



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: March 19, 2024

FILE(S) #: FP-23-20, Final Plat, Naismith Commons Subdivision Phase 2

REQUEST

The Applicant is requesting approval of a Final Plat for Naismith Commons Subdivision Phase 2, consisting of 92 residential lots and 13 common lots on 20.95 acres. The subject property is located at The property is located at 8895 W. Joplin Road in Star, Idaho, Idaho. Ada County Parcel Number are S0419325800 & S0419314950

APPLICANT:

Lennar Homes of Idaho, LLC
408 S. Eagle Road, Ste. 100
Eagle, Idaho 83616

OWNER:

Beacon Crossing, LLC
839 S. Bridgeway Place
Eagle, Idaho 83616

REPRESENTATIVE:

Ian Connair
Kimley-Horn & Associates
1100 W. Idaho Street, Ste. 210
Boise, Idaho 83702

PROPERTY INFORMATION

Land Use Designation - Residential R-4-DA

Phase 2

Acres - 20.95 acres

Residential Lots - 92

Common Lots - 13

HISTORY

March 7, 2023 Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to March 21, 2023 so Applicant can redesign the preliminary plat.

- March 21, 2023 Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to April 4, 2023 so Applicant can redesign the preliminary plat.
- April 4, 2023 Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to April 18, 2023 so Applicant can redesign the preliminary plat.
- April 18, 2023 Council approved the Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision comprised of 52.54 acres and consisting of 206 residential lots and 26 common lots.
- November 21, 2023 Council approved the Final Plat (FP-23-19) for Naismith Commons Subdivision, Phase 1 consisting of 89 single family residential lots and 14 common lots on 21.76 acres.

GENERAL DISCUSSION

The Final Plat layout for Phase 2 of Naismith Commons Subdivision generally complies with the approved preliminary plat. The Preliminary Plat was approved for a maximum of 206 single family residential lots on 52.54 acres. Phase 1 contained 89 residential and Phase 2 contains 92 lots, leaving 25 residential lots for the remaining phases of Naismith Commons Subdivision.

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

The Preliminary Plat submitted contains 208 single family residential lots and 23 common area lots, 3 of which are shared driveways, on 52.54 acres with a proposed density of 3.96 dwelling units per acre. The lots will have access and frontage from public streets. Lots will range in size from 6,550 square feet to 8,883 square feet with the average buildable lot being 6,827 square feet. Lot 1, Block 13 on the east side of the eastern collector road appears to be a lot providing for an existing barn or accessory building. **Staff will require additional detail from the applicant on how the structure located on this lot is intended to be used as an accessory use, and how it will meet required setbacks.**

The submitted preliminary plat shows all local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Primary access for the development will be on W. Tybee Street from N. Can Ada Road. The development will also have access to W. Joplin Road on the north of the development from N. Sellwood Avenue. A north/south collector roadway is proposed along the entire eastern boundary of the development, per ACHD requirements. This collector street will stub to the south for future access and circulation for the area. **The Applicant is also proposing a stub street near the northwest corner of the**

property. Staff suggests that this road be moved north and placed between lots 5 & 6 of Block 11 on the preliminary plat.

The submitted preliminary plat shows the three shared drives as 28-feet wide with a ribbon curb. While all shared drives must be approved by the Fire Department, this width satisfies the Unified Development Code requirements. The Applicant is proposing the entry to the development to have a 61-foot right of way with an 8-foot wide median, separating 21 feet wide travel lanes from back of curb to back of curb. **Sidewalks will need to be detached with a minimum 6-foot-wide landscape strip.**

The submitted preliminary plat shows the road improvement along Can Ada to have a 5-foot-wide sidewalk. **N. Can Ada Road is classified as a Collector and the Unified Development Code, Section 8-4A-17 requires all sidewalks along Collector roads to be detached with a 7-foot-wide sidewalk.** The applicant is proposing 13 feet of barrow ditch between the road and sidewalk for drainage, this satisfies the code. Landscaping and street trees will need to be planted on the subdivision side of the proposed sidewalk within the common lot. The proposed W. Joplin Road Section shows a 5-foot-wide detached sidewalk with an 8-foot-wide parkway planter strip. **Joplin Road is classified as a Collector and the sidewalk will need to be 7 feet wide.** Sidewalks within the development on the local streets are proposed to be attached with a 5-foot wide, concrete sidewalk. **Code requires all sidewalks to be detached with a minimum 6-foot-wide landscape strip.** Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 8.08 acres (15.4%) of open space which satisfies the Unified Development Code. **The Applicant states that 7.69 acres (14.6%) of the open space is usable, however the submitted plans do not detail the space or amenities. This will need to be detailed and approved by Staff prior to final plat approval.**

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 5 site amenities. The applicant has not provided any details on amenities. Details on the types of amenities shall be provided to Council at the public hearing and a revised landscape plan will be required, calling out location and type of amenity before the final plat can be signed.

Original Preliminary Plat Review:

Site Data:

Total Acreage of Site – 52.54 acres

Total Number of Lots – 229 lots

Total Number of Residential Lots – 206 lots

Total Number of Common Lots – 23 lots

Total Number of Commercial Lots – None

Type of Units – Single Family Units

Dwelling Units Per Gross Acre – 3.92 Units per acre

Total Acreage of Common Lots – 8.08 acres

Percent of Site as Common Area – 15.4%

Council finds the Applicant has met all requirements of the Unified Development Code and the intent and purpose of the Comprehensive Plan and Map requirements. Council added to the Preliminary Plat application and Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

The Preliminary Plat dated 4-10-23 is approved for a maximum of 206 residential lots.

- The Council approves the requested Block Length Waivers.
- **The Applicant shall deed Lot 1, Block 13 of the Preliminary Plat to the neighbor to the east. This shall occur upon recordation of the Final Plat that includes this lot and prior to issuance of first residential building permit.**
- **Provide a public access easement on the pathways located in the northeast common area park.**
- **Applicant shall provide Amenities as proposed and included in Amenities Exhibit.**
- **Applicant shall provide option for City to take over ownership of southwest park in the future.**
- **Building elevations presented by Applicant shall be included as Exhibit in Development Agreement.**

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 2 is 3.92 du/acre.

Common/Open Space and Amenities – This phase will include a tot lot and a separate swing set along with a walking path.

Setbacks – The applicant has not requested any special setbacks and the development will adhere to the requirements of the R-4 zone.

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks			
		Front (1)	Rear	Interior Side	Street Side
R-4	35'	15' to living area 20' to garage face	15'	7.5' ⁽²⁾	20'

Streetlights – Streetlight design specifications submitted with the final plat application for Phase 1 & 2 are not the same design that was approved by Council with the Preliminary Plat application. **The Applicant will need to use the style of light approved by Council.** There was not a streetlight plan submitted with the final plat application. **Prior to signing the mylar,**

the Applicant will need to submit a streetlight plan and receive approval from Staff.

Streetlights shall be consistent throughout the remaining phases of the subdivision.

Mailbox Clusters – The Applicant has not provided documentation from the Postmaster depicting the approved location for the mailbox cluster. This will be required prior to signing the mylar. Per Section 8-4A-20, all mailboxes and clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's.

Street Names - Applicant has provided documentation from Ada County that the proposed street names have been approved.

Subdivision Name – The Applicant has provided a letter from Ada County the confirms the proposed subdivision name has been approved and reserved for this development.

Landscaping: As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan does not appear to show street trees every 35 feet on the interior roads. A revised landscape plan will be required, prior to signing the mylar, showing the correct spacing of street trees. If these are to be placed by the builder, occupancy may be held up until street trees have been verified installed per code.** The common area proposed landscape plan appears to satisfy the necessary requirements.

Sidewalks - Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with a six foot (6') wide landscape strip, as approved with the Preliminary Plat.

Roadways – The Applicant is proposing that local roads be 36 feet wide from back of curb to back of curb in a 50-foot wide right of way. The Applicant is also proposing that the entry way have a median of 8 feet with 21-foot-wide drive aisles from back of curb to back of curb. The proposed roadways satisfy the Unified Development Code.

The north-south collector roadway (Beacon Ridge Way), located on the eastern side of the phase shall be revised to show 10' minimum common lots (Lots 1, Blocks 9 & 10) adjacent to the eastern property line. The roadway shall include a detached, 7' sidewalk on both sides. The Applicant may decrease the common lot on the western side of the collector by 5 feet to accommodate the addition to the east. A revised final plat shall be submitted for review.

Can Ada Road shall have 7' detached sidewalks. A revised final plat shall be submitted for review.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on February 1, 2024.

FINDINGS

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

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

- B. Public services are available or can be made available and are adequate to accommodate the proposed development.
Staff finds that all public services are available and able to accommodate this development.

- C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.

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

- E. The development preserves significant natural, scenic or historic features.
Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

- 1. Prior to signature of final plat, the following shall be completed:**
 - A. Provide Street Light designs for review and approval;**
 - B. Provide documentation from Postmaster on location of mailbox clusters;**
 - C. Provide to Staff updated plans showing architectural mailbox cluster covers;**
 - D. Provide a revised landscape plan showing the correct spacing of street trees.**
 - E. Provide a revised final plat showing the north-south collector roadway (Beacon Ridge Way), located on the eastern side of the phase with 10' minimum common lots (Lots 1, Blocks 9 & 10) adjacent to the eastern property line. The roadway shall include a detached, 7' sidewalks on both**

sides. The Applicant may decrease the common lot on the western side of the collector by 5 feet to accommodate the addition to the east.

F. Provide a revised final plat showing Can Ada Road with detached, 7' sidewalk.

2. The approved Final Plat for Naismith Commons Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$1000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$206,000. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 2 has 92 residential lots for a fee of \$92,000 (92 x \$1000.00).**
4. **The Preliminary Plat dated 4-10-23 was approved for a maximum of 206 residential lots.**
5. **The Applicant shall deed Lot 1, Block 13 of the Preliminary Plat to the neighbor to the east. This shall occur upon recordation of the Final Plat that includes this lot and prior to issuance of first residential building permit.**
6. **Provide a public access easement on the pathways located in the northeast common area park.**
7. **Applicant shall provide Amenities as proposed and included in Amenities Exhibit.**
8. **Applicant shall provide option for City to take over ownership of southwest park in the future.**
9. **Building elevations presented by Applicant shall be included as Exhibit in Development Agreement.**
10. **Prior to signing the final plat, Applicant shall provide approval from Ada County for all street names, and they should be accurately reflected on the plat.**
11. **A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service. Mailbox cluster locations shall be determined and located based on the Postmaster.**
12. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place. The applicant shall provide a revised landscape plan showing all the required trees.**
13. **The Applicant shall install the streetlights that were submitted and approved with the Preliminary Plat and not the ones submitted with the Final Plat application. Applicant shall also provide a streetlight plan, showing the locations of all streetlights before the City will sign the mylar.**
14. The Council approved the requested Block Length Waivers.
15. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
16. 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

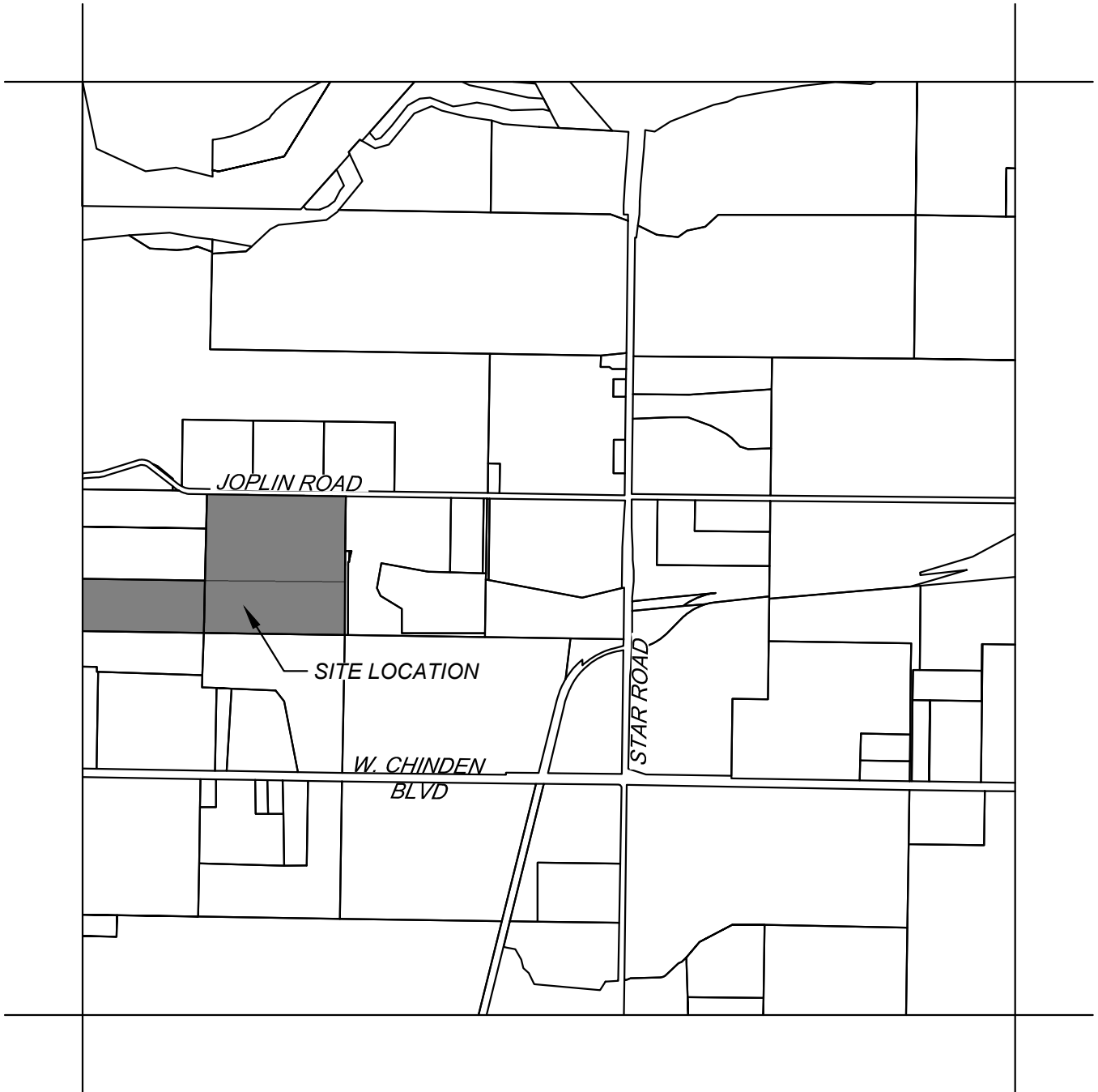
picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.

17. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
18. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
19. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
20. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
21. The streetlight design and style should utilize the lights already in place from previous phases and be consistent through all phases of the development.
22. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
23. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
24. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
25. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
26. A separate sign application is required for any subdivision sign.
27. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
28. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
29. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
30. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
31. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
32. All common areas shall be owned and maintained by the Homeowners Association.
33. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**

34. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
35. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
36. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-23-20 Naismith Commons Subdivision, Final Plat, Phase 2 on _____, ____ 2024.



T4N, R1W, SEC. 19

November 9, 2023

City of Star
Planning and Zoning
P.O. Box 130
Star, Idaho 83669

RE: Naismith Commons Subdivision

Dear Ryan,

Attached for your review is the Final Plat application for Naismith Commons Subdivision – Phase 2. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat for Naismith Commons Subdivision.

Naismith Commons Subdivision will include 206 single-family residential lots and 26 common lots on 52.54 acres. The gross density is 3.92 units per acre. The typical lot width is 55-feet and lot sizes will range from approximately 5,777 SF to 11,479 SF. The overall open space for the site is 8.72 acres (16.6%) of the total development area with 7.25 acres (13.8%) of useable open space. Amenities for the subdivision include a shaded tree plaza, children's play set, pickleball courts, bocce ball courts, nature park, open space trails throughout. The remaining open space is generously planted.

Construction of Naismith Commons will comply the approved preliminary plat. If you have any questions or need additional information, please reach out to me at 208-510-6287 or at ian.connair@kimley-horn.com.

Thanks for your review and assistance with this application,



Ian Connair, P.E.
Project Engineer



11/27/2023 8:21:47 AM

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

FINAL PLAT APPLICATION

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

FILE NO.: <u>FP-23-20</u>
Date Application Received: <u>11-27-2023</u> Fee Paid: <u>\$3350.00</u>
Processed by: City: <u>Barbara Norgrove</u>

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Lennar Homes of Idaho, LLC
 Applicant Address: 408 S Eagle Road #100 Eagle, Idaho Zip: 83616
 Phone: (208) 501-3967 Email: jamie.parker@lennar.com

Owner Name: Beacon Crossing, LLC
 Owner Address: 839 S. Bridgeway Place Eagle, Idaho Zip: 83616
 Phone: (208) 994-2255 Email: jbottles@markbottles.com

Representative (e.g., architect, engineer, developer):
 Contact: Ian Connair, PE Firm Name: Kimley-Horn & Associates
 Address: 1100 W Idaho Street, Suite 210, Boise, ID Zip: 83702
 Phone: 208-510-6287 Email: ian.connair@kimley-horn.com

Property Information:

Subdivision Name: Naismith Commons Subdivision Phase: 2

Parcel Number(s): S0419325800 & S0419314950

Approved Zoning: R-4 Units per acre: 4.39

Total acreage of phase: 20.95 Total number of lots: 105

Residential: 92 Commercial: N/A Industrial: N/A

Common lots: 13 Total acreage of common lots: 1.42 Percentage: 6.78%

Percent of common space to be used for drainage: 28.87% Acres: 0.41

Special Flood Hazard Area: total acreage 0 number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>47*</u>	<u>92</u>
Number of Common Lots:	<u>11*</u>	<u>13</u>
Number of Commercial Lots:	<u>0*</u>	<u>0</u>
Roads:		<u>No Change</u>

**Values shown are based on original phasing proposed with Pre-Plat. A revised*

phasing plan has been provided as part of this application.

Amenities: _____ No Change _____

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

Subdivision Name: Naismith Commons Subdivision Phase: 2

Special Flood Hazard 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.: 16001C0120J
 FIRM effective date(s): mm/dd/year 06/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
 Base Flood Elevation(s): AE N/A .0 ft., etc.: N/A
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

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

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

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

10/27/2023

Date

PRELIMINARY PLAT FOR NAISMITH COMMONS SUBDIVISIONS

SITUATED IN A PORTION OF GOV'T. LOT 2, THE NE 1/4 OF THE SW 1/4
AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
STAR, IDAHO
2023

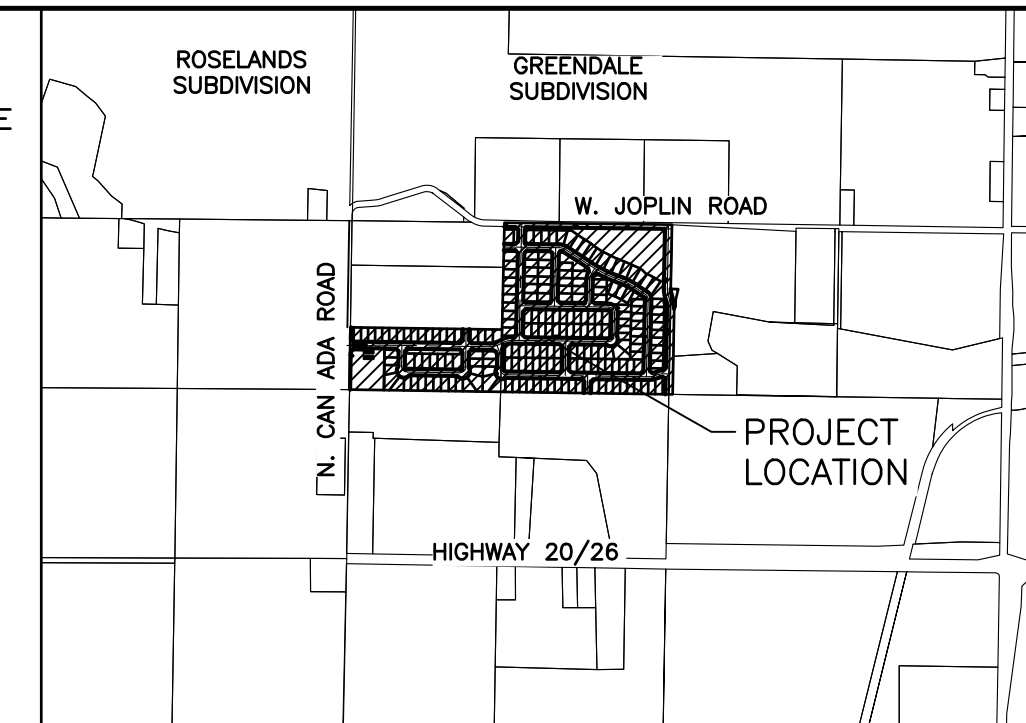
Sheet List Table

Sheet Number	Sheet Title
PP-01	BOUNDARY AND PROJECT INFORMATION
PP-02	EXISTING AND PROPOSED CONDITIONS
PP-03	EXISTING AND PROPOSED CONDITIONS
PP-04	EXISTING AND PROPOSED CONDITIONS
PP-05	PHASING PLAN
PP-06	OVERALL DRAINAGE
PP-07	STREET LIGHT PLAN

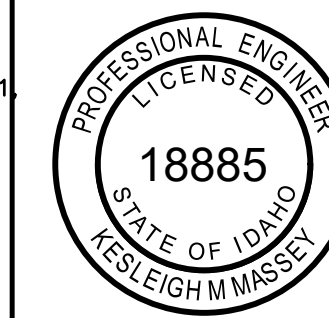
Line #	Direction	Length
L1	S89°09'26"E	58.67'
L2	S13°27'08"W	87.10'
L3	S01°04'30"W	54.00'
L4	N89°09'26"W	10.00'

BOUNDARY LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- EXISTING PARCEL LINE
- SECTION CORNER
- QUARTER-SECTION CORNER
- PROPERTY CORNER
- CALCULATED POINT



JUB
J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com



NO.	REVISION	DESCRIPTION	BY	DATE

NOTES:

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
- ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, 17, BLOCK 1, LOTS 1, 2, 21, 38, BLOCK 2, LOT 8, BLOCK 3, LOTS 1, 10, BLOCK 4, LOTS 1, 15, BLOCK 5, LOTS 1, 12, BLOCK 6, LOT 1, BLOCK 7, LOTS 1, 8, BLOCK 8, LOTS 1, 6, BLOCK 9, LOTS 1, 14, BLOCK 10, LOTS 1, 6, 17, BLOCK 11, LOTS 1, 3, BLOCK 12, LOT 1 BLOCK 13, LOT 1 BLOCK 14 WHICH ARE COMMON AREA/DRAINAGE STORAGE LOTS. AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION.
- THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0120 J, COMMUNITY PANEL NO. 0120 J WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS, 10' WIDE FRONT LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION.

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LAND USE SUMMARY

TOTAL AREA:	52.54 AC.
TOTAL LOTS:	232 LOTS
RESIDENTIAL LOTS:	206 LOTS
COMMON AREA LOTS:	26 LOTS
RESIDENTIAL DENSITY:	3.92 DU/AC
USEABLE COMMON AREA:	7.25 AC. (13.8%)
BUFFER COMMON AREA:	1.47 AC. (2.8%)
TOTAL COMMON AREA:	8.72 AC. (16.6%)
AVERAGE LOT SIZE:	6,654 S.F.
SMALLEST LOT:	5,777 S.F.
EXISTING ZONE:	RUT
PROPOSED ZONE:	R-4

OWNER

BEACON CROSSING LLC
839 BRIDGEWAY PL
EAGLE, ID 83616

DEVELOPER CONTACT

BEACON CROSSING LLC
839 BRIDGEWAY PL
EAGLE, ID 83616
208-377-5700

CIVIL ENGINEER

KESLEIGH M. MASSEY, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN. STE. 400
MERIDIAN, ID 83642
208-376-7330

LAND SURVEYOR

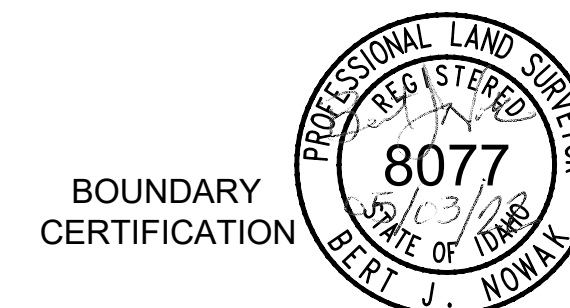
BERT NOWAK, P.L.S.
J-U-B ENGINEERS
2114 VILLAGE PARK AVE, STE. 100
TWIN FALLS, ID 83301
208-733-2414

IRRIGATION DISTRICT

PIONEER IRRIGATION DISTRICT
3804 LAKE AVENUE
CALDWELL, ID 83605
208-459-3617

IRRIGATION DISTRICT

EUREKA WATER COMPANY
6820 JOPLIN ROAD
MERIDIAN, ID 83646



BOUNDARY
CERTIFICATION

NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO

BOUNDARY AND PROJECT INFORMATION

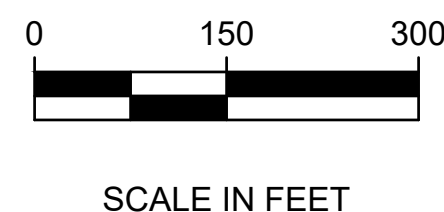
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DRAWN BY:	SAS
DESIGN BY:	SAS
CHECKED BY:	KMM
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY	
LAST UPDATED:	4/10/2023

SHEET NUMBER:

PP-01

POINT OF COMMENCEMENT

POINT OF BEGINNING



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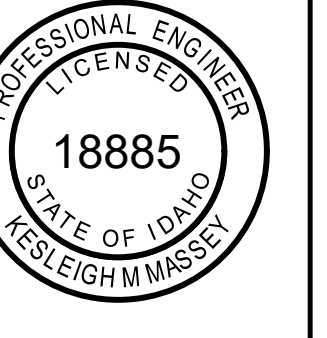
SCALE IN FEET

SCALE IN FEET



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com



REUSE OF DRAWINGS

JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND PATENT RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

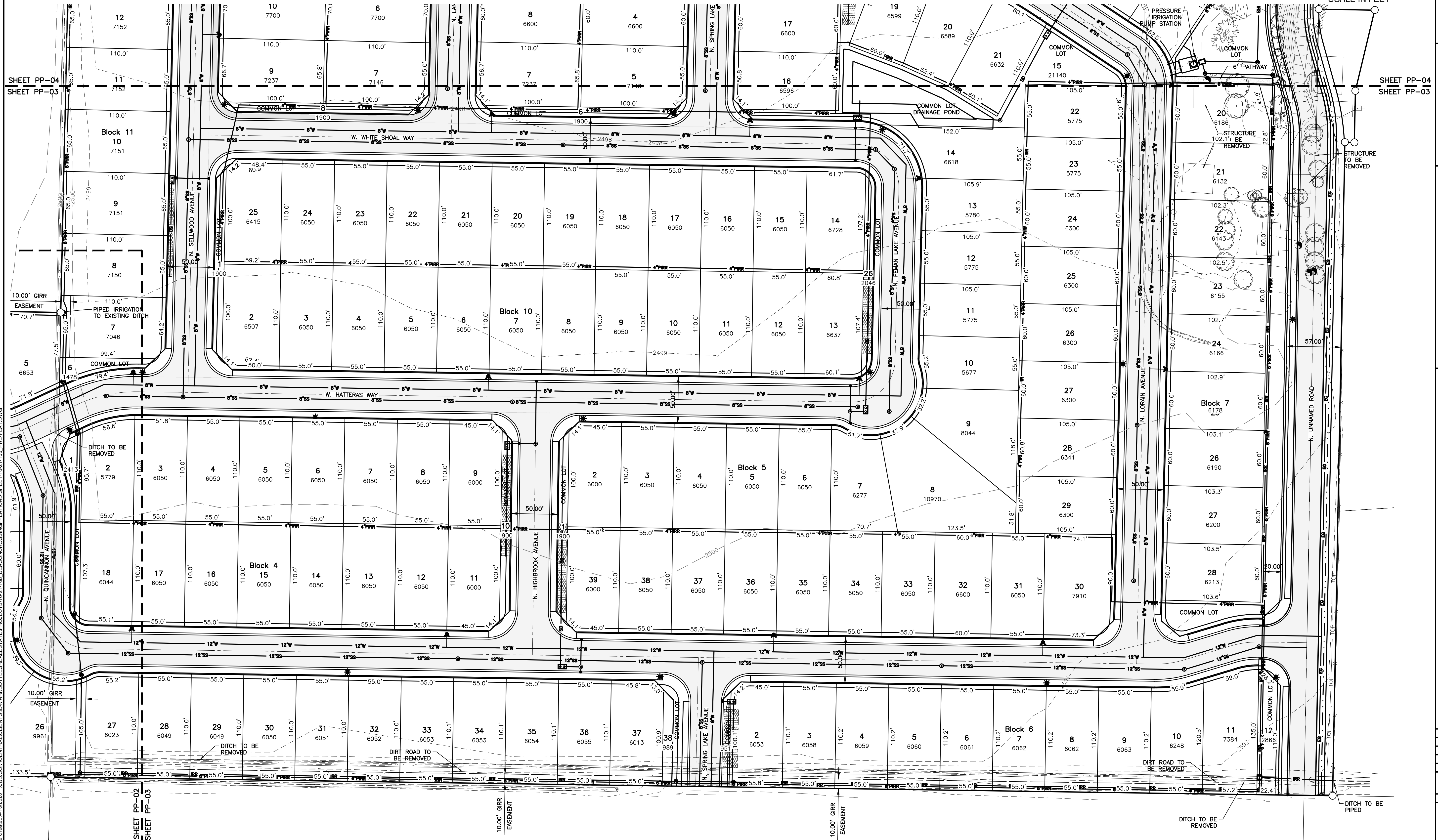
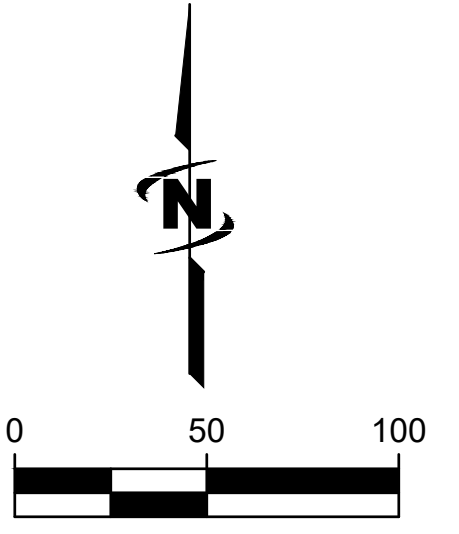
NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO
EXISTING AND PROPOSED CONDITIONS

FILE: 10-21-108_PRE-PLAT
JUB PROJ. #: 10-21-108
DRAWN BY: SAS
DESIGN BY: SAS
CHECKED BY: KMM

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LAST UPDATED: 4-10-2023

SHEET NUMBER:

PP-03

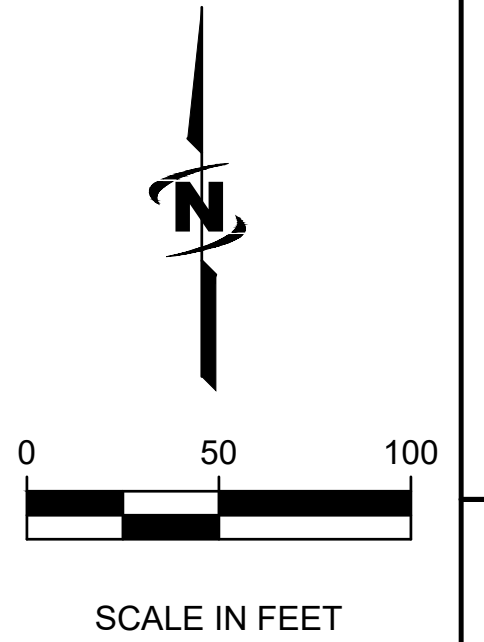
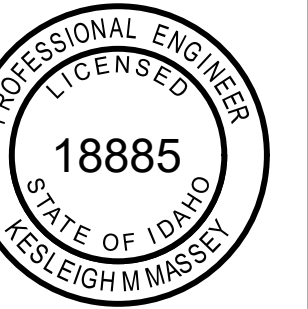


Plot Date: 10/20/23 1:07 PM Plotted By: Everett Emswiler
Date Created: 10/20/23 JUB\COMMONS\DRAWINGS\MARKETING\RESALES\STATE PROJECTS\10-21-108_BEACON CROSSING\PLAT\CAD\SHEET\10-21-108_PRE-PLAT.DWG

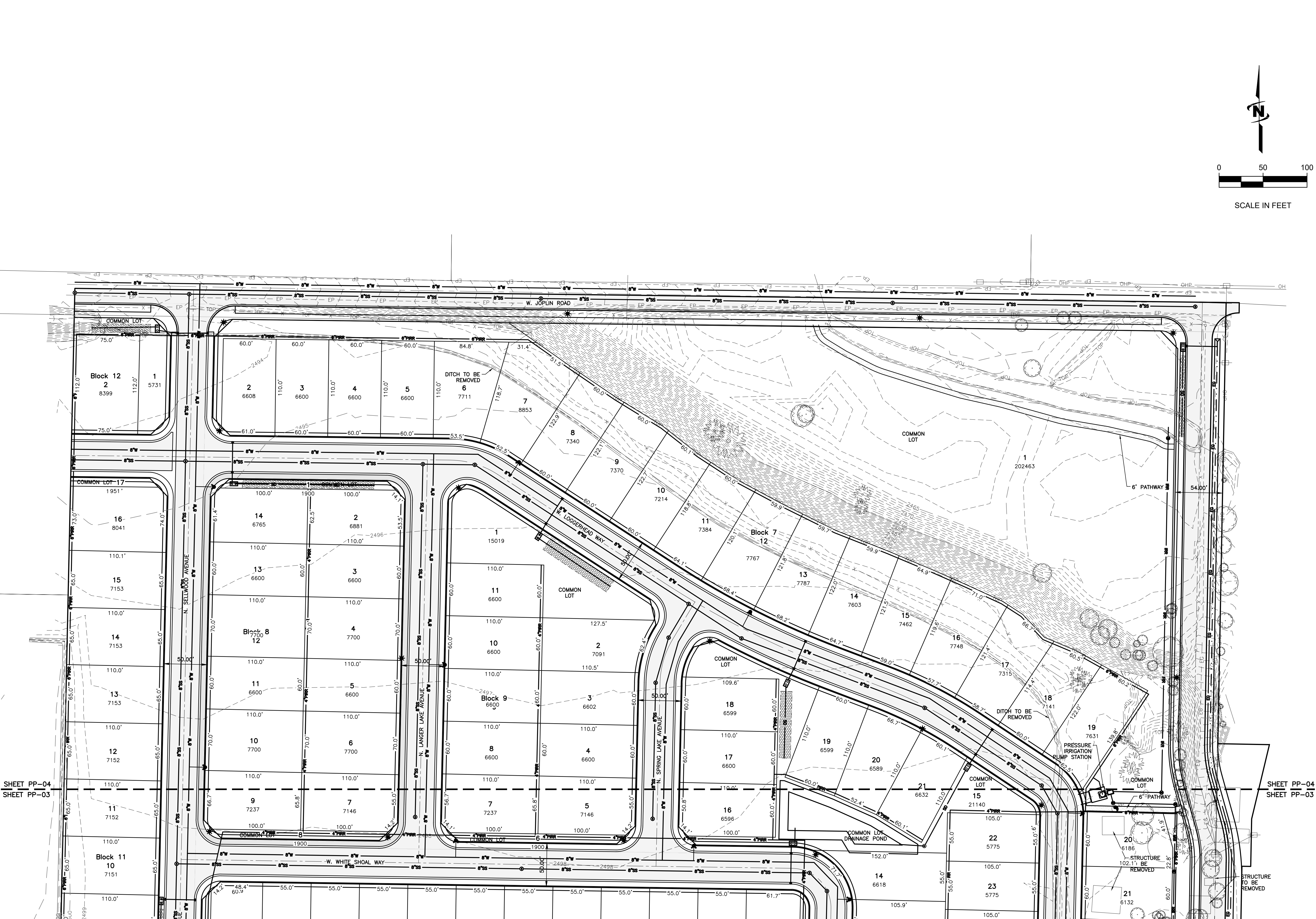


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Suite 400
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Plot Date: 11/20/23 1:07 PM Plotted By: Ewert Emswiler
Date Created: 11/20/23 JUB\COMMON\CALCULATED\MARKG\BOTTLES\REAL\STATE\PROJECTS\10-21-108-BEACON\CONROSSING\PLAT\CAD\SHEET\10-21-108-PRE-PLAT.DWG



SHEET PP-04
SHEET PP-03

SHEET PP-04
SHEET PP-03

REUSE OF DRAWINGS
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NO.	REVISION	DESCRIPTION	BY	APP.	DATE

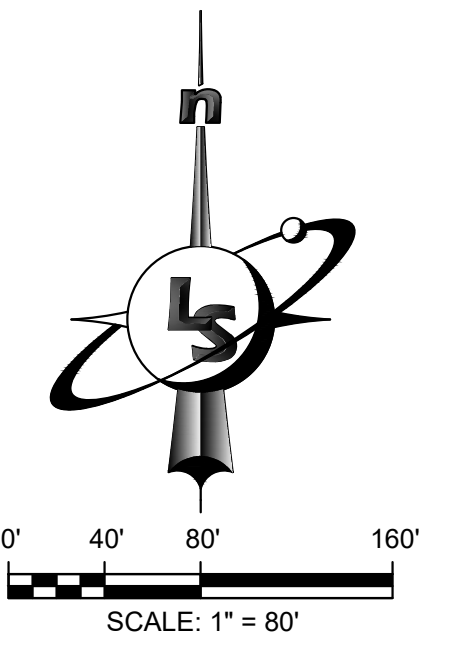
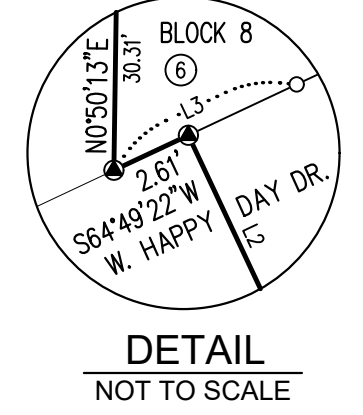
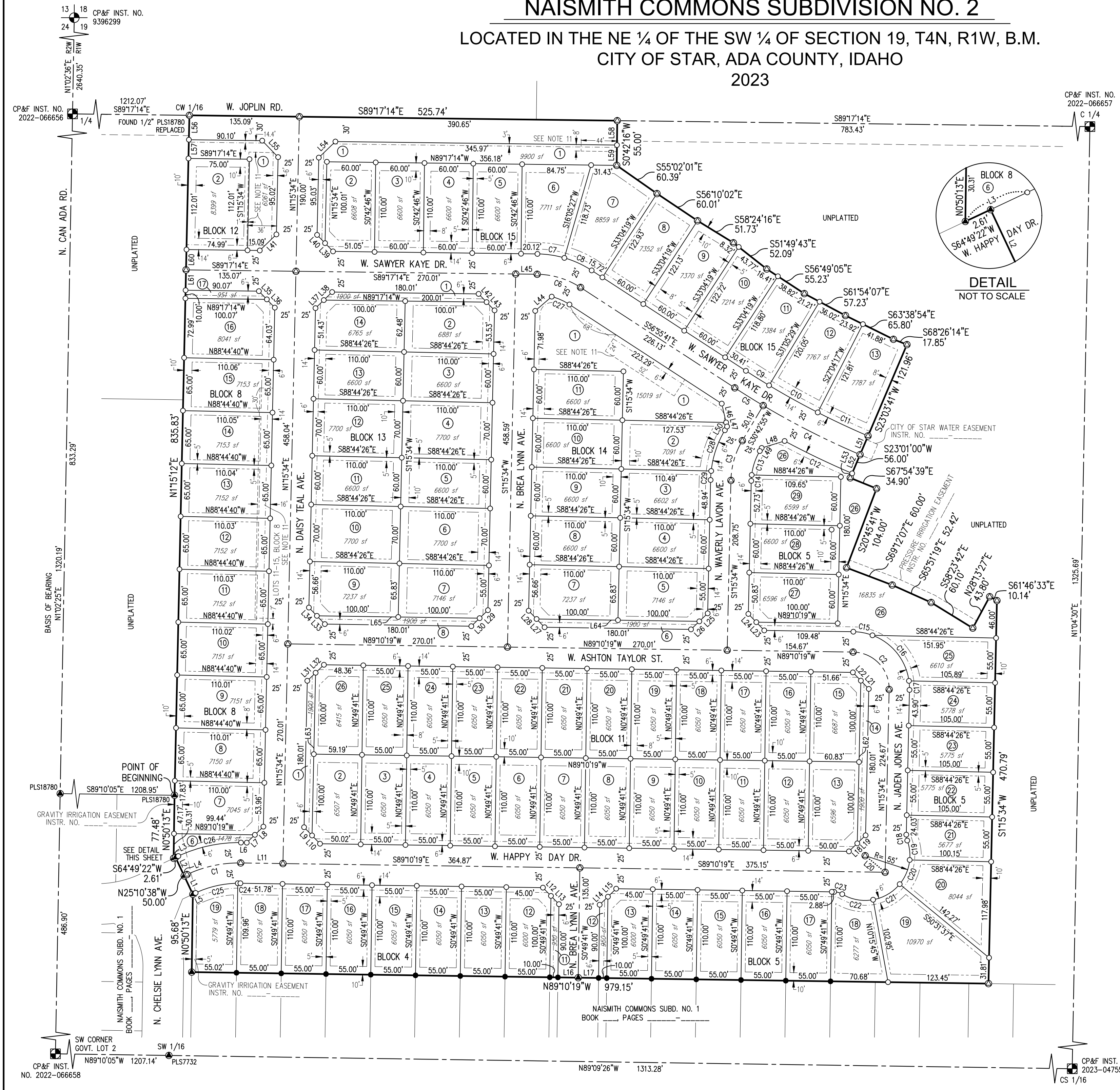
NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO
EXISTING AND PROPOSED CONDITIONS

FILE: 10-21-108_PRE-PLAT
JUB PROJ. #: 10-21-108
DRAWN BY: SAS
DESIGN BY: SAS
CHECKED BY: KMM

AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 4/10/2023
SHEET NUMBER:
PP-04

NAISMITH COMMONS SUBDIVISION NO. 2

LOCATED IN THE NE ¼ OF THE SW ¼ OF SECTION 19, T4N, R1W, B.M.
CITY OF STAR, ADA COUNTY, IDAHO
2023



LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR, PLS 11118
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT, NOT SET
- SECTION LINE
- CENTER LINE
- ACHD STORM WATER DRAINAGE EASEMENT LINE, SEE NOTE
- ACHD PERMANENT EASEMENT LINE PER INSTRUMENT NO.
- PUBLIC UTILITY & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- OTHER EASEMENT LINE AS NOTED
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- LOT NUMBER

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION. THE PLATTED SUBDIVISION BOUNDARIES OF NAISMITH COMMONS SUBDIVISION NO. 1, INFORMATION FROM RECORD OF SURVEY NUMBERS 9101, 12543, 13716, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

CLINTON W. HANSEN
PLS 11118

LandSolutions

Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

NAISMITH COMMONS SUBDIVISION NO. 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	68.08'	150.00'	26°00'19"	S77°49'32"W	67.50'
C2	71.02'	45.00'	90°25'53"	S43°57'22"E	63.88'
C3	51.41'	100.00'	29°27'21"	N15°59'15"E	50.85'
C4	133.60'	1000.00'	7°39'18"	S63°06'44"E	133.51'
C5	41.13'	1000.00'	2°21'23"	S58°06'23"E	41.13'
C6	56.48'	100.00'	32°21'33"	N73°06'28"W	55.73'
C7	33.55'	125.00'	15°22'41"	N81°35'54"W	33.45'
C8	37.05'	125.00'	16°58'52"	N65°25'07"W	36.91'
C9	33.70'	975.00'	1°58'50"	S57°55'06"E	33.70'
C10	68.41'	975.00'	4°01'11"	S60°55'07"E	68.39'
C11	68.24'	975.00'	4°00'36"	S64°56'01"E	68.22'
C12	92.03'	1025.00'	5°08'39"	S64°22'14"E	92.00'
C13	31.28'	75.00'	23°53'41"	S18°46'05"W	31.05'
C14	7.28'	75.00'	5°33'40"	S4°02'24"W	7.28'
C15	24.01'	70.00'	19°39'13"	N79°20'43"W	23.89'
C16	75.33'	70.00'	61°39'21"	N38°41'25"W	71.74'
C17	11.14'	70.00'	9°07'19"	N3°18'05"W	11.13'
C18	7.34'	20.00'	21°02'22"	S9°15'37"E	7.30'
C19	24.25'	55.00'	25°15'34"	N7°09'01"W	24.05'
C20	32.63'	55.00'	33°59'36"	N22°28'35"E	32.15'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C21	38.65'	55.00'	40°15'52"	N59°36'19"E	37.86'
C22	39.37'	55.00'	41°01'02"	S79°45'15"E	38.54'
C23	10.45'	20.00'	29°55'35"	N74°12'31"W	10.33'
C24	3.22'	125.00'	1°28'32"	S89°54'35"E	3.22'
C25	53.52'	125.00'	24°31'47"	N77°05'16"E	53.11'
C26	79.43'	175.00'	26°00'19"	S77°49'32"W	78.75'
C27	23.94'	75.00'	18°17'07"	N66°04'15"W	23.83'
C28	53.18'	125.00'	24°22'42"	S18°31'34"W	52.78'
C29	11.08'	125.00'	5°04'40"	S3°47'54"W	11.07'

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	N25°10'38"W
L2	25.00'	N25°10'38"W
L3	6.41'	S64°49'22"W
L4	3.80'	N64°49'22"E
L5	3.80'	N64°49'22"E
L6	7.10'	N89°10'19"W
L7	13.89'	S46°02'38"W
L8	14.50'	S46°02'38"W
L9	14.09'	N43°57'22"W
L10	14.09'	N43°57'22"W
L11	51.91'	S89°10'19"E
L12	14.14'	S44°10'19"E
L13	14.14'	S44°10'19"E
L14	14.14'	N45°49'41"E
L15	14.14'	N45°49'41"E
L16	25.00'	N89°10'19"W
L17	25.00'	N89°10'19"W
L18	14.19'	S46°02'38"W
L19	14.20'	S46°02'38"W
L20	31.90'	N50°20'38"W
L21	14.09'	S43°57'22"E
L22	14.09'	S43°57'22"E

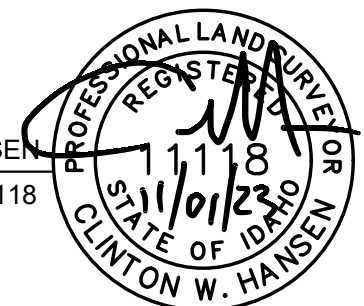
LINE TABLE		
LINE	LENGTH	BEARING
L23	14.09'	N43°57'22"W
L24	14.09'	N43°57'22"W
L25	14.19'	S46°02'38"W
L26	14.20'	S46°02'38"W
L27	14.09'	N43°57'22"W
L28	14.09'	N43°57'22"W
L29	14.19'	S46°02'38"W
L30	14.20'	S46°02'38"W
L31	14.20'	N46°02'38"E
L32	14.19'	N46°02'38"E
L33	14.09'	N43°57'22"W
L34	14.09'	N43°57'22"W
L35	14.08'	S44°00'50"E
L36	14.07'	S44°00'50"E
L37	14.21'	N45°59'10"E
L38	14.21'	N45°59'10"E
L39	14.07'	N44°00'50"W
L40	14.08'	N44°00'50"W
L41	28.42'	S45°59'10"W
L42	14.08'	S44°00'50"E
L43	14.07'	S44°00'50"E
L44	26.79'	N49°13'03"E

LINE TABLE		
LINE	LENGTH	BEARING
L45	26.40'	S89°17'14"E
L46	23.77'	S13°06'23"E
L47	5.09'	S13°06'23"E
L48	29.51'	N73°10'21"E
L49	4.40'	N30°42'55"E
L50	5.36'	S30°42'55"W
L51	25.00'	S23°01'00"W
L52	25.00'	S23°01'00"W
L53	6.00'	S23°01'00"W
L54	28.38'	N45°58'55"E
L55	28.13'	S44°01'05"E
L56	30.00'	N1°15'12"E
L57	23.00'	N1°15'12"E
L58	30.00'	S0°42'16"W
L59	25.00'	S0°42'16"W
L60	25.00'	N1°15'12"E
L61	25.00'	N1°15'12"E
L62	200.00'	N1°15'34"E
L63	200.00'	S1°15'34"W
L64	200.00'	S89°10'19"E
L65	200.00'	S89°10'19"E

NOTES

1. EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, NAISMITH COMMONS SUBDIVISION HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE 14 (FOURTEEN) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, NAISMITH COMMONS SUBDIVISION HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE 5 (FIVE) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10 (TEN) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
4. IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT BY PIONEER IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE PIONEER IRRIGATION DISTRICT.
5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL UNLESS A GREATER EASEMENT EXISTS, IN WHICH CASE THE EASEMENT SHALL GOVERN THE SETBACK.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
7. BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
8. LOT 11, BLOCK 4; LOTS 12 AND 26, BLOCK 5; LOTS 6 AND 17, BLOCK 8; LOTS 1 AND 14, BLOCK 11; LOTS 1 AND 2, BLOCK 12; LOTS 1 AND 8, BLOCK 13; LOTS 1 AND 6, BLOCK 14 AND LOT 1, BLOCK 15 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE NAISMITH COMMONS SUBDIVISION HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE, AND NAISMITH COMMONS SUBDIVISION HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION.
9. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
10. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
11. LOT 26, BLOCK 5, AND PORTIONS OF LOTS 11, 12, 13, 14 AND 15, BLOCK 8; LOTS 1 AND 2, BLOCK 12, LOT 1, BLOCK 14, AND LOT 1, BLOCK 15 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO THE ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
12. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
13. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION, RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO, AND AS MAY BE AMENDED.
14. DIRECT LOT ACCESS TO W. JOPLIN ROAD IS PROHIBITED.

CLINTON W. HANSEN
PLS 11118



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF NAISMITH COMMONS SUBDIVISION NO. 2:

A PARCEL BEING LOCATED IN THE NE ¼ OF THE SW ¼ OF SECTION 19, 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 GOVERNMENT LOT 2 OF SAID SECTION 19, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE SW ¼ (W ¼ CORNER) OF SAID SECTION 19 BEARS N 1°02'25" E A DISTANCE OF 1320.19 FEET;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID GOVERNMENT LOT 2 N 1°02'25" E A DISTANCE OF 486.90 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 89°10'05" E A DISTANCE OF 1208.95 FEET TO A 5/8 INCH DIAMETER IRON PIN MONUMENT MARKING AN ANGLE POINT ON THE NORTHERLY BOUNDARY OF NAISMITH COMMONS SUBDIVISION NO. 1, AS SHOWN IN BOOK _____ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO, SAID POINT BEING ON THE WESTERLY BOUNDARY OF THE NE ¼ OF THE SW ¼ OF SAID SECTION 19, AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY BOUNDARY N 1°15'12" E A DISTANCE OF 835.83 FEET TO THE NORTHWEST CORNER OF SAID NE ¼ OF THE SW ¼;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NE ¼ OF THE SW ¼ S 89°17'14" E A DISTANCE OF 525.74 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 0°42'16" W A DISTANCE OF 55.00 FEET TO POINT;

THENCE S 55°02'01" E A DISTANCE OF 60.39 FEET TO A POINT;

THENCE S 56°10'02" E A DISTANCE OF 60.01 FEET TO A POINT;

THENCE S 58°24'16" E A DISTANCE OF 51.73 FEET TO A POINT;

THENCE S 51°49'43" E A DISTANCE OF 52.09 FEET TO A POINT;

THENCE S 56°49'05" E A DISTANCE OF 55.23 FEET TO A POINT;

THENCE S 61°54'07" E A DISTANCE OF 57.23 FEET TO A POINT;

THENCE S 63°38'54" E A DISTANCE OF 65.80 FEET TO A POINT;

THENCE S 68°26'14" E A DISTANCE OF 17.85 FEET TO A POINT;

THENCE S 23°03'41" W A DISTANCE OF 121.96 FEET TO A POINT;

THENCE S 23°01'00" W A DISTANCE OF 56.00 FEET TO A POINT;

THENCE S 67°54'39" E A DISTANCE OF 34.90 FEET TO A POINT;

THENCE S 20°45'41" W A DISTANCE OF 104.00 FEET TO A POINT;

THENCE S 69°12'07" E A DISTANCE OF 60.00 FEET TO A POINT;

THENCE S 65°51'19" E A DISTANCE OF 52.42 FEET TO A POINT;

THENCE S 58°23'42" E A DISTANCE OF 60.10 FEET TO A POINT;

THENCE N 28°13'27" E A DISTANCE OF 43.80 FEET TO A POINT;

THENCE S 61°46'33" E A DISTANCE OF 10.14 FEET TO A POINT;

THENCE S 1°15'34" W A DISTANCE OF 470.79 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID NAISMITH COMMONS SUBDIVISION NO. 1;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES:

THENCE N 89°10'19" W A DISTANCE OF 979.15 FEET TO A POINT;

THENCE N 0°50'13" E A DISTANCE OF 95.68 FEET TO A POINT;

THENCE N 25°10'38" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 64°49'22" W A DISTANCE OF 2.61 FEET TO A POINT;

THENCE N 0°50'13" E A DISTANCE OF 77.48 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 20.95 ACRES MORE OR LESS.

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

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 20__.

LENNAR HOMES OF IDAHO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY JEFFREY CLEMENS, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } s.s.

ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JEFFREY CLEMENS, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT OF LENNAR HOMES OF IDAHO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES _____

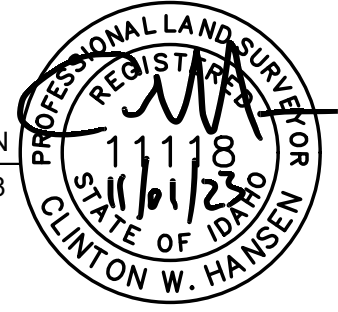
RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF _____

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.

CLINTON W. HANSEN
PLS 11118



LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

HEALTH CERTIFICATE

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

CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF CITY COUNCIL

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

CITY CLERK

APPROVAL OF THE CITY ENGINEER

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

CITY ENGINEER ~ STAR, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: _____
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

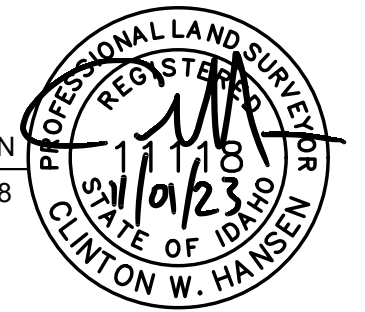
STATE OF IDAHO }
COUNTY OF ADA } S.S. INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT ____ MINUTES PAST ____ O'CLOCK __.M. ON THIS ____ DAY OF _____, 20____, IN BOOK ____ OF PLATS AT PAGES _____.

DEPUTY EX-OFFICIO RECORDER

FEE: _____

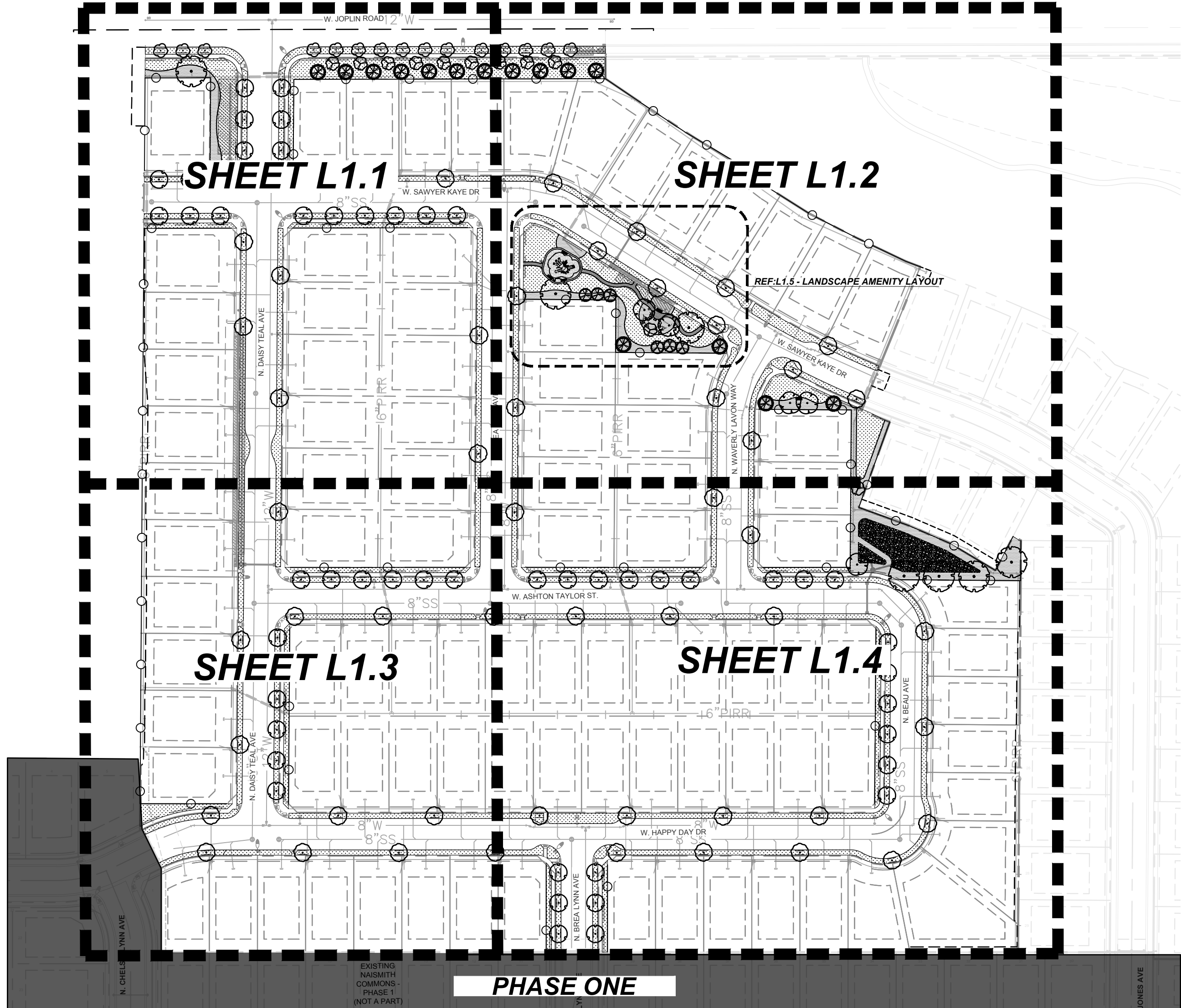
CLINTON W. HANSEN
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LANDSCAPE PLANS FOR NAISMITH COMMONS - PHASE 2



LANDSCAPE REQUIREMENTS

8-8D-2 (C) LANDSCAPE AS A PERCENT OF SITE

GROSS LAND AREA*	904,972 SF (21.38 Ac)
OPEN SPACE REQUIRED:	135,745 SF (15%)
USEABLE OPEN SPACE PROVIDED:	19,562 SF (10%)**
TOTAL OPEN SPACE PROVIDED:	102,679 SF (11.3%)

*LAND AREA AND OPEN SPACE FOR PROJECT PHASE 1
**USEABLE OPEN SPACE INCLUDES OPEN PARK AREAS AND RECREATION AREAS

8-8D-2 (F) TREE SPECIES MIX

TYPES OF TREE SPECIES	REQUIRED	PROVIDED
	5	6

8-8D-2 (J4.A) BUFFER AREAS

JOPLIN RD BUFFER WIDTH PLANTS PER 100 LF:	REQUIRED	PROVIDED
- 2 EVERGREEN TREES	11	11
- 2 SHADE TREES	11	11
- 5' BERM / WALL / FENCE	REQUIRED	PROVIDED

*BUFFER VARIES FROM 35' UP TO 37'

8-8D-2 (M) STREET TREES *

JOPLIN RD TREES REQUIRED (1 PER 35 LF)	REQUIRED	PROVIDED
	15 (525 LF, PHASE 2)	15

*NOT INCLUDING TREES PROVIDED WITHIN BUFFER AREAS.

ALL OTHER STREETS ARE CLASSIFIED AS LOCAL RESIDENTIAL STREETS
INTERNAL TO THE SUBDIVISION

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
CLASS I TREES					
	AG	11	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry	2" Cal.	B&B
	CF	6	Cornus florida 'Cherokee Chief' Cherokee Chief Dogwood	2" Cal.	B&B
CLASS II TREES					
	CB	15	Carpinus betulus 'Columnaris' Columnar European Hornbeam	2" Cal.	B&B
	TC	51	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" Cal.	B&B
	UA	5	Ulmus americana 'Princeton' Princeton American Elm	2" Cal.	B&B
	UC	51	Ulmus x 'Frontier' Frontier Elm	2" Cal.	B&B
CLASS III TREES					
	PA	7	Platanus x acerifolia 'Bloodgood' Bloodgood London Plane Tree	2" Cal.	B&B
EVERGREEN TREES					
	PP	15	Picea pungens 'Glauc' Blue Colorado Spruce	6" HT.	B&B
SHRUBS					
	BW	6	Buxus microphylla japonica 'Winter Gem' Winter Gem Japanese Boxwood	3 gal.	Pot
	CS	62	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood	2 gal.	
	EC	55	Euonymus alatus 'Compactus' Compact Burning Bush	3 gal.	
	JH	17	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	2 gal.	
	LV	55	Ligustrum x vicaryi Golden Privet	3 gal.	Pot
	PB	32	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	3 gal.	Pot
	PC	11	Pinus mugo 'Compacta' Dwarf Mugo Pine	3 gal.	
	RG	31	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	
GRASSES					
	FI	13	Festuca idahoensis Idaho Fescue	2 gal.	
	PH	44	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	2 gal.	
	PK	69	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass	3 gal.	Pot
GROUND COVERS					
	RR	4,397 sf	Rip-Rap Rock 4"-6" Angular, Warm Tan Color, 6" Depth		
	RM	18,335 sf	Rock Mulch 3/4" Screened, Warm Tan Color, 3" Depth		
	TB	85,409 sf	Turf Sod Parks Blend Ryegrass Sod		

REFERENCE NOTES SCHEDULE

SYMBOL	VINYL FENCING DESCRIPTION	QTY
	Solid Vinyl Privacy Fence, 6' Ht. Avimore Traditional w/ T&G Composite Infill. Frame Color: Black. Composite Color: Tan. Butte Fence (Meridian, ID) 208-953-2043.	4,399 lf
	24" DEPTH ROOT BARRIER (PARALLEL TO HARDSCAPE) ADJACENT TO ALL NEW TREES LESS THAN FOUR (4) FEET FROM PAVEMENT OR CURBS. SEE DETAIL.	2,380 lf

LANDSCAPE NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF STAR ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANT LIST WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
- ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). LAWN TO BE SEED AT A RATE OF 8 LBS. PER 1,000 SQ. FT. OR PER SEED MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE (AT TIME OF BID) AN ADD/ALTERNATE PRICE PER SQ. FT. FOR SOD IN PLACE OF LAWN SEEDING.
- ALL SODDED AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL. TOPSOIL SHALL BE LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION, A pH FROM 5.5 TO 7.0. TOPSOIL FROM SITE SHALL BE USED IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE, 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SEED AND 3" IN PLANTING BED AREAS.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS, 21 GRAM. QUANTITY PER MANUFACTURER'S RECOMMENDATION.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. 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.
- PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
- NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS, NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
- COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
- NO TREES SHALL BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION WITH PROTECTIVE FENCING.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS FOR ALL NEWLY-PLANTED TREES THAT ARE LOCATED LESS THAN FOUR (4) FEET FROM PAVING OR CURBS, INCLUDING ALL PARK STRIPS LESS THAN 8' IN WIDTH. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

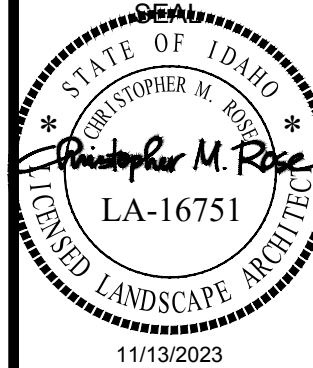


DATE DESCRIPTION

Kimley»Horn
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1100 W. Idaho Street, Suite 210
Boise, Idaho 83702 (208) 297-2888

NAISMITH COMMONS - PHASE 2
OVERALL LANDSCAPE PLAN
STAR, IDAHO

DRAWING NAME: LP-PH2.DWG
PROJECT NO.: 0935306
SCALE (H)/SEE SHEET
SCALE (V)/N/A
DRAWN BY: TL
CHECKED BY: CMR
DESIGNED BY: LE

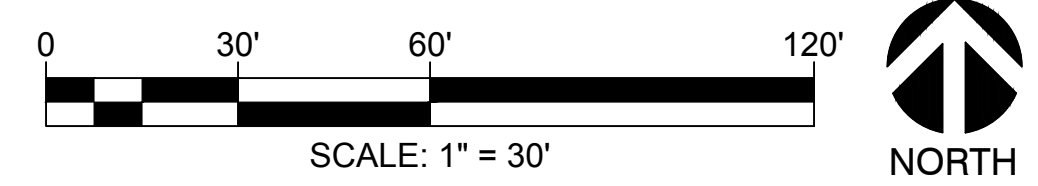
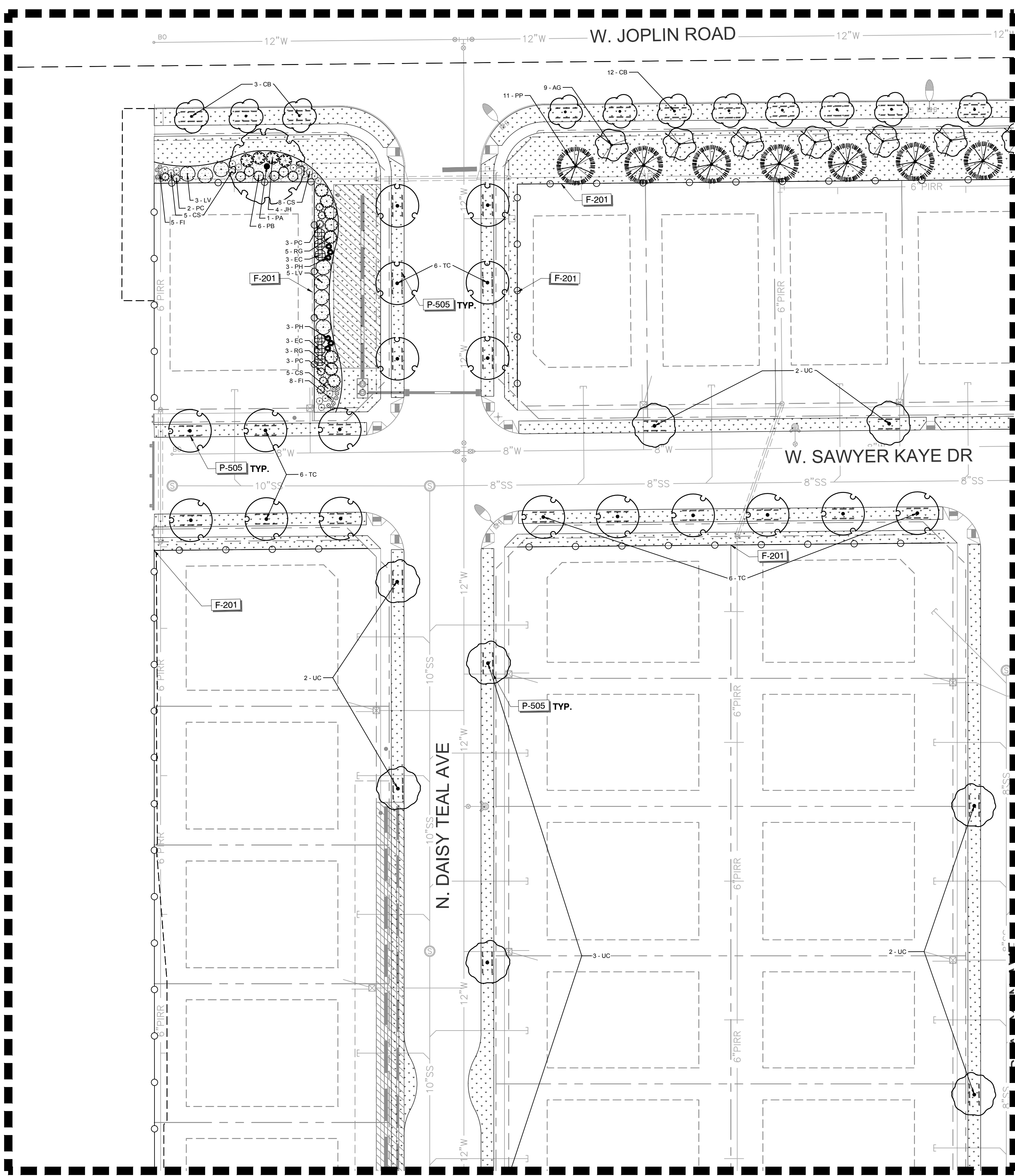


SHEET NO.
L1.0
1 OF 9

Date: 11/13/2023 1:39 PM
 User: LARSEN, TATE
 Path: K:\01_CIVIL\09333006 BEACON CROSSING\CAD\IMPROVEMENT PLANS\PHASE 2\LP-PH2.DWG

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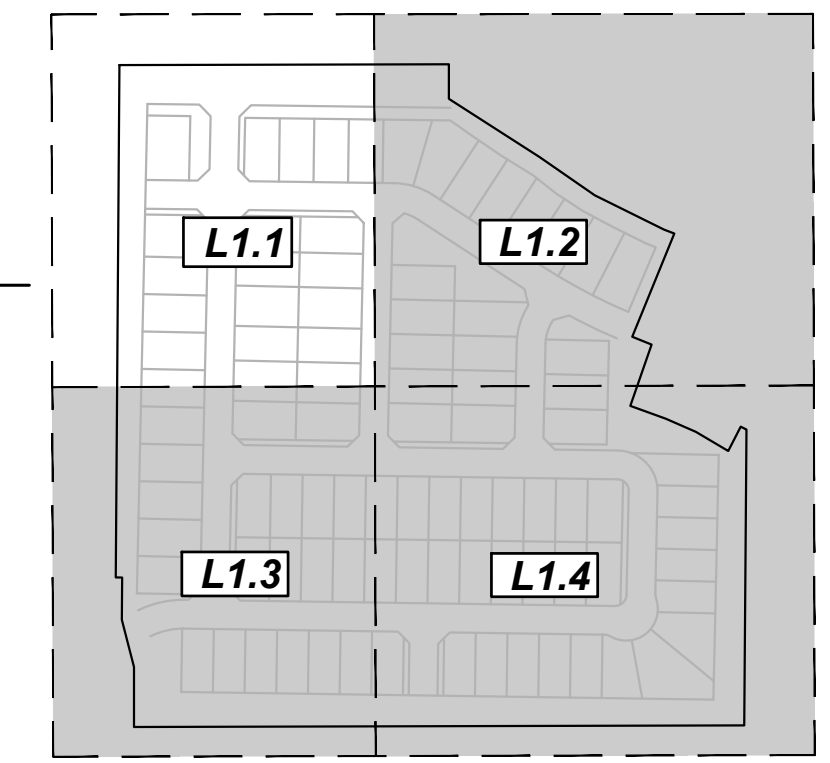


PLANT SCHEDULE

CLASS I TREES	CODE	BOTANICAL / COMMON NAME
	AG	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry
	CF	Cornus florida 'Cherokee Chief' Cherokee Chief Dogwood
CLASS II TREES	CODE	BOTANICAL / COMMON NAME
	CB	Carpinus betulus 'Columnaris' Columnar European Hornbeam
	TC	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden
	UA	Ulmus americana 'Princeton' Princeton American Elm
	UC	Ulmus x 'Frontier' Frontier Elm
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME
	PP	Picea pungens 'Glauca' Blue Colorado Spruce
CLASS III TREES	CODE	BOTANICAL / COMMON NAME
	PA	Platanus x acerifolia 'Bloodgood' Bloodgood London Plane Tree
SHRUBS	CODE	BOTANICAL / COMMON NAME
	BW	Buxus microphylla japonica 'Winter Gem' Winter Gem Japanese Boxwood
	CS	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood
	EC	Euonymus alatus 'Compactus' Compact Burning Bush
	JH	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper
	LV	Ligustrum x vicaryi Golden Privet
	PB	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark
	PC	Pinus mugo 'Compacta' Dwarf Mugo Pine
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
	PH	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass
	PK	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass
GRASSES	CODE	BOTANICAL / COMMON NAME
	FI	Festuca idahoensis Idaho Fescue
	PH	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass
	PK	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	RR	Rip-Rap Rock 4"-6" Angular, Warm Tan Color, 6" Depth
	RM	Rock Mulch 3/4" Screened, Warm Tan Color, 3" Depth Over Weed Filter Fabric (DeWitt Pro-5 or approved equal)
	TB	Turf Sod Parks Blend Ryegrass Sod The Turf Company 208.888.3760

REFERENCE NOTES SCHEDULE

SYMBOL	VINYL FENCING DESCRIPTION	QTY
	Solid Vinyl Privacy Fence. 6' Ht. Avimore Traditional w/ T&G Composite Infill. Frame Color: Black. Composite Color: Tan. Butte Fence (Meridian, ID) 208-953-2043.	4,399 If
	24" DEPTH ROOT BARRIER (PARALLEL TO HARDSCAPE) ADJACENT TO ALL NEW TREES LESS THAN FOUR (4) FEET FROM PAVEMENT OR CURBS. SEE DETAIL.	2,380 If



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Boise, Idaho 83702 (208) 297-2885

NAISMITH COMMONS - PHASE 2
 LANDSCAPE PLAN
 STAR, IDAHO

DRAWING NAME: LP-PH2.DWG	DRAWN BY: TL	CHECKED BY: CMR	DESIGNED BY: LE
PROJECT No.: 09333006	SCALE (H)/SEE SHEET	SCALE (V)/N/A	

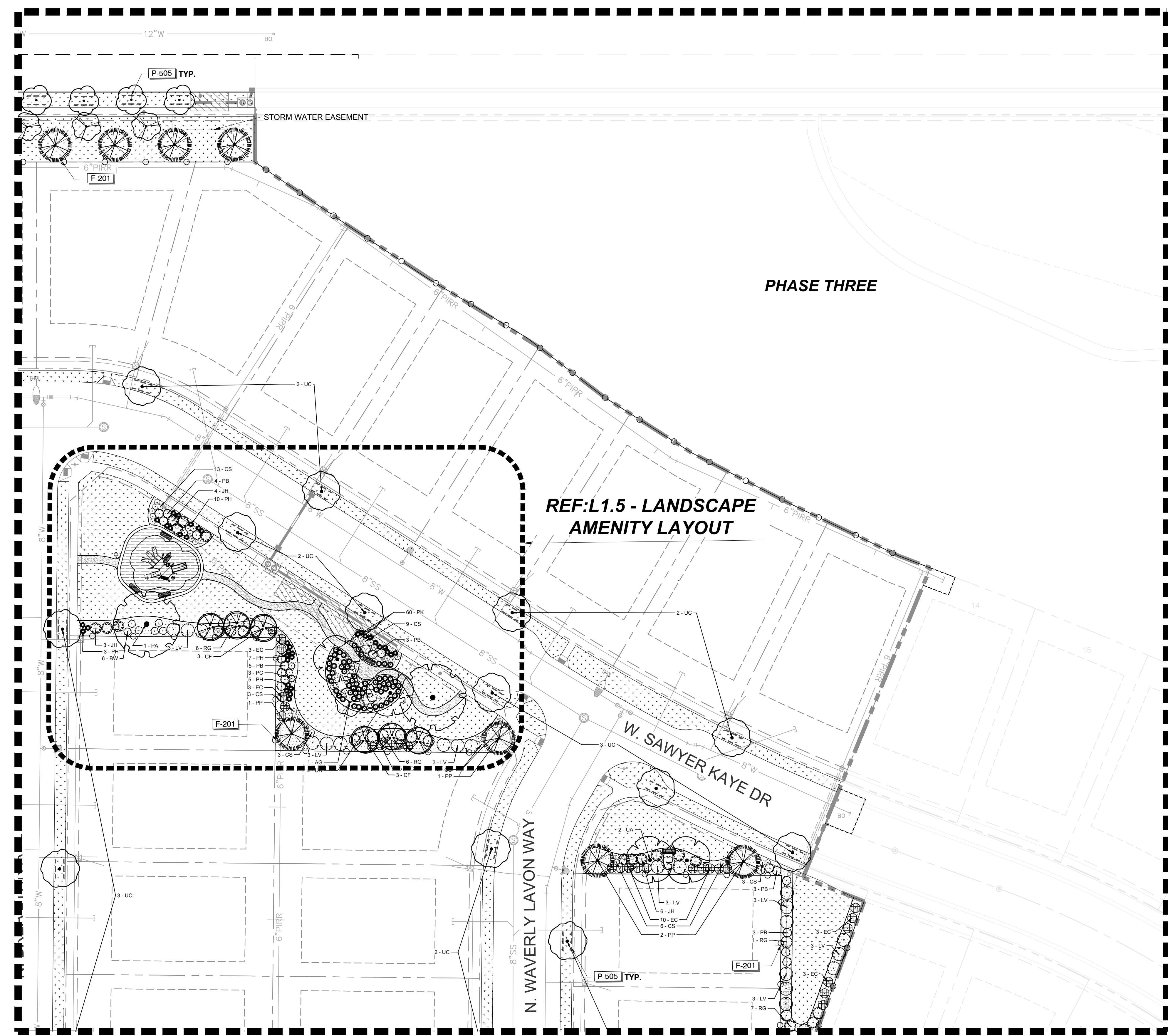
11/13/2023

SHEET NO.
L1.1
2 OF 9

Date: 11/13/2023 1:40 PM
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 Path: K:\01_CIVIL\09353006 BEACON CROSSING\CAD\IMPROVEMENT PLANS\PHASE 2\LP-PH2.DWG

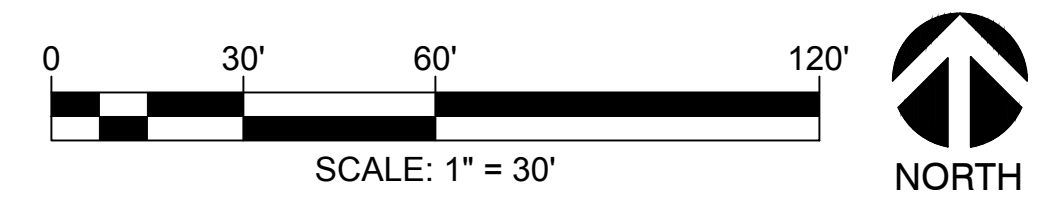
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PHASE THREE

REF: L1.5 - LANDSCAPE AMENITY LAYOUT

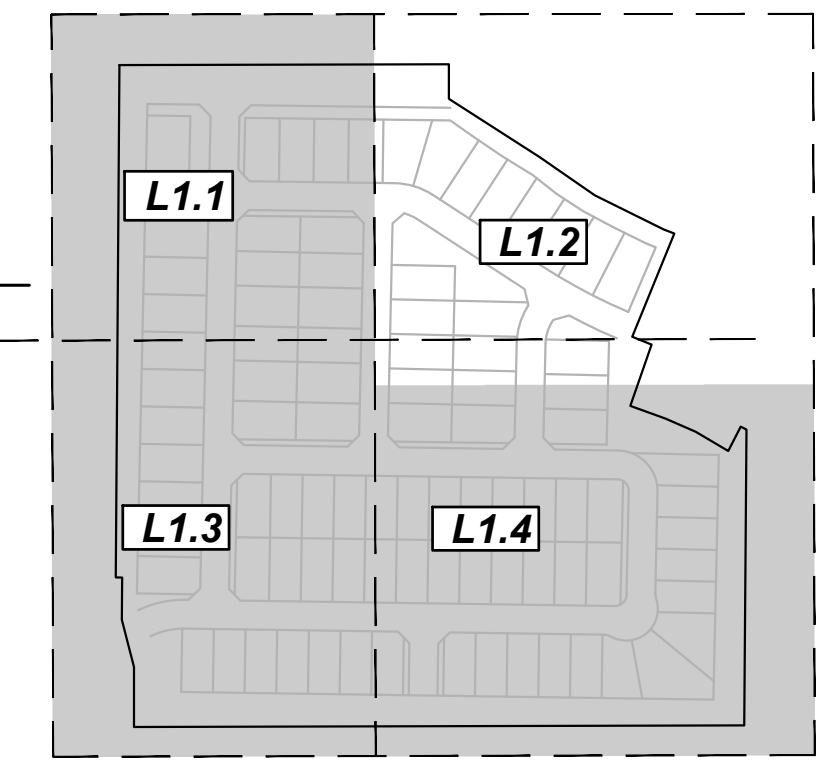


PLANT SCHEDULE

CLASS I TREES	CODE	BOTANICAL / COMMON NAME
	AG	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry
	CF	Cornus florida 'Cherokee Chief' Cherokee Chief Dogwood
CLASS II TREES	CODE	BOTANICAL / COMMON NAME
	CB	Carpinus betulus 'Columnaris' Columnar European Hornbeam
	TC	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden
	UA	Ulmus americana 'Princeton' Princeton American Elm
	UC	Ulmus x 'Frontier' Frontier Elm
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME
	PP	Picea pungens 'Glauca' Blue Colorado Spruce
CLASS III TREES	CODE	BOTANICAL / COMMON NAME
	PA	Platanus x acerifolia 'Bloodgood' Bloodgood London Plane Tree
SHRUBS	CODE	BOTANICAL / COMMON NAME
	BW	Buxus microphylla japonica 'Winter Gem' Winter Gem Japanese Boxwood
	CS	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood
	EC	Euonymus alatus 'Compactus' Compact Burning Bush
	JH	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper
	LV	Ligustrum x vicaryi Golden Privet
	PB	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark
	PC	Pinus mugo 'Compacta' Dwarf Mugo Pine
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
GRASSES	CODE	BOTANICAL / COMMON NAME
	FI	Festuca idahoensis Idaho Fescue
	PH	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass
	PK	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	RR	Rip-Rap Rock 4"-6" Angular, Warm Tan Color, 6" Depth
	RM	Rock Mulch 3/4" Screened, Warm Tan Color, 3" Depth Over Weed Filter Fabric (DeWitt Pro-5 or approved equal)
	TB	Turf Sod Parks Blend Ryegrass Sod The Turf Company 208.888.3760

REFERENCE NOTES SCHEDULE

SYMBOL	VINYL FENCING DESCRIPTION	QTY
F-201	Solid Vinyl Privacy Fence. 6' Ht. Avimore Traditional w/ T&G Composite Infill. Frame Color: Black. Composite Color: Tan. Butte Fence (Meridian, ID) 208-953-2043.	4,399 If
P-505	24" DEPTH ROOT BARRIER (PARALLEL TO HARDSCAPE) ADJACENT TO ALL NEW TREES LESS THAN FOUR (4) FEET FROM PAVEMENT OR CURBS. SEE DETAIL.	2,380 If

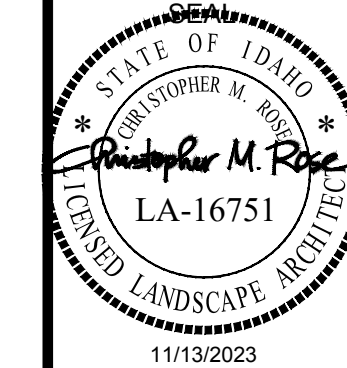


DATE	DESCRIPTION

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 Boise, Idaho 83702 (208) 297-2885

NAISMITH COMMONS - PHASE 2
 LANDSCAPE PLAN
 STAR, IDAHO

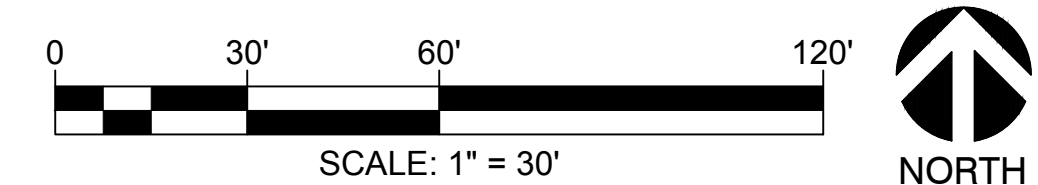
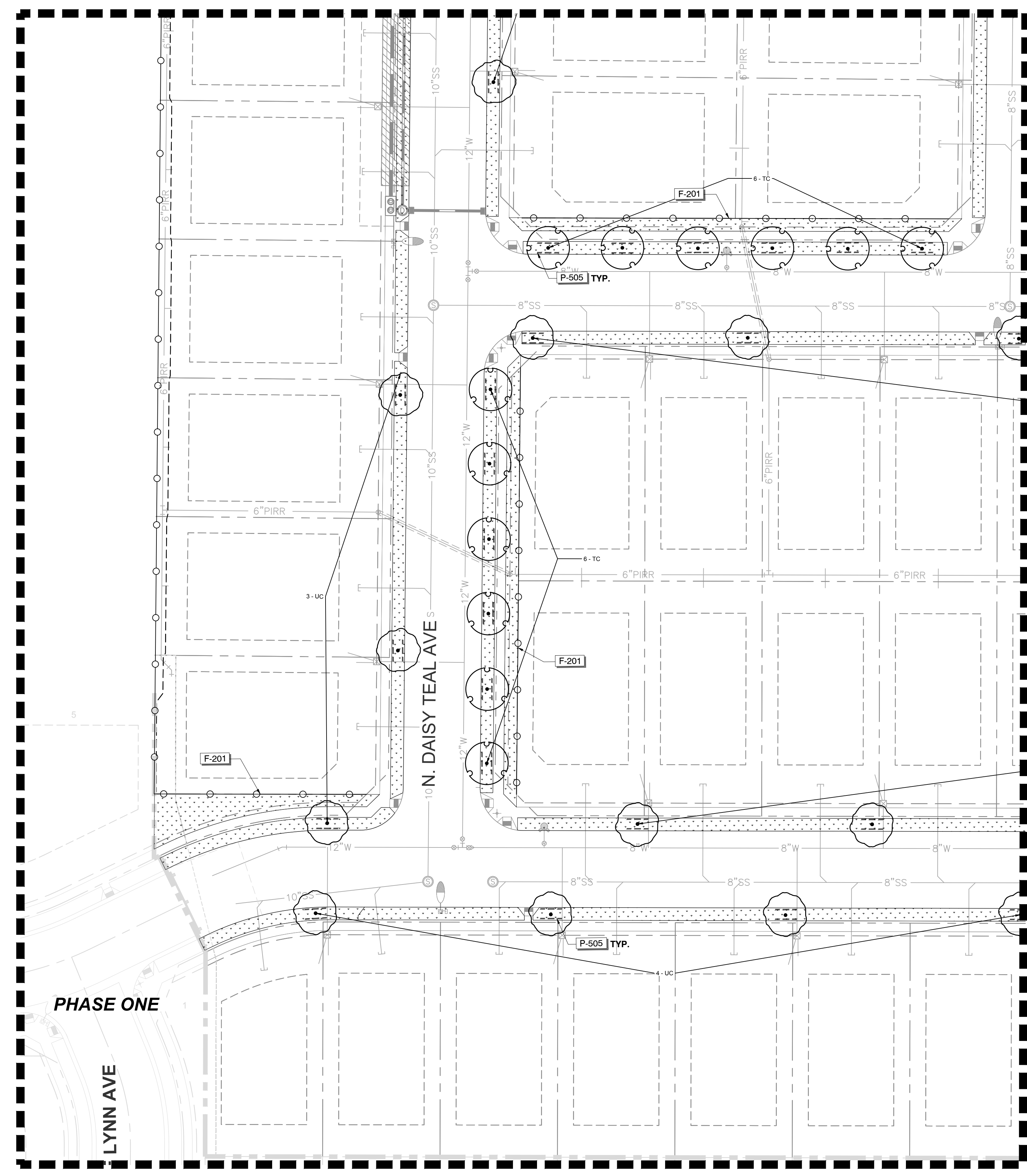
DRAWING NAME: LP-PH2.DWG
 PROJECT No.: 09353006
 SCALE (H)/SEE SHEET
 SCALE (V): N/A
 DRAWN BY: TL
 CHECKED BY: CMR
 DESIGNED BY: LE



11/13/2023
 SHEET NO.
L1.2
 3 OF 9

Date: 11/13/2023 1:40 PM
 User: LARSEN, TATE
 Path: K:\01_CIVIL\093833006 BEACON CROSSING\CAD\IMPROVEMENT PLANS\PHASE 2\LP-PH2.DWG

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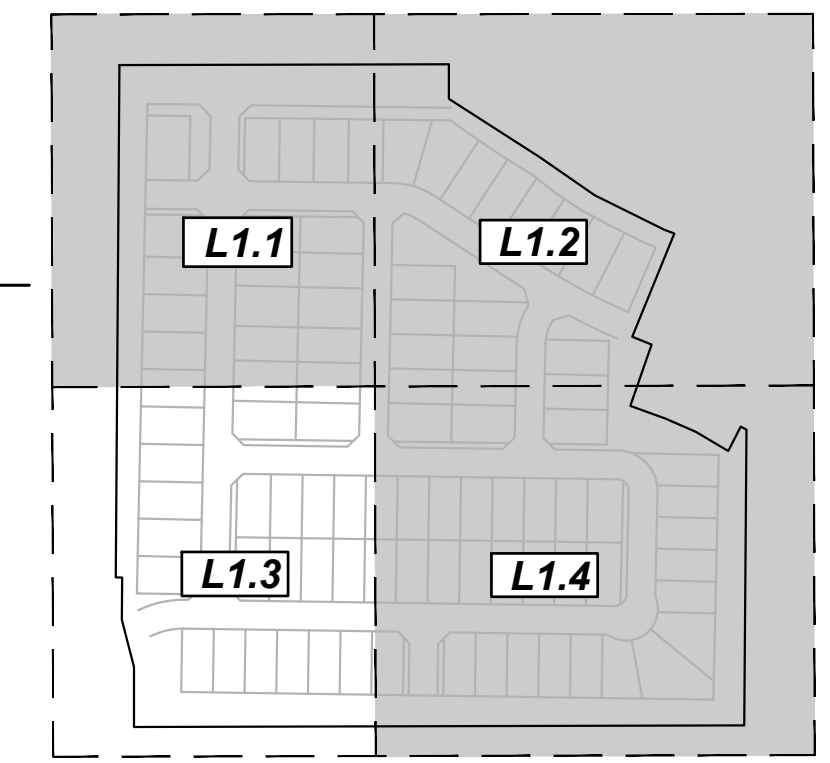


PLANT SCHEDULE

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REFERENCE NOTES SCHEDULE

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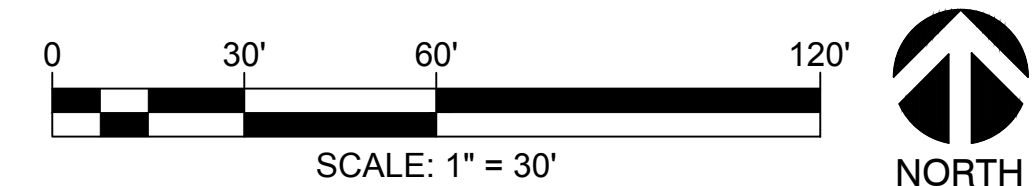
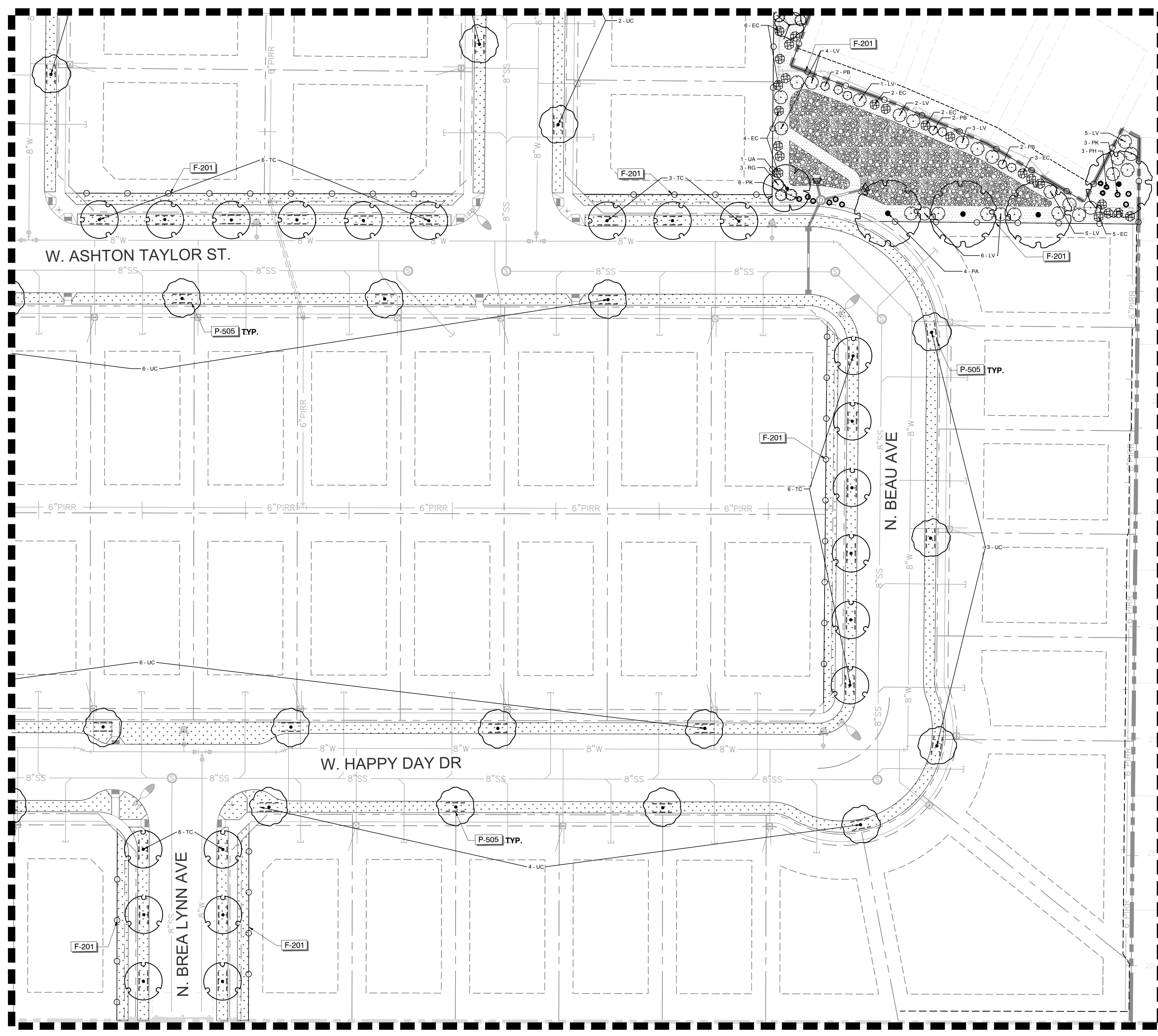
KEYMAP
N.T.S.

CAUTION: NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



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DRAWING NAME: LP-PH2.DWG	DRAWN BY: TL
PROJECT No.: 09383306	CHECKED BY: CMR
SCALE (H): SEE SHEET	DESIGNED BY: LE
SCALE (V): N/A	
SHEET NO.	
L1.3	
4 OF 9	

11/13/2023 1:40 PM User: LARSEN, TATE
 Path: K:\01_CIVIL\09353006 BEACON CROSSING\CAD\IMPROVEMENT PLANS\PHASE 2\LP-PH2.DWG
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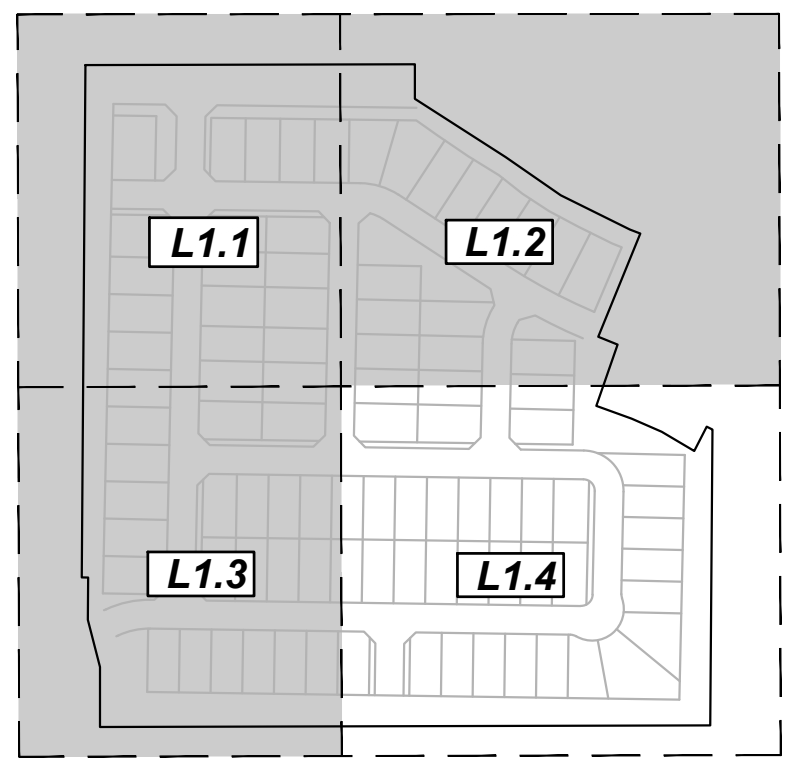


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REFERENCE NOTES SCHEDULE

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	24" DEPTH ROOT BARRIER (PARALLEL TO HARDSCAPE) ADJACENT TO ALL NEW TREES LESS THAN FOUR (4) FEET FROM PAVEMENT OR CURBS. SEE DETAIL.	2,380 If



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DRAWING NAME: LP-PH2.DWG

PROJECT No.: 09353006

SCALE (H)/SEE SHEET

SCALE (V)/N/A

DRAWN BY: TL

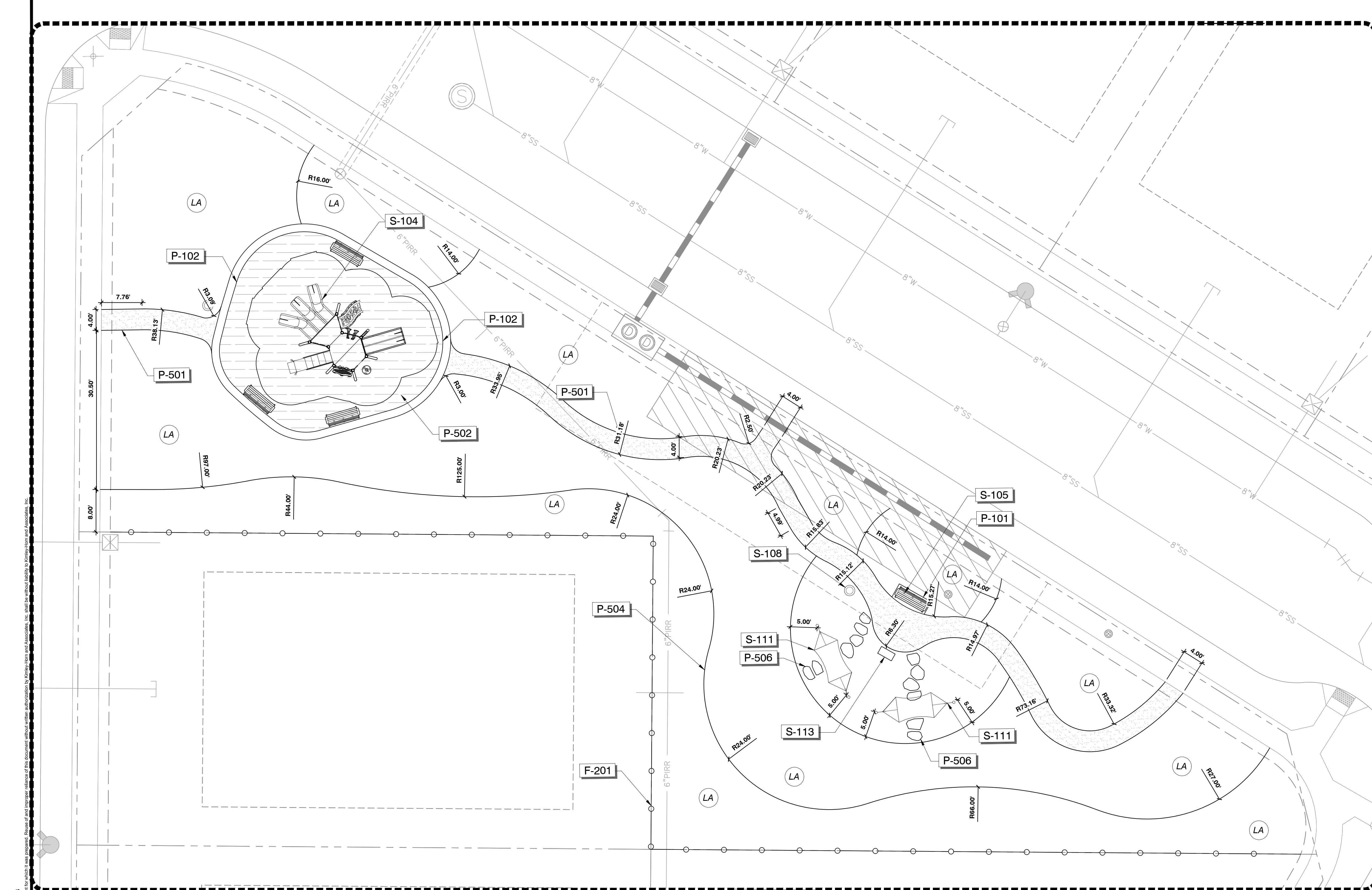
CHECKED BY: CMR

DESIGNED BY: LE

NAISMITH COMMONS - PHASE 2
LANDSCAPE PLAN
STAR, IDAHO

SHEET NO.
L1.4
 5 OF 9

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 Boise, Idaho 83702 (208) 297-2885



REFERENCE NOTES SCHEDULE

SYMBOL	VINYL FENCING DESCRIPTION	QTY
F-201	Solid Vinyl Privacy Fence. 6' Ht. Avimore Traditional w/ T&G Composite Infill. Frame Color: Black. Composite Color: Tan. Butte Fence (Meridian, ID) 208-953-2043.	4,399 lf
SYMBOL	CONCRETE DESCRIPTION	QTY
P-101	Concrete sidewalk paving, TYP. Reference Civil Plans and ACHD SDT-DET 709	
P-102	6" X 18" Concrete Header w/ turnaround at play surfacing	135 lf
SYMBOL	MISC DESCRIPTION	QTY
P-501	Crusher Fines Path 1/4" Minus, 4" Depth Over Weed Filter Fabric	845 sf
P-502	Rubberized Playground Surfacing Basis of Design: FlexGround, Standard, 3.5" depth, 50/50 color blend from full range, approved through submittal and installed per manufacturers recommendations	1,211 sf
P-504	Metal Edging	1,226 lf
P-505	24" DEPTH ROOT BARRIER (PARALLEL TO HARDSCAPE) ADJACENT TO ALL NEW TREES LESS THAN FOUR (4) FEET FROM PAVEMENT OR CURBS. SEE DETAIL.	2,380 lf
P-506	Flagstone step stones, approximately 18" x 24", 1" thick, set in concrete. Field layout.	
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY
S-104	PLAY EQUIPMENT, PLAYGROUND, BASIS OF DESGN: Playcraft Model R50CF334A, Fall Height: 4'. Color Selection by Owner	1
S-105	Anova RCPMC6 Madison 6ft. recycled plastic contour bench Frame: Pewter Texture Coated Slat: Cedar Recycled Plastic	5
S-108	Anova TR350T Madison 35 gallon recycled plastic receptacle, open top Frame: Pewter Texture Coated Slat: Cedar Recycled Plastic Lid: Pewter Texture Coated	2
S-111	Hammock - Posts to be installed by Contractor per Details; Hammock selection by Owner.	2
S-112	Dog Waste Station BASIS OF DESIGN: DOGIPOT® ALUMINUM PET STATION (Model # 1003-L)	1
S-113	Take-a-book + Leave-a-book Community Library stand; provided by Owner, installed by Contractor	
LA	Landscape Area (Reference Landscape Planting Plans)	

- ### GENERAL NOTES
- ALL QUANTITIES SHOWN ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES SHOWN AND PROVIDE MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO INSTALL IMPROVEMENTS AS SHOWN ON THESE PLANS. QUANTITIES SHOWN ON INDIVIDUAL SHEETS ARE FOR THE ENTIRE PROJECT.
 - ALL EQUIPMENT BY MANUFACTURERS IS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS.
 - ALL PAVEMENT SCORING SHOWN SHALL BE EQUALLY SPACED BETWEEN REFERENCE POINTS, WHERE SHOWN. INDIVIDUAL SCORING SPACING MAY VARY AS REQUIRED.
 - CONTRACTOR TO PROVIDE SCORING AND JOINTING PLAN FOR REVIEW AND APPROVAL BY OWNER OR REPRESENTATIVE PRIOR TO STAKING FOR CONCRETE FORMS.

DATE: 11/13/2023 1:40 PM
 USER: LARSEN, TATE
 PATH: K:\01_CIVIL\093833006 BEACON CROSSING\CAD\IMPROVEMENT PLANS\PHASE 2\LP-PH2.DWG

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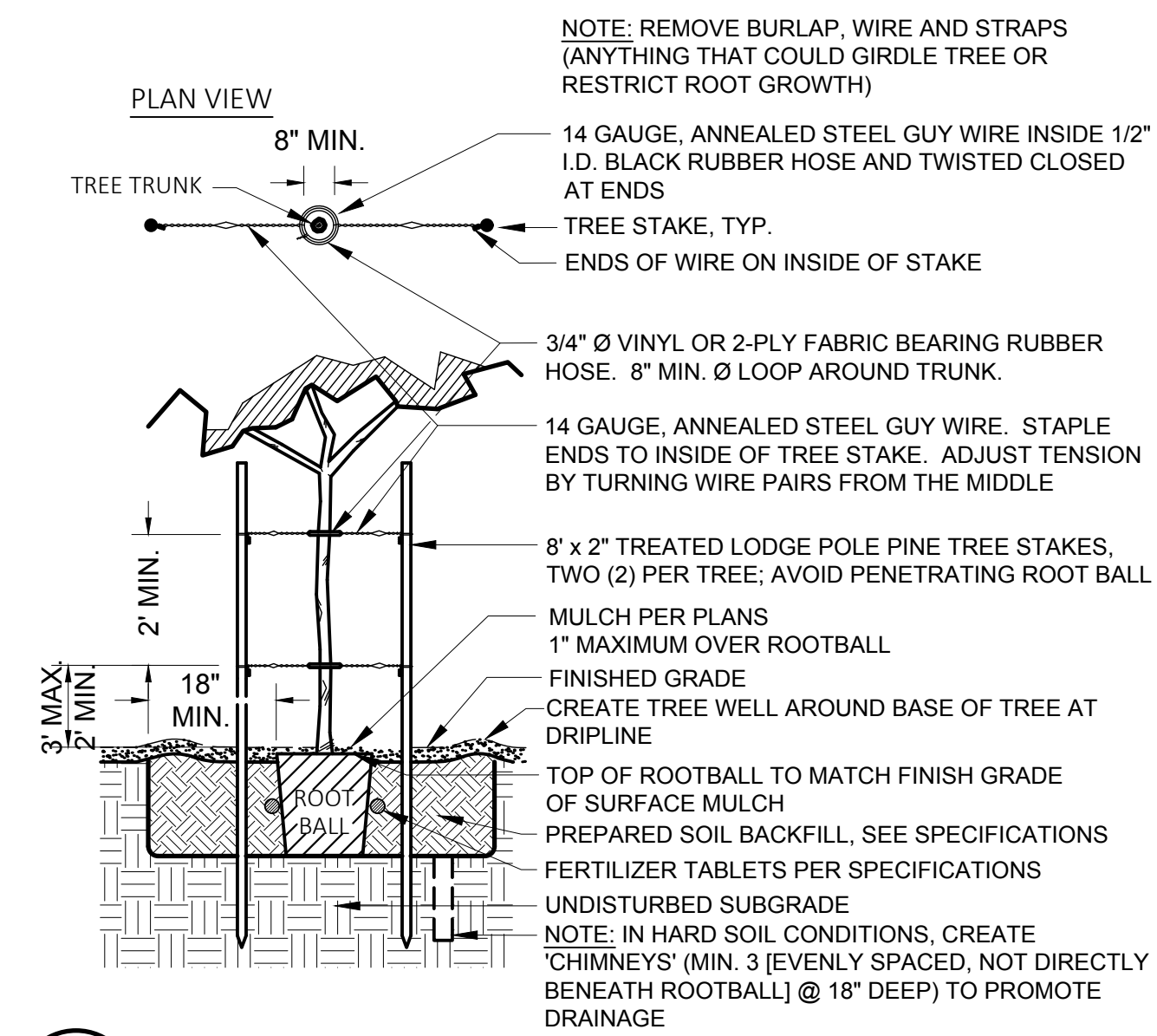


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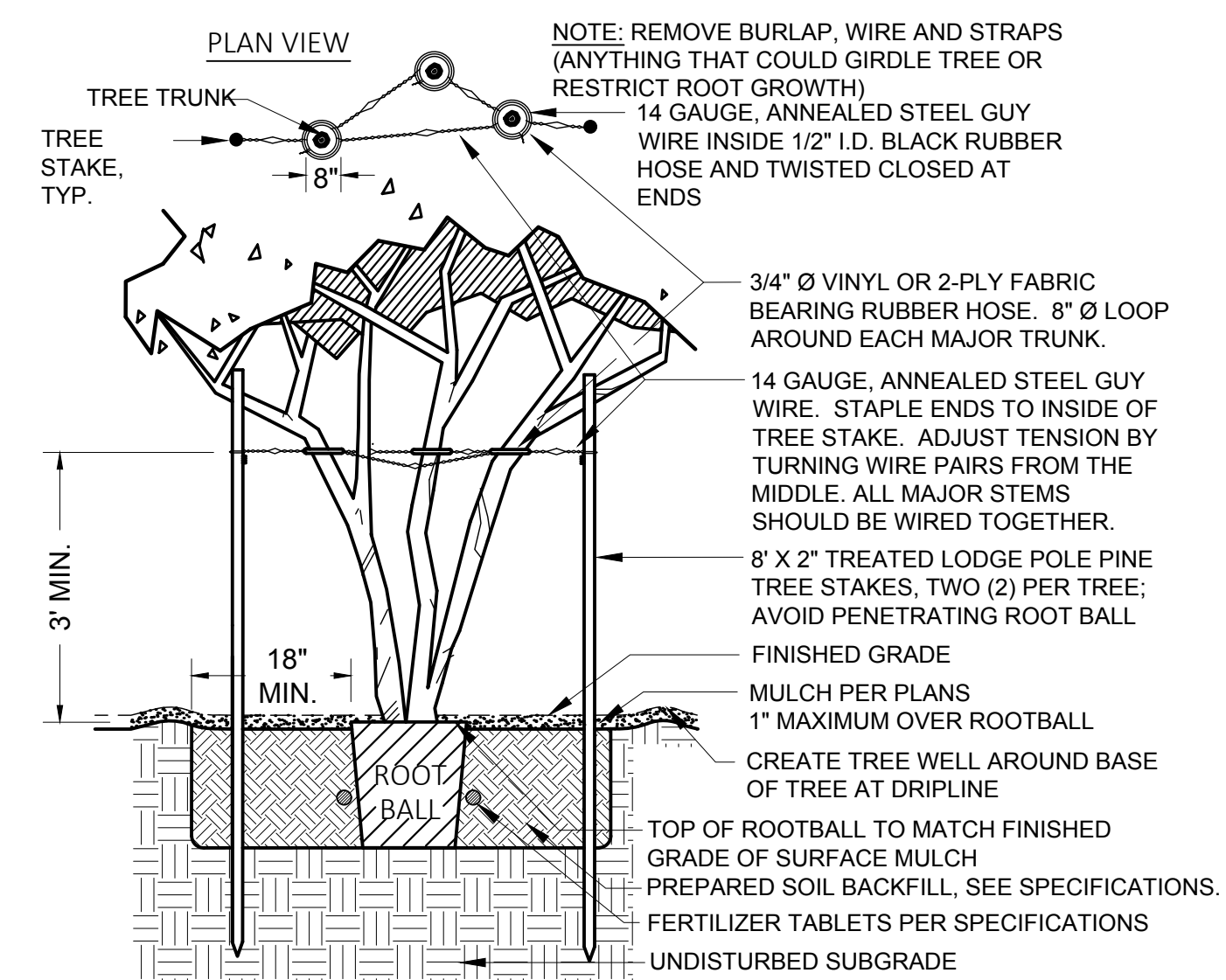
**NAISMITH COMMONS - PHASE 2
 LANDSCAPE AMENITY LAYOUT
 STAR, IDAHO**

DRAWING NAME: LP-PH2.DWG	DRAWN BY: TL
PROJECT No.: 093833006	CHECKED BY: CMR
SCALE (H)/SEE SHEET	DESIGNED BY: LE
SCALE (V): N/A	

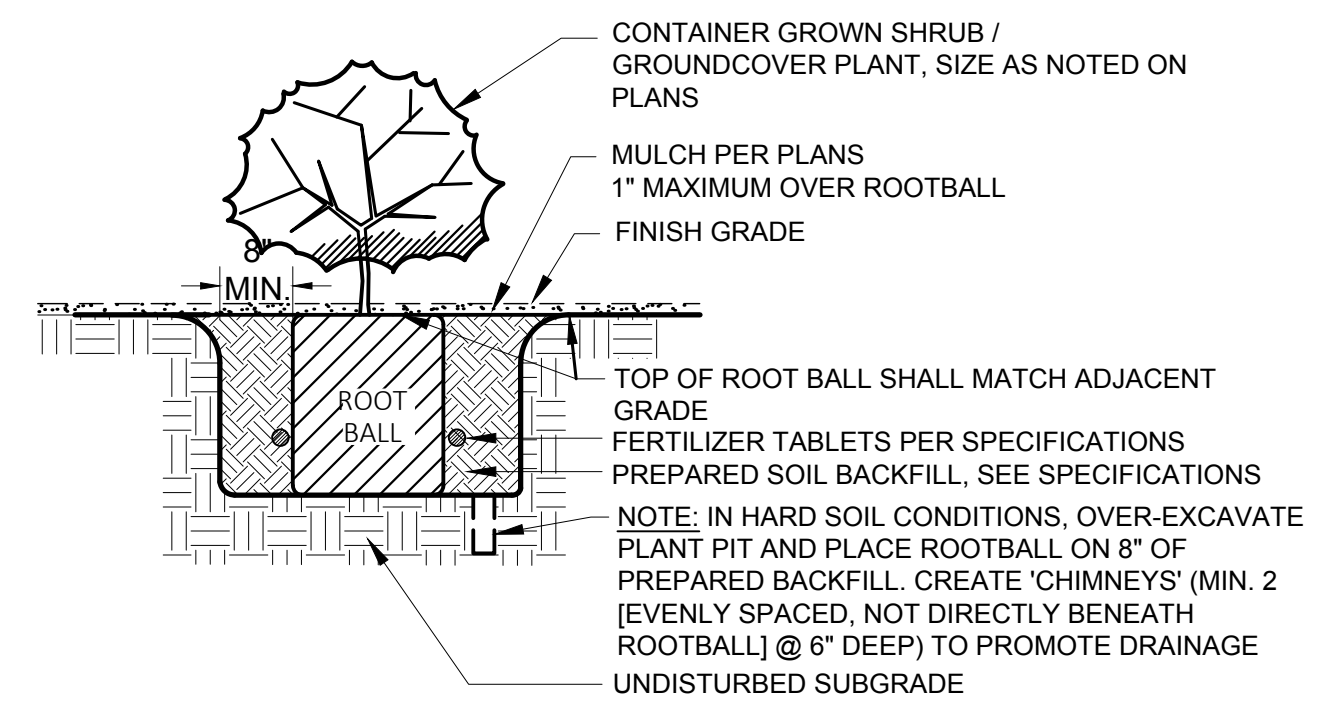
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SHEET NO.
L1.5
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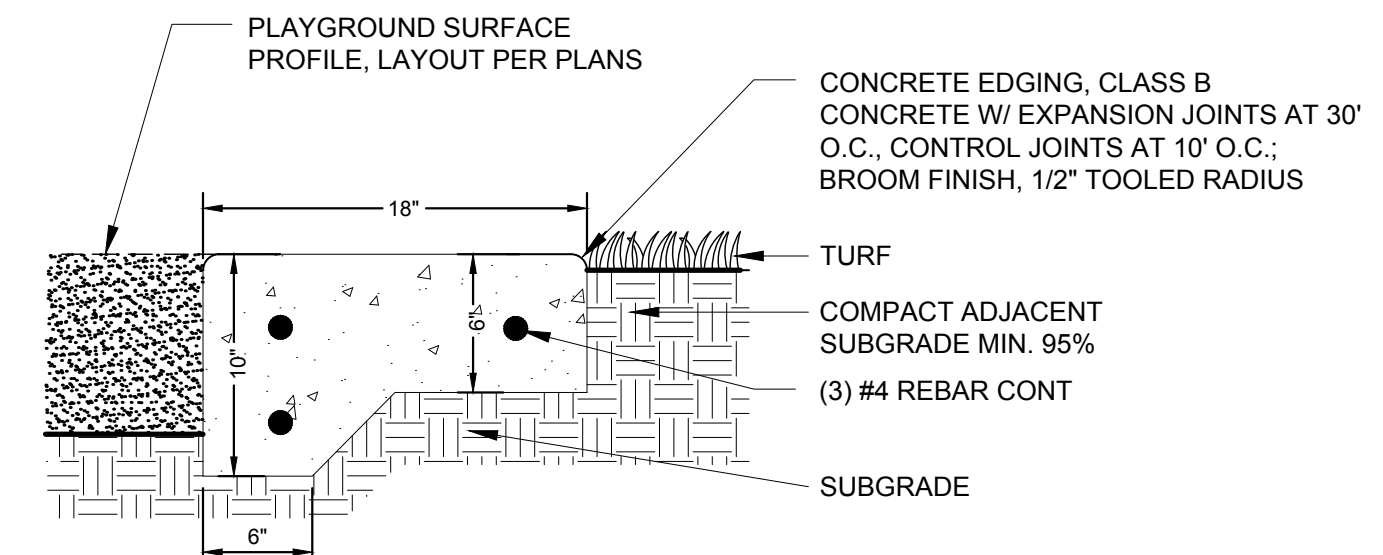
1 TREE PLANTING AND STAKING
SCALE: N.T.S.



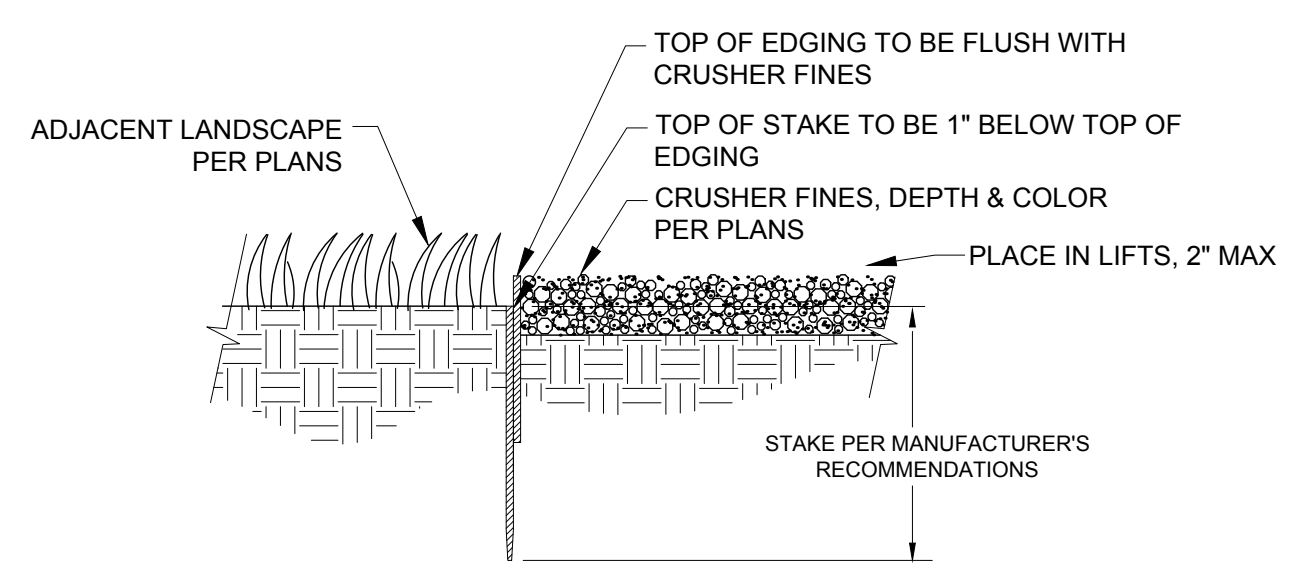
2 TREE STAKING - MULTI-TRUNK
SCALE: N.T.S.



3 SHRUB / GROUND COVER PLANTING
SCALE: N.T.S.

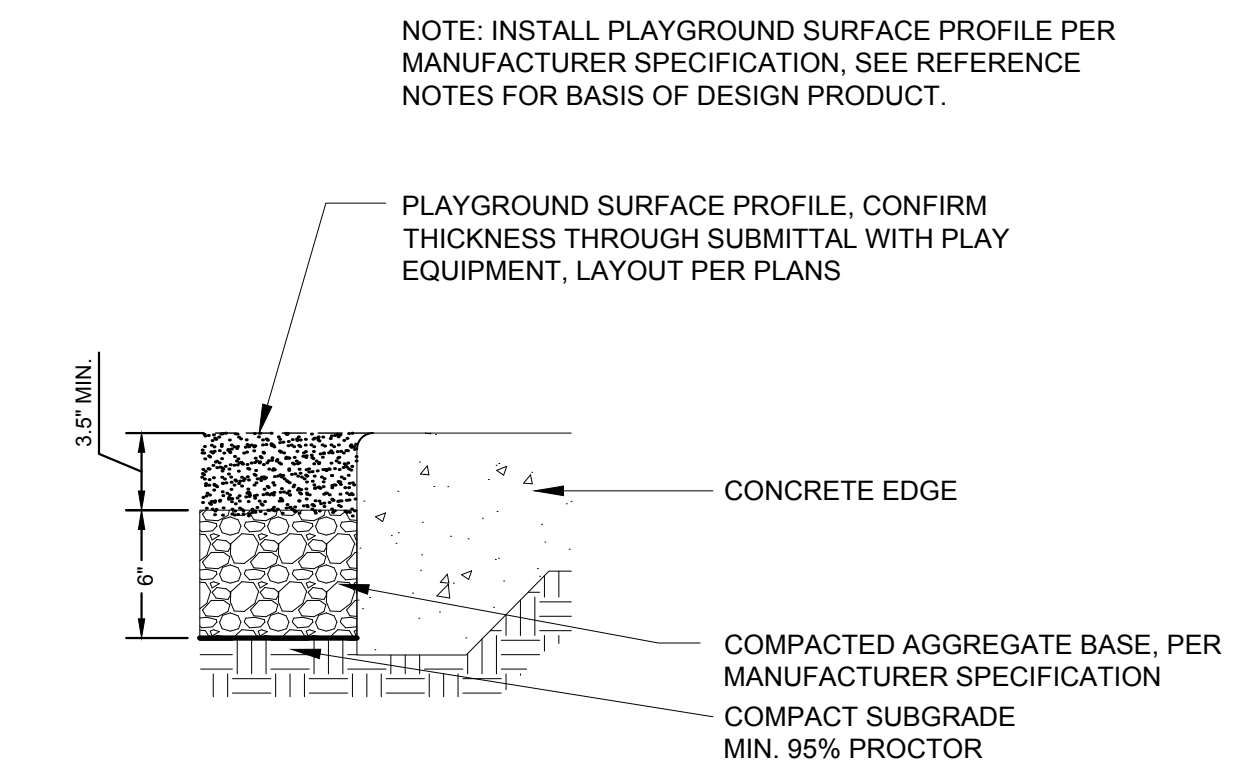


4 18" CONCRETE CURB EDGING
SCALE: N.T.S.

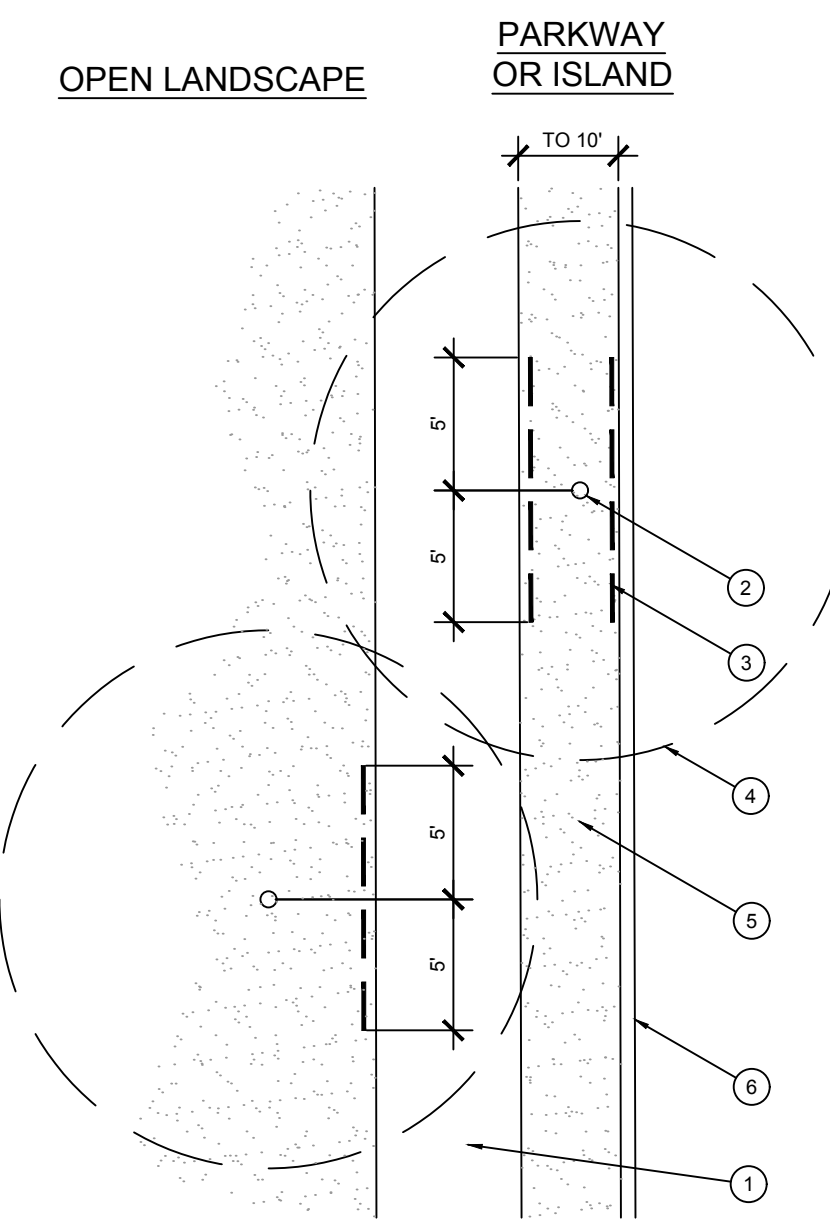


- NOTES**
1. COMPACT SUBGRADE TO 80% AND APPLY A PREEMERGENT HERBICIDE TO THE SOIL BEFORE PLACING GRANITE AT REQUIRED DEPTH. RAKE SMOOTH, WET TO ENTIRE DEPTH, ROLL WITH A 150 LB ROLLER, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE.
 2. APPLY SECOND APPLICATION OF PREEMERGENT HERBICIDE AFTER INSTALLATION OF GRANITE.
 3. BED EDGE SHALL BE 5" BLACK COMMERCIAL ALUMINUM OR STEEL EDGING WITH 12" SPIKES AT 3' ON CENTER MAXIMUM.
 4. INSTALL EDGING IN AREAS TO SEPARATE STABILIZED CRUSHER FINES PATH FROM ADJACENT LANDSCAPE.
 5. EDGING SHALL NOT BE INSTALLED ADJACENT TO SIDEWALKS.
 6. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARDS.

5 CRUSHER FINES PATH
SCALE: N.T.S.



6 RUBBERIZED PLAYGROUND SURFACING
SCALE: N.T.S.



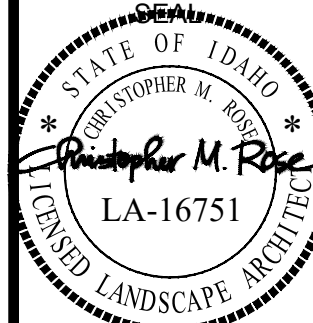
7 ROOT BARRIER - PLAN VIEW
SCALE: N.T.S.

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DRAWING NAME: LP-PH2.DWG	DRAWN BY: TL	CHECKED BY: CMR	DESIGNED BY: LE
PROJECT No.: 09393006	SCALE (H)/SEE SHEET	SCALE (V): N/A	



ANOVA Outdoor Furnishings
 1424 TALMAGE AVENUE
 ST. LOUIS, MO 63110-2323
 TOLL FREE: 1-888-535-5005
 PHONE: (800) 231-1327
 FAX: (314) 754-0835
 www.anovafurnishings.com

FRONT ELEVATION
 23.0"
 31.5"
 2.7"
 024.2"
 015"

TOP VIEW
 12.2"
 00.5"

BOTTOM VIEW MOUNTING
 2.44"
 19.53"

Colors and/or Options: Please see manufacturer website at www.anovafurnishings.com.
Finish: Fade-resistant, powder coated steel components features a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources. Thermory is a lustrous chocolate brown color when new and will naturally age to uniform silver / gray over time. Regular use of a standard deck oil will maintain the original plank color.
Material: The receptacle is composed of 5" x 2.5" Thermory slats and 12-gauge steel side panels. The Thermory slats are attached to three inner steel bands for maximum support. The top is made of 16-gauge galvanized steel and the reusable plastic liner is high-density polyethylene.
Capacity: 35-gallon.
Unit Weight: 60 lbs.
Assembly: The receptacle ships fully assembled and ready for use.
Structural Warranty: Limited 10-year warranty.
Finish Warranty: Planks: 10-year warranty. Powder Coat: 3-year warranty against rusting, peeling, chipping, cracking, mold, mildew and defects in materials and/or workmanship. 7-year warranty against fading.

NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER LP-PH2.d

1 MADISON COLLECTION
 T350T - MADISON 35 GALLON THERMORY TRASH RECEPTACLE, OPEN TOP

LP-PH2.d
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ANOVA Outdoor Furnishings
 1424 TALMAGE AVENUE
 ST. LOUIS, MO 63110-2323
 TOLL FREE: 1-888-535-5005
 PHONE: (800) 231-1327
 FAX: (314) 754-0835
 www.anovafurnishings.com

FRONT ELEVATION
 71.25"
 19.5"
 28.32"
 19.5"
 5"

SIDE ELEVATION
 27.53"
 36.11"

Colors and/or Options: Please see manufacturer website at www.anovafurnishings.com.
Finish: Planks: Thermory is a lustrous chocolate brown color when new and will naturally age to uniform silver/gray over time. Regular use of a standard deck oil will maintain the original plank color. Frame: Fade-resistant, powder coated steel features a state-of-the-art primer proven to prevent rusting.
Material: Seat/Back: Composed of 1.5" x 3.5" (2" x 4" nominal dimensions) low-maintenance Thermory hardwood planks. Legs/Armsrests: Composed of .50" thick formed steel; armrests are 3.5" wide and have individual right and left end orientations.
Capacity: 200 lbs. per linear foot.
Unit Weight: 214 lbs.
Assembly: Some assembly is required. Stainless steel assembly hardware is included.
Structural Warranty: Limited 20-year warranty.
Finish Warranty: Planks: Limited 10-year warranty. Powder Coat: 3-year warranty against rusting, peeling, chipping, cracking, mold, mildew and defects in materials and/or workmanship. 7-year warranty against fading.

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 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER LP-PH2.d

2 MADISON COLLECTION
 THM6S - MADISON 6' THERMORY CONTOUR BENCH

LP-PH2
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6' Tall Avimor Traditional with 7/8 x 6" T&G Infill (Mocha Walnut Shown)

FRONT ELEVATION
 72"
 67.5"
 26"

Key	Qty.	Description
A	2	3" x 3" x 96" Grooved Post
B	2	1 x 2.75 x 72" Rail
C	2	Bottom Bracket
D	12	7/8 x 6 x 64" T&G

3 6' HT. SOLID PRIVACY VINYL FENCE
 SCALE: N.T.S.

3 6' HT. SOLID PRIVACY VINYL FENCE
 SCALE: N.T.S.

WELD CAP, GRIND ALL EDGES SMOOTH
WELD NUT TIGHT, GRIND ALL EDGES SMOOTH
DRILL HOLE TO FIT 1/2" X 6" S.S. THREADED I-BOLT AND NUT
4" X 4" SQUARE STEEL TUBE, 14 GAUGE WALL, PAINTED
SLOPE TO DRAIN
CONCRETE FOOTING, TYP.
OPEN TUBE, TO DRAIN
GRAVEL, COMPACTED TO PROCTOR

NOTE: APPROVE THROUGH SHOP DRAWING

4 HAMMOCK POST
 1/2" = 1'-0"
 P-RE-HAM-01

800.364.7681 **www.DOGIPOT.com**

DOGIPOT® PET STATION (ITEM #1003-L)
 SPECIFICATION, INSTALLATION AND OPERATION SHEET

(A) DOGIPOT® PET SIGN (ITEM #1203 / 1204)
 • H: 18" x W: 11.5"
 • 14 gauge reflective aluminum
 • Weight: 1.35 lbs.
 • Forest green on white

(B) ALUMINUM DOGIPOT® JUNIOR BAG DISPENSER (ITEM #1002-2)
 • 12 gauge powder coated forest green aluminum
 • Weight: 7 lbs.
 • 400 bag capacity
 • Two diamond shaped bag dispenser slots
 • Front locking access panel
 • Clearly posted instructions

(C) STEEL TRASH RECEPTACLE WITH LID (ITEM #1206-L)
 • H: 23" x 11.5" diameter
 • 16 gauge powder coated forest green steel
 • Weight: 14.6 lbs.
 • 10 gallon capacity with interior trash liner bag retainer bands
 • Attached stainless steel hinged lid
 • One (1) box 50 count **DOGIPOT®** Smart Liner Trash Bags™ (ITEM #1404) included (5 lbs.)

(D) TELESCOPIC GALVANIZED STEEL MOUNTING POST (ITEM #1301-P)
 • 2" x 2" x 8"
 • 11 gauge galvanized steel
 • Weight: 15 lbs.

TOTAL HEIGHT FROM ABOVE GROUND:
 • 6'-6"

SPACE BETWEEN DISPENSER AND SIGN:
 • 1'-0"

SPACE BETWEEN RECEPTACLE AND DISPENSER:
 • 12.5"

SPACE BETWEEN GROUND AND RECEPTACLE:
 • 8'-0"

HOLE:
 • D: 18.0" x W: 9.0"
 • Fill with 40 lbs. "ready to use" cement

TOTAL SHIP WEIGHT: 45 LBS. (MOUNTING HARDWARE INCLUDED)

5 PET WASTE STATION
 SCALE: N.T.S.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

811 Know what's below. Call before you dig.

Kimley-Horn
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 1100 W. Idaho Street, Suite 210
 Boise, Idaho 83702 (208) 297-2886

NAISMITH COMMONS - PHASE 2
FURNISHING DETAILS
STAR, IDAHO

DRAWING NAME: LP-PH2.DWG
 PROJECT No.: 09393306
 SCALE (H): SEE SHEET
 SCALE (V): N/A

DRAWN BY: TL
 CHECKED BY: CMR
 DESIGNED BY: LE

STATE OF IDAHO
 REGISTERED LANDSCAPE ARCHITECT
 Christopher M. Rose
 LA-16751
 11/13/2023

SHEET NO.
L1.7
 8 OF 9

