CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: **July 15, 2025**
FILE(S) #: FP-25-07 Final Plat, Inspirado Subdivision Phase 4

REQUEST

The Applicant is seeking approval of a Final Plat for Inspirado Subdivision Phase 4 consisting of 41 residential lots and 10 common lots on 14.94 acres. The subject property is generally located on the northeast corner of W. Chinden Blvd and N. Star Road in Star, Idaho. Ada County Parcel No's S0420346610, and S0420315215.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE:
Teller Bard
Kimley-Horn
1100 W. Idaho Street, Ste. 210
Boise, Idaho 83702

OWNER/APPLICANT:
Antonov Star Holdings, LLC
75 E. Santa Clara Street
San Jose, California 95113

PROPERTY INFORMATION

Land Use Designation -	Residential (R-3-PUD-DA)
	Phase 4
Acres -	14.94
Residential Lots -	41
Common Lots -	10
Commercial -	0

HISTORY

August 17, 2021	Application was originally scheduled for public hearing and was postponed allowing ACHD and ITD time to provide comments.
January 11, 2022	Council approved applications for Annexation and Zoning (AZ-21-09), Development Agreement (DA-21-11), Planned Unit Development (PUD-21-01), and Preliminary Plat (PP-21-12) for Inspirado Subdivision. The preliminary plat was approved for a maximum 195 single-family residential lots, 2 multi-family lots, 1 commercial lot, 4 mixed use lots and 24 common lots on 139acres.
September 6, 2022	Council approved the final plat for Inspirado Subdivision, (FP-22-20), Phase 1 consisting of 61 residential lots, 7 common lots and 1 commercial lot on 61.32 acres.
November 15, 2022	Council approved the final plat for Inspirado Subdivision, (FP-22-22), Phase 2 consisting of 43 residential lots, 7 common lots and 1 commercial lot on 18.19 acres.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Inspirado Subdivision, Phase 4, consisting of 41 single-family residential lots, 10 common lots, and 0 commercial lot on 14.94 acres.

The Final Plat generally complies with the approved Preliminary Plat.

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

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

The Preliminary Plat submitted contains a total of 227 lots, including 195 single family residential lots, 2 future multi-family residential lots, 1 commercial lot, 4 mixed-use lots and 24 common lots. The detached residential lots include a mixture of patio homes, custom homes and luxury homes on lots ranging in size from 5,500 square feet to 16,871 square feet. The lots will have access and frontage from public streets. All roads will be built to ACHD, City of Star and Star Fire District standards. The submitted preliminary plat is showing a 50 ft wide right of way with paved streets measuring 33 feet from back of curb to back of curb for all local streets with 5 feet wide detached sidewalks throughout the development. The UDC requires all streets to have a minimum street width of 36 feet. The Applicant has not provided documentation that street names have been obtained and approved. Applicant shall obtain and provide to the City Street name approval documentation from the Ada County Street Naming Committee prior to signature of the final plat.

The application states that proposed overall open space provided is 10.65 acres (15.9%), including 3.5 acres (33%) usable open space. The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 9 site amenities. The applicant is proposing two main amenity areas (primary and secondary) including a community pool, 2 pickleball and two bocce ball courts, children's play area with tot lot structure, shade ramada, picnic tables and benches, multiple pathways and connections and passive, open areas. The applicant is also proposing a primary entrance monument with a water feature. with a pocket park with a shade ramada and a pathway along the southern portion of the property along the hillside and wetland area. There will also be three ponds in the development. These amenities satisfy the code requirement for development amenities. Any future multi-family development shall meet additional landscaping and amenity requirements in Section 8-5-20 of the UDC at the time of future approval.

The Commercial and Mixed-Use lots are not planned for specific development at this time. Future review by Council and/or Staff will be necessary once uses are determined. If the applicant intends to request pre-approvals of any additional future Conditional Use permitted uses, not listed below, at this time, they should request so of the Council through the PUD process.

Council added to the Preliminary Plat application and Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

- 7' Sidewalks shall be constructed along Collector Roadways and Star Road, or bonded for through ACHD
- Provide a public pathway easement along the south side of the Phyliss Canal for potential future pathway
- The Developer agrees to provide the Bean property two (2) built driveways per their agreement in Phase 1
- There shall be no residential uses allowed within the Commercially zoned district
- Any storage units proposed in the Mixed-Use or Commercial areas shall require a Conditional Use Permit
- All streets within the development shall have minimum 36' roadway widths. The detached sidewalk planter strips shall be allowed at 6 ½ feet on each side with Class I trees.
- Council approves reduction in 10% usable open space to allow detached sidewalk planter strip reduction
- Non-single-family detached residential dwellings will be limited to a maximum of 10% of the subject gross R-3 development parcel.
- Setbacks shall be approved as follows:
    - 5' side yard setbacks for all patio homes
    - 7' side yard setbacks for all single-family detached homes

Staff analysis of Final Plat Submittal:

Compliance with Council Conditions of Approval – Staff confirmed that this phase includes 36' wide road widths with detached sidewalks, 6 ½' planter streets and Class I trees.

The Preliminary Plat was approved with 195 single-family residential lots, 24 common lots, 2 multi-family lots, 1 commercial lot, and 4 mixed-use lots on 139 acres. The Final Plat for Phase 1 contains 61 single-family residential homes, 1 commercial lot and 7 common lots. Phase 2 contains 43 single-family residential homes, 1 commercial lot and 7 common lots. Phase 3 contains 48 single-family residential lots. Phase 4 contains 41 single-family residential lots. After the first four phases, there are 193 single-family residential lots platted, and 2 commercial lots. The high density residential lot was platted in Phase 3 and 1 mixed-use lot is being platted in Phase 4.

Common/Open Space and Amenities – Amenities for the development include a large 1.25-acre main central amenity that will provide a convenient location for community engagement and gathering amenities such as a community pool area, two pickleball courts, and two bocce ball courts. Concrete pathways provide connectivity to multiple access points. Additional open spaces, including a +/- 1-acre secondary amenity with a children's play area, tot-lot, shade ramadas, picnic tables and benches.

Landscaping - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan as submitted appears to satisfy this requirement. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code. **The included landscape plan appears to satisfy these requirements.**

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model from the City. The Applicant has provided a streetlight design that is in compliance with the city requirements and approved for installation. The street light plan has lights at all the required locations.

Setbacks – Council approved Setbacks shall be as follows:

- 5' side yard setbacks for all patio homes
- 7' side yard setbacks for all single-family detached homes

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

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

Mailbox Cluster – **Applicant shall provided documentation from Meridian Postmaster depicting the approved location for the mailbox cluster for the development.** The Unified Development Code Section 8-4A-21: states that All mailbox clusters shall be approved by the postmaster prior to installation. **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.



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:
        1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. **A minimum of three (3) architectural elements shall be provided for all single-family residential structures.** 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. **Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized 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 and/or floorplans</u>

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

3. 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>Sidewalks</u> – Sidewalks are proposed to be 5 foot wide throughout the development and will be detached with a 6.5-foot-wide planter strip, as approved by Council.

<u>Streets</u> – Development local roads are proposed to be 36 feet wide from back of curb to back of curb in a 50-foot wide right of way.

<u>Fencing</u> – **Applicant has not provided a fencing plan. Fence shall be consistent throughout the development. A plan shall be submitted for Staff review/approval prior to signing the final plat.**

PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on July 7, 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.
Staff finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.

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

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

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

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

CONDITIONS OF APPROVAL

Conditions included in the Findings of Fact & Development Agreement.

- 7' Sidewalks shall be constructed along Collector Roadways and Star Road, or bonded for through ACHD
- Provide a public pathway easement along the south side of the Phyliss Canal for potential future pathway
- **The Developer agrees to provide the Bean property two (2) built driveways per their agreement in Phase 1. To date, the driveways have not been constructed per the condition of approval. Prior to signature of the final plat for Phase 3, the driveways shall be completed and inspected by staff.**
- There shall be no residential uses allowed within the Commercially zoned district
- Any storage units proposed in the Mixed-Use or Commercial areas shall require a Conditional Use Permit
- All streets within the development shall have minimum 36' roadway widths. The detached sidewalk planter strips shall be allowed at 6 ½ feet on each side with Class I trees.
- Non-single-family detached residential dwellings will be limited to a maximum of 10% of the subject gross R-3 development parcel.
- Setbacks shall be approved as follows: 5' side yard setbacks for all patio homes, 7' side yard setbacks for all single-family detached homes

Conditions Specific to Signature of Final Plat.

1. **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 $1,600 per buildable lot within each phase prior to**

signature on the final plat for the applicable phase, capped at $315,000. $65,600 is due (41 residential lots x $1600) to be paid before signing the final plat of phase 4.

2. **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.
3. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signing the final plat**.
4. The applicant shall provide approval from the Meridian Postmaster for the location of mailbox cluster.
5. Applicant shall provide a fencing plan for Staff review/approval. Fencing shall be consistent throughout the development.

Additional Conditions of Approval

1. The approved Final Plat for Inspirado Subdivision, Phase 4 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
3. **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.**
4. All entrances into the subdivision shall be cleaned nightly to include dirt, dust, rocks, mud, and other debris. All trash shall be secured on site and trash receptacles emptied on a regular basis to avoid blowing debris.
5. During the entire construction process, dust from the site must be minimized as much as possible. Water trucks should be used as appropriate. Excess dust could result in fines and/ or work stoppage.
6. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative. Even after installation, streetlights may require shielding to prevent light trespass.**
7. **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
8. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
9. 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

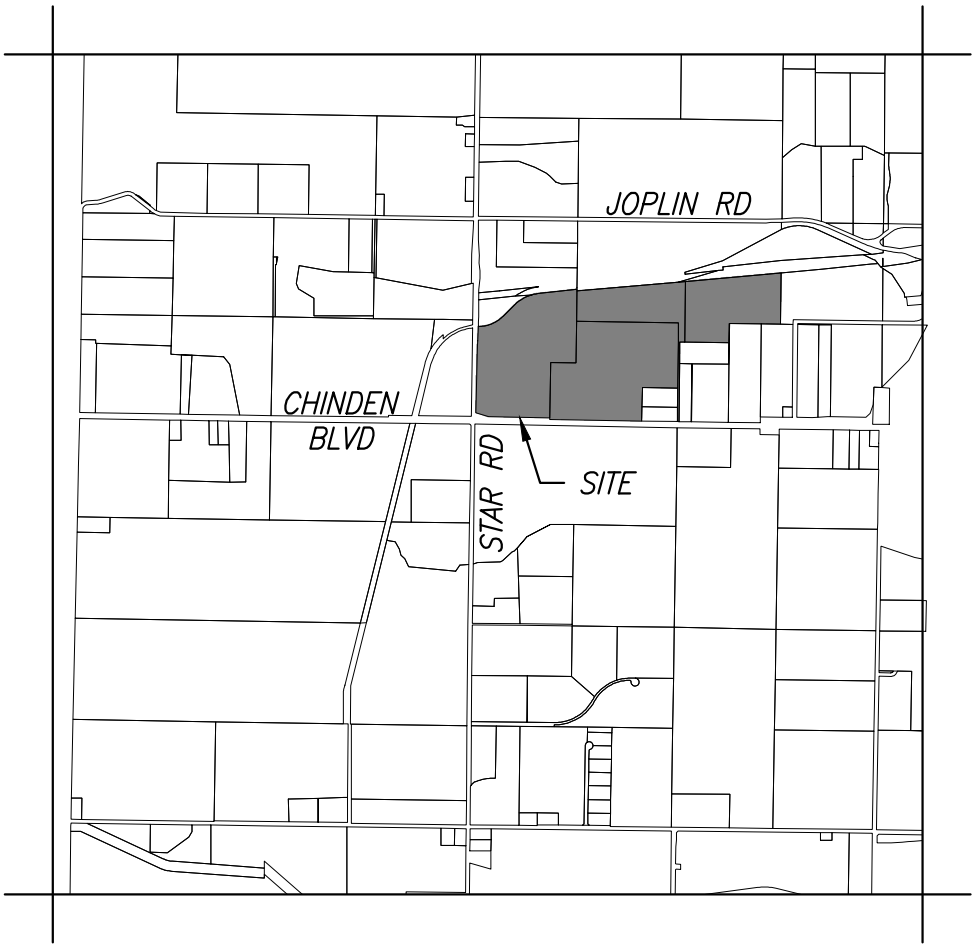
provided. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**

10. All streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
11. 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.
12. 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.
13. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
14. 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.
15. 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)
16. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
17. 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.
18. 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.)
19. 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.
20. A separate sign application is required for any subdivision sign.
21. Applicant shall provide the City with an electronic copy of the signed recorded final plat with all signatures, prior to any building permits being issued.

22. 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.
23. 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.
24. All common areas shall be maintained by the Homeowners Association.
25. 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.**
26. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.

COUNCIL DECISION

The Star City Council _____ File # FP-25-07 Inspirado Subdivision, Final Plat, Phase 4 on _____, _____. 2025.



T4N, R1W, SEC. 20

Kimley»Horn

INSPIRADO VICINITY MAP

March 18, 2021

NORTH

Kimley»Horn

May 9, 2025

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

RE: Inspirado Subdivision No. 4

Dear Ryan,

Attached for your review is the Final Plat application for Inspirado Subdivision No. 4. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat for Inspirado Subdivision.

Inspirado No. 4 includes 41 single-family residential lots, and 10 common lots on 14.94 acres. The gross density is 2.48 units per acre. The typical lot widths are 70-feet and 110-feet and lot sizes will range from 8,400 SF to 15,400 SF. The overall open space for the site is 2.09 acres (7.2%) of the total development area. Amenities for the subdivision are provided with Inspirado No. 1.

Construction of Inspirado Subdivision No. 4 will comply the approved preliminary plat. If you have any questions or need additional information, please reach out to me at 208-906-3871 or at teller.bard@kimley-horn.com.

Thanks for your review and assistance with this application,



Teller Bard, P.E.
Project Engineer

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.: FP-25-07
Date Application Received: 5/14/2025 Fee Paid: _____
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Antonov Star Holdings, LLC
Applicant Address: 75 E. Santa Clara St. San Jose, CA Zip: 95113
Phone: 858-500-6786 Email: taylor@bvcapitalre.com

Owner Name: Antonov Star Holdings, LLC
Owner Address: 75 E. Santa Clara St. San Jose, CA Zip: 95113
Phone: 858-500-6786 Email: taylor@bvcapitalre.com

Representative (e.g., architect, engineer, developer):
Contact: Teller Bard Firm Name: Kimley-Horn
Address: 1100 W. Idaho Street, Suite 210, Boise, ID Zip: 83702
Phone: 208-906-3871 Email: teller.bard@kimley-horn.com

Property Information:

Subdivision Name: Inspirado Subdivision No. 4 Phase: 4
Parcel Number(s): S0420346610; S0420315215
Approved Zoning: R-3 PUD Units per acre: 1.67
Total acreage of phase: 14.94 Total number of lots: 51
Residential: 41 Commercial: _____ Industrial: _____
Common lots: 10 Total acreage of common lots: 2.09 Percentage: 7.2%
Percent of common space to be used for drainage: 6.1% Acres: 0.13
Special Flood Hazard Area: total acreage 0 number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	41	41
Number of Common Lots:	10	10
Number of Commercial Lots:		
Roads:	W. Lookout View St., N. Copper Sky Pl., N. Dusk Ave., W Wildbook St., N. Mountain Bird Ave., W. Lookout View St., N. Vista Verde Ave., N. Rocky Juniper Ave.	W. Lookout View St., N. Copper Sky Pl., N. Dusk Ave., W Wildbook St., N. Mountain Bird Ave., W. Lookout View St., N. Vista Verde Ave., N. Rocky Juniper Ave.

Amenities: None in Phase None in Phase

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

Subdivision Name: Inspirado Subdivision No. 4 Phase: 4

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

a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.

b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0140J
FIRM effective date(s): mm/dd/year 06/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
Base Flood Elevation(s): AE N/A .0 ft., etc.: N/A

c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

Applicant (√)	Description	Staff (√)
X	Completed and signed copy of Final Plat Application	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.	BN
X	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council.	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	BN
X	If the signature on this application is not the owner of the property, an **original** notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	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**	
X	One (1) 11" X 17" paper copy of the Final Plat	
X	Electronic copy of the Final landscape plan**	BN

X	One (1) 11” X 17” copy of the Final landscape plan	
X	Electronic copy of site grading & drainage plans**	BN
X	Electronic copy of originally approved Preliminary Plat**	
X	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	BN
X	Storm drainage calculations must be submitted for private streets/drives and parking areas within subdivisions**	BN
X	Electronic copy of streetlight **design** and **location** information	
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
X	Electronic copy of all easement agreements submitted to the irrigation companies	
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
X	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R’s 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.	BN
X	**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.	
X	After construction, a letter from the Star Sewer & Water District stating that subdivision information has been submitted to the District in GIS format and the property has been annexed into the Star Sewer & Water District. GIS to include pressurized irrigation, streetlights, and storm drains in addition to Star Sewer & Water requirements. This shall be a condition prior to Final Plat signature.	

FEE REQUIREMENT:

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



Applicant/Representative Signature

04/29/2025

Date

• Inspirado

AFFIDAVIT OF LEGAL INTEREST

STATE OF _____)
) ss
COUNTY OF _____)

I Antonov Star Holding LLC 75 E. Santa Clara St. Suite 900
(name) (address)
San Jose, CA 95113
(city) (state) (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property described on the attached, and I grant my permission to Kimley Horn (name),
950 Bannock St. #1100, Boise, ID 83702
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: _____

I agree to indemnify, defend and hold the City of Star and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

I understand there may be direct costs incurred by the City in obtaining a review of the application by architects, engineers, or other professionals necessary to enable the City to approve or disapprove the application. I understand that I will be billed on a monthly basis and will remit payment within 30 days.

I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Type of application: _____

Dated this 9th day of April, 2021.

_____
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

MEGHAN E SMITH
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 578551
MY COMMISSION EXPIRES
March 9, 2024

Notary Public for ~~Idaho~~ Arizona
Residing at: Peoria, Az
My Commission Expires: 3.9.24

INSPIRADO LEGAL DESCRIPTION

A PORTION OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., FROM WHICH A 5/8"IRON PIN MARKING THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., BEARS NORTH 00046'11" EAST, 2,633.05 FEET; THENCE ON THE WEST BOUNDARY LINE OF SECTION 20 NORTH 00°46'11" EAST, 108.91 FEET; THENCE LEAVING SAID WEST BOUNDARY LINE SOUTH 89°13'49" EAST, 35.15 FEET TO THE EAST RIGHT-OF-WAY LINE OF N. STAR ROAD AND THE REAL POINT OF BEGINNING;

THENCE ON THE EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTH 01°11'16" EAST, 867.58 FEET;

NORTH 04°40'24" EAST, 67.57 FEET;

NORTH 02°22'47" EAST, 188.19 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE PHYLLIS CANAL;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

368.86 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 457.81 FEET, A CENTRAL ANGLE OF 46°09'47" AND A LONG CHORD WHICH BEARS NORTH 66°52'56" EAST, 358.96 FEET;

NORTH 44°43'38" EAST, 197.20 FEET;

348.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 552.74 FEET, A CENTRAL ANGLE OF 36°04'43" AND A LONG CHORD WHICH BEARS NORTH 64°23'46" EAST, 342.33 FEET;

NORTH 83°52'40" EAST, 507.77 FEET;

SOUTH 00°41'14" WEST, 20.76 FEET;

NORTH 85°06'27"EAST, 1,416.98 FEET;

NORTH 84°43'04" EAST, 1,068.62 FEET;

NORTH 84°36'10" EAST, 182.24 FEET TO THE TO THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20;

THENCE ON SAID EAST BOUNDARY LINE, SOUTH 00°34'11" WEST, 668.37 FEET TO THE SE 1/16 CORNER OF SECTION 20;

THENCE ON SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, NORTH 89°18'12" WEST, 667.84 FEET;

THENCE LEAVING SAID SOUTH BOUNDARY LINE, SOUTH 00°36'15" WEST, 248.00 FEET;

THENCE NORTH 89°17'50" WEST, 640.14 FEET;

THENCE SOUTH 00°36'18" WEST, 1,036.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 20/26 (W. CHINDEN BOULEVARD);

THENCE ON SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°15'H" WEST, 19.83 FEET;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00036'18" EAST, 434.94 FEET;

THENCE NORTH 89°00'00" WEST, 456.41 FEET;

THENCE SOUTH 01°55'42" WEST, 434.91 FEET TO THE NORTH RIGHT-OF-WAY LINE OF W. STATE HIGHWAY 20/26 (W. CHINDEN BOULEVARD);

THENCE ON SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING (4) COURSES AND DISTANCES:

NORTH 88°59'27" WEST, 1,195.74 FEET;

NORTH 00°42'16" EAST, 20.00 FEET;

NORTH 88°59'27" WEST, 796.89 FEET;

NORTH 72°28'16" WEST, 172.52 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 115.086 ACRES, MORE OR LESS.

AND

A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., FROM WHICH A 5/8"IRON PIN MARKING THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., BEARS NORTH 00°46'11" EAST, 2,633.05 FEET; THENCE ON THE WEST BOUNDARY LINE OF SECTION 20, NORTH 00046'H" EAST, 1,315.15 FEET; THENCE LEAVING SAID WEST BOUNDARY LINE, SOUTH 89°13'49" EAST, 51.46 FEET TO THE EAST RIGHT-OF-WAY LINE OF N. STAR ROAD AND THE REAL POINT OF BEGINNING;

THENCE ON SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES AND DISTANCES:

NORTH 04°2T26" EAST, 41.11 FEET;

NORTH 00°06'37" EAST, 318.90 FEET;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 85°01'11"EAST, 784.39 FEET TO THE PHYLLIS CANAL;

THENCE ON SAID PHYLLIS CANAL THE FOLLOWING TWO COURSES AND DISTANCES:

482.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 629.62 FEET, A CENTRAL ANGLE OF 43°56'33" AND A LONG CHORD WHICH BEARS SOUTH 62°00'46" WEST, 471.13 FEET;

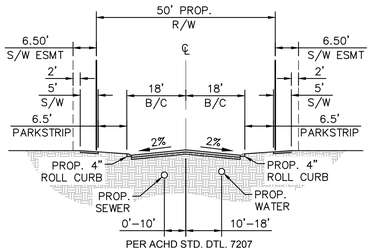
432.49 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 598.91 FEET, A CENTRAL ANGLE OF 41°22'31" AND A LONG CHORD WHICH BEARS SOUTH 60°43'43" WEST, 423.16 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 3.082 ACRES, MORE OR LESS.

END OF DESCRIPTION

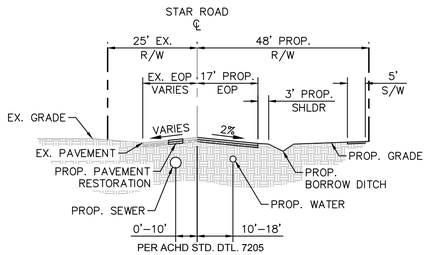
PRELIMINARY PLAT NOTES

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCE TO NAVD '88 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACHD STANDARD FOR PUBLIC STREETS.
3. BLOCK 1 LOT 1, BLOCK 1 LOT 22, BLOCK 1 LOT 32, BLOCK 1 LOT 47, BLOCK 1 LOT 52, BLOCK 1 LOT 67, BLOCK 2 LOT 1, BLOCK 2 LOT 8, BLOCK 2 LOT 21, BLOCK 3 LOT 1, BLOCK 4 LOT 1, BLOCK 4 LOT 9, BLOCK 5 LOT 4, BLOCK 5 LOT 8, BLOCK 5 LOT 12, BLOCK 6 LOT 4, BLOCK 6 LOT 9, BLOCK 7 LOT 3, BLOCK 7 LOT 6, BLOCK 7 LOT 9, BLOCK 7 LOT 14, BLOCK 8 LOT 1, BLOCK 8 LOT 4, AND BLOCK 9 LOT 18 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE INSPIRADO SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS SHALL BE USED FOR HOMEOWNER PEDESTRIAN ACCESS AND LANDSCAPING AND ARE SUBJECT TO A BLANKET EASEMENT ACROSS SAID LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
4. STORMWATER RUNOFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVED PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOA.
7. DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
8. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
9. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, 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 (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
10. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
11. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF STAR CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT.
12. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
13. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF THE RE-SUBDIVISION.
14. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED.
15. FRONT, REAR, AND SIDE YARD EASEMENT LOCATIONS AND WIDTHS TO BE DETERMINED WITH FINAL PLAT.
16. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
17. RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.
18. A TRAFFIC IMPACT STUDY (TIS) IS BEING PREPARED FOR THIS DEVELOPMENT. APPROVED STUDY WILL BE PROVIDED TO STAFF WHEN AVAILABLE.



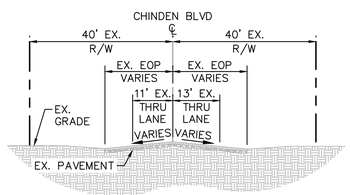
PER ACHD STD. DTL. 7207

(SECTION A)
STANDARD LOCAL
N.T.S.

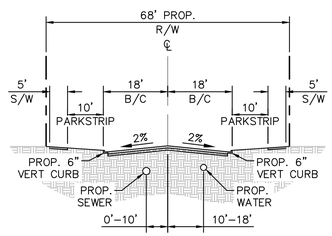


PER ACHD STD. DTL. 7205

(SECTION B)
STAR ROAD
LOOKING NORTH
N.T.S.



(SECTION C)
EXISTING CHINDEN BOULEVARD
N.T.S.

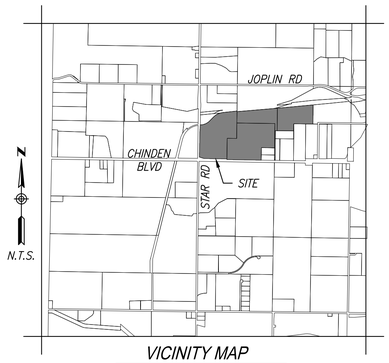


PER ACHD STD. DTL. 7206

(SECTION D)
COLLECTOR ROAD
N.T.S.

INSPIRADO
PRELIMINARY PLAT

A PORTION OF THE S $\frac{1}{2}$ OF SECTION 20,
TOWNSHIP 4 NORTH, RANGE 1 WEST
ADA COUNTY, IDAHO



VICINITY MAP
NTS

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	EXISTING CONDITIONS
03	EXISTING CONDITIONS
04	PROPOSED CONDITIONS
05	PROPOSED CONDITIONS
06	HORIZONTAL CONTROL
07	HORIZONTAL CONTROL
08	LOT DATA
09	PHASING PLAN
10	PRELIMINARY IRRIGATION PLAN
11	PRELIMINARY IRRIGATION PLAN

OWNER/DEVELOPER

ANTONOV STAR HOLDINGS, LLC.
7629 E PINNACLE PEAK ROAD #110
SCOTTSDALE, ARIZONA 85255
TELEPHONE: (480) 401-0800
CONTACT: RANDAL CLARNO
EMAIL: RANDY@CRITERIONLAND.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
950 W BANNOCK STREET, SUITE 1100
BOISE, IDAHO 83702
PHONE: (208) 906-3871
CONTACT: TELLER BARD, PE
EMAIL: TELLER.BARD@KIMLEY-HORN.COM

LAND SURVEYOR

IDAHO SURVEY GROUP
9955 W. EMERALD ST.
BOISE, IDAHO 83704
PHONE: (208) 846-8570
CONTACT: CODY MCCAMMON, PLS
EMAIL: CODYM@IDAHOSURVEY.COM

LEGEND

- PROPOSED CL/SECTION LINE
- PROPOSED SWALE
- PROPOSED BOUNDARY
- ROAD RIGHT OF WAY
- LOT LINE
- EASEMENT
- PROPOSED SEWER
- PROPOSED" WATER (3' COVER)
- STORM WATER INFRASTRUCTURE EASEMENT
- PROPOSED CURB
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED SEWER MANHOLE
- EXISTING HIGHWAY MONUMENT
- CALCULATED MONUMENT
- EXISTING UTILITY PIPE SLEEVE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- SIDEWALK RAMP
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL ROAD
- EXISTING FENCE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- PHASE LINE
- DRAINAGE POND BOUNDARY
- SEEPAGE BED

PRELIMINARY PLAT DATA

EXISTING ZONING RUT
PROPOSED ZONING: PUD

GROSS ACREAGE: 124.07 AC
GROSS RESIDENTIAL ACREAGE: 66.80 AC

TOTAL LOTS: 224
COMMON LOTS: 24
MIXED USE LOTS: 5
(BLOCK 11, LOTS 2, 4, & 5)
COMMERCIAL LOTS:1 (BLOCK 11, LOT 3)
HIGH DENSITY RESIDENTIAL LOTS: 2
(BLOCK 10, LOT 1 & BLOCK 12, LOT 1)
RESIDENTIAL LOTS: 192

GROSS DENSITY:1.55 DU/AC
RESIDENTIAL GROSS DENSITY: 2.87 DU/AC

BUFFER OPEN SPACE: 2.35 AC
COMMON OPEN SPACE: 4.44 AC
USABLE OPEN SPACE: 3.53 AC
VISUAL NATURAL OPEN SPACE: 0.34 AC

TOTAL RESIDENTIAL OPEN SPACE: 10.65 AC
(15.9% OF GROSS)

PATIO HOME MINIMUM WIDTH: 50'
LUXURY HOME MINIMUM WIDTH: 70'
CUSTOM HOME MINIMUM WIDTH: 75'

PATIO HOME MINIMUM AREA: 5,500 SF
LUXURY HOME MINIMUM AREA: 8,400 SF
CUSTOM HOME MINIMUM AREA: 10,500 SF

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

SCALE (H): 1"=50'
SCALE (V): NONE
DESIGNED BY: ITC
DRAWN BY: ITC
CHECKED BY: TRB
DATE: 3/23/2022

INSPIRADO
COVER SHEET
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19946
3/23/22
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/23

PROJECT NO.
291015012

DRAWING NAME
5012-PP-CVR

01 OF 11

K:\phx_civil\291015012 - chinden & star\CADD\preliminary plat\5012-PP-CVR.dwg Mar 23, 2022 Teller.Bard
THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

FOUND 5/8" IRON PIN AT COMMON CORNER OF SEC 19 & 20, T4N, R1W.

N0°46'11"E 2633.06' (BASIS OF BEARING)

APN: S0420325855

APN: S0420335750

1/16 SECTION LINE

APN: S0420314900

PHYLLIS CANAL

EXISTING OVER-HEAD ELECTRICAL TO BE UNDERGROUNDED.

APN: S0419417750

784.39'

S85°01'11"W

STA 122+50 [EAP S-3770(1)]

EXISTING CANAL ESMT.

R=629.62'
L=482.88'

S0°41'14"W 20.76'

N85°06'27"E 1416.98'

N83°52'40"E 507.77'

EXISTING WELL TO BE REMOVED.

EXISTING STORM DRAIN PIPE AND CATCH BASIN TO BE REMOVED.

20' EX. IRR EASEMENT

R=552.74'
L=348.06'

EXISTING 18" IRRIGATION PIPE TO REMAIN.

EXISTING 18" IRRIGATION PIPE TO BE REMOVED.

EXISTING RESIDENCE, ANCILLARY STRUCTURES, AND OTHER PERMANENT IMPROVEMENTS TO BE REMOVED.

EXISTING FENCE TO BE REMOVED.

EXISTING 12" IRRIGATION PIPE TO BE REMOVED.

318.90'
S0°06'37"W

N44°43'38"E
197.20'

EXISTING CANAL ESMT.

APN: S0419449020

R=598.91'
L=432.50'

S4°21'26"W
41.11'

WATER PIPE SLEEVE PREVIOUSLY INSTALLED.

SEWER PIPE SLEEVE PREVIOUSLY INSTALLED.

CHANNEL SIPHON STRUCTURE TO BE MAINTAINED OR MODIFIED AS NEEDED.

1/16 SECTION LINE

CALCULATED POINT AT NE CORNER OF SW 1/16 OF SEC 20, T4N, R1W.

R=457.84'
L=368.86'

S89°13'49"E
51.46'

EXISTING IRRIGATION DITCH TO BE REMOVED.

EXISTING BOX STRUCTURE TO REMAIN

EXISTING 16" IRRIGATION PIPE TO REMAIN.

N2°22'47"E
188.19'

STAR ROAD

EXISTING IRRIGATION DITCH TO BE PIPED AND RELOCATED.

EXISTING POWER POLES AND POWER LINE TO BE UNDERGROUNDED.

25' EX. OHE

23' EX. GAS

N4°40'24"E
67.57'

N0°46'11"E
1315.15'

39' EX. OHE

APN: S0419449300

23' EX. EOP

40' EX. R/W (VARIES)

25' EX. R/W

14' EX. EOP

SECTION LINE

EXISTING 12" IRRIGATION PIPE TO BE PIPED AND RELOCATED.

EXISTING 18" IRRIGATION PIPE TO BE PIPED AND RELOCATED.

EXISTING IRRIGATION DITCH TO BE PIPED AND RELOCATED.

EXISTING IRRIGATION DITCH TO BE REMOVED.

EXISTING IRRIGATION DITCH TO BE REMOVED.

EXISTING 15" IRRIGATION PIPE TO BE REMOVED.

1/16 SECTION LINE

EXISTING IRRIGATION DITCH TO BE REMOVED.

N1°11'16"E 867.58'

25' EX. R/W

S89°13'49"E
35.15'

EX. R/W VARIES

N0°46'11"E
108.91'

FND ALUMINUM CAP MONUMENT AT SW CORNER OF SEC 20, T4N, R1W.

EXISTING POWER POLES POWER LINE TO BE UNDERGROUNDED.

EXISTING DIRT ROAD TO BE REMOVED.

EXISTING 24" IRRIGATION PIPE TO BE REMOVED.

N72°28'16"W
172.52'

EXISTING 24" IRRIGATION PIPE TO REMAIN.

51' EX. OHE

46' EX. GAS

19' EX. EOP (VARIES)

60' EX. R/W

N88°59'27"W 796.89'

N0°42'16"E
20.00'

CALCULATED POINT AT SE CORNER OF SW 1/16 OF SEC 20

EXISTING GAS LINE AND STRUCTURE TO REMAIN.

EXISTING POWER POLES AND POWER LINE TO BE UNDERGROUNDED.

1195.74'
N88°59'27"W

EXISTING TRAFFIC CONTROL BOX AND CONCRETE PAD TO REMAIN.

CHINDEN BOULEVARD

EXISTING TRAFFIC SIGNAL AND INTERSECTION IMPROVEMENTS TO REMAIN

40' EX. R/W

MATCHLINE SEE SHEET 03

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

SCALE (H): 1"=40'
SCALE (V): NONE

DESIGNED BY: ITC
DRAWN BY: ITC
CHECKED BY: TRB

DATE: 3/23/2022

INSPIRADO
EXISTING CONDITIONS
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/23

PROJECT NO.
291015012

DRAWING NAME
5012-PP-EC

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MATCHLINE SEE SHEET 02

APN: S0420314900

APN: S0420417500

APN: S0420449205

APN: S0420438800

APN: S0420438905

APN: S0420438610

APN: S0420438700

APN: S0420347000

APN: S0420347100

PHYLLIS CANAL

OLD SCHOOL ROAD

CHINDEN BOULEVARD

¼ SECTION LINE

1/16 SECTION LINE

EXISTING 10" IRRIGATION PIPE TO REMOVED.

EXISTING 10" IRRIGATION PIPE TO BE REMOVED.

EXISTING 18" IRRIGATION PIPE TO REMAIN.

EXISTING 12" IRRIGATION PIPE TO BE REMOVED.

EXISTING 12" IRRIGATION PIPE TO REMAIN.

EXISTING DIRT ROAD TO BE REALIGNED WITHIN PIONEER IRRIGATION EASEMENT

EXISTING IRRIGATION DITCH TO BE REMOVED.

EXISTING IRRIGATION DITCHES AND PIPE TO BE TILED AS REQUIRED FOR EXTENSION TO OLD SCHOOL ROAD.

EXISTING IRRIGATION DITCH TO BE PIPED AND RELOCATED.

EXISTING IRRIGATION PUMP TO BE REMOVED.

EXISTING 24" IRRIGATION PIPE TO BE REMAIN.

EXISTING IRRIGATION PIPE TO BE REMOVED.

EXISTING 12" IRRIGATION PIPE TO BE REMAIN.

EXISTING GRAVEL ROAD TO BE REMOVED.

EXISTING 15" IRRIGATION PIPE TO REMAIN.

EXISTING 15" IRRIGATION PIPE TO BE REMOVED.

EXISTING FENCE TO BE REMOVED.

EXISTING 16" IRRIGATION PIPE TO REMAIN.

EXISTING IRRIGATION STRUCTURE TO REMAIN.

EXISTING IRRIGATION STRUCTURE TO BE REMOVED.

EXISTING 16" IRRIGATION PIPE TO REMAIN.

EXISTING 12" IRRIGATION PIPE TO REMAIN.

EXISTING POWER POLES AND POWER LINE TO REMAIN.

FOUND ALUMINUM CAP MONUMENT AT SE CORNER OF SW ¼ OF SEC 20

EXISTING 16" IRRIGATION PIPE TO BE REMOVED.

EXISTING GAS LINE AND STRUCTURE TO REMAIN.

N84°43'04"E 1068.62'

N85°06'27"E 1416.98'

N84°36'10"E 182.24'

S0°34'11"W 668.37'

N89°18'12"W 667.84'

S0°36'15"W 248.00'

N89°17'50"W 640.14'

S0°36'18"W 1036.75'

N89°00'00"W 456.41'

S1°55'42"W 434.91'

S0°36'18"W 434.94'

N88°59'27"W 1195.74'

S89°15'11"E 19.83'

40' EX. R/W

40' EX. R/W

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

SCALE (H): 1"=40'
SCALE (V): NONE

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INSPIRADO
EXISTING CONDITIONS
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
JELLER BARD
EXPIRES 10/31/23

PROJECT NO.
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DRAWING NAME
5012-PP-EC

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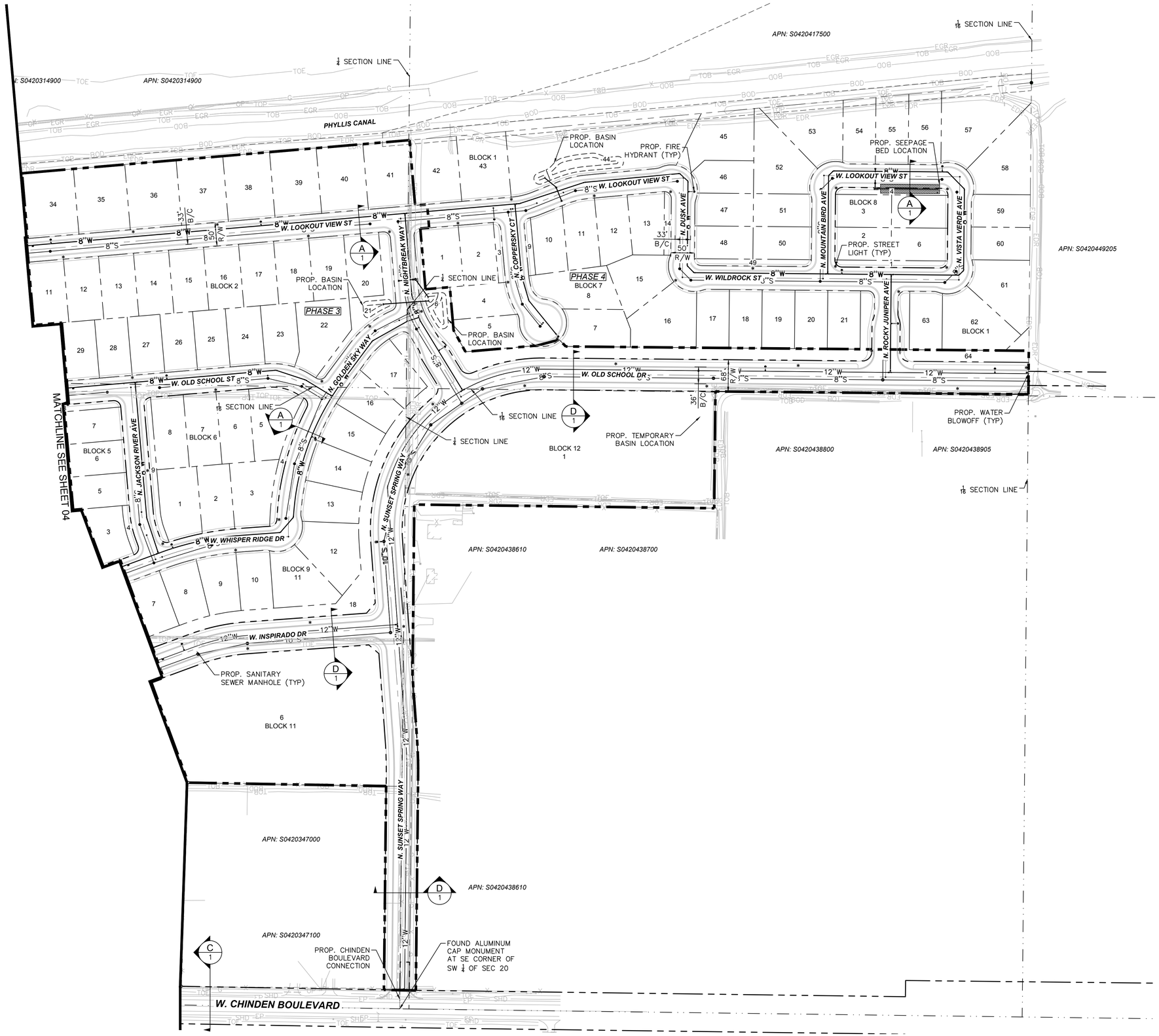
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INSPIRADO
PROPOSED CONDITIONS
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/23

PROJECT NO.
291015012

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5012-PP-PC-2



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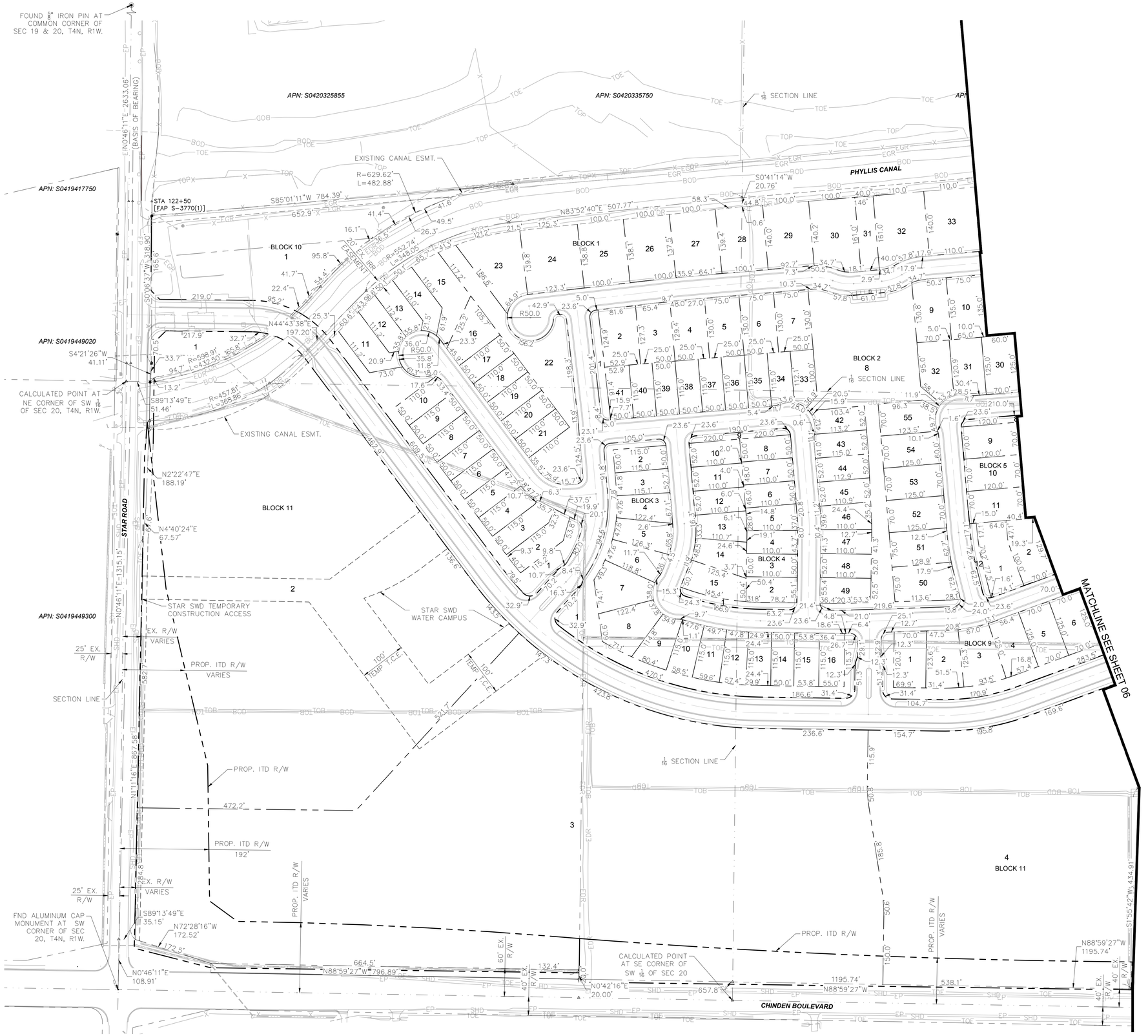
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LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 1	30,500	0.70
2	BLOCK 1	7,470	0.17
3	BLOCK 1	6,672	0.15
4	BLOCK 1	5,927	0.14
5	BLOCK 1	5,750	0.13
6	BLOCK 1	5,750	0.13
7	BLOCK 1	5,750	0.13
8	BLOCK 1	5,750	0.13
9	BLOCK 1	5,750	0.13
10	BLOCK 1	5,723	0.13
11	BLOCK 1	8,241	0.19
12	BLOCK 1	5,815	0.13
13	BLOCK 1	5,817	0.13
14	BLOCK 1	6,911	0.16
15	BLOCK 1	11,097	0.25
16	BLOCK 1	8,341	0.19
17	BLOCK 1	5,500	0.13
18	BLOCK 1	5,500	0.13
19	BLOCK 1	5,500	0.13
20	BLOCK 1	5,500	0.13
21	BLOCK 1	5,500	0.13
22	BLOCK 1	35,957	0.83
23	BLOCK 1	15,521	0.36
24	BLOCK 1	17,317	0.40
25	BLOCK 1	13,844	0.32
26	BLOCK 1	13,777	0.32
27	BLOCK 1	13,837	0.32
29	BLOCK 1	14,223	0.33
30	BLOCK 1	14,001	0.32
31	BLOCK 1	15,235	0.35
32	BLOCK 1	6,440	0.15
33	BLOCK 1	16,316	0.37
34	BLOCK 1	15,400	0.35
35	BLOCK 1	15,400	0.35
38	BLOCK 1	15,400	0.35
39	BLOCK 1	14,000	0.32
40	BLOCK 1	14,000	0.32
41	BLOCK 1	14,000	0.32
42	BLOCK 1	14,000	0.32
43	BLOCK 1	14,000	0.32
47	BLOCK 1	44,443	1.02
48	BLOCK 1	15,250	0.35
49	BLOCK 1	8,576	0.20
50	BLOCK 1	8,692	0.20
51	BLOCK 1	8,750	0.20
52	BLOCK 1	3,653	0.08
53	BLOCK 1	8,750	0.20
54	BLOCK 1	8,735	0.20
55	BLOCK 1	16,173	0.37
56	BLOCK 1	15,884	0.36
57	BLOCK 1	9,733	0.22
58	BLOCK 1	10,260	0.24
59	BLOCK 1	10,733	0.25
60	BLOCK 1	23,377	0.54
61	BLOCK 1	16,463	0.38
62	BLOCK 1	8,769	0.20
63	BLOCK 1	8,790	0.20
64	BLOCK 1	14,850	0.34
65	BLOCK 1	16,871	0.39
66	BLOCK 1	8,698	0.20
67	BLOCK 1	9,545	0.22

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 2	4,697	0.11
2	BLOCK 2	10,052	0.23
3	BLOCK 2	9,626	0.22
4	BLOCK 2	9,741	0.22
5	BLOCK 2	9,750	0.22
6	BLOCK 2	9,750	0.22
7	BLOCK 2	9,750	0.22
8	BLOCK 2	76,952	1.77
9	BLOCK 2	10,091	0.23
10	BLOCK 2	10,125	0.23
11	BLOCK 2	10,125	0.23
12	BLOCK 2	10,125	0.23
13	BLOCK 2	10,125	0.23
14	BLOCK 2	10,125	0.23
15	BLOCK 2	10,125	0.23
16	BLOCK 2	10,125	0.23
17	BLOCK 2	10,125	0.23
18	BLOCK 2	10,125	0.23
19	BLOCK 2	10,125	0.23
20	BLOCK 2	10,125	0.23
21	BLOCK 2	10,438	0.24
22	BLOCK 2	14,656	0.34
23	BLOCK 2	9,547	0.22
24	BLOCK 2	9,375	0.22
25	BLOCK 2	8,750	0.20
26	BLOCK 2	8,750	0.20
27	BLOCK 2	8,750	0.20
28	BLOCK 2	8,750	0.20
29	BLOCK 2	8,750	0.20
30	BLOCK 2	8,750	0.20
31	BLOCK 2	8,624	0.20
32	BLOCK 2	8,409	0.19
33	BLOCK 2	5,764	0.13
34	BLOCK 2	5,606	0.13
35	BLOCK 2	5,750	0.13
36	BLOCK 2	5,750	0.13
37	BLOCK 2	5,750	0.13
38	BLOCK 2	5,750	0.13
39	BLOCK 2	5,750	0.13
40	BLOCK 2	5,750	0.13
41	BLOCK 2	5,894	0.14
42	BLOCK 2	5,762	0.13
43	BLOCK 2	5,974	0.14
44	BLOCK 2	5,924	0.14
45	BLOCK 2	5,817	0.13
46	BLOCK 2	6,081	0.14
47	BLOCK 2	5,812	0.13
48	BLOCK 2	5,720	0.13
49	BLOCK 2	6,004	0.14
50	BLOCK 2	10,615	0.24
51	BLOCK 2	9,456	0.22
52	BLOCK 2	8,750	0.20
53	BLOCK 2	8,750	0.20
54	BLOCK 2	8,745	0.20

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 3	34,231	0.79
2	BLOCK 3	5,750	0.13
3	BLOCK 3	5,880	0.13
4	BLOCK 3	6,734	0.15
5	BLOCK 3	7,282	0.17
6	BLOCK 3	7,092	0.16
7	BLOCK 3	9,765	0.22
8	BLOCK 3	10,309	0.24
9	BLOCK 3	6,946	0.16
10	BLOCK 3	6,165	0.14
11	BLOCK 3	6,281	0.14
12	BLOCK 3	6,050	0.14
13	BLOCK 3	5,962	0.14
14	BLOCK 3	5,750	0.13
15	BLOCK 3	6,184	0.14
16	BLOCK 3	6,327	0.15

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 4	3,771	0.09
2	BLOCK 4	6,046	0.14
3	BLOCK 4	5,500	0.13
4	BLOCK 4	5,578	0.13
5	BLOCK 4	5,864	0.13
6	BLOCK 4	5,500	0.13
7	BLOCK 4	5,500	0.13
8	BLOCK 4	5,500	0.13
9	BLOCK 4	3,203	0.07
10	BLOCK 4	5,720	0.13
11	BLOCK 4	5,720	0.13
12	BLOCK 4	5,720	0.13
13	BLOCK 4	6,464	0.15
14	BLOCK 4	7,286	0.17
15	BLOCK 4	8,019	0.18

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 5	10,610	0.24
2	BLOCK 5	9,447	0.22
3	BLOCK 5	8,769	0.20
4	BLOCK 5	1,549	0.04
5	BLOCK 5	8,400	0.19
6	BLOCK 5	8,400	0.19
7	BLOCK 5	8,400	0.19
8	BLOCK 5	3,503	0.08
9	BLOCK 5	8,400	0.19
10	BLOCK 5	8,400	0.19
11	BLOCK 5	8,400	0.19
12	BLOCK 5	2,441	0.06

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 6	12,489	0.29
2	BLOCK 6	9,878	0.23
3	BLOCK 6	12,305	0.28
4	BLOCK 6	4,139	0.10
5	BLOCK 6	12,887	0.30
6	BLOCK 6	10,850	0.25
7	BLOCK 6	10,850	0.25
8	BLOCK 6	10,850	0.25
9	BLOCK 6	4,623	0.11

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 7	10,597	0.24
2	BLOCK 7	9,750	0.22
3	BLOCK 7	1,903	0.04
4	BLOCK 7	8,899	0.20
5	BLOCK 7	9,849	0.23
6	BLOCK 7	36,212	0.83
7	BLOCK 7	10,990	0.25
8	BLOCK 7	13,686	0.31
9	BLOCK 7	1,795	0.04
10	BLOCK 7	9,133	0.21
11	BLOCK 7	10,163	0.23
12	BLOCK 7	9,726	0.22
13	BLOCK 7	9,697	0.22
14	BLOCK 7	1,991	0.05
15	BLOCK 7	12,027	0.28
16	BLOCK 7	15,747	0.36
17	BLOCK 7	8,678	0.20
18	BLOCK 7	8,750	0.20
19	BLOCK 7	8,750	0.20
20	BLOCK 7	8,750	0.20
21	BLOCK 7	8,750	0.20

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 8	3,503	0.08
2	BLOCK 8	8,400	0.19
3	BLOCK 8	8,400	0.19
4	BLOCK 8	3,503	0.08
5	BLOCK 8	8,400	0.19
6	BLOCK 8	8,400	0.19

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 9	8,526	0.20
2	BLOCK 9	9,433	0.22
3	BLOCK 9	10,040	0.23
4	BLOCK 9	8,977	0.21
5	BLOCK 9	8,750	0.20
6	BLOCK 9	8,750	0.20
7	BLOCK 9	8,750	0.20
8	BLOCK 9	9,432	0.22
9	BLOCK 9	9,636	0.22
10	BLOCK 9	8,853	0.20
11	BLOCK 9	13,465	0.31
12	BLOCK 9	14,740	0.34
13	BLOCK 9	9,706	0.22
14	BLOCK 9	9,708	0.22
15	BLOCK 9	9,709	0.22
16	BLOCK 9	9,627	0.22
17	BLOCK 9	10,433	0.24
18	BLOCK 9	45,661	1.05

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 10	85,947	1.97

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 11	15,963	0.37
2	BLOCK 11	546,722	12.55
3	BLOCK 11	796,972	18.30
4	BLOCK 11	321,413	7.38
5	BLOCK 11	126,764	2.91

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 12	146,057	3.35

PHASE SUMMARY	
PHASE	NUMBER OF LOTS
1	72
2	49
3	58
4	48

NO.	REVISION	BY	DATE	APPR.

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LOT DATA

STAR, IDAHO

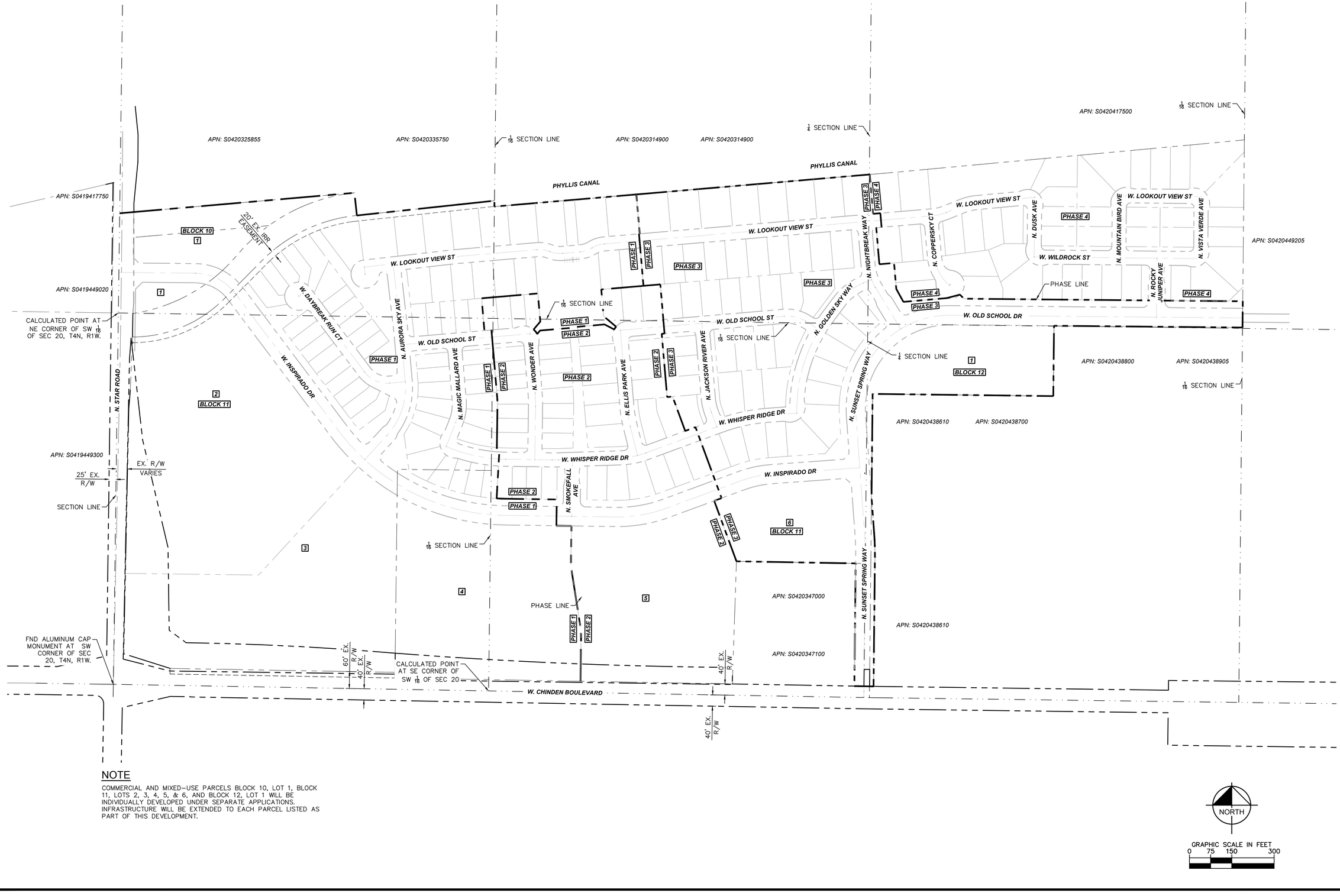
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19948
3/23/22
STATE OF IDAHO

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NOTE

COMMERCIAL AND MIXED-USE PARCELS BLOCK 10, LOT 1, BLOCK 11, LOTS 2, 3, 4, 5, & 6, AND BLOCK 12, LOT 1 WILL BE INDIVIDUALLY DEVELOPED UNDER SEPARATE APPLICATIONS. INFRASTRUCTURE WILL BE EXTENDED TO EACH PARCEL LISTED AS PART OF THIS DEVELOPMENT.

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

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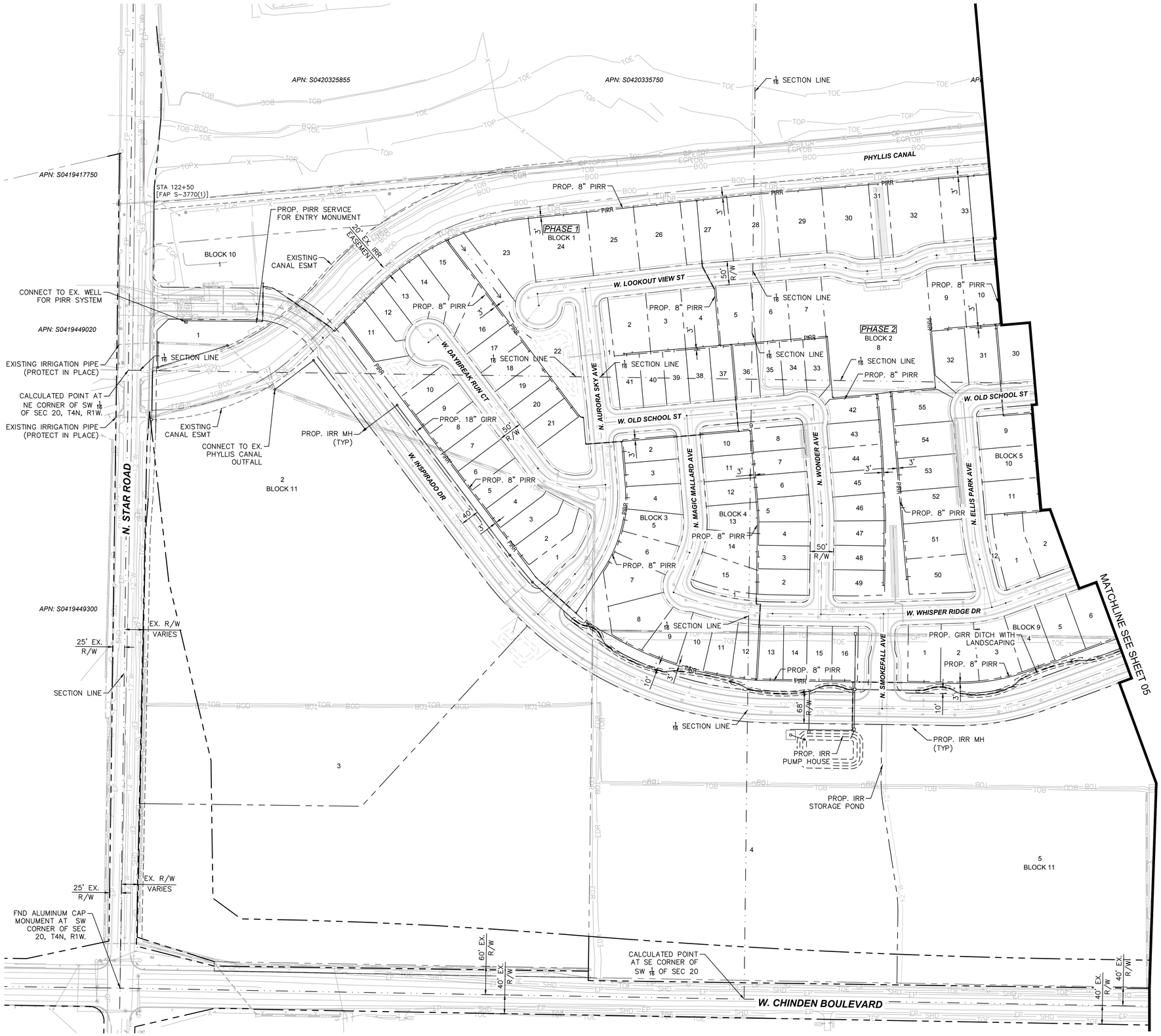
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PHASING PLAN
STAR, IDAHO

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STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
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3/23/22
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/23

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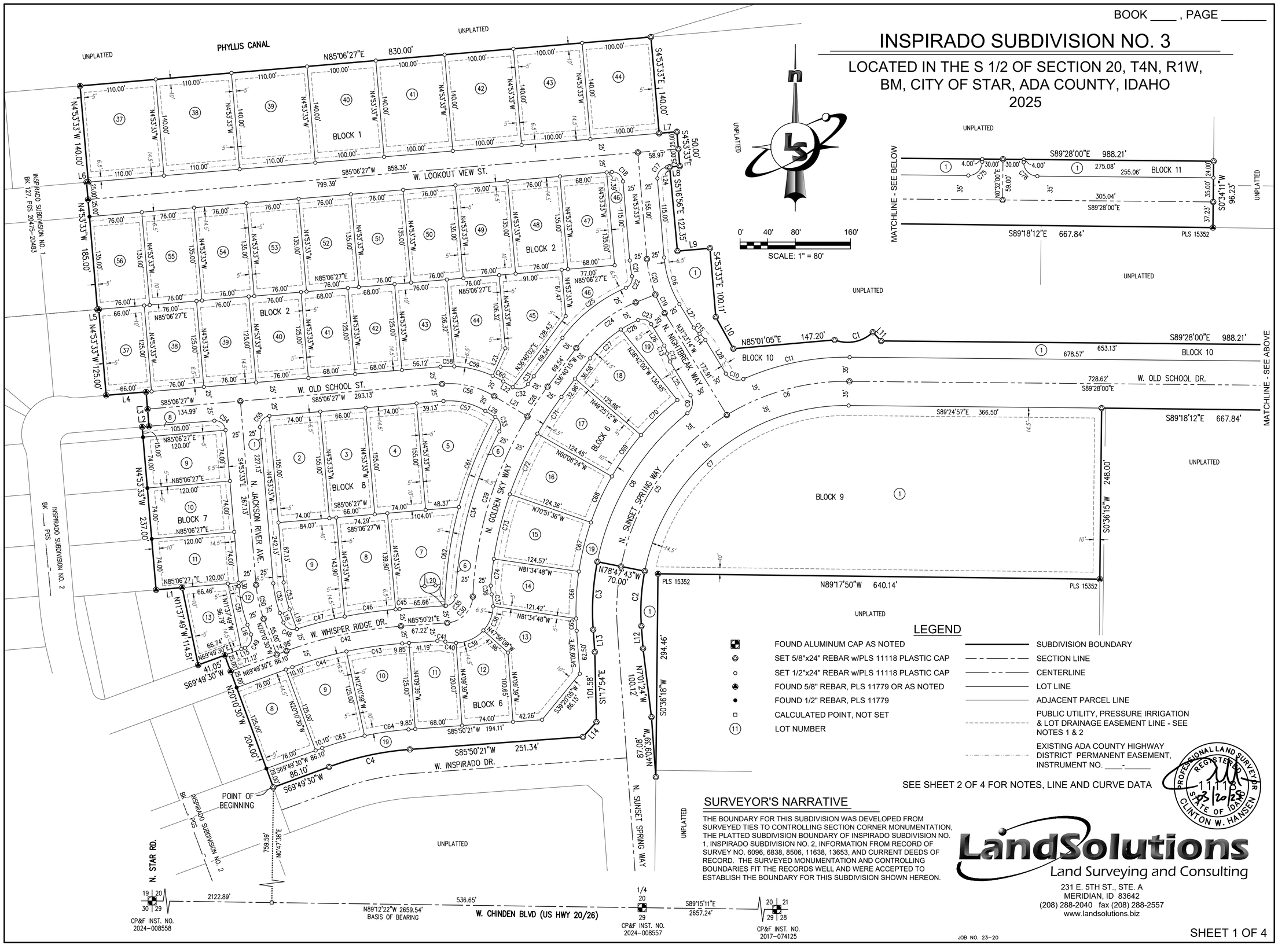
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BOOK ____ , PAGE _____

INSPIRADO SUBDIVISION NO. 3

LOCATED IN THE S 1/2 OF SECTION 20, T4N, R1W, BM, CITY OF STAR, ADA COUNTY, IDAHO 2025



LEGEND

- FOUND ALUMINUM CAP AS NOTED
- SET 5/8"x24" REBAR w/PLS 11118 PLASTIC CAP
- SET 1/2"x24" REBAR w/PLS 11118 PLASTIC CAP
- FOUND 5/8" REBAR, PLS 11779 OR AS NOTED
- FOUND 1/2" REBAR, PLS 11779
- CALCULATED POINT, NOT SET
- (11) LOT NUMBER
- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- ADJACENT PARCEL LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT EASEMENT, INSTRUMENT NO. ____-_____

SEE SHEET 2 OF 4 FOR NOTES, LINE AND CURVE DATA

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 3/26/25

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARY OF INSPIRADO SUBDIVISION NO. 1, INSPIRADO SUBDIVISION NO. 2, INFORMATION FROM RECORD OF SURVEY NO. 6096, 6838, 8506, 11638, 13653, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

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JOB NO. 23-20

INSPIRADO SUBDIVISION NO. 3

BOOK ____ , PAGE _____

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.99'	S85°06'27"W
L2	10.01'	N85°06'27"E
L3	50.00'	N4°53'33"W
L4	58.00'	S85°06'27"W
L5	2.00'	S85°06'27"W
L6	2.57'	N85°06'27"E
L7	25.78'	N85°06'27"E
L8	14.80'	S85°06'27"W
L9	47.23'	N85°01'06"E
L10	52.44'	S29°01'23"E
L11	17.50'	S43°52'55"E
L12	32.58'	N4°09'39"W
L13	32.58'	S4°09'39"E
L14	28.98'	S42°16'13"W
L15	5.43'	N69°49'30"E
L16	15.00'	N20°10'30"W
L17	15.55'	N85°06'27"E
L18	14.91'	S20°10'30"E
L19	30.49'	S20°10'30"E
L20	1.57'	N85°50'21"E
L21	56.35'	S58°36'15"E
L22	16.01'	N58°36'15"W
L23	44.02'	N24°43'23"E
L24	4.17'	S85°06'27"W
L25	57.24'	N31°23'14"W
L26	36.42'	N31°23'14"W
L27	39.93'	S31°23'14"E
L28	57.24'	S31°23'14"E
L29	16.94'	S58°36'15"E
L30	5.13'	S4°53'33"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	59.54'	52.50'	64°58'34"	N78°36'22"E	56.40'
C2	79.92'	298.00'	15°21'55"	N3°31'19"E	79.68'
C3	98.69'	368.00'	15°21'55"	S3°31'19"W	98.39'
C4	120.18'	430.00'	16°00'51"	S77°49'56"W	119.79'
C5	275.53'	333.00'	47°24'29"	S34°54'31"W	267.74'
C6	186.49'	333.00'	32°05'17"	S74°39'24"W	184.07'
C7	412.86'	298.00'	79°22'46"	S50°53'40"W	380.62'
C8	256.94'	368.00'	40°00'15"	S31°12'24"W	251.75'
C9	28.83'	20.00'	82°35'45"	N9°54'39"E	26.40'
C10	28.83'	20.00'	82°35'45"	S72°41'07"E	26.40'
C11	158.49'	368.00'	24°40'33"	S78°21'17"W	157.27'
C12	12.33'	30.00'	23°33'23"	S19°36'32"E	12.25'
C13	12.33'	30.00'	23°33'23"	N19°36'32"W	12.25'
C14	12.33'	30.00'	23°33'23"	N43°09'56"W	12.25'
C15	12.33'	30.00'	23°33'23"	S43°09'56"E	12.25'
C16	71.67'	155.00'	26°29'41"	S18°08'24"E	71.04'
C17	23.56'	15.00'	90°00'00"	S40°06'27"W	21.21'
C18	23.56'	15.00'	90°00'00"	N49°53'33"W	21.21'
C19	30.12'	180.00'	9°35'15"	S26°35'36"E	30.09'
C20	53.12'	180.00'	16°54'25"	S13°20'46"E	52.92'
C21	23.08'	205.00'	6°26'58"	S8°07'02"E	23.06'
C22	20.47'	15.00'	78°10'37"	N27°44'47"E	18.92'
C23	21.59'	15.00'	82°27'35"	N72°37'01"W	19.77'
C24	110.06'	200.00'	31°31'46"	S52°26'08"W	108.68'
C25	118.45'	225.00'	30°09'51"	S51°45'11"W	117.09'
C26	28.60'	175.00'	9°21'48"	S61°28'17"W	28.57'
C27	61.45'	175.00'	20°07'07"	S46°43'49"W	61.13'
C28	52.20'	550.16'	5°26'12"	S33°57'10"W	52.18'
C29	275.61'	550.16'	28°42'10"	S16°52'59"W	272.73'
C30	58.16'	40.00'	83°18'27"	N44°11'08"E	53.17'
C31	13.91'	575.16'	1°23'07"	S35°58'42"W	13.91'
C32	25.10'	16.70'	86°06'37"	N78°20'27"E	22.80'
C33	23.86'	15.90'	85°59'07"	N15°42'56"W	21.68'
C34	248.41'	575.16'	24°44'44"	S14°54'16"W	246.48'
C35	21.81'	15.00'	83°18'27"	N44°11'08"E	19.94'
C36	12.60'	35.00'	20°37'35"	S5°57'02"E	12.53'
C37	17.46'	55.00'	18°11'20"	N7°10'10"W	17.39'
C38	38.53'	55.00'	40°08'23"	N21°59'41"E	37.75'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C39	44.79'	55.00'	46°39'29"	N65°23'37"E	43.56'
C40	15.65'	55.00'	16°18'17"	S83°07'30"E	15.60'
C41	11.72'	35.00'	19°11'17"	N84°34'00"W	11.67'
C42	170.22'	609.00'	16°00'51"	S77°49'56"W	169.66'
C43	81.77'	584.00'	8°01'20"	S81°49'41"W	81.70'
C44	81.46'	584.00'	7°59'31"	S73°49'16"W	81.39'
C45	5.92'	634.00'	0°32'05"	S85°34'18"W	5.92'
C46	74.45'	634.00'	6°43'42"	S81°56'25"W	74.41'
C47	71.80'	634.00'	6°29'21"	S75°19'53"W	71.77'
C48	23.90'	15.60'	87°47'45"	S64°04'22"E	21.63'
C49	23.56'	15.00'	90°00'00"	N24°49'30"E	21.21'
C50	50.68'	190.00'	15°16'57"	S12°32'02"E	50.53'
C51	57.35'	215.00'	15°16'57"	S12°32'02"E	57.18'
C52	44.01'	165.00'	15°16'57"	S12°32'02"E	43.88'
C53	40.01'	150.00'	15°16'57"	S12°32'02"E	39.89'
C54	23.56'	15.00'	90°00'00"	N49°53'33"W	21.21'
C55	23.56'	15.00'	90°00'00"	S40°06'27"W	21.21'
C56	79.17'	125.00'	36°17'19"	N76°44'54"W	77.85'
C57	63.34'	100.00'	36°17'19"	N76°44'54"W	62.28'
C58	19.94'	150.00'	7°37'02"	S88°54'58"W	19.93'
C59	57.59'	150.00'	21°59'55"	N76°16'34"W	57.24'
C60	17.47'	150.00'	6°40'22"	N61°56'26"W	17.46'
C61	141.10'	590.16'	13°41'56"	S21°58'04"W	140.76'
C62	144.73'	590.16'	14°03'04"	S8°05'35"W	144.37'
C63	64.02'	459.00'	7°59'31"	S73°49'16"W	63.97'
C64	64.27'	459.00'	8°01'20"	S81°49'41"W	64.21'
C65	17.73'	392.00'	2°35'28"	S2°51'55"E	17.73'
C66	68.35'	392.00'	9°59'23"	S3°25'31"W	68.26'
C67	73.34'	392.00'	10°43'12"	S13°46'48"W	73.24'
C68	73.34'	392.00'	10°43'12"	S24°30'00"W	73.24'
C69	73.34'	392.00'	10°43'12"	S35°13'12"W	73.24'
C70	73.34'	392.00'	10°43'12"	S45°56'24"W	73.24'
C71	63.75'	525.16'	6°57'17"	S33°11'37"W	63.71'
C72	96.61'	525.16'	10°32'27"	S24°26'45"W	96.48'
C73	96.63'	525.16'	10°32'31"	S13°54'15"W	96.49'
C74	39.14'	525.16'	4°16'14"	S6°29'52"W	39.13'
C75	31.42'	20.00'	90°00'00"	N45°32'00"E	28.28'
C76	31.42'	20.00'	90°00'00"	S44°28'00"E	28.28'

NOTES

1. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A FOURTEEN AND ONE HALF (14.5) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
2. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
5. IRRIGATION WATER HAS BEEN PROVIDED BY THE OWNER THROUGH A PRESSURIZED IRRIGATION SYSTEM, TO BE OWNED AND MAINTAINED BY THE INSPIRADO HOMEOWNERS ASSOCIATION IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CREASON LATERAL ASSOCIATION INC.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNERS ASSOCIATION.
7. LOT 46, BLOCK 2; LOT 19, BLOCK 6; LOTS 8 AND 12, BLOCK 7; LOTS 1 AND 6, BLOCK 8; LOT 1, BLOCK 9; LOT 1, BLOCK 10 AND LOT 1, BLOCK 11 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE INSPIRADO HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. EXCEPT FOR LOT 1, BLOCK 9 SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE.
8. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, 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 (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
9. WITH THE EXCEPTION OF LOT 1, BLOCK 9, DIRECT LOT OR PARCEL ACCESS TO W. INSPIRADO DRIVE, W. OLD SCHOOL DRIVE AND N. SUNSET SPRINGS WAY IS PROHIBITED.
10. LOT 46, BLOCK 2; LOT 1, BLOCK 10; AND LOT 1, BLOCK 11 ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN 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 ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
11. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENTS RECORDED AS INSTRUMENT NO. ____-_____, RECORDS OF ADA COUNTY, IDAHO.
12. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR INSPIRADO SUBDIVISION, RECORDED AS INSTRUMENT NO. ____-_____, RECORDS OF ADA COUNTY, IDAHO, AND AS MAY BE SUBSEQUENTLY AMENDED.

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 03/20/25

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JOB NO. 23-20

INSPIRADO SUBDIVISION NO. 3

BOOK ____ , PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT ANTONOV STAR DEVELOPMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL BEING A PORTION OF THE S ½ OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF THE SW ¼ OF SAID SECTION 20 (S ¼ CORNER), FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW ¼ BEARS N 89°12'22" W A DISTANCE OF 2659.54 FEET;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SW ¼ N 89°12'22" W A DISTANCE OF 536.65 FEET TO A POINT;

THENCE LEAVING SAID SOUTHERLY BOUNDARY N 0°47'38" E A DISTANCE OF 759.59 FEET TO A POINT ON THE EASTERLY BOUNDARY OF INSPIRADO SUBDIVISION NO. 2 AS SHOWN IN BOOK ___ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY OF INSPIRADO SUBDIVISION NO. 2 THE FOLLOWING DESCRIBED COURSES:

THENCE N 20°10'30" W A DISTANCE OF 204.00 FEET TO A POINT;

THENCE S 69°49'30" W A DISTANCE OF 41.05 FEET TO A POINT;

THENCE N 11°37'49" W A DISTANCE OF 114.51 FEET TO A POINT;

THENCE S 85°06'27" W A DISTANCE OF 37.99 FEET TO A POINT;

THENCE N 4°53'33" W A DISTANCE OF 237.00 FEET TO A POINT;

THENCE N 85°06'27" E A DISTANCE OF 10.01 FEET TO A POINT;

THENCE N 4°53'33" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 85°06'27" W A DISTANCE OF 58.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF INSPIRADO SUBDIVISION NO. 1, AS SHOWN IN BOOK 127 OF PLATS ON PAGES 20475 THROUGH 20483, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID EASTERLY BOUNDARY OF INSPIRADO SUBDIVISION NO. 1 THE FOLLOWING DESCRIBED COURSES:

THENCE N 4°53'33" W A DISTANCE OF 125.00 FEET TO A POINT;

THENCE S 85°06'27" W A DISTANCE OF 2.00 FEET TO A POINT;

THENCE N 4°53'33" W A DISTANCE OF 185.00 FEET TO A POINT;

THENCE N 85°06'27" E A DISTANCE OF 2.57 FEET TO A POINT;

THENCE N 4°53'33" W A DISTANCE OF 140.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE PHYLLIS CANAL BEING THE NORTHEASTERLY CORNER OF SAID INSPIRADO SUBDIVISION NO. 1;

THENCE LEAVING SAID SUBDIVISION BOUNDARY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY N 85°06'27" E A DISTANCE OF 830.00 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY S 4°53'33" E A DISTANCE OF 140.00 FEET TO A POINT;

THENCE N 85°06'27" E A DISTANCE OF 25.78 FEET TO A POINT;

THENCE S 4°53'33" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 85°06'27" W A DISTANCE OF 14.80 FEET TO A POINT;

THENCE S 5°16'56" E A DISTANCE OF 122.35 FEET TO A POINT;

THENCE N 85°01'06" E A DISTANCE OF 47.23 FEET TO A POINT;

THENCE S 4°53'33" E A DISTANCE OF 100.11 FEET TO A POINT;

THENCE S 29°01'23" E A DISTANCE OF 52.44 FEET TO A POINT;

THENCE N 85°01'05" E A DISTANCE OF 147.20 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 59.54 FEET ALONG THE ARC OF A 52.50 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 64°58'34" AND A LONG CHORD BEARING N 78°36'22" E A DISTANCE OF 56.40 FEET TO A POINT;

THENCE S 43°52'55" E A DISTANCE OF 17.50 FEET TO A POINT;

THENCE S 89°28'00" E A DISTANCE OF 988.21 FEET TO A POINT;

THENCE S 0°34'11" W A DISTANCE OF 96.23 FEET TO A POINT;

THENCE N 89°18'12" W A DISTANCE OF 667.84 FEET TO A POINT;

THENCE S 0°36'15" W A DISTANCE OF 248.00 FEET TO A POINT;

THENCE N 89°17'50" W A DISTANCE OF 640.14 FEET TO A POINT;

THENCE S 0°36'18" W A DISTANCE OF 294.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF N. SUNSET SPRING WAY;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING DESCRIBED COURSES:

THENCE N 4°09'39" W A DISTANCE OF 87.08 FEET TO A POINT;

THENCE N 7°01'24" W A DISTANCE OF 100.12 FEET TO A POINT;

THENCE N 4°09'39" W A DISTANCE OF 32.58 FEET TO A POINT OF CURVATURE;

CERTIFICATE OF OWNERS - CONTINUED

THENCE A DISTANCE OF 79.92 FEET ALONG THE ARC OF A 298.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 15°21'55" AND A LONG CHORD BEARING N 3°31'19" E A DISTANCE OF 79.68 FEET TO A POINT;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY N 78°47'43" W A DISTANCE OF 70.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF N. SUNSET SPRING WAY;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING DESCRIBED COURSES:

THENCE A DISTANCE OF 98.69 FEET ALONG THE ARC OF A 368.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 15°21'55" AND A LONG CHORD BEARING S 3°31'19" W A DISTANCE OF 98.39 FEET TO A POINT;

THENCE S 4°09'39" E A DISTANCE OF 32.58 FEET TO A POINT;

THENCE S 1°17'54" E A DISTANCE OF 101.58 FEET TO A POINT;

THENCE S 42°16'13" W A DISTANCE OF 28.98 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF W. INSPIRADO DRIVE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING DESCRIBED COURSES:

THENCE S 85°50'21" W A DISTANCE OF 251.34 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 120.18 FEET ALONG THE ARC OF A 430.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 16°00'51" AND A LONG CHORD BEARING S 77°49'56" W A DISTANCE OF 119.79 FEET TO A POINT;

THENCE S 69°49'30" W A DISTANCE OF 86.10 FEET TO THE **POINT OF BEGINNING**.

THIS PARCEL CONTAINS 23.65 ACRES, MORE OR LESS.

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

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

_____
ERIN M. DIANGELIS, MANAGER
ANTONOV STAR DEVELOPMENT LLC

ACKNOWLEDGMENT

STATE OF IDAHO } S.S.
COUNTY OF ADA }

ON THIS ____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED ERIN M. DIANGELIS, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF ANTONOV STAR DEVELOPMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES _____

RESIDING AT _____

_____
NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 03/26/25

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JOB NO. 23-20

INSPIRADO SUBDIVISION NO. 3

BOOK ____ , PAGE _____

APPROVAL OF CENTRAL DISTRICT HEALTH

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

_____
CENTRAL DISTRICT HEALTH

APPROVAL OF CITY COUNCIL

I, _____, 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.

_____
STAR CITY CLERK

APPROVAL OF THE 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

APPROVAL OF THE ADA COUNTY HIGHWAY DISTRICT

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

_____
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

_____
ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

I, _____, 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.

DATE: _____

_____
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } S.S.
COUNTY OF ADA }

INSTRUMENT NO. _____

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

_____ _____
DEPUTY EX-OFFICIO RECORDER

FEE: _____

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN

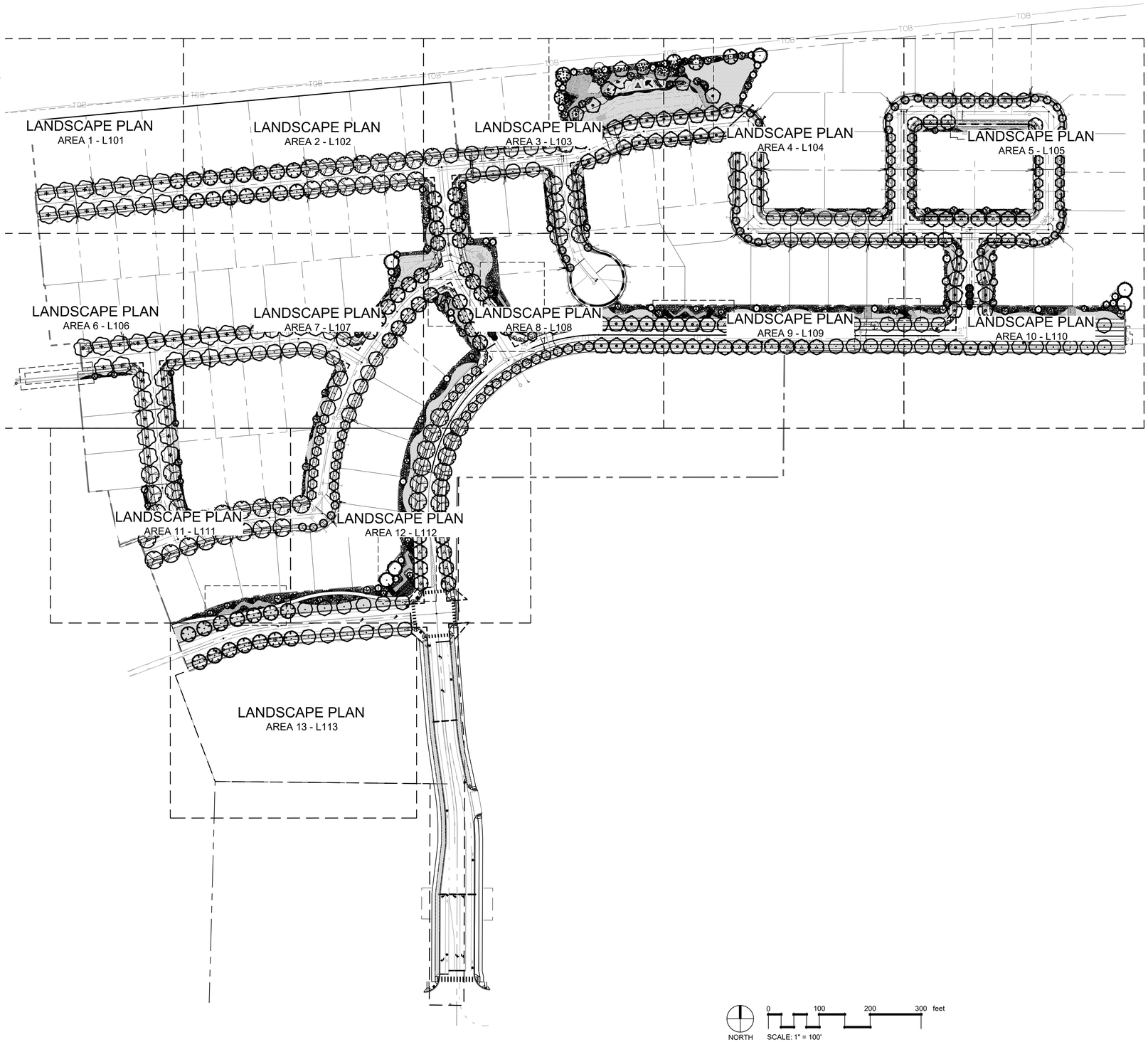
LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

JOB NO. 23-20

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of Star, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
     - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.6.1. Install $\frac{3}{4}$" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
   - 8.2. Adhere to city codes when connecting to city water.
   - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
     - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   - 8.5. All remote control valves (including master control valve) to have flow control device.
   - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   - 8.8. Use common trenching where possible..
   - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   - 8.11. Connect mainline to point of connection in approximate location shown on plan.
   - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.14. All drip irrigation to be buried 2" below finished grade.
   - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   - 8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=30' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

OVERALL LANDSCAPE PLAN:



STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - OVERALL

SHEET NUMBER

L100

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50`-60` TALL & 40` WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40`-50` TALL & 12`-15` WIDE	B&B		10`-12` H	37
	PS2	Pinus strobus / White Pine	B&B		10`-12` H	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

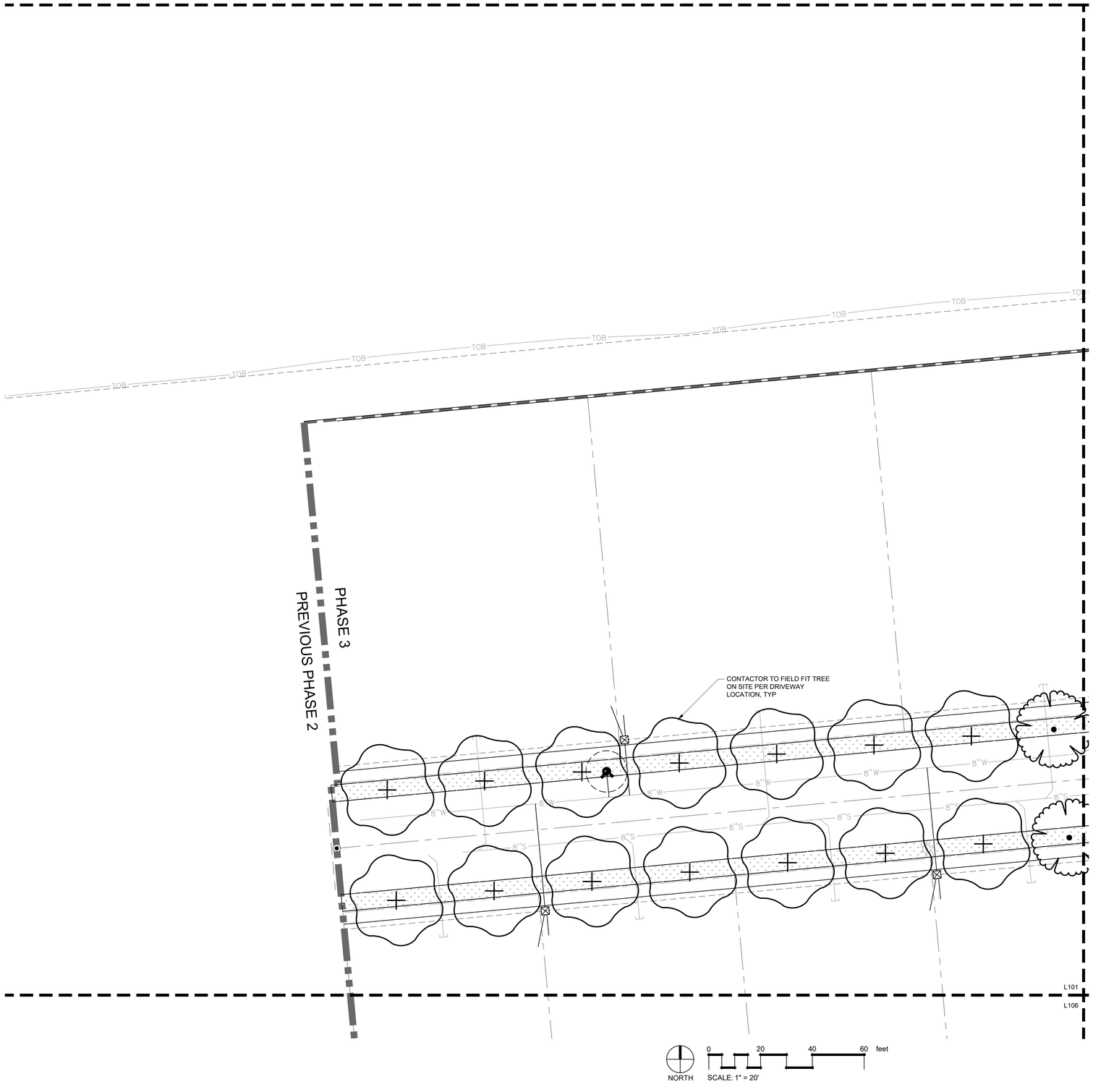
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
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- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- -ooooooo- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-167.33 — 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
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	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
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	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
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	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

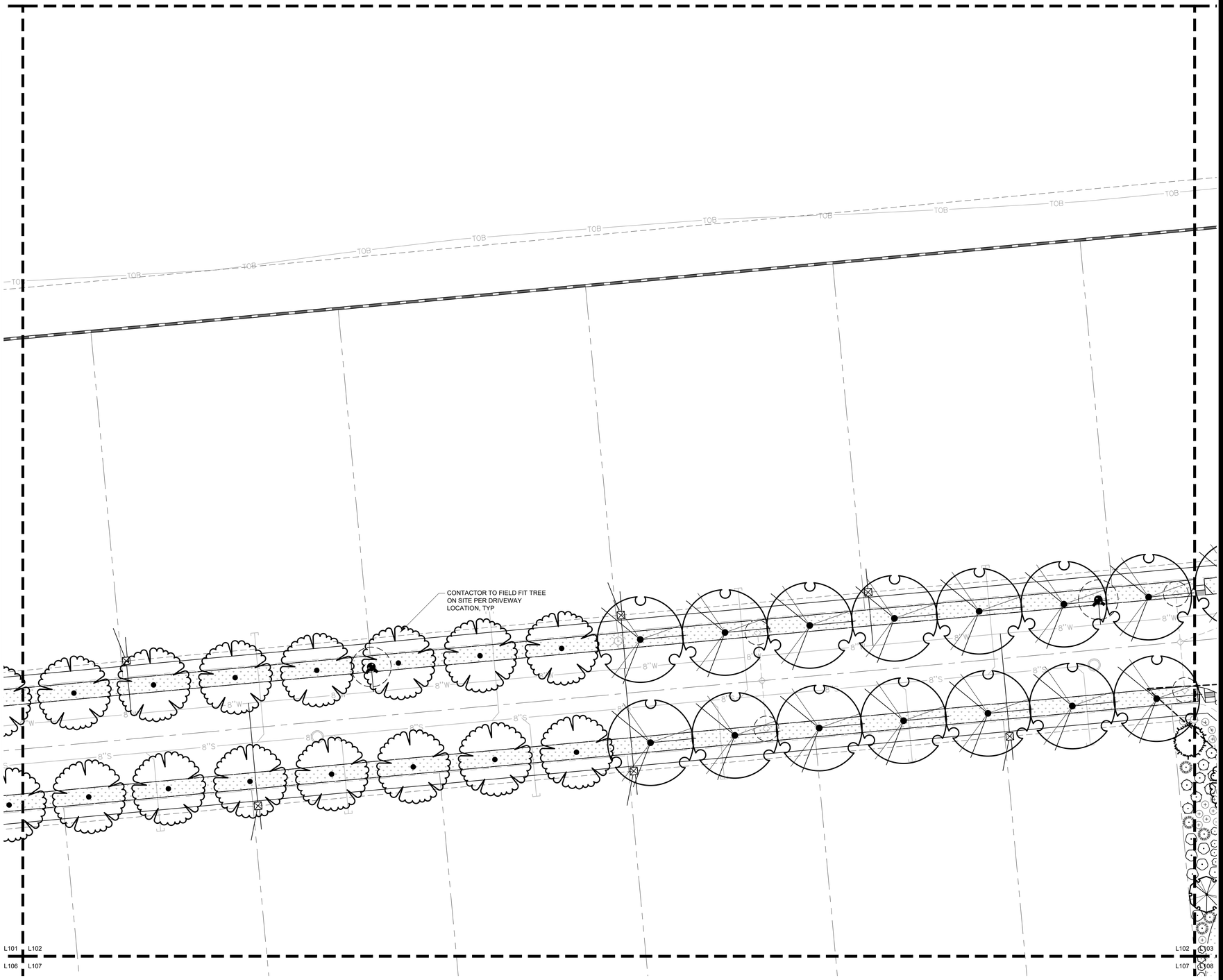
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
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- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

STACK ROCK GROUP

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PRELIMINARY

STATE OF IDAHO · WILLET C HOWARD · LA-16733 · 05.08.25 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO PHASES NO. 3 & 4

STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
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	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10`-12` H	37
	PS2	Pinus strobus / White Pine	B&B		10`-12` H	6
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**FIELD2**	**SIZE**	**QTY**
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

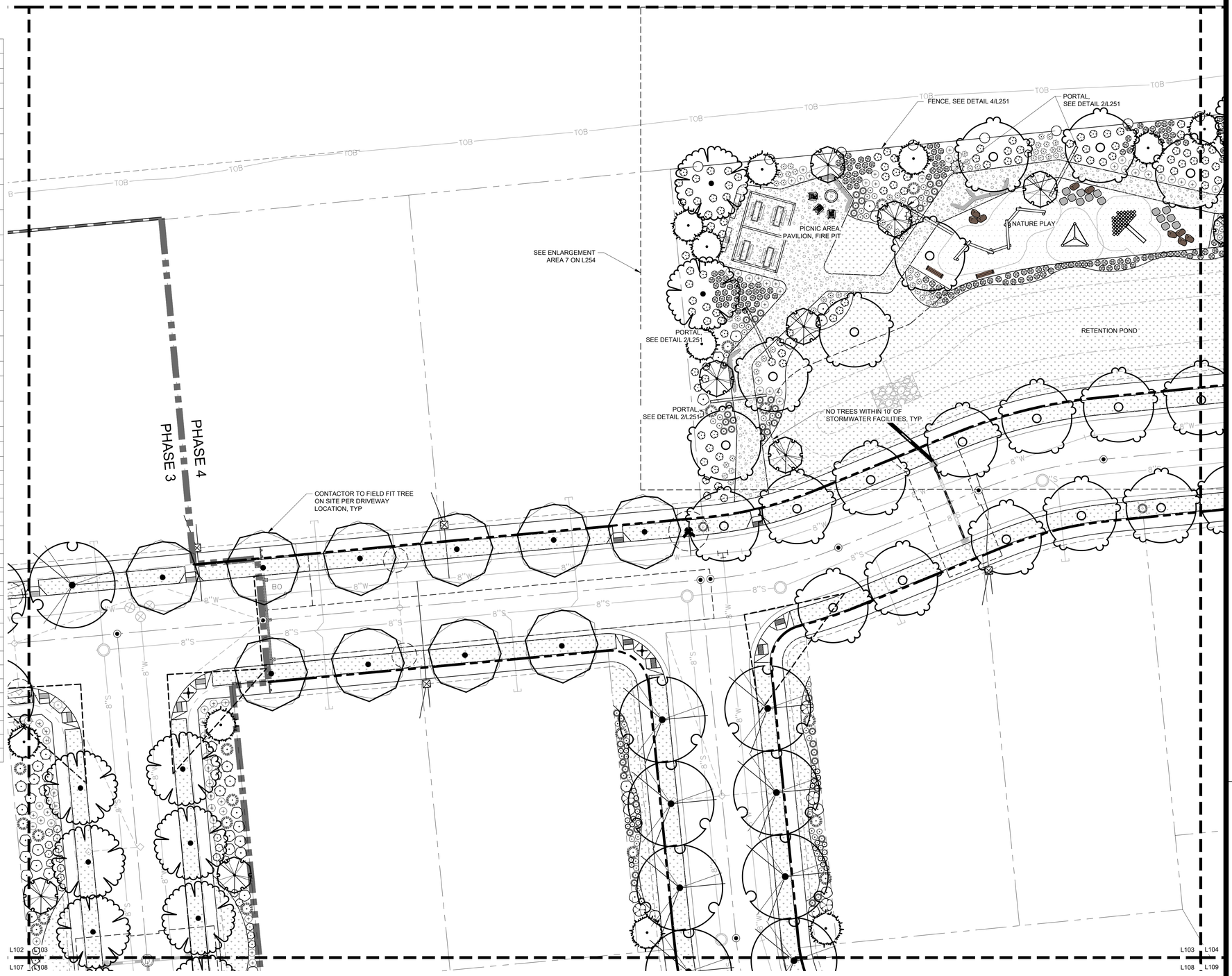
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



NORTH

SCALE: 1" = 20'

0 20 40 60 feet

STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60` TALL & 40` WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50` TALL & 12'-15` WIDE	B&B		10`-12` H	37
	PS2	Pinus strobus / White Pine	B&B		10`-12` H	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

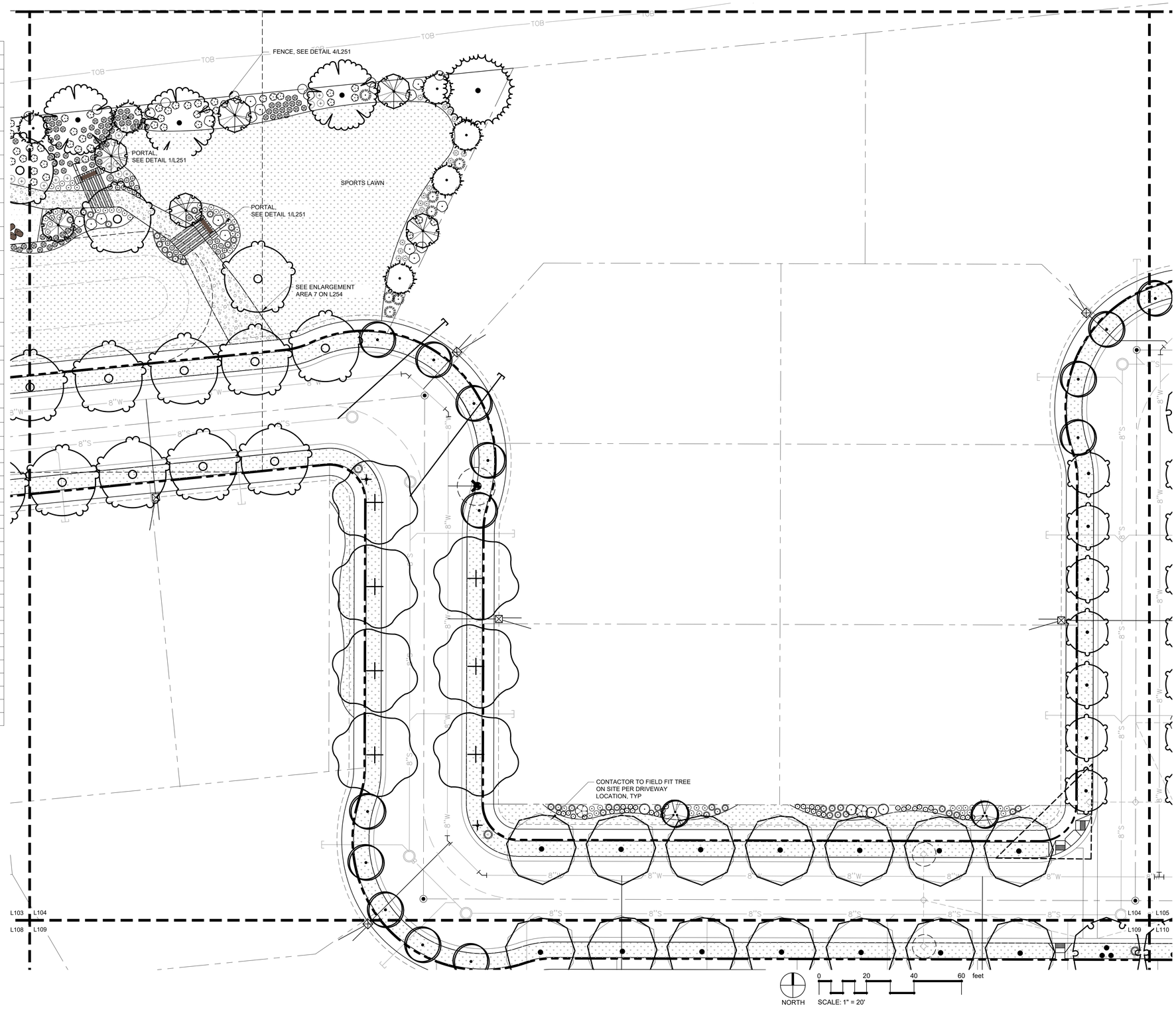
NOTE: LOT FENCING NOT IN SCOPE OF WORK

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- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C HOWARD — LA-16733 — 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

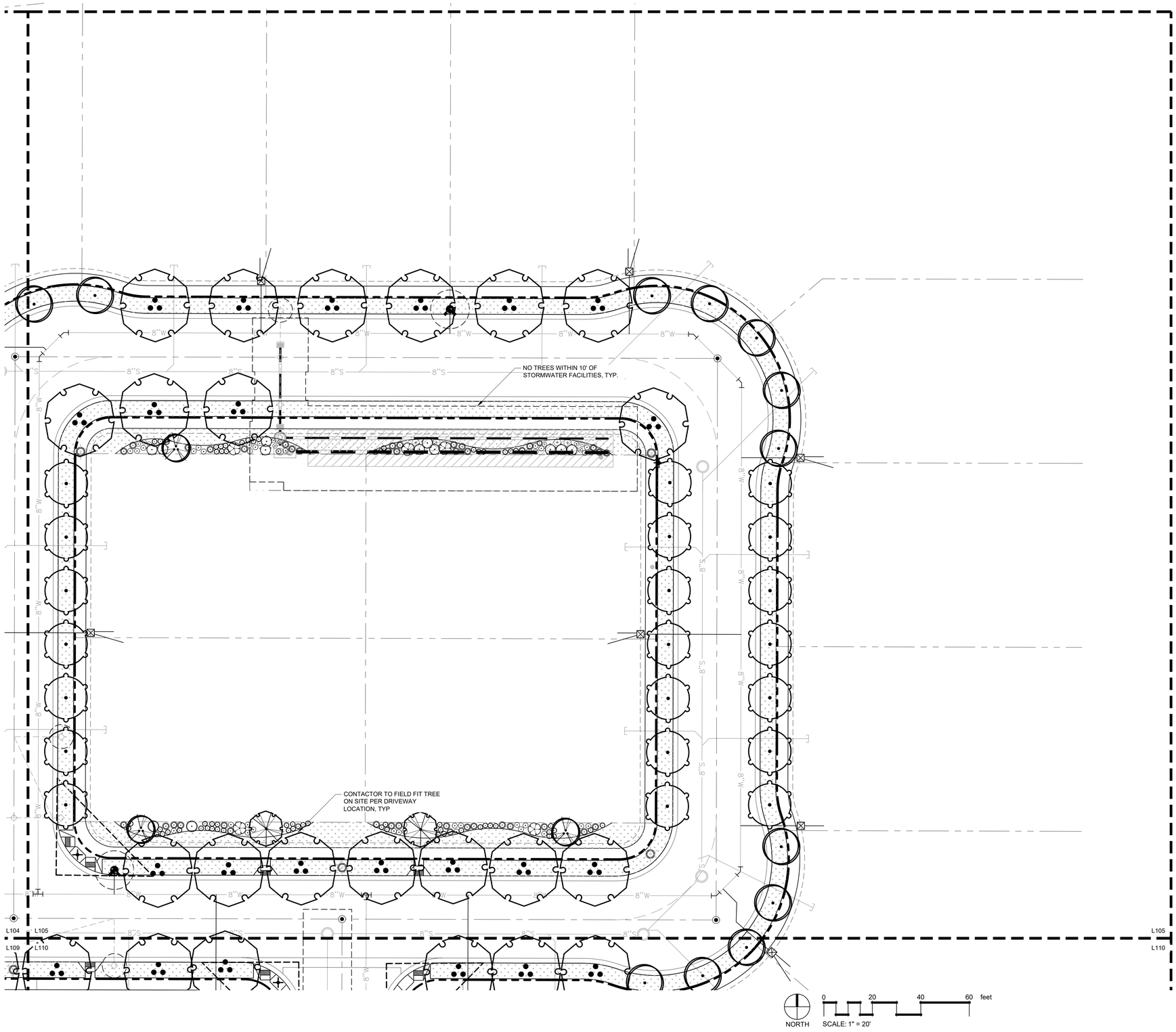
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-167.33 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 5

SHEET NUMBER

L105

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
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	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
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	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
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	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

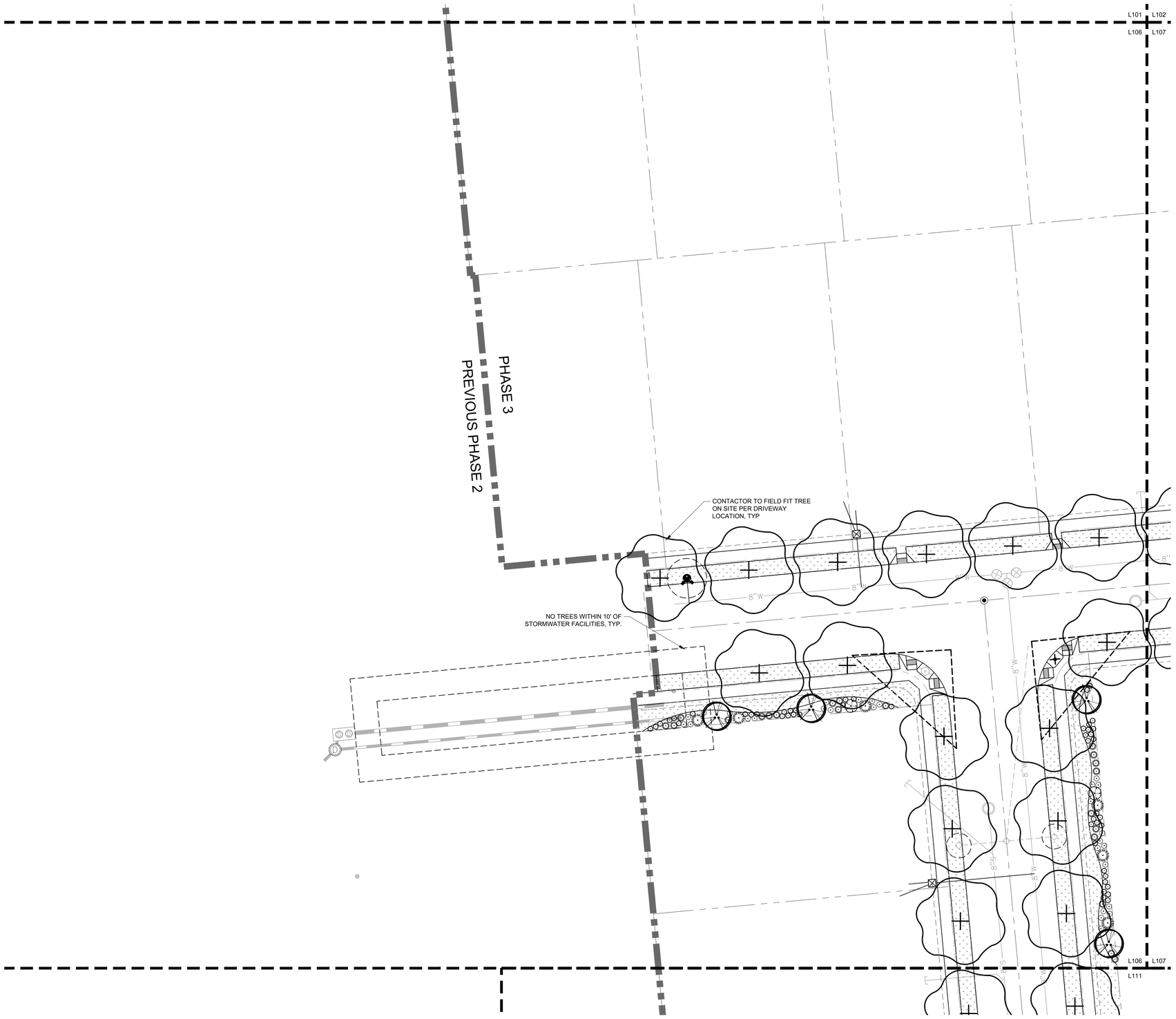
NOTE: LOT FENCING NOT IN SCOPE OF WORK

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- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET, INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL, INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE, INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
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Seals

PRELIMINARY

STATE OF IDAHO · WILLET C HOWARD · LICENSED LANDSCAPE ARCHITECT · LA-167.33 · 05.08.25

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 6

SHEET NUMBER

L106

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10`-12` H	37
	PS2	Pinus strobus / White Pine	B&B		10`-12` H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

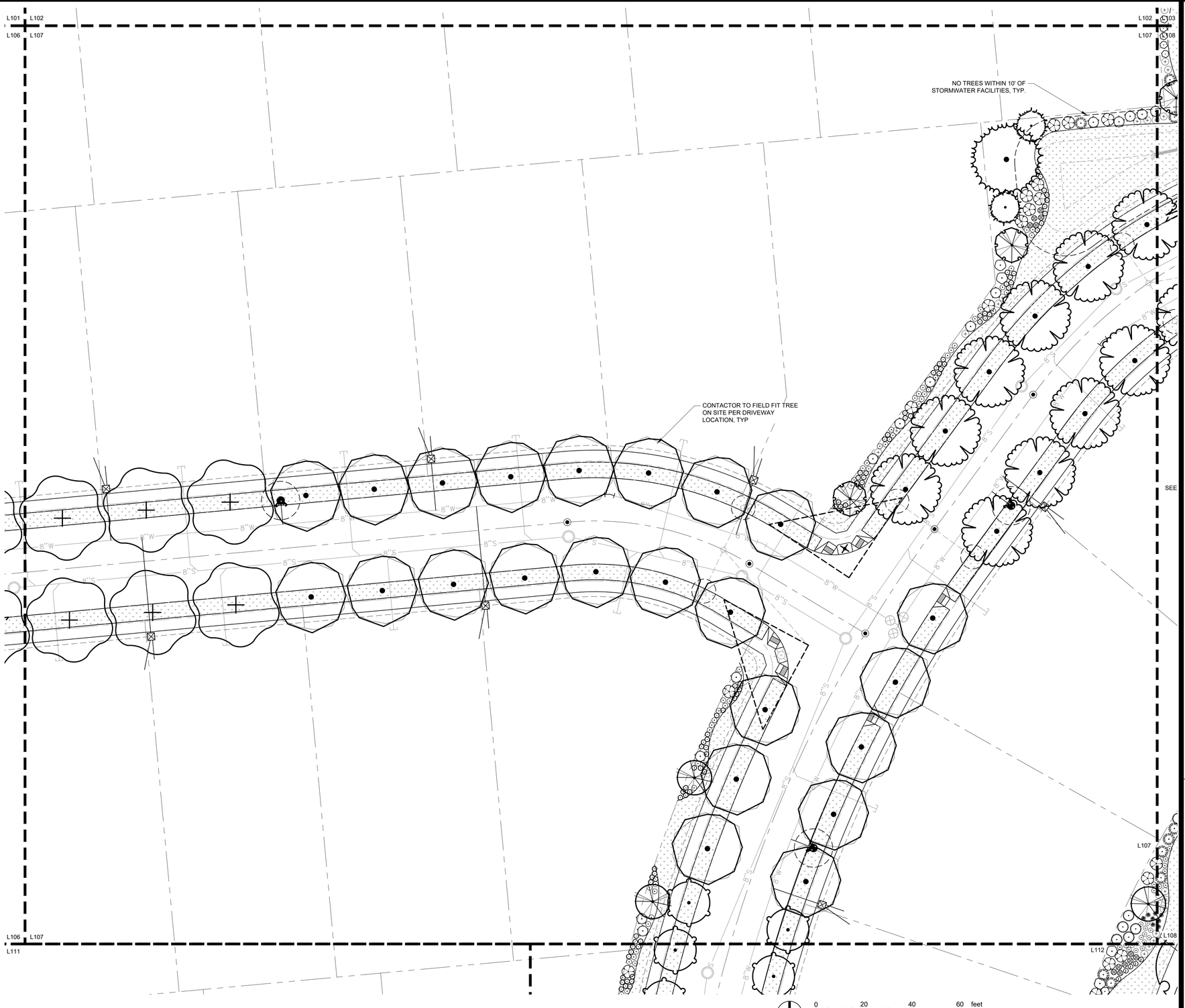
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



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Seals

PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LA-16733 · 05.08.25 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 7

SHEET NUMBER

L107

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

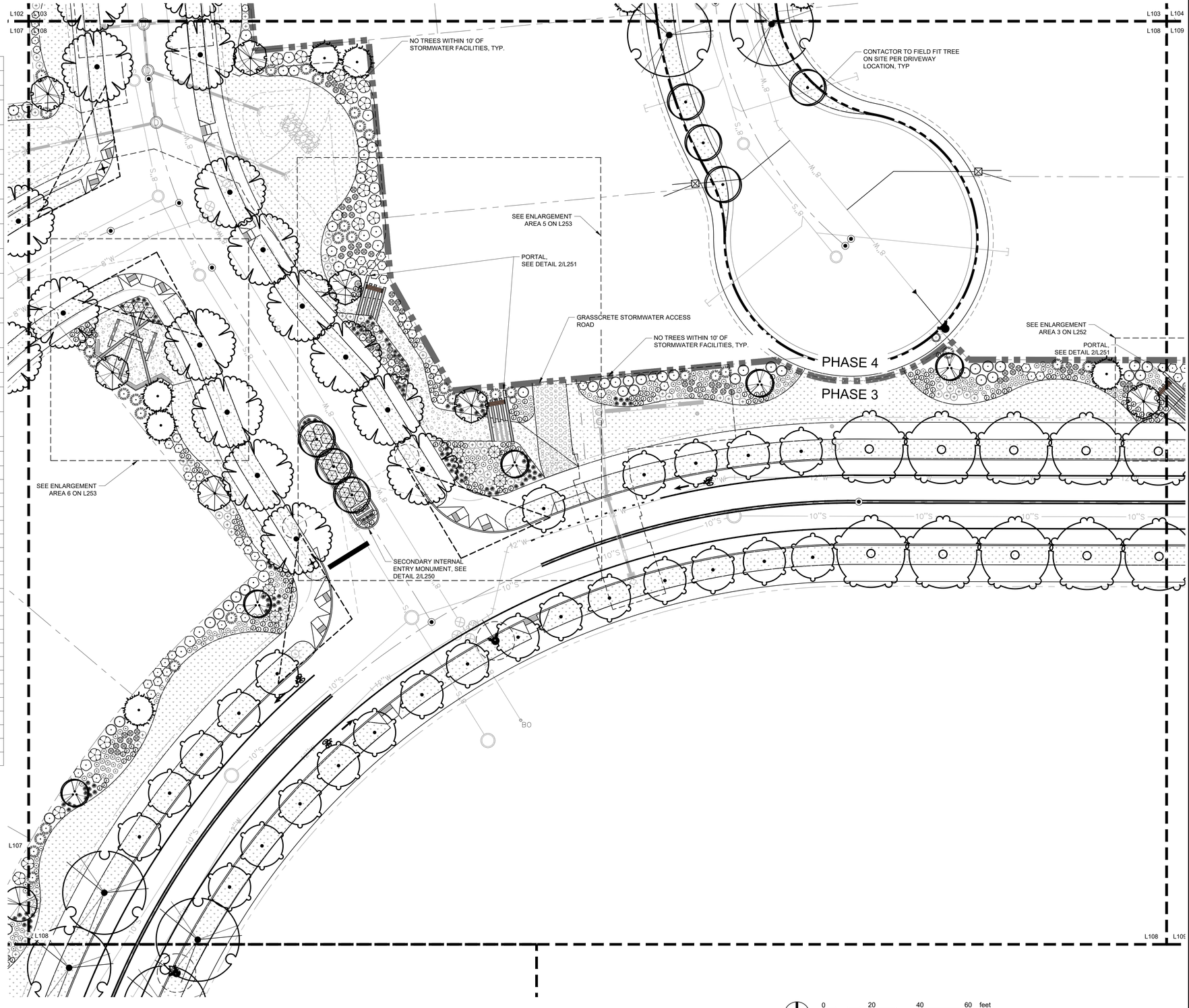
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 8

SHEET NUMBER

L108

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

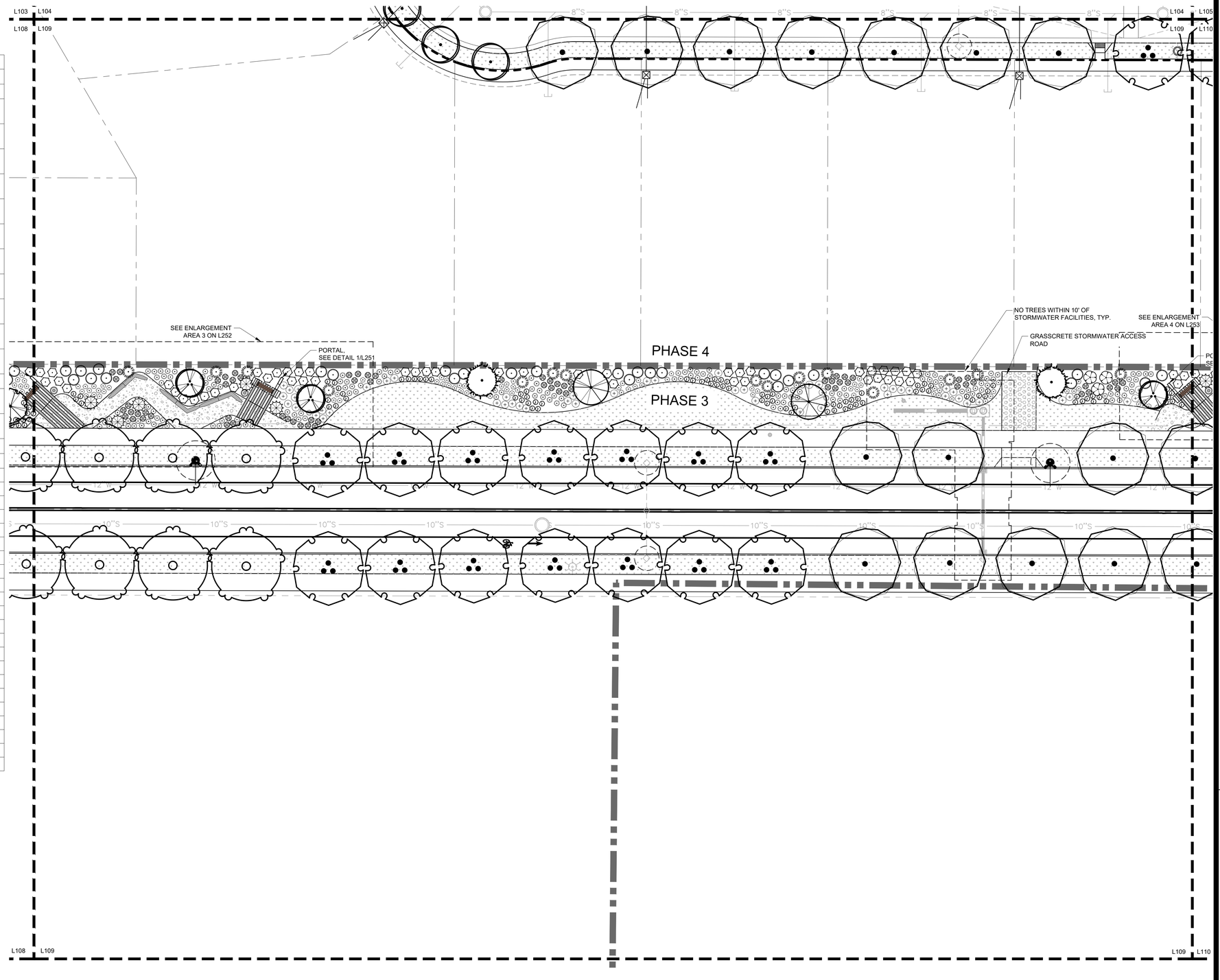
- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

*SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS

- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

STACK ROCK GROUP

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	••	••

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 9

SHEET NUMBER

L109

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW76' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

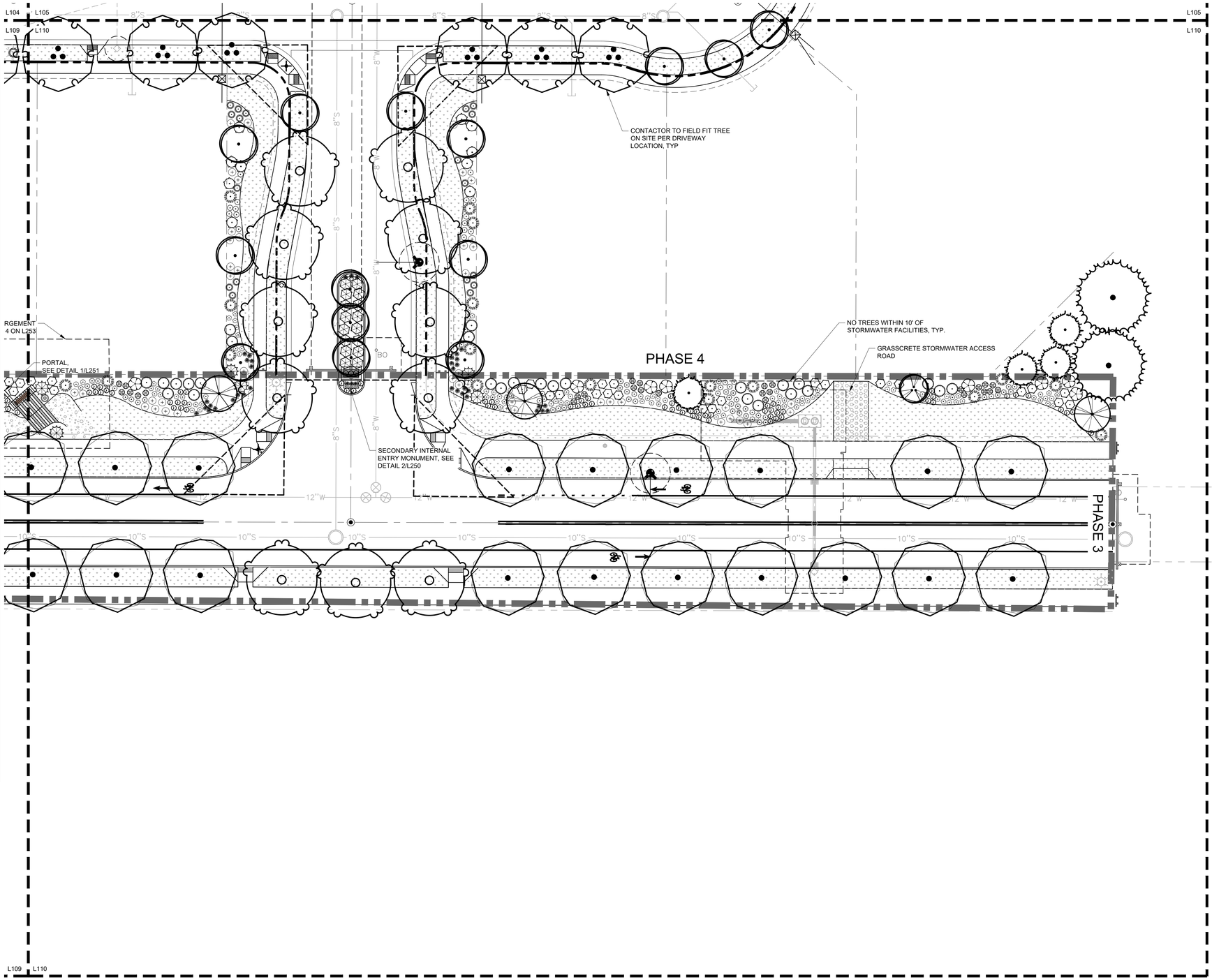
- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

*SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS

- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LICENSED LANDSCAPE ARCHITECT — LA-16733 05.08.25

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 10

SHEET NUMBER

L110

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50`-60` TALL & 40` WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40`-50` TALL & 12`-15` WIDE	B&B		10`-12` H	37
	PS2	Pinus strobus / White Pine	B&B		10`-12` H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

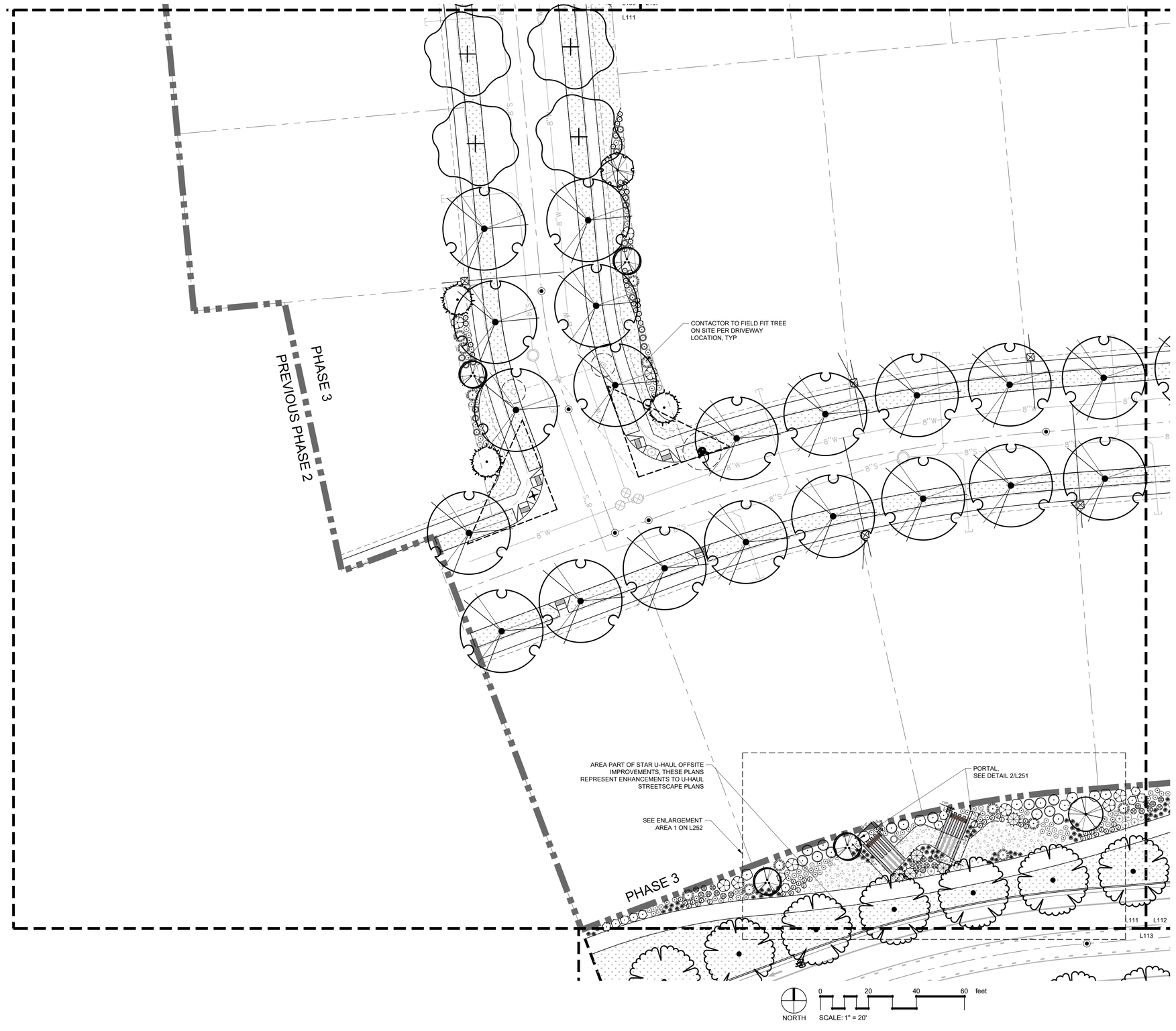
NOTE: LOT FENCING NOT IN SCOPE OF WORK

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- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-167.33 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 11

SHEET NUMBER

L111

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

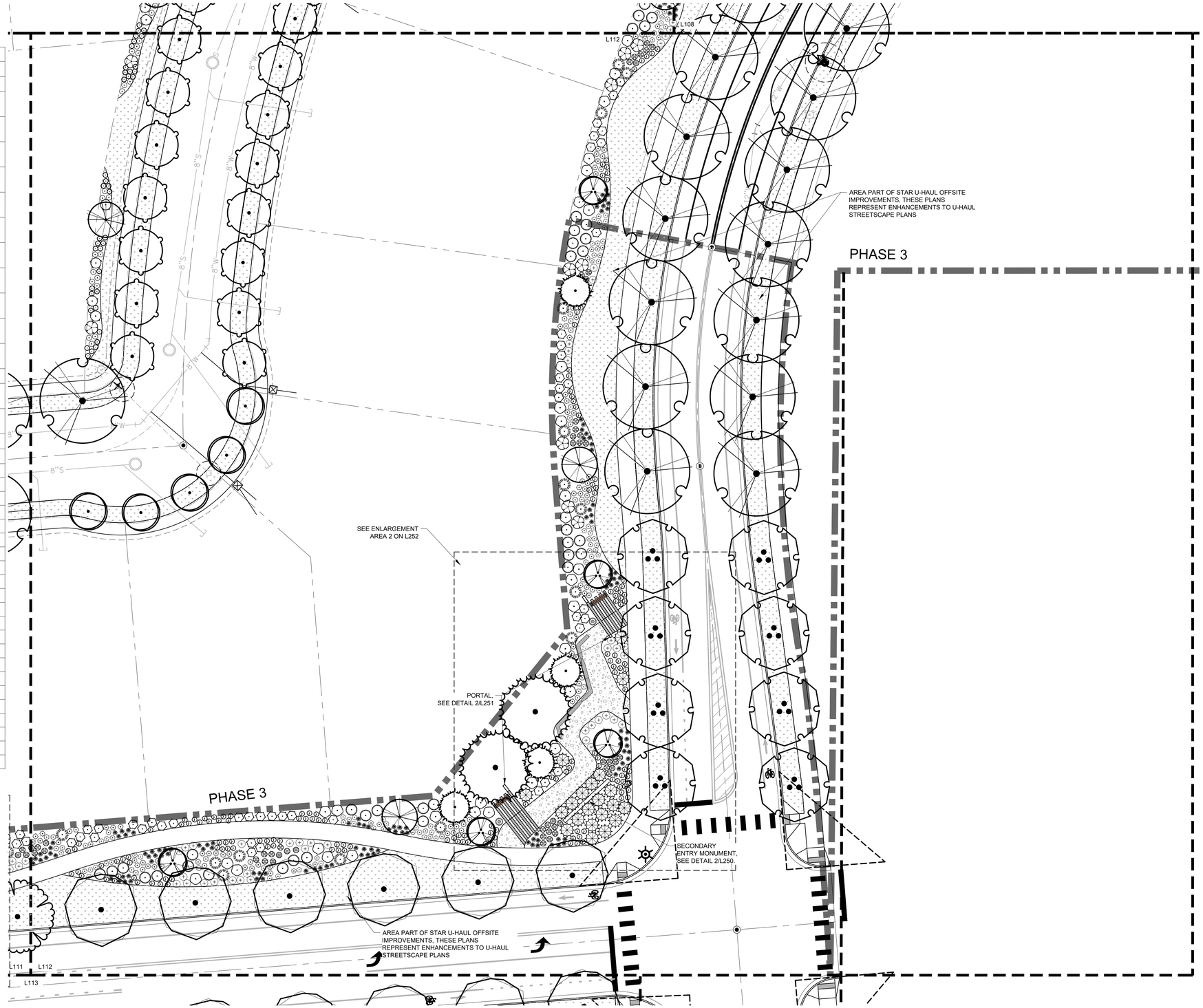
LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

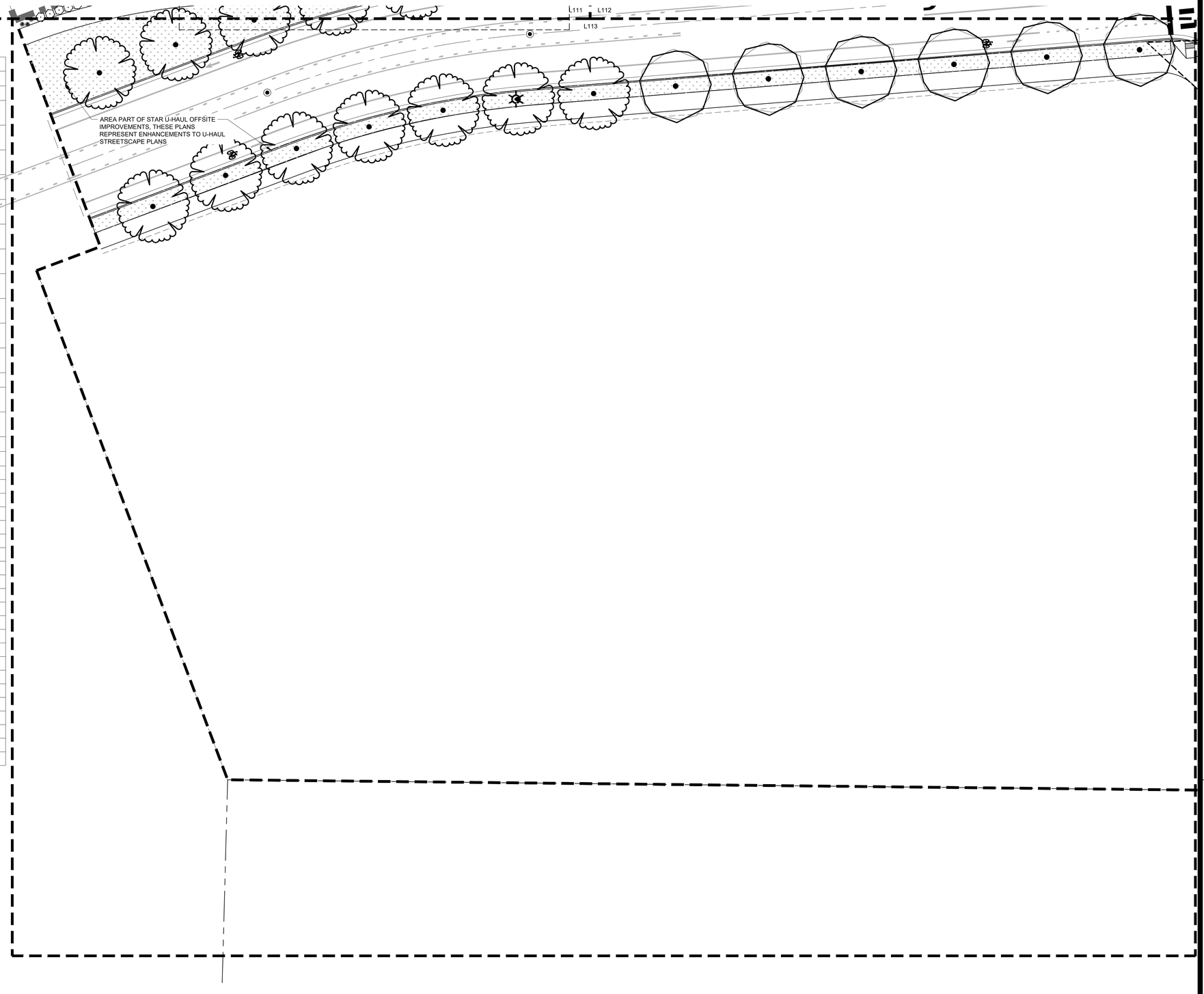
DRAWING TITLE

LANDSCAPE PLAN - AREA 12

SHEET NUMBER

L112

STACK ROCK GROUP - AGENCY REVIEW SET



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
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	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
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	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
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	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

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- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

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Seals

PRELIMINARY

STATE OF IDAHO · WILLET C HOWARD · LA-167.33 05.08.25 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

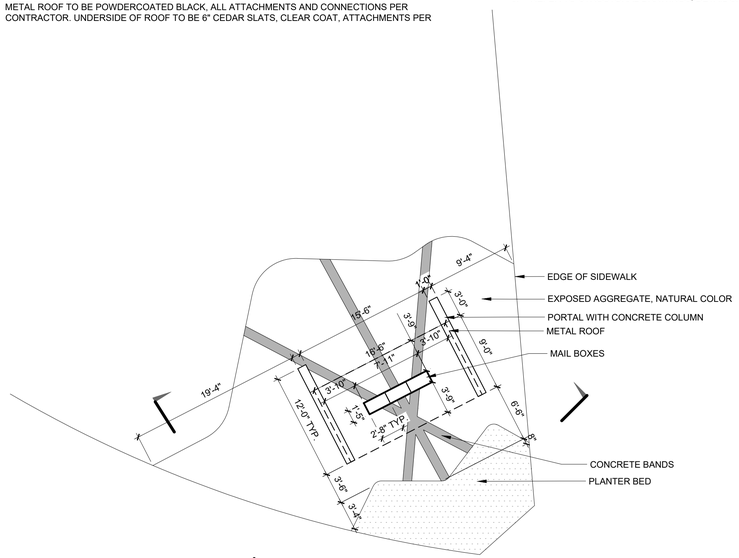
LANDSCAPE PLAN - AREA 13

SHEET NUMBER

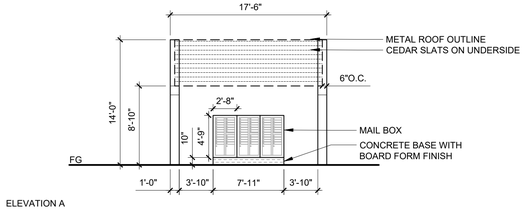
L113

STACK ROCK GROUP - AGENCY REVIEW SET

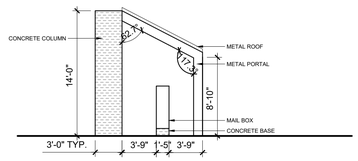
NOTES:
1. ALL FOOTINGS, CONNECTIONS AND ATTACHMENTS PER STRUCTURAL DRAWINGS
2. CONCRETE BAND COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH.
3. METAL PORTAL TO HAVE A WELDED CONNECTION, SEE STRUCTURAL DRAWINGS
4. CONCRETE COLUMN TO BE BOARD FORM, NATURAL CONCRETE COLOR OR APPROVED OTHER
5. MAILBOX STRUCTURE PER DEVELOPER
6. METAL ROOF TO BE POWDERCOATED BLACK, ALL ATTACHMENTS AND CONNECTIONS PER CONTRACTOR. UNDERSIDE OF ROOF TO BE 6" CEDAR SLATS, CLEAR COAT, ATTACHMENTS PER CONTRACTOR. FINAL DECISION PER DEVELOPER
7. MAILBOX UNITS TO BE (3) OF THE 4C16D-20 - 20 TENANT DOORS WITH 2 PARCEL LOCKERS AND OUTGOING MAIL COMPARTMENT - 4C WALL MOUNT MAX HEIGHT MAILBOXES FROM MAILBOXUSA
8. BASE OF MAILBOXES TO BE CONCRETE BOARD FORM, NATURAL CONCRETE COLOR OR APPROVED OTHER
9. REFER TO STRUCTURAL DRAWINGS, DETAIL SHOWN FOR DESIGN INTENT ONLY



PLAN VIEW



ELEVATION A



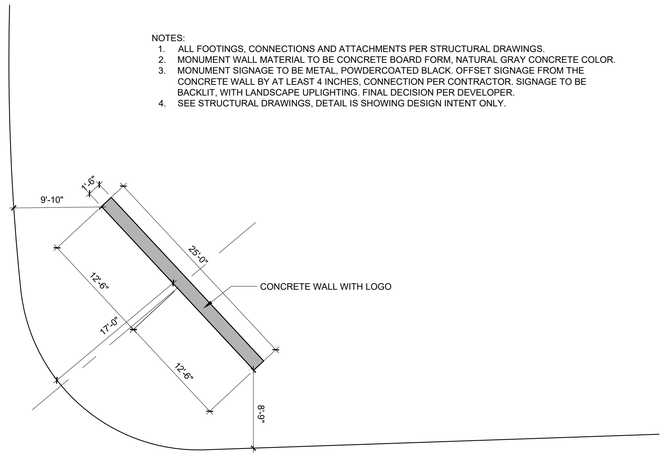
ELEVATION B

1 MAILBOX CENTER

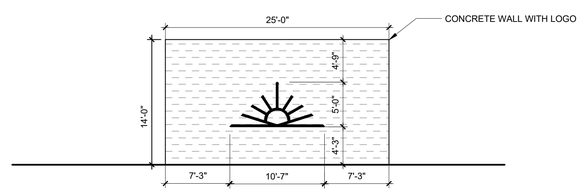
1/8" = 1'-0"

P-CO-132

NOTES:
1. ALL FOOTINGS, CONNECTIONS AND ATTACHMENTS PER STRUCTURAL DRAWINGS.
2. MONUMENT WALL MATERIAL TO BE CONCRETE BOARD FORM, NATURAL GRAY CONCRETE COLOR.
3. MONUMENT SIGNAGE TO BE METAL, POWDERCOATED BLACK. OFFSET SIGNAGE FROM THE CONCRETE WALL BY AT LEAST 4 INCHES, CONNECTION PER CONTRACTOR. SIGNAGE TO BE BACKLIT, WITH LANDSCAPE UPLIGHTING. FINAL DECISION PER DEVELOPER.
4. SEE STRUCTURAL DRAWINGS, DETAIL IS SHOWING DESIGN INTENT ONLY.



PLAN VIEW



ELEVATION A

2 SECONDARY ENTRY MONUMENT P3

1/8" = 1'-0"

P-CO-INS-08

STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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STATE OF IDAHO · WILLET C. HOWARD · LICENSED LANDSCAPE ARCHITECT · LA-16733 · 05.08.25

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	••	••

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

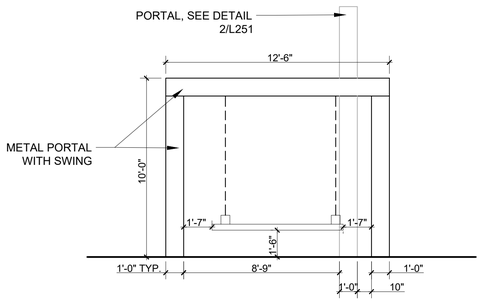
LANDSCAPE DETAILS

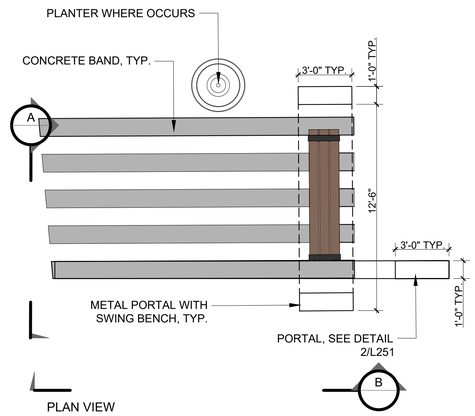
SHEET NUMBER

L250

STACK ROCK GROUP - AGENCY REVIEW SET

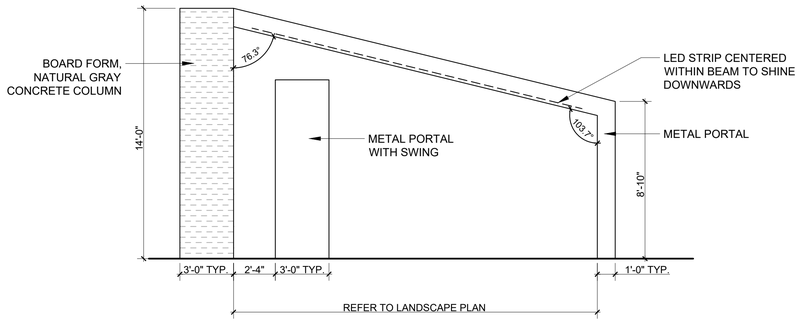
NOTES:
1. ALL FOOTINGS, CONNECTIONS, AND ATTACHMENTS PER STRUCTURAL
2. CONCRETE BAND COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
3. S431 SWINGING BENCH- LANDSCAPE FORMS, WOOD SLATS, MATTE BLACK METAL FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS. CONTRACTOR TO INSTALL SEPARATE SWING ATTACHMENTS.
4. METAL PORTAL TO HAVE A WELDED CONNECTION, SEE STRUCTURAL DRAWINGS. LED STRIP TO FOLLOW INSIDE BEAM SHINING DOWNWARDS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND COORDINATE ELECTRICAL.
5. CONCRETE COLUMN TO BE BOARD FORM, NATURAL CONCRETE COLOR OR APPROVED OTHER





ELEVATION A

PLAN VIEW



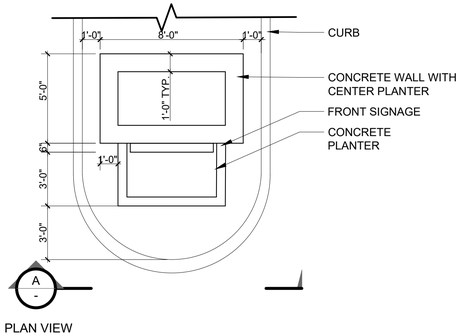
ELEVATION B

1 TYPICAL PORTAL WITH SWING BENCH

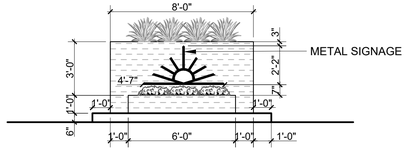
1/4" = 1'-0"

P-CO-139

NOTES:
1. ALL FOOTINGS, CONNECTIONS, AND ATTACHMENTS PER STRUCTURAL
2. CONCRETE WALL AND PLANTER TO BE BOARD FORM, NATURAL GRAY CONCRETE COLOR OR APPROVED OTHER
3. MONUMENT SIGNAGE TO BE METAL, POWDERCOATED BLACK. OFFSET SIGNAGE FROM THE CONCRETE WALL BY AT LEAST 4 INCHES, ELECTRICAL CONNECTION PER CONTRACTOR. SIGNAGE TO BE BACKLIT, FINAL DECISION PER DEVELOPER.



PLAN VIEW



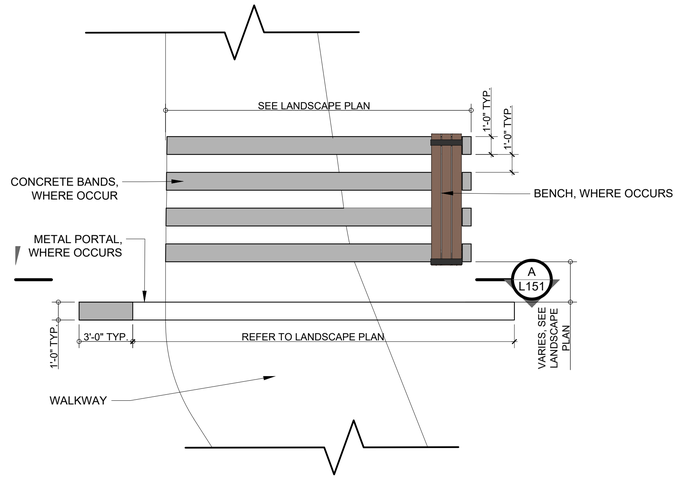
ELEVATION A

3 SECONDARY MONUMENT

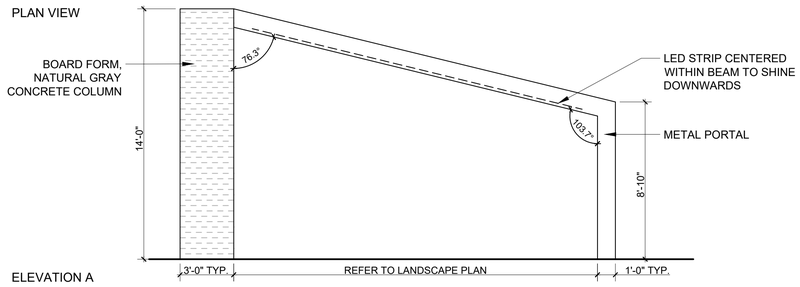
1/4" = 1'-0"

P-CO-INS-05

NOTES:
1. ALL FOOTINGS, CONNECTIONS, AND ATTACHMENTS PER STRUCTURAL
2. CONCRETE BAND COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
3. BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS
4. METAL PORTAL TO HAVE A WELDED CONNECTION, SEE STRUCTURAL DRAWINGS. LED STRIP TO FOLLOW INSIDE BEAM SHINING DOWNWARDS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND COORDINATE ELECTRICAL.
5. CONCRETE COLUMN TO BE BOARD FORM, NATURAL CONCRETE COLOR OR APPROVED OTHER



PLAN VIEW



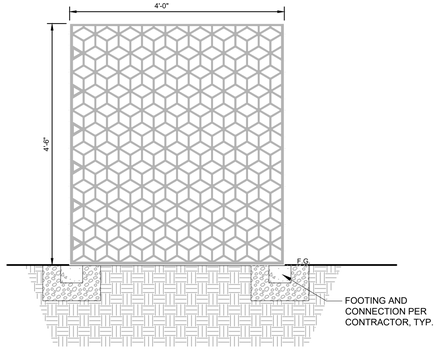
ELEVATION A

2 TYPICAL PORTAL

1/4" = 1'-0"

P-RE-233

NOTES:
1. ALL FOOTINGS, CONNECTIONS AND ATTACHMENTS PER CONTRACTOR
2. FENCE TO BE BOK MODERN, PATTERN A41.1, POWDERCOATED BLACK. FLAT PANEL SIDE TO FACE OUTSIDE OF FENCED AREA. INSTALL PER MANUFACTURERS RECOMMENDATIONS. FENCE TO BE CENTERED ON CONCRETE WALL.
3. SEE SITE PLAN FOR FENCE LOCATION.



4 4'-6" FENCE

3/4" = 1'-0"

P-CO-143

STACK ROCK GROUP
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PRELIMINARY

STATE OF IDAHO WILLET C. HOWARD LA-167.33 05.08.25 LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

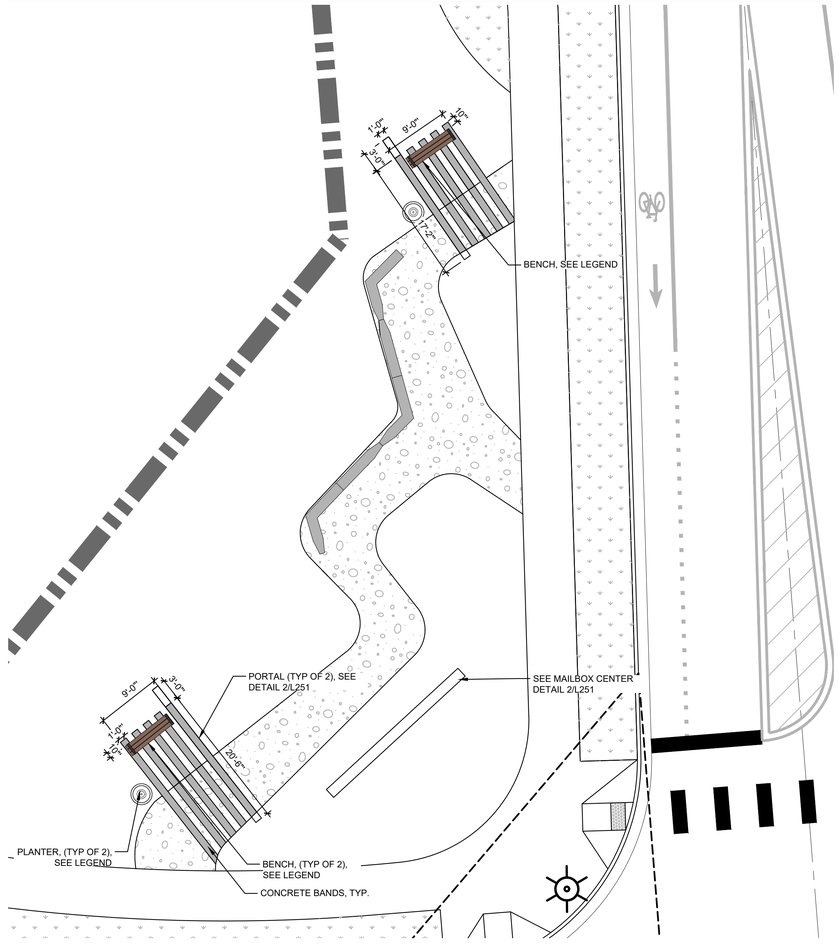
LANDSCAPE DETAILS

SHEET NUMBER

L251

STACK ROCK GROUP - AGENCY REVIEW SET

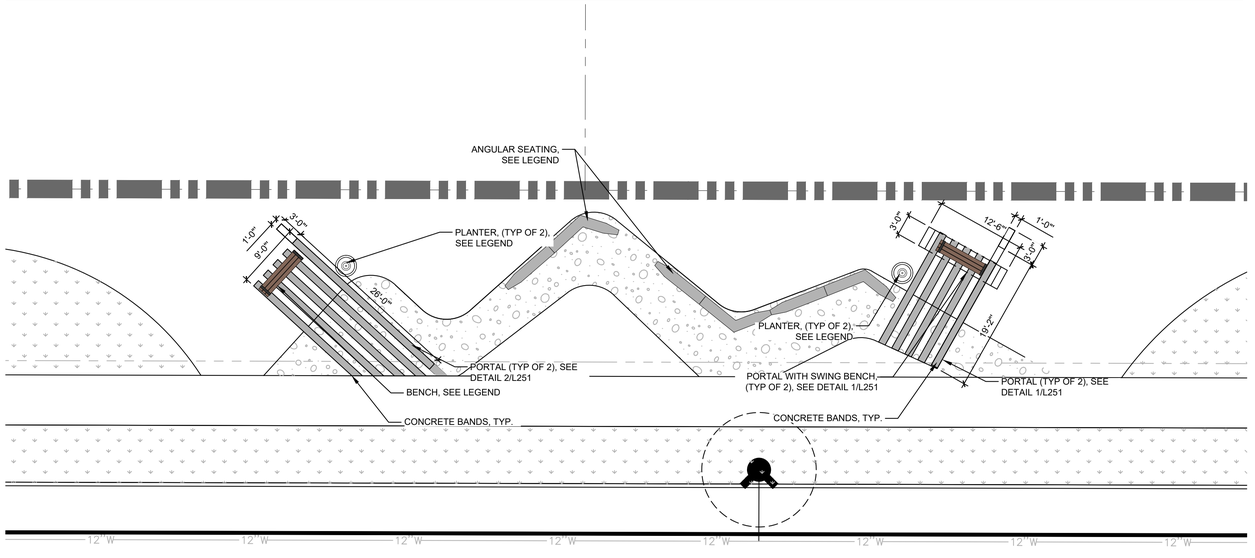
AREA #2:



AREA #1:



AREA #3:



LANDSCAPE MATERIALS LEGEND:

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- NATURE PLAY SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L251

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. COMBINATION OF ALL (3) SIZE OPTIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE

NORTH

0 10 20 30 feet

SCALE: 1" = 10'

STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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STATE OF IDAHO — WILLET C HOWARD — LICENSED LANDSCAPE ARCHITECT — LA-167.33 05.08.25

NOT FOR CONSTRUCTION

INSPIRADO PHASES NO. 3 & 4 STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

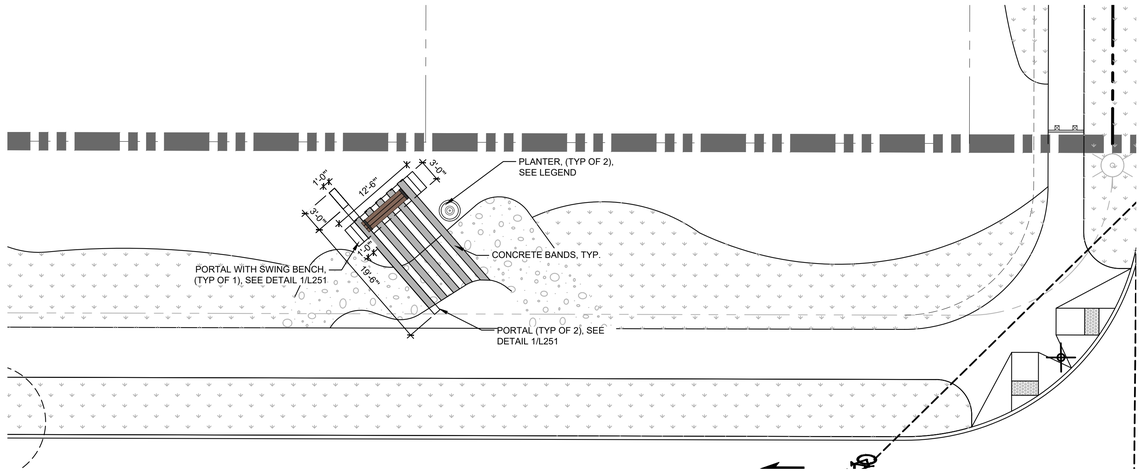
ENLARGEMENT AREAS

SHEET NUMBER

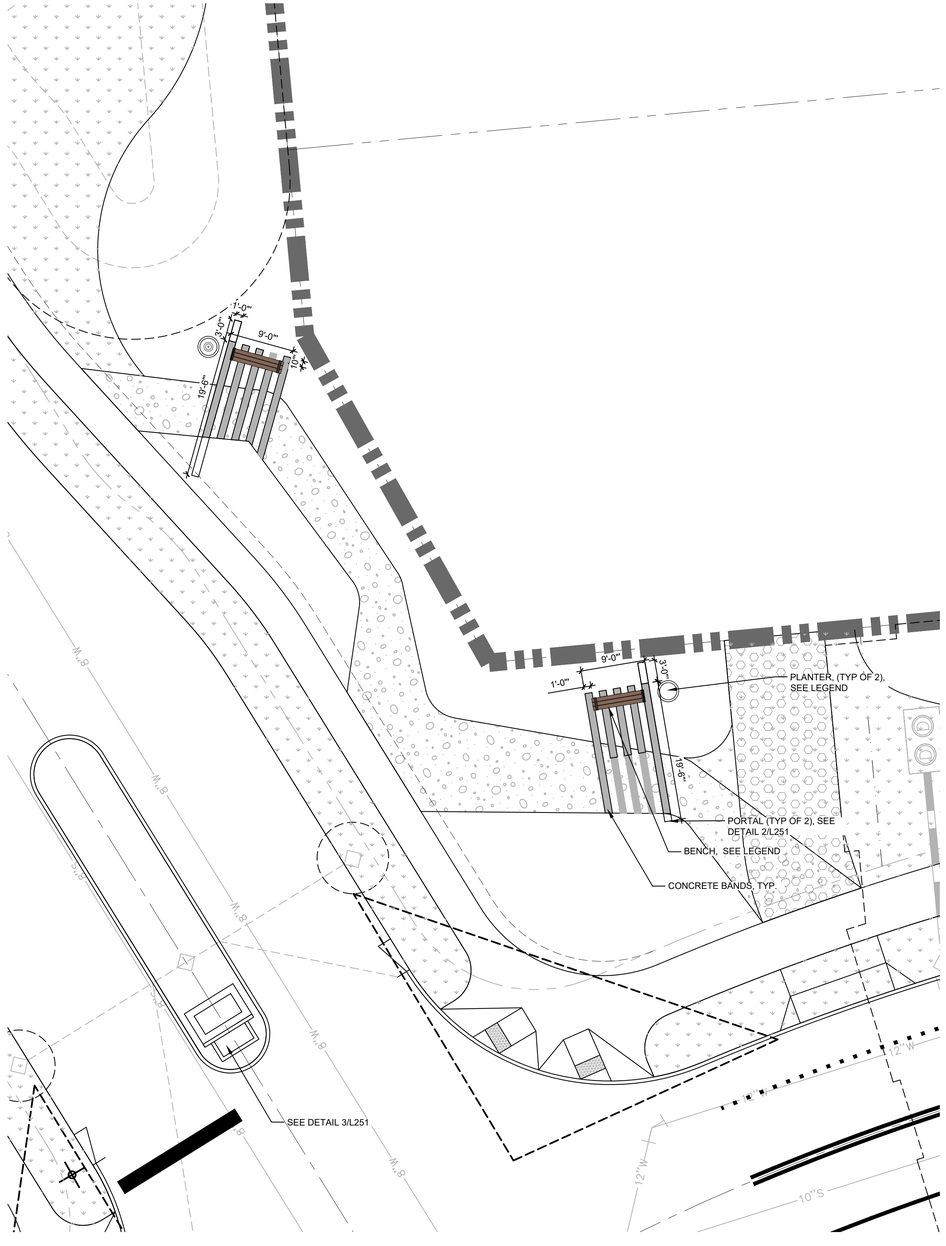
L252

STACK ROCK GROUP - AGENCY REVIEW SET

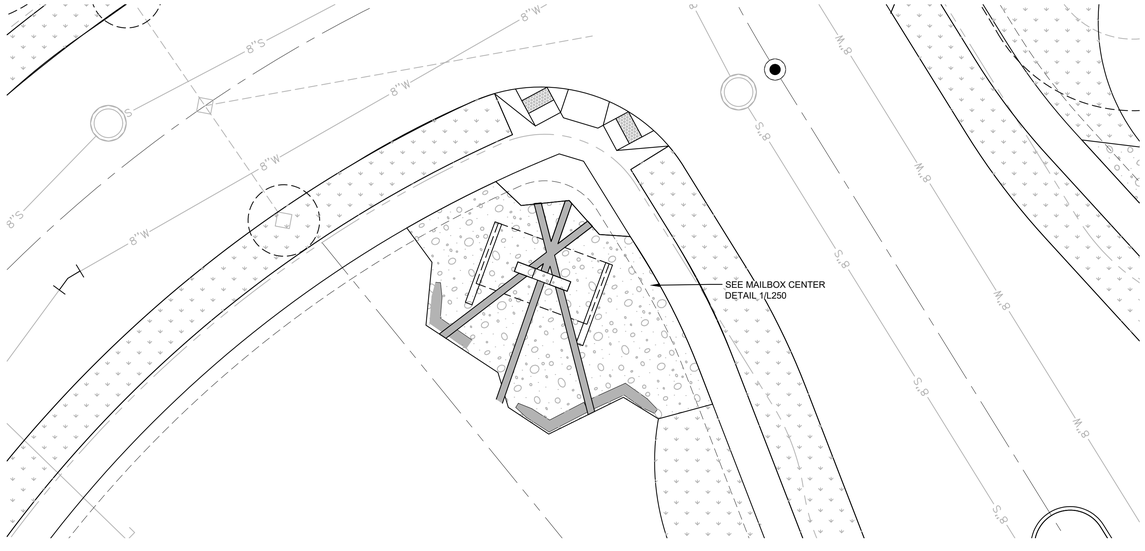
AREA #4:



AREA #5:



AREA #6:



LANDSCAPE MATERIALS LEGEND:

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- NATURE PLAY SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L251

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. COMBINATION OF ALL (3) SIZE OPTIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

*SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS

- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE

NORTH

SCALE: 1" = 10'

0 10 20 30 feet

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DRAWING TITLE

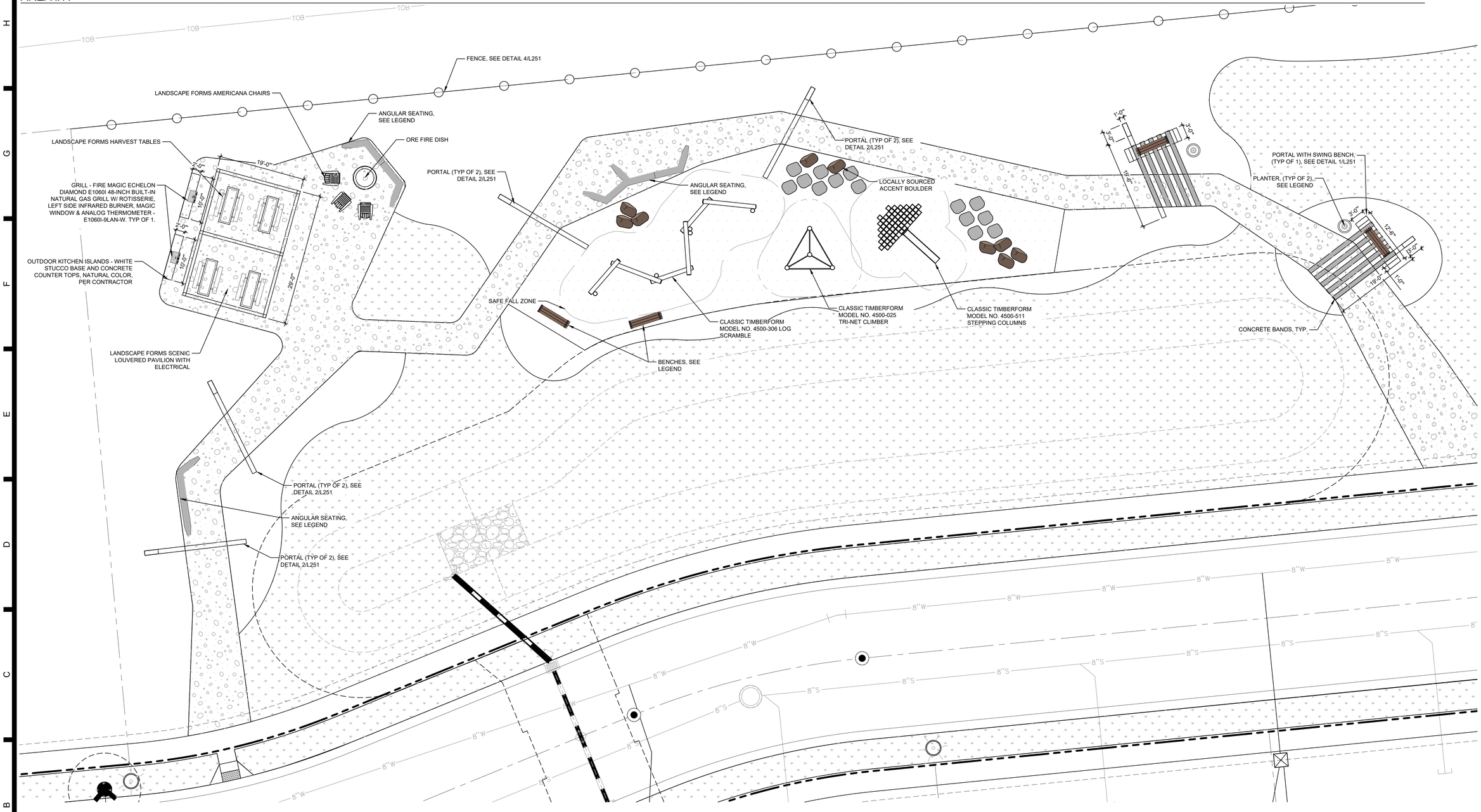
ENLARGEMENT AREAS

SHEET NUMBER

L253

STACK ROCK GROUP - AGENCY REVIEW SET

AREA #7:



LANDSCAPE MATERIALS LEGEND:

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- NATURE PLAY SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L251

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. COMBINATION OF ALL (3) SIZE OPTIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

*SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS

- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE

NORTH

SCALE: 1" = 10'

0 10 20 30 feet

STACK ROCK GROUP

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STAR, ID

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JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

ENLARGEMENT AREAS

SHEET NUMBER

L254

STACK ROCK GROUP - AGENCY REVIEW SET