



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: February 21, 2023

FILE(S) #: FP-22-28, Final Plat, Canvasback Subdivision – Phase 2

REQUEST

Applicant is seeking approval of a Final Plat for Canvasback Subdivision, Phase 2 consisting of 45 residential lots and 4 common lots on 12.78 acres. The subject property is generally located on the southwest corner of New Hope Road and N. Wing Road, Ada County Parcel Numbers S0405244250, S0405244701.

Applicant:

Trilogy Idaho
9839 Cable Car St.
Boise, ID 83708

Owner

Viper Investments, LLC
1977 E. Overland Rd
Meridian, ID 83642

Representative

Kent Brown, Kent Brown Planning
3161 E. Springwood Drive
Meridian, ID 83642

PROPERTY INFORMATION

Land Use Designation - Residential R-4

Acres - 12.78 acres

Residential Lots - 45

Common Lots - 4

HISTORY

October 6, 2020 The Annexation and Zoning (AZ-20-11) Preliminary Plat (PP-20-11) and Development Agreement (DA-20-11) Public Hearing for Canvasback Subdivision was tabled to November 17, 2020 by the Council.

November 17, 2020 The Annexation and Zoning (AZ-20-11) Preliminary Plat (PP-20-11) and Development Agreement (DA-20-11) Public Hearing for Canvasback Subdivision was tabled to January 19, 2021 by the Council.

January 19, 2021 The Annexation and Zoning (AZ-20-11) Preliminary Plat (PP-20-11) and Development Agreement (DA-20-11) Public Hearing for Canvasback Subdivision was approved by the Council. The Preliminary Plat was approved with 106 single family residential lots. The zoning designation is residential (R-4-DA) with a Development Agreement.

August 17, 2021 Council approved applications for the Final Plat of Canvasback Subdivision, Phase 1, (FP-21-14). Phase 1 included 61 residential lots and 10 common lots on 18.13 acres.

GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for Canvasback Subdivision, Phase 2 consisting of 45 residential lots and 4 common lots on 12.78 acres.

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

Original Preliminary Plat Review:

Site Data: All Phases

Total Acreage of Site – 30.49 acres

Total Number of Lots – 117 lots

Total Number of Residential Lots – 106 lots

Total Number of Common Lots – 11 lots

Total Number of Commercial Lots – None

Type of Units – Single Family Units

Dwelling Units Per Gross Acre – 3.67 Units per acre

Total Acreage of Common Lots – 5.30 acres

Percent of Site as Common Area – 17.40%

General Site Design Features:

Landscaping

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

Open Space

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

Street Design:

Public Streets

The development is proposing to have 36-foot-wide streets from back of curb to back of curb and a 50 foot right of way. This satisfies UDC Section 8-6B-2.

Sidewalks

Sidewalks are proposed at five-foot (5') widths and will be attached throughout the overall subdivision. **Sidewalks along N. Brandon Road will be detached per code and Council Approval on January 19, 2021.**

Streetlights

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. **The applicant did not originally submit a plan or design/cut sheet for streetlights. This will be required before the final plat can be signed.**

Staff Analysis of Final Plat Submittal:

The submitted plat consisted of 45 residential lots and 4 common lots. This completes the phasing of the total development. Council approved 106 residential lots and 11 common lots on the preliminary plat on January 19, 2021.

Lot Layout – The density of Canvasback Subdivision, Phase 2 is 3.52 du/acre. The Final Plat indicates lot sizes range in size from 5,750 square feet to 19,000 square feet. This is in line with the approved preliminary plat.

Common/Open Space and Amenities – Completed in Phase 1

- Tot Lot
- Covered Picnic Shelter
- Neighborhood Pathway
- Neighborhood Park

Landscaping – Landscaping as required by the Unified Development Code, 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. Common Area landscape requirements call for one deciduous shade tree per 4,000 square feet. The plan as submitted appears to meet these requirements.

Setbacks – **The applicant has not received approval for any special setbacks and the development will adhere to current requirements of the R-4 zone.**

Mailbox Clusters – The Mailbox cluster has been approved and the letter from Star Postmaster Mel Norton was included in the original application materials.

Street Names – Applicant has provided documentation from Ada County that the proposed street names have been approved and the approval letter is part of the application packet.

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

Irrigation – The City received a letter from Jerry Kiser, representative for the HRM Pipeline, which serves the property with irrigation water. Per the concerns brought up by Mr. Kiser, staff has placed a condition of approval on this plat requiring written approval from the HRM Pipeline regarding irrigation for the subdivision. **Applicant shall provide documentation that these issues have been resolved prior to signature of the Phase 2 final plat.**

Wing Road Connection – The City made a request to ACHD to remove the street connection to N. Wing Road from the development on February 15, 2021. This was supported by the Council and neighbors. ACHD responded to the request stating that they would not be supporting the removal of the Wing Road access. The Condition of Approval stated:

The Applicant shall remove the proposed street connection to N. Wing Road prior to the submittal of the final plat for the specific phase with the connection only if ACHD approves the removal of the connection prior to final plat submittal. Written approval from ACHD shall be required. This is in Phase 2 of the development.

Staff considers this issue closed and will not require the applicant to remove the access to Wing Road.

Landscape Buffer for Neighbor to the East on Wing Road – The Applicant shall work with the property owner to the immediate east of the street connection onto N. Wing Road to provide a landscape buffer that would prevent vehicle headlights from encroaching onto the existing residence, as detailed in the Development Agreement. This shall be required only if the property owner agrees to the buffer. The Applicant shall submit a written letter of intent from the property owner prior to submittal of final plat for the phase. If a buffer is agreed upon, the applicant shall revise the landscape plan for that phase to recognize and detail the buffer. **Staff will require that this be completed prior to signature of final plat for Phase 2.**

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on January 19, 2023.

No comments have been received

FINDINGS

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

the following:

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

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

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

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

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

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

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

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

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

CONDITIONS OF APPROVAL

1. **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 \$1,773.58 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$188,000. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 2 has 45 residential lots for a fee of \$79,811.10 (45 x \$1773.58).**
2. The approved Final Plat for Canvasback Subdivision, Phase 2 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. **All public streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.**
4. **Per the City Council approval on January 19, 2021, homes built on Lots 4-7 of Block 2 in Phase 1 shall be single story. This applies to Lot 2 of Block 8 in Phase 2.**
5. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
6. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process by the developer 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 be removed from public right of way daily.

- ~~7. The Applicant shall remove the proposed street connection to N. Wing Road prior to the submittal of the final plat for the specific phase with the connection only if ACHD approves the removal of the connection prior to final plat submittal. Written approval from ACHD shall be required. This is in Phase 2 of the development.~~
- 8. The Applicant shall work with the property owner to the immediate east of the street connection onto N. Wing Road to provide a landscape buffer that would prevent vehicle headlights from encroaching onto the existing residence, as detailed in the Development Agreement. This shall be required only if the property owner agrees to the buffer. The Applicant shall submit a written letter of intent from the property owner prior to submittal of final plat for the phase. If a buffer is agreed upon, the applicant shall revise the landscape plan for that phase to recognize and detail the buffer.**
- 9. All pathways located within common areas shall be concrete surfaced.**
- 10. The applicant shall provide written approval from the HRM Pipeline regarding irrigation water to the development prior to signature of the final plat for Phase 2.**
11. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
12. 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.
- 13. Prior to signature on the mylar, all street names need to be displayed correctly on all pages of the mylar, per Ada County Development Services approval.**
14. 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)
15. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
- 16. Streetlight design/locations shall be submitted to staff for review prior to approval of the final plat.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed prior to issuing any building permits.**
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. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
22. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.

23. 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.
24. 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.
25. All common areas shall be maintained by the Homeowners Association.
26. 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.**
27. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
28. **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.
29. **Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.**
30. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-22-28 Canvasback Subdivision, Phase 2 Final Plat, on _____, 2023.

KENT BROWN PLANNING SERVICES

January 19, 2023

Star City Council
PO Box 130
Star, ID 83669

RE: Final Plat for Canvasback Subdivision No. 2

Dear Mayor and Council:

On behalf of Trilogy Idaho, please accept this request for Final Plat approval. The lot count for Canvasback No. 2;

is 45 single-family residential and 4 common lots. This subdivision is located in the southwest corner of New Hope Road and Wing Road.

- Canvasback Subdivision No.2 is in compliance with the preliminary plat (AZ20-11;DA 20-11 &PP20-11) and meets all requirements of conditions.
- Canvasback Subdivision No. 2 Final Plat is in conformance with:
 1. The approved preliminary plat layout and uses
 2. Acceptable engineering, architectural and surveying practices and local standards.

Evidence of Substantial compliance for the Canvasback Subdivision:

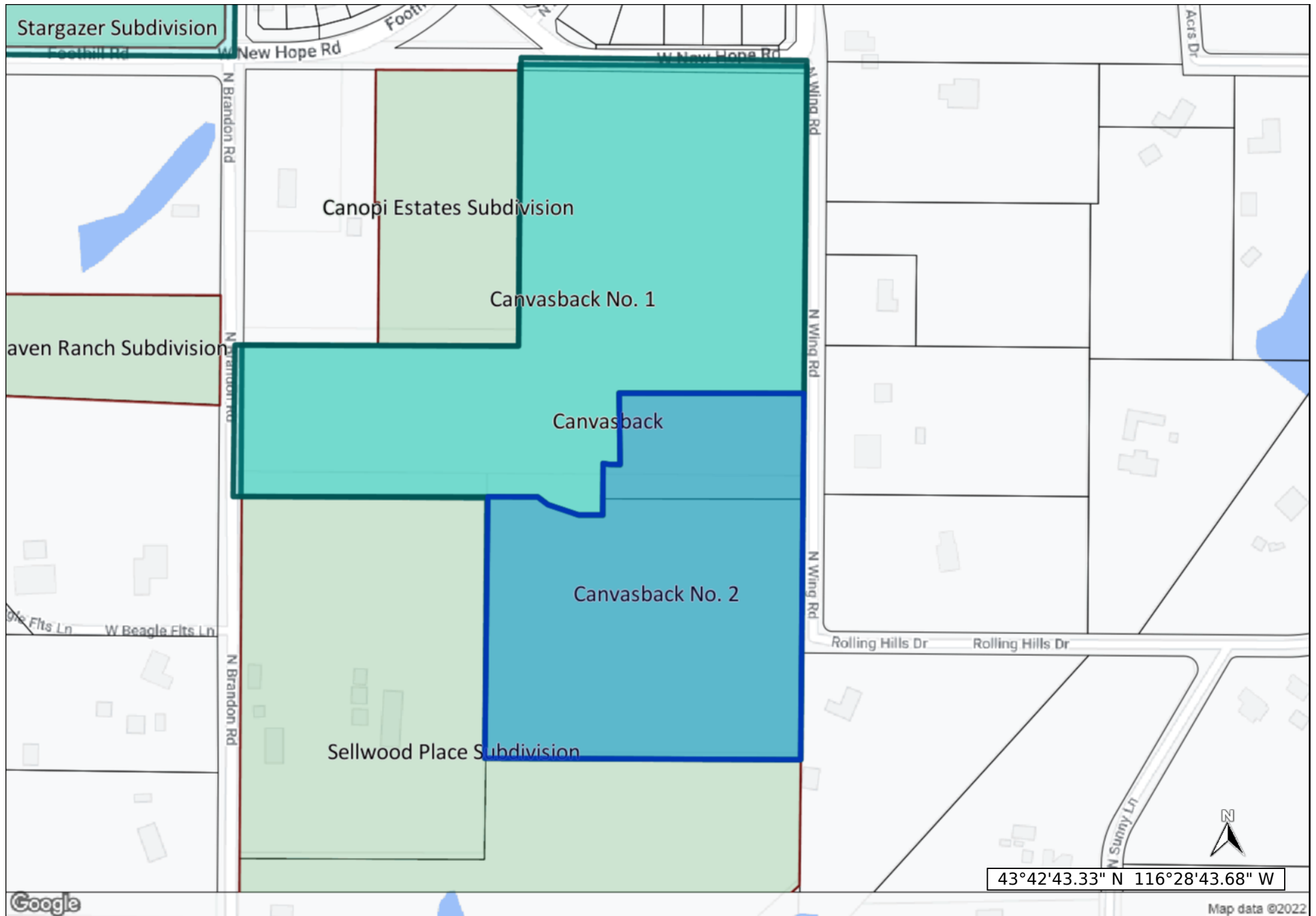
Site Details	Preliminary plat	Phase One	Phase Two
Residential lots	106	61	45
Residential lots sizes	5750- 21,062	5750- 21,004	5750-19,010
Qualified open space	4.51 acres (14.8%)	2.98 acres (8%)	1.53 acres (6.8%)

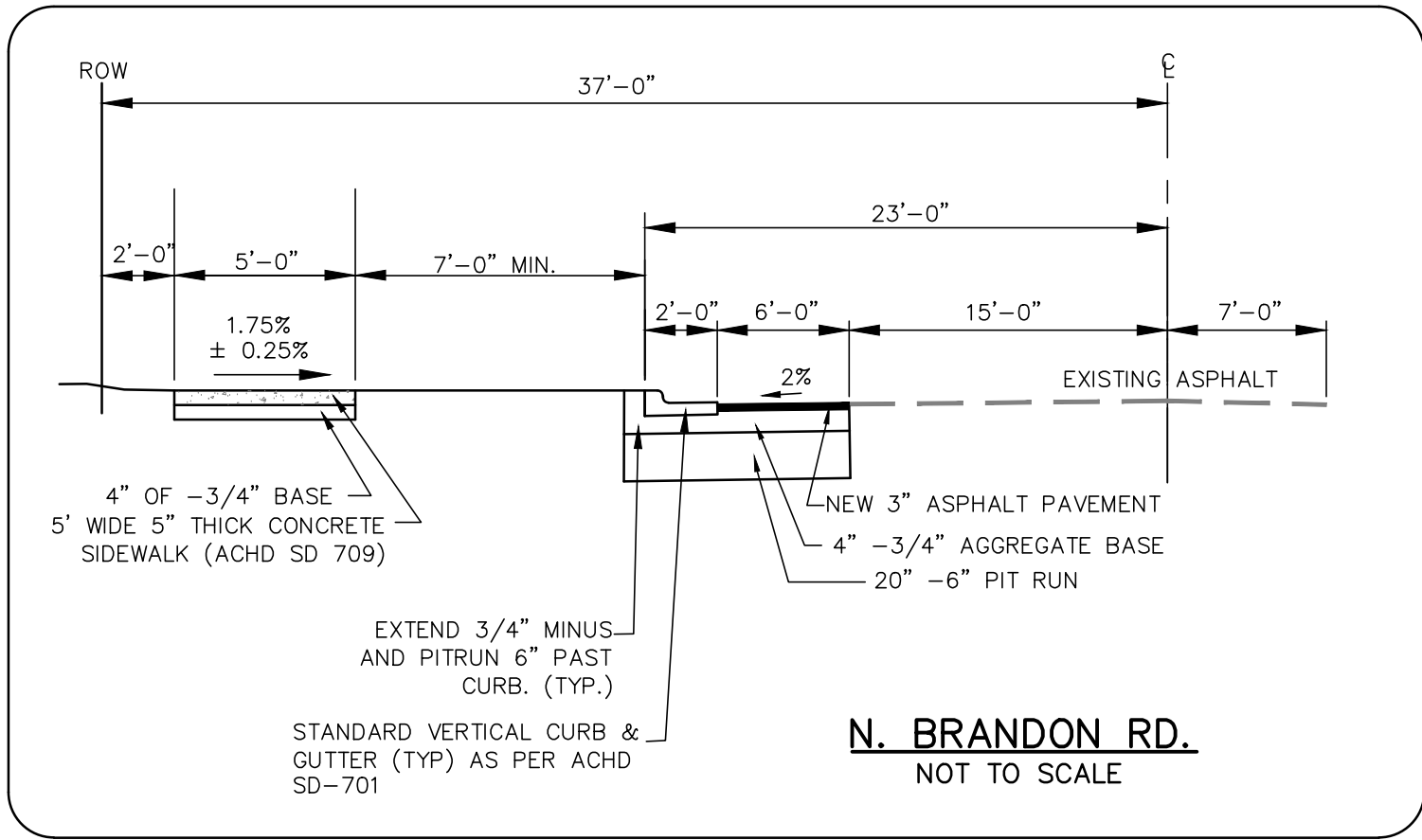
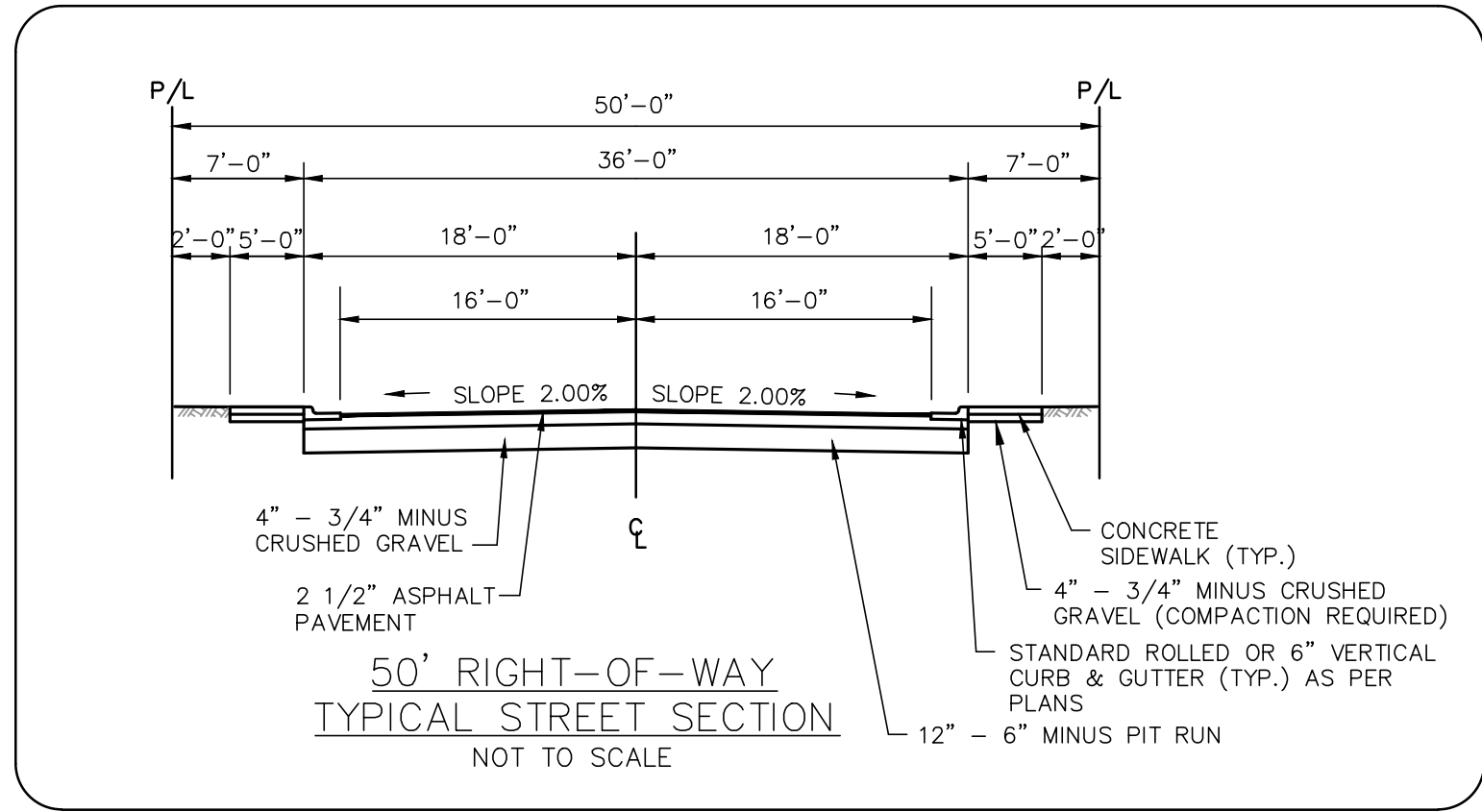
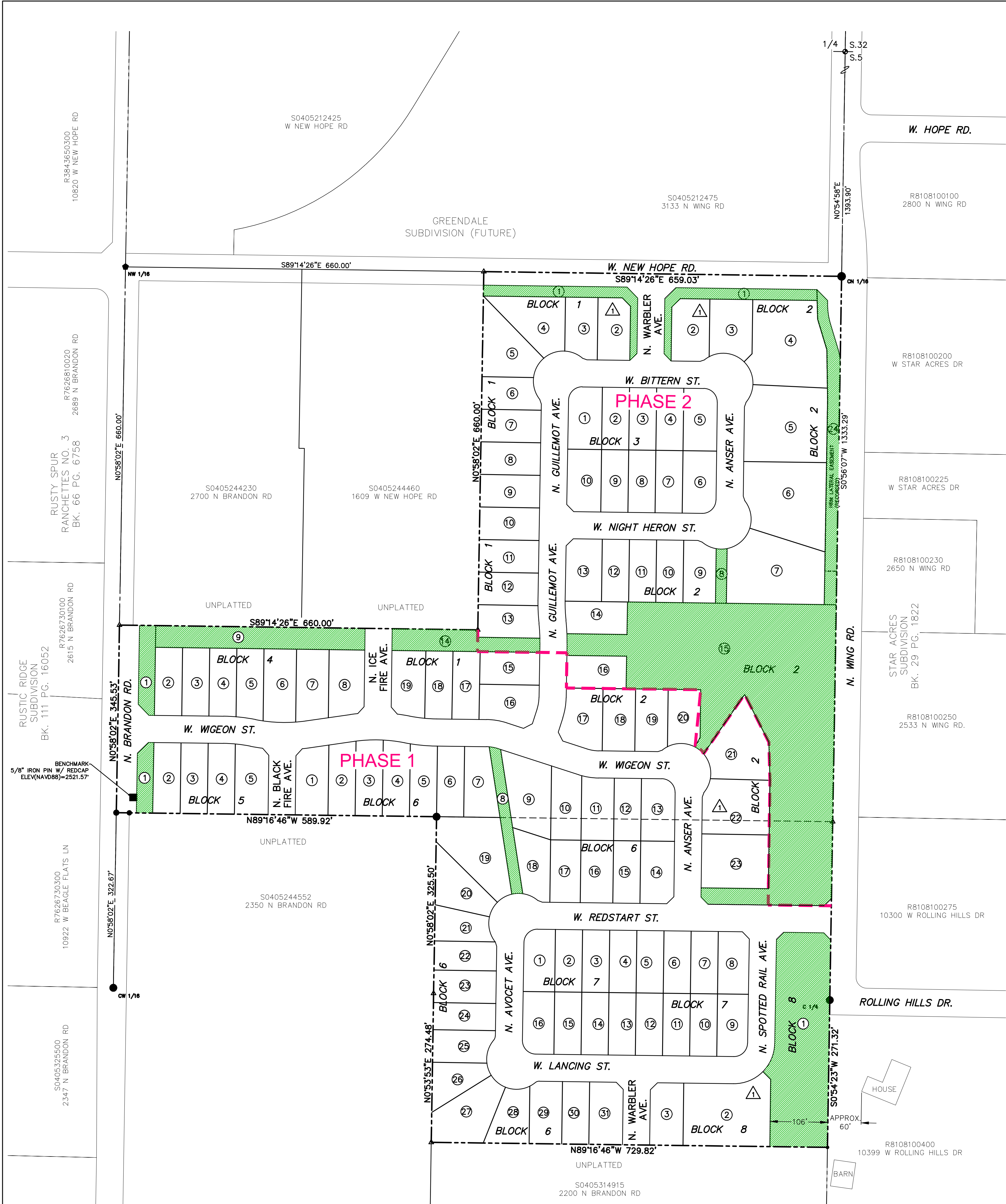
Thank you for your consideration, if you have any question please call me.

Sincerely,



Kent Brown, Planner





LEGEND

LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
BLOCK NUMBER
CURB GUTTER & SW
STREET NAME
HANDICAP RAMP
SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW
FIRE HYDRANT
CATCH BASIN

SURVEY LEGEND

BENCHMARK AS NOTED
FOUND BRASS CAP
FOUND ALUMINUM CAP
FOUND 1/2" IRON PIN
FOUND 5/8" IRON PIN
CALC. POINT
FOUND SPIKE MONUMENT
PROPERTY BOUNDARY LINE
SECTION LINE

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 30.49 ACRES
TOTAL LOTS - 117
BUILDABLE LOTS - 106
RESIDENTIAL - 106
COMMON LOTS - 11
DENSITY: DU/ACRE - 3.48
COMMON AREA - 5.30 ACRES - 17.4%
USEABLE OPEN SPACE - 4.51 ACRES 14.8%

PHASES
PHASE 1 - 77
BUILDABLE - 71
COMMON - 6
PHASE 2 - 40
BUILDABLE - 35
COMMON - 5

ZONING
EXISTING - RUT/RT
PROPOSED - R-4

SEWAGE DISPOSAL
STAR SEWER AND WATER DISTRICT

WATER SUPPLY
STAR SEWER AND WATER DISTRICT

CITY
STAR

SCHOOL DISTRICT
STAR

FIRE DISTRICT
STAR

IRRIGATION DISTRICT
FARMERS UNION DITCH COMPANY LTD

OWNERS
HYNES PATRICK & RHONDA TRUST
4635 HWY 20
CORVALLIS, OR 97330

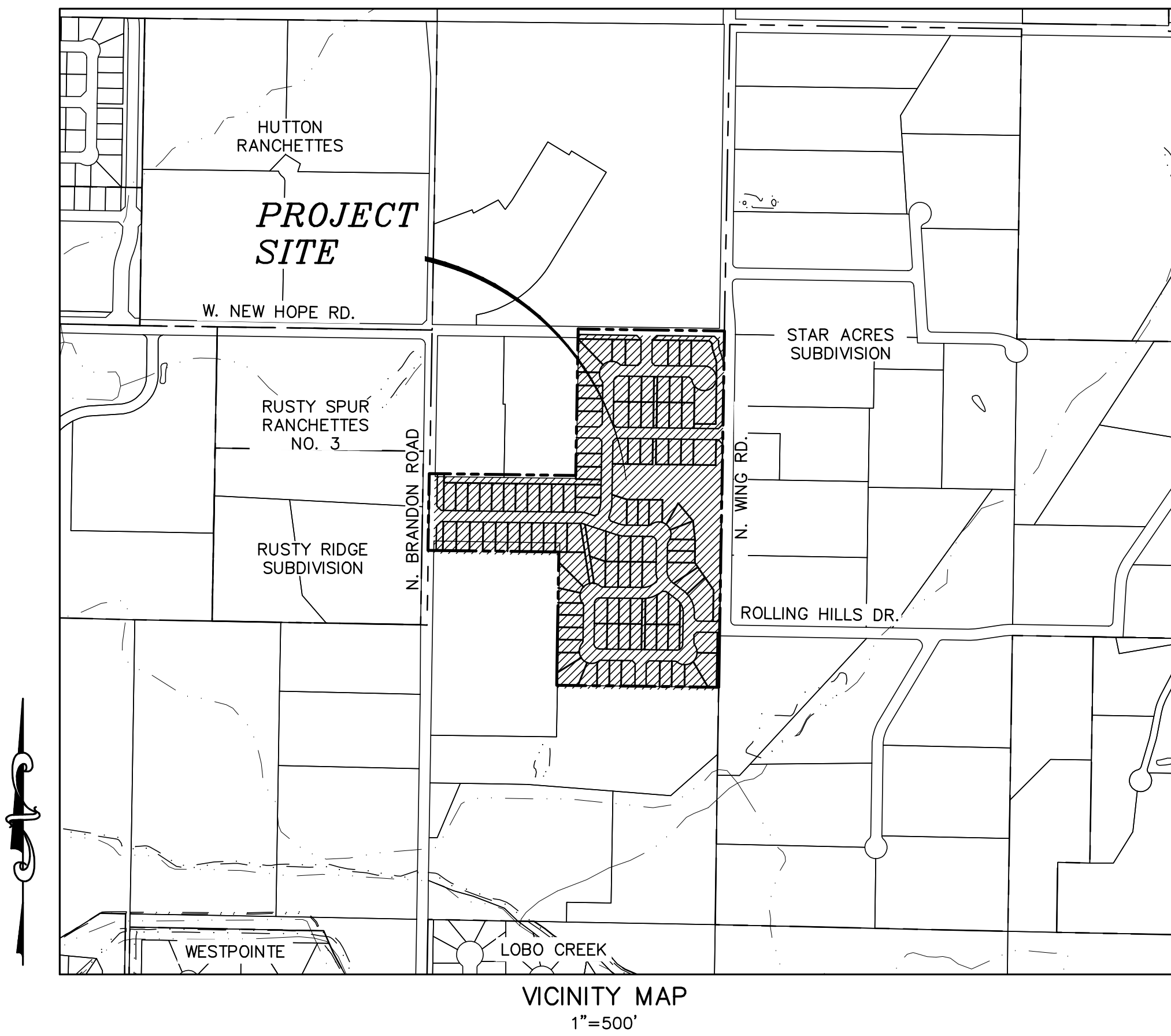
DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST.
BOISE ID 83709

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
BOISE, ID 83709
208-698-0013

PLANNER/CONTACT
JANE SUGGS
8840 W. OVERLAND RD., SUITE 120
BOISE, ID 83709
208-602-6941

Common Lots			
Lot	Area	Perimeter	Type
BLOCK 1 Lot 1 OPEN	7010	810	BUFFER
BLOCK 1 Lot 14 OPEN	9314	624	OPEN SPACE
BLOCK 2 Lot 1 OPEN	6932	802	BUFFER
BLOCK 2 Lot 8 OPEN	1999	241	OPEN SPACE PATHWAY
BLOCK 2 Lot 15 OPEN	123751	2465	OPEN SPACE
BLOCK 2 Lot 24 OPEN	12470	1196	BUFFER
BLOCK 4 Lot 1 OPEN	4764	379	BUFFER
BLOCK 4 Lot 9 OPEN	15420	851	OPEN SPACE
BLOCK 5 Lot 1 OPEN	3701	308	BUFFER
BLOCK 6 Lot 8 OPEN	5434	585	OPEN SPACE PATHWAY
BLOCK 8 Lot 1 OPEN	40650	993	OPEN SPACE

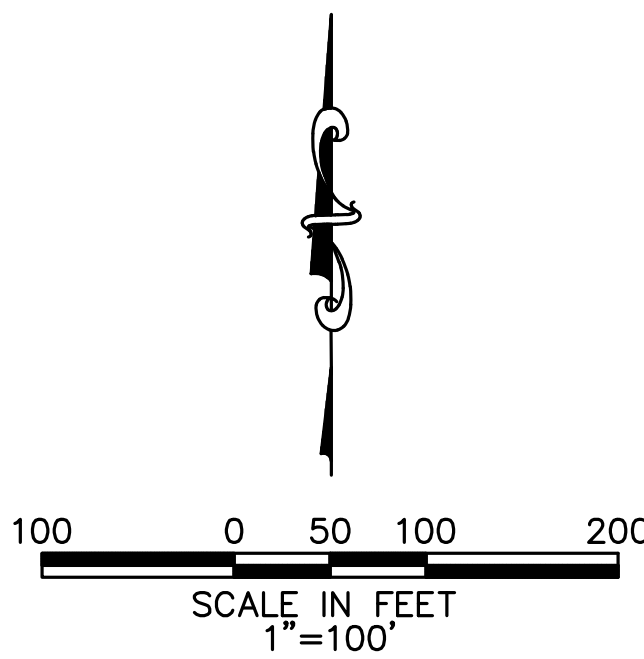
**PRELIMINARY PLAT FOR
CANVASBACK SUBDIVISION**
LOCATED IN THE SE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4
SECTION 5 T.4N., R.1W. B.M., CITY OF STAR, ADA COUNTY, IDAHO
2020



PLAN SHEET INDEX

- SHEET DESCRIPTION**
- PP-1 - COVER SHEET, INDEX, VICINIY MAP, NOTES & DETAILS
PP-2 - PRELIMINARY PLAT & PARCEL TABLE
PP-3 - CONCEPTUAL ENGINEERING PLAN & CURVE TABLE
PP-4 - CONCEPTUAL SEWER PROFILES
PP-6 - CONCEPTUAL SEWER PROFILES

- STAR SEWER AND WATER DISTRICT WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANELS 16001C0130H REVISED FEBRUARY 19, 2003.
- ALL LOT SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC STREET. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO THE REAR LOT LINE. EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF STAR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE FARMERS UNION DITCH COMPANY.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SUBSURFACE SEEPAGE TRENCHES AS APPROVED BY ACHD.
- ALL LOTS DESIGNATED AS COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF LOTS 1 & 14, BLOCK 1; LOTS 1, 9, 16 & 28, BLOCK 2; LOTS 1 & 9, BLOCK 4; LOTS 1, BLOCK 5; LOT 8, BLOCK 6; AND LOT 1, BLOCK 8; THAT ARE COMMON LOTS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



**PRELIMINARY PLAT
CANVASBACK SUBDIVISION
TRILOGY DEVELOPMENT, INC.**

DATE: 11-03-2020
PROJECT: C2019-033
SHEET
PP-1

REVISIONS

NO.	DATE	DESCRIPTION
1	12-22-2020	Neighbor Meeting - reduce to 106 Lots
2	01-07-2021	Correction to Lot Table and Usable Open Space

DAVID A. BAILEY, P.E.
PROFESSIONAL ENGINEER
NOTED FOR CONSTRUCTION
DATE OF REVIEW
DAVID A. BAILEY

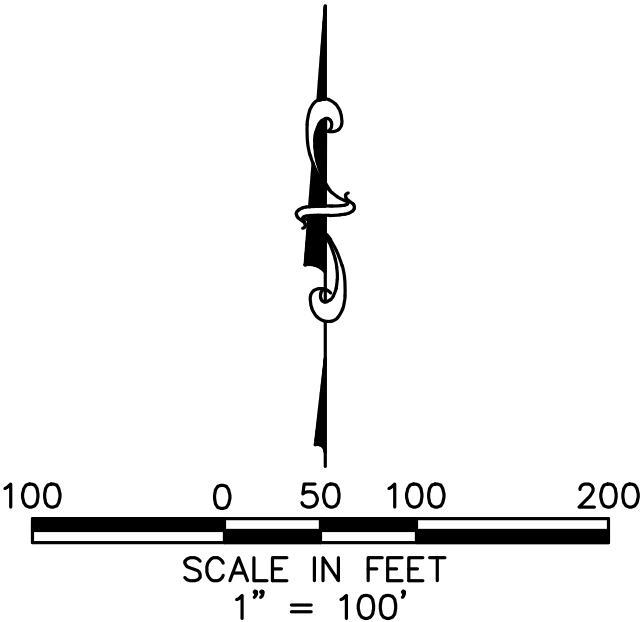
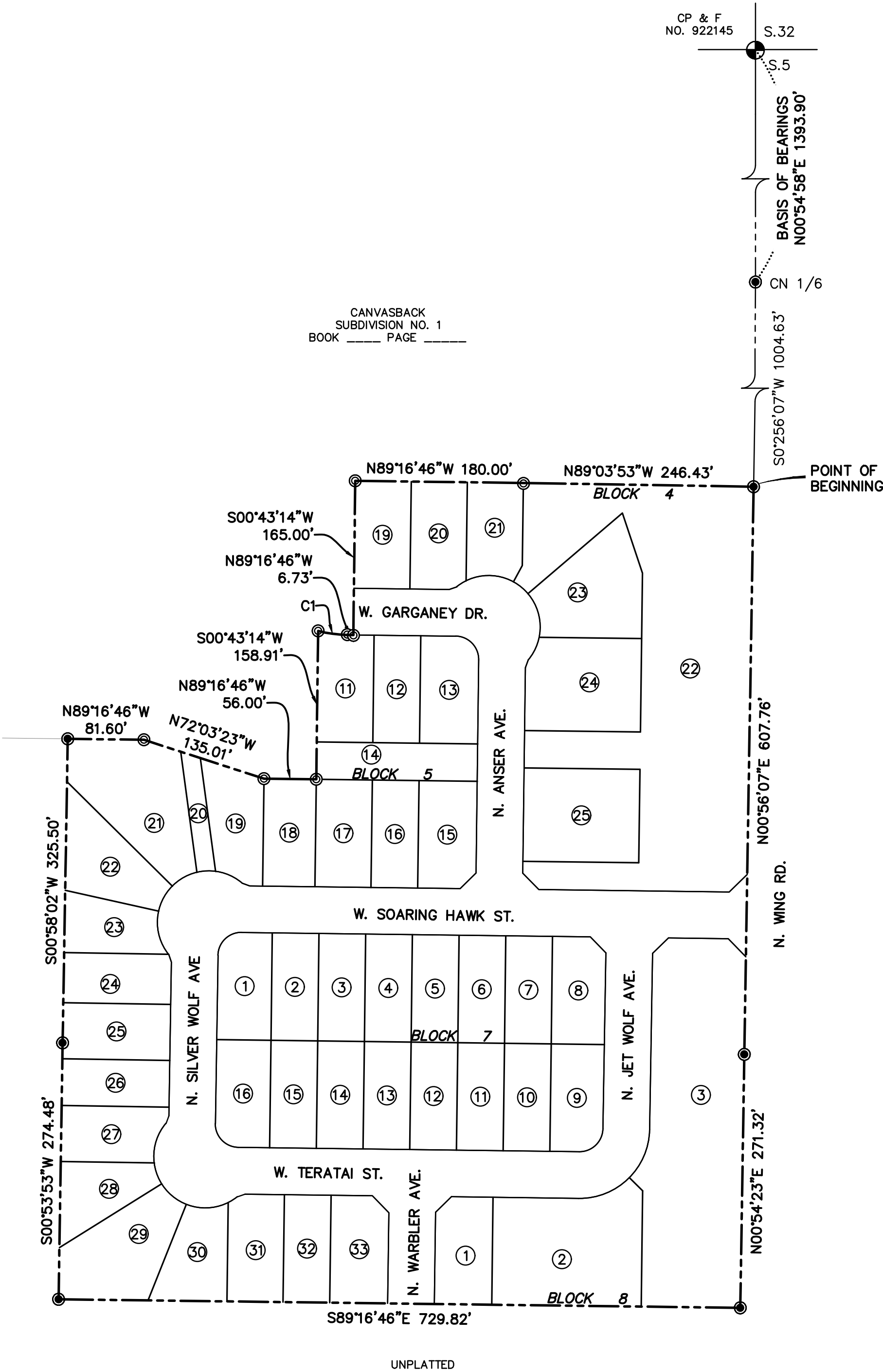
CHECKED BY: DAVID A. BAILEY, P.E.
DRAWN BY: DAB

BAILEY ENGINEERING, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST., SUITE 210
BOISE, ID 83709
TEL: 208-698-0013
WWW.BAILEYENGINEERS.COM

PLAT SHOWING
CANVASBACK SUBDIVISION NO. 2
LOCATED IN THE W 1/2
OF SECTION 5, T.4N., R.1W., BOISE
MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO
2022

- NOTES:
- A ten (10) foot wide Pressure Irrigation Easement in favor of the Canvasback Homeowner's Association and a Permanent Public Utilities and Property Drainage Easement is hereby designated along all lot lines common to a Public Right-of-Way and along all rear lot lines. A five (5) foot wide Public Utilities and Property Drainage Easement is hereby designated along each side of interior lot lines unless otherwise shown.
 - Portions of Lots 22, Block 4, Lots 24-26 and 31-33, Block 5, Lots 3-6, Block 7, Lots 1-3, Block 8, are servient to and contain the ACHD Storm Water Drainage System. These lots are encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on May 8, 2009 as Instrument No. 109053259 and First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015, as Instrument No. 2015-103256, Official Records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the Storm Water Drainage System are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
 - Any Re-Subdivision of this Plat shall be in compliance with the most recently approved Subdivision Standards of the City of Star.
 - 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."
 - Maintenance of any Irrigation or Drainage pipe or Ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an Irrigation/Drainage District. Irrigation water has been provided by Farmers Union Ditch Co. in compliance with Idaho Code Section 31-3805(1)(b). Lots within the subdivision will be entitled to Irrigation Water Rights, and will be Obligated for Assessments from Farmers Union Ditch Co.
 - Lot 22, Block 4, Lots 14 and 20, Block 5, Lot 3, Block 8, are common lots which shall be owned and maintained by the Canvasback Homeowner's Association. All common lots are subject to a blanket public utility easement and irrigation easement.
 - ACHD License Agreement - See Inst. _____
 - Direct Lot or parcel access to N. Wing Road is prohibited.
 - Lot 14, Block 5, and Lot 22, Block 4, are subject to a 20 (twenty) foot HRM Lateral easement as shown & dimensioned.

- LEGEND
- SUBDIVISION BOUNDARY
 - SECTION LINE
 - RIGHT OF WAY
 - LOT LINE
 - LOT NUMBER
 - FOUND ALUMINUM CAP
 - FOUND 5/8" IRON PIN
 - WITH PLASTIC CAP PLS 11779
 - UNLESS NOTED OTHERWISE
 - SET 5/8" x 24" IRON PIN
 - WITH PLASTIC CAP, PLS 11779



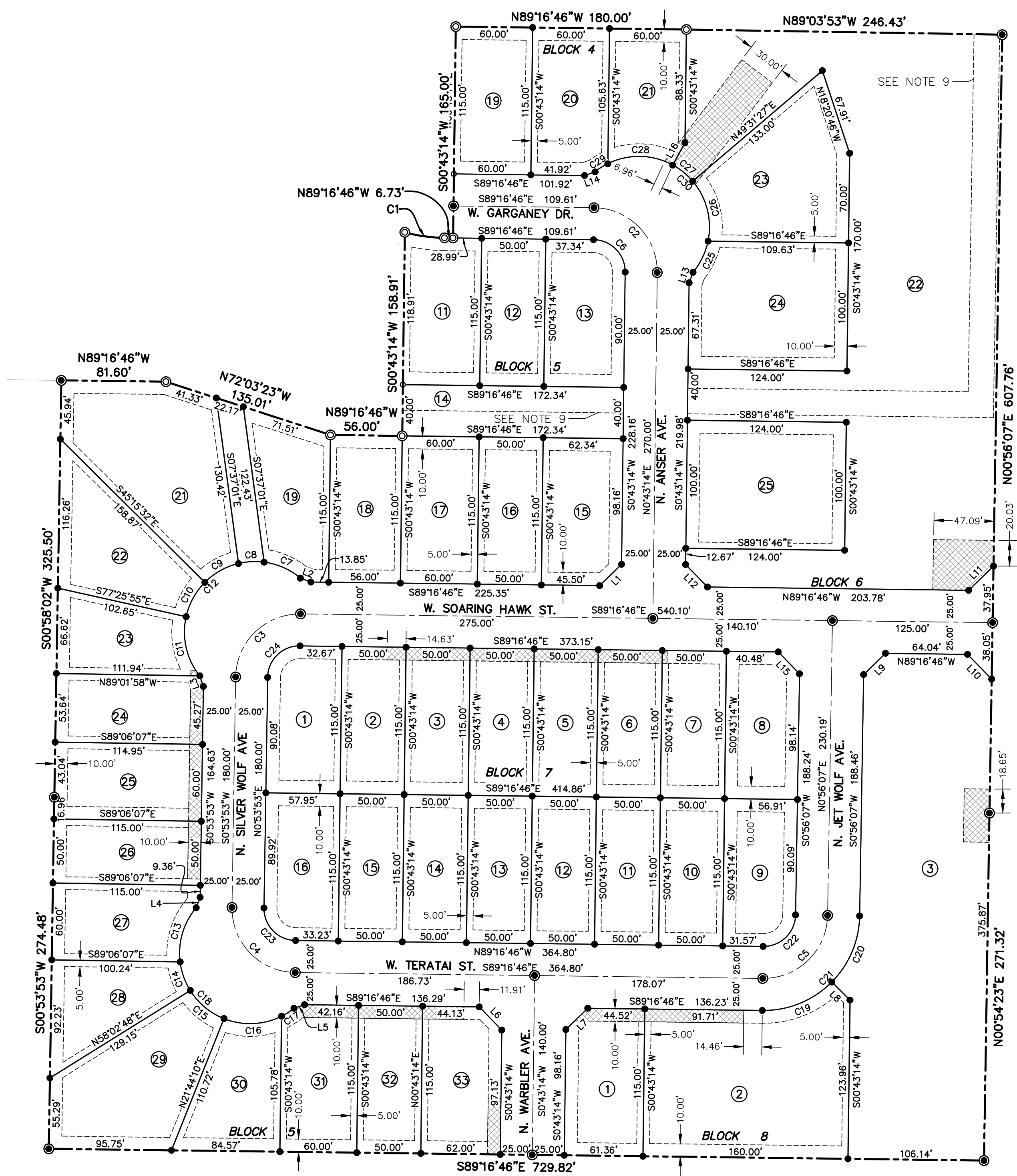
PROFESSIONAL LAND SURVEYOR
LICENSED
11779
STATE OF IDAHO
CODY M. MCCAMMON

CODY M. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD ST
BOISE, ID 83704

SHEET 1 OF 4

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210 TEL 208-938-0013
EAGLE, ID 83616 www.baileyengineers.com

CANVASBACK SUBDIVISION NO. 2

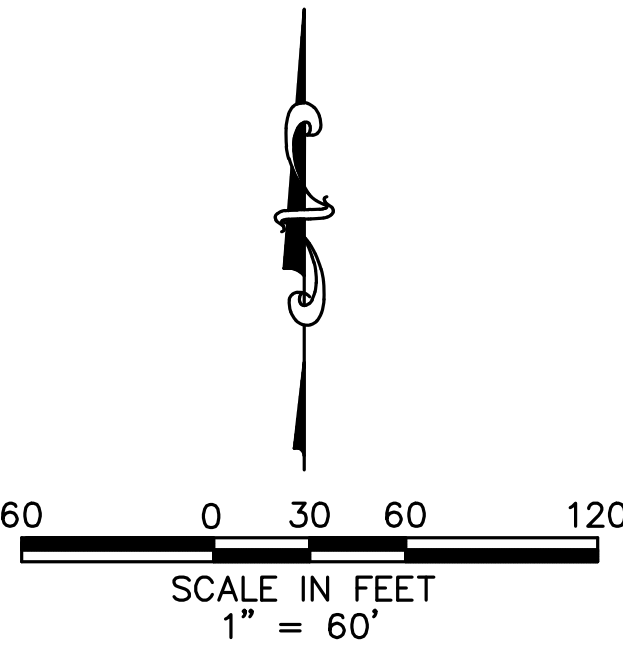


Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	125.00'	31.33'	31.25'	N82°05'55\"W	14°21'43\"
C2	50.00'	78.54'	70.71'	N44°16'46\"W	90°00'00\"
C3	50.00'	78.38'	70.60'	S45°48'33\"W	89°49'21\"
C4	50.00'	78.69'	70.82'	S44°11'27\"E	90°10'39\"
C5	50.00'	78.35'	70.58'	N45°49'40\"E	89°47'07\"
C12	55.00'	161.75'	109.45'	S45°48'33\"W	168°30'20\"
C18	55.00'	161.81'	109.45'	S44°11'27\"E	168°34'08\"
C21	75.00'	117.53'	105.87'	N45°49'40\"E	89°47'07\"
C22	25.00'	39.18'	35.29'	S45°49'40\"W	89°47'07\"
C23	25.00'	39.35'	35.41'	N44°11'27\"W	90°10'39\"
C24	25.00'	39.19'	35.30'	N45°48'33\"E	89°49'21\"
C25	55.00'	27.28'	27.00'	N25°46'52\"E	28°24'59\"
C26	55.00'	49.96'	48.26'	N14°27'05\"W	52°02'55\"
C27	55.00'	20.11'	20.00'	N50°57'05\"W	20°57'05\"
C28	55.00'	52.64'	50.66'	N88°50'53\"W	54°50'30\"
C29	55.00'	11.79'	11.76'	S57°35'29\"W	12°16'46\"
C30	55.00'	161.79'	109.45'	S44°16'46\"E	168°32'44\"

Line Table		
Line #	Direction	Length
L1	S45°43'24\"W	23.81'
L2	N69°36'31\"W	8.75'
L3	S18°46'22\"E	8.75'
L4	S20°29'45\"W	8.72'
L5	N71°07'22\"E	8.72'
L6	S44°16'46\"E	25.28'
L7	S45°43'24\"W	23.81'
L8	N45°14'15\"W	20.00'
L9	S45°49'38\"W	23.83'
L10	N44°10'20\"W	27.01'
L11	S45°49'40\"W	27.05'
L12	N44°16'46\"W	24.51'
L13	N20°21'18\"E	8.74'
L14	S71°05'10\"W	8.74'
L15	S44°10'20\"E	23.79'
L16	S28°34'23\"W	20.00'

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- EASEMENT LINE (SEE NOTE 1)
- EXISTING EASEMENT LINE (as noted)
- STREET CENTERLINE
- RIGHT OF WAY
- LOT LINE
- LOT NUMBER
- FOUND 1/2\" IRON PIN NO CAP, REPLACED WITH 5/8\" IRON PIN WITH PLASTIC CAP PLS 11779
- SET 1/2\" x 24\" IRON PIN WITH PLASTIC CAP, PLS 11779
- FOUND ALUMINUM CAP
- FOUND 5/8\" IRON PIN SET ALUMINUM CAP
- SET 5/8\" x 24\" IRON PIN WITH PLASTIC CAP, PLS 11779
- ACHD STORM DRAIN EASEMENT SEE NOTE 2



CODY M. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD ST
BOISE, ID 83704

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

1119 E. STATE STREET, SUITE 210 TEL 208-938-0013
EAGLE, ID 83616 www.baileyengineers.com

NOTE:
SEE SHEET 1 OF 4 FOR NOTES.

CANVASBACK SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

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

A portion of the W1/2 of Section 5, T.4N., R.1W., B.M., Star, Ada County, Idaho, more particularly described as follows:

Commencing at the CN1/16 corner of said Section 5 from which the N1/4 corner of said Section 5 bears North 00°54'58" East, 1393.90 feet;

thence along the North-South centerline of said Section 5 South 00°56'07" West, 725.53 feet to the REAL POINT OF BEGINNING;

thence continuing along said North-South centerline South 00°56'07" West, 607.76 feet to the C1/4 of said Section 5;

thence continuing along said North-South centerline South 00°54'23" West, 271.32 feet

thence leaving said North-South centerline North 89°16'46" West, 729.82 feet

thence North $00^{\circ}53'53''$ East, 274.48 feet

thence North 00°58'02" East, 325.50 feet

thence South 89°16'46" East, 81.60 feet;

thence South 72°03'23" East, 135.01 feet

thence South 89°16'46" East, 56.00 feet

thence North 00°43'14" East, 158.91 feet

thence 31.33 feet along the arc of a non-tangent curve to the left, said curve having a radius of 125.00 feet, a central angle of 14°21'43" and a long chord which bears South 82°05'55" East, 31.25 feet;

thence South 89°16'46" East, 6.73 feet

thence North 00°43'14" East, 165.00 feet

thence South 89°16'46" East, 180.00 feet

thence South 89°03'53" East, 246.43 feet to the REAL POINT OF BEGINNING. Containing 12.78 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 perpetually 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 in this plat will be eligible to receive water and sewer service from the City of Star Sewer and Water District and the District has agreed in writing to serve all the lots in this subdivision.

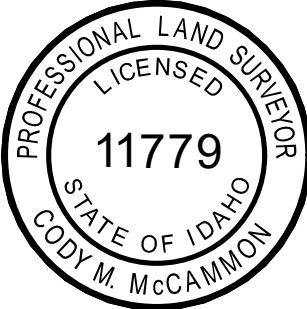
Challenger Development, Inc.

Corey D. Barton, President

CERTIFICATE OF SURVEYOR

I, Cody M. McCammon, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Cody M. McCammor



P.L.S. No. 11779

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 Corey D. Barton, known or identified to me to be the president of Corey Barton Homes, Inc., and Idaho Corporation, dba CBH Homes, the corporation which executed the within instrument and acknowledged to me that he executed the same of behalf of said corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires

Notary Public for Idaho
Residing in _____, Idaho

CANVASBACK SUBDIVISION NO. 2

HEALTH CERTIFICATE

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

Central District Health Date

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

ACHD President

APPROVAL OF CITY ENGINEER

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

City Engineer Date

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Star, Ada County, Idaho, hereby certify that at a regular meeting of the City Council held on the day of , 20, this plat was duly accepted and approved.

City Clerk, Star, Idaho

CERTIFICATE OF COUNTY SURVEYOR

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

County Surveyor

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Date

County Treasurer

COUNTY RECORDER'S CERTIFICATE

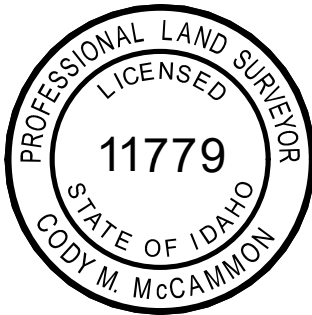
State of Idaho)
) s.s.
County of Ada)

I hereby certify that this instrument was filed for record at the request of at Minutes past O'clock .M. on this day of , 20, in Book of plats at Pages.

Instrument No.

Deputy

Ex-Officio Recorder

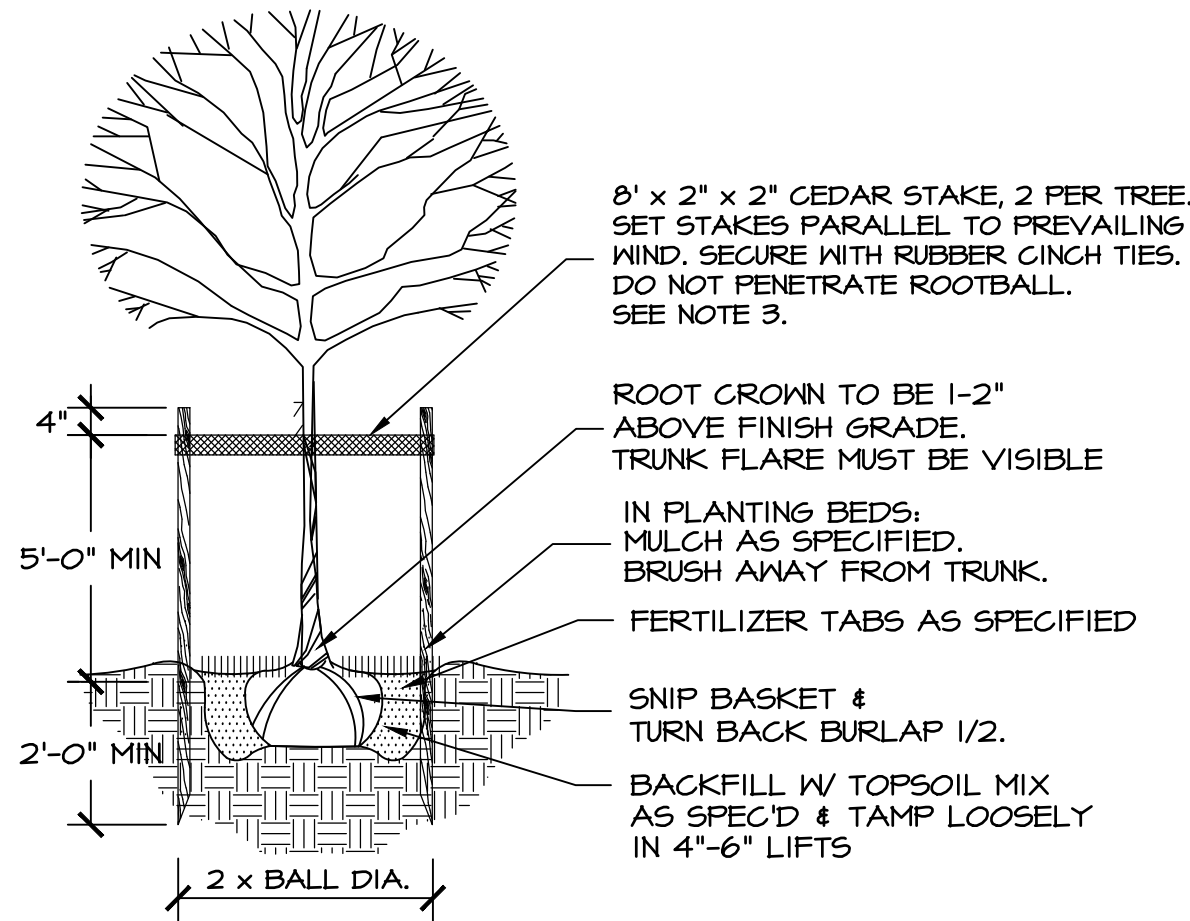


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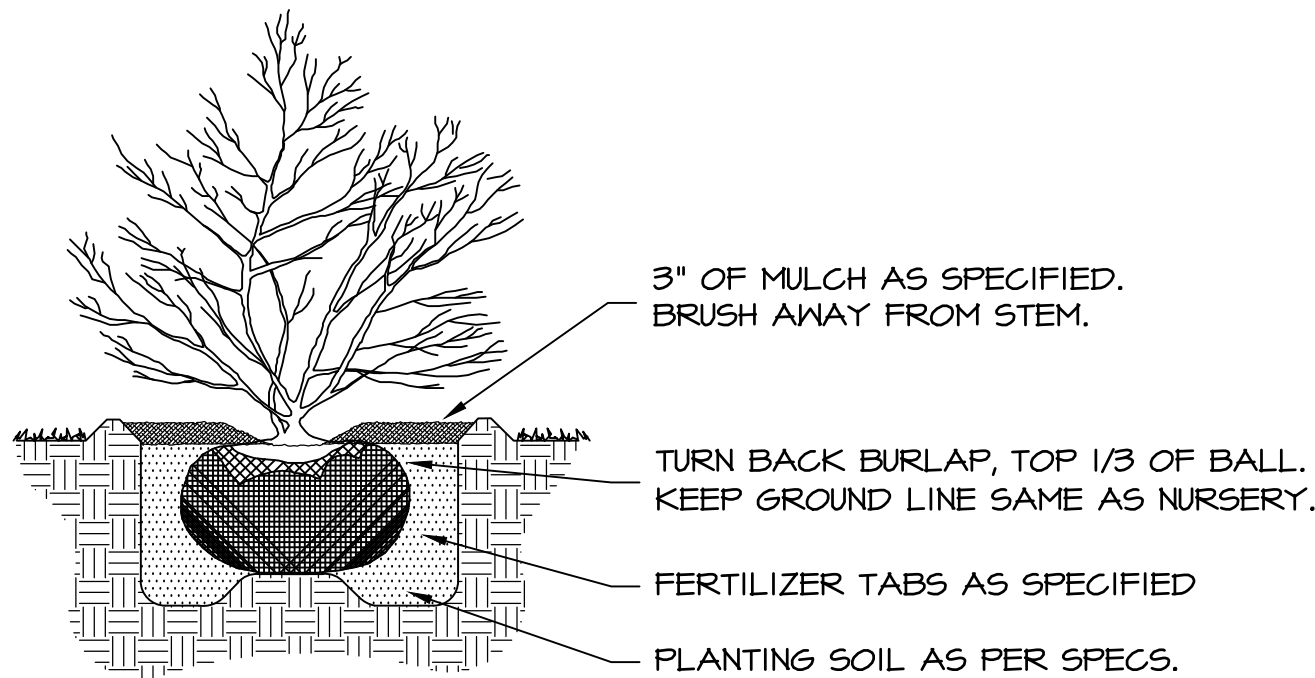




- NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/2 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
 3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
 4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

1 TREE PLANTING/STAKING

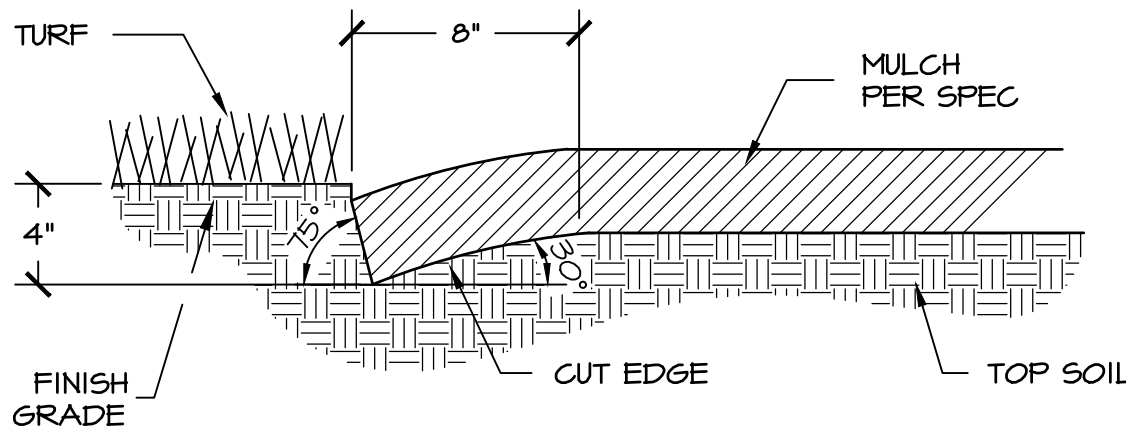
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

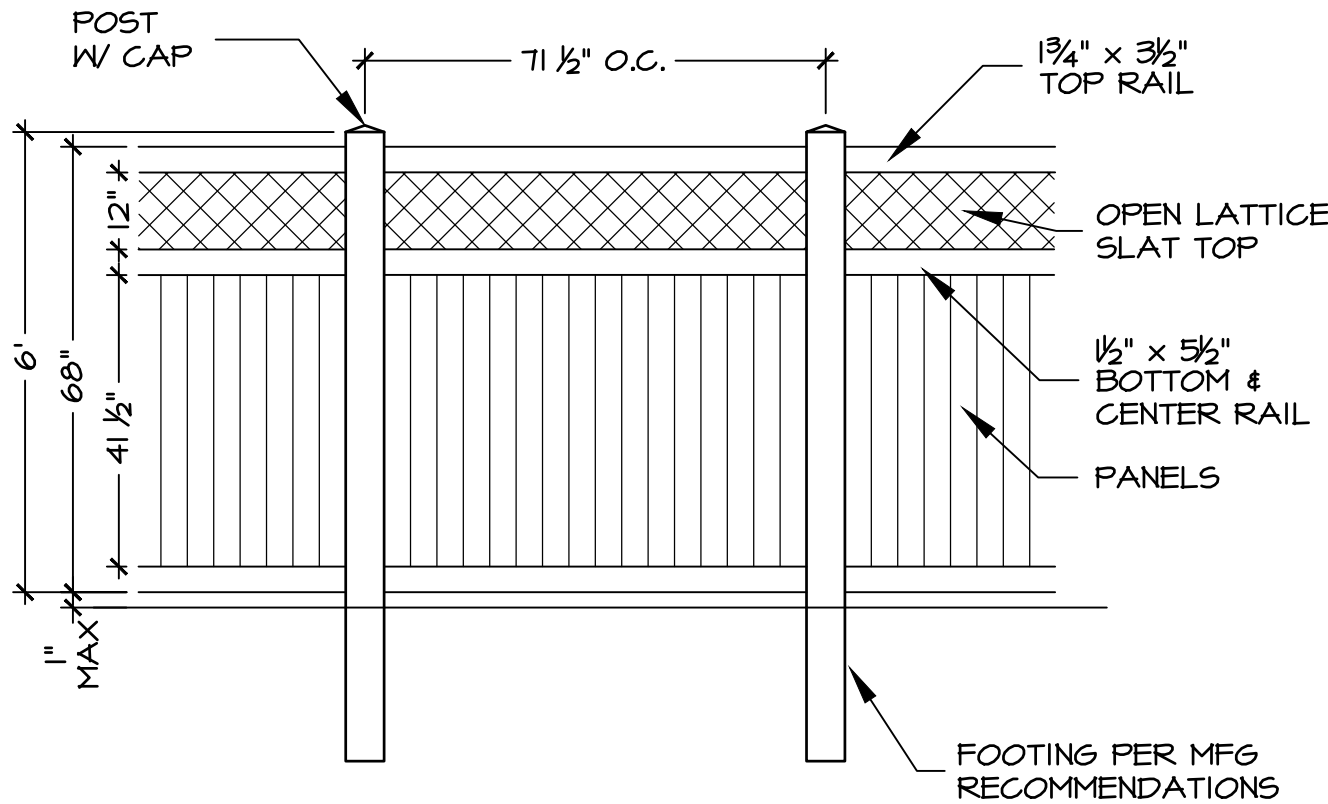
2 SHRUB PLANTING

NOT TO SCALE



3 PLANTER CUT BED EDGE

NOT TO SCALE



- NOTES:
1. VINYL FENCE STYLE MAY VARY SLIGHTLY.
 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 3. 6" WIDE ROCK MULCH MOW STRIP TO BE INSTALL AT BASE OF FENCE ON COMMON LOT/LANDSCAPE BUFFER SIDE.

4 VINYL LATTICE TOP FENCE

NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
BH	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B&B
BS	FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6-8' HT B&B
MJ	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B&B
NS	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
SHADE TREES (CLASS III)			
SO	SWAMP OAK	QUERCUS BICOLOR	2" CAL B&B
SHADE/STREET TREES (CLASS II)			
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B
HL	SKYLINE HONEYLOCUST	GLIEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
LL	LITTLELEAF LINDEN	TILIA GORDATA	2" CAL B&B
PS	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED'	2" CAL B&B
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
AM	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEM
CC	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
CH	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL B&B
SS	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
BB	CHERRY BOMB BARBERRY	BERBERIS THUNBERGII 'MONOMB'	3 GAL
BG	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
BK	DOUBLE PLAY BLUE KAZOO SPIREA	SPIREA MEDIA 'SM5MBK'	2 GAL
BR	BLUE RUG JUNIFER	JUNIFERUS HORIZONTALIS 'WILTON'	3 GAL
CF	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
DG	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL
FY	SHOW OFF FORSYTHIA	FORSYTHIA x INTERMEDIA 'MINDOR'	5 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
SN	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
VB	PINK DAWN VIBURNUM	VIBURNUM x BODNANTENSE 'PINK DAWN'	5 GAL



LAWN

6' HT W/ LATTICE TOP VINYL FENCE
ADJACENT TO PERIMETER
LANDSCAPE BUFFERS, COMMON
AREAS, & SIDE LOTS (TYP).
SEE DTL 4, SHT L4.

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
N. KING RD.	22'	585' / 35' =	17 TREES	26 TREES
NUMBER OF TREES PROVIDED ON RESIDENTIAL LOTS:				47
NUMBER OF TREES PROVIDED ON BUFFERS:				26
NUMBER OF TREES PROVIDED ON COMMON LOTS:				61
TOTAL NUMBER OF TREES:				140

NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF STAR CODE. REFER TO SHEET L4 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L4 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SHALE SAND WINDOWS. ACHD STORMWATER BASINS AND SHALES SHALL BE LANDSCAPED ACCORDING TO THE 'ADA COUNTY HIGHWAY DISTRICT STORMWATER MANAGEMENT BASIN REVEGETATION GUIDANCE MANUAL' (OCTOBER 2017) IN APPENDIX D.
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVENWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
8. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
9. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

OWNER
HYNES PATRICK & RHONDA TRUST
4835 HWY 20
CORVALLIS, OR 97330

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST., STE. 101
BOISE, IDAHO 83709

PLANNER/CONTACT
JANE SUGGS
9840 W. OVERLADN RD., SUITE 120
BOISE, IDAHO 83709

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST. SUITE 210
EAGLE, IDAHO 83616

JENSEN BELTS ASSOCIATES
Site Planning / Landscape Architecture
1508 Tyrrel Lane, Ste 150 Boise, ID 83708
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EAGLE, ID 83616
www.baileyengineering.com



CHECKED BY:
KCS
DRAWN BY:
JAB

REVISED
NO. DATE DESCRIPTION

FINAL PLAT LANDSCAPE PLAN
CANVASBACK SUBDIVISION No. 2
TRILOGY DEVELOPMENT, INC.

DATE:
12-05-2022
PROJECT:
JBA-2122

SHEET
L3

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY

- A. This Section includes provisions for the following items:
1. Trees.
 2. Shrubs; Ground cover.
 3. Lawns.
 4. Topsoil and Soil Amendments.
 5. Miscellaneous Landscape Elements.
 6. Initial maintenance of landscape materials.
- B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.
- B. Source Quality Control:
1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
 3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
 4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.
 5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
 - a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
 6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
 2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
 3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
- C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING

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

1.6 JOB CONDITIONS

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

1.7 SEQUENCING AND SCHEDULING

- A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
 2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
- B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY

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

PART 2 - PRODUCTS

2.1 TOPSOIL

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

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%
 3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.
- C. Soil Testing
1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
 - a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
 2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #1T by Western Laboratories (1-800-658-3858) is required.
 3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
 4. Contractor shall coordinate, obtain and pay for all soil tests.
 5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS

- A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS

- A. Compost: Compost "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoll Compost (208) 629-6912 or approved equal in equal amounts by volume.
- B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting 5-gram tablets 20-10-5 type or equal.
 2. Commercial fertilizer "B" for lawn areas, applied to bed prior to sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
 3. Commercial fertilizer "C" for lawn areas three to four weeks after planting sod. Organic Fertilizer Milorgantile (6-0-2) type or equal.
- C. Herbicide: Pre-emergent for topical application in planting beds. Oxidazone 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS

- A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
- B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
- C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
- D. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS

- A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
- B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from The Turf Company, Meridian, ID (208) 888-3760 or approved equal.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
- B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
- C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
- B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.
- 3.2 PREPARATION OF PLANTING SOIL
- A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth.
- B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
- Compost: Lawn Areas: 1/4 compost, : 3/4 topsoil.
Shrub Areas: 1/3 compost, 2/3 topsoil.
- Fertilizer: Per soil test and manufacturer's recommendations.
- C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS

- A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.

3.4 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish, and other extraneous matter.
- B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
- C. Apply Pre-Emergent per manufacturer's recommendation.

3.5 PLANTING TREES AND SHRUBS

- A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacturer's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
- B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.
- D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
1. Provide 3 inches thickness of mulch.
- E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
- F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
- G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
- H. Guy and stake trees immediately after planting, as indicated.
- I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.6 SODDING NEW LAWNS

- A. General: Install lawn sod in all areas designated on the drawings.
- B. Soil Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
- C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
- D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately above of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
 2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work silted soil into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
 3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
 4. Add fertilizer "B" at the manufacturer's recommended application rate.
- E. Water sod thoroughly with a fine spray immediately after planting.
- F. Sodded Lawn Establishment
1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
 2. Mowing shall be done by an approved " reel " type mower. Mower blades shall be set at two (2) inches high for all mowings.
 3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.7 MAINTENANCE

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

3.8 CLEANUP AND PROTECTION

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

3.9 INSPECTION AND ACCEPTANCE

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

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:

- A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY

- A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
 2. Connect to main water supply at existing site stubout as provided.
 3. Sleeve under paved areas (by others)
 4. Obtain and pay for all permits and fees for the work of this section.
 5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
 6. Winterization of system.

1.3 SUBMITTALS

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

1.4 GUARANTEE

- A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.
- B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
- C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE

- A. Contractor shall be licensed in the State in which this work is being performed.
- B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
- C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION

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

1.7 EXTRA EQUIPMENT

- A. In addition to installed system, furnish owner with the following:
1. Valve operating key and marker key.
 2. Wrench for each sprinkler head cover type.
 3. Two (2) sprinkler head bodies of each size and type.
 4. Two (2) nozzles for each size and type used.
- B. Store above items safely until Substantial Completion.
- C. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS

- A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
1. Pipe:
 - a. Pressure lines: Schedule 40 solvent weld.
 - b. Lateral lines: Class 200 pvc.
 - c. Sleeve: Class 200 pvc.
 2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
 3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" riser.
 4. Solvent: NSF approved solvent for Type I & II PVC.
- B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
 2. Fittings: Schedule 80 PVC.
 3. Clamps: Stainless Steel.
- C. Drip Line: Netafim Techline Dripperline, with .6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS

- A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
- B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM

- A. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated.
- B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
- C. Circuit Control: each circuit variable from approximately 5 to 60 minutes. Including switch for manual or automatic operation of each circuit.
- D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
- E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING

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

- E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
- F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end).
- G. Filter: Netafim Model DF075-120, 3/4" filter, one per drip zone.
- H. Air Relief Valve: Netafim Model TLAVRV.

2.5 MISCELLANEOUS

- A. Chemicals: primer and solvent glue as required by pipe manufacturer.
- B. Valve box - high impact plastic, green in color.
- C. Valve cover and frame - compatible with valve box with provision for locking.
- D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install system to provide for adequate protection against freeze damage.
- B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
- C. Install system and components in strict accordance with manufacturer's recommendations.
- D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
- B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING

- A. Sleeve installed by others. Coordinate with other trades.

3.4 TRENCING AND BACKFILLING

- A. Trenching and backfilling shall be per applicable ISPPWC Section.
- B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeveing: 18 inches.
 2. PVC Laterals: 12 inches.
 3. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES

- A. Install manual drain valves up stream. Install devise at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to controller.

3.6 CIRCUIT VALVES

- A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
 2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION

- A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
- B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
- C. Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet per second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.
- | Pipe Size | Pipe Section | Pipe Size | Pipe Section |
|-----------|--------------|-----------|--------------|
| 3/4" | 0-9 GPM | 1 1/2" | 26-34 GPM |
| 1" | 10-17 GPM | 2" | 35-50 GPM |
| 1 1/4" | 18-25 GPM | 2 1/2" | 51-80 GPM |
- D. Techline Drip Line: Place in shallow furrow at 1"-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 18"-24" apart max.). Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Staple drip line every 36" max. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.
- E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS

- A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch
 2. Locate part-circle shrubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION

- A. Bury wires beside or below main line pipe in same trench.
- B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
- C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
- D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof. Scotch-Lock connectors, or approved.

3.10 AUTOMATIC CONTROLLER

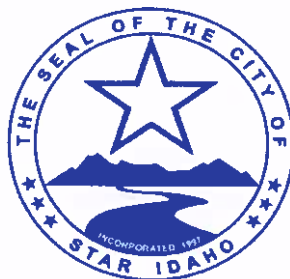
- A. Install on site as approved. Verify location with Owner Representative.
- B. Install typewritten legend inside controller door.

3.11 TESTING

- A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
- B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
 2. Before testing, cap all risers, and install all valves.
 3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
 4. Fill all zone lines with water to static pressure. Hold for 15 minutes. Inspect for leakage.
5. Contractor shall provide all required testing equipment and personnel. Test shall be performed in presence of Architect. Contractor shall make notice of test (48) hours in advance.
6. Provide required testing equipment and personnel.
7. Repair leaks, and retest until acceptance by the Architect.
- C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform. Change heads, nozzles, orifices and/or adjustment as directed to provide uniform coverage.
- D. Final inspection:
1. Clean, adjust, and balance all systems. Verify that:
 - a. Remote control valves are properly balanced;
 - b. Heads are properly adjusted for radius and arc of coverage;
 - c. The installed system is workable, clean and efficient.
- E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

City of Star
P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569
www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsén
Michael Keyes
David Hershey

February 15, 2021

Ada County Highway District Commissioners
3775 Adams Street
Garden City, ID 83714

Dear Commissioners:

Regarding the Canvasback Subdivision located in Star, Idaho, and on behalf of myself and the City Council, the City of Star would like to address the issue of the proposed public street connection to N. Wing Road through development. At our January 19, 2021 public hearing, the Council unanimously approved the proposed preliminary plat, but had concerns with the proposed connection of the development to the existing N. Wing Road, an existing local road that provides access to the Star Acres Subdivision. Neighbors within the Star Acres Subdivision testified against the layout of the development with the direct connection to Wing Road. The Council believes that this connection is unnecessary, and requests that ACHD allow the developer to remove the connection entirely from the approved preliminary plat. Given the other proposed access points on N. Brandon Road, W. New Hope Road and the new southern access through the recently approved Sellwood Place Subdivision, interconnectivity to the immediate community is being provided. In addition, the reclassification of W. New Hope Road to a local roadway once the reconfiguration of W. Beacon Light Road is completed will mean that Canvasback will still have interconnectivity to Wing Road, only it will be through the newly classified New Hope segment.

Thank you for your consideration. Please let me know if you have any further questions.

Sincerely,

Trevor A. Chadwick, Mayor
City of Star

Shawn Nickel

From: Trevor Chadwick <TChadwick@staridaho.org>
Sent: Tuesday, September 28, 2021 2:18 PM
To: Shawn Nickel
Subject: FW: Ms, Kuck and Canvasback Subdivision

FYI

Trevor A. Chadwick
Mayor, City of Star
208-869-0426 (Cell)
208-286-7247 (Office)
10769 W. State Street
Star, Idaho 83669

"There can be no personal victory or triumph for those who serve here. There can be no individual defeat. No man or woman can rule here, or for any prolonged period impose his or her will upon others. **The only victor when we are wise – is Idaho. The only victim if we are unwise – is her People.**" Grandpa Jack M Murphy, Lt. Governor, Idaho, 1967-1975

From: Bruce Wong <bwong@achdidaho.org>
Sent: Tuesday, September 28, 2021 2:05 PM
To: Trevor Chadwick <TChadwick@staridaho.org>
Cc: Mary May <Mmay@achdidaho.org>
Subject: Ms, Kuck and Canvasback Subdivision

Mr. Mayor I hope this finds you in great spirits and that you are feeling better each day. Sir our staff continues to receive inquiries from Ms. Kuck regarding last year's decision on the Canvasback Subdivision and her request that ACHD remove the public street connection to Wing Road. As you recall, the subdivision was approved last September 2020 with ACHD's requirement to retain the public road in question for connectivity. In February 2021 we received her request for reconsideration, well past stated reconsideration timelines (we also received your 15 Feb 2021 letter). Ms. Kuck's letter was forwarded to the Commission and our Staff did reply to your planning team and Ms. Kuck letting her know that her request for reconsideration has passed and that the Commission had seen her request.

Mr. Mayor, just to tie this up, our Staff had reviewed Ms. Kuck's February 2021 on the September 2020 application and has communicated to her that our Staff does not support closing a public road, for whatever her reason is, with regard to the Canvasback Subdivision. We will again attempt to close this with Ms. Kuck but I did not want you to be surprised if she reaches out to you and your outstanding staff.

Very Respectfully

BRUCE WONG
DIRECTOR, ADA COUNTY HIGHWAY DISTRICT