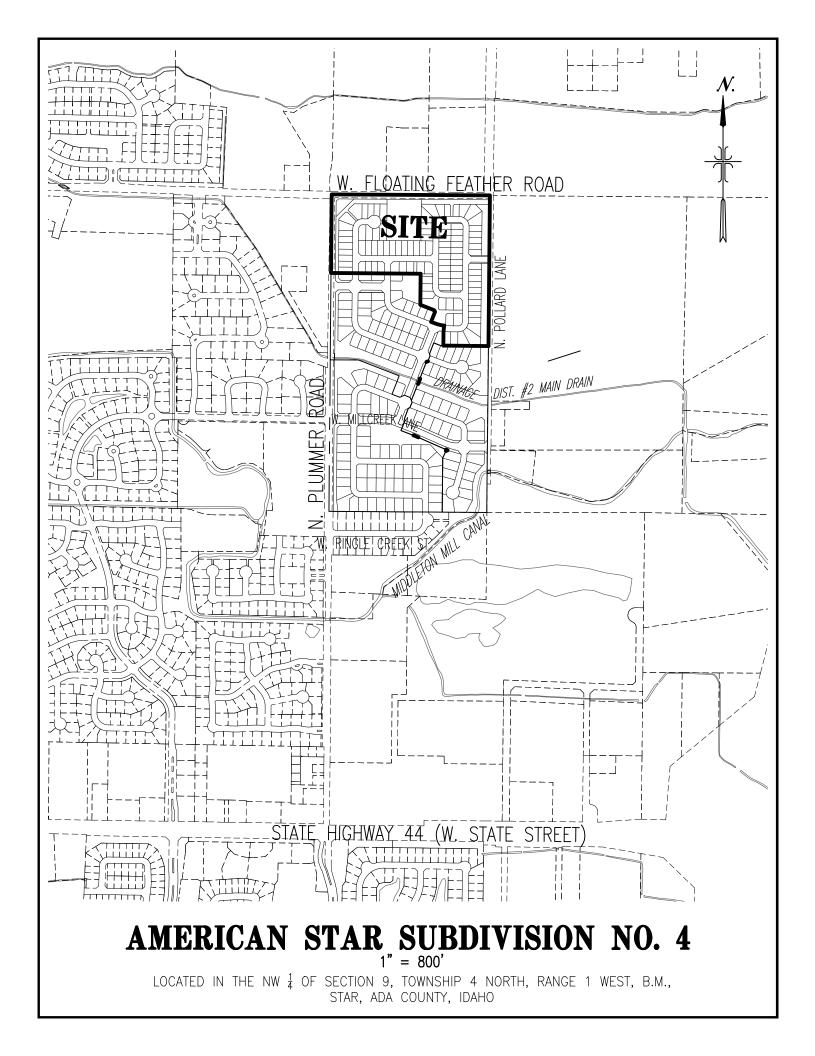
CONDITIONS OF APPROVAL

- 1. The final plat for the American Star Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 2. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
- 3. 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.
- 4. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
- 5. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
- 6. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.

- 7. 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.
- 8. All common areas shall be maintained by the Homeowner's Association.
- 9. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Home-Owners Association. Streetlights shall be installed prior to any building occupancy.
- 10. 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.
- 11. 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**.
- 12. 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.
- 13. 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.
- 14. A sign application shall be submitted to the City for any subdivision signs.
- 15. 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.**
- 16. 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.**
- 17. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the <u>signed recorded final plat</u> with all signatures, **prior to any building permits being issued.**
- 18. 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**.
- 19. 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**.
- 20. All common areas shall be maintained by the Homeowners Association.
- 21. A barricade is required to be placed at the south end of N. Garnet Creek Avenue, to be removed only by ACHD.
- 22. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council ______ File # FP-22-04 American Star Subdivision, Final Plat, Phase 4 on ______, ____. 2022.





FINAL PLAT APPLICATION

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

| FILE NO.: Date Application Received: Processed by: City: | _ Fee Paid: |
|---|-------------------------------|
| Applicant Information: | |
| PRIMARY CONTACT IS: Applicant Owr | ner Representative _× |
| Applicant Name: AMH Development, LLC | 7: 01000 1010 |
| Applicant Address: 23975 Park Sorrento, Suite 300, Calabasas, CA 91 | Zip: <u>91302-4012</u> |
| Phone: (208) 960-2436 Email: kwelburn@ah4r.com | |
| Owner Name: <u>AMH Development, LLC</u> | |
| Owner Address: 23975 Park Sorrento, Suite 300, Calabasas, CA | Zip: <u>91302-4012</u> |
| Phone: (208) 960-2436 Email: kwelburn@ah4r.com | |
| Representative (e.g., architect, engineer, developer): Contact: Becky McKay Firm Name | e: Engineering Solutions, LLP |
| Address: 1029 N. Rosario Street, Suite 100, Meridian, ID Phone: (208) 938-0980 Email: beckym@engsol.org | Zip: <u>83642</u> |
| Phone: (208) 938-0980 Email: beckym@engsol.org | |
| Property Information: | |
| Subdivision Name: American Star Subdivision | Phase: _4 |
| Parcel Number(s): S0409223025 | |
| Approved Zoning: R3 Units | per acre: |
| Total acreage of phase: 26.55 Total | number of lots: <u>129</u> |
| Residential: <u>116</u> Commercial: | Industrial: |
| Common lots: 7 + 1 fire station Total acreage of common lot | |
| Percent of common space to be used for drainage: <u>(unc</u> | derground) Acres: |
| Special Flood Hazard Area: total acreage <u>N/A</u> | number of homes <u></u> |
| Changes from approved preliminary plat pertaining to t | this phase: |
| Preliminary Plat | Final Plat |
| Number of Residential Lots: 116 | 116 |
| Number of Common Lots: 11 + 1 fire station lot | 12 + 1 fire station lot |
| Number of Commercial Lots: 0 | 0 |
| Roads: Public - ACHD | Public - ACHD |

Amenities: Landscaping and pathways

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

| Subdivision Name: | American Star | | Phase: <u>4</u> | |
|--------------------|------------------------|---|-----------------|---|
| Special Flood Haza | rd Area: total acreage | 0 | number of homes | 0 |

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0130J
 FIRM effective date(s): mm/dd/year 6/19/20
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
 Base Flood Elevation(s): AE____0 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 (√) | Description | Staff (√) |
|------------------|---|--------------|
| × | Completed and signed copy of Final Plat Application | |
| × | Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments. | |
| x | Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: Gross density of the phase of the Final Plat submitted Lot range and average lot size of phase Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities List any specific approved building setbacks previously approved by Council. | |
| × | Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet) | |
| x | Electronic copy of current recorded warranty deed for the subject property | |
| x | If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application. | |
| x | Electronic copy of subdivision name approval from Ada County Surveyor's office. | |
| × | Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming | |
| x | Electronic copy of vicinity map showing the location of the subject property | |
| x | One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy** | |
| X | One (1) 11" X 17" paper copy of the Final Plat | |
| х | Electronic copy of the Final landscape plan** | |

| x | One (1) 11" X 17" copy of the Final landscape plan | | | | | |
|----------------|--|--|--|--|--|--|
| х | Electronic copy of site grading & drainage plans** | | | | | |
| X | Electronic copy of originally approved Preliminary Plat** | | | | | |
| х | Electronic copy of a Plat with all phases marked with changes, if applicable** | | | | | |
| x | Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer** | | | | | |
| x | Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions** | | | | | |
| х | Electronic copy of streetlight design and location information | | | | | |
| N/A | Special Flood Information – Must be included on Preliminary/Final Plat and Application form. | | | | | |
| To be provided | | | | | | |
| x | Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's) | | | | | |
| x | One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf</u> format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type. | | | | | |
| To be provided | 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. | | | | | |
| | Water District and all sewer hookup fees are paid. | | | | | |

FEE REQUIREMENT:

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

Applicant/Representative Signature

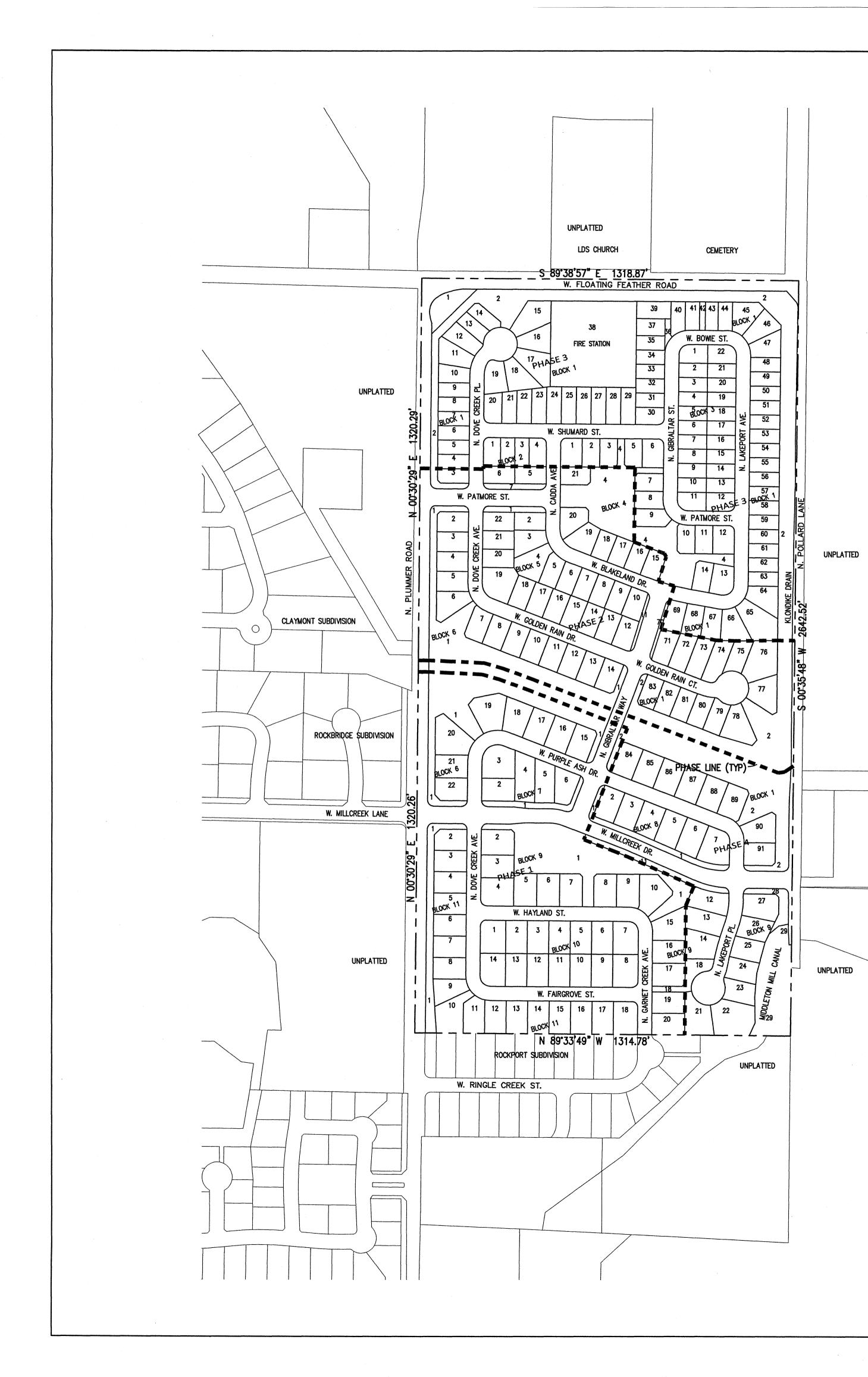
March 15, 202 Date

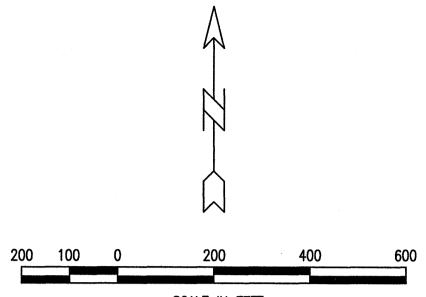
American Star Subdivision No. 4 Project Narrative/Statement of Compliance

AMH Development, LLC., hereby applies for Final Plat approval for American Star Subdivision No. 4, consisting of 116 single-family residential lots, 1 future fire station lot and 13 common lots on 26.55 acres of land. Located at 1078 N. Plummer Road, the land was annexed with a zoning of R-3 in 2006. The gross density of this phase is 4.86 units per acre, with lots ranging in size from 4,918 square feet to 13,363 square feet, with an average lot size of 6,024 square feet. The landscaped/common area for this phase totals 3.52 acres, 13.26 percent of the total site. The amenities within this phase include landscaped common areas and pathways. All building setbacks are to be per Star City Code.

The final plat complies with the approved preliminary plat and meets all requirements and/or standard conditions of approval thereof. The project conforms with acceptable engineering, architectural and surveying practices and local standards.

The property can be served adequately by essential public facilities and services, as the developer will extend sanitary sewer and water mains to and through the proposed development, thereby making them available to adjacent properties. Road improvements will be made in accordance with Ada County Highway District standards, and impact fees will be paid to Ada County Highway District with each building lot.

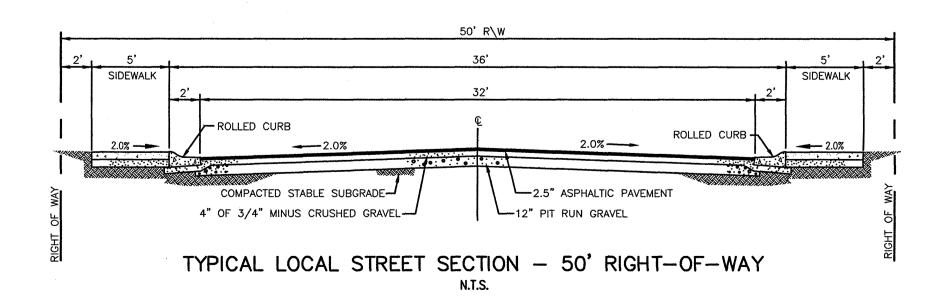


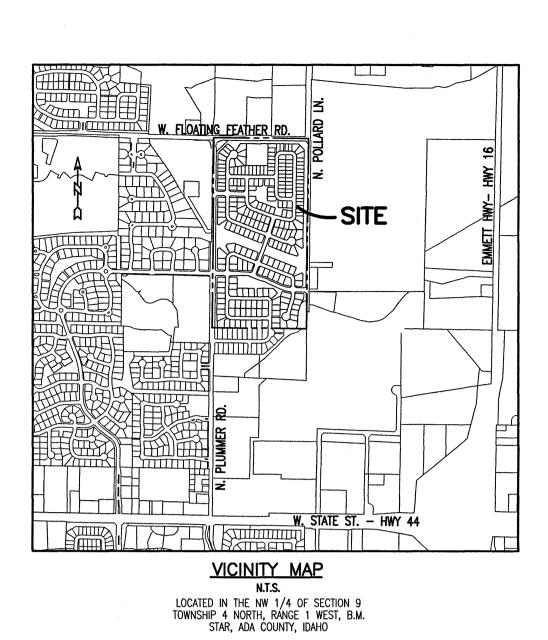




<u>NOTES</u>

- 1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER &
- WATER DISTRICT.
 3. SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE SEE FIRM PANEL 160001C0130H, DATED FEBRUARY 19, 2003.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- 5. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAIN-AGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- 6. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- 7. IRRIGATION WATER SHALL BE PROVIDED FROM THE MIDDLETON MILL IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS WILL BE SUB-JECT TO IRRIGATION WATER ASSESSMENTS.
- JECT TO IRRIGATION WATER ASSESSMENTS.
 BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED IN THE DEVELOPMENT AGREEMENT.
 LOTS 1, 2, 42 & 70, BLOCK 1; LOT 7, BLOCK 2; LOT 4, BLOCK 4; LOTS 1 & 11, BLOCK 5; LOT 1, BLOCK 6; LOT 1, BLOCK 7; LOT 1, BLOCK 8; LOTS 1, 11, 18, 28 AND 29, BLOCK 9 AND LOT 1, BLOCK 11 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. LOT 36 BLOCK 1 IS A COMMON DEIVEWAY LOT FOR THE MUTUAL USE AND RENEET LOT 36, BLOCK 1 IS A COMMON DRIVEWAY LOT FOR THE MUTUAL USE AND BENEFIT OF LOTS 35, 37 AND 39, BLOCK 1. LOT 38, BLOCK 1 IS RESERVED FOR A CITY OF STAR FIRE STATION. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE FAMILY DWELLINGS.
- 10. DIRECT LOT ACCESS TO N. PLUMMER RD., N. POLLARD LANE, AND, EXCEPT FOR FIRE STATION LOT 38 BLOCK 1, W. FLOATING FEATHER RD., IS PROHIBITED.

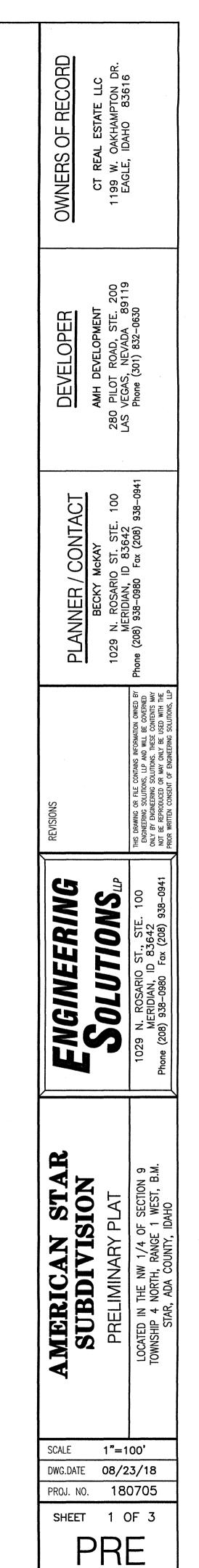




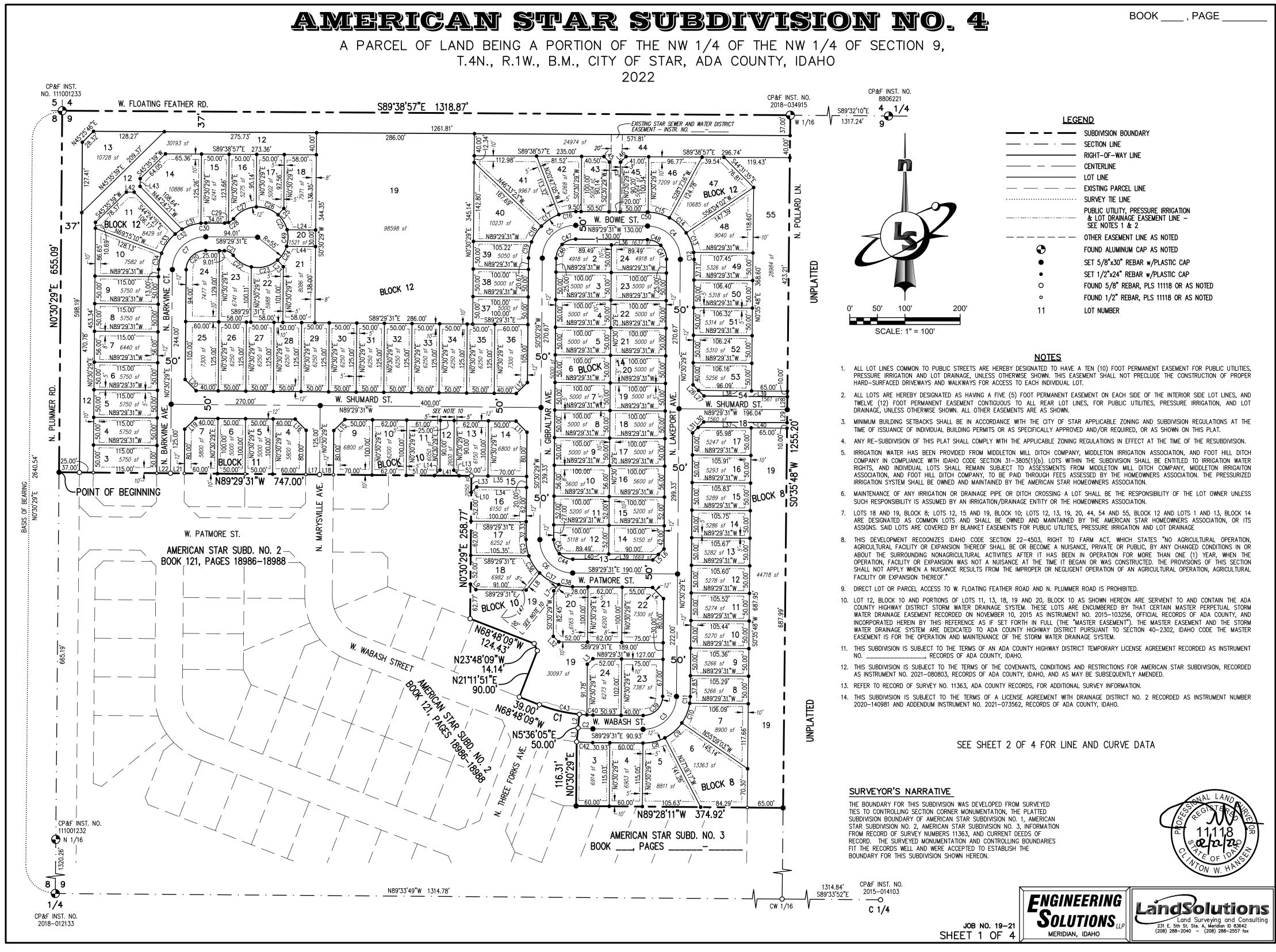
PRELIMINARY PLAT DATA

| SITE AREA | 79.85 ACRES |
|--|--------------|
| SINGLE-FAMILY RESIDENTIAL (53.1%) | 42.43 ACRES |
| RIGHT-OF-WAY (22.7%) FIRE STATION (2.6%) COMMON AREA (21.6%) | 18.14 ACRES |
| FIRE STATION (2.6%) | 2.07 ACRES |
| CUMMUN AREA (21.6%) | 17.21 ACRES |
| MINIMUM RESIDENTIAL LOT SIZE | 5,000 SF |
| AVERAGE RESIDENTIAL LOT SIZE | 7,700 SF |
| EXISTING ZONING | R-3 |
| SINGLE-FAMILY RESIDENTIAL LOTS: | 240 |
| COMMON DRIVE LOT: | 1 |
| FIRE STATION LOT: | 1 |
| OPEN SPACE/COMMON LOTS | 17 |
| TOTAL LOTS | 259 |
| GROSS RESIDENTIAL DENSITY: | 3.01 DU/ACRE |
| AMENITIES: | |

SWIMMING POOL FACILITY, PLAYGROUNDS, CLUBHOUSE & PICKLEBALL COURT



/180705-PRE.DWG

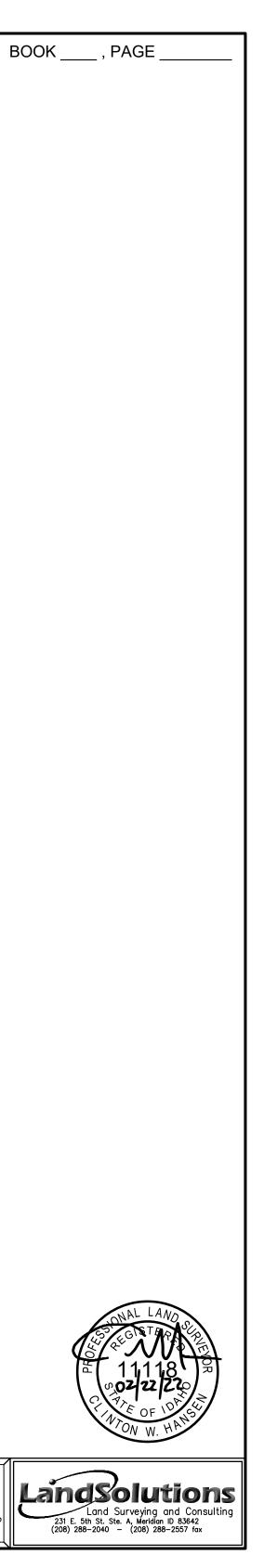


| CURVE TABLE | | | | | |
|-------------|----------------|---------|-----------------------|-----------------------|----------------|
| CURVE # | LENGTH | RADIUS | DELTA | BEARING | CHORD |
| C1 | 74.64' | 275.00' | 15°33'00" N76°34'39"W | | 74.41' |
| C2 | 26.89' | 300.00' | 5*08'08" S86*55'27"E | | 26.88' |
| C3 | 94.25' | 60.00' | 90 ° 00'00" | 90°00'00" N45°30'29"E | |
| C4 | 94.25' | 60.00' | 90 ° 00'00" | N44°29'31"W | 84.85' |
| C5 | 94.25' | 60.00' | 90 ° 00'00" | S45°30'29"W | 84.85' |
| C6 | 94.25 ' | 60.00' | 90 • 00'00" | S44 ° 29'31"E | 84.85' |
| C7 | 94.25' | 60.00' | 90 ° 00'00" | S45 * 30'29"W | 84.85' |
| C8 | 41.29 ' | 85.00' | 27 • 49'46" | N76 ° 35'36"E | 40.88' |
| C9 | 41.29 ' | 85.00' | 27 • 49'46" | N48*45'50"E | 40.88' |
| C10 | 38.74' | 85.00' | 26 ° 06'41" | N21°47'37"E | 38.40' |
| C11 | 12.21' | 85.00' | 813'48" | N4 ° 37'23"E | 12.20' |
| C12 | 12.88' | 85.00' | 8•41'00" | N3*50'01"W | 12.87' |
| C13 | 38.21' | 85.00' | 25 * 45'27" | N21°03'14"W | 37.89 ' |
| C14 | 41.21' | 85.00' | 27•46'47" | N47 * 49'21"W | 40.81' |
| C15 | 40.21 ' | 85.00' | 27•06'20" | N75°15'55"W | 39.84' |
| C16 | 31.59' | 85.00' | 21"17'34" | S79 * 51'42"W | 31.41' |
| C17 | 38.23' | 85.00' | 25 ° 46'17" | S56*19'46"W | 37.91' |
| C18 | 33.75' | 85.00' | 22 * 44'55" | S32 ° 04'10"W | 33.53' |
| C19 | 29.95' | 85.00' | 20*11'14" | S10 * 36'06"W | 29.79' |
| C20 | 54.98' | 35.00' | 90°00'00" | S45 * 30'29"W | 49.50' |
| C21 | 18.55' | 20.00' | 53 ° 07'48" | N62 * 55'37"W | 17.89' |
| C22 | 39.92' | 55.00' | 41 ° 35'05" | S57 ° 09'15"E | 39.05' |
| C23 | 50.98' | 55.00' | 53 ° 06'16" | N75 ° 30'04"E | 49.17' |
| C24 | 30.27' | 55.00' | 31*31'43" | N33°11'05"E | 29.88' |
| C25 | 32.15' | 55.00' | 33 ° 29'45" | N30*59'12"W | 31.70' |
| C26 | 43.09' | 55.00' | 44 • 53'34" | N70°10'51"W | 42.00' |
| C27 | 47.99' | 55.00' | 49 * 59'42" | S62*22'31"W | 46.48' |
| C28 | 11.40' | 20.00' | 32*40'02" | N53 * 42'41"E | 11.25' |
| C29 | 7.14' | 20.00' | 20 ° 27'47" | N80°16'35"E | 7.11' |
| C30 | 9.02' | 85.00' | 6 ° 04'41" | S87*28'08"W | 9.01' |
| C31 | 36.11' | 85.00' | 24 ° 20'18" | S72 ° 15'39"W | 35.84' |
| C32 | 15.22' | 85.00' | 10 15'41" | S54•57'39"W | 15.20' |
| C33 | 43.23' | 85.00' | 29 ° 08'24" | S35"15'37"W | 42.77' |
| C34 | 29.94' | 85.00' | 2010'56" | S10 ° 35'57"W | 29.79' |
| C35 | 30.31' | 85.00' | 20°25'41" | S9 * 42'22"E | 30.15' |
| C36 | 36.98' | 85.00' | 24 * 55'42" | S32*23'03"E | 36.69' |
| C37 | 40.68' | 85.00' | 27 ° 25'25" | S58•33'36"E | 40.30' |
| C38 | 25.55' | 85.00' | 17*13'13" | S80*52'55"E | 25.45' |
| C39 | 54.98' | 35.00' | 90*00'00" | N45 * 30'29"E | 49.50' |
| C40 | 11.08' | 275.00' | 2"18'28" | S88°20'17"E | 11.08' |
| C41 | 27.85' | 35.00' | 45*35'05" | N22°17'04"W | 27.12' |
| C42 | 29.11' | 325.00' | 5 ° 07'57" | S86*55'33"E | 29.10' |
| C43 | 88.23' | 275.00' | 18 ° 22'54" | N77 ° 59'36"W | 87.85' |
| C44 | 27.13 ' | 35.00' | 44°24'55" | S67 ° 17'04"E | 26.46' |
| C45 | 27.85' | 35.00' | 45*35'05" | S22"17'04"E | 27.12' |
| C46 | 27.85' | 35.00' | 45*35'05" | S23"18'01"W | 27.12' |
| C47 | 27.13' | 35.00' | 44 ° 24'55" | S68"18'01"W | 26.46' |
| C48 | 27.13' | 35.00' | 44 ° 24'55" | N67 * 17'04"W | 26.46' |
| C49 | 30.39' | 55.00' | 31•39'33" | N1 ° 35'27"E | 30.01' |
| C50 | 1.00' | 85.00' | 0*40'27" | N89*09'18"W | 1.00' |

AMERICAN STAR SUBDIVISION NO. 4

| | LINE TABLE | | |
|--------|----------------|----------------------|--|
| LINE # | LENGTH | DIRECTION | |
| L1 | 25.00' | N5 ° 36'05"E | |
| L2 | 25.00' | N5 ° 36'05"E | |
| L3 | 14.14' | N45°30'29"E | |
| L4 | 28.28' | N44°29'31"W | |
| L5 | 14.14' | N45°30'29"E | |
| L6 | 14.14' | N45°30'29"E | |
| L7 | 14.39' | N38°23'44"E | |
| L8 | 39.52' | N38°23'44"E | |
| L9 | 14.14' | S44 ° 29'31"E | |
| L10 | 14.14' | N45°30'29"E | |
| L11 | 28.28' | N44°29'31"W | |
| L12 | 28.28' | N45°30'29"E | |
| L13 | 14.14' | N44°29'31"W | |
| L14 | 14.14' | N45°30'29"E | |
| L15 | 28.28' | N45°30'29"E | |
| L16 | 28.28' | N44°29'31"W | |
| L17 | 25.00' | S89*29'31"E | |
| L18 | 25.00' | S89*29'31"E | |
| L19 | 28.28' | N45*30'29"E | |
| L20 | 28.28' | N44°29'31"W | |
| L21 | 25.00' | N89°29'31"W | |
| L22 | 25.00' | N89*29'31"W | |
| L23 | 15.84' | N41°03'04"W | |
| L24 | 51.80' | S89*29'31"E | |
| L25 | 15.56' | N42 ° 15'56"E | |
| L26 | 14.14' | S44°29'31"E | |
| L27 | 14.14' | S44•29'31"E | |
| L28 | 23.50' | S0*35'48"W | |
| L29 | 23.50 ' | S0*35'48"W | |
| L30 | 14.14' | S45*30'29"W | |
| L31 | 14.14' | S45*30'29"W | |
| L32 | 14.14' | N44°29'31"W | |
| L33 | 30.00' | S0*30'29"W | |
| L34 | 90.00' | S89°29'31"E | |
| L35 | 100.00' | S89*29'31"E | |
| L36 | 178.99' | S89°29'31"E | |
| L37 | 160.98' | S89°29'31"E | |
| L38 | 161.09' | S89*29'31"E | |
| L39 | 151.07' | S89°29'31"E | |
| L40 | 151.00' | S89°29'31"E | |
| L39 | 145.00' | S89°29'31"E | |
| L40 | 179.49' | S89°29'31"E | |
| L41 | 45.00' | S89°29'31"E | |
| L42 | 14.14' | S89°24'21"E | |
| L43 | 14.14' | N0*35'39"E | |
| L44 | 52.37' | S89*29'31"E | |
| L45 | 14.12' | N44°34'14"W | |
| L46 | 14.16' | S45*25'46"W | |
| L47 | 62.68' | S38 ° 23'44"W | |





CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT AMH DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 9, ALSO BEING THE SOUTHWESTERLY CORNER OF AMERICAN STAR SUBDIVISION NO. 1, AS SHOWN IN BOOK 120 OF PLATS ON PAGES 18600 THROUGH 18602, RECORDS OF ADA COUNTY, IDAHO, AND FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 9 BEARS N 0°30'29"E A DISTANCE OF 2640.54 FEET;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID NW 1/4, ALSO BEING PARTIALLY ALONG THE WESTERLY BOUNDARY OF SAID AMERICAN STAR SUBDIVISION NO. 1 N 0'30'29" E A DISTANCE OF 1320.26 FEET TO AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID NW 1/4;

THENCE CONTINUING N 0'30'29" E ALONG THE WESTERLY BOUNDARY OF SAID NW 1/4 OF THE NW 1/4 A DISTANCE OF 665.19 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY N 0'30'29" E A DISTANCE OF 655.09 FEET TO THE NORTHWEST CORNER OF SAID NW 1/4 OF THE NW 1/4;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NW 1/4 OF THE NW 1/4 S 89'38'57" E A DISTANCE OF 1318.87 FEET TO THE NORTHEAST CORNER OF SAID NW 1/4 OF THE NW 1/4;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID NW 1/4 OF THE NW 1/4 S 0.35'48" W A DISTANCE OF 1255.20 FEET TO THE NORTHEASTERLY CORNER OF AMERICAN STAR SUBDIVISION NO. 3, AS SHOWN IN BOOK ____ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO,

THENCE LEAVING SAID EASTERLY BOUNDARY AND ALONG THE NORTHERLY BOUNDARY OF SAID AMERICAN STAR SUBDIVISION NO. 3 N 89'28'11" W A DISTANCE OF 374.92 FEET TO AN ANGLE POINT ON THE EASTERLY BOUNDARY OF AMERICAN STAR SUBDIVISION NO. 2, AS SHOWN IN BOOK 121 OF PLATS ON PAGES 18986 THROUGH 18988, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID AMERICAN STAR SUBDIVISION NO. 2 THE FOLLOWING COURSES AND DISTANCES:

THENCE N 0'30'29"E A DISTANCE OF 116.31 FEET TO A POINT;

THENCE N 5'36'05"E A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 74.64 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 15.33'00" AND A LONG CHORD BEARING N 76.34'39" W A DISTANCE OF 74.41 FEET TO A POINT OF TANGENCY;

THENCE N 68'48'09" W A DISTANCE OF 39.00 FEET TO A POINT;

THENCE N 21"11'51" E A DISTANCE OF 90.00 FEET TO A POINT;

THENCE N 23°48'09" W A DISTANCE OF 14.14 FEET TO A POINT;

THENCE N 68'48'09" W A DISTANCE OF 124.43 FEET TO A POINT;

THENCE N 0'30'29"E A DISTANCE OF 258.77 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SUBDIVISION BOUNDARY, AND THE EXTENSION THEREOF, N 89'29'31" W A DISTANCE OF 747.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 26.55 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE-DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC; HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE SEWER AND WATER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. SAID DISTRICT HAS AGREED, IN WRITING, TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20___, 20___,

BRENT JOHNSON VICE PRESIDENT - LAND DEVELOPMENT

AMERICAN STAR SUBDIVISION NO. 4

STATE OF _____ SS COUNTY OF ___

ON THIS DAY OF 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRENT JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE VICE PRESIDENT OF LAND DEVELOPMENT OF AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

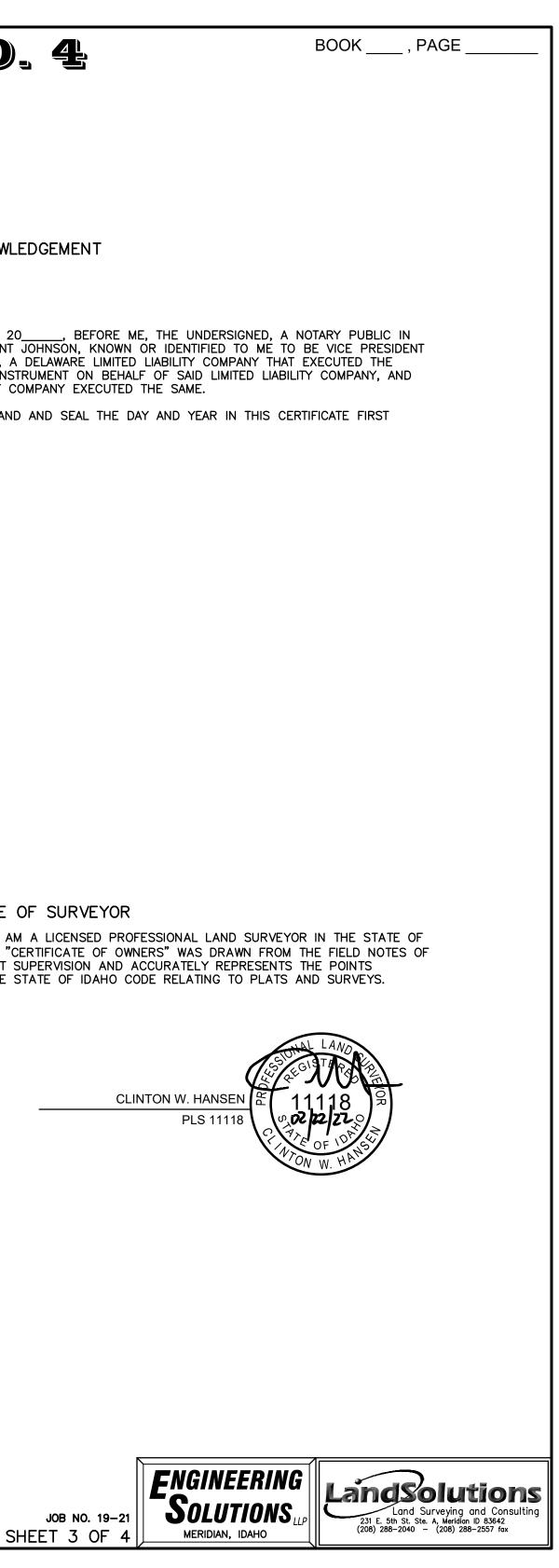
ACKNOWLEDGEMENT

NOTARY PUBLIC FOR _____ RESIDING AT _____ MY COMMISSION EXPIRES: _

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.





| | | ICA : |
|---|---|--------------|
| | | |
| | | |
| ACCEPTANCE OF | ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS | |
| | WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY IMISSIONERS ON THE DAY OF 20 | |
| | PRESIDENT ADA COUNTY HIGHWAY DISTRICT | |
| | | |
| | | |
| | APPROVAL OF CITY ENGINEER | |
| I, THE UNDERSIGNED, C ON THIS DAY, | CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAH , HEREBY APPROVE THIS PLAT. | 0, |
| | CITY ENGINEER | |
| | | |
| | | |
| | APPROVAL OF CITY COUNCIL | |
| I, OF STAR, ADA COUN OF THE CITY COUNCI THIS PLAT WAS DULY | , CITY CLERK IN AND FOR THE CITY ITY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING IL HELD ON THE DAY OF, 20, Y ACCEPTED AND APPROVED. | |
| | STAR CITY CLERK | |
| | | |
| | | |
| | | |

STAR SUBDIVISION NO. 4

APPROVAL OF CENTRAL DISTRICT HEALTH

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

CENTRAL DISTRICT HEALTH

CERTIFICATE OF COUNTY TREASURER

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

COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY SURVEYOR

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

COUNTY SURVEYOR

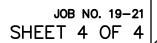
CERTIFICATE OF COUNTY RECORDER

| INSTRUMENT NO |
|--|
| STATE OF IDAHO) |
| SS COUNTY OF ADA) |
| I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST |
| AT MINUTES PAST (|
| THIS DAY OF, 20, IN MY OFFICE A |
| RECORDED IN BOOK OF PLATS AT PAGES |
| |
| |

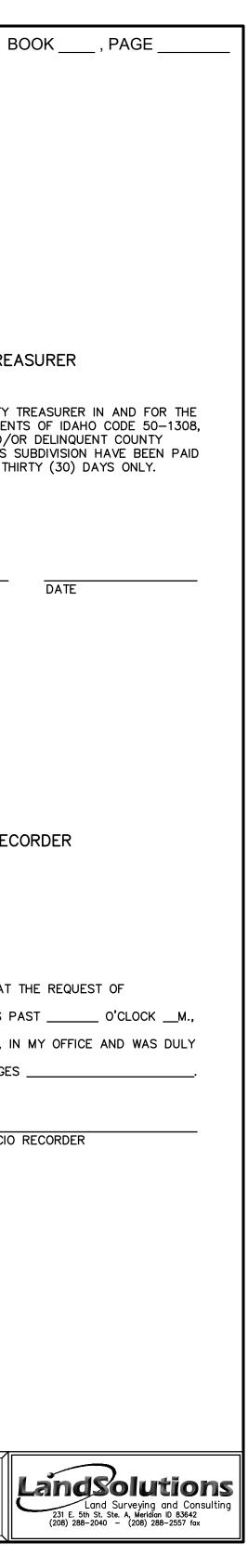
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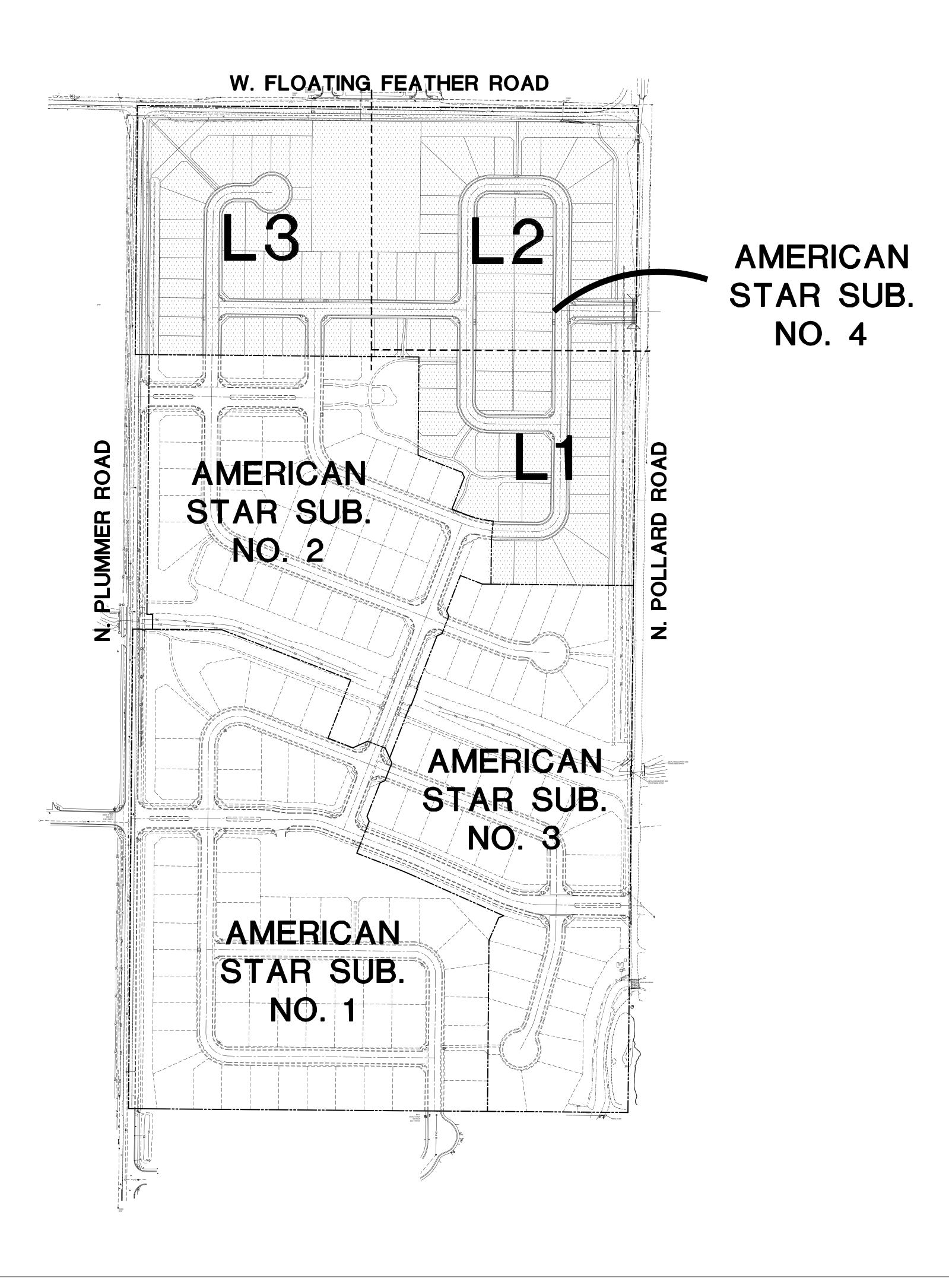
EX-OFFICIO RECORDER

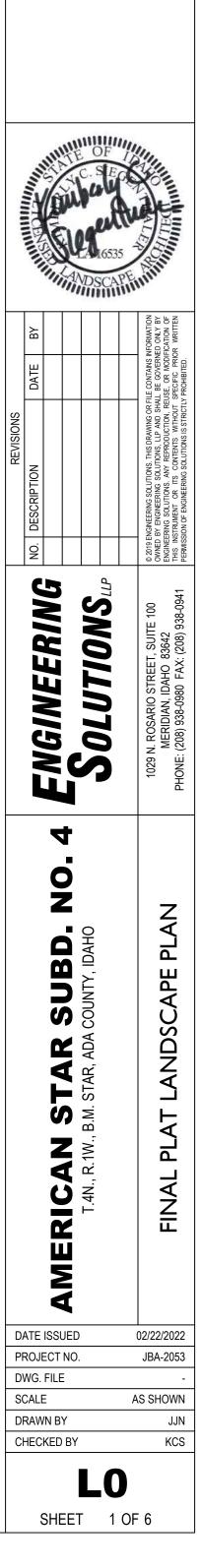






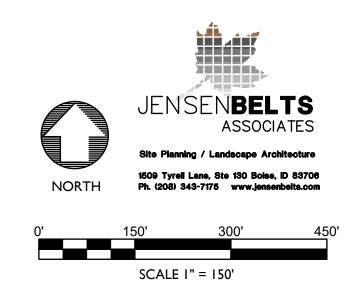


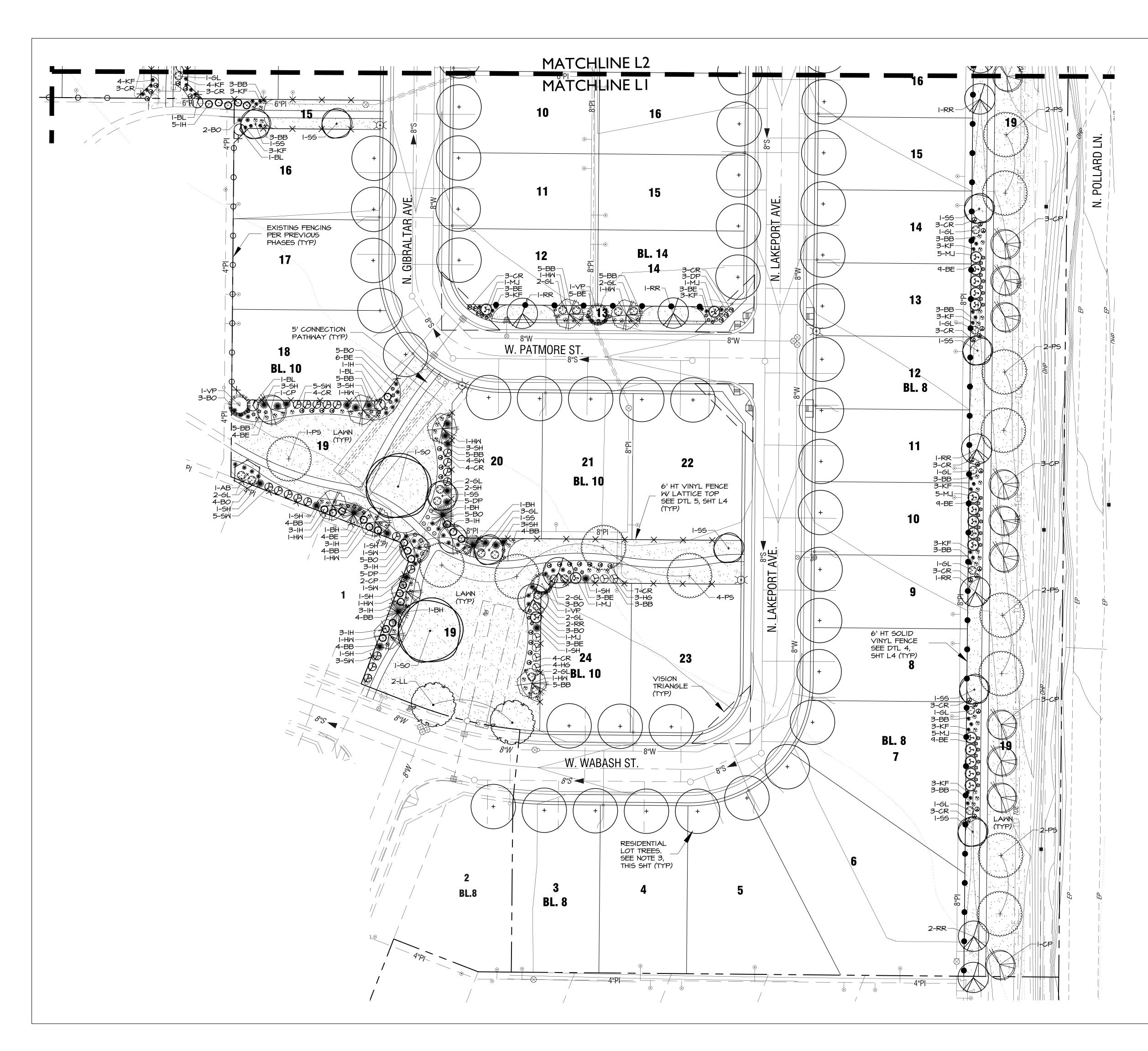




NOTES

- I. REFER TO EACH INDIVIDUAL SHEET (LI-L3) FOR COMPLETE LANDSCAPE PLANTING PLANS.
- 2. REFER TO SHT L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
- 3. REFER TO SHT L5 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.
- 4. BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. TREES TO BE SELECTED FROM THE SHADE/STREET TREES (CLASS II) LIST IN THE PLANT SCHEDULE AS SHOWN ON SHT L4.



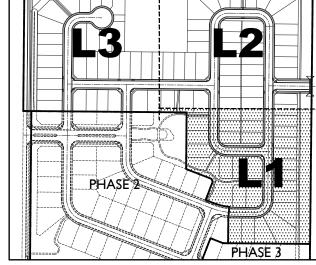


| I. REF LAN 2. REF SPE 3. BUII STR EVE LOT TRE FOR | NDSCAPE DETAILS, EER TO SHEET L5 F ECIFICATIONS. LDER SHALL BE RE REET TREES 5' FRO ERY 35' ADJACENT IS PRIOR TO OCCU EE PLACEMENT AND | FOR PLANT SCHEDULE, AND CALCULATIONS. FOR LANDSCAPE EQUIRED TO INSTALL M BACK OF SIDEWALKS TO ALL BUILDABLE HON JPANCY. FLEXIBILITY IN D QUANTITIES TO BE GIVE UTILITY CONFLICTS. REFE | EN ER | AMERICAN STAR SUBD. NO. 4 ENGINEERIN T.4N., R.1W., B.M. STAR, ADA COUNTY, IDAHO | FINAL PLAT LANDSCAPE PLAN PHONE: (208) 938-0980 FAX: (208) FAX: (208) FAX: (208) 938-0980 FAX: (208) FAX: |
|---|---|--|----------|--|---|
| | KARL FOERSTE SHENANDOAH S SUMMERWINE NII LAWN RED FESCUE UNN GRASS SEED WETLAND SEED 6' VINYL FENC PERIMETER P LINES (TYP). SEE DTL 4, SH 6' VINYL FENC | ER REED GRASS WITCH GRASS NEBARK MOWN MIX CE ALONG PROPERTY HT L4 CE W/ LATTICE COMMON AREAS | | ERING TONSLP TONSLP TONSLP | EET, SUITE 100 |
| (REFER SYM EVERGE BH BS MJ NS VP SHADE LP SO SHADE CP HB LL PS ORNAME AB HW RR SS | ENCE SHT L4) COMMON NAME REEN TREES BLACK HILLS S FAT ALBERT BL MOONGLOW JUN NORWAY SPRUC VANDERWOLFS TREES (CLASS III) BLOODGOOD LO SWAMP OAK STREET TREES (CL CHANTICLEER P HERITAGE RIVE LITTLELEAF LIN PACIFIC SUNSE ENTAL TREES (CLASS AUTUMN BRILLIA HOTWINGS MAPP ROYAL RAINDR SPRING SNOW C | LUE SPRUCE NIPER CE PINE ONDON PLANETREE ONDON PLANETREE ASS II) PEAR RE BIRCH NDEN T MAPLE ASS I) ANCE SERVICEBERRY CE CRABAPPLE ASSES/PERENNIALS RED TWIG DOGWOOD RCTIC WILLOW M BARBERRY SUSAN ELDERBERRY SS ARPET ROSE GOLD SPIREA ET SWEETSPIRE | | | |



NORTH

1509 Tyrell Lane, Ste 130 Boise, ID 83706 Ph. (208) 343-7175 www.jensenbelts.com



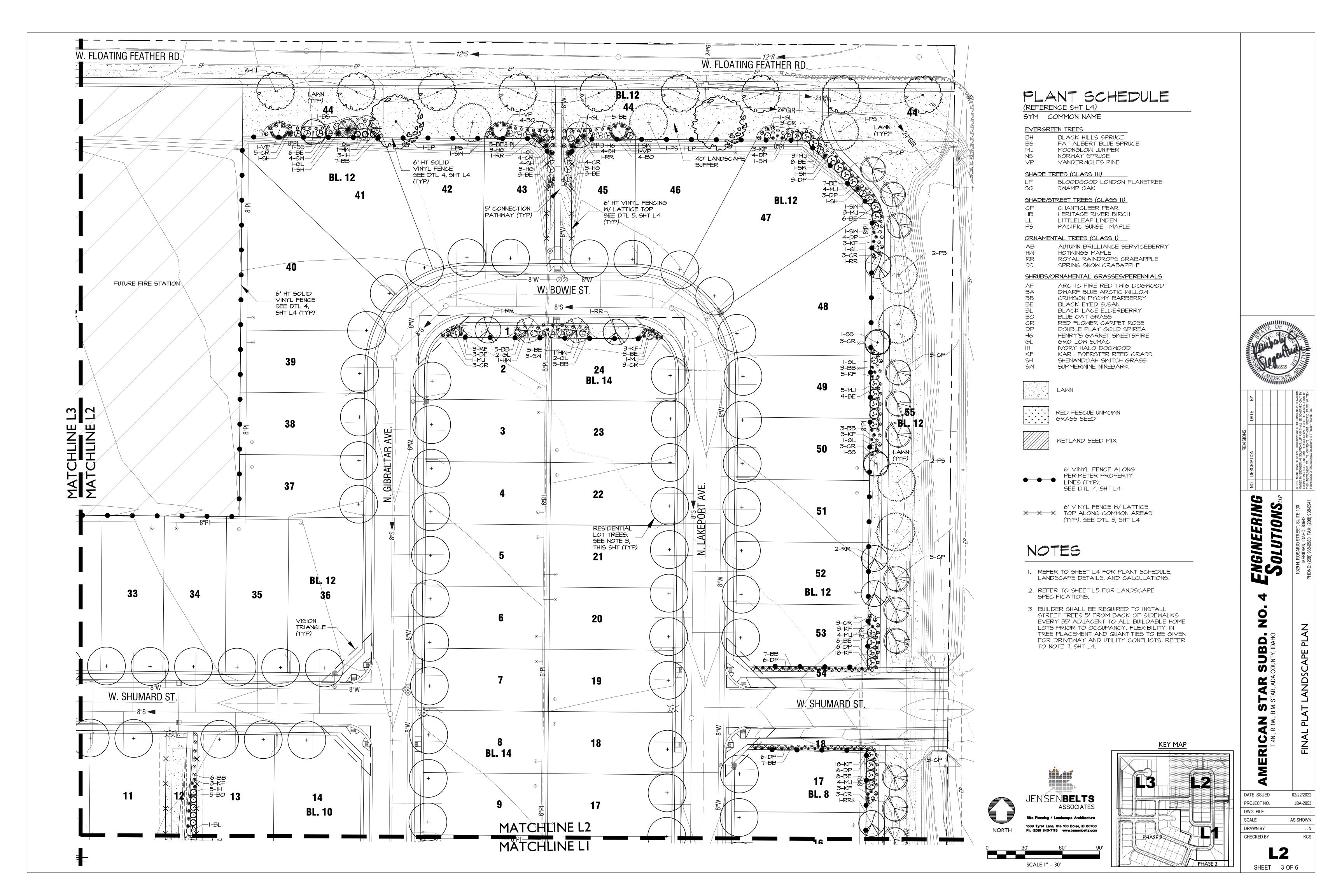
L1 SHEET 2 OF 6

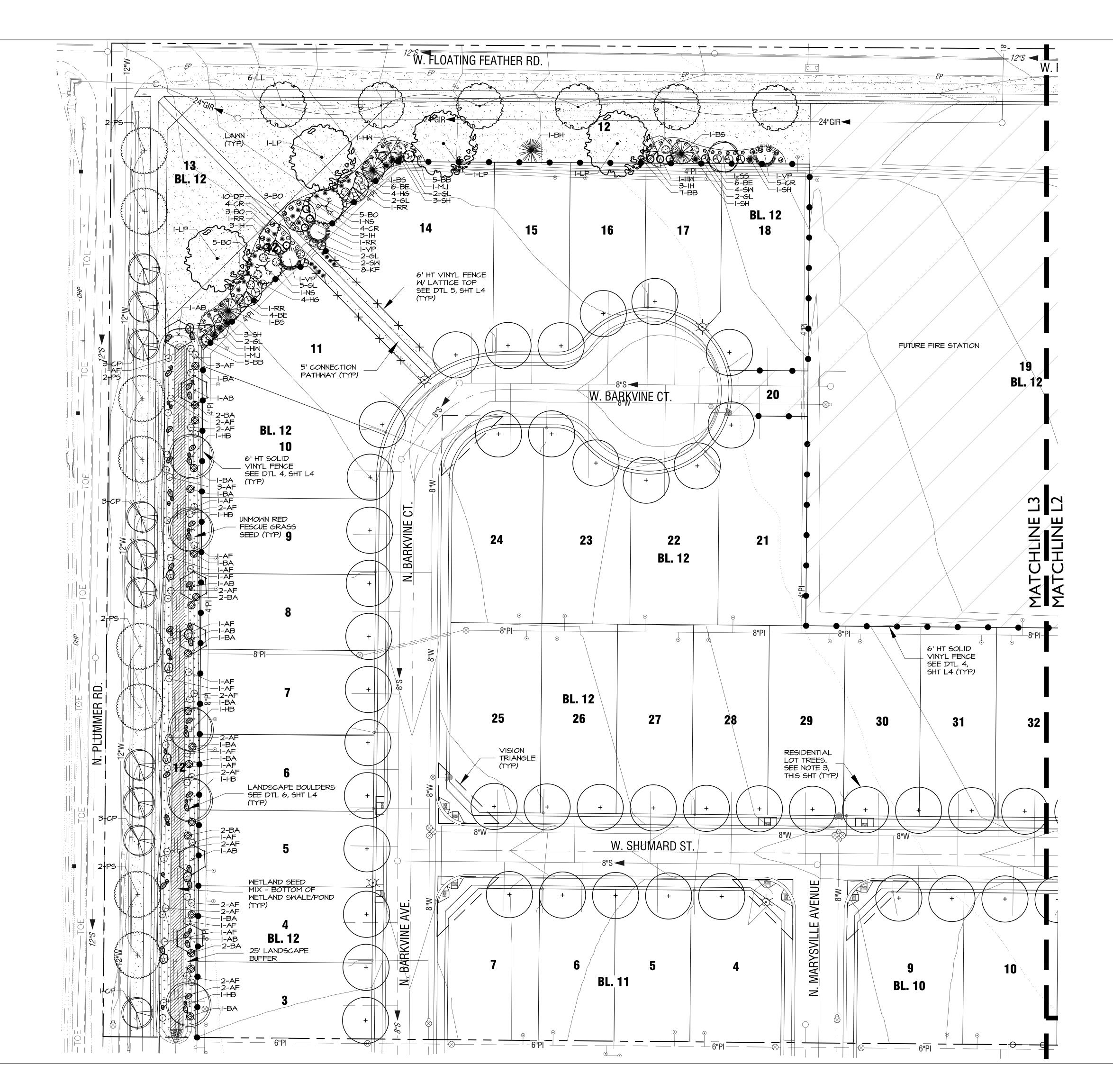
JJN

KCS

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| SYM (| ENCE SHT L4) COMMON NAME EEN TREES BLACK HILLS SI FAT ALBERT BL MOONGLOW JUN NORWAY SPRUC VANDERWOLFS | LVE SPRUCE IPER JE | | | |
|---|--|--|---|--|--|
| LP 50 | REES (CLASS III) BLOODGOOD LO SWAMP OAK | ONDON PLANETREE | | | |
| CP HB LL PS | CHANTICLEER P HERITAGE RIVE LITTLELEAF LIN PACIFIC SUNSET | R BIRCH DEN | | | |
| AB HM RR SS | HOTWINGS MAPL ROYAL RAINDR SPRING SNOW C | ANCE SERVICEBERRY LE .OPS CRABAPPLE GRABAPPLE | | | |
| SHRUBS/ AF BA BB BB BB BB CR P HG BB BC P HG L H F H SM | | Y BARBERRY JSAN _DERBERRY 55 ARPET ROSE 50LD SPIREA 57 SWEETSPIRE C DGWOOD R REED GRASS WITCH GRASS | | OF OF CSE 6535 | |
| | LAWN RED FESCUE UNN | 10WN | | | AINS INFORMATION |
| | GRASS SEED WETLAND SEED | | | PTION DATE | © 2019 ENGINEERING SOLUTIONS. THIS DRAWING OR FILE CONTAINS INFORMATION OWNED BY ENGINEERING SOLUTIONS. LLP AND SHALL BE GOVERNED ONLY BY |
| •-• | 6' VINYL FENC PERIMETER PI LINES (TYP). SEE DTL 4, SH | ROPERTY | | NO. DESCRIPTION | © 2019 ENGINEERING |
| <u>х х</u> | | CE W/ LATTICE COMMON AREAS L 5, SHT L4 | | ERING TIONS. | REET, SUITE 100 |
| | TES | | | SOLUTION | 1029 N. ROSARIO STREET, SUITE |
| LAN 2. REF | | OR PLANT SCHEDULE, AND CALCULATIONS. OR LANDSCAPE | | 4 | |
| STR EVE LOT TRE F <i>O</i> R | EET TREES 5' FRO RY 35' ADJACENT S PRIOR TO OCCU E PLACEMENT AND | EQUIRED TO INSTALL M BACK OF SIDEWALKS TO ALL BUILDABLE HOM PANCY. FLEXIBILITY IN O QUANTITIES TO BE GIVE JTILITY CONFLICTS. REFE | N | SUBD. NO. COUNTY, IDAHO | |
| | | | | CAN STAR : 4N., R.1W., B.M. STAR, ADA C | |
| | 4- | | | | |

PHASE

20'

NORTH

SCALE I" = 30'

Ph. (208) 343-7175 www.jensenbelts.com

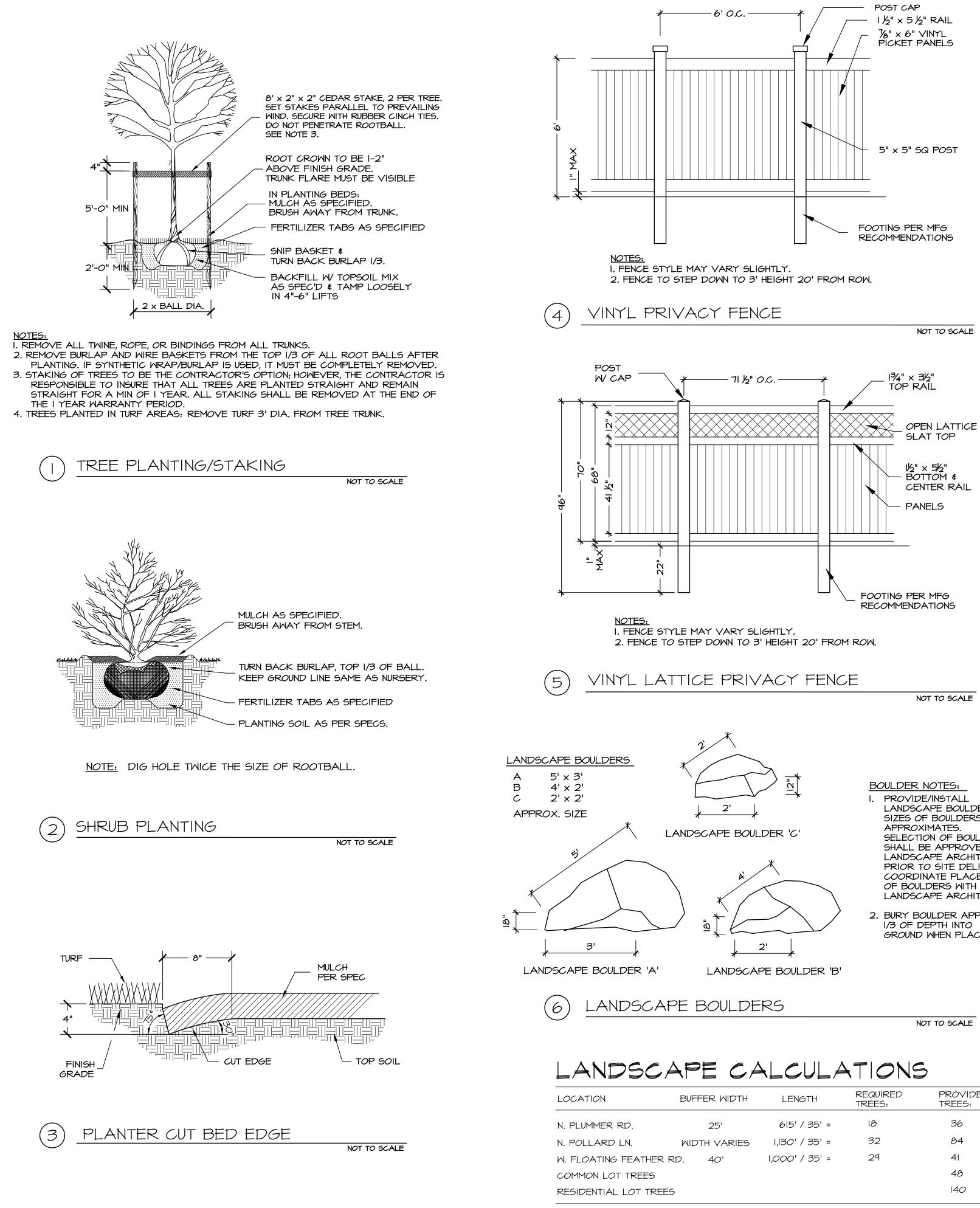


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LANDSCAPE BOULDERS. SIZES OF BOULDERS ARE SELECTION OF BOULDERS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SITE DELIVERY. COORDINATE PLACEMENT OF BOULDERS WITH LANDSCAPE ARCHITECT.

2. BURY BOULDER APPROX. GROUND WHEN PLACING.

| NDSC# | APE CA | | | 5 |
|----------------|------------------------|------------------------------|--------------------|--------------------|
| ٧N | BUFFER WIDTH | LENGTH | REQUIRED TREES: | PROVIDED TREES: |
| 1ER RD. | 25' | 615' / 35' = | 18 | 36 |
| RD LN. | WIDTH VARIES | 1,130' / 35' = | 32 | 84 |
| TING FEATHER F | RD. 40' | 1,000' / 35' = | 29 | 41 |
| LOT TREES | | | | 48 |
| TIAL LOT TREES | 5 | | | 140 |
| TOT | AL LANDSCAPE BUI TC | FFER TREES = DTAL TREES = | 79 | 161 349 |
| | | | | |

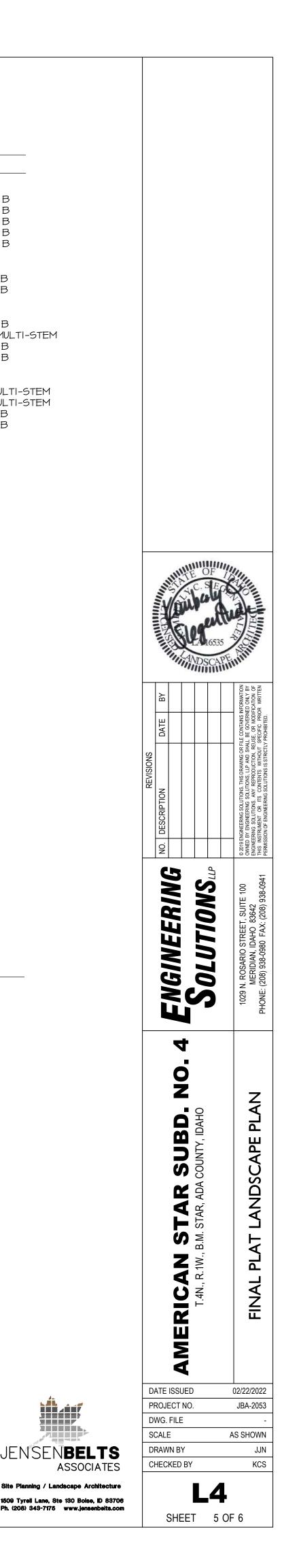
ALL EXISTING VOLUNTEER TREES ON SITE TO BE REMOVED. NO MITIGATION IS REQUIRED.

| SYM | COMMON NAME | BOTANICAL NAME | SIZE |
|---|---|--|--|
| EVERG | REEN TREES | | |
| BH BS | BLACK HILLS SPRUCE FAT ALBERT BLUE SPRUCE | PICEA GLAUCA 'DENSATA' PICEA PUNGENS 'FAT ALBERT' | 6-8' HT B¢B 6-8' HT B¢B |
| МJ | MOONGLOW JUNIPER | JUNIPERUS SCOPULORUM 'MOONGLOW' | 6-8' HT B\$B |
| NS VP | NORWAY SPRUCE VANDERWOLFS PINE | PICEA ABIES PINUS FLEXILIS 'VANDERWOLFS' | 6-8' HT B≰B 6-8' HT B≰B |
| SHADE | TREES (CLASS III) | | |
| LP SO | BL <i>OODGOOD</i> LONDON PLANETREE SWAMP OAK | PLATANUS X ACERIFOLIA 'BLOODGOOD' QUERCUS BICOLOR | 2" CAL B≰B 2" CAL B≰B |
| | STREET TREES (CLASS II) | QUEIQUE DIOCEOIX | |
| CP | | PYRUS CALLERYANA 'GLEN'S FORM' | 2" CAL B∉B |
| HB LL | HERITAGE RIVER BIRCH LITTLELEAF LINDEN | BETULA NIGRA 'CULLY' TILIA CORDATA 'GREENSPIRE' | IO'-I2' HT MULT 2" CAL B∉B |
| LL PS | PACIFIC SUNSET MAPLE | ACER TRUNCATUM × A. PLATANOIDES 'WARRENRED' | |
| <u>ORNAM</u> | ENTAL TREES (CLASS I) | | |
| AB | | AMELANCHIER X GRANDIFLORA 'A.B.' | 6-8' HT. MULTI- |
| HW RR | HOTWINGS MAPLE ROYAL RAINDROPS CRABAPPLE | ACER TATARICUM 'GARANN' MALUS x 'JFS-KW5' | 6-8' HT. MULTI- 2" CAL B&B |
| 55 | SPRING SNOW CRABAPPLE | MALUS 'SPRINGSNOW' | 2" CAL B&B |
| | ORNAMENTAL GRASSES/PERENNIALS | | |
| AF BA | ARCTIC FIRE RED TWIG DOGWOOD DWARF BLUE ARCTIC WILLOW | CORNUS STOLONIFERA 'FARROW' SALIX PURPUREA 'NANA' | 5 GAL 5 GAL |
| BB | CRIMSON PYGMY BARBERRY | BERBERIS THUNBERGII 'CRIMSON PYGMY' | 3 GAL |
| BE BL | BLACK EYED SUSAN BLACK LACE ELDERBERRY | RUDBECKIA FULGIDA 'GOLDSTRUM' SAMBUCUS NIGRA 'EVA' | I GAL 5 GAL |
| BO CR | BLUE OAT GRASS RED FLOWER CARPET ROSE | HELICTOTRICHON SEMPERVIRENS ROSA 'FLOWER CARPET- NOARE' | I GAL 2 GAL |
| DP | DOUBLE PLAY GOLD SPIREA | SPIRAEA JAPONICA 'YAN' | 3 GAL |
| HG GL | HENRY'S GARNET SWEETSPIRE GRO-LOW SUMAC | ITEA VIRGINICA 'HENRY'S GARNET' RHUS AROMATICA 'GRO-LOW' | 5 GAL 5 GAL |
| ΙH | IVORY HALO DOGWOOD | CORNUS ALBA 'BAILHALO' | 5 GAL |
| KF SH | KARL FOERSTER REED GRASS SHENANDOAH SWITCH GRASS | CALAMAGROSTIS ARUNDINACEA 'K.F.' PANICUM VIRGATUM 'SHENANDOAH' | I GAL I GAL |
| SM | SUMMERWINE NINEBARK | PHYSOCARPUS OPULIFOLIA 'SEWARD' | 5 GAL |
| BALTIC F | EM BULRUSH SCHOENOPLECTUS AC | O.I 25 % CUTUS VAIR. ACUTUS 2.6 25 % | |
| | HREESQUARE SCHOENOPLECTUS AN EM BULRUSH SCHOENOPLECTUS TA | | |
| | | TOTAL: 10.9 LB/AC 100 % | |
| • • | ● VINYL FENCE ALONG ● PERIMETER PROPERTY LINES (TYP). | \rightarrow 6' VINYL FENCE W/ LATTICE TOP ALONG COMMON AREAS (TYP). | |
| • | SEE DTL 4, THIS SHT | SEE DTL 5, THIS SHT | |
| I. ALI | TES | D BE IN ACCORDANCE WITH CITY OF STAR CODE. REF | ER T <i>O</i> |
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8. PROVIDE A MINIMUM OF 6" DEPTH OF TOPSOIL IN TURF SOD, PLANTING BED, AND SEEDED AREAS PER ACHD STORMWATER MANAGEMENT POND REVEGETATION GUIDANCE MANUAL SECTION 4.0. WETLAND SEED MIX FOR PERENNIALLY FLOODED WETLAND AREAS IS TO BE PER ACHD STORMWATER MANAGEMENT POND REVEGETATION GUIDANCE MANUAL SECTION 6.0. SEED IS TO BE APPLIED USING A PUSH-TYPE OR HAND BROADCASTER PER THE RECOMMENDED SEEDING METHODS INDICATED IN THE GUIDANCE MANUAL. HYDROMULCH MAY BE USED TO HOLD SEED IN PLACE IN WETLAND AREAS AFTER BROADCAST SEEDING.

9. 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 TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

IO. ALL EXISTING VOLUNTEER TREES ON SITE TO BE REMOVED. NO MITIGATION IS REQUIRED.



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JENSENBELTS

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ASSOCIATES

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-scald, 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

rootballs during deliver, 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
- 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
- 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 | foll | owing | limits: |
|-------|------------|-------|---------|----|-----|------------|-------|---------|
| | | | | | ~ | - · | 7 5 | |

| рН | 6.5 to 7.5 |
|---------------|-----------------|
| Soluble Salts | 600 ppm maximum |
| Silt | 25-50% |
| Class | 40.000/ |

| Clay | 10-30% |
|-----------------------|-----------------------------|
| Sand | 20-50% |
| Contractor shall subm | it representative soil repo |
| | |

for 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

Clay

- 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 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. 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 beds.

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 old, 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. 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: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
- 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

required.

preparation.

3.1 PREPARATION - GENERAL

of topsoil as specified hereir

3.2 PREPARATION OF PLANTING SOIL

follow placing of planting soil in a few days.

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

3.3 PREPARATION FOR PLANTING LAWNS

3.4 PREPARATION OF PLANTING BEDS

and other extraneous matter

3.5 PLANTING TREES AND SHRUBS

planting soil.

damage root balls.

elimination of weeds

B. Soil Preparation

D. Sod Placement

3.6 SODDING NEW LAWNS

primary slope.

with no dry or dead spots.

F. Sodded Lawn Establishment

high for all mowings.

3.7 MAINTENANCE

Acceptance

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

Fertilizer: Per soil test and manufacture's recommendations.

and mix thoroughly into upper 4 inches of topsoil.

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

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

backfill and finish level with adjacent finish grades.

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

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

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

remove excess to avoid smothering of adjacent grass.

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

areas until Final Acceptance of the project.

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

1. Provide 3 inches thickness of mulch.

harmful or toxic to plant growth.

thoroughly before planting.

A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement

areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be

B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not

B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline

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

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

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

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

minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks,

roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after

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 planting soil. Add specified soil amendments as required

equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish,

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 compost over entire planting area

and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil

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

each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area

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

approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to

per manufacture's written instructions. When excavation is approximately 2/3 full, water roughly before

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

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

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

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

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

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

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

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

with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to

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

or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces;

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

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

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

Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify

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

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

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

the Architect in writing that the fertilizer applications have occurred and on what dates.

shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman.

strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp

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 based on uniform, healthy and vigorous growth

The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight

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

eight (8) inches by approved means, then finish graded as hereinbefore described.

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

to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and

remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work

or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from

required. Work into top of loosened subgrade to create a transition layer, then place remainder of the

- ort on imported topsoil proposed for use

 - - 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

trees and shrubs free of insects and disease.

- 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.

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

- 1.1 CONDITIONS AND REQUIREMENTS: A. General and Supplementary Conditions, and Division 1 Gene
- 1.2 SUMMARY A. Work included:
- 1. Provide and install a complete and operating automatic irriga
- all lawn and planting areas Connect to main water supply at existing site stubout as prov 3. Sleeving under paved areas (by others)
- 4. Obtain and pay for all permits and fees for the work of this s 5. Perform work on a design/construct basis, subject to the red the Contract Documents, applicable codes, and good design
- 6. Winterization of system.
- 1.3 SUBMITTALS A. Within 30 days after Contractor's receipt of Owner's Notice to 1. Manufacturer's printed product information and catalog cut s
- system components; five copies. B. Shop Drawings: Submit shop drawings for underground irriga plan layout and details illustrating location and type of head, of valve, piping circuits, circuit GPM, pipe size, controls, and
- C. Record Drawings: At completion of this work, submit to the C 1. Record Drawings; reproducible and five prints. 2. Operations and Maintenance information (2 copies), including
- a. Information including descriptive details, parts list, specific maintenance schedules and procedures for system compo b. Operation, adjustment of system and components instruct c. Winterization procedures.
- d. Schedule indicating required open valve time to produce g
- amounts and seasonal adjustments. e. Warranties and guarantees.
- f. Submit five copies.

1.4 GUARANTEE

- A. Guarantee in writing all materials, equipment and workmansh free of all defects of workmanship and materials. Within one w Substantial Completion repair or replace all defective parts or may be found at no additional cost to Owner.
- B. Fill and repair all depressions and replace all necessary lawr result from the settlement of irrigation trenches for one year aft
- 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 B. Contractor shall have at least two years prior experience in pl or larger scope. Provide minimum of three references and list projects with owners' names, addresses, and phone numbers, Owner
- C. Contractor shall employ on site at all times a foreman who is experienced and competent in all phases of the work of this Se

1.6 SYSTEM DESCRIPTION

- A. Design requirements: 1. Minimum water coverage: Planting areas - 85%, Lawn area 2. Layout system to obtain optimum coverage using manufactu heads. Spray on walks, walls or paved areas is not acceptat
- 3. Zoning shall be designed for optimum use of available press distribution for types of plantings and shapes of planting area 4. Design pressures: Install pressure regulating equipment as i
- 5. Provide/install approved fixed tee or coupling device for air Location shall be on main supply line downstream from main
- Install approved backflow prevention device in conformance prevailing codes, and in approved site location. Provide for without erosive damage.
- 1.7 EXTRA EQUIPMENT
- A. In addition to installed system, furnish owner with the followir 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 manufac 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 thread required at valves, risers, etc.
- 3. Risers: Lawn and shrub heads flexible and damage-resista "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 zo
- 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

2.2 SPRINKLER HEADS A. Description: Appropriate for application in throw, pressure and

- type of head shall be of a single manufacturer. 1. Lawn heads: pop-up type.
- B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Com

2.3 AUTOMATIC CONTROL SYSTEM

- A. General; Furnish low voltage system manufactured expressive automatic circuit valves of underground irrigation systems. Procapacity to suit number of circuits as indicated. B. Control Enclosure: Manufacturer's standard wall mount with
- complying with NFPA 70. C. Circuit Control: each circuit variable from approximately 5 to 6
- Including switch for manual or automatic operation of each circ D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to
- of day and skip any day in a 7 or 14 day period. E. Wiring: Solid or stranded direct-burial type as recommended of control unit; type AWG-UF, UL approved.

2.4 VALVING

- A. Manual valves: brass or bronze for direct burial, gate valves, threaded connection with cross type handle designed to receiv B. Automatic circuit valves: high impact plastic with corrosion-re parts. Low power solenoid control, normally closed, with manu
- adjustment; same manufacturer as control unit. 1. Standard sprinkler valve shall be Rainbird PEB-PRS-B. Use
- valve if not connected to potable water.
- 2. Drip Control Zone Kit: Hunter PCZ-101. C. Quick coupler valve: brass or bronze construction with hinge
- or valve grouping.
- D. Manual drain valves: 1. Bronze construction, straight type, 150 pound class, threade with cross type operating handle designed to receive operating Champion 100, or approved equal. 2. Size: 3/4 inch.

| | E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones. F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end). | | |
|--|---|---------------------------------|---|
| neral Requirements. | G. Filter: Netafim Model DF075-120, 3/4" filter; one per drip zone. H. Air Relief Valve: Netafim Model TLAVRV, | | |
| gation system for ovided. | 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 | | |
| section. quirements of | 3/4" minimum. PART 3 - EXECUTION | | |
| practice. | 3.1 GENERAL | | |
| o Proceed, submit: sheets for all | 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 | | |
| ation system including type and size accessories. Contractor: | 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. | | |
| ng: cations, onents. tions. given precipitation | 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. | | |
| hip furnished to be year after date of | 3.4 TRENCHING AND BACKFILLING A. Trenching and backfilling shall be per applicable ISPWC Section. B. Cut trenches straight and without abrupt grade changes to allow the following | | |
| workmanship that n and planting which fter date of | 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. | | |
| s being performed. projects of equal | 3.5 MISCELLANEOUS VALVES A. Install manual drain valves up stream. Install devise at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to controller. | NUMBER OF | |
| t of similar , when requested by s thoroughly section. | 3.6 CIRCUIT VALVES 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. | Elegent Slegent | tude |
| as - 100% turer's standard able. ssure and efficient eas. necessary. blow winterization. n shut off valve. e with local or drainage | 3.7 PIPE INSTALLATION A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust 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. 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 cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints. 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 operating pressures. | REVISIONS ION DATE BY | TIONS. THIS DRAWING OR FILE CONTAINS INFORMATION SOLUTIONS. LLP AND SHALL BE OPCERAED ON Y BY ANY REPRODUCTION, REUSE, OR MODIFICATION OF IS CONTENTS WITHOUT SPECIFIC PRIOR WRITTEN |
| ng: | Pipe Size Pipe Section Pipe Size Pipe Section 3/4" 0-9 GPM 1 1/2" 26-34 GPM 1" 10-17 GPM 2" 35-50 GPM 1 1/4" 18-25 GPM 2 1/2" 51-80 GPM | DESCRIPTION | 9 ENGINEERING SOLUT ED BY ENGINEERING S VEERING SOLUTIONS. INSTRUMENT OR ITS |
| | 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. | RING NO. | UITE 100 000 000 142 ENGI |
| acturer's name, | 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. | IGINEERING OLUTIONS. | 1029 N. ROSARIO STREET, SUITE 100 MERIDIAN, IDAHO 83642 CNE- (208) 938-0940 EAX- (208) 938-0941 |
| ded joints where ant plastic | 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. | 4 SS | 1029 N |
| one(s) where | D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof. Scotch-Lock connectors, or approved. | | |
| s at 18" spacing. | 3.10 AUTOMATIC CONTROLLERA. Install on site as approved. Verify location with Owner Representative.B. Install typewritten legend inside controller door. | Z | PLAN |
| d discharge. 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. | SUBD. COUNTY, IDAHO | |
| ipany. | B. Pressure testing: 1. Make necessary provision for thoroughly bleeding the line of air and debris. 2. Before testing, cap all risers, and install all valves. 3. Fill all main supply lines with water Pressurize to 100 psi. Close air supply | | LANDSCAPE |
| y for control of ovide unit of | 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. Fill all zero lines with water to static pressure. Used for 15 minutes. | AR ^{4R, ADA} | |
| locking cover, 60 minutes. | Fill all zone lines with water to static pressure. Hold for 15 minutes. Inspect for leakage. Contractor shall provide all required testing equipment and personnel. Test | STA B.M. STAR, | |
| ou minutes. cuit. operate any time | shall be performed in presence of Architect. Contractor shall make notice of test (48) hours in advance. 6. Provide required testing equipment and personnel. | 1 W., B. | PLAT |
| by manufacturer | 7. Repair leaks, and retest until acceptance by the Architect. 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 | ICA T.4N., R. | EINAL I |
| | provide uniform coverage. D. Final inspection: 1. Clean, adjust, and balance all systems. Verify that: a. Remote control valves are properly balanced; | AMER | |
| e operating key. sistant internal | | | |
| e operating key. sistant internal ıal flow | 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. | A | |
| ve operating key. sistant internal ual flow scrubber | c. The installed system is workable, clean and efficient. | DATE ISSUED PROJECT NO. | |
| 150 pound class, ve operating key. esistant internal ual flow e scrubber d top. One per zone ed connections, | c. The installed system is workable, clean and efficient. E. Winterization: Winterize system at the end of first season of system operation. | DATE ISSUED | 02/22/202 JBA-205 AS SHOWI |

1509 Tyrell Lane, Ste 130 Boise, ID 83706 Ph. (208) 343-7175 www.jensenbelts.com

SHEET 6 OF 6



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: American Star Subdivision Phase 4, FP-22-04

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.

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- 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: <u>https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html</u>
- 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.

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• 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#: 2022AEK79