



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: June 18, 2024

FILE(S) #: FP-24-07, Final Plat, Iron Mountain Vista Subdivision

REQUEST

Applicant is seeking approval of a Final Plat for Iron Mountain Vista Subdivision, consisting of 46 residential lots and 4 common lots on 16.46 acres. The subject property is located north of W. Broken Arrow Street between Hwy 16 and N. Pollard Lane in Star, Idaho. Ada County Parcel Number R9545740050 and R9545740045.

APPLICANT/REPRESENTATIVE:

Jay Walker
Dave Evans and Associates, Inc.
9175 W. Black Eagle Dr
Boise, Idaho 83709

OWNER:

Todd Campbell
Todd Campbell Construction, Inc.
PO Box 140298
Garden City, Idaho 83714

PROPERTY INFORMATION

Land Use Designation -	Residential R-3
Acres -	16.46 acres
Residential Lots -	46
Common Lots -	4

HISTORY

November 16, 2021, Council approved applications for Annexation and Zoning (AZ-21-14), Development Agreement (DA-21-21) and Preliminary Plat (PP-21-18) for Iron Mountain Vista Subdivision. The Preliminary Plat was approved for 46

single family residential lots and 4 common lots on 16.46 acres. Zoning Designation approved was residential (R-3).

GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for Iron Mountain Vista Subdivision consisting of 46 residential lots and 4 common lots on 16.46 acres.

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

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

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 46 single family residential lots and 4 common area lots on 16.46 acres with a proposed density of 2.79 dwelling units per acre. The lots will have access and frontage from public streets. Lots will range in size from 9,395 square feet to 27,312 square feet with the average buildable lot being 10,513 square feet. The submitted preliminary plat is showing all local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Primary access for the development will be on W Teratai Street through the Iron Mountain Estates development to the west. Applicant is providing an emergency access on the southeast corner of the property to N. Worsley Lane, which is a private street within Ada County. With Fire District approval, this will provide two access point for the development. A stub street is being provided on the northeast corner of the property that will connect to the proposed street from the development to the north. Sidewalks are proposed to be attached with a 5-foot, concrete sidewalk. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 2.47 acres (15%) of usable open space which satisfies the Unified Development Code.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing a walking path with exercise equipment and there is a central common area that is large enough to classify as an amenity under the code.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be attached throughout the development.

- Lighting
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. All proposed light locations satisfy City code.

Applicant has provided a streetlight design/cut sheet for City approval. The pole is acceptable; however, the fixture type does not meet code requirements of a flush fixture face with no bulb or LED below the fixture face. Applicant will be required to work with Staff and submit an updated cut sheet and design before signature of the final plat. Lights should be the same as Iron Mountain Estates.

- Street Names

Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat

- Subdivision Name

Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development.

- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for the open areas. Streets in the development do not show the appropriate number of trees. These will need to be added once driveways are designed to receive occupancy permits.**

- Setbacks – **The applicant is requesting a setback waiver from 5 feet per story to 5 feet for all interior sides.**

- Block lengths – All blocks meet the 750' block length requirement.

- Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster will be with the cluster for Iron Mountain Estates.

- Phasing – The development is proposed to be built out in a single phase.

Staff Analysis of Final Plat Submittal:

The submitted preliminary plat consisted of 46 residential lots and 4 common lots.

Lot Layout – The density of Iron Mountain Vista is 2.79 du/acre. The Final Plat indicates lot sizes range in size from 26,148 square feet to 9,455 square feet. The average buildable lot is 10,513 square feet. This is in line with the approved preliminary plat.

Common/Open Space and Amenities – **The submitted Final Plat does not show the amenities proposed on the Preliminary Plat, which were a walking path with exercise equipment.**

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 for the common areas only. Street trees shall be planted according to code and if done during the build process, C of O may be held until trees have been verified planted per code.**

Setbacks – The applicant has not been approved for any special setbacks and the development will adhere to the requirements of the R-3 zone at the time of approval.

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

Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster will be with the cluster for Iron Mountain Estates.

Street Names – Applicant has provided documentation from Ada County that the proposed street names have been approved and they are reflected correctly on the submitted Final Plat.

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

Lighting - 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. All proposed light locations satisfy City code. The Applicant shall use the same streetlight pole and fixture as in use in Iron Mountain Estates.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on March 30, 2024.

No agency comments have been submitted.

FINDINGS

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

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

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

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

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

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

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

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

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

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

CONDITIONS OF APPROVAL

1. The approved Final Plat for Iron Mountain Vista Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$1,000 per buildable lot within each phase prior to**

signature on the final plat for the applicable phase, capped at \$46,000. This is one phase and will require the full amount to be paid before signing the final plat.

3. **A revised landscape plan shall be submitted to staff prior to signature on the final plat showing the approved amenities as proposed on the Preliminary Plat, which included a walking path with exercise equipment.**
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. Failure to comply with 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/locations shall be submitted to staff for review prior to signature of the final plat.** 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 letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service and location of the mailbox clusters has been approved.**
15. 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.
16. A separate sign application is required for any subdivision sign.

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

COUNCIL DECISION

The Star City Council _____ File # FP-24-07 Iron Mountain Vista Subdivision, Final Plat, on _____, 2024.



DAVID EVANS
AND ASSOCIATES INC.

May 29, 2024
Project No.: KHAI-2127

City of Star
Planning and Zoning
PO Box 130
Star, ID 83669

**RE: Iron Mountain Vista Subdivision
Final Plat Application – Letter of Intent**

Dear Planning Director:

On behalf of Todd Campbell Construction Inc., we are pleased to present the attached Final Plat Application, with required supplements. The subject properties are located at 2327 N Worsley Ln, Star Idaho 83669, and can be identified as parcel numbers R9545740050 and R9545740045. This subdivision is comprised of fifty (50) total lots with a gross density of 2.79 du/ac and an average lot size of 10,513 sq. ft.

The intent of this letter is to formally state that the Iron Mountain Vista Subdivision final plat is compliant with the Preliminary Plat and Conditions of Approval, as outlined in the City Council Findings of Fact and Conclusions dated December 7, 2021 for File No. PP-21-18. The property is zoned R-3 and is in conformance with City Code regulations, including open space percentage and building setbacks, as addressed in the issued approval letter.

Should you have any questions on any of the application materials or require further information, please contact me.

Sincerely,

Amanda Wiemiller
David Evans and Associates
Project Coordinator
amwi@deainc.com



05/29/2024 2:39:07 PM

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

FINAL PLAT APPLICATION

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

FILE NO.: <u>FP-24-07</u>
Date Application Received: <u>05/29/24</u> Fee Paid: _____
Processed by: City: <u>BN</u>

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: TODD CAMPBELL CONSTRUCTION INC
 Applicant Address: PO BOX 140298, Garden City, ID Zip: 83714
 Phone: _____ Email: Dean Waite - pm.tccinc@gmail.com

Owner Name: same as applicant
 Owner Address: _____ Zip: _____
 Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
 Contact: Jay Walker Firm Name: David Evans and Associates, Inc.
 Address: 9175 W Black Eagle Dr, Boise ID Zip: 83709
 Phone: 208.484.4479 Email: jay.walker@deainc.com

Property Information:

Subdivision Name: Iron Mountain Vista Subdivision Phase: single

Parcel Number(s): R9545740050 and R9545740045

Approved Zoning: R-3 Units per acre: 2.79 du/ac

Total acreage of phase: 16.46 Total number of lots: 50

Residential: 46 Commercial: 0 Industrial: 0

Common lots: 4 Total acreage of common lots: 2.47 Percentage: 15%

Percent of common space to be used for drainage: 3.26% Acres: 0.53

Special Flood Hazard Area: total acreage 0.0 number of homes n/a

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>46</u>	<u>46</u>
Number of Common Lots:	<u>4</u>	<u>4</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>4</u>	<u>4</u>

Amenities: open space common area _____

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

Subdivision Name: N/A - not in flood zone Phase: _____

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

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

Application Requirements:

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

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

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

FEE REQUIREMENT:

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



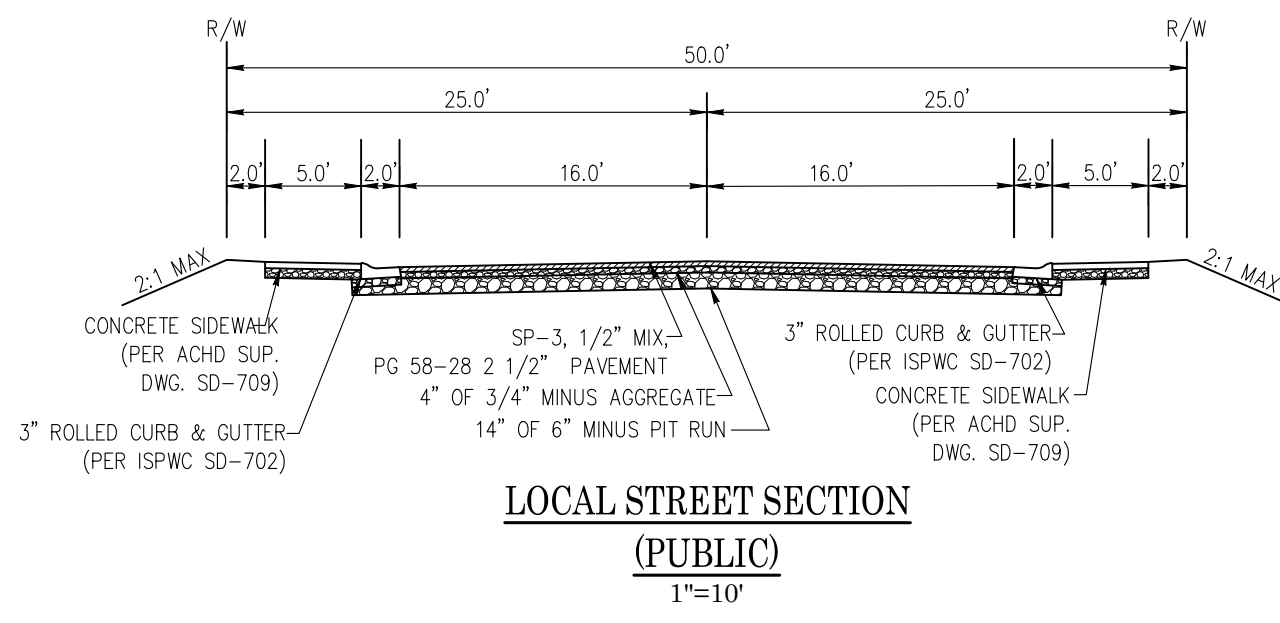
 Applicant/Representative Signature

5/29/24

 Date

PRELIMINARY PLAT FOR IRON MOUNTAIN VISTA SUBDIVISION

LOCATED IN A PORTION OF THE NE 1/4, SW 1/4, SECTION 4, T4N, R1W, B.M.
CITY OF STAR, ADA COUNTY, IDAHO
2021



DEVELOPMENT FEATURES:

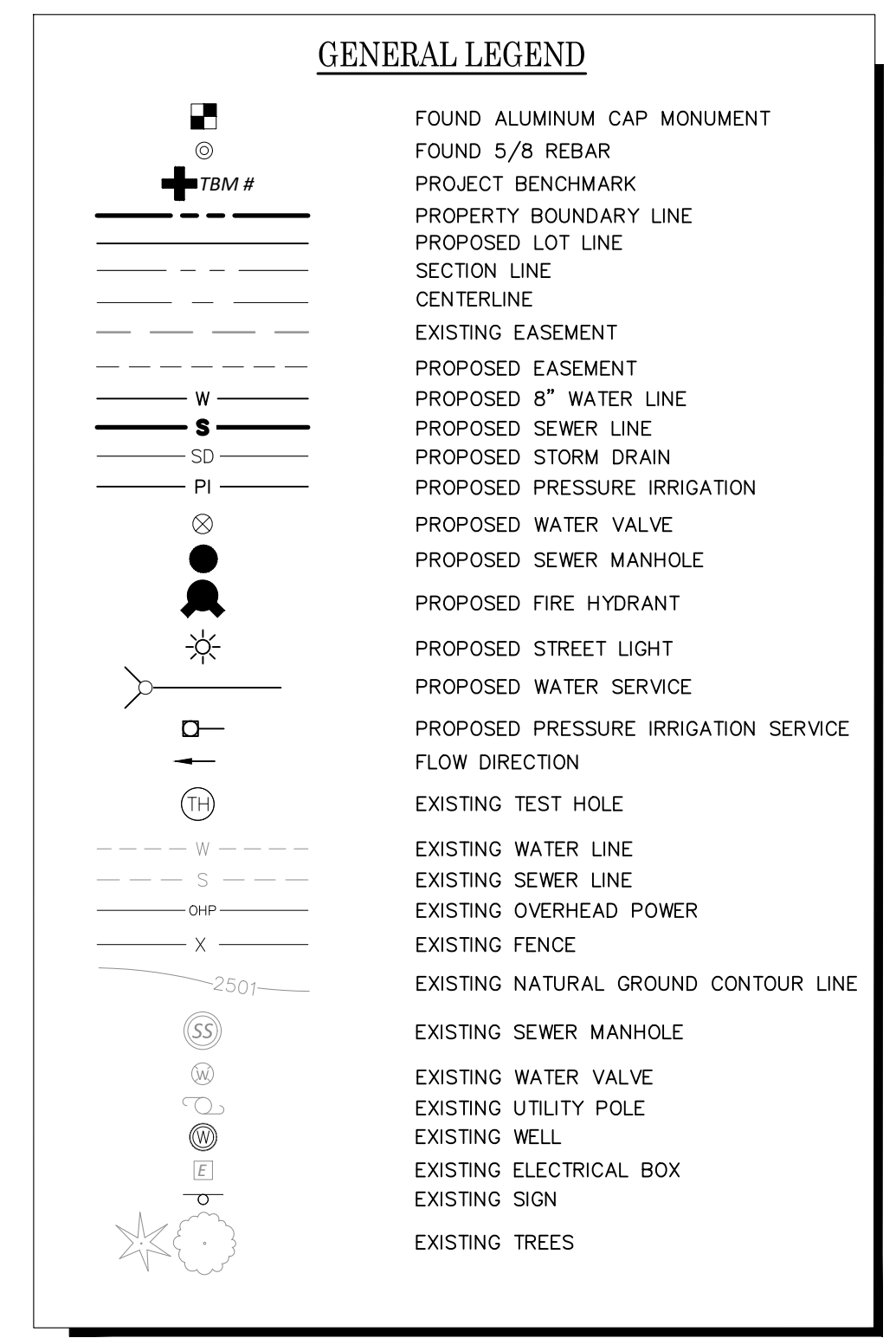
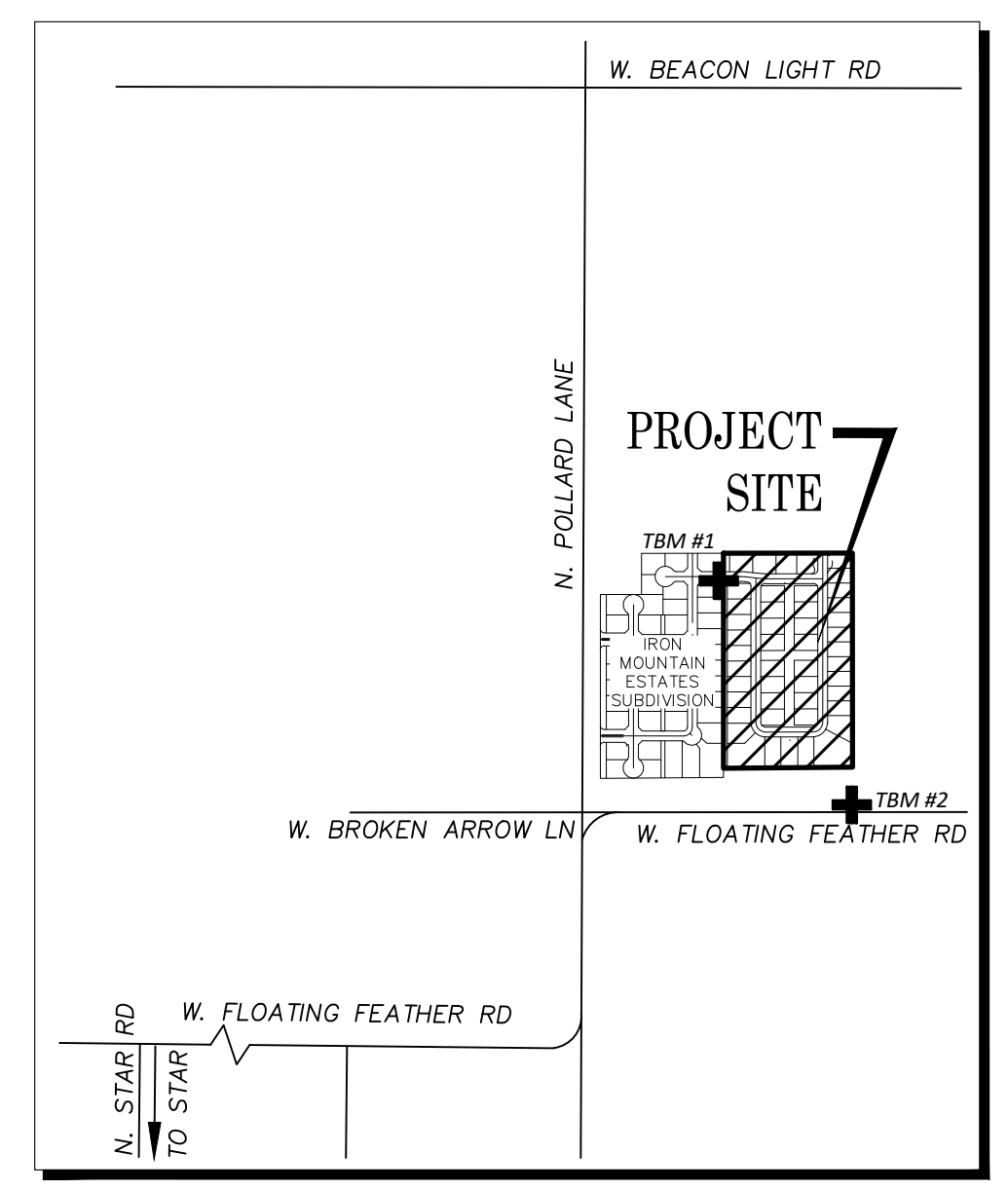
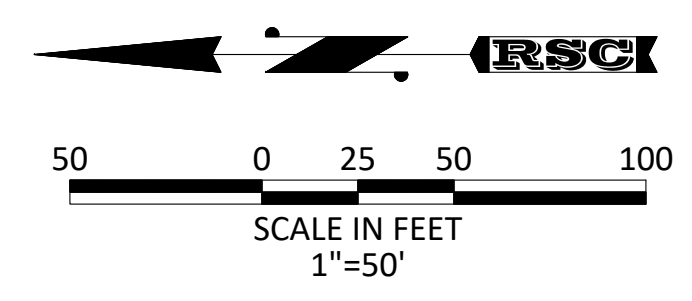
TOTAL ACRES.....	16.46 ACRES
TOTAL LOTS.....	50
BUILDABLE LOTS.....	46
EXISTING ZONING (ADA COUNTY).....	R-3
PROPOSED ZONING (CITY OF STAR).....	R-3
MINIMUM RESIDENTIAL LOT SIZE.....	9,395 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE.....	10,513 sq.ft.
PERCENT TO BUILDABLE AREA.....	67.8%
PERCENT TO RIGHT-OF-WAY AREA.....	17.2%
PERCENT TO OPEN SPACE AREA.....	15.0%

IRRIGATION, STORM DRAIN, AND PUBLIC UTILITY EASEMENT:

FRONT.....	10'
REAR.....	10'
SIDE.....	5'

BUILDING SETBACKS:

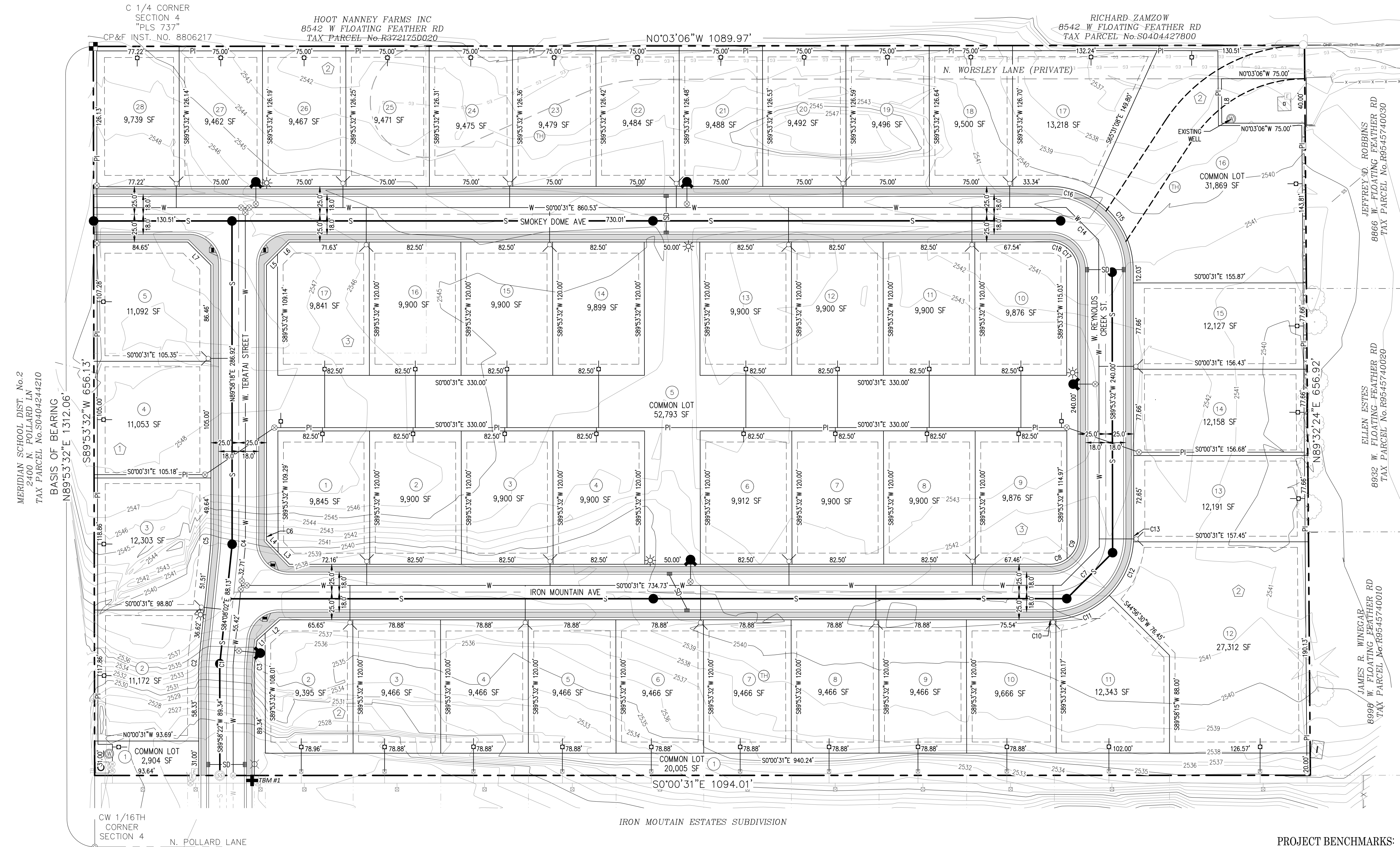
FRONT.....	15'
REAR.....	15'
SIDE (FOR BOTH STORIES).....	5'
STREET SIDE.....	20'



- NOTES:**
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
 - PROJECT SITE IS NOT LOCATED INSIDE THE 100 YEAR FLOODPLAIN PER ANNOTATED FIRM 16001C0130H.
 - ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL EXCEPT LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOT 16, BLOCK 2, & LOT 5, BLOCK 3. SAID COMMON LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - ALL PROPOSED BUILDABLE LOTS WILL BE SERVED WITH CENTRAL WATER AND SEWER BY STAR SEWER AND WATER DISTRICT.
 - ALL LOTS TO BE SERVED BY PRIVATE PRESSURE IRRIGATION.
 - MAILBOX CLUSTER LOCATED JOINTLY WITH IRON MOUNTAIN ESTATES SUBDIVISION TO THE EAST.

PROJECT BENCHMARKS:

TBM #1	CHISELED SQUARE	TBM #2	SET MAG NAIL
ELEV. 2523.53'		ELEV. 2531.53'	



MERIDIAN SCHOOL DIST. No. 2
2400 N. POLLARD LN
TAX PARCEL No. S0404244210
BASIS OF BEARING
N89°53'32"E 1312.06'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.57	200.00	5°53'40"	N87°04'50"W	20.56
C2	23.14	225.00	5°53'40"	N87°04'50"W	23.13
C3	18.00	175.00	5°53'40"	N87°04'50"W	17.99
C4	20.58	200.00	5°53'40"	S87°04'50"E	20.57
C5	18.00	175.00	5°53'40"	S87°04'50"E	18.00
C6	6.59	225.00	1°40'40"	S89°11'20"E	6.59
C7	78.63	50.00	90°06'00"	S45°03'30"E	70.77
C8	16.13	25.00	36°58'10"	S18°29'40"E	15.85
C9	23.18	25.00	53°07'50"	S63°32'30"E	22.36

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C10	5.00	75.00	3°49'20"	S1°55'10"E	5.00
C11	53.96	75.00	41°13'20"	S24°26'30"E	52.80
C12	53.96	75.00	41°13'30"	S65°40'00"E	52.81
C13	5.01	75.00	3°49'40"	S88°11'40"E	5.01
C14	78.45	50.00	89°54'00"	N44°56'30"E	70.65
C15	74.47	50.00	56°53'40"	N57°37'40"E	71.45
C16	38.21	75.00	29°11'20"	N14°35'10"E	37.80
C17	23.18	25.00	53°07'50"	N63°19'40"E	22.36
C18	16.04	25.00	36°46'10"	N18°22'40"E	15.77

LINE TABLE

LINE	BEARING	LENGTH
L1	N42°04'16"W	10.04
L2	N42°04'16"W	17.90
L3	S45°55'43"W	14.90
L4	S45°55'43"W	15.03
L5	N45°01'07"W	14.11
L6	N45°01'07"W	15.35
L7	S44°56'53"W	29.45
L8	N89°32'24"E	40.00

DEVELOPER REPRESENTATIVE
JAY WALKER
KIMLEY-HORN
849 E. STATE STREET, STE 104
EAGLE, ID. 83616
(208) 484-4479

OWNER
TODD CAMPBELL
TODD CAMPBELL CONSTRUCTION, INC
2560 STOKESBERRY
MERIDIAN, ID. 83646
(208) 941-8607

LAND SURVEYOR
RICHARD GRAY
COMPASS LAND SURVEYING
3818 E. NEWBY STREET
NAMPA, ID. 83667
(208) 442-0115

CIVIL ENGINEER
JIM E. COSLETT, P.E.
ROCK SOLID CIVIL LLC
270 N. 27TH STREET
BOISE, ID. 83702
(208) 342-3277

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	(208) 385-2144
SEWER	STAR SEWER & WATER DISTRICT	(208) 286-7388
WATER	STAR SEWER & WATER DISTRICT	(208) 286-7388
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 454-8135
IRRIGATION	FARMERS UNION DITCH COMPANY	(208) 994-8689
FIRE	STAR FIRE DISTRICT	(208) 286-7772

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

CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
208-342-1585

Revisions

Date	Description
1	
2	
3	
4	

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
Office Phone: 208-342-3277
www.rocksolidcivil.com

REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

Project Name: IRON MOUNTAIN VISTA SUBDIVISION
Sheet Name: PRELIMINARY PLAT

PROFESSIONAL ENGINEER
JIM E. COSLETT
10692
8/5/21
DATE OF REGISTRATION

Project No. RSC 21-27
Drawn By: JEC
Date: August 5, 2021
Sheet No. 1 of 2

REFERENCE DATA

- R1) Schreiner Subdivision Bk. 59, Pg. 5716
- R2) Iron Mountain Ridge Subdivision Bk. 117, Pg. 17801
- R3) Worsley's Folly Subdivision Bk. 86, Pg. 9656
- R4) Iron Mountain Estates Subdivision Bk. 121, Pg. 19064
- R5) Milestone Ranch Subdivision No. 1 Bk. 126, Pg. 20283
- R6) Record of Survey No. 14277 Inst. No. 2024-003544

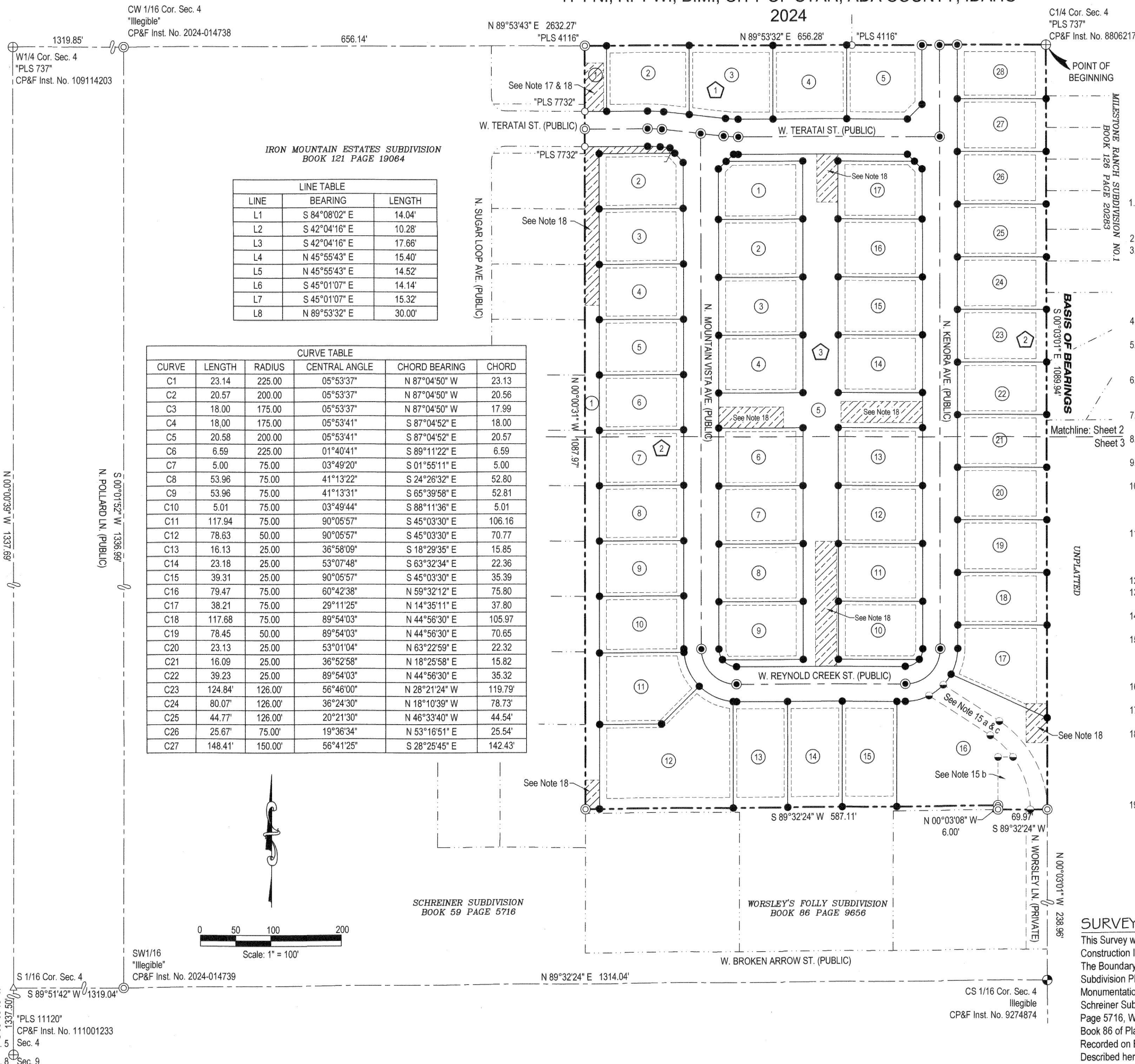
PLAT OF
IRON MOUNTAIN VISTA SUBDIVISION

A REPLAT OF A PORTION OF LOT 4 & ALL OF LOT 5, BLOCK 1 OF WORSLEY'S FOLLY SUBDIVISION,
LOCATED IN THE E1/2 NE1/4 SW1/4 OF SECTION 4,
T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2024

LEGEND

- △ Calculated point
- ⊕ Found brass cap monument
- ⊙ Found aluminum cap monument
- ⊙ Found 5/8 inch dia. iron pin w/ plastic cap "PLS 7732" unless otherwise noted
- ⊙ Set 5/8 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
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- ① Lot number
- Subdivision boundary line
- Property line
- Section line
- Easement Line
- Lot Line
- Centerline
- Ingress/Egress, Emergency access and Waterline Easement
- ACHD Master Easement Area

BK: _____ PG: _____



IRON MOUNTAIN ESTATES SUBDIVISION
BOOK 121 PAGE 19064

LINE	BEARING	LENGTH
L1	S 84°08'02" E	14.04'
L2	S 42°04'16" E	10.28'
L3	S 42°04'16" E	17.66'
L4	N 45°55'43" E	15.40'
L5	N 45°55'43" E	14.52'
L6	S 45°01'07" E	14.14'
L7	S 45°01'07" E	15.32'
L8	N 89°53'32" E	30.00'

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
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C5	20.58	200.00	05°53'41"	S 87°04'52" E	20.57
C6	6.59	225.00	01°40'41"	S 89°11'22" E	6.59
C7	5.00	75.00	03°49'20"	S 01°55'11" E	5.00
C8	53.96	75.00	41°13'22"	S 24°26'32" E	52.80
C9	53.96	75.00	41°13'31"	S 65°39'58" E	52.81
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C24	80.07	126.00	36°24'30"	N 18°10'39" W	78.73
C25	44.77	126.00	20°21'30"	N 46°33'40" W	44.54
C26	25.67	75.00	19°36'34"	N 53°16'51" E	25.54
C27	148.41	150.00	56°41'25"	S 28°25'45" E	142.43

NOTES:

1. Minimum Building Setbacks and Dimensional Standards for this Subdivision shall be in accordance with the City of Star Standards for the Applicable Zone and Subdivision Regulations at the time of the Issuance of Individual Building Permits or as Specifically Approved and/or Required, or as shown on this Plat.
2. Any re-subdivision of this Plat shall comply with the Applicable Zoning Regulations in effect to the time of re-subdivision.
3. This Development recognizes Section 22-4503, Idaho Code, Right to Farm Act, which states: "No Agricultural operation, Agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (R1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof.
4. The private well and potable pump station located within Lot 16, Block 2 will be contained in a fenced easement and is for the benefit of Worsley's Folly Subdivision.
5. The Iron Mountain Vista Subdivision Home Owners Association will Provide a Pressure Irrigation System from supplemental water rights to each Lot, and will be Owned and Maintained by the Iron Mountain Vista Subdivision Home Owners Association.
6. Lot 1, Block 1, Lot 1 and Lot 16, Block 2, and Lot 5, Block 3 are Common Area Lots all having a Blanket Easement for Access, Utilities, Pressure Irrigation, Drainage and Landscaping purposes and will be Owned and Maintained by the Iron Mountain Vista Homeowners Association.
7. Lot 16, Block 2, or a portion of said lot, is servient to and contains a Private Storm Water Drainage System and will be Owned and Maintained by the Iron Mountain Vista Subdivision Home Owners Association.
8. Existing Easements from Worsley's Folly Subdivision, per Idaho Code 50-1306a(5) relating to the Vacation of Platted Easements States: Vacation of these easements shall occur upon the recording of the new or amended plat.
9. This Development is Subject to Temporary Landscape License Agreement with ACHD, Recorded as Instrument No. 2024-007769, Records of Ada County, Idaho.
10. All Lots are hereby designated as having a Permanent Easement for Public Utilities, Pressure Irrigation and Lot Drainage over the Ten (10') feet along the Exterior North Subdivision Boundary Line, Fifteen (15') feet along the Exterior South and East Boundary Line, and the front Ten (10') feet adjacent to any Street. This Easement shall not Preclude the Construction of Hard-Surfaced Driveways and Walkways to each Lot.
11. The residential Interior Side Lot Lines are hereby designated as having a Five (5') foot Permanent Easement for Public Utilities, Pressure Irrigation and Lot Drainage, unless otherwise shown and dimensioned. Lots 2 -12, Block 2 and Lots 1 - 4 and 6 - 17 Block 3 shall have a (10') wide PUID Easement along the interior rear lot lines as shown and depicted on sheets 2 & 3.
12. Direct Lot or Parcel Access to West Broken Arrow Street is Prohibited.
13. Maintenance of any Irrigation or Drainage Pipe or Ditch Crossing a Lot is the Responsibility of the Lot Owner unless such Responsibility is Assumed by an Irrigation/Drainage Entity.
14. This Subdivision is Subject to the Terms of the Covenants, Conditions and Restrictions for Iron Mountain Vista Subdivision recorded as Inst. No. _____.
15. Lot 16 of Block 2 is encumbered by the following permanent easements a.) Water line easement reserved in favor of Star Sewer and Water District. b.) Easement for the irrigation pump in favor of Worsley's Folly Subdivision. c.) There shall be a 24 foot wide Ingress/Egress for the Irrigation pump and emergency access Easement between W. Reynold Creek Street and N. Worsley Lane.
16. Lot's 12 thru 15 and 17 thru 28, Block 2 have drainage swale within the 15' wide easement along the Subdivision Boundary and shall be Maintained by the Iron Mountain Vista Subdivision Home Owners Association.
17. Lot 1 of Block 1 is a supplemental well for a pressurized irrigation pump station for the benefit of Iron Mountain Vista Subdivision and shall be Owned and Maintained by the Iron Mountain Vista Subdivision Home Owners Association.
18. A portion of said Lot 1, Block 1, Lot's 1, 16 and 17, Block 2, and Lot 5, Block 3 are servient to and Contain the ACHD Storm Water Drainage System. These Lots are Encumbered by that Certain First Amended Master Perpetual Storm Water Drainage Easement Recorded on November 10, 2015 as Instrument No. 2015-103256, Official Records of Ada County, and Incorporated herein by this reference as if set forth in full (The "Master Easement"). The Master Easement and the Storm Water Drainage System are Dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
19. In compliance with the disclosure requirements of Idaho Code 31-3805(2) suitable irrigation water delivery has not been provided and the lots in this plat shall remain subject to any assessments by the Farmers Union Ditch Company, LTD. However the owner has provided irrigation water from a pressurized irrigation system thru each lot from the well located on Lot 1, Block 1 and shall be Owned and Maintained by the Iron Mountain Vista Subdivision Home Owners Association.

SURVEYOR'S NARRATIVE:

This Survey was performed at the request of Todd Campbell Construction Inc., to Create this Residential Subdivision Plat. The Boundary Lines of this Parcel of Land for said Subdivision Plat were established from found Monumentation, Record Information Shown on the Plat of Schreiner Subdivision as Recorded on Book 59 of Plats at Page 5716, Worsley's Folly Subdivision as Recorded on Book 86 of Plats at Page 9656 and Iron Mountain Estates as Recorded on Book 121 of Plats at Page 19064 as Shown and Described hereon.



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115

JN 7421 04/30/2024

SHEET 1 OF 5

PLAT OF IRON MOUNTAIN VISTA SUBDIVISION

A REPLAT OF A PORTION OF LOT 4 & ALL OF LOT 5, BLOCK 1 OF WORSLEY'S FOLLY SUBDIVISION,
LOCATED IN THE E 1/2 NE 1/4 SW 1/4 OF SECTION 4,
T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2024



C1/4 Cor. Sec. 4
"PLS 737"
CP&F Inst. No. 8806217

POINT OF BEGINNING

LEGEND

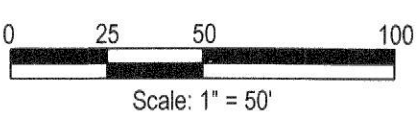
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MILESTONE RANCH SUBDIVISION
BOOK 126 PAGE 20283

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SPECIAL NOTES
See sheet 1 of 5 for notes



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SHEET 2 OF 5

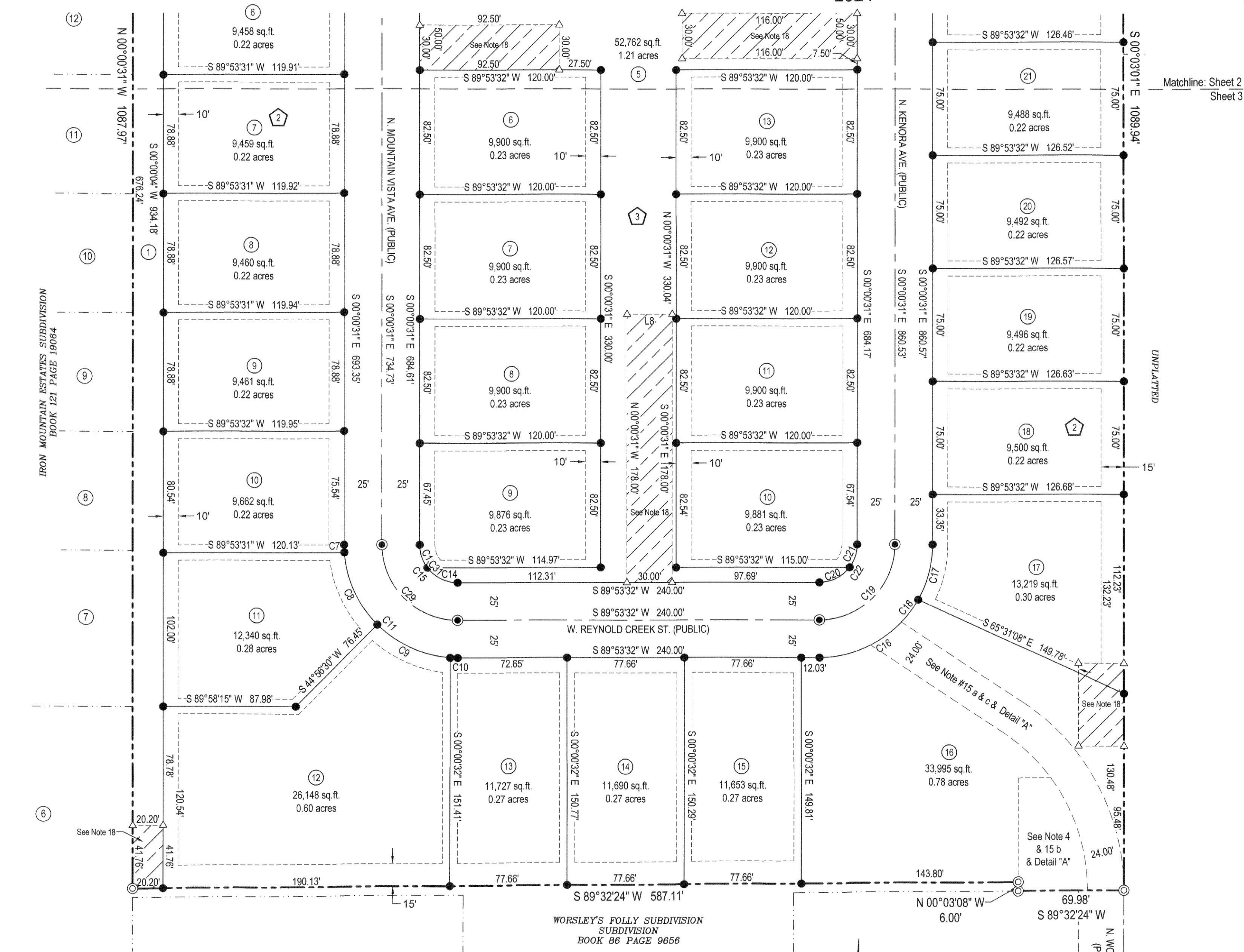
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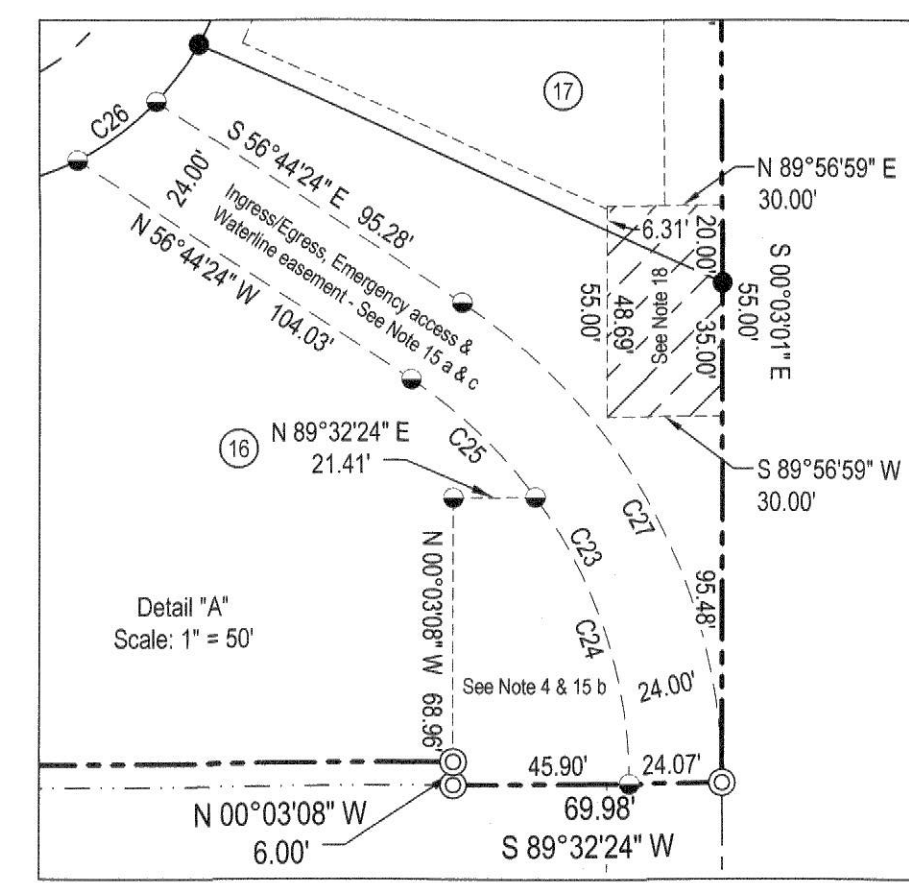
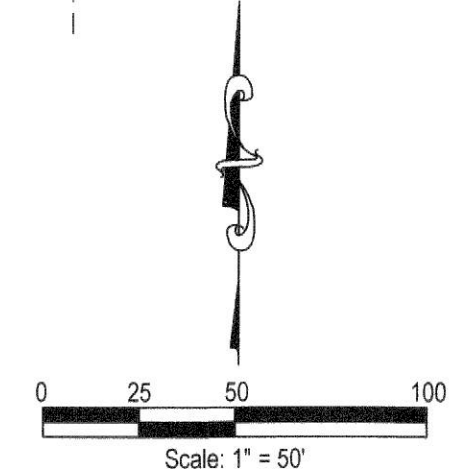
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T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2024

CERTIFICATE OF OWNERS

Known all men by these presents that Todd Campbell Construction Inc., does hereby Certify that they are the Owners of the Real Parcel of Land herein after Described and that it is their Intention to include said Real Property in this Subdivision Plat.

The following Describes A parcel of land being portion of Lot 4 and all of Lot 5, Block 1 of Worsley's Folly Subdivision as on file in Book 86 of Plats at Pages 9656 and 9657 in the Office of the Recorder of Ada County, Idaho, recorded as Instrument No103059622, located in of the E 1/2 NE 1/4 SW 1/4 of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County Idaho, more particularly described as follows:

BEGINNING at a found aluminum cap stamped "PLS 737" marking the NE corner of said Worsley's Folly Subdivision, also being the C1/4 corner of said section 4 from which a found aluminum cap stamped "PLS 737" marking the NW corner of said SW 1/4, (W1/4 corner), bears; S. 89° 53' 32" W., a distance of 2632.27 feet;

Thence along the East boundary of said Worsley's Folly Subdivision, S. 00° 03' 01" E., a distance of 1089.94 feet to the SE corner of said Lot 4, to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence along the Southerly boundary of said Lot 4, S. 89° 32' 24" W., a distance of 69.97 feet to a found 5/8 inch diameter Iron Pin stamped "CLS PLS 7732";

Thence leaving said Southerly boundary of said Lot 4, N. 00° 03' 08" W. a distance of 6.00 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence along a line that is 6.00 feet North and parallel with said Lot 4, S. 89° 32' 24" W., a distance of 587.11 feet to the West boundary of said Lot 4, to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence along the West boundary of said Lot 4, N. 00° 00' 31" W., a distance of 1087.97 feet to the NW corner of said Lot 4, to a found 5/8 inch diameter iron pin stamped "PLS 4116";


Thence along the northerly boundary of said Worsley's Folly Subdivision, N. 89° 53' 32" E., a distance of 656.28 feet to the POINT OF BEGINNING.

This parcel contains 16.38 acres more or less.

The Public Streets as shown on this Plat are hereby Dedicated to the Public. The Private Road and Easements are not Dedicated to the Public, but are hereby Reserved for the Right and Purpose as Designated within this Plat and no Permanent Structures other than those for Utility, Irrigation or Drainage Purposes are to be Erected within the Limits of said Easements.

All Lots in this Subdivision will be Eligible to receive Water and Sewer Service from the Star Sewer and Water District, and the Star Sewer and Water District has agreed in writing to serve all Lots within this Subdivision.

In witness whereof, we have here unto set our hands this _____ Day of _____, 20_____.

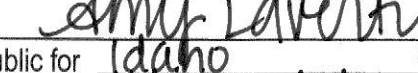

Todd A. Campbell, President
Todd Campbell Construction, Inc.
Date 3.7.24

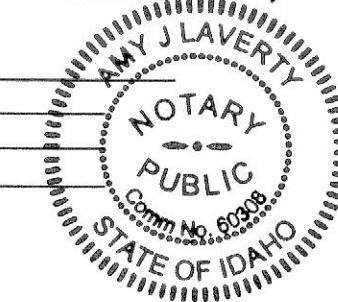
ACKNOWLEDGMENT

STATE OF IDAHO } SS
COUNTY OF ADA

On this 7 day of March, in the year 2024, before me, Todd A. Campbell, personally appeared, known or identified to me to be the President of Todd Campbell Construction Inc, the Corporation that Executed the Instrument or the person who Executed the Instrument on behalf of said Corporation and acknowledged to me that said Corporation Executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.


Notary Public for Idaho
Residing at Mendonah, Idaho
Commission expires 9/18/24



CERTIFICATE OF SURVEYOR

I, Richard A. Gray 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 and the attached plat, was drawn from an actual Survey made on the ground, made by me or under my Direct Supervision and accurately represents the points platted hereon: and is in conformity with State of Idaho Codes relating to Plats, Surveys and the Corner Perpetuation and Filing Act, Idaho Codes 55-1601 through 55-1612.

RICHARD A. GRAY



P.L.S. LICENSE NO. 7732

PLAT OF
IRON MOUNTAIN VISTA SUBDIVISION

A REPLAT OF LOTS 4 & 5, BLOCK 1 OF WORSLEY'S FOLLY SUBDIVISION,
LOCATED IN THE E1/2 NE1/4 SW1/4 OF SECTION 4,
T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2024

APPROVAL OF CITY ENGINEER

I, the Undersigned, City Engineer in and for the City of Star, Ada County, Idaho,
on this Day, April 23, 2024, Do Hereby Approve this Plat.

[Signature] PE 4621
Star City Engineer

CERTIFICATE OF THE COUNTY TREASURER

I, the Undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the Requirements
of Idaho Code 50-1308, Do Hereby Certify That any and all Current and/or Delinquent County Property
Taxes for the Property Included in this Subdivision have been paid in full. This Certification is Valid for
the next Thirty (30) Days only.

County Treasurer Date

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 Final Plat was
Approved and Accepted.

City Clerk, Star, Idaho Date

CERTIFICATE OF COUNTY SURVEYOR

I, the Undersigned, Professional Land Surveyor for Ada County, Idaho, Hereby Certify that I have
Checked this Plat and find that it Complies with the State of Idaho Code Relating to Plats and
Surveys.

County Surveyor Date

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

The Foregoing Plat was Accepted and Approved by the Board of Ada County Highway District
Commissioner on the _____ Day of _____, 20____.

President Date

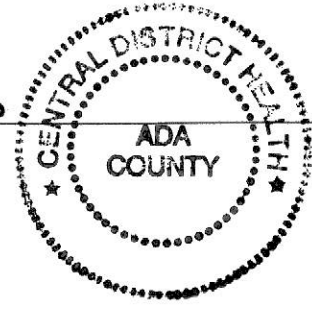
CERTIFICATE OF COUNTY RECORDER

Instrument No. _____
I hereby certify that this instrument was filed for record at the request of
_____, at _____ minutes past _____ o'clock _____ m., this
_____ day of _____, year of _____, in Book _____ of Plats at
Page _____ through _____.

Deputy Ex-Officio Recorder

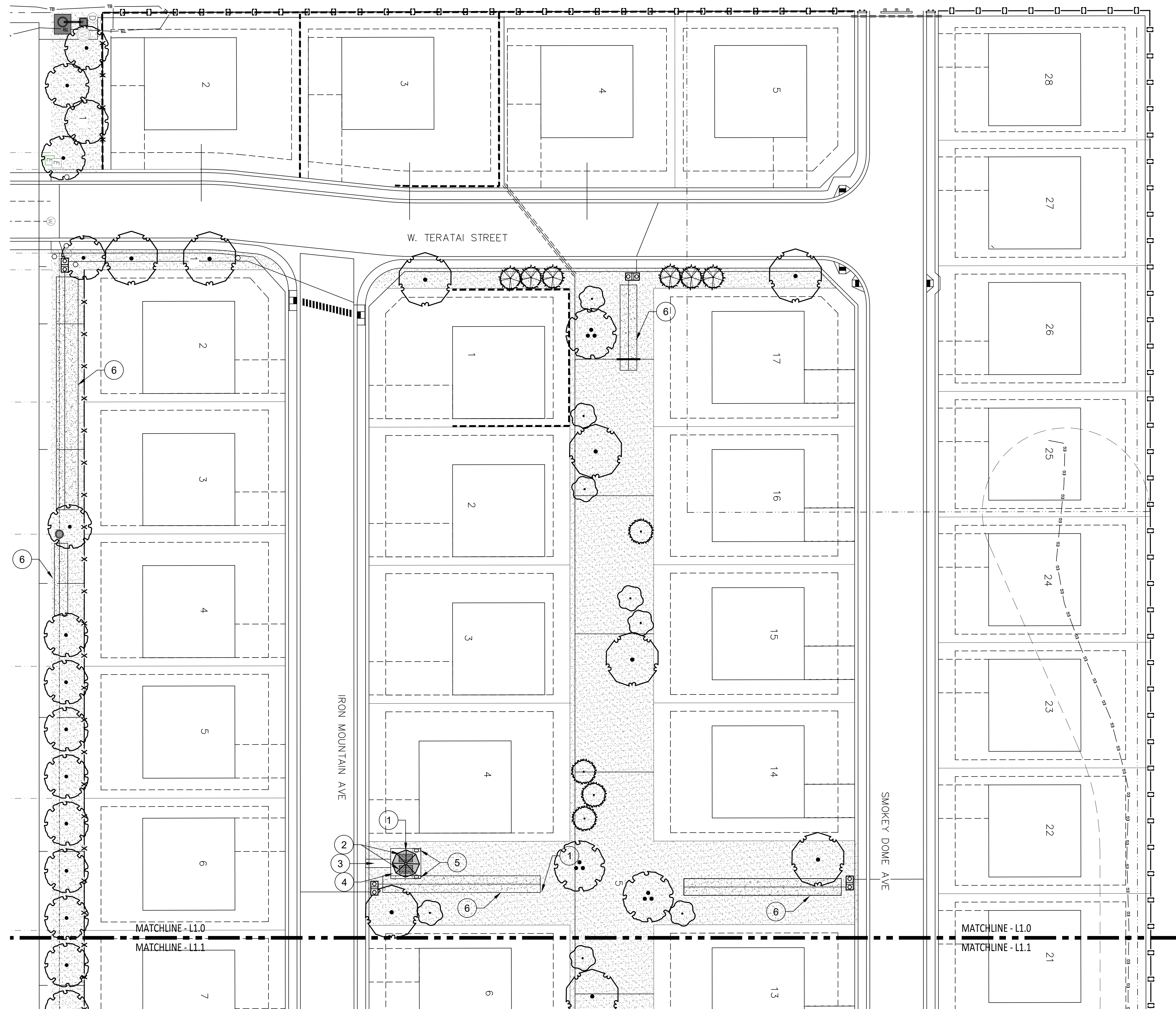
HEALTH CERTIFICATE

Sanitary Restrictions as Required by Idaho Code, Title 50, Chapter 13 have been Satisfied According to the
Letter to be Read on File with the County Recorder or His/Her Agent listing the Conditions of Approval.
Sanitary Restrictions may be Reimposed, in Accordance with Section 50-1326, Idaho Code, by the Issuance
of a Certificate of Disapproval.

[Signature] RENS
Health Officer
 _____
Date 1-31-2024



- KEYNOTES #
1. GAZEBO
 2. PICNIC TABLES
 3. 10'x5" CONCRETE SIDEWALK CONNECTING GAZEBO TO SIDEWALK.
 4. 18'x18" CONCRETE PAD
 5. BBQ GRILLS
 6. SEEPAGE BED, ALL TREES SETBACK 10'.



PRELIMINARY PLAT LANDSCAPE PLAN

Scale 1" = 30'-0"

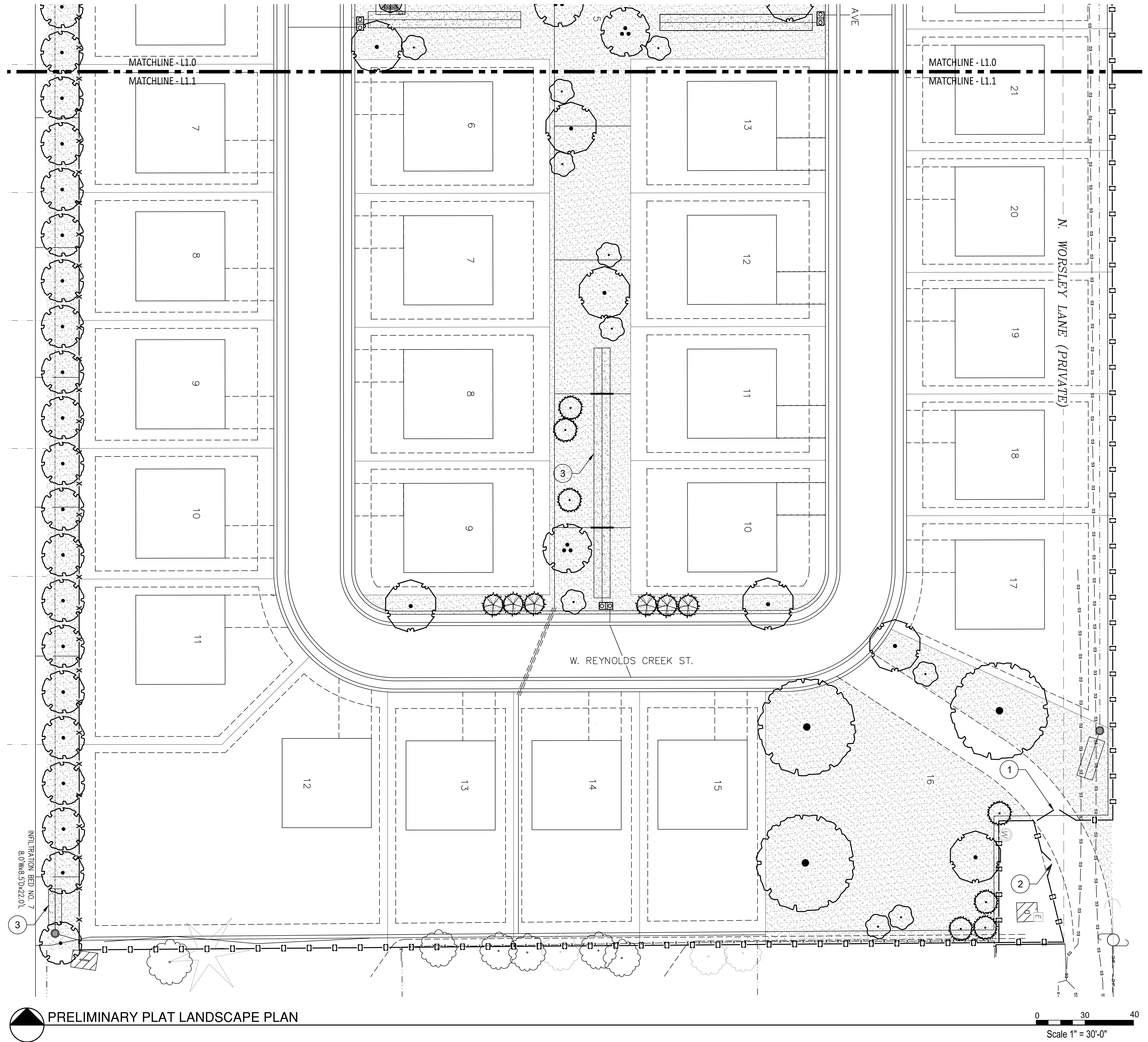
BAER DESIGN GROUP, LLC
 greg@baerdg.com
 Ph. 208.859.1980

Iron Mountain Vista Subdivision
 Idaho
 Star

Preliminary Plat
 Landscape Plan

Revisions	
Project Name:	22003
Drawn by:	GB
Checked by:	GB
Date:	2.2.2022
Sheet No.:	L1.0

- KEYNOTES** # →
1. DOUBLE 12" VINYL FIRE TRUCK ACCESS GATE PER MANUFACTURERS RECOMMENDATIONS.
 2. DOUBLE 8" VINYL ACCESS GATE PER MANUFACTURERS RECOMMENDATIONS.
 3. SEEPAGE BED, ALL TREES SETBACK 10'.



PRELIMINARY PLAT LANDSCAPE PLAN

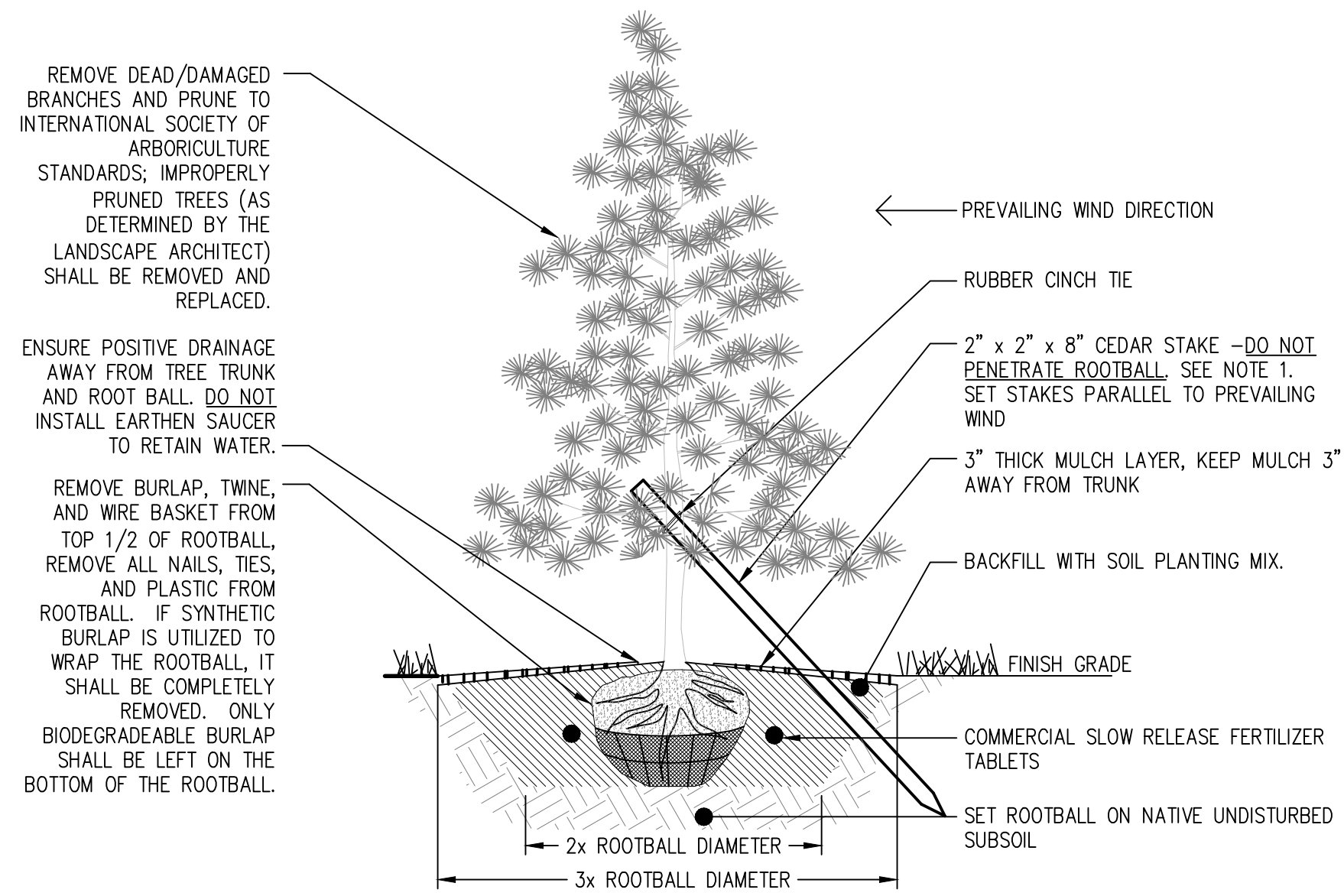
BAER DESIGN GROUP, LLC
 greg@baerdg.com
 Ph. 208.859.1980

STATE OF IDAHO
 GREG P. BAER
 2.2.2022
 LA-16635
 LANDSCAPE ARCHITECT

Iron Mountain Vista Subdivision
 Idaho
 Star

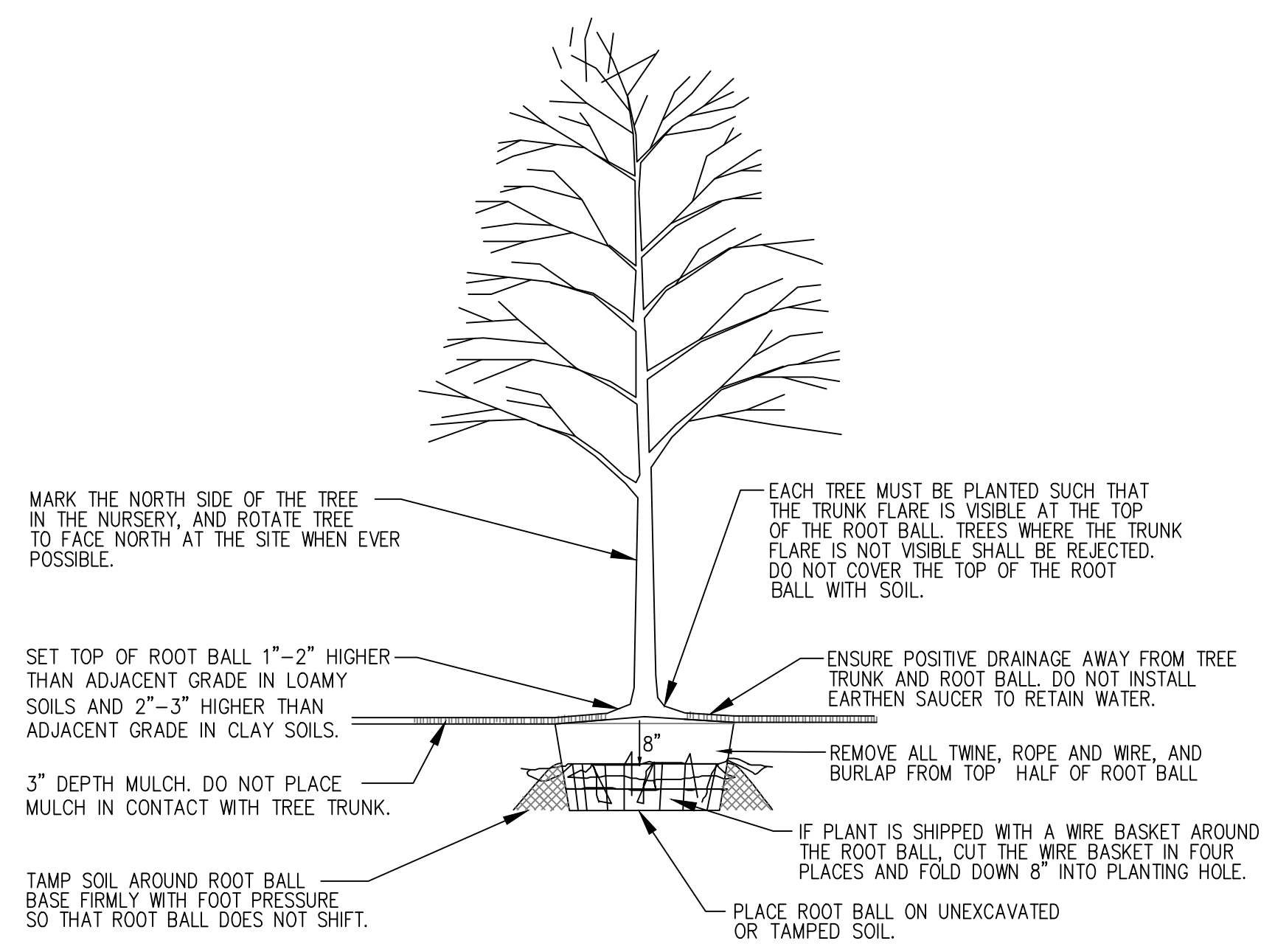
Landscape Plan

Revisions	
Project Name:	22003
Drawn by:	GB
Checked by:	GB
Date:	2.2.2022
Sheet No.:	L1.1



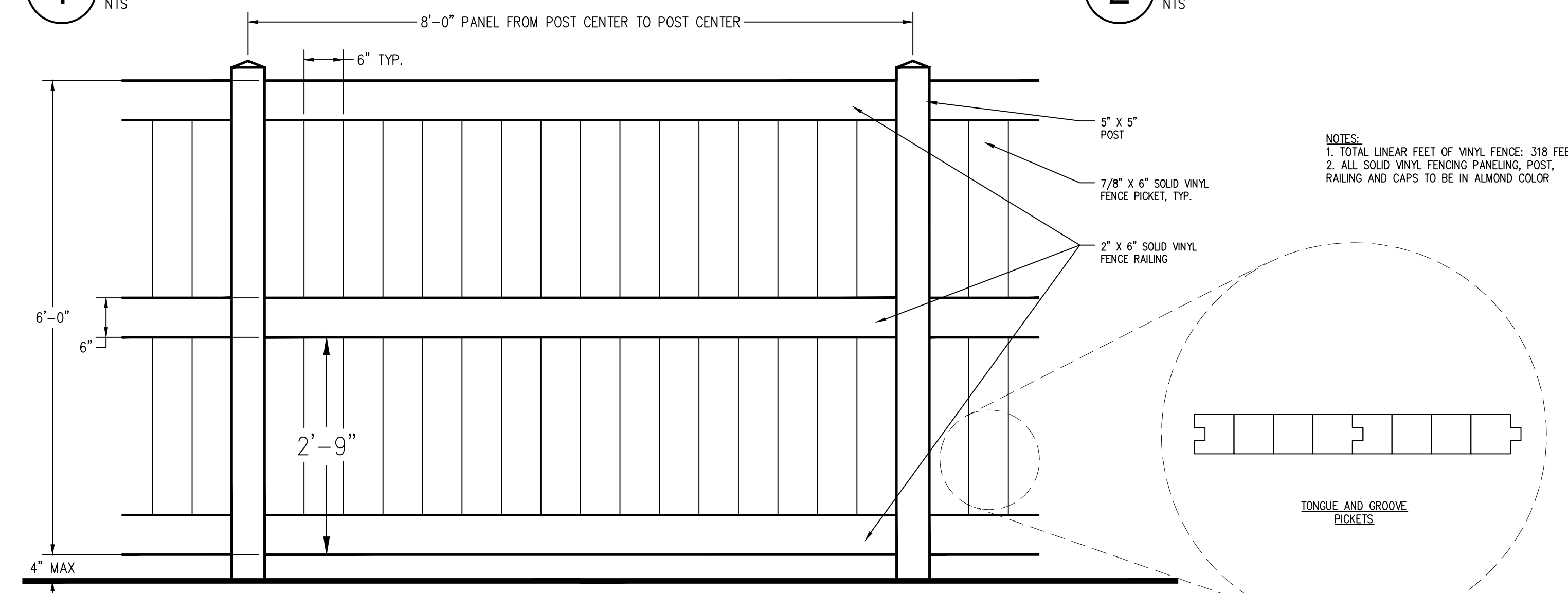
- NOTES:**
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
 - WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
 - WATER TREE TWICE WITHIN THE FIRST 24 HOURS.

1 CONIFER TREE DETAIL

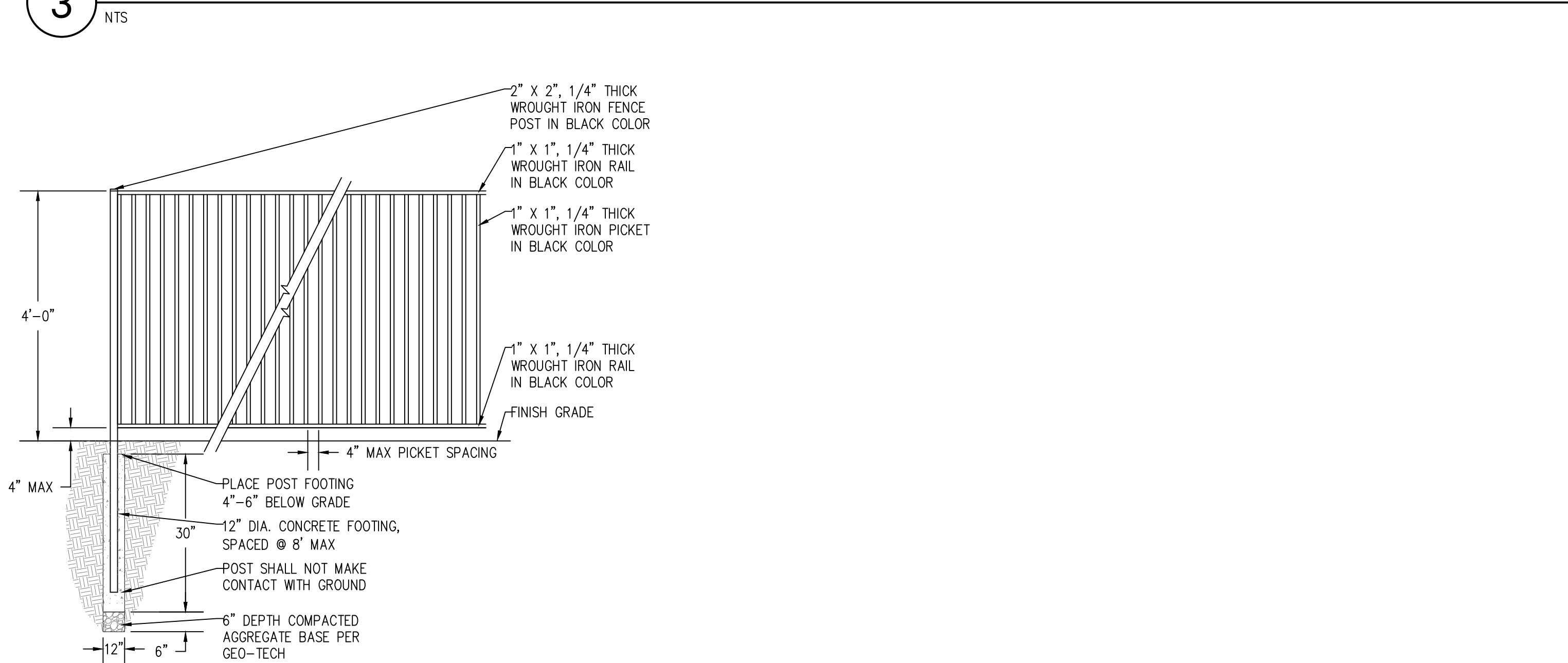


- NOTES:**
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN AND DEAD BRANCHES. DO NOT PRUNE TERMINAL BUDS OF BRANCHES EXTENDING TO THE CROWN.
 - WRAP TREE TRUNKS ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
 - STAKE TREES AS NECESSARY. STAKES MUST BE REMOVED WITHIN 12 MONTHS OF PLANTING.

2 TREE PLANTING DETAIL



3 SOLID VINYL FENCE DETAIL



4 4\"/>

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS
	4	Red Sunset Maple <i>Acer rubrum</i> 'Franksred'	2" CAL. B&B	40' x 30'	Class II
	14	Autumn Purple Ash <i>Fraxinus americana</i> 'Autumn Purple'	2" CAL. B&B	50'X40'	Class II
	32	Skyline Honey Locust <i>Gleditsia triacanthos</i> 'Skyline'	2" CAL. B&B	45'X35'	Class II
	3	London Plane Tree <i>Platanus x acerifolia</i>	2" CAL. B&B	80' x 80'	Class III
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS
	12	Colorado Blue Spruce <i>Picea pungens</i> 'Glauca'	7'-8' B&B	35'X15'	
	11	Austrian Black Pine <i>Pinus nigra</i>	6'-8' B&B	40'X25'	
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS
	15	Prairifire Crab Apple <i>Malus x 'Prairifire'</i>	2" CAL. B&B	15'X15'	Class I
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS
	103,424 sf	Rhizomatous Tall Fescue <i>Turf Sod Rhizomatous</i>			

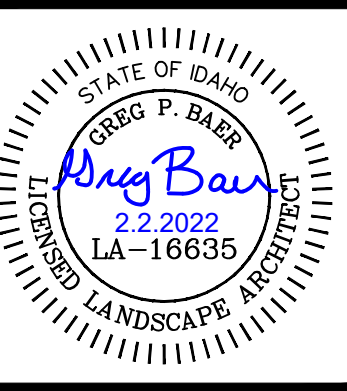
- 6' SOLID VINYL FENCE (ALMOND COLOR), DETAIL 3/L1.2
- 4' WROUGHT IRON FENCE, DETAIL 4/L1.2

GENERAL LANDSCAPE NOTES - AGENCY SUBMITTAL

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL TOPSOIL TO BE AMENDED AT A RATIO OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 SQ. FT. ROTO-TILL ORGANIC WATER INTO THE TOP 6 INCHES OF TOPSOIL.
- ALL SHRUB BEDS SHALL HAVE A MIN 12 INCHES OF TOPSOIL, ALL PLANTER ISLANDS SHALL HAVE MIN 12" TOPSOIL AND ALL LAWN AREAS SHALL HAVE MIN 6" TOPSOIL. SPREAD, COMPACT AND FINE GRADE SMOOTHLY TO 3 INCHES BELOW THE SURFACE OF WALKWAYS AND CURBS.
- FINISH GRADES ARE TO BE SMOOTH WITH POSITIVE DRAINAGE IN ACCORDANCE WITH THE GRADING PLAN.
- TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF ROCKS (LARGER THAN 2 INCHES), WEEDS, WEEDS, GRASS, OR OTHER FOREIGN MATERIAL THAT IS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH OF 5.5 TO 7.0.
- WHERE POSSIBLE, RE-USE EXISTING SURFACE TOPSOIL FROM SITE. VERIFY TOPSOIL WILL MEET THE REQUIREMENTS AND AMEND AS NECESSARY. IMPORT WHEN EXISTING TOPSOIL QUANTITIES ARE INSUFFICIENT.
- IF IMPORTING TOPSOIL FROM OFFSITE, OBTAIN FROM LOCAL SOURCES THAT HAVE SIMILAR SOIL CHARACTERISTICS TO THE PROJECT SITE. NEW TOPSOIL MUST BE FERTILE, FRIABLE, NATURAL LOAM, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, WEEDS, ROOTS, STONES LARGER THAN 1 INCH. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE. COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH OF 2" MINUS BARK MULCH TO MATCH EXISTING. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED. STAPLE ALL EDGES 10' MAX.
- TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE ALL TREES NECESSARY TO PREVENT THEM FROM BEING BLOWN OVER.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL FOUND DEAD OR UNHEALTHY IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FERTILIZE ALL TREES WITH 'AGRIFORM' PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEAN UP OF ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.

GENERAL IRRIGATION NOTES - AGENCY SUBMITTAL

- ALL PLANT MATERIALS TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES; SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS; SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY; SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.



Iron Mountain Vista Subdivision

Idaho

Star

Landscape Legend, Notes and Details

Revisions

Project Name: 22003
 Drawn by: GB
 Checked by: GB
 Date: 2.2.2022

Sheet No.: L1.2