

CITY OF STAR

LAND USE STAFF REPORT

| то: | Mayor & Council |
|-----------------------------|--|
| FROM: | City of Star – Planning & Zoning Department She 7. Muh |
| MEETING DATE: FILE(S) #: | February 18, 2025 FP-25-01, Final Plat, Trapper Ridge Subdivision – Phase 4 |

REQUEST

Applicant is seeking approval of a Final Plat for Trapper Ridge Subdivision, Phase 4, consisting of 42 residential lots and 2 common lots on 12.59 acres. The phase is the northern portion of the preliminary plat, north of W. New Hope Road in Star, Idaho. The subject property is located west of N. Cherry Laurel Way and north of W. Mountain Iris Street. Ada County Parcel Numbers R6046660220, R6046660100 & R6046660317.

Applicant/Representative:

Kent Brown Kent Brown Planning Services 3161 E. Springwood Drive Meridian, Idaho 83642

<u>Owner</u>

Endurance Holdings 1977 E. Overland Rd Meridian, ID 83642

| PROPERTY INFORMATION | | |
|------------------------|-----------------|--|
| Land Use Designation - | Residential R-3 | |
| Acres - | 12.59 acres | |
| Residential Lots - | 42 | |
| Common Lots - | 2 | |
| | HISTORY | |

May 7, 2019

The Rezone (RZ-18-06) and Preliminary Plat (PP-18-05) for Trapper Ridge Subdivision was approved by the Council.

| July 16, 2019 | The Final Plat (FP-19-05) for Trapper Ridge Subdivision, Phase 1 was approved by the Council. |
|-----------------|---|
| April 21, 2020 | The Final Plat (FP-20-06) for Trapper Ridge Subdivision, Phase 2 was approved by the Council. |
| August 17, 2021 | The Final Plat (FP-21-16) for Trapper Ridge Subdivision, Phase 3 was approved by the Council. |

GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for Trapper Ridge Subdivision, Phase 4 consisting of 42 residential lots and 2 common lots on 12.59 acres.

The Final Plat layout generally complies with the approved Preliminary Plat.

Original Preliminary Plat Review:

Site Data: All Phases Total Acreage of Site – 68.42 acres Total Number of Lots – 207 lots Total Number of Residential Lots – 200 lots Total Number of Common Lots – 7 lots Total Number of Commercial Lots – None Type of Units – Single Family Units Dwelling Units Per Gross Acre – 2.92 Units per acre Total Acreage of Common Lots – 14.11 acres Percent of Site as Common Area – 20.62%

General Site Design Features:

<u>Landscaping</u>

The landscape plan submitted was approved as far as the locations. However, the UDC, Chapter 4, Section B-7 C-3 Street Trees, states that a minimum density of one (1) tree per thirty-five (35) linear feet is required. The submitted landscape plan appears to satisfy this requirement.

Open Space

Open space for the subdivision comes in the form of passive green space with amenities.

Street Design.

Public Streets

The development is proposing to have 36-foot-wide streets from back of curb to back of curb. This satisfies UDC Section 8-6B-2.

Sidewalks

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

Streetlights

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant did not originally submit a plan or design/cuts sheet for streetlights. Working with City Staff, the Applicant has agreed to change the streetlight design in the development to downward facing lights. Applicant also changed the streetlights along W. New Hope Road to match the current downward facing, city preferred fixture. The remaining phases will need to adhere to the current downward facing

Staff Analysis of Final Plat Submittal:

The approved preliminary plat consisted of a maximum of 200 residential lots. Once Phase 4 is platted, this will be the last phase of the original 200 residential lots approved.

Lot Layout – The density of Trapper Ridge Subdivision, Phase 4 is 3.33 du/acre. The Final Plat indicates lot sizes range in size from 7,626 square feet to 12,788 square feet. The average buildable lot size is 8,668 square feet. This is in line with the approved preliminary plat.

<u>Common/Open Space and Amenities</u> – This phase will have a pocket park and a micro pathway. Previous phases contain a tot lot and 1.4-acre park. A future phase will contain an 11-acre natural habitat park.

Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2- M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements. If street trees are to be planted by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted**.

<u>Setbacks</u> – The applicant has not been approved for any special setbacks and the development will comply with the standard setbacks or the R-3 zone as follows:

| | Maximum | Minimum Yard Setbacks Note Conditions | | | |
|--------------------|---------------------------|--|------|------------------|----------------|
| Zoning District | Height Note Conditions | Front (1) | Rear | Interior Side | Street Side |

| R-3 35' | 15' to living area 20' to garage face | 15' | 5' per story | 20' |
|---------|---------------------------------------|-----|--------------|-----|
|---------|---------------------------------------|-----|--------------|-----|

<u>Mailbox Clusters</u> – Applicant has provided documentation from Mel Norton, Star Postmaster depicting the approved location for the mailbox cluster for the development. The approval is to add additional clusters to the Trapper Ridge mail clusters. The Unified Development Code Section 8-4A-21: states that All mailbox clusters shall be approved by the postmaster prior to installation. <u>All 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. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.</u>



Section 8-3B-3 of the Unified Development Code sets forth additional residential district standards in the City of Star.

J. Additional residential standards applying to all new residential subdivisions:

- 1. Residential Elevations:
 - i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
 - ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following

minimum standards shall be applied to all new residential structure elements in all zones:

 Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. <u>A minimum of three (3) architectural</u> <u>elements shall be provided for all single-family residential</u> <u>structures.</u> These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

Section 8-3B-3 designates EXTERIOR ARCHITECTURAL ELEMENTS:



- 2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
- 3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
- 4. <u>Dwellings backing up to collector or arterial streets shall have</u> rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. <u>These elements must be functional and may not be minimized</u> or created solely for the purpose of compliance with this provision.
- 5. Additional landscaping buffers may also be required.

2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:

a. <u>1 to 50 units = minimum of 5 architectural styles</u> and/or floorplans

- b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
- c. 101 and over units = minimum of 10 architectural styles and/or floorplans

Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.

Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

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

<u>Subdivision Name</u> – Ada County Development Services has approved the subdivision name and approval letter is part of the application packet.

<u>Fencing</u> – Applicant is proposing a solid 6' tall vinyl fence along the perimeter of the development. There will also be a 5' tall wrought iron fence along the north back of the lots. All Fencing to be installed per plan.

<u>Sidewalks</u> – Sidewalks are proposed to be attached, 5-foot-wide, concrete throughout the development. This development was approved prior to detached sidewalks becoming required by code.

<u>Lighting</u> - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan that meets city standards.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on January 26, 2025.

| ITD | February 11, 2025 |
|-----|-------------------|
| DEQ | February 5, 2025 |

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

Conditions included in the Findings of Fact & Development Agreement.

1. Side yard setbacks shall be 5' per story. A waiver has not been granted as part of the Development Agreement.

Conditions Specific to Signature of Final Plat.

- 1. **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.
- 2. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signing the final plat**.

Additional Conditions of Approval

- 1. The approved Final Plat for Trapper Ridge Subdivision, Phase 4 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 2. The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.
- 3. The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.
- 4. All public streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
- 5. 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.
- 6. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained at all times, including 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. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
- 7. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- 8. 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.
- 9. 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)
- 10. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
- 11. Streetlight design shall follow Code with requirements for light trespass and "Dark Skies" lighting. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed prior to issuing any building permits**.

- 12. 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.
- 13. 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.)
- 14. 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.
- 15. A separate sign application is required for any subdivision sign.
- 16. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat**.
- 17. 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.
- 18. 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.
- 19. 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.
- 20. All common areas shall be maintained by the Homeowners Association.
- 21. 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.**
- 22. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
- 23. **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.
- 24. Any additional Condition of Approval as required by Staff and City Council.

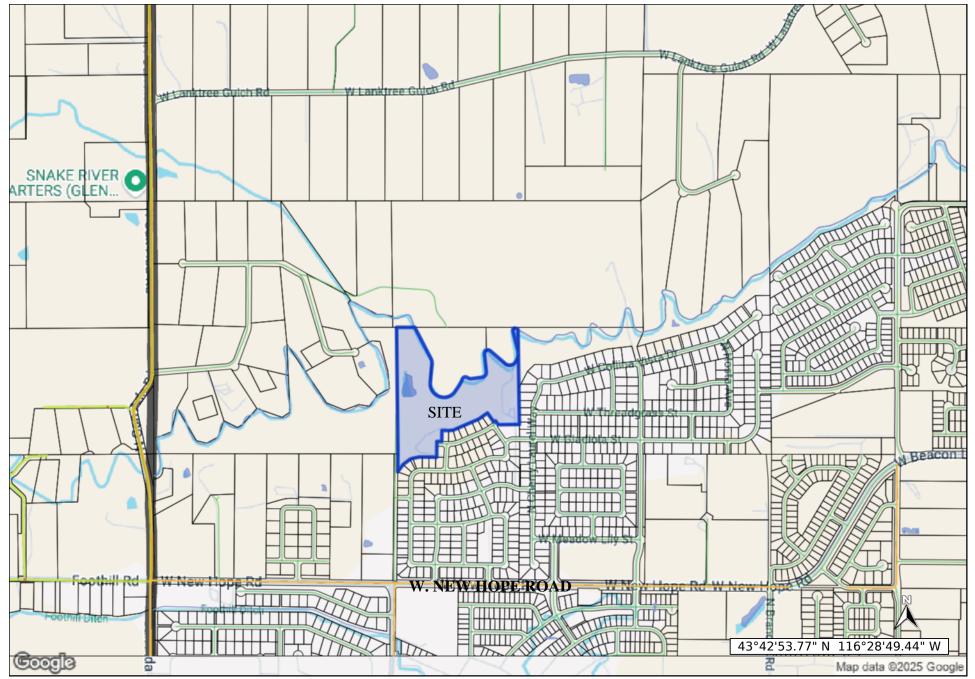
COUNCIL DECISION

The Star City Council ______ File # FP-25-01 Trapper Ridge Subdivision, Phase 4 Final Plat, on ______, 2025.



Trapper Ridge Subdivision No 4

Vicinity Map



Jan 07, 2025 - landproDATA.com Scale: 1 inch approx 1000 feet

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

KENT BROWN PLANNING SERVICES

January 27, 2025

Star City Council PO Box 130 Star, ID 83669

RE: Final Plat for Trapper Ridge Subdivision No. 4

Dear Mayor and Council:

On behalf of Endurance Holdings, please accept this request for Final Plat approval. The lot count for Trapper Ridge No. 4 is 42 single-family residential and 2 common lots. This subdivision is generally located near the northeast corner of New Hope Road and Munger Road.

- Trapper Ridge Subdivision No.4 is in compliance with the original preliminary plat (RZ18-06 & PP18-05) and meets all requirements of conditions.
- Trapper Ridge Subdivision No. 4 Final Plat is in conformance with:
 - 1. The approved preliminary plat layout and uses
 - 2. Acceptable engineering, architectural and surveying practices and local standards.

Evidence of Substantial compliance for the Trapper Ridge Subdivision:

| APPROVED PRELIMINARY SUBDIVISION | PHASE FOUR |
|---|--|
| | |
| Total Residential lots -200 | Total Residential lots -42 |
| Range of residential lots – 7,033- 14,076 | Range of residential lots – 7,626- 12788 |
| Gross Density – 2.92 | Gross Density -1.9 |
| OPEN SPACE | Average lot size 8668.5 |
| Qualified open space – 14.11 acres (21.7%) | Qualified open space – 11.59 acres (52.58%) |
| | |
| AMENITIES: Tot lot and 1.4 ac park-(phase one) | AMENITIES: Micro pathway and pocket of park |
| and pathways connections to neighborhood and | and 1.59 ac natural habitat park-(Phase four). |
| 11+ ac natural habitat park-(Phase four). | |

Thank you for your consideration, if you have any questions please call me.

Sincerely,

Kent Brown, Planner



FINAL PLAT APPLICATION

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

| FILE NO.: FP/25/01 | |
|--------------------------------------|----------------------------|
| Date Application Received: 1/13/2025 | Fee Paid: <u>\$2740.00</u> |
| Processed by: City: | |

Applicant Information:

| PRIMARY CONTACT IS: Applicant Owner | Representative \underline{X} |
|---|--|
| Applicant Name: <u>Kent Brown</u> Applicant Address: <u>3161 E Springwood Drive Meridian Idaho</u> Phone: <u>208-871-6842</u> Email: <u>kentlkb@gmail.com</u> | |
| Owner Name: <u>Endurance Holdings LLC</u> Owner Address: <u>1977 E Overland Road Meridian Idaho</u> Phone: <u>208-871-6842</u> Email: <u>kentlkb@gmail.com</u> | |
| Representative (e.g., architect, engineer, developer): Contact: <u>Kent Brown</u> Firm Name: <u>Ka</u> Address: <u>3161 E Springwood Drive Meridian Idaho</u> Phone: <u>208-871-6842</u> Email: <u>kentlkb@gmail.com</u> | Zip: <u>83642</u> |
| Property Information: | |
| Subdivision Name: | |
| Parcel Number(s): <u>R6046660110</u> | |
| Approved Zoning: <u>R-3</u> Units per | acre: <u>1.9</u> |
| Total acreage of phase: <u>22.04</u> Total num | |
| Residential: <u>42</u> Commercial: <u>0</u> | Industrial: _0 |
| Common lots: <u>2</u> Total acreage of common lots: <u>2</u> | 12.59 Percentage: 52.58 |
| Percent of common space to be used for drainage:0 | Acres:0 |
| Special Flood Hazard Area: total acreage0 | number of homes <u>0</u> |
| Changes from approved preliminary plat pertaining to this Preliminary Plat | phase: Final Plat |
| Number of Residential Lots: <u>42</u> | 42 |
| Number of Common Lots: 2 | 2 |
| Number of Commercial Lots:0 | 0 |

Roads: _____2

2

Amenities: micro pathway and small park

large natural space along the northern plat boundary

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

| Subdivision Name: | Trapper Ridge Subdivision No 4 | Phase: _{Four} |
|-------------------|--------------------------------|------------------------|
| | | |

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- 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 (√) |
|----------------|---|--------------|
| KB | Completed and signed copy of Final Plat Application | BN |
| KB | 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. | BN |
| | 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 | BN |
| KB | 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 | BN |
| KB | seal and closure sheet) Electronic copy of current recorded warranty deed for the subject property | BN |
| KB KB | 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. | BN |
| KB | Electronic copy of subdivision name approval from Ada County Surveyor's office. | BN |
| KB | Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming | BN |
| KB | Electronic copy of vicinity map showing the location of the subject property | BN |
| KB | One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy** | BN |
| KB | One (1) 11" X 17" paper copy of the Final Plat | BN |
| KB | Electronic copy of the Final landscape plan** | BN |

| KB | One (1) 11" X 17" copy of the Final landscape plan | BN |
|-----|--|----|
| KB | Electronic copy of site grading & drainage plans** | BN |
| KB | Electronic copy of originally approved Preliminary Plat** | BN |
| KB | Electronic copy of a Plat with all phases marked with changes, if applicable** | BN |
| КВ | Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer** | BN |
| N/A | Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions** | |
| KB | Electronic copy of streetlight design and location information | BN |
| N/A | Special Flood Information – Must be included on Preliminary/Final Plat and Application form. | |
| KB | Electronic copy of all easement agreements submitted to the irrigation companies | BN |
| KB | Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's) | BN |
| КВ | 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. | BN |
| | Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat Electronic copy of final, approved construction drawings Electronic copy of as-built irrigation plans Electronic copy of recorded CC&R's Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please. **NOTE: No building permits will be issued until property is annexed into the Star Sewer & | |
| | Water District and all sewer hookup fees are paid. | |

FEE REQUIREMENT:

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

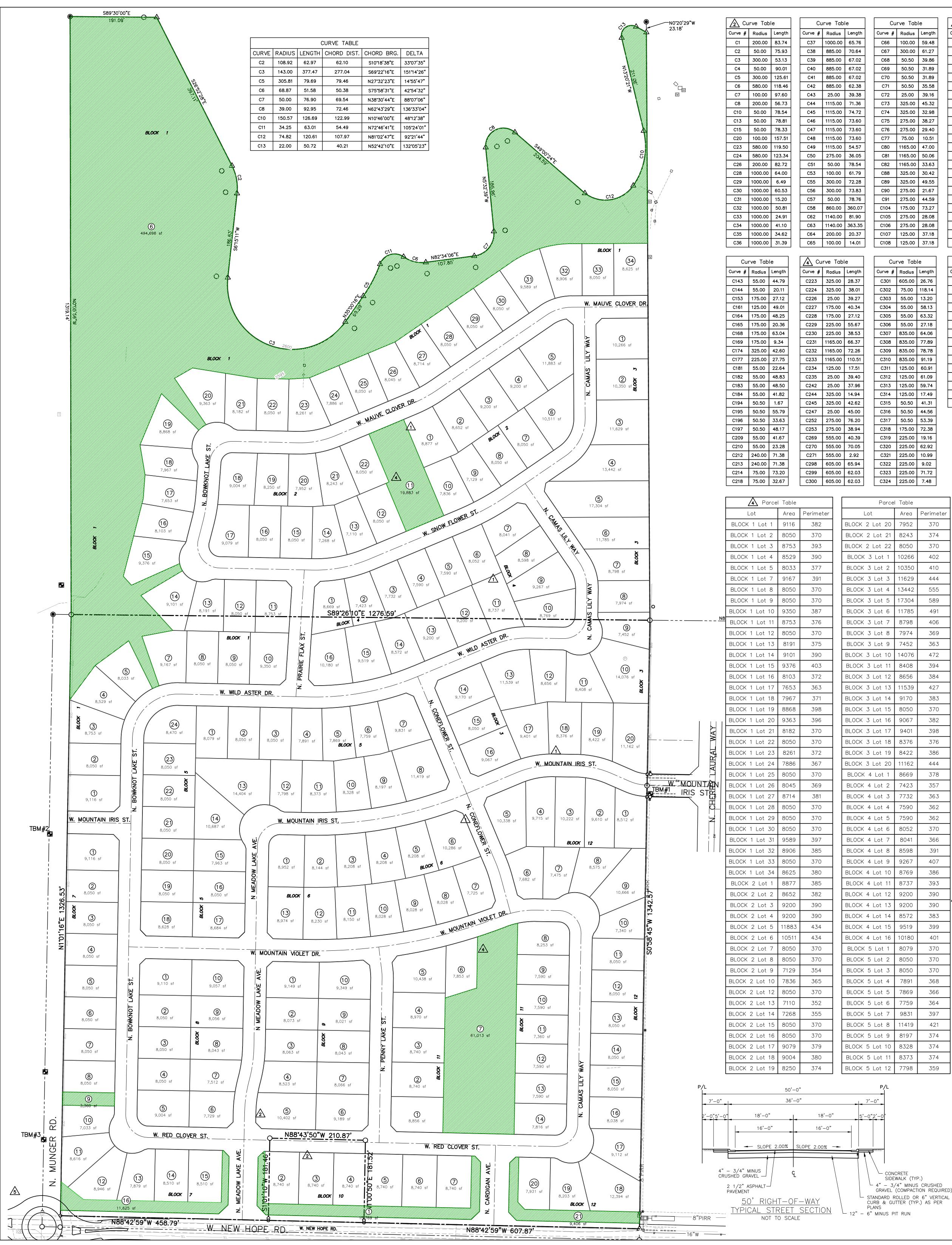
<u>Kent Brown</u> Applicant/Representative Signature

January 6, 2025_____ Date

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)) ss COUNTY OF ADA)

| I (name) | ;(add | dress) |
|---|-----------------------------|------------------------------------|
| · · · · | X | , |
| (city) | ,(state) | (zip) |
| being first duly sworn upon oath, depo | ose and say: That I am th | e record owner of the property |
| described on the attached, and I gran | t my permission to | |
| - | | (name) |
| (address) | | (zip) |
| to submit the accompanying application | on pertaining to that prope | erty. |
| Address or location of property: | | |
| I agree to indemnify, defend and hold or liability resulting from any dispute a of the property which is the subject of | as to the statements conta | |
| I understand there may be direct cost by architects, engineers, or other prof disapprove the application. I understa payment within 30 days. | essionals necessary to er | hable the City to approve or |
| I hereby grant permission to the City of site inspections related to processing | | ubject property for the purpose of |
| Type of application: | | |
| Dated this day of | | , 20 |
| | (Signature) | |
| SUBSCRIBED AND SWORN to befor | | |
| | | |



| Curve Table | | | | | | |
|---|---|--|--|--|--|--|
| Curve # | Radius | Length | | | | |
| C66 | 100.00 | 59.48 | | | | |
| C67 | 300.00 | 61.27 | | | | |
| C68 | 50.50 | 39.86 | | | | |
| C69 | 50.50 | 31.89 | | | | |
| C70 | 50.50 | 31.89 | | | | |
| C71 | 50.50 | 35.58 | | | | |
| C72 | 25.00 | 39.16 | | | | |
| C73 | 325.00 | 45.32 | | | | |
| C74 | 325.00 | 32.98 | | | | |
| C75 | 275.00 | 38.27 | | | | |
| C76 | 275.00 | 29.40 | | | | |
| C77 | 75.00 | 10.51 | | | | |
| C80 | 1165.00 | 47.00 | | | | |
| C81 | 1165.00 | 50.06 | | | | |
| C82 | 1165.00 | 33.63 | | | | |
| C88 | 325.00 | 30.42 | | | | |
| C89 | 325.00 | 49.55 | | | | |
| C90 | 275.00 | 21.67 | | | | |
| C91 | 275.00 | 44.59 | | | | |
| C104 | 175.00 | 73.27 | | | | |
| C105 | 275.00 | 28.08 | | | | |
| C106 | 275.00 | 28.08 | | | | |
| C107 | 125.00 | 37.18 | | | | |
| | | | | | | |
| C108 | 125.00 | 37.18 | | | | |
| C108 | 125.00 rve Tab Radius | le | | | | |
| C108 Curve # | rve Tab Radius | le Length | | | | |
| C108 Cui | rve Tab Radius 605.00 | le | | | | |
| C108 Cur Curve # C301 | rve Tab Radius | le Length 26.76 | | | | |
| C108 Curve # C301 C302 C303 | rve Tab Radius 605.00 75.00 55.00 | le Length 26.76 118.14 | | | | |
| C108 Cur Curve # C301 C302 | rve Tab Radius 605.00 75.00 55.00 55.00 | le Length 26.76 118.14 13.20 | | | | |
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| C108 Curve # C301 C302 C303 C304 C305 C306 C307 | rve Tab Radius 605.00 75.00 55.00 55.00 55.00 835.00 | le Length 26.76 118.14 13.20 58.13 63.32 27.18 64.06 | | | | |
| C108 Curve # C301 C302 C303 C304 C305 C306 C307 C308 | rve Tab Radius 605.00 75.00 55.00 55.00 55.00 835.00 835.00 | le Length 26.76 118.14 13.20 58.13 63.32 27.18 64.06 77.89 | | | | |
| C108 Curve # C301 C302 C303 C304 C305 C306 C306 C307 C308 C309 | rve Tab Radius 605.00 75.00 55.00 55.00 55.00 835.00 835.00 835.00 | le Length 26.76 118.14 13.20 58.13 63.32 27.18 64.06 77.89 78.78 | | | | |
| C108 Curve # C301 C302 C303 C304 C305 C306 C306 C307 C308 C309 C310 | rve Tab Radius 605.00 75.00 55.00 55.00 55.00 835.00 835.00 835.00 835.00 | le Length 26.76 118.14 13.20 58.13 63.32 27.18 64.06 77.89 78.78 91.19 | | | | |
| C108 Curve # C301 C302 C303 C304 C304 C305 C306 C306 C307 C308 C309 C310 C311 | rve Tab Radius 605.00 75.00 55.00 55.00 55.00 835.00 835.00 835.00 835.00 | le Length 26.76 118.14 13.20 58.13 63.32 27.18 64.06 77.89 78.78 91.19 60.91 | | | | |
| C108 Curve # C301 C302 C303 C304 C305 C306 C307 C308 C307 C308 C309 C310 C311 C312 | rve Tab Radius 605.00 75.00 55.00 55.00 55.00 835.00 835.00 835.00 835.00 125.00 | le Length 26.76 118.14 13.20 58.13 63.32 27.18 64.06 77.89 78.78 91.19 60.91 61.09 | | | | |
| C108 Curve # C301 C302 C303 C304 C305 C306 C306 C307 C308 C309 C310 C311 C312 C312 C313 | rve Tab Radius 605.00 75.00 55.00 55.00 55.00 835.00 835.00 835.00 125.00 125.00 | le Length 26.76 118.14 13.20 58.13 63.32 27.18 64.06 77.89 78.78 91.19 60.91 61.09 59.74 | | | | |
| C108 Curve # C301 C302 C303 C304 C304 C305 C306 C307 C308 C307 C308 C309 C310 C311 C311 C312 C313 C314 | rve Tab Radius 605.00 75.00 55.00 55.00 55.00 835.00 835.00 835.00 835.00 125.00 125.00 125.00 | le Length 26.76 118.14 13.20 58.13 63.32 27.18 64.06 77.89 78.78 91.19 60.91 61.09 59.74 17.49 | | | | |
| C108 Curve # C301 C302 C303 C304 C305 C306 C306 C307 C308 C307 C308 C309 C310 C311 C311 C312 C312 C313 C314 C315 | rve Tab Radius 605.00 75.00 55.00 55.00 55.00 835.00 835.00 835.00 835.00 125.00 125.00 125.00 125.00 | le Length 26.76 118.14 13.20 58.13 63.32 27.18 64.06 77.89 78.78 91.19 60.91 61.09 59.74 17.49 41.31 | | | | |
| C108 Curve # C301 C302 C303 C304 C304 C305 C306 C306 C307 C308 C309 C310 C311 C312 C312 C312 C313 C314 C315 C316 | rve Tab Radius 605.00 75.00 55.00 55.00 835.00 835.00 835.00 125.00 125.00 125.00 125.00 125.00 50.50 | le Length 26.76 118.14 13.20 58.13 63.32 27.18 64.06 77.89 78.78 91.19 60.91 61.09 59.74 17.49 41.31 44.56 | | | | |
| C108 Curve # C301 C302 C303 C304 C305 C306 C306 C307 C308 C307 C308 C309 C310 C311 C312 C312 C312 C313 C314 C315 C316 C317 | rve Tab Radius 605.00 75.00 55.00 55.00 835.00 835.00 835.00 835.00 125.00 125.00 125.00 125.00 125.00 50.50 | le Length 26.76 118.14 13.20 58.13 63.32 27.18 64.06 77.89 78.78 91.19 60.91 61.09 59.74 17.49 41.31 44.56 53.39 | | | | |
| C108 Curve # C301 C302 C303 C304 C305 C304 C305 C306 C307 C308 C307 C308 C309 C310 C311 C312 C312 C312 C313 C314 C315 C316 C317 C318 | rve Tab Radius 605.00 75.00 55.00 55.00 835.00 835.00 835.00 835.00 125.00 125.00 125.00 125.00 125.00 50.50 50.50 | le Length 26.76 118.14 13.20 58.13 63.32 27.18 64.06 77.89 78.78 91.19 60.91 61.09 59.74 17.49 41.31 44.56 53.39 72.38 | | | | |
| C108 Curve # C301 C302 C303 C304 C305 C306 C306 C307 C308 C309 C310 C311 C312 C312 C312 C313 C314 C315 C314 C315 C316 C317 C318 C319 | rve Tab Radius 605.00 75.00 55.00 55.00 835.00 835.00 835.00 835.00 125.00 125.00 125.00 125.00 125.00 125.00 50.50 50.50 50.50 | le Length 26.76 118.14 13.20 58.13 63.32 27.18 64.06 77.89 78.78 91.19 60.91 61.09 59.74 17.49 41.31 44.56 53.39 72.38 19.16 | | | | |
| C108 Curve # C301 C302 C303 C304 C305 C306 C306 C307 C308 C309 C310 C310 C311 C312 C312 C313 C314 C314 C315 C314 C315 C316 C317 C318 C319 C319 C320 | rve Tab Radius 605.00 55.00 55.00 55.00 835.00 835.00 835.00 835.00 125.00 125.00 125.00 125.00 125.00 125.00 125.00 125.00 125.00 125.00 | le Length 26.76 118.14 13.20 58.13 63.32 27.18 64.06 77.89 78.78 91.19 60.91 61.09 59.74 17.49 41.31 44.56 53.39 72.38 19.16 62.92 | | | | |
| C108 Curve # C301 C302 C303 C304 C305 C304 C305 C306 C307 C308 C307 C308 C307 C308 C307 C308 C309 C310 C311 C312 C312 C313 C314 C315 C314 C315 C316 C317 C318 C317 C318 C319 C319 C320 C321 | ve Tab Radius 605.00 75.00 55.00 55.00 55.00 835.00 835.00 835.00 125.00 125.00 125.00 125.00 125.00 125.00 125.00 125.00 50.50 50.50 50.50 50.50 50.50 | le Length 26.76 118.14 13.20 58.13 63.32 27.18 64.06 77.89 78.78 91.19 60.91 61.09 59.74 17.49 41.31 44.56 53.39 72.38 19.16 62.92 10.99 | | | | |

| A Cu | rve Tab | le |
|---------|---------|--------|
| Curve # | Radius | Length |
| C109 | 22.00 | 50.72 |
| C110 | 150.57 | 126.69 |
| C111 | 74.82 | 120.61 |
| C112 | 39.00 | 92.94 |
| C113 | 50.00 | 76.89 |
| C114 | 68.87 | 51.58 |
| C115 | 34.25 | 63.01 |
| C117 | 305.81 | 79.68 |
| C118 | 143.00 | 377.49 |
| C119 | 108.92 | 62.98 |
| C120 | 125.00 | 41.58 |
| C121 | 125.00 | 47.43 |
| C124 | 125.00 | 47.43 |
| C125 | 125.00 | 15.88 |
| C126 | 125.00 | 44.58 |
| C129 | 75.00 | 8.47 |
| C130 | 50.50 | 35.16 |
| C131 | 50.50 | 40.11 |
| C132 | 50.50 | 17.13 |
| C136 | 50.50 | 46.86 |
| C137 | 75.00 | 8.47 |
| C138 | 275.00 | 12.46 |
| C141 | 275.00 | 36.24 |
| C142 | 55.00 | 31.36 |
| | | |
| Cu | rve Tab | le |
| Curve # | Radius | Length |
| C325 | 75.00 | 29.41 |
| C386 | 75.00 | 46.34 |
| C392 | 605.00 | 86.15 |
| C393 | 605.00 | 37.41 |
| C398 | 325.00 | 7.43 |
| C399 | 325.00 | 58.48 |
| C400 | 325.00 | 53.00 |

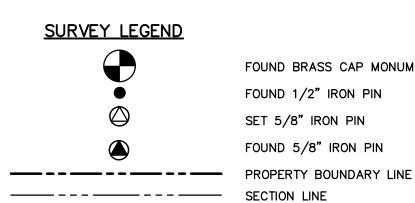
| C386 | 75.00 | 46.34 |
|------|--------|-------|
| C392 | 605.00 | 86.15 |
| C393 | 605.00 | 37.41 |
| C398 | 325.00 | 7.43 |
| C399 | 325.00 | 58.48 |
| C400 | 325.00 | 53.00 |
| C405 | 555.00 | 85.53 |
| C406 | 555.00 | 87.19 |
| C407 | 555.00 | 50.56 |
| C411 | 225.00 | 7.52 |
| C412 | 225.00 | 74.29 |
| C413 | 225.00 | 11.26 |
| C415 | 25.00 | 39.27 |
| C417 | 720.00 | 37.41 |
| | - | |

| 0.024 | 223.00 | 7.40 | |
|----------|---------|-----------|---|
| | | | 1 |
| | l Table | | |
| ot | Area | Perimeter | |
| Lot 20 | 7952 | 370 | |
| 2 Lot 21 | 8243 | 374 | |
| Lot 22 | 8050 | 370 | |
| 3 Lot 1 | 10266 | 402 | |
| 3 Lot 2 | 10350 | 410 | |
| 3 Lot 3 | 11629 | 444 | |
| 3 Lot 4 | 13442 | 555 | |
| 3 Lot 5 | 17304 | 589 | |
| 3 Lot 6 | 11785 | 491 | |
| 3 Lot 7 | 8798 | 406 | |
| 3 Lot 8 | 7974 | 369 | |
| 3 Lot 9 | 7452 | 363 | |
| 5 Lot 10 | 14076 | 472 | |
| 3 Lot 11 | 8408 | 394 | |
| 5 Lot 12 | 8656 | 384 | |
| 5 Lot 13 | 11539 | 427 | |
| 5 Lot 14 | 9170 | 383 | |
| 5 Lot 15 | 8050 | 370 | |
| 5 Lot 16 | 9067 | 382 | |
| 5 Lot 17 | 9401 | 398 | |
| 5 Lot 18 | 8376 | 376 | |
| | 8422 | | |
| 5 Lot 19 | | 386 | |
| Lot 20 | 11162 | 444 | |
| 4 Lot 1 | 8669 | 378 | |
| 4 Lot 2 | 7423 | 357 | |
| 4 Lot 3 | 7732 | 363 | |
| 4 Lot 4 | 7590 | 362 | |
| 4 Lot 5 | 7590 | 362 | |
| 4 Lot 6 | 8052 | 370 | |
| 4 Lot 7 | 8041 | 366 | |
| 4 Lot 8 | 8598 | 391 | |
| 4 Lot 9 | 9267 | 407 | |
| - Lot 10 | 8769 | 386 | |
| 4 Lot 11 | 8737 | 393 | |
| - Lot 12 | 9200 | 390 | Z |
| - Lot 13 | 9200 | 390 | 2 |
| - Lot 14 | 8572 | 383 | |
| - Lot 15 | 9519 | 399 | |
| - Lot 16 | 10180 | 401 | |
| 5 Lot 1 | 8079 | 370 | |
| 5 Lot 2 | 8050 | 370 | |
| 5 Lot 3 | 8050 | 370 | |
| 5 Lot 4 | 7891 | 368 | |
| 5 Lot 5 | 7869 | 366 | |
| 5 Lot 6 | 7759 | 364 | |
| 5 Lot 7 | 9831 | 397 | |
| 5 Lot 8 | 11419 | 421 | |
| 5 Lot 9 | 8197 | 374 | |
| 5 Lot 10 | 8328 | 374 | |
| | | 374 | |
| | 8373 | | |
| 5 Lot 12 | 7798 | 359 | |

| ParceParceIorAreaPerimeterBLOCK 5 Lot 1314404505BLOCK 5 Lot 14106873730BLOCK 5 Lot 1680503770BLOCK 5 Lot 1780503700BLOCK 5 Lot 1280503700BLOCK 5 Lot 2280503700BLOCK 5 Lot 2380503700BLOCK 5 Lot 2480503700BLOCK 5 Lot 2480503700BLOCK 5 Lot 2480503700BLOCK 5 Lot 2480503700BLOCK 6 Lot 281443720BLOCK 6 Lot 381283731BLOCK 6 Lot 481283731BLOCK 6 Lot 580283700BLOCK 6 Lot 480283700BLOCK 6 Lot 580283700BLOCK 6 Lot 1480283700BLOCK 6 Lot 1580283700BLOCK 7 Lot 181023700BLOCK 7 Lot 181023700BLOCK 7 Lot 180503700BLOCK 7 Lot 180503700 </th <th colspan="8"></th> | | | | | | | | |
|---|----------------|---------|-----------|--|--|--|--|--|
| BLOCK 5 Lot 1314404505BLOCK 5 Lot 1410637453BLOCK 5 Lot 168050370BLOCK 5 Lot 178684375BLOCK 5 Lot 188050370BLOCK 5 Lot 128050370BLOCK 5 Lot 228050370BLOCK 5 Lot 238050370BLOCK 5 Lot 24847036684BLOCK 5 Lot 258144372BLOCK 5 Lot 248470373BLOCK 5 Lot 258144372BLOCK 6 Lot 38208373BLOCK 6 Lot 48208373BLOCK 6 Lot 58208373BLOCK 6 Lot 610266370BLOCK 6 Lot 78128370BLOCK 6 Lot 138208370BLOCK 6 Lot 148128370BLOCK 6 Lot 158208370BLOCK 6 Lot 148150370BLOCK 7 Lot 18150370BLOCK 7 Lot 18150370BLOCK 7 Lot 18050370BLOCK 7 Lot 18050370BLOCK 7 Lot 18050370BLOCK 7 Lot 18050370BLOCK 7 Lot 138050370BLOCK 7 Lot 148050370BLOCK 7 Lot 158050370BLOCK 7 Lot 148050370BLOCK 7 Lot 158050370BLOCK 7 Lot 148050370BLOCK 7 Lot 158050370BLOCK 7 Lot 148050370BLOCK 7 Lot 158050370 </th <th>2 Parce</th> <th>l Table</th> <th></th> | 2 Parce | l Table | | | | | | |
| BLOCK 5 Lot 14106874453BLOCK 5 Lot 1579633633BLOCK 5 Lot 1786843770BLOCK 5 Lot 1880503700BLOCK 5 Lot 2080503700BLOCK 5 Lot 2180503700BLOCK 5 Lot 2280503700BLOCK 5 Lot 2380503700BLOCK 5 Lot 2484703666BLOCK 5 Lot 2484703730BLOCK 5 Lot 2484703730BLOCK 6 Lot 382083733BLOCK 6 Lot 482083733BLOCK 6 Lot 482083733BLOCK 6 Lot 482083730BLOCK 6 Lot 777253560BLOCK 6 Lot 780283730BLOCK 6 Lot 1080283730BLOCK 6 Lot 1181023730BLOCK 6 Lot 1380703730BLOCK 7 Lot 181033730BLOCK 7 Lot 180503730BLOCK 7 Lot 280503730BLOCK 7 Lot 380503730BLOCK 7 Lot 480503730BLOCK 7 Lot 1480503730BLOCK 7 Lot 1580503730BLOCK 7 Lo | Lot | Area | Perimeter | | | | | |
| BLOCK 5 Lot 157963 | BLOCK 5 Lot 13 | 14404 | 505 | | | | | |
| BLOCK 5 Lot 168050 | BLOCK 5 Lot 14 | 10687 | 453 | | | | | |
| BLOCK 5 Lot 178684 | BLOCK 5 Lot 15 | 7963 | 363 | | | | | |
| BLOCK 5 Lot 188628 | BLOCK 5 Lot 16 | 8050 | 370 | | | | | |
| BLOCK 5 Lot 198050 | BLOCK 5 Lot 17 | 8684 | 375 | | | | | |
| BLOCK 5 Lot 20 8050 370 BLOCK 5 Lot 21 8050 370 BLOCK 5 Lot 22 8050 370 BLOCK 5 Lot 23 8050 370 BLOCK 6 Lot 24 8470 366 BLOCK 6 Lot 2 8144 372 BLOCK 6 Lot 3 8208 373 BLOCK 6 Lot 4 8208 373 BLOCK 6 Lot 5 8208 370 BLOCK 6 Lot 7 7725 356 BLOCK 6 Lot 7 7725 370 BLOCK 6 Lot 7 7725 370 BLOCK 6 Lot 13 8028 370 BLOCK 6 Lot 14 8102 370 BLOCK 6 Lot 15 8028 370 BLOCK 7 Lot 1 8100 370 BLOCK 7 Lot 1 8100 370 BLOCK 7 Lot 3 8050 370 BLOCK 7 Lot 4 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 13 8050 370 | BLOCK 5 Lot 18 | 8628 | 374 | | | | | |
| BLOCK 5 Lot 218050 | BLOCK 5 Lot 19 | 8050 | 370 | | | | | |
| BLOCK 5 Lot 228050 | BLOCK 5 Lot 20 | 8050 | 370 | | | | | |
| BLOCK 5 Lot 238050 | BLOCK 5 Lot 21 | 8050 | 370 | | | | | |
| BLOCK 5 Lot 248470 | BLOCK 5 Lot 22 | 8050 | 370 | | | | | |
| BLOCK 6 Lot 18952 | BLOCK 5 Lot 23 | 8050 | 370 | | | | | |
| BLOCK 6 Lot 2 81444 | BLOCK 5 Lot 24 | 8470 | 366 | | | | | |
| BLOCK 6 Lot 3 8208 373 BLOCK 6 Lot 4 8208 373 BLOCK 6 Lot 5 8208 403 BLOCK 6 Lot 7 7725 356 BLOCK 6 Lot 7 7725 356 BLOCK 6 Lot 7 7725 356 BLOCK 6 Lot 7 8028 370 BLOCK 6 Lot 10 8028 370 BLOCK 6 Lot 11 8150 372 BLOCK 6 Lot 12 8230 373 BLOCK 7 Lot 1 9116 382 BLOCK 7 Lot 1 9116 382 BLOCK 7 Lot 1 8050 370 BLOCK 7 Lot 2 8050 370 BLOCK 7 Lot 3 8050 370 BLOCK 7 Lot 4 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 13 8050 370 BLOCK 7 Lot 14 8050 373 BLOCK 7 Lot 13 7879 369 BLOCK 7 Lot 14 8100 370 | BLOCK 6 Lot 1 | 8952 | 377 | | | | | |
| BLOCK 6 Lot 48208 | BLOCK 6 Lot 2 | 8144 | 372 | | | | | |
| BLOCK 6 Lot 58208 | BLOCK 6 Lot 3 | 8208 | 373 | | | | | |
| BLOCK 6 Lot 6 10286 4403 BLOCK 6 Lot 7 7725 3356 BLOCK 6 Lot 9 8028 370 BLOCK 6 Lot 9 8028 370 BLOCK 6 Lot 10 8028 370 BLOCK 6 Lot 11 8150 372 BLOCK 6 Lot 12 8230 373 BLOCK 6 Lot 12 8230 373 BLOCK 7 Lot 1 9116 382 BLOCK 7 Lot 2 8050 370 BLOCK 7 Lot 3 8050 370 BLOCK 7 Lot 4 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 13 8050 370 BLOCK 7 Lot 14 8050 370 BLOCK 7 Lot 13 7033 351 BLOCK 7 Lot 14 8050 370 BLOCK 7 Lot 13 7879 369 BLOCK 7 Lot 14 8510 370 BLOCK 8 Lot 2 8050 370< | BLOCK 6 Lot 4 | 8208 | 373 | | | | | |
| BLOCK 6 Lot 7 7725 356 BLOCK 6 Lot 8 8028 370 BLOCK 6 Lot 9 8028 370 BLOCK 6 Lot 10 8028 370 BLOCK 6 Lot 11 8150 372 BLOCK 6 Lot 12 8230 373 BLOCK 6 Lot 12 8230 373 BLOCK 7 Lot 1 9116 382 BLOCK 7 Lot 2 8050 370 BLOCK 7 Lot 3 8050 370 BLOCK 7 Lot 4 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 13 8050 370 BLOCK 7 Lot 14 8050 370 BLOCK 7 Lot 15 8050 370 BLOCK 7 Lot 14 810 373 BLOCK 7 Lot 15 8046 393 BLOCK 7 Lot 14 8510 370 BLOCK 8 Lot 1 9110 382 BLOCK 8 Lot 3 8050 370 | BLOCK 6 Lot 5 | 8208 | 373 | | | | | |
| BLOCK 6 Lot 8 8028 370 BLOCK 6 Lot 9 8028 370 BLOCK 6 Lot 10 8028 370 BLOCK 6 Lot 11 8150 372 BLOCK 6 Lot 12 8230 373 BLOCK 6 Lot 13 8974 380 BLOCK 7 Lot 1 9116 382 BLOCK 7 Lot 2 8050 370 BLOCK 7 Lot 4 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 13 8050 370 BLOCK 7 Lot 14 8050 370 BLOCK 7 Lot 15 8050 370 BLOCK 7 Lot 14 8010 378 BLOCK 7 Lot 15 8010 378 BLOCK 7 Lot 14 8010 370 BLOCK 7 Lot 15 8050 370 BLOCK 8 Lot 2 8050 370 <td>BLOCK 6 Lot 6</td> <td>10286</td> <td>403</td> | BLOCK 6 Lot 6 | 10286 | 403 | | | | | |
| BLOCK 6 Lot 9 8028 370 BLOCK 6 Lot 10 8028 370 BLOCK 6 Lot 11 8150 372 BLOCK 6 Lot 12 8230 373 BLOCK 6 Lot 13 8974 380 BLOCK 7 Lot 1 9116 382 BLOCK 7 Lot 2 8050 370 BLOCK 7 Lot 3 8050 370 BLOCK 7 Lot 4 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 8 8050 370 BLOCK 7 Lot 13 703 351 BLOCK 7 Lot 14 8050 378 BLOCK 7 Lot 15 8510 378 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 370 BLOCK 7 Lot 14 8510 370 BLOCK 8 Lot 2 8050 370 BLOCK 8 Lot 3 8050 370 | BLOCK 6 Lot 7 | 7725 | 356 | | | | | |
| BLOCK 6 Lot 10 8028 370 BLOCK 6 Lot 11 8150 372 BLOCK 6 Lot 12 8230 373 BLOCK 6 Lot 13 8974 380 BLOCK 7 Lot 1 9116 382 BLOCK 7 Lot 2 8050 370 BLOCK 7 Lot 3 8050 370 BLOCK 7 Lot 4 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 13 7879 369 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 370 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8050 370 BLOCK 8 Lot 1 9110 382 BLOCK 8 Lot 3 8050 370 BLOCK 8 Lot 5 9004 378 | BLOCK 6 Lot 8 | 8028 | 370 | | | | | |
| BLOCK 6 Lot 11 8150 372 BLOCK 6 Lot 12 8230 373 BLOCK 6 Lot 13 8974 380 BLOCK 7 Lot 1 9116 382 BLOCK 7 Lot 2 8050 370 BLOCK 7 Lot 3 8050 370 BLOCK 7 Lot 4 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 13 7033 351 BLOCK 7 Lot 14 8616 393 BLOCK 7 Lot 15 8946 378 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 13 7879 369 BLOCK 7 Lot 14 8510 378 BLOCK 8 Lot 1 9110 382 BLOCK 8 Lot 2 8050 370 BLOCK 8 Lot 5 9004 378 | BLOCK 6 Lot 9 | 8028 | 370 | | | | | |
| BLOCK 6 Lot 12 8230 373 BLOCK 6 Lot 13 8974 380 BLOCK 7 Lot 1 9116 382 BLOCK 7 Lot 2 8050 370 BLOCK 7 Lot 3 8050 370 BLOCK 7 Lot 4 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 13 703 351 BLOCK 7 Lot 14 8616 393 BLOCK 7 Lot 13 7879 369 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 7 Lot 14 8510 378 BLOCK 8 Lot 2 8050 370 BLOCK 8 Lot 3 8050 370 BLOCK 8 Lot 4 8050 370 BLOCK 8 Lot 5 9004 378 | BLOCK 6 Lot 10 | 8028 | 370 | | | | | |
| BLOCK 6 Lot 13 8974 380 BLOCK 7 Lot 1 9116 382 BLOCK 7 Lot 2 8050 370 BLOCK 7 Lot 3 8050 370 BLOCK 7 Lot 4 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 18 8050 370 BLOCK 7 Lot 19 7033 351 BLOCK 7 Lot 11 8616 393 BLOCK 7 Lot 12 8946 395 BLOCK 7 Lot 13 7879 369 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 370 BLOCK 8 Lot 1 9110 382 BLOCK 8 Lot 2 8050 370 BLOCK 8 Lot 5 9004 378 BLOCK 8 Lot 6 7729 350 | BLOCK 6 Lot 11 | 8150 | 372 | | | | | |
| BLOCK 7 Lot 1 9116 382 BLOCK 7 Lot 2 8050 370 BLOCK 7 Lot 3 8050 370 BLOCK 7 Lot 4 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 18 8050 370 BLOCK 7 Lot 19 7033 351 BLOCK 7 Lot 11 8616 393 BLOCK 7 Lot 12 8946 3950 BLOCK 7 Lot 13 7879 369 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 370 BLOCK 7 Lot 14 8510 370 BLOCK 8 Lot 1 9110 382 BLOCK 8 Lot 3 8050 370 BLOCK 8 Lot 4 8050 370 BLOCK 8 Lot 7 7512 355 | BLOCK 6 Lot 12 | 8230 | 373 | | | | | |
| BLOCK 7 Lot 2 8050 370 BLOCK 7 Lot 3 8050 370 BLOCK 7 Lot 4 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 17 8050 370 BLOCK 7 Lot 18 8050 370 BLOCK 7 Lot 11 8616 393 BLOCK 7 Lot 12 8946 395 BLOCK 7 Lot 13 7879 369 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 370 BLOCK 8 Lot 1 9110 382 BLOCK 8 Lot 3 8050 370 BLOCK 8 Lot 4 8050 370 BLOCK 8 Lot 5 9004 378 BLOCK 8 Lot 6 7729 350 BLOCK 8 Lot 7 7512 355 | BLOCK 6 Lot 13 | 8974 | 380 | | | | | |
| BLOCK 7 Lot 3 8050 370 BLOCK 7 Lot 4 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 10 7033 351 BLOCK 7 Lot 11 8616 393 BLOCK 7 Lot 12 8946 3950 BLOCK 7 Lot 13 7879 369 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 370 BLOCK 8 Lot 1 9110 382 BLOCK 8 Lot 2 8050 370 BLOCK 8 Lot 3 8050 370 BLOCK 8 Lot 4 8050 370 BLOCK 8 Lot 5 9004 378 BLOCK 8 Lot 6 7729 350 BLOCK 8 Lot 7 7512 356 | BLOCK 7 Lot 1 | 9116 | 382 | | | | | |
| BLOCK 7 Lot 4 8050 370 BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 10 7033 351 BLOCK 7 Lot 11 8616 393 BLOCK 7 Lot 12 8946 3950 BLOCK 7 Lot 13 7879 369 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 8 Lot 1 9110 382 BLOCK 8 Lot 3 8050 370 BLOCK 8 Lot 4 8050 370 BLOCK 8 Lot 5 9004 378 BLOCK 8 Lot 6 7729 350 BLOCK 8 Lot 7 7512 355 BLOCK 8 Lot 8 8043 369 BLOCK 8 Lot 9 8056 370 <td>BLOCK 7 Lot 2</td> <td>8050</td> <td>370</td> | BLOCK 7 Lot 2 | 8050 | 370 | | | | | |
| BLOCK 7 Lot 5 8050 370 BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 8 8050 370 BLOCK 7 Lot 10 7033 351 BLOCK 7 Lot 11 8616 393 BLOCK 7 Lot 12 8946 395 BLOCK 7 Lot 13 7879 369 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 7 Lot 14 8510 378 BLOCK 8 Lot 1 9110 382 BLOCK 8 Lot 2 8050 370 BLOCK 8 Lot 4 8050 370 BLOCK 8 Lot 5 9004 378 BLOCK 8 Lot 6 7729 350 BLOCK 8 Lot 7 7512 355 BLOCK 8 Lot 8 8043 369 BLOCK 8 Lot 9 8056 370 | BLOCK 7 Lot 3 | 8050 | 370 | | | | | |
| BLOCK 7 Lot 6 8050 370 BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 8 8050 370 BLOCK 7 Lot 10 7033 351 BLOCK 7 Lot 11 8616 393 BLOCK 7 Lot 12 8946 395 BLOCK 7 Lot 13 7879 369 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 8 Lot 1 9110 382 BLOCK 8 Lot 2 8050 370 BLOCK 8 Lot 3 8050 370 BLOCK 8 Lot 4 8050 370 BLOCK 8 Lot 5 9004 378 BLOCK 8 Lot 6 7729 350 BLOCK 8 Lot 7 7512 355 BLOCK 8 Lot 7 7512 350 BLOCK 8 Lot 9 8056 370 BLOCK 8 Lot 10 9057 381 <td>BLOCK 7 Lot 4</td> <td>8050</td> <td>370</td> | BLOCK 7 Lot 4 | 8050 | 370 | | | | | |
| BLOCK 7 Lot 7 8050 370 BLOCK 7 Lot 8 8050 370 BLOCK 7 Lot 10 7033 351 BLOCK 7 Lot 11 8616 393 BLOCK 7 Lot 12 8946 395 BLOCK 7 Lot 13 7879 369 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 8 Lot 1 9110 382 BLOCK 8 Lot 2 8050 370 BLOCK 8 Lot 3 8050 370 BLOCK 8 Lot 4 8050 370 BLOCK 8 Lot 5 9004 378 BLOCK 8 Lot 7 7512 355 BLOCK 8 Lot 7 7512 359 BLOCK 8 Lot 9 8056 370 BLOCK 8 Lot 9 8056 370 | BLOCK 7 Lot 5 | 8050 | 370 | | | | | |
| BLOCK 7 Lot 8 8050 370 BLOCK 7 Lot 10 7033 351 BLOCK 7 Lot 11 8616 393 BLOCK 7 Lot 11 8946 395 BLOCK 7 Lot 12 8946 395 BLOCK 7 Lot 13 7879 369 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 8 Lot 1 9110 382 BLOCK 8 Lot 2 8050 370 BLOCK 8 Lot 3 8050 370 BLOCK 8 Lot 4 8050 370 BLOCK 8 Lot 5 9004 378 BLOCK 8 Lot 6 7729 350 BLOCK 8 Lot 7 7512 355 BLOCK 8 Lot 9 8043 369 BLOCK 8 Lot 9 8056 370 BLOCK 8 Lot 9 8056 370 | BLOCK 7 Lot 6 | 8050 | 370 | | | | | |
| BLOCK 7 Lot 10 7033 351 BLOCK 7 Lot 11 8616 393 BLOCK 7 Lot 12 8946 395 BLOCK 7 Lot 13 7879 369 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 8 Lot 1 9110 382 BLOCK 8 Lot 2 8050 370 BLOCK 8 Lot 3 8050 370 BLOCK 8 Lot 4 8050 370 BLOCK 8 Lot 5 9004 378 BLOCK 8 Lot 6 7729 350 BLOCK 8 Lot 7 7512 355 BLOCK 8 Lot 7 7512 359 BLOCK 8 Lot 9 8056 370 BLOCK 8 Lot 9 8056 370 BLOCK 8 Lot 10 9057 381 | BLOCK 7 Lot 7 | 8050 | 370 | | | | | |
| BLOCK 7 Lot 11 8616 393 BLOCK 7 Lot 12 8946 395 BLOCK 7 Lot 13 7879 369 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 8 Lot 1 9110 382 BLOCK 8 Lot 2 8050 370 BLOCK 8 Lot 3 8050 370 BLOCK 8 Lot 4 8050 370 BLOCK 8 Lot 5 9004 378 BLOCK 8 Lot 6 7729 350 BLOCK 8 Lot 7 7512 355 BLOCK 8 Lot 8 8043 369 BLOCK 8 Lot 9 8056 370 BLOCK 8 Lot 10 9057 381 | BLOCK 7 Lot 8 | 8050 | 370 | | | | | |
| BLOCK 7 Lot 12 8946 395 BLOCK 7 Lot 13 7879 369 BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 8 Lot 1 9110 382 BLOCK 8 Lot 2 8050 370 BLOCK 8 Lot 3 8050 370 BLOCK 8 Lot 4 8050 370 BLOCK 8 Lot 5 9004 378 BLOCK 8 Lot 6 7729 350 BLOCK 8 Lot 7 7512 355 BLOCK 8 Lot 8 8043 369 BLOCK 8 Lot 9 8056 370 BLOCK 8 Lot 10 9057 381 | BLOCK 7 Lot 10 | 7033 | 351 | | | | | |
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| BLOCK 7 Lot 14 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 7 Lot 15 8510 378 BLOCK 8 Lot 1 9110 382 BLOCK 8 Lot 2 8050 370 BLOCK 8 Lot 3 8050 370 BLOCK 8 Lot 4 8050 370 BLOCK 8 Lot 5 9004 378 BLOCK 8 Lot 6 7729 350 BLOCK 8 Lot 7 7512 355 BLOCK 8 Lot 9 8043 369 BLOCK 8 Lot 9 8056 370 | BLOCK 7 Lot 12 | 8946 | 395 | | | | | |
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| BLOCK 8 Lot 10 9057 381 | BLOCK 8 Lot 8 | 8043 | 369 | | | | | |
| | BLOCK 8 Lot 9 | 8056 | 370 | | | | | |
| BLOCK 9 Lot 1 9149 384 | BLOCK 8 Lot 10 | 9057 | 381 | | | | | |
| | BLOCK 9 Lot 1 | 9149 | 384 | | | | | |
| BLOCK 9 Lot 2 8073 371 | BLOCK 9 Lot 2 | 8073 | 371 | | | | | |

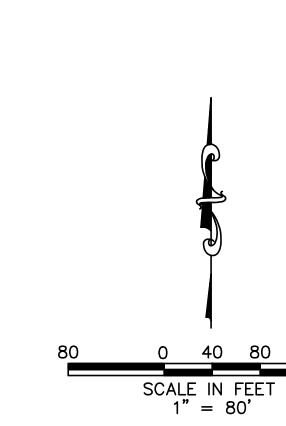
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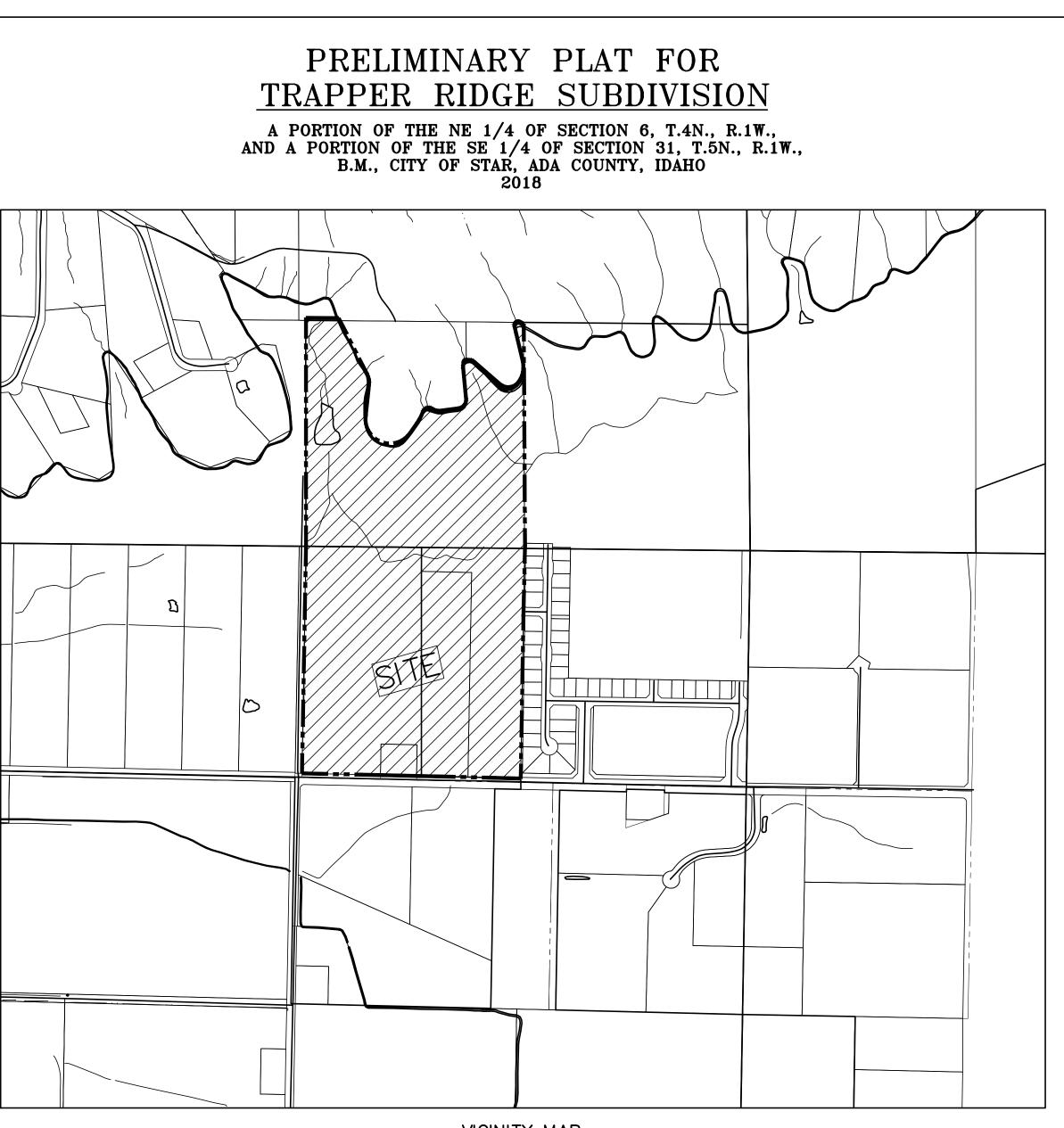
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|----------------|----------------------|--------|-----------|-----------------|--|--|--|--|--|
| | Lot | Area | Perimeter | DESCRIPTION | | | | | |
| • | BLOCK 1 Lot 6 OPEN | 494698 | 7311 | OPEN/POND/SLOPE | | | | | |
| | BLOCK 2 Lot 11 OPEN | 19883 | 640 | PATHWAY | | | | | |
| 2 | BLOCK 7 Lot 9 OPEN | 3360 | 288 | PATHWAY | | | | | |
| $\overline{5}$ | BLOCK 7 Lot 16 OPEN | 11625 | 1050 | BUFFER | | | | | |
| | BLOCK 10 Lot 1 OPEN | 15769 | 1455 | BUFFER | | | | | |
| Δ | BLOCK 11 Lot 7 OPEN | 61013 | 1200 | PARK OPEN | | | | | |
| | BLOCK 12 Lot 21 OPEN | 9406 | 832 | BUFFER | | | | | |





VICINITY MAP 1"=500'

PROPOSED FIRE HYDRANT

- STREET LIGHT EXISTING CONTOUR
- BUILDING ENVELOPE (SETBACK LINE)
- ZONING LINE
- RIGHT-OF-WAY LINE
- GRAVITY IRRIGATION LINE SEWER LINE
- WATER LINE PRESSURE IRRIGATION LINE
- STORM DRAIN LINE
- ROLLED CURB/GUTTER
- FOUND BRASS CAP MONUMENT FOUND 1/2" IRON PIN SET 5/8" IRON PIN FOUND 5/8" IRON PIN
- BOTTOM OF DITCH

<u>NOTES</u>

- 1. STAR SEWER AND WATER DISTRICT WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
- 2. THE SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANELS 16001C0130H AND 16001C0125H REVISED FEBRUARY 19, 2003.
- 3. ALL LOT SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC STREET. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO THE REAR LOT LINE. EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILTY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
- 4. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF STAR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- 5. THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE FARMERS
- UNION DITCH COMPANY. 6. STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SUBSURFACE SEEPAGE TRENCHES AS APPROVED BY ACHD.
- 7. ALL LOTS DESIGNATED AS COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY
- THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. 8. ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.
- 9. ALL EASEMENTS FROM NEW HOPE SUBDIVISION AS SHOWN ARE TO BE VACATED/ABANDONED PRIOR TO RECORDING OF FINAL PLAT. THERE ARE NO PUBLIC UTILITIES IDENTIFIED WITHIN THE EASEMENTS - VERIFICATION SHALL BE BY EACH APPLICABLE UTILITY COMPANY.

<u>PLAN SHEET INDEX</u>

| PP-4 - CONCEPTUAL SEWER PLAN PP-5 - CONCEPTUAL SEWER PROFILES PP-6 - CONCEPTUAL SEWER PROFILES | <u>SHEET</u> <u>DESCRIPTION</u> PP-1 - COVER SHEET, INDI PP-2 - PRELIMINARY PLAT PP-3 - CONCEPTUAL ENGIN | IEERING PLAN |
|--|---|--------------|
| | PP-4 - CONCEPTUAL SEWE | |
| -11 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 | | |

DEVELOPMENT FEATURES

- ACREAGE TOTAL PARCEL 66.63 ACRES TOTAL LOTS - 207 BUILDABLE LOTS -**RESIDENTIAL - 200**
- COMMON LOTS 7 DENSITY DU/ACRE - 3.00
- 2 COMMON AREA 14.11 ACRES 21.17% ZONING EXISTING - RUT/RT
- PROPOSED R-3
- SEWAGE DISPOSAL STAR SEWER AND WATER DISTRICT WATER SUPPLY STAR SEWER AND WATER DISTRICT
- CITY STAR
- SCHOOL DISTRICT
- FIRE DISTRICT

REVISED

IRRIGATION DISTRICT FARMERS UNION DITCH COMPANY LTD

OWNERS HEARTLAND HOMES LLC 9839 W. CABLE CAR ST. BOISE ID 83709

DEVELOPER TRILOGY DEVELOPMENT, INC. 9839 W. CABLE CAR ST. BOISE ID 83709

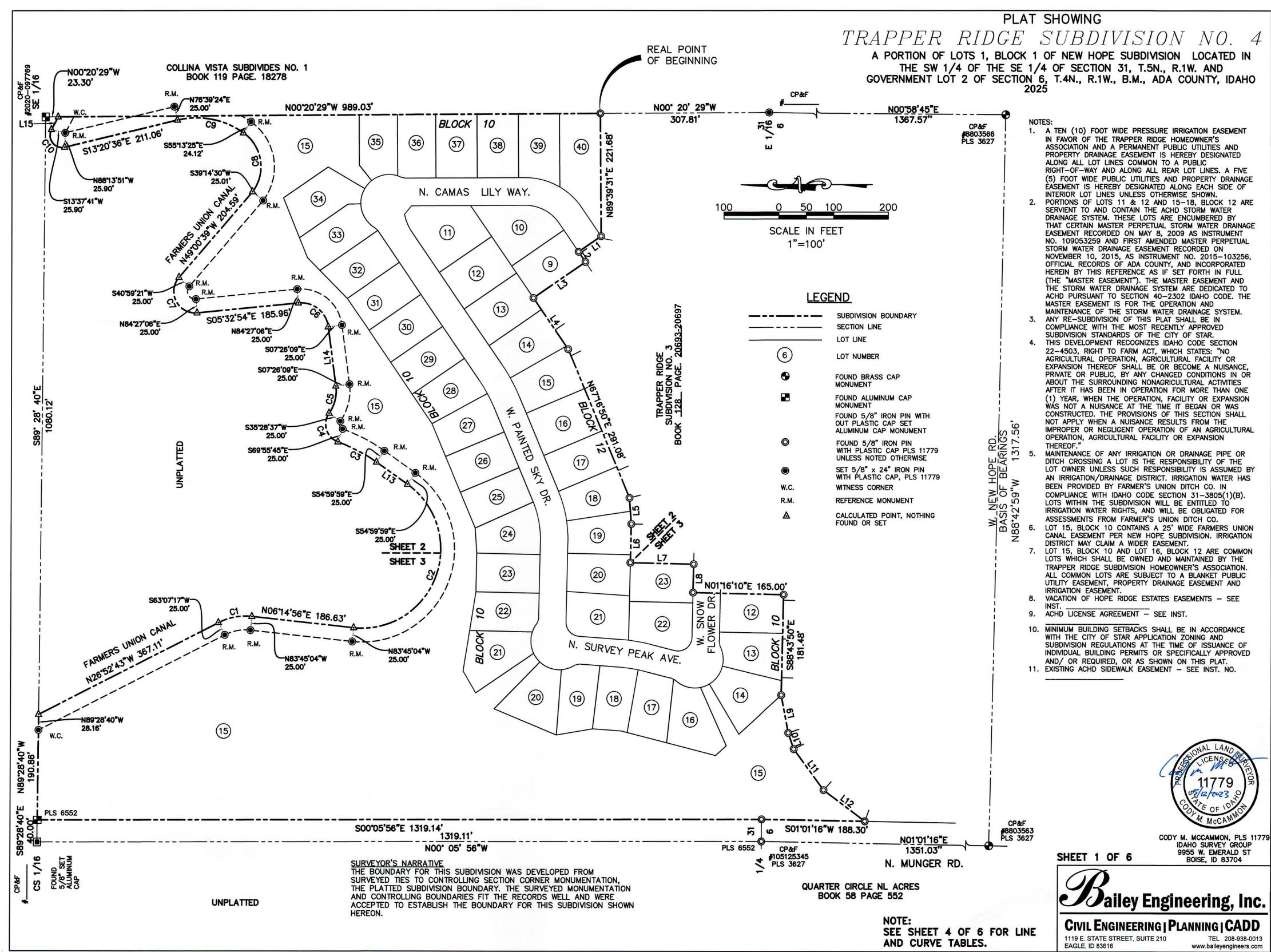
ENGINEER DAVID A. BAILEY, P.E. BAILEY ENGINEERING, INC. 4242 N. BROOKSIDE LANE BOISE, ID 83642

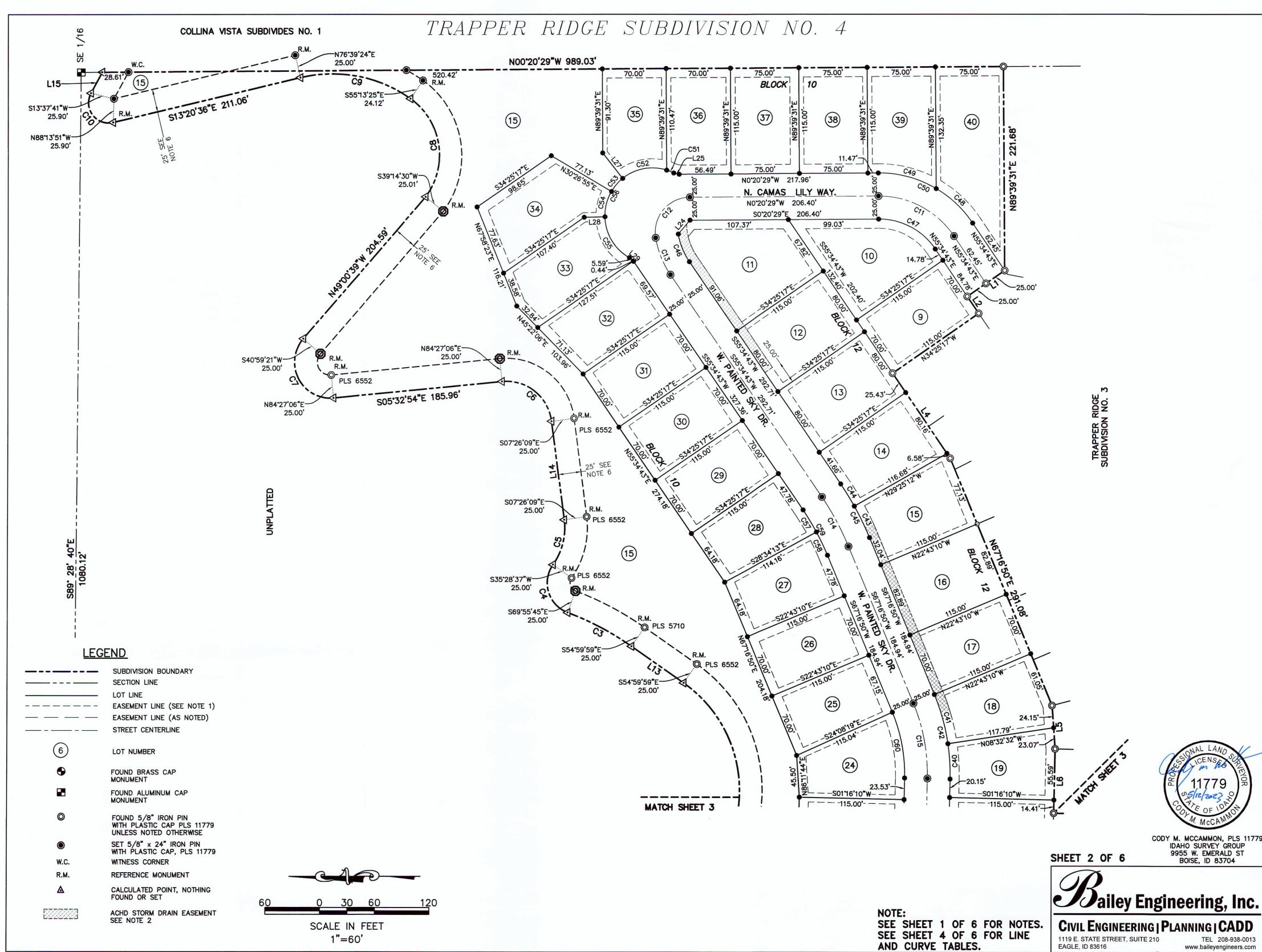
PLANNER/CONTACT SHAWN BROWNLEE TRILOGY DEVELOPMENT, INC. 9839 W. CABLE CAR ST. BOISE ID 83709

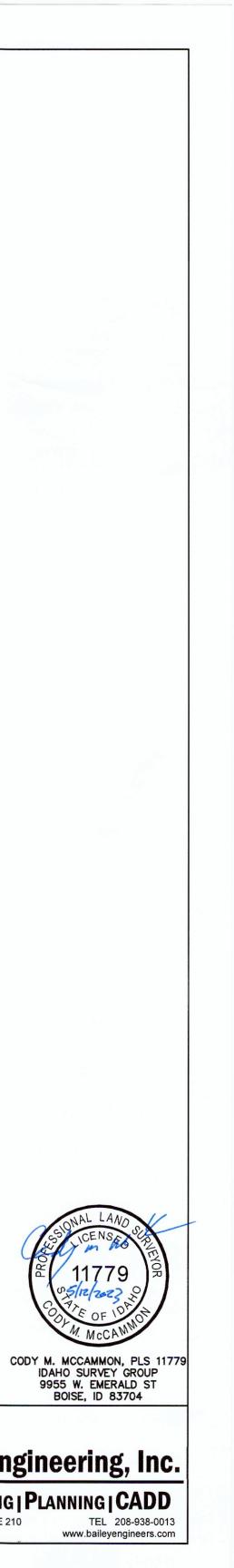


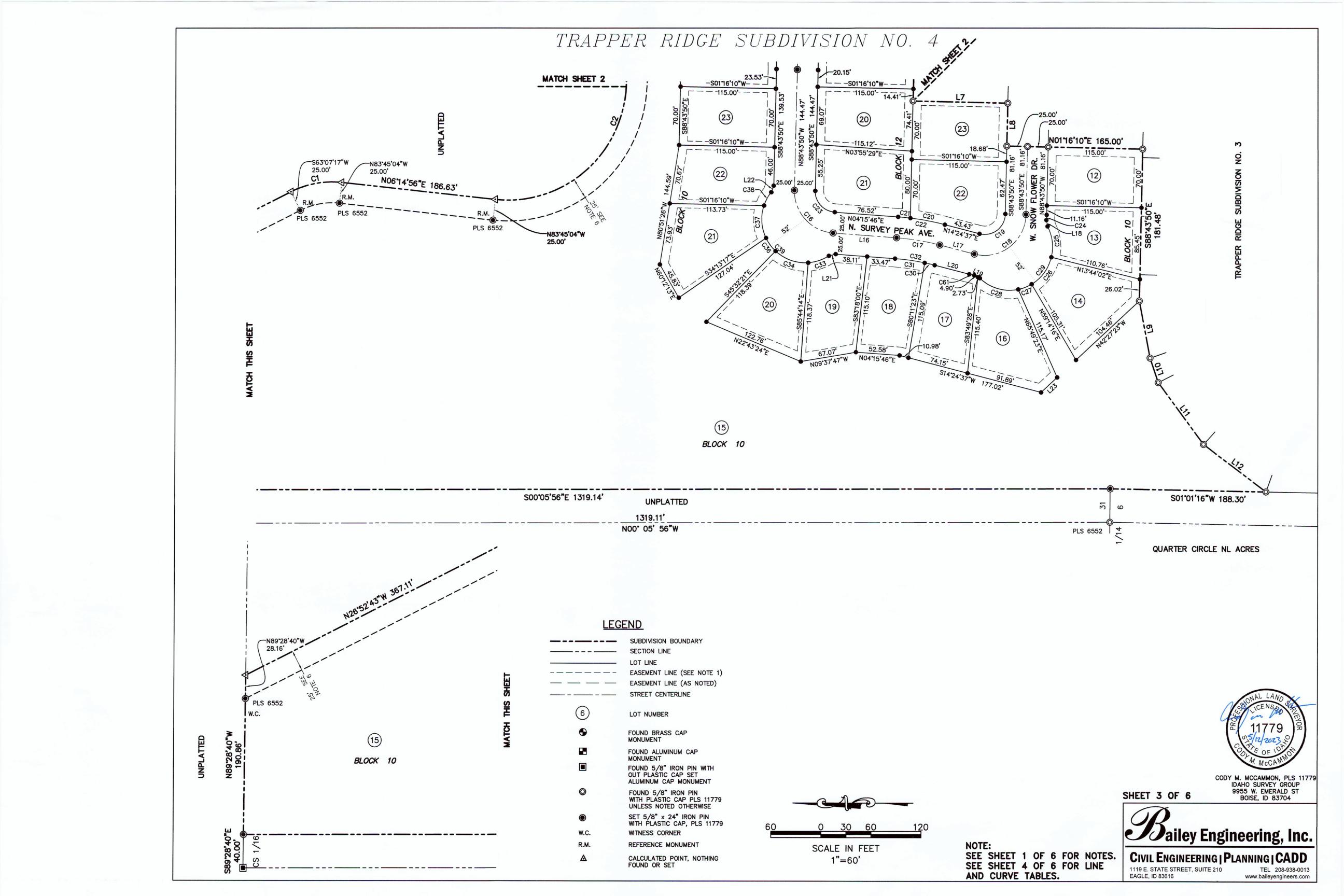












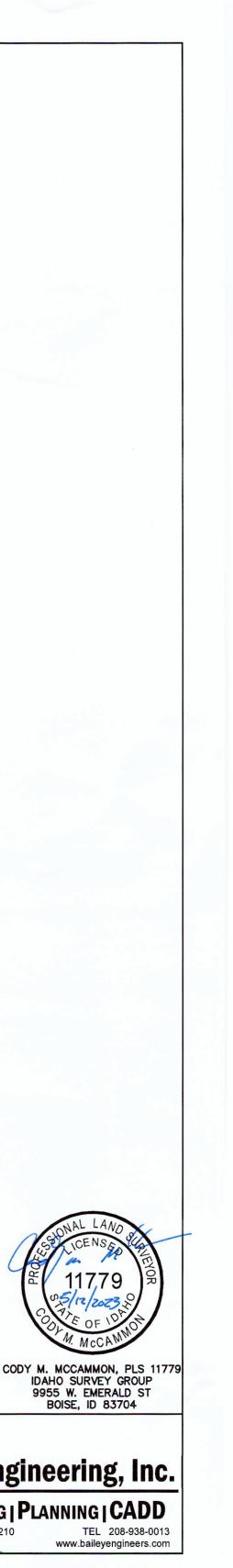
| | | Cu | rve Tabl | е | | | | |
|---------|--------------|---------|-------------------|-------------|--------------------|-------------|-----------|--|
| Curve # | Radius | Length | Chord | Bearing | Delta | | | |
| C1 | 108.92' | 62.98' | 62.10' | N10°18'53"W | 33*07'39" | | | |
| C2 | 143.00' | 377.49' | 277.04' | N69°22'31"W | 151*14'55' | | | |
| C3 | 305.81' | 79.68' | 79.46' | S27°32'08"W | 14*55'46" | | | |
| C4 | 34.25' | 63.01' | 54.49' | S72*46'26"W | 105*24'22 | | | |
| C5 | 68.87' | 51.58' | 50.38' | N75*58'46"W | 42*54'46" | | | |
| C6 | 50.00' | 76.89' | 69.54' | S38°30'29"W | 88*06'45" | | | |
| C7 | 39.00' | 92.94' | 72.46' | S62*43'14"W | 136*32'15 | | | |
| C8 | C8 74.82' 12 | | C8 74.82' 120.61' | | 107.97' | S81°02'32"W | 92*21'44" | |
| C9 | 150.57' | 126.69' | 122.99' | S10°45'45"W | 48°12'38" | | | |
| C10 | 22.00' | 50.72' | 40.21' | S52*41'55"W | 132*05'02 | | | |
| C11 | 100.00' | 97.60' | 93.77' | N27*37'07"E | 55°55'13" | | | |
| C12 | 38.00' | 65.74' | 57.84' | N49*54'12"W | 99 ° 07'25" | | | |
| C13 | 100.00' | 43.56' | 43.21' | S68°03'24"W | 24*57'22" | | | |
| C14 | 300.00' | 61.27' | 61.16' | N61*25'47"E | 11*42'07" | | | |
| C15 | 200.00' | 83.74' | 83.13' | N79°16'30"E | 23*59'20" | | | |
| C16 | 50.00' | 75.93' | 68.84' | S47*45'58"W | 87'00'24" | | | |
| C17 | 300.00' | 53.13' | 53.06' | N09°20'11"E | 10*08'51" | | | |
| C18 | 50.00' | 90.01' | 78.34' | S37°09'36"E | 103*08'27 | | | |
| C19 | 25.00' | 45.00' | 39.17' | N37°09'36"W | 103*08'27 | | | |
| C20 | 325.00' | 42.62' | 42.59' | N10°39'11"E | 7°30'52" | | | |

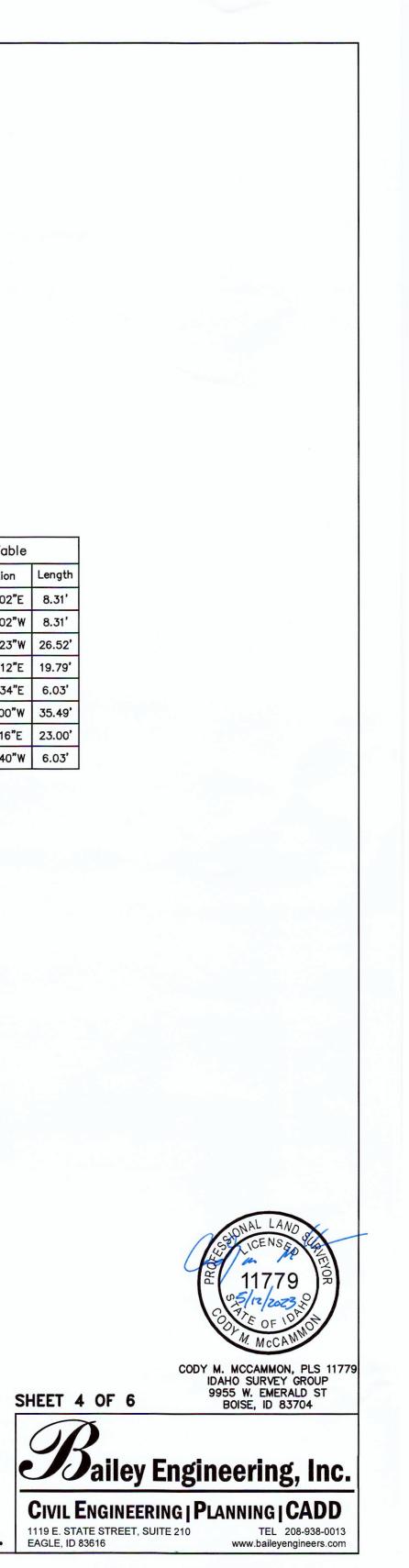
| | | Cui | rve Tabl | е | | Curve Table | | | | | | |
|---------|---------|---------|----------|----------------------|---------------------|-------------|---------|---------|---------|---------|----------------------|--------------------|
| Curve # | Radius | Length | Chord | Bearing | Delta | | Curve # | Radius | Length | Chord | Bearing | Delta |
| C21 | 325.00' | 14.94' | 14.93' | N05°34'46"E | 2*37'59" | | C42 | 225.00' | 94.20' | 93.52' | S79*16'30"W | 23*59'20" |
| C22 | 325.00' | 57.56' | 57.48' | S09°20'11"W | 10°08'51" | | C43 | 325.00' | 38.01' | 37.99' | N63*55'49"E | 6*42'02" |
| C23 | 25.00' | 37.96' | 34.42' | N47 * 45'58"E | 87*00'24" | | C44 | 325.00' | 28.37' | 28.36' | N58°04'46"E | 5*00'05" |
| C24 | 75.00' | 6.19' | 6.18' | S86'22'04"E | 4*43'32" | | C45 | 325.00' | 66.38' | 66.26' | S61*25'47"W | 11 ° 42'07" |
| C25 | 52.00' | 38.00' | 37.16' | N82°47'48"E | 41°52'29" | | C46 | 75.00' | 32.67' | 32.41' | N68'03'24"E | 24*57'22" |
| C26 | 52.00' | 41.30' | 40.22' | S53°30'51"E | 45'30'13" | | C47 | 75.00' | 73.20' | 70.33' | S27°37'07"W | 55 ° 55'13" |
| C27 | 52.00' | 17.30' | 17.22' | S2113'54"E | 19 ° 03'41" | | C48 | 125.00' | 55.36' | 54.91' | N42°53'29"E | 25*22'28" |
| C28 | 52.00' | 50.39' | 48.44' | S16°03'35"W | 55*31'18" | | C49 | 125.00' | 66.64' | 65.85' | N14 * 55'53"E | 30°32'45" |
| C29 | 52.00' | 146.99' | 102.71' | S37°09'36"E | 161 ° 57'40" | | C50 | 125.00' | 122.00' | 117.21' | N27°37'07"E | 55 * 55'13" |
| C30 | 275.00' | 12.46' | 12.46' | S13°06'44"W | 2*35'45" | | C51 | 52.00' | 8.27' | 8.26' | N21*56'12"E | 9°06'51" |
| C31 | 275.00' | 36.24' | 36.22' | S08*02'19"W | 7*33'06" | | C52 | 52.00' | 50.81' | 48.81' | N10°36'37"W | 55*58'46" |
| C32 | 275.00' | 48.70' | 48.64' | N09°20'11"E | 10°08'51" | | C53 | 52.00' | 19.01' | 18.91' | N49°04'32"W | 20*57'05" |
| C33 | 52.00' | 26.33' | 26.05' | S18°29'34"E | 29*00'32" | | C54 | 52.00' | 28.73' | 28.36' | N75 * 22'41"W | 31°39'12" |
| C34 | 52.00' | 42.69' | 41.50' | S19°31'46"W | 47°02'08" | | C55 | 52.00' | 54.50' | 52.04' | S58*46'10"W | 60°03'07" |
| C36 | 52.00' | 19.52' | 19.41' | S53°48'10"W | 21*30'39" | | C56 | 52.00' | 161.32' | 103.98' | N62*22'53"W | 177*45'02" |
| C37 | 52.00' | 39.83' | 38.86' | S86*30'07"W | 43*53'16" | | C57 | 275.00' | 28.08' | 28.07' | S58'30'15"W | 5*51'04" |
| C38 | 52.00' | 18.23' | 18.13' | N61°30'44"W | 20°05'01" | | C58 | 275.00' | 28.08' | 28.07' | S64°21'19"W | 5°51'04" |
| C39 | 52.00' | 146.60' | 102.65' | S47°45'58"W | 161*31'36" | | C59 | 275.00' | 56.17' | 56.07' | S61°25'47"W | 11°42'07" |
| C40 | 225.00' | 38.53' | 38.48' | N86°21'49"E | 9*48'42" | | C60 | 175.00' | 73.27' | 72.74' | S79*16'30"W | 23 ° 59'20" |
| C41 | 225.00' | 55.67' | 55.53' | N74°22'09"E | 14 10'38" | | C61 | 75.00' | 6.19' | 6.18' | S12°02'51"W | 4*43'32" |

| Line Table | | | | |
|------------|-------------|---------|--|--|
| Line # | Direction | Length | | |
| L1 | S34°25'17"E | 50.00' | | |
| L2 | N55'34'43"E | 22.33' | | |
| L3 | S34°25'17"E | 115.00' | | |
| L4 | N55°34'43"E | 112.17' | | |
| L5 | N85*44'40"E | 47.22' | | |
| L6 | S88'43'50"E | 70.00' | | |
| L7 | N01°16'10"E | 115.00' | | |
| L8 | S88*43'50"E | 51.32' | | |
| L9 | N79°20'07"E | 69.41' | | |
| L10 | N71°11'46"E | 30.77' | | |
| L11 | N53°34'53"E | 91.91' | | |
| L12 | N36'37'12"E | 94.43' | | |
| L13 | S35°00'01"W | 69.29' | | |
| L14 | S82*33'51"W | 107.85' | | |
| L15 | N61*15'34"W | 25.96' | | |
| L16 | S04*15'46"W | 76.52' | | |
| L17 | S14°24'37"W | 43.43' | | |
| L18 | N78*55'38"E | 7.63' | | |
| L19 | S26'45'09"W | 7.63' | | |

L20 S14°24'37"W 43.43'

| | Line Table | |
|--------|-------------|----------------|
| Line # | Direction | Length |
| L21 | S14°22'02"E | 8.31' |
| L22 | N70°06'02"W | 8.31' |
| L23 | N42°27'23"W | 26.52' |
| L24 | S49'54'12"E | 19.79 ' |
| L25 | N13°04'34"E | 6.03' |
| L27 | S51°24'00"W | 35.49' |
| L28 | S01°12'16"E | 23.00' |
| L29 | S42°09'40"W | 6.03' |





NOTE: SEE SHEET 1 OF 6 FOR NOTES.

CERTIFICATE OF OWNERS

Know all men by these presents: That Challenger Development Inc., an Idaho Corporation is the owner of the property described as follows:

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. A portion of Lot 1, Block 1 of New Hope Subdivision as filed in Book 74 of Plats at Pages 7,640 and 7,641, records of Ada County, Idaho located in the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 5 North, Range 1 West and Government Lot 2 of However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as Section 6, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows: designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in Commencing at the Southeast corner of said Government Lot 2 from which the Southwest corner of said Government Lot 2 bears this plat will be eligible to receive water and sewer service from the Star Sewer and Water District and the District has agreed in writing to serve all the lots in this subdivision.

North 88°42'59" West, 1317.56 feet; thence on the east boundary line of said New Hope Subdivision, North 00°58'45" East, 1367.57 feet to the Northeast corner of said Government Lot 2; thence continuing on said east boundary line, North 00°20'29" West, 307.81 feet to the Northeast corner of Trapper Ridge Subdivision No. 3 as filed in Book of Plats at Pages and , records of Ada County, Idaho, and the **REAL POINT OF BEGINNING**;

thence on the northerly boundary line of said Trapper Ridge Subdivision No. 3 the following sixteen (16) courses and distances: South 89°39'31" West, 221.68 feet; North 34°25'17" West, 50.00 feet; South 55°34'43" West, 22.33 feet; North 34°25'17" West, 115.00 feet; South 55°34'43" West, 112.17 feet; South 67°16'50" West, 291.08 feet; South 85°44'40" West, 47.22 feet; North 88°43'50" West, 70.00 feet; South 01°16'10" West, 115.00 feet; North 88°43'50" West, 51.32 feet; South 01°16'10" West, 165.00 feet; North 88°43'50" West, 181.48 feet; South 79°20'07" West, 69.41 feet; South 71°11'46" West, 30.77 feet; South 53°34'53" West, 91.91 feet; South 36°37'12" West, 94.43 feet to the west boundary line of said New Hope Subdivision; thence on said west boundary line the following two (2) courses and distances: North 01°01'16" East, 188.30 feet; North 00°05'56" West, 1,319.14 feet to the north boundary line of said New Hope Subdivision coincident with the north boundary line of the Southwest 1/4 of the Southeast 1/4 of said Section 31; thence on said north boundary lines, South 89°28'40" East, 190.86 feet to the centerline of the Farmer Union Canal; thence on said centerline and continuing on the northerly boundary line of said New Hope Subdivision the following eighteen (18) courses and distances:

South 26°52'43" East, 367.11 feet;

62.98 feet on the arc of a curve to the right having a radius of 108.92 feet, a central angle of 33°07'39", and a long chord which bears South 10°18'53" East, 62.10 feet;

South 06°14'56" West, 186.63 feet;

377.49 feet on the arc of a curve to the left having a radius of 143.00 feet, a central angle of 151°14'55", and a long chord which bears South 69°22'31" East, 277.04 feet;

North 35°00'01" East, 69.29 feet;

79.68 feet on the arc of a curve to the left having a radius of 305.81 feet, a central angle of 14°55'46", and a long chord which bears North 27°32'08" East, 79.46 feet;

63.01 feet on the arc of a reverse curve to the right having a radius of 34.25 feet, a central angle of 105°24'22", and a long chord which bears North 72°46'26" East, 54.49 feet;

51.58 feet on the arc of a reverse curve to the left having a radius of 68.87 feet, a central angle of 42°54'46", and a long chord which bears South 75°58'46" East, 50.38 feet;

North 82°33'51" East, 107.85 feet;

76.89 feet on the arc of a curve to the left having a radius of 50.00 feet, a central angle of 88°06'45", and a long chord which bears North 38°30'29" East, 69.54 feet;

North 05°32'54" West, 185.96 feet;

92.94 feet on the arc of a curve to the right having a radius of 39.00 feet, a central angle of 136°32'15", and a long chord which bears North 62°43'14" East, 72.46 feet;

South 49°00'39" East, 204.59 feet;

120.61 feet on the arc of a non tangent curve to the left having a radius of 74.82 feet, a central angle of 92°21'44", and a long chord which bears North 81°02'32" East, 107.97 feet;

126.69 feet on the arc of a non tangent curve to the left having a radius of 150.57 feet, a central angle of 48°12'38", and a long chord which bears North 10°45'45" East, 122.99 feet; North 13°20'36" West, 211.06 feet;

50.72 feet on the arc of a curve to the right having a radius of 22.00 feet, a central angle of 132°05'02", and a long chord which bears North 52°41'55" East, 40.21 feet;

South 61°15'34" East, 25.96 feet to the east boundary line of said New Hope Subdivision coincident with the west boundary line of Collina Vista Subdivision No. 1 as filed in Book 119 of Plats at Pages 18278 through 18284, records of Ada County, Idaho; thence on said east boundary line, South 00°20'29" East, 989.03 feet to the POINT OF BEGINNING.

Containing 22.044 acres, more or less.

TRAPPER RIDGE SUBDIVISION NO. 4

CERTIFICATE OF OWNERS CONTD.

Challenger Development, Inc.

Corey D. Barton, President

CERTIFICATE OF SURVEYOR

I, Cody M. McCammon, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual 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.

Cody M. McCammon

117,79

ACKNOWLEDGMENT State of Idaho) S.S.

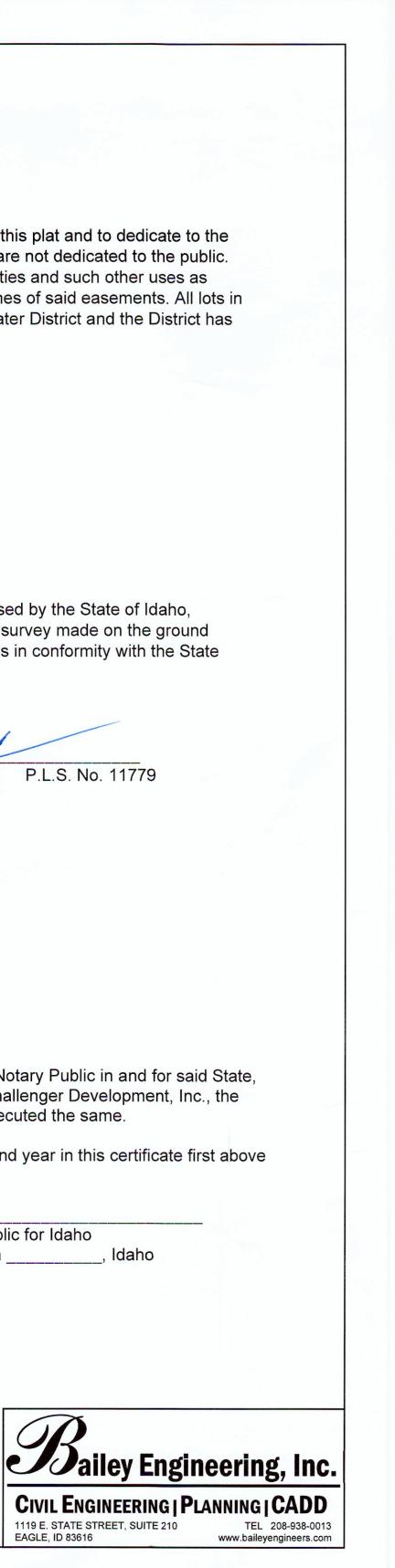
County of Ada)

On this before me, the undersigned, a Notary Public in and for said State, day of 20 personally appeared Corey Barton, known or identified to me to be the president of Challenger Development, Inc., the corporation which executed the within instrument and acknowledged to me that he 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

Notary Public for Idaho Residing in Idaho



SHEET 5 OF 6

TRAPPER RIDGE SUBDIVISION NO. 4

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the Star Sewer and Water District and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Central District Health

Date

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the_____, 20_____, 20_____,

ACHD President

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Star, Ada County, Idaho, on this day, hereby approve this plat.

City Engineer

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, Star, Idaho

Date

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Ada County Idaho, hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor

CERTIFICATE OF 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

COUNTY RECORDER'S CERTIFICATE

State of Idaho)) S.S.

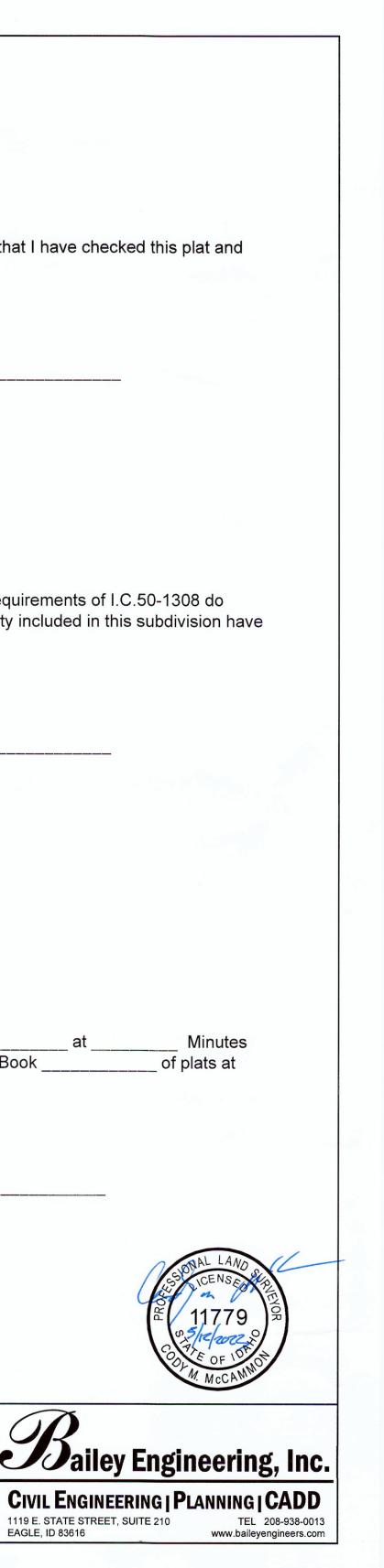
County of Ada)

| I hereby certify th | nat this ins | trument was filed for r | ecord at the requ | est of | | at | Mi |
|---------------------|--------------|-------------------------|-------------------|--------|-----------|----|--------|
| past | O'clock | .M. on this | day of | , 20 | , in Book | | of pla |
| Pages | | · · · · | | | | | |

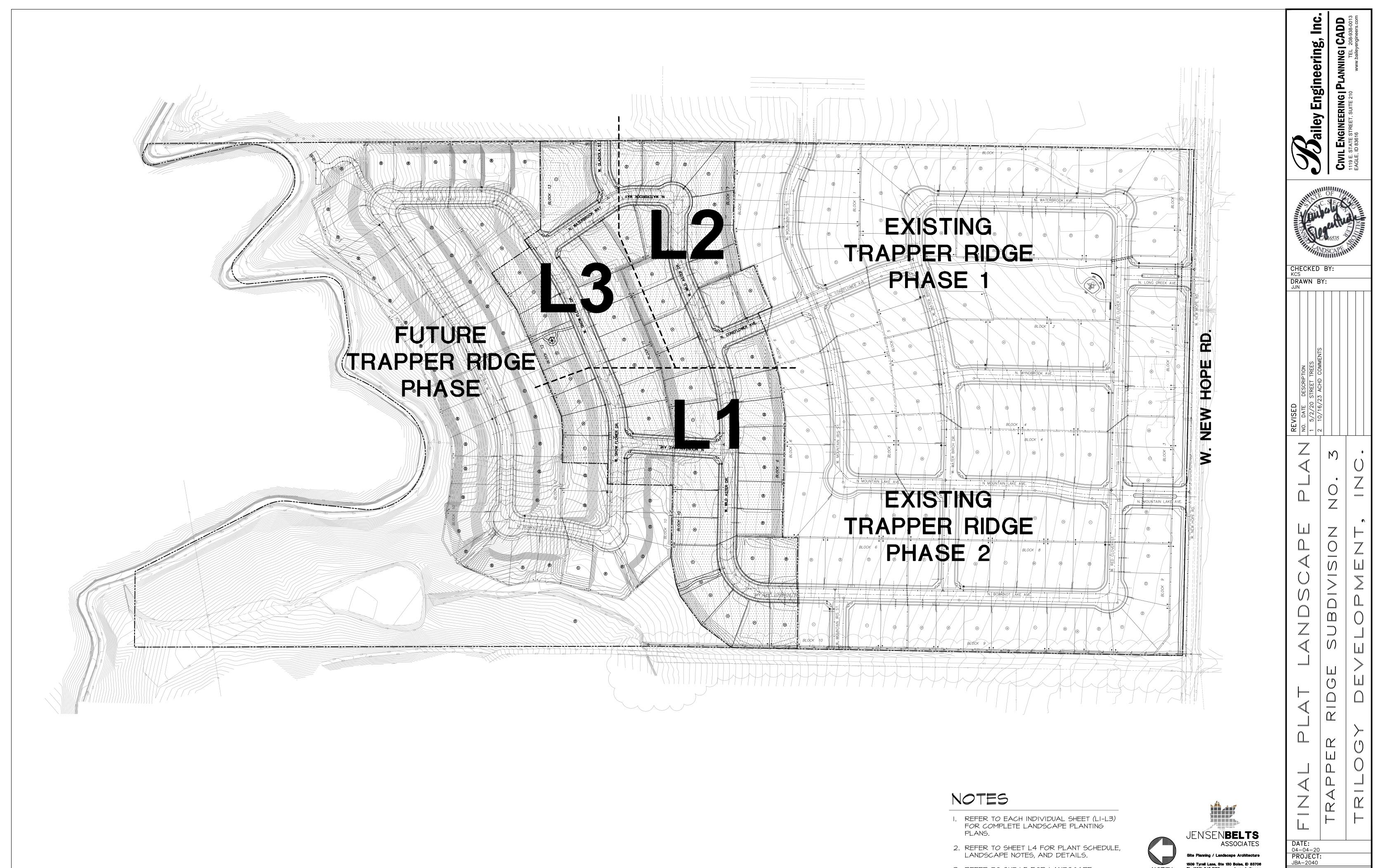
Instrument No.

Deputy

Ex-Officio Recorder



SHEET 6 OF 6

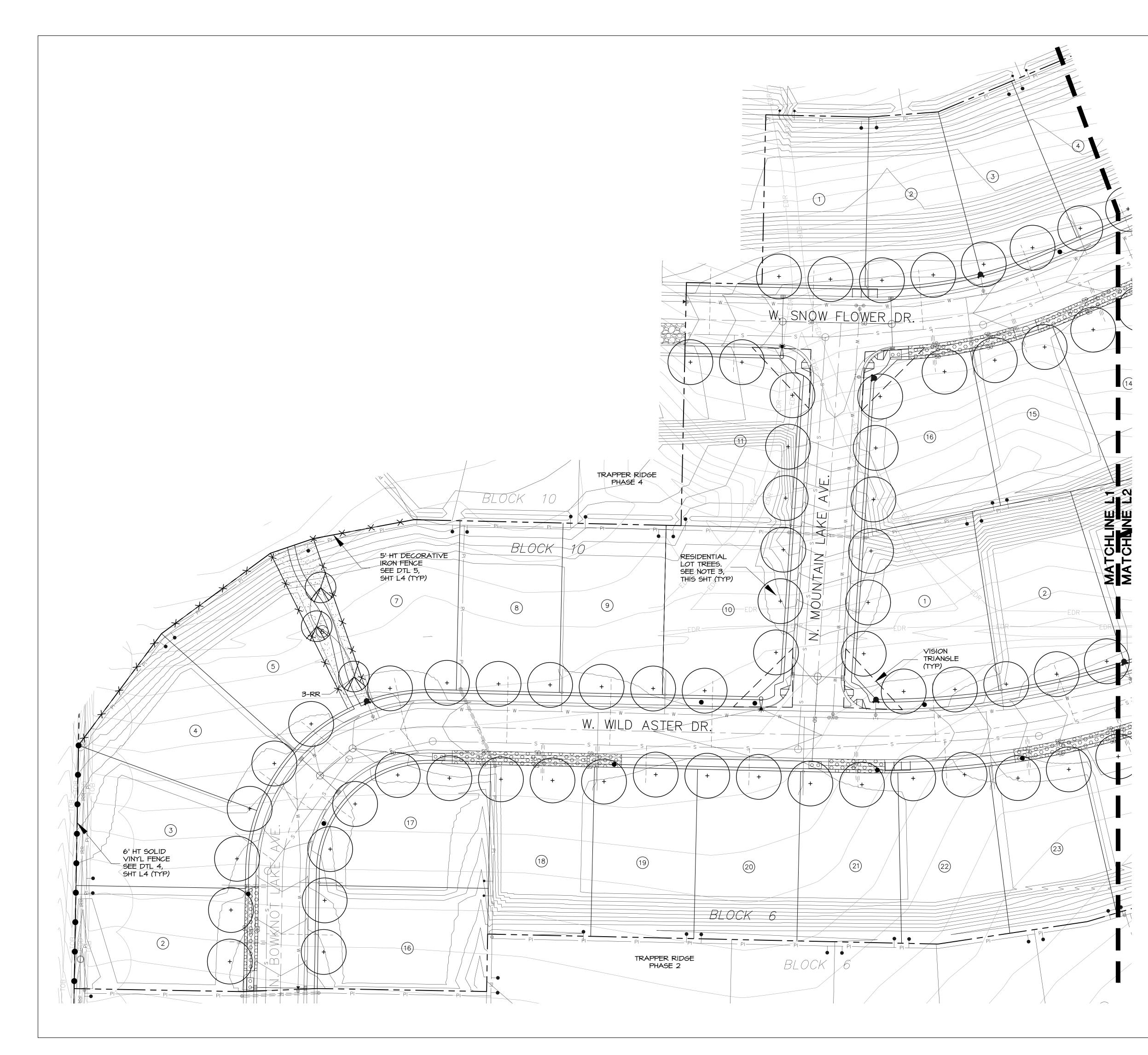


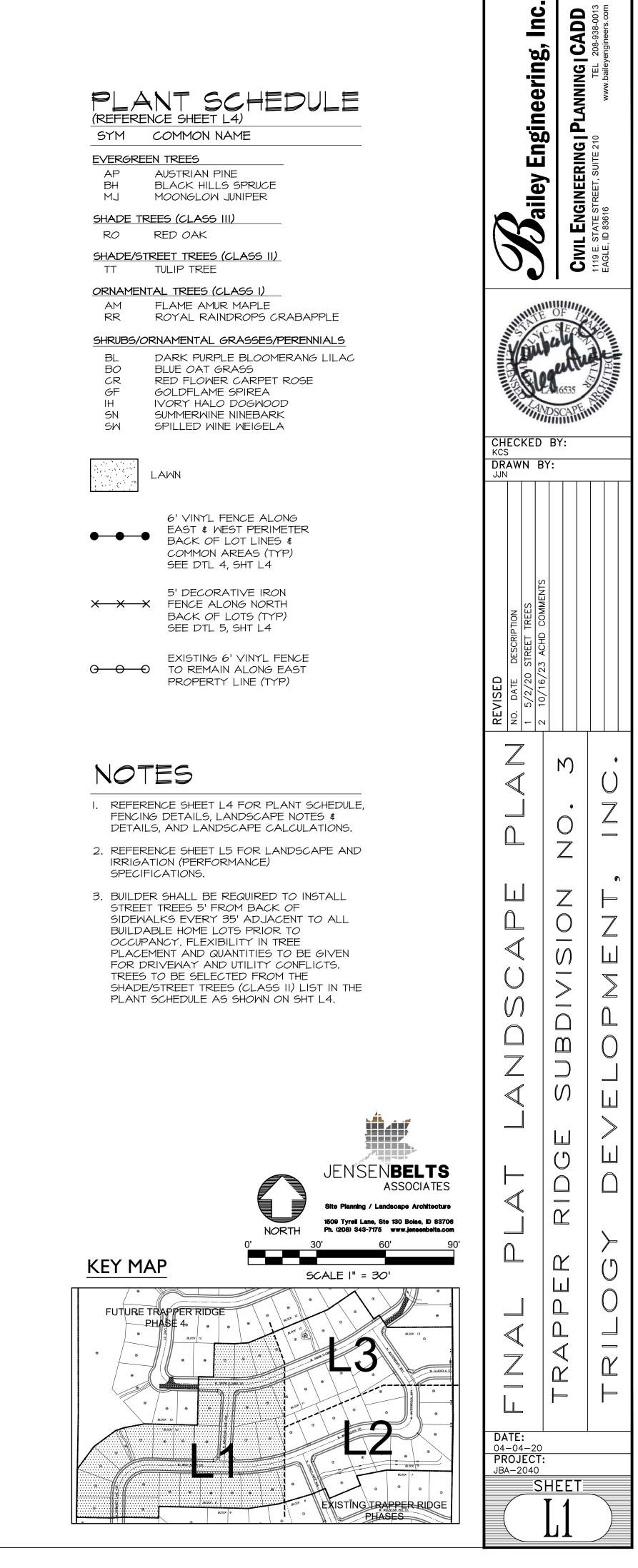
3. REFER TO SHT L5 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

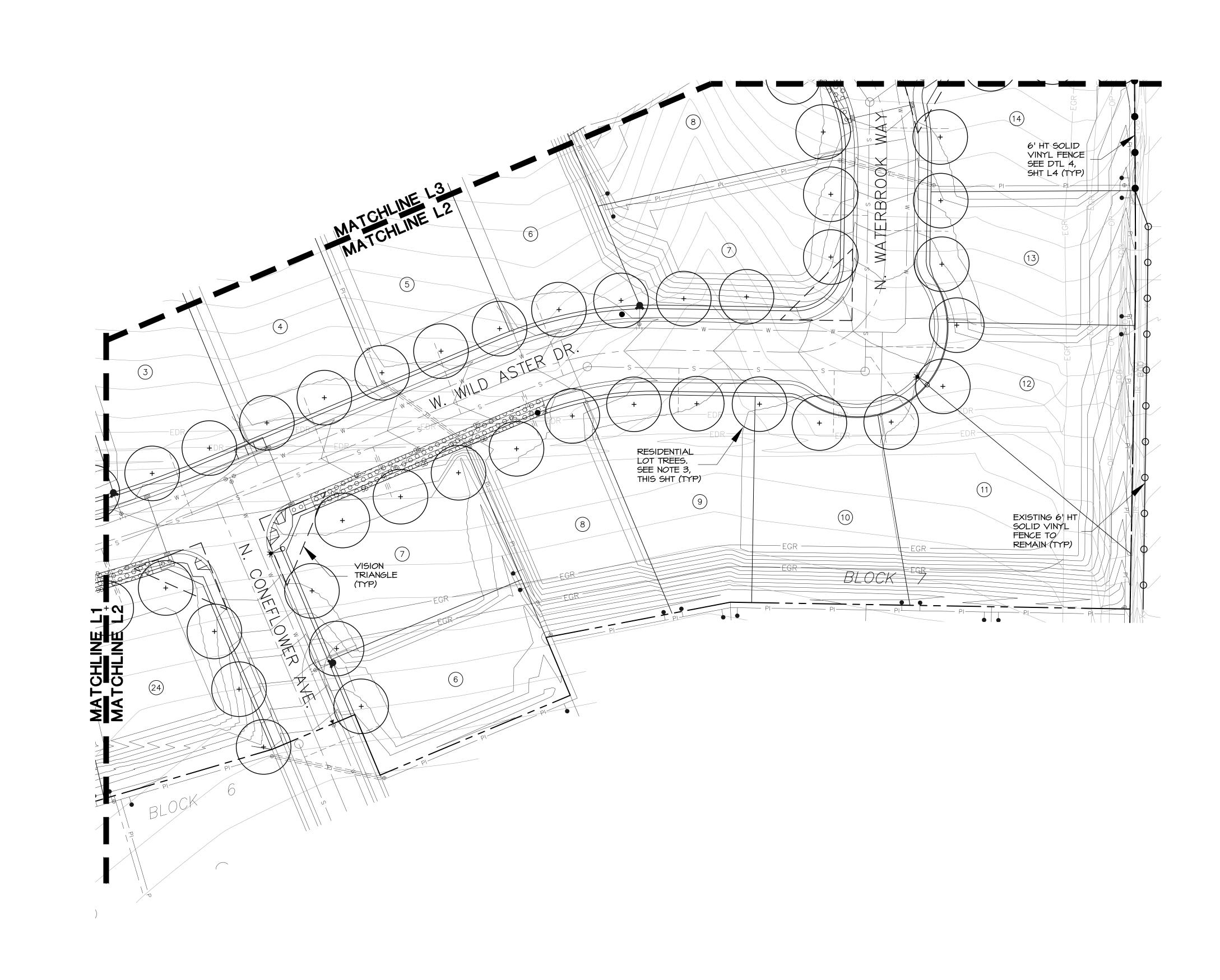


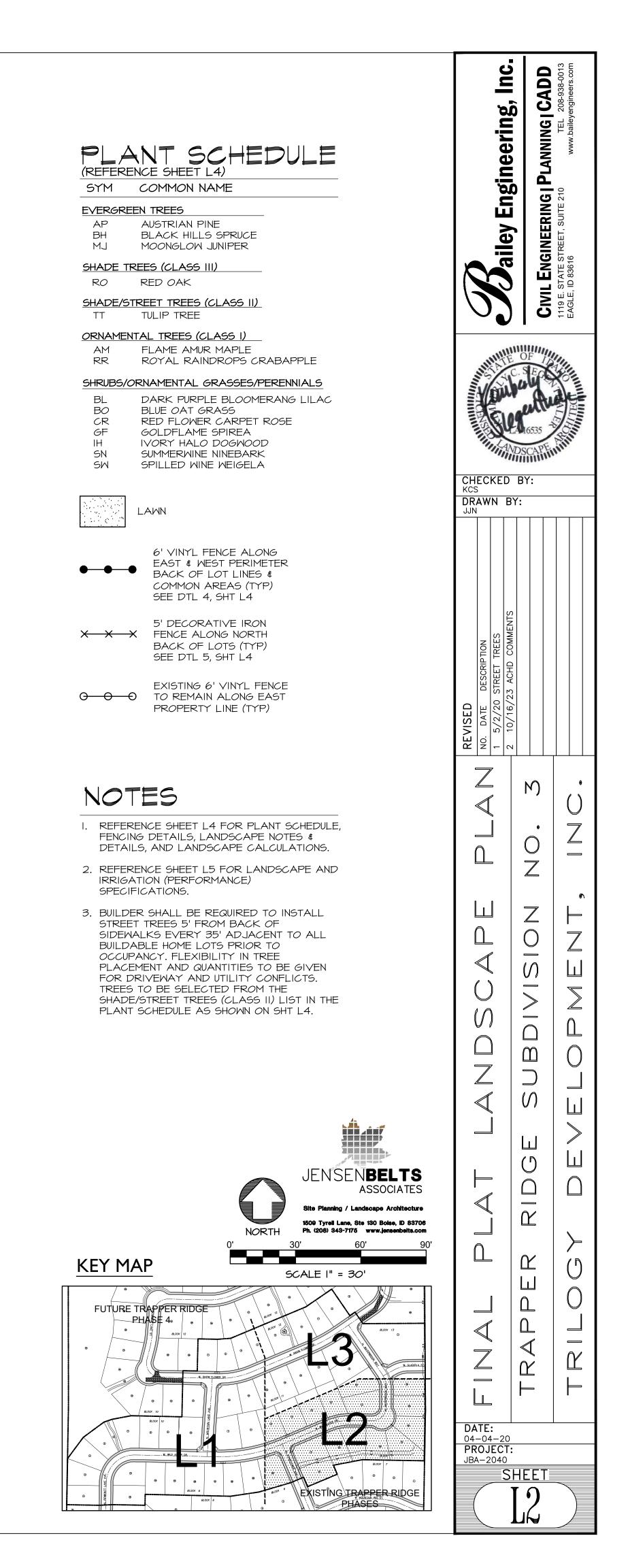
SHEET

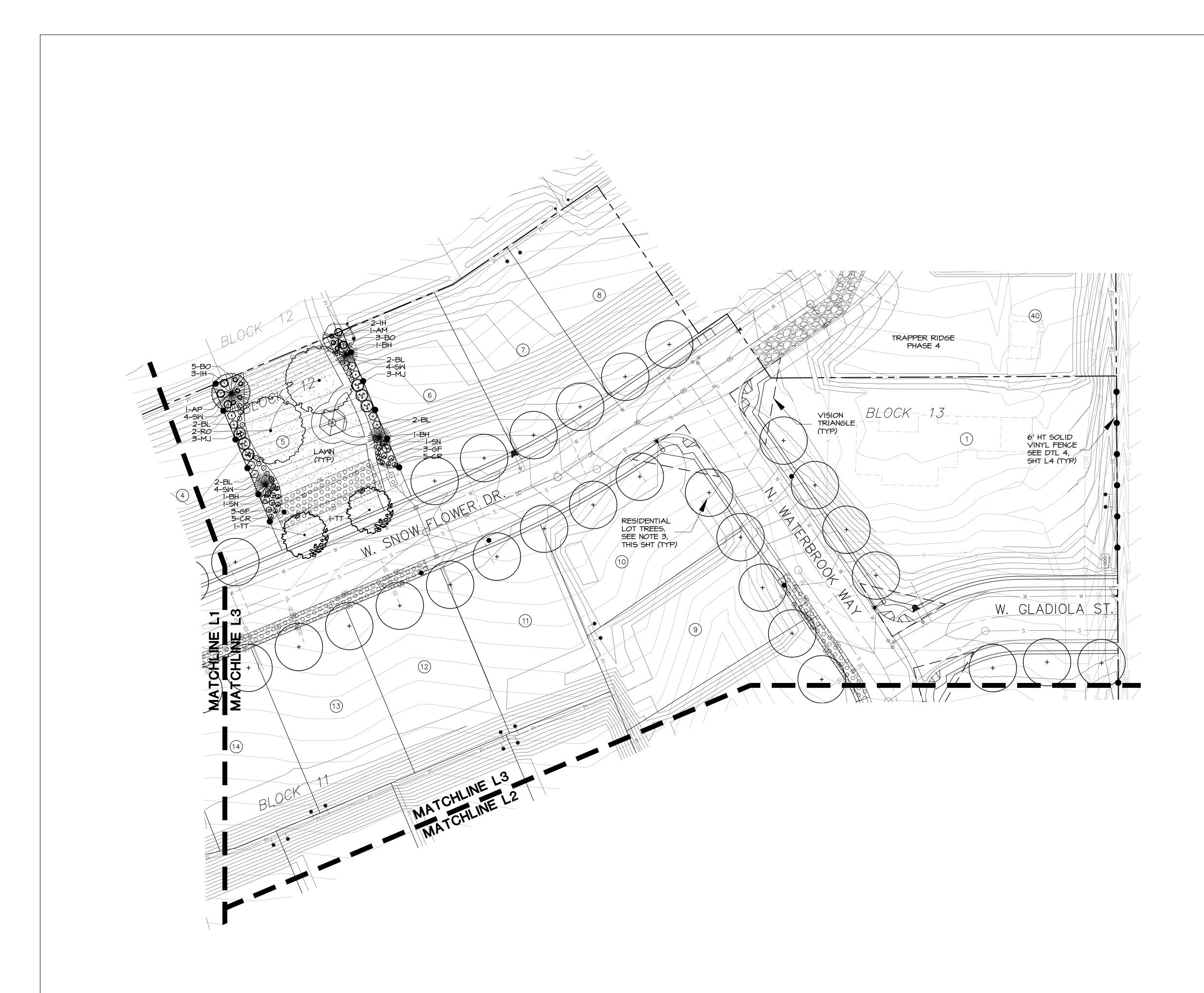
SCALE |" = 100'

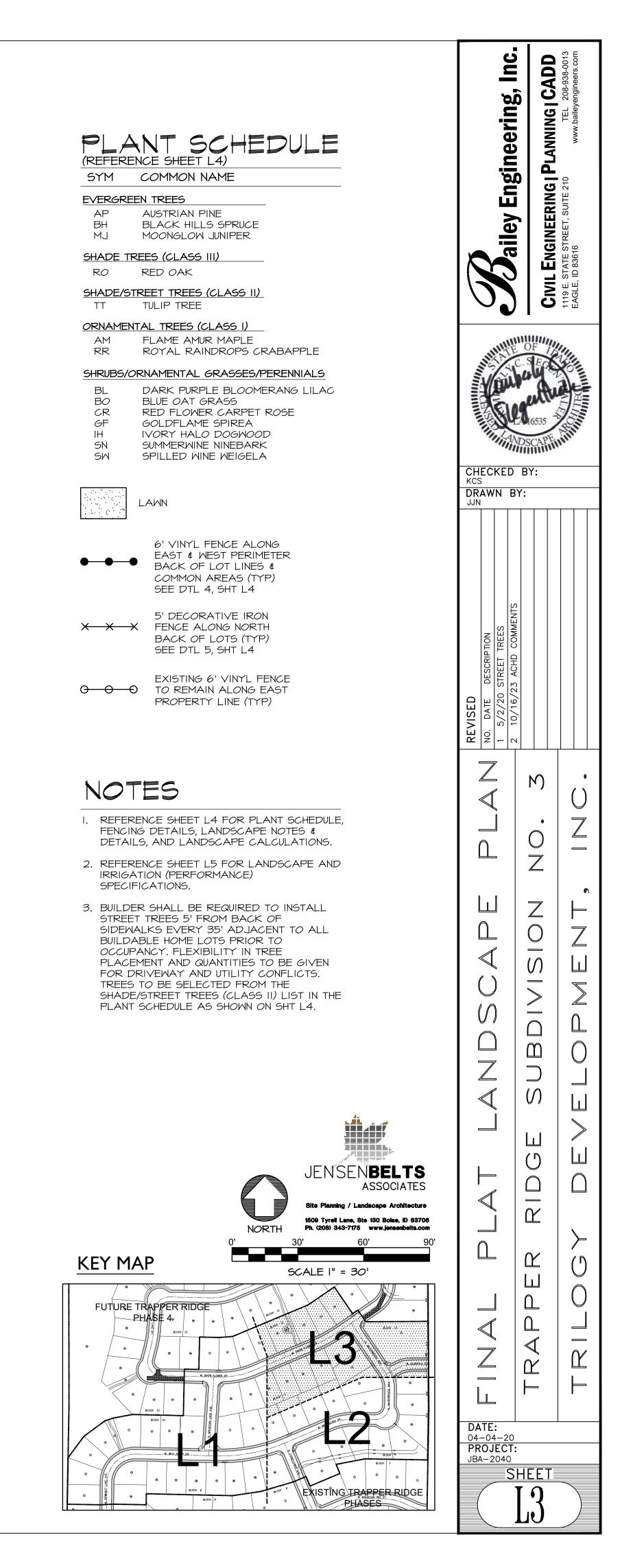


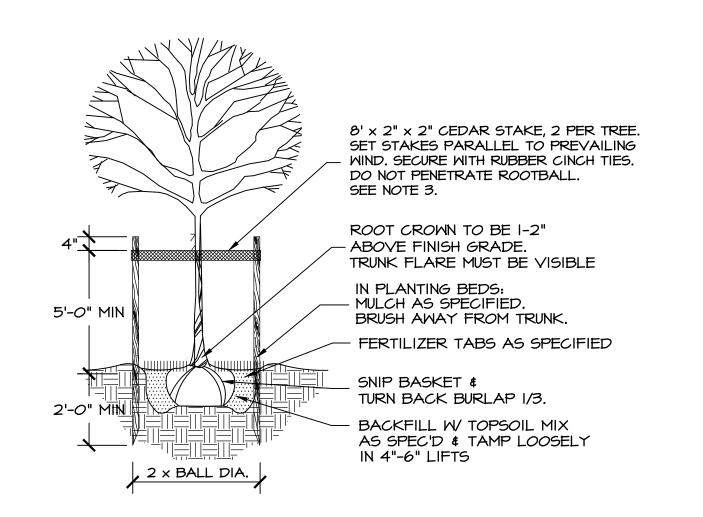








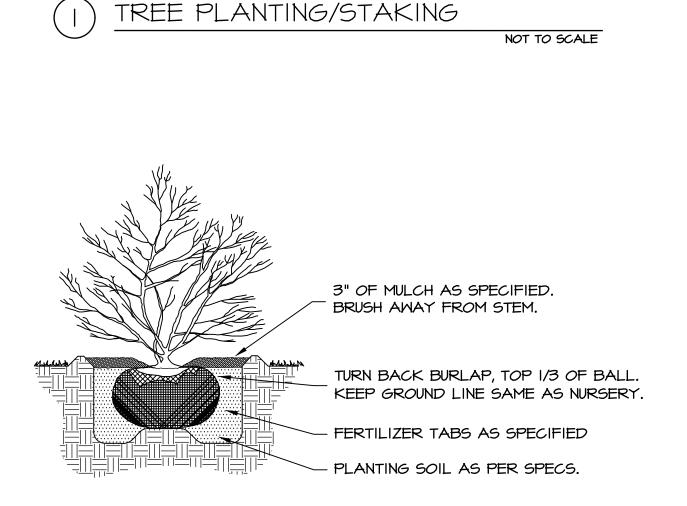


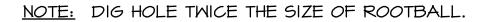


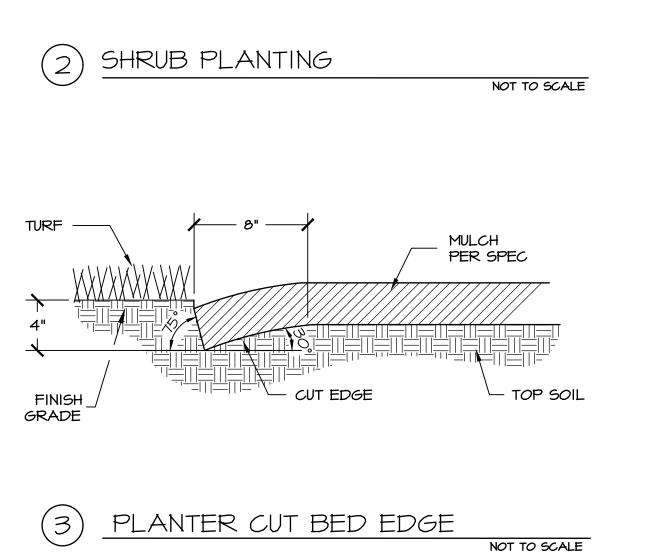
<u>NOTES</u>

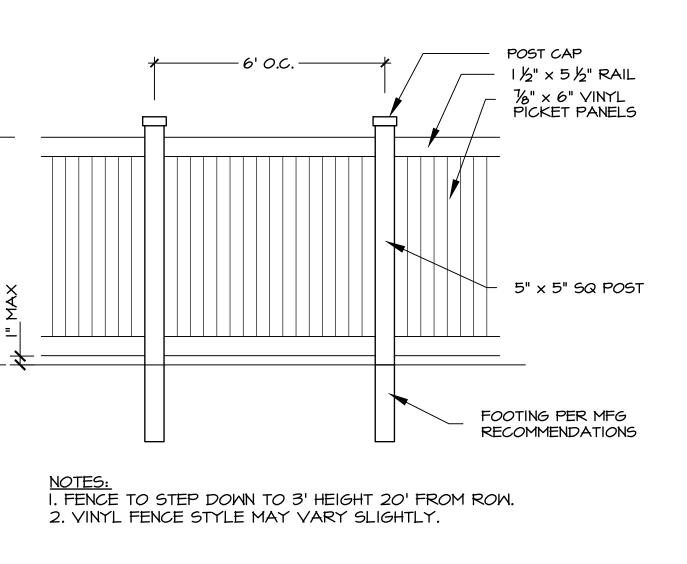
I. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.

- REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
 STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS
- RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF I YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE I YEAR WARRANTY PERIOD.
- 4. TREE TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.





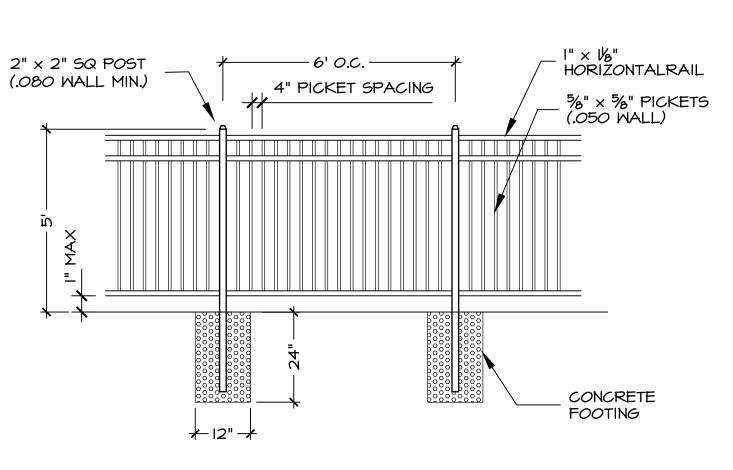




VINYL PRIVACY FENCE

4

(5)



NOTES: I. DECORATIVE IRON FENCE STYLE MAY VARY SLIGHTLY.

DECORATIVE IRON FENCE

NOT TO SCALE

NOT TO SCALE

| | LANT SCHEDUL |
|-----------|---|
| SYI | M COMMON NAME |
| E٧ | ERGREEN TREES |
| B | AUSTRIAN PINE BLACK HILLS SPRUCE IJ MOONGLOW JUNIPER |
| SH | HADE TREES (CLASS III) |
| | O RED OAK |
| <u>SH</u> | AUTUMN PURPLE ASH COMMON HACKBERRY SKYLINE HONEYLOCUST LITTLELEAF LINDEN MANCHURIAN ASH AMERICAN SWEETGUM TULIP TREE |
| | RNAMENTAL TREES (CLASS I)MFLAME AMUR MAPLERROYAL RAINDROPS CRABAPPLE |
| SH | IRUBS/ORNAMENTAL GRASSES/PERENNIALS |
| _ | BL DARK PURPLE BLOOMERANG LILA BLUE OAT GRASS |
| Ċ | R RED FLOWER CARPET ROSE |
| ۱H | H IVORY HALO DOGWOOD N SUMMERWINE NINEBARK |
| - | SPILLED WINE WEIGELA |
| | 6' VINYL FENCE ALONG |
| • | EAST & WEST PERIMETER BACK OF LOT LINES & X COMMON AREAS (TYP) SEE DTL 4, THIS SHT |
| N | OTES |
| ١. | ALL PLANTING AREAS SHALL BE INSTALL WILL MEET THE REQUIREMENT TO INSTALL 32 90 00 - LANDSCAPE SPECIFICATION |
| 2. | ALL PLANTING AREAS TO BE WATERED I SHT L5 - SPEC SECTION 32 84 00 - IRR |
| З. | LOCATE AND PROTECT ALL UTILITIES DU |
| 4. | TREES SHALL NOT BE PLANTED WITHIN TO STRUCTURES, OR FACILITIES. ACCESS TO PLANTED WITH TREES, SHRUBS, OR ANY L SEEPAGE BEDS MUST BE PROTECTED FR INSTALLATION OF THE LANDSCAPE IRRIG SEEPAGE BEDS TO HAVE A ROOT BALL PLACED OVER DRAINAGE SWALE SAND |
| 5. | NO TREES SHALL IMPEDE THE 40' VISION OVER 3' HIGH AT MATURITY WILL BE LOC SHALL BE RESPONSIBLE FOR PRUNING T |

| 4 | |
|---|--|
| 1 | |
| 1 | |
| 1 | |

| | 1 | |
|----------------|---|--|
| | BOTANICAL NAME | SIZE |
| | PINUS NIGRA PICEA GLAUCA 'DENSATA' JUNIPERUS SCOPULORUM 'MOONGLOW' | 6-8' HT B≰B 6-8' HT B≰B 6-8' HT B≰B |
| | QUERCUS RUBRA | 2" CAL B&B |
| | FRAXINUS AMERICANA 'AUTUMN PURPLE' CELTIS OCCIDENTALIS GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TILIA CORDATA FRAXINUS MANDSHURICA LIQUIDAMBER STYRACIFLUA LIRODENDRON TULIPIFERA | 2" CAL B&B 2" CAL B&B |
| | ACER GINNALA 'FLAME' MALUS x 'JFS-KW5' | 6-8' HT. MULTI-STEM 2" CAL B&B |
| <u>9</u> ~C | SYRINGA × 'SMSJBP7' HELICTOTRICHON SEMPERVIRENS ROSA 'FLOWER CARPET- NOARE' SPIRAEA × BUMALDA 'GOLDFLAME' CORNUS ALBA 'BAILHALO' PHYSOCARPUS OPULIFOLIA 'SEWARD' WEIGELA FLORIDA 'BOKRASPIWI' | 5 GAL I GAL 2 GAL 3 GAL 5 GAL 2 GAL |
| € | 5' DECORATIVE IRON FENCE ALONG NORTH BACK OF LOTS (TYP) SEE DTL 5, THIS SHT | EXISTING 6' VINYL FENCE TO REMAIN ALONG EAST PROPERTY LINE (TYP) |

LLED BE IN ACCORDANCE WITH CITY OF STAR CODE. NEW HOPE ROAD LL ONE (I) TREE PER 35' LINEAR FEET. REFER TO SHT L5 - SPEC SECTION DNS.

WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO REFERION PERFORMANCE SPECIFICATIONS.

DURING CONSTRUCTION.

THE IO-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, TO INLETS AND OUTLETS OF ACHD DRAINAGE AREAS SHALL NOT BE I LANDSCAPING THAT WOULD IMPEDE HEAVY EQUIPMENT VEHICLE ACCESS. FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND IGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO L THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE O WINDOWS.

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

6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.

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

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

9. ALL EXISTING TREE ON SITE ARE SCRUB VOLUNTEER TREES ALONG DITCH BANKS AND ARE TO BE REMOVED. NO EXISTING TREES ON SITE TO BE MITIGATED FOR.

IO. STREET TREES SHALL BE PLANTED NO CLOSER THAN 25' FROM STREET LIGHT FIXTURES.

| ailev Engineering. Inc. | CIVIL ENGINEERING I PLANNING I CADD | 1119 E. STATE STREET, SUITE 210 TEL 208-938-0013 EAGLE, ID 83616 www.baileyengineers.com |
|--|-------------------------------------|---|
| CHECKED KCS | OF G535 DSCAPE BY: Y: | |
| REVISED NO. DATE DESCRIPTION 1 5/2/20 STREET TREES 2 10/16/23 ACHD COMMENTS | | |
| P L A | M O Z | ° Z |
| ATLANDSCAPE | RIDGE SUBDIVISION | DEVELOPMENT, |
| □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ | TRAPPER | TRILO C T |
| 04-04-20 PROJECT: JBA-2040 | | |

JENSENBELTS

Site Planning / Landscape Architecture 1509 Tyrell Lane, Ste 130 Boise, ID 83700 Ph. (208) 343-7175 www.jensenbelts.com

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.
- 3. Lawns.
- 4. Topsoil and Soil Amendments.
- 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

- A. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
- B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery. C. Deliver trees and shrubs after preparations for planting have been completed and plant
- immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
- D. Do not remove container-grown stock from containers until planting time. E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during deliver, storage and handling.

1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
- B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting. C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or
- 1.7 SEQUENCING AND SCHEDULING

recondition to prior conditions at project completion.

- 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 reauired
- 1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November
- 2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion
- B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY

- A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance. B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
- C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL

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

| Other components shall | conform to the following limits: |
|------------------------|----------------------------------|
| pH | 6.5 to 7.5 |
| Soluble Salts | 600 ppm maximum |
| Silt | 25-50% |
| Clay | 10-30% |

| Oldy | |
|------|--|
| Sand | |

20-50% 3. Contractor shall submit representative soil report on imported topsoil proposed for use 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

- 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.
- 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
- 5. If regenerative noxious weeds are present in the soil, remove all resultant growth
- 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

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. B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from the The Turf Company, Meridian, ID (208) 888-3760 or approved equal.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers

- and mix in accordance with manufacturer's instructions. B. Mulch: 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.

- 2. Test shall include, but not limited to recommendations on chemical distributions, organic
- laboratory
- 4. Contractor shall coordinate, obtain and pay for all soil tests.
- including roots throughout one-year period after acceptance of work, at no cost to Owner.

PART 3 - EXECUTION

- 3.1 PREPARATION GENERAL
- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein. B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations
- and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.
- 3.2 PREPARATION OF PLANTING SOIL
- A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth. B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if
- planting will not follow placing of planting soil in a few days. Compost: Lawn Areas: 1/4 compost, : 3/4 topsoil.
- Shrub Areas: 1/3 compost, 2/3 topsoil.
- Fertilizer: Per soil test and manufacture's recommendations. C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
- 3.3 PREPARATION FOR PLANTING LAWNS
- A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation
- 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 and mix thoroughly into upper 4 inches of topsoil.
- 3.4 PREPARATION OF PLANTING BEDS
- A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish, and other extraneous matter.
- 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 required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. C. Apply Pre-Emergent per manufacturer's recommendation.
- 3.5 PLANTING TREES AND SHRUBS
- A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacture's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
- B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulchina.
- D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades. 1. Provide 3 inches thickness of mulch.
- E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage. F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural
- practice. Prune trees 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
- G. Remove and replace excessively pruned or misformed stock resulting from improper pruning. H. Guy and stake trees immediately after planting, as indicated. I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as
- necessary for elimination of weeds.
- 3.6 SODDING NEW LAWNS
- A. General: Install lawn sod in all areas designated on the drawings. B. Soil Preparation
- 1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described
- C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is
- D. Sod Placement
- 1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
- 2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
- 3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots. 4. Add fertilizer "B" at the manufacturer's recommended application rate.
- E. Water sod thoroughly with a fine spray immediately after planting.
- F. Sodded Lawn Establishment
- 1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project. 2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at
- two (2) inches high for all mowings. 3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application.
- Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.7 MAINTENANCE

- A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
- B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease. C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations
- such as tolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas. D. Maintain lawns for no less than period stated above, or longer as required to establish
- acceptable lawn.

3.8 CLEANUP AND PROTECTION

A. During landscape work, keep pavements clean and work area in an orderly condition. B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.9 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
- B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

PART 1 - GENERAL

- 1.1 CONDITIONS AND REQUIREMENTS: A. General and Supplementary Conditions, and Division 1 General R
- 1.2 SUMMARY
- A. Work included: 1. Provide and install a complete and operating automatic irrigation
- all lawn and planting areas. 2. Connect to main water supply at existing site stubout as provided
- 3. Sleeving under paved areas (by others) 4. Obtain and pay for all permits and fees for the work of this section
- 5. Perform work on a design/construct basis, subject to the requirem the Contract Documents, applicable codes, and good design pract 6. Winterization of system.

1.3 SUBMITTALS

- A. Within 30 days after Contractor's receipt of Owner's Notice to Proc 1. Manufacturer's printed product information and catalog cut sheet
- system components; five copies. B. Shop Drawings: Submit shop drawings for underground irrigation plan layout and details illustrating location and type of head, type a
- of valve, piping circuits, circuit GPM, pipe size, controls, and acces C. Record Drawings: At completion of this work, submit to the Contra 1. Record Drawings; reproducible and five prints.
- 2. Operations and Maintenance information (2 copies), including: a. Information including descriptive details, parts list, specification maintenance schedules and procedures for system components
- b. Operation, adjustment of system and components instructions.
- c. Winterization procedures.
- d. Schedule indicating required open valve time to produce given amounts and seasonal adjustments. e. Warranties and guarantees.

1.4 GUARANTEE

- A. Guarantee in writing all materials, equipment and workmanship fu free of all defects of workmanship and materials. Within one year a Substantial Completion repair or replace all defective parts or workr may be found at no additional cost to Owner.
- B. Fill and repair all depressions and replace all necessary lawn and result from the settlement of irrigation trenches for one year after da
- Substantial Completion. C. Supply all manufacturer's printed guarantees.
- 1.5 QUALITY ASSURANCE
- A. Contractor shall be licensed in the State in which this work is being B. Contractor shall have at least two years prior experience in project or larger scope. Provide minimum of three references and list of sir projects with owners' names, addresses, and phone numbers, when
- C. Contractor shall employ on site at all times a foreman who is thore experienced and competent in all phases of the work of this Section

1.6 SYSTEM DESCRIPTION

- A. Design requirements: 1. Minimum water coverage: Planting areas-85%, Lawn areas-100%
- 2. Layout system to obtain optimum coverage using manufacturer's heads. Spray on walks, walls or paved areas is not acceptable.
- 3. Zoning shall be designed for optimum use of available pressure a
- distribution for types of plantings and shapes of planting areas. 4. Design pressures: Install pressure regulating equipment as neces
- 5. Provide/install approved fixed tee or coupling device for air blow Location shall be on main supply line downstream from main shut 6. Install approved backflow prevention device in conformance with prevailing codes, and in approved site location. Provide for draina without erosive damage.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS

- A. PVC 1120, ASTM D-1784, permanently marked with manufacture
- schedule rating, size, type. Solvent-weld type:
- 1. Pipe: a. Pressure lines: Schedule 40 solvent weld.
- b. Lateral lines: Class 200 pvc.
- c. Sleeving: Class 200 pvc.
- 2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded jo
- required at valves, risers, etc. 3. Risers: Lawn and shrub heads - flexible and damage-resistant pla
- "polypipe" riser. 4. Solvent: NSF approved solvent for Type I & II PVC.
- B. Polyethylene Pipe
- 1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s
- drip tubing is not otherwise used.
- 2. Fittings: Schedule 80 PVC.
- 3. Clamps: Stainless Steel. C. Drip Line: Netafim Techline Dripperline, with .6 GPH drippers at 12
- 2.2 SPRINKLER HEADS
- A. Description: Appropriate for application in throw, pressure and disc type of head shall be of a single manufacturer.
- 1. Lawn heads: pop-up type. B. Manufacturer: Rainbird or Hunter.

- 2.3 AUTOMATIC CONTROL SYSTEM A. General; Furnish low voltage system manufactured expressly for o automatic circuit valves of underground irrigation systems. Provide capacity to suit number of circuits as indicated.
- B. Control Enclosure: Maufacturer's standard wall mount with locking complying with NFPA 70.
- C. Circuit Control: each circuit variable from approximately 5 to 60 m Including switch for manual or automatic operation of each circuit.
- D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to oper of day and skip any day in a 7 or 14 day period.

| | | <u>.</u> | 0013 .com |
|--|---|---|---|
| SECTION 02810 - SPRINKLER IRRIGATION | | S, In CAD | TEL 208-938-0013 www.baileyengineers.com |
| PART 1 - GENERAL | 2.5 MISCELLANEOUSA. Chemicals: primer and solvent glue as required by pipe manufacturer. | · · · · - | TEL 2(aileyen |
| 1.1 CONDITIONS AND REQUIREMENTS: A. General and Supplementary Conditions, and Division 1 General Requirements. | B. Valve box - high impact plastic, green in color.C. Valve cover and frame - compatible with valve box with provision for locking. | | www.b |
| 1.2 SUMMARY A. Work included: | D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum. | | |
| Provide and install a complete and operating automatic irrigation system for all lawn and planting areas. Connect to main water supply at existing site stubout as provided. | PART 3 - EXECUTION | ingi ^{NG} IP | E 210 |
| Sleeving under paved areas (by others) Obtain and pay for all permits and fees for the work of this section. | 3.1 GENERAL A. Install system to provide for adequate protection against freeze damage. | ailey Eng Engineering | T, SUITE |
| 5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice. 6. Winterization of system. | B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing. | aine l | STREE 6 |
| 1.3 SUBMITTALS | C. Install system and components in strict accordance with manufacturer's recommendations. D. Install quick coupler(s) on main supply line, approximately equal spacing, at | | STATE STREET, , ID 83616 |
| A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit: 1. Manufacturer's printed product information and catalog cut sheets for all | valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical. | | 1119 E. S EAGLE, I |
| system components; five copies. B. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size | 3.2 SURFACE CONDITIONS A. Examine the areas and conditions under which work will be performed. Notify | | 11 EA |
| of valve, piping circuits, circuit GPM, pipe size, controls, and accessories. C. Record Drawings: At completion of this work, submit to the Contractor: | Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected. | WWW OF | <i>u</i> . |
| Record Drawings; reproducible and five prints. Operations and Maintenance information (2 copies), including: a. Information including descriptive details, parts list, specifications, | B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or | IN CAL | |
| a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components. b. Operation, adjustment of system and components instructions. | replace said structures or utilities damaged by this work at no cost to the Owner. | Au Au | |
| c. Winterization procedures.d. Schedule indicating required open valve time to produce given precipitation | A. Sleeving installed by others. Coordinate with other trades. | SUL 6535 | |
| amounts and seasonal adjustments. e. Warranties and guarantees. | 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 | ANDSCAPE. | MILIN |
| 1.4 GUARANTEE A. Guarantee in writing all materials, equipment and workmanship furnished to be | minimum cover: 1. Main Lines and Sleeving: 18 inches. | CHECKED BY: | |
| free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner. | 2. PVC Laterals: 12 inches. C. Surround lines with 2 inches of clean rock-free material on all sides. | KCS DRAWN BY: | |
| B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of | 3.5 MISCELLANEOUS VALVES A. Install manual drain valves up stream. Install devise at mainline tap in accordance | JJN | |
| Substantial Completion. C. Supply all manufacturer's printed guarantees. | with manufacturer requirements for complete operation. Install backflow provision and connect to controller. | | |
| 1.5 QUALITY ASSURANCE A. Contractor shall be licensed in the State in which this work is being performed. | 3.6 CIRCUIT VALVES A. Install in valve box, arranged for easy adjustment and removal. | | |
| B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar | Provide union on downstream side. Install valve box on bricks - four required. | | |
| projects with owners' names, addresses, and phone numbers, when requested by Owner. C. Contractor shall employ on site at all times a foreman who is thoroughly | Install top flush with finish grade. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit. | VENTS | |
| experienced and competent in all phases of the work of this Section. | 3.7 PIPE INSTALLATION | PTION TREES COMMENTS | |
| 1.6 SYSTEM DESCRIPTION A. Design requirements: 1. Minimum water coverage: Planting areas-85%, Lawn areas-100% (full head-to-head) | 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 | DESCRIPTION STREET TREE 23 ACHD COM | |
| Layout system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable. | 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 | /20 | |
| Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas. | which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use | REVISED NO. DATE 1 5/2/20 2 10/16/ | |
| Design pressures: Install pressure regulating equipment as necessary. Provide/install approved fixed tee or coupling device for air blow winterization. Location shall be on main supply line downstream from main shut off valve. | 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 | 2 - Z R | |
| Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage | per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures. | | |
| without erosive damage. | 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 | M ∢ | () |
| PART 2 - PRODUCTS | 1 1/4" 18-25 GPM 2 1/2" 51-80 GPM | | 7 |
| 2.1 PIPE AND FITTINGS A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type: | D. Techline Drip Line: Place in shallow furrow at finish grade, below layer of specified mulch. Lay in uniform pattern in groundcover areas, or as per shrub pattern layout. Coil 20 linear feet at each balled and burlapped tree around | | |
| 1. Pipe: a. Pressure lines: Schedule 40 solvent weld. | base and to allow for tree removal if required. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs. | | |
| b. Lateral lines: Class 200 pvc. c. Sleeving: Class 200 pvc. 2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where | E. Flush Valves: Install flush valve at end of each drip line run. 3.8 SPRINKLER HEADS | | <u>م</u> |
| required at valves, risers, etc. 3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic | A. Flush circuit lines with full head of water prior to head installation. 1. Install heads at level with mulch or lawn. | | |
| "polypipe" riser. 4. Solvent: NSF approved solvent for Type I & II PVC. B. Polyethylene Pipe | Locate part-circle shrubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless | | |
| Polyeurine Pipe Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used. | otherwise indicated. Keep overspray to a minimum. 3.9 CONTROL WIRE INSTALLATION | $ $ $ $ $ $ $ $ $ $ $ $ $ $ | |
| 2. Fittings: Schedule 80 PVC. 3. Clamps: Stainless Steel. C. Diraction in a Nata firm a sching prime stille with a CODU drive and at 100 and single | 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. | | \sum |
| C. Drip Line: Netafim Techline Dripperline, with .6 GPH drippers at 18" spacing. | C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between. D. Make all electrical joints (splices) in boxes only. Make electrical joints | | |
| A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer. | waterproof per manufacturers requirements. | | \cap |
| 1. Lawn heads: pop-up type. B. Manufacturer: Rainbird or Hunter. | 3.10 AUTOMATIC CONTROLLER A. Install on site as approved. Verify location with Owner Representative. B. Install typewritten legend inside controller door.Coordinate power with electrical. | | |
| 2.3 AUTOMATIC CONTROL SYSTEM A. General; Furnish low voltage system manufactured expressly for control of | C. Install controller per manufacturers requirements. | ✓ N | |
| automatic circuit valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated. B. Control Enclosure: Maufacturer's standard wall mount with locking cover, | 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 | | > |
| complying with NFPA 70. C. Circuit Control: each circuit variable from approximately 5 to 60 minutes. | until it has been inspected and tested. B. Pressure testing: 1. Make necessary provision for thoroughly bleeding the line of air and debris. | <u>Ц</u> . () | |
| Including switch for manual or automatic operation of each circuit. D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time | Before testing, cap all risers, and install all valves. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply | | \bigcap |
| of day and skip any day in a 7 or 14 day period. E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved. | and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes. 4. Fill all zone lines with water to static pressure. Hold for 15 minutes. | | |
| 2.4 VALVING | Inspect for leakage. 5. Contractor shall provide all required testing equipment and personnel. Test | | |
| A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key. B. Automatic circuit valves: high impact plastic with corrosion-resistant internal | shall be performed in presence of Architect. Contractor shall make noticeof test (48) hours in advance.6. Provide required testing equipment and personnel. | | |
| parts. Low power solenoid control, normally closed, with manual flow adjustment. | 7. Repair leaks, and retest until acceptance by the Architect.C. Coverage inspection: upon completion of all systems, perform a coverage test | | \bigcup_{α} |
| Drip Control Zone Kit: Hunter PCZ-101. Standard sprinkler valve shall be Rainbird PEB-PRS-B. Quick coupler valve: brass or bronze construction with hinged top. One per zone. | to determine if coverage of water afforded all areas is complete, adequate and uniform. Change heads, nozzles, orifices and/or adjustment as directed to provide uniform coverage. | | \cup |
| D. Manual drain valves: 1. Bronze construction, straight type, 150 pound class, threaded connections, | D. Final inspection: 1. Clean, adjust, and balance all systems. Verify that: | | |
| with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal. 2. Size: 3/4 inch. | a. Remote control valves are properly balanced; b. Heads are properly adjusted for radius and arc of coverage; | | Ŕ |
| E. Manual Flushing Valve: Netafim Model TLSOV, two per zone (each end). | c. The installed system is workable, clean and efficient. E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative. | | |
| | END OF SECTION | | ' |
| | | DATE: 04-04-20 | |
| | JENSEN BELTS | PROJECT: JBA-2040 | |
| | | SHEET | |

Site Planning / Landscape Architecture 1509 Tyrell Lane, Ste 130 Boise, ID 83706 Ph. (208) 343-7175 www.jensenbeits.com

Shawn Nickel

From: Sent: To: Subject: Barbara Norgrove Tuesday, February 11, 2025 10:01 AM Shawn Nickel FW: Agency Transmittal - Trapper Ridge Sub Final Plat PH 4

FYI

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, February 11, 2025 9:59 AM
To: Barbara Norgrove

shorgrove@staridaho.org>
Subject: RE: Agency Transmittal - Trapper Ridge Sub Final Plat PH 4

Hello,

After careful review of the transmittal submitted to ITD on January 27, 2025 regarding, Trapper Ridge Sub Final Plat PH 4, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208)-334-8337/ <u>Niki.Benyakhlef@itd.idaho.gov</u>.

Thank you *Mila Kinakh* D3 Planning and Development Administrative Assistant



From: Barbara Norgrove <<u>bnorgrove@staridaho.org</u>> Sent: Monday, January 27, 2025 2:08 PM

To: jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Mreno@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@midstarfire.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; file@idwr.idaho.gov; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; data@landprodata.com; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; rgirard@staridaho.org; Vincent Trimboli <<u>Vincent.Trimboli@itd.idaho.gov</u>>; zsmith@adacounty.id.gov; Brian Duran <<u>Brian.Duran@itd.idaho.gov</u>>; gmprdclerk@gmail.com 1445 N. Orchard St. Boise ID 83706 • (208) 373-0550



Brad Little, Governor Jess Byrne, Director

February 5, 2025

Shawn L. Nickel Planning Director and Zoning Administrator Star City Hall P.O. Box 130 Star, Idaho 83669 snickel@staridaho.org

Subject: Agency Transmittal - Trapper Ridge Sub Final Plat PH 4

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: <u>https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/</u>.

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

• Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <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 Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.

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/streamchannel-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 Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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

Sincerely,

my 6 Swith

Troy Smith Regional Administrator