



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star - Planning & Zoning Department

MEETING DATE: February 21, 2023

FILE(S) #: FP-22-25, Final Plat, Rivercreek Landing Subdivision, Phase 1
FP-22-26, Final Plat, Rivercreek Landing Subdivision, Phase 2

REQUEST

Applicant is seeking approval of a Final Plat for Rivercreek Landing Subdivision Phase 1, consisting of 56 residential lots and 7 common lots on 16.63 acres, and Phase 2, consisting of 72 residential lots and 9 common lots on 20.09 acres. The property is located at 3013 N. Pollard Lane, at the southwest corner of W. Beacon Light Road and N. Pollard Lane in Star, Idaho. Ada County Parcel Number S0404223010.

APPLICANT/REPRESENTATIVE:

Joe Canning
Centurion engineers, Inc.
2323 South Vista Ave., Ste. 206
Boise, Idaho 83705

OWNER:

AMH Development, LLC
921 S. Orchard Street, Ste. G
Boise, Idaho 83705

PROPERTY INFORMATION

Land Use Designation - Residential R-4

	<u>Phase 1</u>	<u>Phase 2</u>
Acres -	16.63	20.09
Residential Lots -	56	79
Common Lots -	7	9
Commercial Lots -	0	0

HISTORY

January 5, 2021	Council tabled the Annexation and Zoning (AZ-20-17), Preliminary Plat (PP-20-14) and Development Agreement (DA-20-23) to February 2, 2021 to allow the Applicant an opportunity to address density, setbacks, floodplain issues and work with the neighbors.
February 2, 2021	Council approved applications for Annexation and Zoning (AZ-20-17), Preliminary Plat (PP-20-14) and Development Agreement for Rivercreek Landing Subdivision. The revised preliminary plat was approved for 128 single family residential lots, 11 common area lots on 34.8 acres. Zoning Designation given was residential (R-4).

GENERAL DISCUSSION

The Final Plat layout for Phase 1 and 2 generally complies with the approved Preliminary Plat.

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

The Original Preliminary Plat submitted contained 147 single family residential lots, and 15 common area lots for a total of 162 total lots. **As approved by council, the conceptual layout dated February 2, 2021 (to be revised as a preliminary plat) contains 128 residential lots and 11 common lots for a total of 139 lots. Total open space was revised to include 5.93 acres (17.1%). Usable open space area must be a minimum of 10%. The final density as approved by Council is 3.44 dwelling units per acre, and the zoning designation was approved for R-4.**

The residential lots range in size from 4,419 square feet to 8,000 square feet with the average buildable lot area of 7,300 square feet. The applicant has indicated that the development will contain a total of 5.50 acres (15.8%) of open space. This meets the minimum requirement for usable open space in the current Unified Development Code, Section 8-4E-2. Streets are proposed to be public throughout the development and will measure 36 ft from back of curb to back of curb and satisfy Section 8-4D-34B(4) of the UDC.

The development will be accessed on the north from W. Beacon Light Road. There will also be access on the east of the development to N. Pollard Lane. The development will also have a stub road located on the southwest edge of the property that will terminate at the property line with the possibility to extend in the future.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have 4 site amenities. The applicant is proposing a 10 ft wide exercise pathway around the eastern perimeter of block 7. The applicant also calls out a park and additional walking paths. These other features are not specified on the preliminary plat. This will be a condition of approval for the final plat and all 4 amenities need to be called out.

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 1 is 3.30 du/acre, with lots ranging in size from 5,187 square feet to 8,805 square feet. The gross density of Phase 2 is 3.78 du/ac, with lots ranging in size from 6,520 square feet to 10,128 square feet. The overall density is 3.44 du/ac.

Common/Open Space and Amenities – The Applicant has proposed 4 total amenities, which satisfies the Unified Development Code.

- Tot Lot
- 10-foot-wide Pathway
- Pool
- Clubhouse

Mailbox Clusters – The Applicant has not provided approval from the Star Postmaster, Mel Norton on the location of the mailbox clusters for this development. **This approval will be required prior to signing the final plat.**

Streetlights –A Streetlight design has not been provided with the final plat application. **A cut sheet/design and lighting plan will be required before signing the final plat.**

The lighting plan for phase 1 meets city standards. For phase 2, staff recommends that the light at W. Sunchase St. and N. Palma Ave. be moved to the northwest corner of that intersection. Staff also suggests that the light on N. Picton Ave. be moved north and placed on the property line of Lot 1 and 13 of Block 1 to help with any fugitive light on the neighbor to the north.

Street Names – Letter of approval of street names from Ada County for Phase 1 was included in the application packet and are reflected accordingly on the submitted final plat. **The application for Phase 2 approval appears to have been submitted to Ada County, however no letter of approval was included in the application materials. This will be required before the final plat can be signed.**

Subdivision Name – Letter of approval from Ada County Development Services was included in the application packet and is reflected on the plat.

Sidewalks – Sidewalks are proposed to be 5 foot wide and attached throughout the development.

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

Setbacks – The Applicant has not been granted any special setbacks and will meet the requirements of the R-4 zone, as originally approved by Council.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on January 24, 2023.

None

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 \$966.08 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$123,659.00 The City will allocate funds to roadway improvements in the vicinity of the project. Phase 1 has 56 residential lots for a fee of \$54,100.48 (56 x \$966.08). Phase 2 has 72 residential lots for a fee of \$69,557.76. Total for both phases is \$123,659 (128 x \$966.08)**

2. The approved Preliminary Plat for Rivercreek Landing Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. 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.
4. **Lots 2 thru 5, Block 8, and Lots 14 & 15, Block 7 of the approved conceptual Layout dated February 2, 2021, shall be limited to one-story homes. This shall be a condition within the Development Agreement.**
5. **All pathways in the subdivision shall be provided with a hard surface of either concrete or pavement.**
6. **All public streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.**
7. **Applicant shall meet all required setback requirements in the Unified Development Code Section 8-3A-4 for the R-4 zone, including side street setbacks of 20 feet.**
8. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M (2) Street Trees including one (1) tree per thirty-five (35) linear feet. **The revised landscape plan shall be submitted that shows the correct placement and number of trees throughout the development and shall include a minimum of 10% usable open space. This shall be required prior to Final Plat approval. In addition, the landscape plan shall be revised to match the approved conceptual Layout dated February 2, 2021, and revised preliminary plat and shall include details regarding the required landscape berm and trees proposed along the western boundary of the neighboring property (9393 W. Beacon Light Rd). This plan shall be reviewed by the above-mentioned property owner and by Council prior to final approval.**
9. **The Applicant shall utilized the housing designs that were presented to Staff by the Owner's representatives including style, colors, and variation of models throughout the development.**
10. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
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. 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)
14. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.

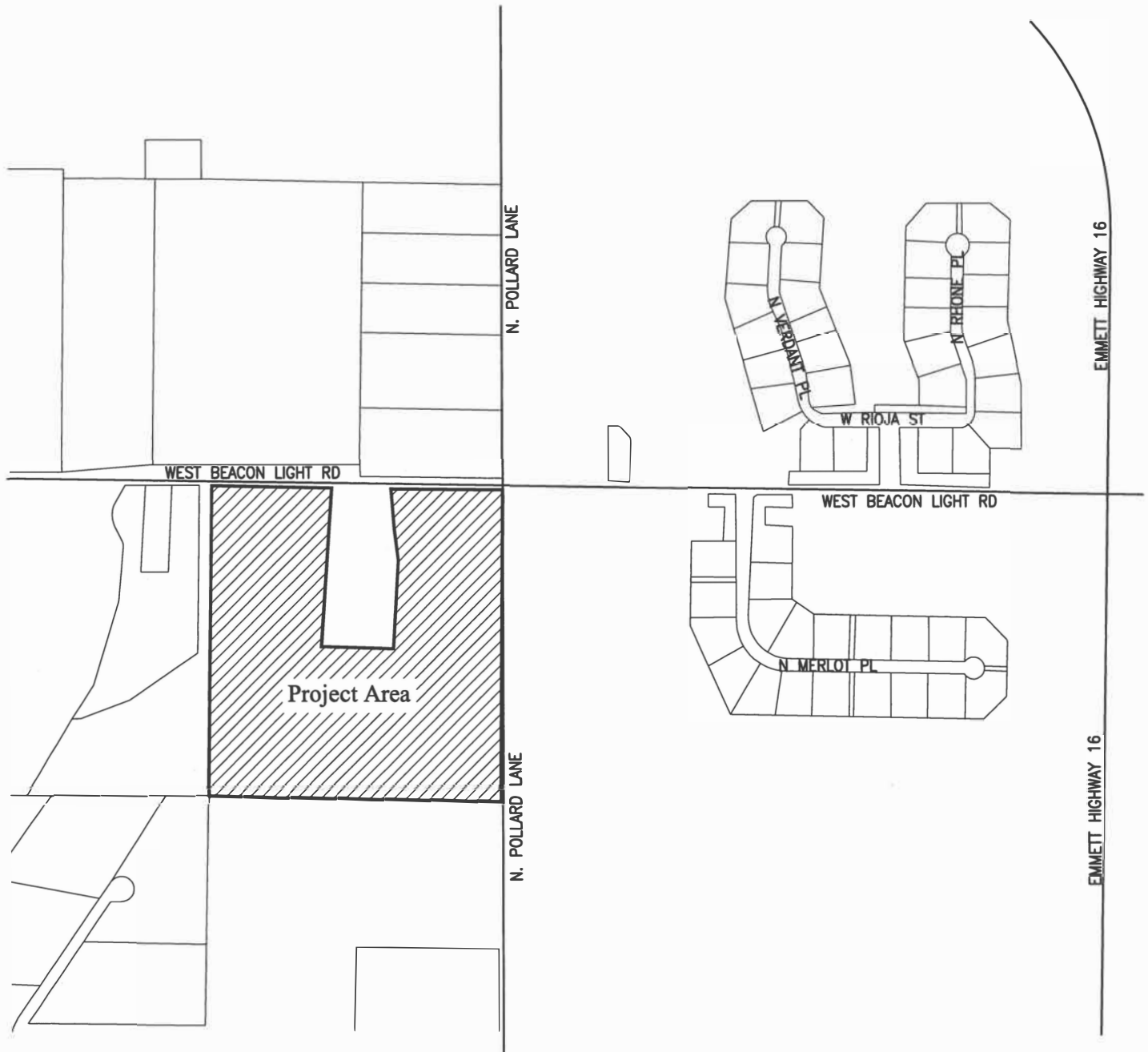
15. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
16. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
17. 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.)
18. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
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. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
26. All common areas shall be maintained by the Homeowners Association.
27. 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.**
28. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
29. **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.
30. **Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench, if not installed already by another, to be used for future fiber optic cables.**
31. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-22-25 and FP-22-26 Rivercreek Landing Subdivision, Final Plat, Phase 1 and Phase 2, on _____, 2023.

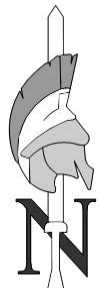
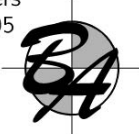
Rivercreek Landing Subdivision

Vicinity Map



CENTURION | B&A ENGINEERS, INC.

Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
208.343.3381 | www.centengr.com



NOT TO SCALE

NORTH
Not to Scale



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.: _____
Date Application Received: _____ Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name: Centurion Engineers, Inc
Applicant Address: 2323 South Vista Ave, #206, Boise, ID Zip: 83705
Phone: (208) 343-3381 Email: jdcanning@centengr.com

Owner Name: AMH Development, LLC
Owner Address: 921 S Orchard St, Suite G Boise, ID Zip: 83705
Phone: (208) 960-2436 Email: kwellburn@ah4r.com

Representative (e.g., architect, engineer, developer):
Contact: Joe Canning Firm Name: Centurion Engineers, Inc
Address: 2323 South Vista Ave, #206, Boise, ID Zip: 83705
Phone: (208) 343-3381 Email: jdcanning@centengr.com

Property Information:

Subdivision Name: Rivercreek Landing Sub. Phase: 1
Parcel Number(s): S0404223010
Approved Zoning: R-5 Units per acre: 3.79
Total acreage of phase: 16.63 Total number of lots: 63
Residential: 56 Commercial: 0 Industrial: 0
Common lots: 7 Total acreage of common lots: 2.38 Percentage: .14 %
Percent of common space to be used for drainage: 0.01 Acres: .0014
Special Flood Hazard Area: total acreage None number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>54</u>	<u>63</u>
Number of Common Lots:	<u>6</u>	<u>7</u>
Number of Commercial Lots:	<u>N/A</u>	<u>N/A</u>
Roads:	<u>No changes</u>	<u>No changes</u>

Amenities: Common areas _____

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

Subdivision Name: N/A Phase: _____

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

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

Application Requirements:

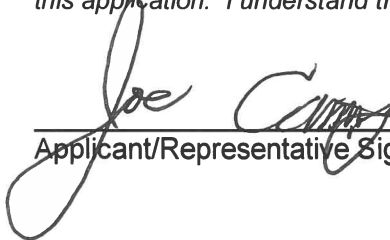
(Applications are required to contain one copy of the following unless otherwise noted.)

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

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

FEE REQUIREMENT:

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


Applicant/Representative Signature

10-11-22
Date

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
) ss
COUNTY OF ADA)

I Thomas Lufkin 23975 Park Sorrento Ste 300
(name) (address)
Calabasas CA 91302
(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 Joe Canning
(name)
2323 S. Vista Ave #206 Boise ID 83705
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: 3013 N. Pollard Lane Star, ID 83669

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.

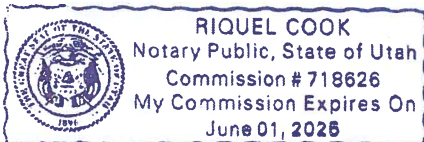
I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Type of application: _____

Dated this 4 day of October, 20 22

[Signature]
(Signature)

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



[Signature]
Notary Public for Idaho Utah
Residing at: Eagle Mountain, Utah
My Commission Expires: 10-1-2025



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.: _____
Date Application Received: _____ Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name: Centurion Engineers, Inc
Applicant Address: 2323 South Vista Ave, #206, Boise, ID Zip: 83705
Phone: (208) 343-3381 Email: jdcanning@centengr.com

Owner Name: AMH Development, LLC
Owner Address: 921 S Orchard St, Suite G Boise, ID Zip: 83705
Phone: (208) 960-2436 Email: kwellburn@ah4r.com

Representative (e.g., architect, engineer, developer):
Contact: Joe Canning Firm Name: Centurion Engineers, Inc
Address: 2323 South Vista Ave, #206, Boise, ID Zip: 83705
Phone: (208) 343-3381 Email: jdcanning@centengr.com

Property Information:

Subdivision Name: Rivercreek Landing Sub. Phase: 2

Parcel Number(s): S0404223010

Approved Zoning: R-4 Units per acre: 4.03

Total acreage of phase: 20.09 Total number of lots: 81

Residential: 72 Commercial: 0 Industrial: 0

Common lots: 9 Total acreage of common lots: 3.44 Percentage: 0.17%

Percent of common space to be used for drainage: .03% Acres: .06

Special Flood Hazard Area: total acreage 4.20 number of homes 31

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>50</u>	<u>72</u>
Number of Common Lots:	<u>7</u>	<u>9</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>No changes</u>	<u>No changes</u>

Amenities: Common ares and community pool

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

Subdivision Name: Rivercreek Landing Phase: 2

Special Flood Hazard Area: total acreage 4.20 number of homes 31

- 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.
- FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0130H
FIRM effective date(s): mm/dd/year 2/19/2003
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone A
Base Flood Elevation(s): AE 0 ft., etc.: _____
- 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	
	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
X	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> Gross density of the phase of the Final Plat submitted Lot range and average lot size of phase Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities List any specific approved building setbacks previously approved by Council. 	
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
X	Electronic copy of current recorded warranty deed for the subject property	
X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
X	Electronic copy of vicinity map showing the location of the subject property	
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
X	One (1) 11" X 17" paper copy of the Final Plat	
X	Electronic copy of the Final landscape plan**	

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

FEE REQUIREMENT:

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


Applicant/Representative Signature

10-11-22
Date



CENTURION | B&A ENGINEERS, INC.
Consulting Engineers and Land Surveyors
2323 S. Vista Ave, Ste 206, Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com



**Rivercreek Landing Subdivision
Final Plat Application - Phase One
Letter of Intent
Compliance with Preliminary Plat**

Date: 11 October 2022

The purpose of this letter is to submit the final plat to the city of Star to begin the process of approval of the final plat to move toward its recording.

The preliminary plat is in substantial conformance with the approved preliminary plat and conditions of approval as it is moving through the construction phase of the project. This letter will provide particulars on the final plat in relation to the preliminary plat and the project's conditions of approval.

Land Use Comparison for Phase One

	Preliminary Plat	Final Plat
Number of Lots	63	63
Phase One Area	16.63	16.63
Gross Density	3.37	3.37
Common Area	2.38	2.38
Roadways	3.82	3.82
Average Lot Size	8,107	8,107
Smallest Building Lot	6,250	6,520
Largest Building Lot	11,341	11,341

Building Setbacks

Front	15
Rear	15
Side	5
Side Street	15

Common Area Details

There are 7 common area lots within Phase One. They are described as follows:

Lot	Block	Area	Use
1	1	50,979	Common area
1	2	1,025	Common area
10	2	1,058	Common area
1	3	34,620	Common area
1	4	14,861	Common area/storm drain
1	5	1,043	Common area
7	5	989	Common area

Water and Sanitary Sewer

All lots are served with water and sanitary sewer with service provided by Star Sewer and Water District. Water and sewer have been stubbed to provide service to Phase Two.

Public Roadways and Drainage

The internal street system is public and will be dedicated to the Ada County Highway District.

Existing Gravity Irrigation

The existing gravity surface water irrigation system that traversed the site from Beacon Light Road to the south and west boundary has been piped with the approval of the Emmett Lateral Users Association.

Pressure Irrigation – Water Availability

The entire project has 38.5 miner's inches of water available to it from the Emmett Lateral Users Association. This is equivalent to approximately 350 gallons per minute of irrigation water. The project includes a pressure irrigation distribution and pump station capable of using the water available to water home and common lots.

Should any questions arise, please contact our office at 208.343.3381.



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**Rivercreek Landing Subdivision
Final Plat Application - Phase Two
Letter of Intent
Compliance with Preliminary Plat**

Date 11 October 2022

The purpose of this letter is to submit the final plat to the city of Star to begin the process of approval of the final plat to move toward its recording.

The preliminary plat is in substantial conformance with the approved preliminary plat and conditions of approval as it is moving through the construction phase of the project. This letter will provide particulars on the final plat in relation to the preliminary plat and the project's conditions of approval.

Land Use Comparison for Phase Two

	Preliminary Plat	Final Plat
Number of Lots	81	81
Phase Two Area	20.09	20.09
Gross Density	3.58	3.58
Common Area	3.44	3.44
Roadways	4.10	4.10
Average Lot Size	6,260	6,260
Smallest Building Lot	5,187	5,187
Largest Building Lot	9,529	9,529

Building Setbacks

Front	15
Rear	15
Side	5
Side Street	15

Common Area Details

There are 7 common area lots within Phase Two. They are described as follows:

Lot	Block	Area	Use
1	1	3,619 sf	Common area/stormdrain
28	4	18,842 sf	Common area/stormdrain
1	5	34,489 sf	Common area/stormdrain
1	6	14,948 sf	Common area
1	7	2,439 sf	Common area
13	7	2,443 sf	Common area
1	8	65,744 sf	Common area

Water and Sanitary Sewer

All lots are served with water and sanitary sewer with service provided by Star Sewer and Water District. Water and sewer have been stubbed to provide service to Phase Two.

Public Roadways and Drainage

The internal street system is public and will be dedicated to the Ada County Highway District.

Existing Gravity Irrigation

The existing gravity surface water irrigation system that traversed the site from Beacon Light Road to the south and west boundary has been piped with the approval of the Emmett Lateral Users Association.

Pressure Irrigation – Water Availability

The entire project has 38.5 miner's inches of water available to it from the Emmett Lateral Users Association. This is equivalent to approximately 350 gallons per minute of irrigation water. The project includes a pressure irrigation distribution and pump station capable of using the water available to water home and common lots.

Should any questions arise, please contact our office at 208.343.3381.



DESCRIPTION	AREA (ACRES)	PERCENTAGE
SUBDIVISION AREA	37.17	N/A
BEACON LIGHT & POLLARD RIGHT-OF-WAY	2.46	N/A
PROJECT AREA	34.71	100%
RESIDENTIAL LOTS	20.91	60.2%
OPEN SPACE AREA LOTS (LANDSCAPE)	5.93	17.1%
INTERNAL RIGHT-OF-WAY	7.87	22.7%

RESIDENTIAL LOTS	128
OPEN SPACE AREA LOTS (LANDSCAPE)	11
MAXIMUM GROSS DENSITY	3.74 DU/AC

[illegible]

SCALE:	1" = 80'
DATE:	JANUARY 18, 2021
DRAWN BY:	K.M. KETTELLE
CHECKED BY:	J.D. CANNING
PROJECT NO.	TC06
DRAWING FILE NAME: TC06 REVISED LOT LAYOUT	

SHEET NO:

Layout

Rivercreek Landing Subdivision No. 1

A PARCEL OF LAND BEING A PORTION OF U.S. GOVERNMENT LOT 4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO:
2022

Survey Narrative

Purpose: The purpose is to create a portion of a subdivision with 56 buildable lots and 8 open space lots.

Boundary Establishment: The boundary was established per the ROS's and Plats listed below. No notable deviation from record was observed.

Records Used: (All within Ada County, Idaho)

Records Of Survey

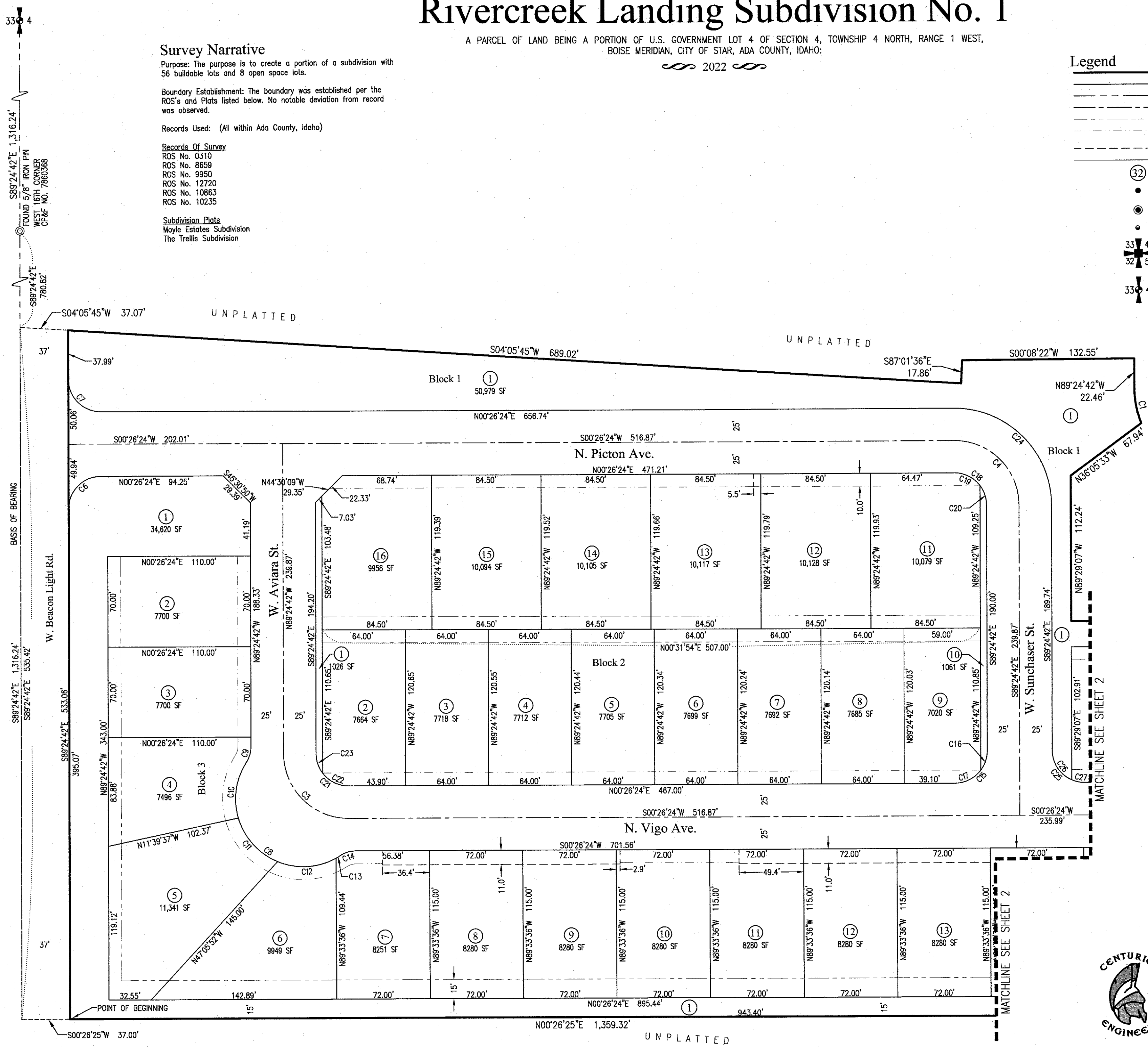
ROS No. 0310
ROS No. 8659
ROS No. 9950
ROS No. 12720
ROS No. 10863
ROS No. 10235

Subdivision Plats

Moyle Estates Subdivision
The Trellis Subdivision

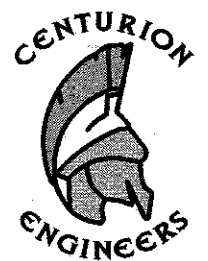
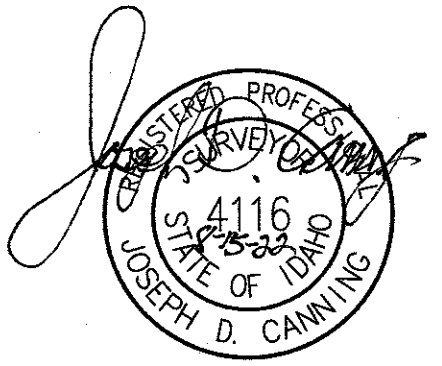
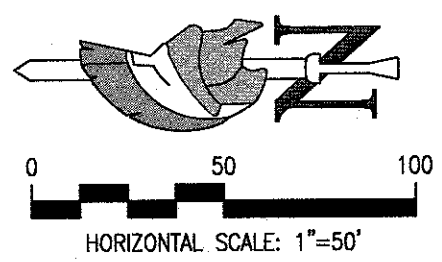
Legend

- Subdivision boundary line
- Lot line
- Section line
- Street centerline
- Pressure Irrigation Easement
- 10' wide Public utility & City of Star easement line, see Notes 9 and 10 for more information.
- ACHD Storm Drain Easement. See Note 10 for more information
- Adjoining property line
- Lot Number
- Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116"
- Set 5/8"x30" iron pin with plastic cap labeled "B&A LS 4116"
- Calculated point, not found or set
- Northwest Corner Section 5
Found Aluminum Cap
CP&F 109114205
- North Quarter Corner Section 5
Found Brass Cap
CP&F 2021-056124



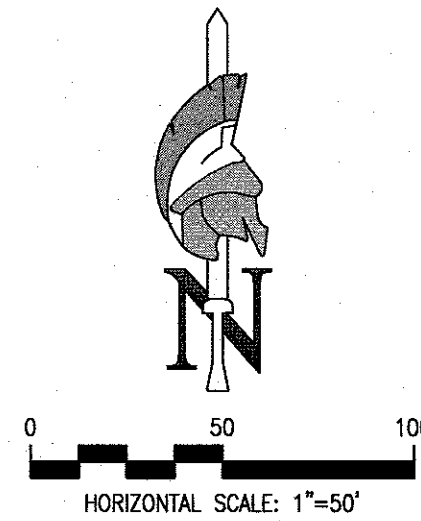
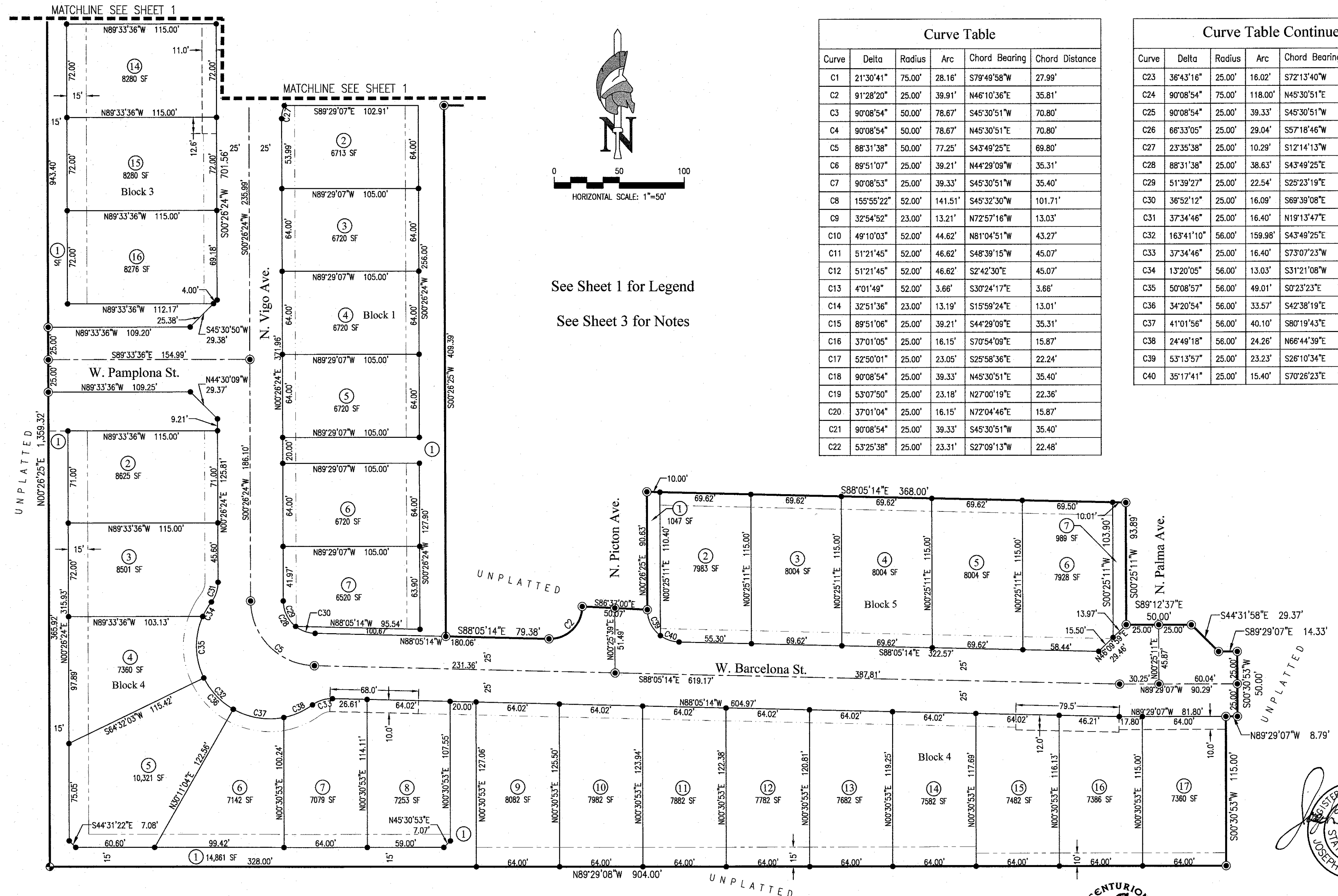
See Sheet 2 for Curve Table

See Sheet 3 for Notes



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Rivercreek Landing Subdivision No. 1

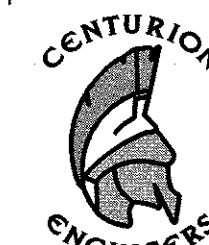


See Sheet 1 for Legend

See Sheet 3 for Notes

Curve Table					
Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	21°30'41"	75.00'	28.16'	S79°49'58"W	27.99'
C2	91°28'20"	25.00'	39.91'	N46°10'36"E	35.81'
C3	90°08'54"	50.00'	78.67'	S45°30'51"W	70.80'
C4	90°08'54"	50.00'	78.67'	N45°30'51"E	70.80'
C5	88°31'38"	50.00'	77.25'	S43°49'25"E	69.80'
C6	89°51'07"	25.00'	39.21'	N44°29'09"W	35.31'
C7	90°08'53"	25.00'	39.33'	S45°30'51"W	35.40'
C8	155°52'22"	52.00'	141.51'	S45°32'30"W	101.71'
C9	32°54'52"	23.00'	13.21'	N72°57'16"W	13.03'
C10	49°10'03"	52.00'	44.62'	N81°04'51"W	43.27'
C11	51°21'45"	52.00'	46.62'	S48°39'15"W	45.07'
C12	51°21'45"	52.00'	46.62'	S2°42'30"E	45.07'
C13	4°01'49"	52.00'	3.66'	S30°24'17"E	3.66'
C14	32°51'36"	23.00'	13.19'	S15°59'24"E	13.01'
C15	89°51'06"	25.00'	39.21'	S44°29'09"W	35.31'
C16	37°01'05"	25.00'	16.15'	S70°54'09"E	15.87'
C17	52°50'01"	25.00'	23.05'	S25°58'36"E	22.24'
C18	90°08'54"	25.00'	39.33'	N45°30'51"E	35.40'
C19	53°07'50"	25.00'	23.18'	N27°00'19"E	22.36'
C20	37°01'04"	25.00'	16.15'	N72°04'46"E	15.87'
C21	90°08'54"	25.00'	39.33'	S45°30'51"W	35.40'
C22	53°25'38"	25.00'	23.31'	S27°09'13"W	22.48'

Curve Table Continued					
Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C23	36°43'16"	25.00'	16.02'	S72°13'40"W	15.75'
C24	90°08'54"	75.00'	118.00'	N45°30'51"E	106.20'
C25	90°08'54"	25.00'	39.33'	S45°30'51"W	35.40'
C26	66°33'05"	25.00'	29.04'	S57°18'46"W	27.43'
C27	23°35'38"	25.00'	10.29'	S12°14'13"W	10.22'
C28	88°31'38"	25.00'	38.63'	S43°49'25"E	34.90'
C29	51°39'27"	25.00'	22.54'	S25°23'19"E	21.78'
C30	36°52'12"	25.00'	16.09'	S69°39'08"E	15.81'
C31	37°34'46"	25.00'	16.40'	N19°13'47"E	16.10'
C32	163°41'10"	56.00'	159.98'	S43°49'25"E	110.87'
C33	37°34'46"	25.00'	16.40'	S73°07'23"W	16.10'
C34	13°20'05"	56.00'	13.03'	S31°21'08"W	13.00'
C35	50°08'57"	56.00'	49.01'	S02°23'23"E	47.47'
C36	34°20'54"	56.00'	33.57'	S42°38'19"E	33.07'
C37	41°01'56"	56.00'	40.10'	S80°19'43"E	39.25'
C38	24°49'18"	56.00'	24.26'	N66°44'39"E	24.07'
C39	53°13'57"	25.00'	23.23'	S26°10'34"E	22.40'
C40	35°17'41"	25.00'	15.40'	S70°26'23"E	15.16'



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Rivercreek Landing Subdivision No. 1

Notes

1. Irrigation water will be provided by Farmers Union Irrigation District and in compliance with Idaho Code Section §31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights through Farmers Union Irrigation District, and will be obligated for assessments from the said district.
2. All references to Homeowners' Association hereon are to the Rivercreek Landing Subdivision Homeowners' Association and the owners of the lots, within said subdivision, jointly pursuant to the Master Declaration of Covenants, Conditions, and Restrictions, recorded as instrument No. _____, as amended and as may be amended from time to time.
3. Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the resubdivision and may require amendment of the development agreement.
4. 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 the this plat.
5. Lots shall not be reduced in size without prior approval from the health authority.
6. Lot 1, Block 1, Lots 1 & 10, Block 2, Lot 1, Block 3, Lot 1, Block 4, Lots 1 & 7, Block 5 are designated as common area lots to be owned and maintained by the Homeowners' Association. The Homeowners' Association (HOA), it's ownership, and maintenance commitments cannot be dissolved without express written consent from the City of Star, Idaho.
7. No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.
8. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
9. Public utility, Star Sewer and Water District & pressure irrigation easements are hereby reserved as follows:
 - 10-feet wide adjoining public rights-of-ways.
 - 10-feet along all rear lot lines.
 - 5-feet on each side of side lot lines.
10. Maintenance of any gravity irrigation, drainage pipe, or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district.
11. 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 non-agricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. 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."
12. Portions of Lot 1, Block 4 is servient to and contain the ACHD storm water drainage system. These lots are encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement, recorded on November 10, 2015 as Instrument No. 2015-103256, Official Records of Ada County, and incorporated herein by this reference as if set forth in full (the "MASTER EASEMENT"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section §40-2302 Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system.
13. This subdivision is located within Zone A as shown on the FIRM Panel 125 of 875, Ada County, Idaho and Incorporated Areas. A building permit shall not be issued by the City of Star for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit.
14. Direct lot or parcel access to W. Beacon Light Rd. streets is prohibited.

Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: That the undersigned do hereby certify that it is the owner of a certain tract of land to be known as Rivercreek Landing Subdivision No. 1; and that it intends to include the folling described land in this plat:

A parcel of land being a portion of U.S. Government Lot 4 of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho:

Commencing at the northwest corner of said Lot 4, which bears N89°24'42"W, 2,632.48 feet from the north quarter corner of said Section 4; thence S00°26'24"W, 37.00 feet along the westerly boundary of said Lot 4 to the Point of Beginning:

Thence S89°24'42"E, 533.06 feet along a line parallel with the northerly boundary of said Lot 4;

Thence S04°05'45"W, 689.02 feet;

Thence S87°01'36"E, 17.86 feet;

Thence S00°08'22"W, 132.55 feet;

Thence N89°24'42"W, 22.46 feet along a line parallel with the northerly boundary of said Lot 4 ;

Thence 28.16 feet along a tangent curve deflecting to the left, with a radius of 75.00 feet, a central angle of 21°30'41", a long chord of 27.99 feet and a chord bearing S79°49'58"W;

Thence N36°05'33"W, 67.94 feet;

Thence N89°29'07"W, 112.24 feet;

Thence S00°26'25"W, 409.39 feet along a line parallel with the westerly boundary of said Lot 4;

Thence S88°05'14"E, 79.38 feet;

Thence 39.91 feet along a non-tangent curve deflecting to the left, with a radius of 25.00 feet, a central angle of 91°28'20", a long chord of 35.81 feet and a chord bearing N46°10'36"E;

Thence N86°37'00"E, 50.07 feet;

Thence N00°26'25"E, 90.63 feet along a line parallel with the westerly boundary of said Lot 4;

Thence S88°05'14"E, 368.00 feet;

Thence S00°25'11"W, 93.89 feet;

Thence S89°12'37"E, 50.00 feet;

Thence S44°31'58"E, 29.37 feet;

Thence S89°29'07"E, 14.33 feet;

Thence S00°30'53"E, 50.00 feet;

Thence N89°29'07"E, 8.79 feet;

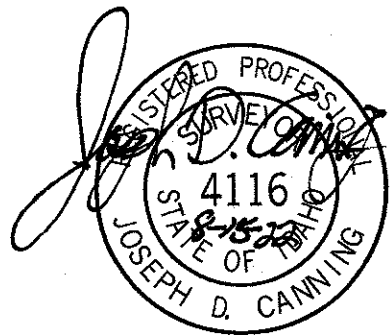
Thence S00°30'53"W, 115.00 feet to the southerly boundary of said Lot 4;

Thence N89°29'08"W, 904.00 feet along the southerly boundary of said Lot 4 to the southwest corner of said Lot 4;

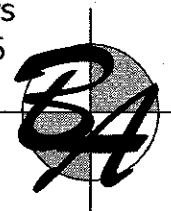
Thence N00°26'25"E, 1,359.32 feet along the westerly boundary of said Lot 4 to the Point of Beginning.

Comprising 16.42 acres, more or less.

See Sheet 4 for Certificate of Owners Signature



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Rivercreek Landing Subdivision No. 1

Certificate of Owner Continued

The public streets shown on this plat are hereby dedicated to the public; the utility, drainage, and irrigation easements shown on this plat are not dedicated to the public, but the right to used said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures are to be erected within the lines of said easements. the lots within this subdivision are eligible to receive water service from Star Water & Sewer District; and the Star Water & Sewer District has agreed in writing to serve all of the lots within this subdivision.

In witness whereof: I have hereunto set my hand.

Thomas Lufkin 6-29-22
Thomas Lufkin, VP of Land Development Date
AMH Development LLC

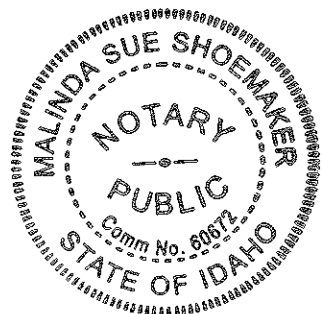
Acknowledgment

State of Idaho)
County of Ada)

On this 29 day of June, in the year of 2022, before me the undersigned, a Notary Public in and for said state, personally appeared Thomas Lufkin, known or identified to me to be the VP of Land Development for AMH Development LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF: I have set my hand and seal the day and year in this certificate first above written.

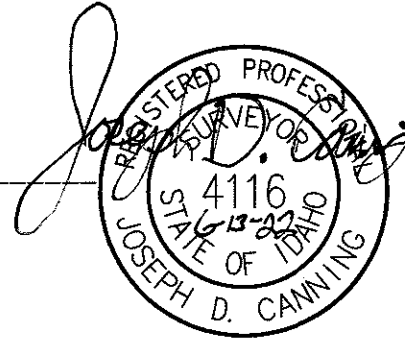
Malinda Sue Shoemaker
Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires 7/29/2026



Certificate of Surveyor

I, JOSEPH D. CANNING, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of RIVERCREEK LANDING SUBDIVISION NO. 1, as described in the Certificate of Owners and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately and correctly represents the points platted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.

Joseph D. Canning, P.L.S. No. 4116



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 restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Donna P. Smith DEH
Central District Health EHS



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 _____.

Commission President
Ada County Highway District

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.

Star City Engineer

Approval of City Council

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

City Clerk, City of Star

Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, do 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 Date

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per 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 proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Ada County Treasurer Date

Certificate of County Recorder

State of Idaho)
County of Ada)

I hereby certify that this instrument was filed at the request of _____

at _____ minutes past _____ o'clock _____ M.,

this _____ day of _____, _____

in my office, and was recorded in Book _____ of Plats

at Pages _____ through _____.

Fee: _____

Ex-Officio Recorder: Phil McGrane

Deputy: _____

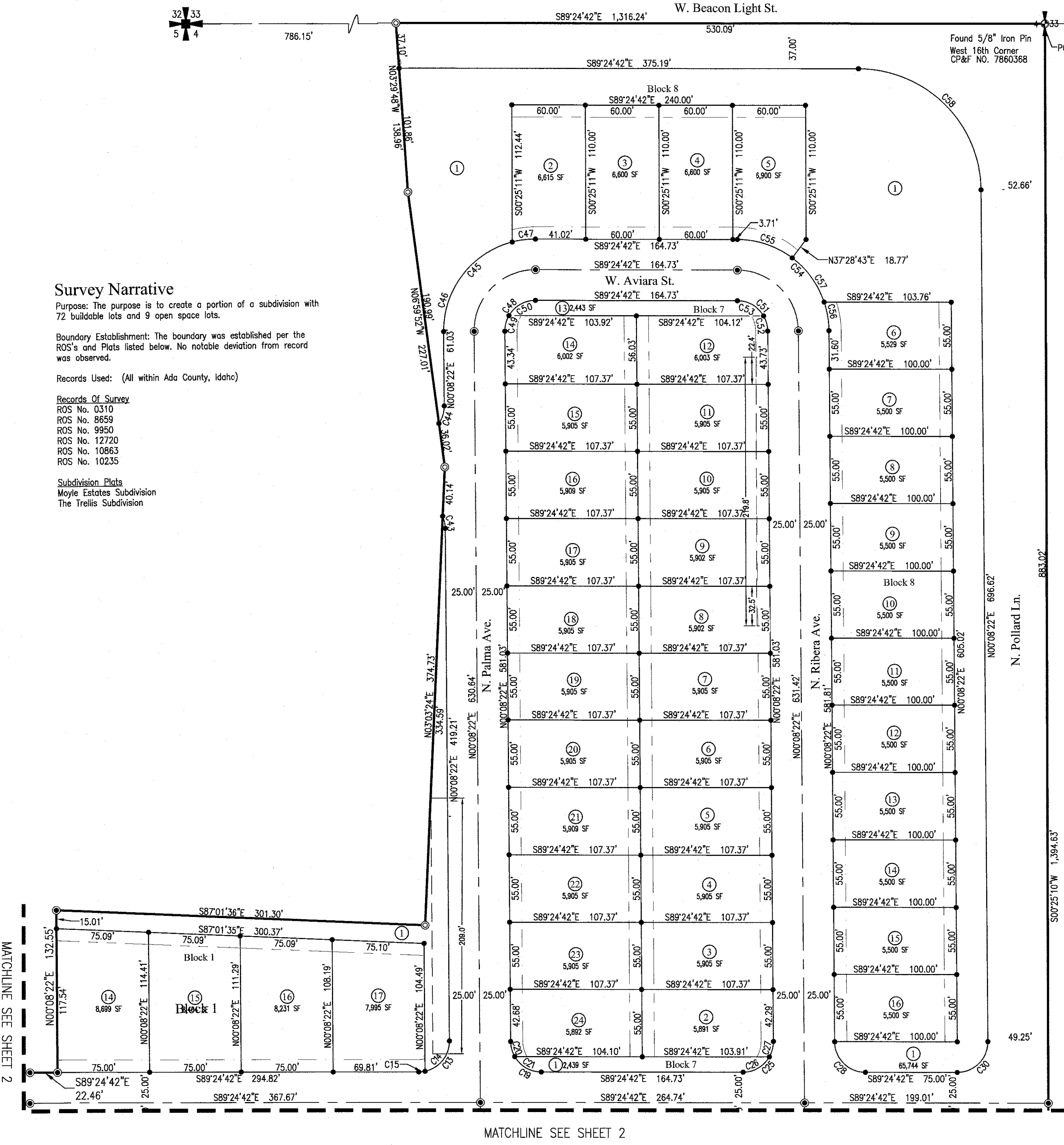


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Rivercreek Landing Subdivision No. 2

A PARCEL OF LAND BEING A PORTION OF U.S. GOVERNMENT LOT 4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO:

2022



Survey Narrative

Purpose: The purpose is to create a portion of a subdivision with 72 buildable lots and 9 open space lots.

Boundary Establishment: The boundary was established per the ROS's and Plats listed below. No notable deviation from record was observed.

Records Used: (All within Ada County, Idaho)

Records Of Survey
ROS No. 0310
ROS No. 8659
ROS No. 9950
ROS No. 12720
ROS No. 10863
ROS No. 10235

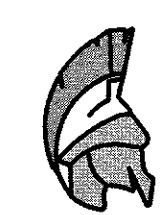
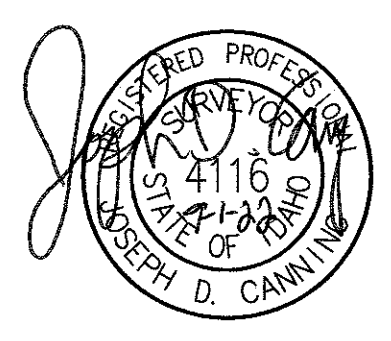
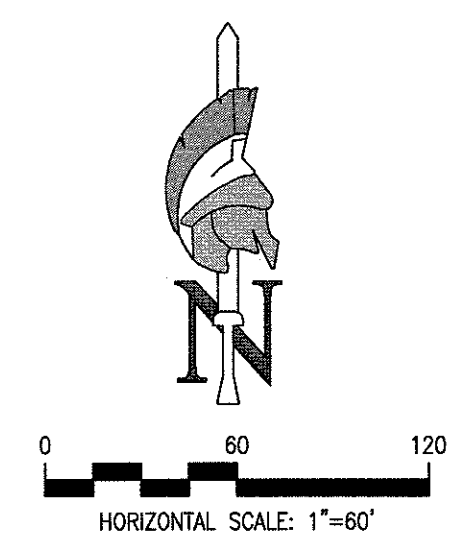
Subdivision Plats
Moyle Estates Subdivision
The Trellis Subdivision

Legend

- Subdivision boundary line
- Lot line
- Section line
- Street centerline
- Pressure Irrigation Easement
- 10' wide Public Utility & City of Star easement line, see Note 9 for more information.
- ACHD Storm Drain Easement. See Note 10 for more information
- Adjoining property line
- Lot Number
- Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116"
- Set 5/8"x30" iron pin with plastic cap labeled "B&A LS 4116"
- Calculated point, not found or set
- Northwest Corner Section 5
Found Aluminum Cap
CP&F 109114205
- North Quarter Corner Section 5
Found Brass Cap
CP&F 2021-056124

See Sheet 2 for Curve Table

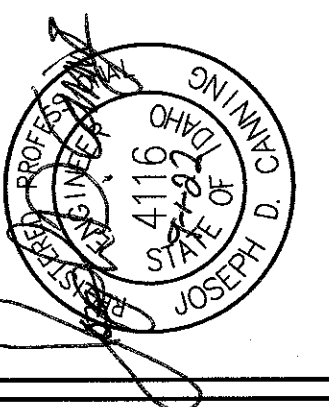
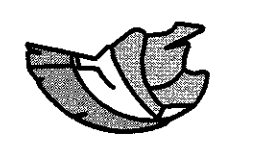
See Sheet 3 for Notes



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Rivercreek Landing Subdivision No. 2
Sheet 1 of 4

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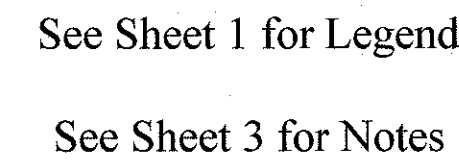
Final Plat Rivercreek Landing
Subdivision 2
Rivercreek Landing Subdivision No. 2

3013 Pollard Lane
Star, ID 83669
Parcel No. R0404223010

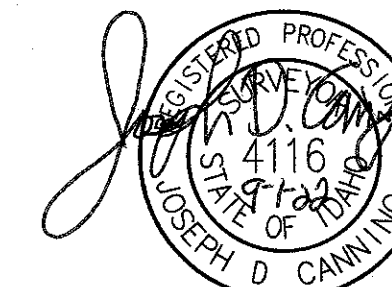
Revisions		DATE/BY
REV.	DESC.	

SCALE: AS SHOWN	DATE: SEPTEMBER 01, 2022
DRAWN BY: Z.M. NICHOLS	CHECKED BY: J.D. CANNING
PROJECT NO. 1006	DRAWING FILE NAME: River Creek Landing Subdiv

SHEET NO:
2.0

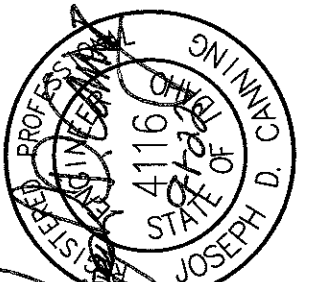
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Curve Table						Curve Table Continued						Curve Table Continued					
Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance	Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance	Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	91°28'20"	25.00'	39.91'	S46°10'36"W	35.81'	C21	59°56'53"	25.00'	26.16'	S59°26'15"E	24.98'	C41	36°27'34"	25.00'	15.91'	N18°37'50"E	15.64'
C2	36°52'12"	25.00'	16.09'	S73°28'40"W	15.81'	C22	91°45'31"	25.00'	40.04'	N43°31'56"W	35.89'	C42	21°30'41"	75.00'	28.16'	N79°49'58"E	27.99'
C3	54°36'09"	25.00'	23.82'	S27°44'30"W	22.93'	C23	39°25'42"	25.00'	17.20'	N17°22'02"W	16.87'	C43	23°19'36"	25.00'	10.18'	N11°31'25"W	10.11'
C4	68°37'57"	75.00'	89.85'	S34°45'28"W	84.57'	C24	52°19'49"	25.00'	22.83'	N63°14'47"W	22.05'	C44	34°48'37"	25.00'	15.19'	N17°32'41"E	14.96'
C5	38°45'03"	75.00'	50.17'	S19°49'01"W	49.77'	C25	90°26'56"	25.00'	39.47'	N45°21'50"E	35.48'	C45	90°26'56"	75.00'	118.40'	S45°21'50"W	106.48'
C6	29°52'53"	75.00'	39.12'	S54°08'00"W	38.68'	C26	59°56'53"	25.00'	26.16'	N60°36'52"E	24.98'	C46	75°47'47"	75.00'	99.22'	S38°02'16"W	92.14'
C7	90°08'54"	25.00'	39.33'	S45°30'51"W	35.40'	C27	30°30'03"	25.00'	13.31'	N15°23'24"E	13.15'	C47	14°39'09"	75.00'	19.18'	S83°15'44"W	19.13'
C8	53°00'32"	25.00'	23.13'	S26°56'40"W	22.31'	C28	89°33'04"	25.00'	39.07'	S44°38'10"E	35.22'	C48	90°26'56"	25.00'	39.47'	S45°21'50"W	35.49'
C9	37°08'22"	25.00'	16.21'	S72°01'07"W	15.92'	C29	88°14'29"	25.00'	38.50'	S46°28'04"W	34.81'	C49	30°26'56"	25.00'	13.29'	S15°21'50"W	13.13'
C10	90°42'38"	25.00'	39.58'	N44°56'08"W	35.57'	C30	90°26'56"	25.00'	39.47'	N45°21'50"E	35.49'	C50	60°00'00"	25.00'	28.01'	S60°35'18"W	25.00'
C11	37°34'15"	25.00'	16.39'	N71°30'19"W	16.10'	C31	89°33'04"	25.00'	39.07'	N44°38'10"W	35.22'	C51	89°33'04"	25.00'	39.07'	N44°38'10"W	35.22'
C12	53°08'23"	25.00'	23.19'	N26°09'00"W	22.36'	C32	30°41'37"	25.00'	13.39'	S14°55'37"E	13.23'	C52	29°33'11"	25.00'	12.89'	N14°38'13"W	12.75'
C13	90°26'56"	25.00'	39.47'	N45°21'50"E	35.49'	C33	15°48'25"	56.00'	154.24'	N48°37'46"E	109.91'	C53	60°00'00"	25.00'	26.18'	N59°24'42"W	25.00'
C14	78°27'47"	25.00'	34.23'	S23°22'16"E	31.62'	C34	37°01'06"	25.00'	16.15'	N70°58'34"W	15.87'	C54	89°33'04"	75.00'	117.22'	N44°38'10"W	105.65'
C15	11°59'09"	25.00'	5.24'	N84°35'44"E	5.22'	C35	39°36'40"	56.00'	38.72'	N10°28'06"W	37.95'	C55	36°53'17"	75.00'	48.29'	N70°58'03"W	47.46'
C16	91°02'52"	25.00'	39.73'	S45°56'37"W	35.68'	C36	36°25'12"	56.00'	35.60'	N27°32'49"E	35.00'	C56	18°12'12"	75.00'	23.83'	N8°57'44"W	23.73'
C17	36°07'10"	25.00'	15.76'	S18°28'46"W	15.50'	C37	36°25'12"	56.00'	35.60'	N63°58'01"E	35.00'	C57	34°27'34"	75.00'	45.11'	N35°17'37"W	44.43'
C18	54°55'42"	25.00'	23.97'	S64°00'12"W	23.06'	C38	45°21'22"	56.00'	44.33'	S75°08'42"E	43.18'	C58	89°33'04"	100.00'	156.30'	N44°38'10"W	140.87'
C19	89°33'04"	25.00'	39.07'	S44°38'10"E	35.22'	C39	90°06'50"	25.00'	39.32'	N45°27'28"E	35.39'						
C20	29°36'11"	25.00'	12.92'	S14°39'43"E	12.77'	C40	53°39'16"	25.00'	23.41'	N63°41'15"E	22.57'						



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Rivercreek Landing Subdivision No. 2
Sheet 2 of 4



Final Plat Rivercreek Landing
Subdivision 2

Rivercreek Landing Subdivision No. 2

3013 Pollard Lane
Star, ID 83669
Parcel No. R0404223010

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SCALE:	AS SHOWN
DATE:	SEPTEMBER 01, 2022
DRAWN BY:	Z.M. NICHOLS
CHECKED BY:	J.D. CANNING
PROJECT NO.	TC06
DRAWING FILE NAME:	River Creek Landing Sub.dwg

SHEET NO:

2.1

Rivercreek Landing Subdivision No. 2

1. Irrigation water will be provided by Farmers Union Irrigation District and in compliance with Idaho Code Section 331-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights through Farmers Union Irrigation District, and will be obligated for assessments from the said district.
2. All references to Homeowners' Association herein are to the Rivercreek Landing Subdivision Homeowners' Association and the owners of the lots, within said subdivision, jointly pursuant to the Master Declaration of Covenants, Conditions, and Restrictions, recorded as Instrument No. _____, as amended and as may be amended from time to time.
3. Any subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the subdivision and may require amendment of the development agreement.
4. 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 the plat.
5. Lots shall not be reduced in size without prior approval from the health authority.
6. Lot 1, Block 1, Lots 28, Block 4, Lot 1, Block 5, Lot 1, Block 6, Lots 1 & 13, Block 7, Lot 1, Block 8 are designated as common area lots to be owned and maintained by the Homeowners' Association. The Homeowners' Association (HWA) it's ownership, and maintenance commitments cannot be dissolved without express written consent from the City of Star, Idaho.
7. No easement shown or designated herein shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.
8. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
9. Public utility, Star Sewer and Water District & pressure irrigation easements are hereby reserved as follows:
 - 10-foot wide adjoining public rights-of-ways.
 - 10-foot along all rear lot lines.
 - 5-foot on each side of side lot lines.
10. Maintenance of any gravity irrigation, drainage pipe, or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district.
11. This development recognizes Idaho Code Section 322-4503, Right to Farm Act, which states: "No Agricultural operation or use of land or agricultural land thereon shall become a nuisance, private or public, by any changed conditions in or about the surrounding non-agricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. 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."
12. This subdivision is located within Zone A as shown on the FIRM Plan 125 of 875, Ada County, Idaho and Incorporated Areas. A building permit shall not be issued by the City of Star for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit.
13. Direct lot or parcel access to W. Beacon Light Rd. & N. Pollard Ln. streets is prohibited.

Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: That the undersigned do hereby certify that it is the owner of a certain tract of land to be known as Rivercreek Landing Subdivision No. 2; and that it intends to include the folling described land in this plat:

A parcel of land being a portion of U.S. Government Lot 4 of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho:

Commencing at the northeast corner of said Lot 4, which bears N89°24'42"W, 1,31.24 feet from the north quarter corner of said Section 4 at the Point of Beginning:

Thence S00°25'10"W, 1,394.63 feet along the easterly boundary of said Lot 4 to the southeast corner of said lot 4;

Thence N89°29'08"W, 412.73 feet along the southerly boundary;

Thence N00°30'53"E, 115.00 feet;

Thence S89°29'07"E, 8.79 feet;

Thence N00°30'53"E, 50.00 feet;

Thence N89°29'07"W, 14.33 feet;

Thence N44°31'58"W, 29.37 feet;

Thence N89°12'37"W, 50.00 feet;

Thence N00°25'11"E, 93.89 feet;

Thence N88°05'14"W, 368.00 feet;

Thence S00°26'25"W, 90.63 feet along a line parallel with the westerly boundary of said Lot 4;

Thence 39.91 feet along a non-tangent curve deflecting to the left, with a radius of 25.00 feet, a central angle of 91°28'20", a long chord of 35.81 feet and a chord bearing S46°10'36"W;

Thence N88°05'14"E, 79.38 feet;

Thence N00°26'25"E, 409.39 feet along a line parallel with the westerly boundary of said Lot 4;

Thence S88°29'07"E, 112.24 feet;

Thence S36°05'33"E, 67.94 feet;

Thence 28.16 feet along a non-tangent curve deflecting to the right, with a radius of 75.00 feet, a central angle of $21^{\circ}30'41''$, a long chord of 27.99 feet and a chord bearing $N79^{\circ}49'58''E$;

Thence S89°24'42"E, 22.46 feet along a line parallel with the northerly boundary of said Lot 4;

Thence N00°08'22"E, 132.55 feet;

Thence S87°01'36"E, 301.30 feet;

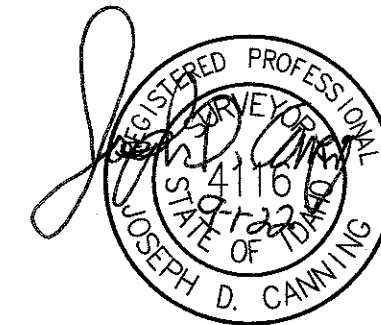
Thence N03°03'24"E, 374.73 feet;

Thence N06°59'52"W, 227.01 feet;

Thence S89°24'42"E, 530.09 feet along the northerly boundary of said Lot 4 to the Point of Beginning;

Comprising 20.09 acres, more or less.

See Sheet 4 for Certificate of Owners Signature



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Rivercreek Landing Subdivision No. 2
Sheet 3 of 4

[illegible]

SCALE: AS SHOWN
DATE: SEPTEMBER 01, 2022
DRAWN BY: Z.M. NICHOLS
CHECKED BY: J.D. CANNING
PROJECT NO. TC06
DRAWING FILE NAME: River Creek Landing Sub.dwg

SHEET NO:

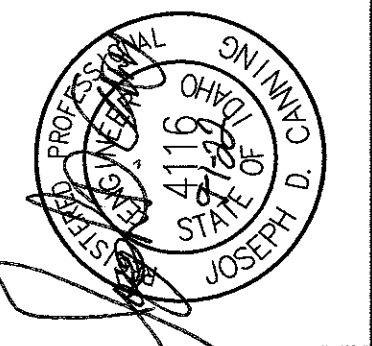
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Final Plat Rivercreek Landing
Subdivision 2

Rivercreek Landing Subdivision No. 2

3013 Pollard Lane
Star, ID 83669
Parcel No. R0404223010

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Rivercreek Landing Subdivision No. 2

Certificate of Owner Continued

The public streets shown on this plat are hereby dedicated to the public; the utility, drainage, and irrigation easements shown on this plat are not dedicated to the public, but the right to used said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures are to be erected within the lines of said easements. the lots within this subdivision are eligible to receive water service from Star Water & Sewer District; and the Star Water & Sewer District has agreed in writing to serve all of the lots within this subdivision.

In witness whereof: I have hereunto set my hand.

Thomas Lufkin, VP of Land Development Date
AMH Development LLC

Acknowledgment

State of Idaho)
County of Ada)

On this ____ day of _____, in the year of _____, before me the undersigned, a Notary Public in and for said state, personally appeared Thomas Lufkin, known or identified to me to be the VP of Land Development for AMH Development LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

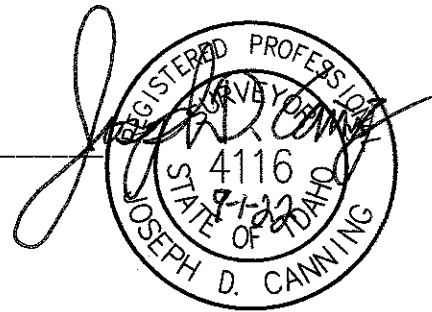
IN WITNESS WHEREOF: I have set my hand and seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires _____

Certificate of Surveyor

I, JOSEPH D. CANNING, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of RIVERCREEK LANDING SUBDIVISION NO. 2, as described in the Certificate of Owners and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately and correctly represents the points platted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.

Joseph D. Canning, P.L.S. No. 4116



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 restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Central District Health, EHS Date

Approval of Ada County Highway District

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

Commission President
Ada County Highway District

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.

Star City Engineer Date

Approval of City Council

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

City Clerk, City of Star

Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, do 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 Date

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per 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 proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Ada County Treasurer Date

Certificate of County Recorder

State of Idaho)
County of Ada)

I hereby certify that this instrument was filed at the request of _____ at _____ minutes past _____ o'clock ____M., this ____ day of _____, _____ in my office, and was recorded in Book _____ of Plats at Pages _____ through _____. Fee: _____

Ex-Officio Recorder: Phil McGrane

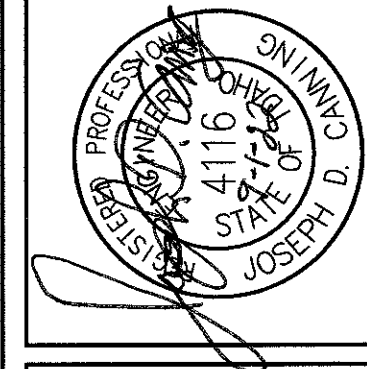
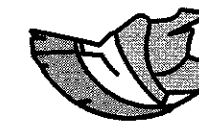
Deputy: _____



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Rivercreek Landing Subdivision No. 2
Sheet 4 of 4

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Final Plat Rivercreek Landing
Subdivision 2
Rivercreek Landing Subdivision No. 2

3013 Pollard Lane
Star, ID 83669
Parcel No. R040423010

Revisions		DATE/BY
REV.	DESC.	

SCALE: AS SHOWN	DATE: SEPTEMBER 01, 2022
DRAWN BY: Z.M. NICHOLS	CHECKED BY: J.D. CANNING
PROJECT NO. _____	DRAWING FILE NAME: River Creek Landing Sub.dwg

SHEET NO:

2.3

West Beacon Light Road

LANDSCAPE NOTES:

1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE ALL WORK WITH ANY OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (1" MINUS) BARK MULCH. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
11. AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS. 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
14. REUSE EXISTING TOPSOIL STOCKPILE ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST, ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - A) PROVIDE APPROVED IMPORTED TOPSOIL.
 - B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
15. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT 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 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 - A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
 - B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH: 5.5 TO 7.6.
16. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
17. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL A.C.H.D. STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF AN A.C.H.D. SIDEWALK.
18. SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

WEED ABATEMENT NOTES:

1. ALL AREAS TO BE PLANTED OR HYDROSEEDING SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
2. CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH 'ROUND-UP' (CONTACT HERBICIDE) OR APPROVED EQUAL.
3. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
4. CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
5. APPLY SECOND APPLICATION OF 'ROUND-UP' TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
6. IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
7. AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

IRRIGATION NOTES:

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS.
4. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
5. ELECTRONIC WATER DISTRIBUTION/CONTROLLER CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - a. PRECISE INDIVIDUAL STATION TIMING
 - b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - e. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
6. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
8. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).

PROJECT INFORMATION
LANDSCAPE REQUIREMENTS

TOTAL PROPERTY SIZE= 1,619,299.44 S.F. - 37.174 ACRES
ZONING DISTRICT= RUT
LOT IMPROVEMENTS AREA= 1,619,299.44 S.F.
BUILDING COVERAGE (CLUB HOUSE): 1,824 S.F.
BUILDABLE LOT COVERAGE: 908,661.6 S.F.
HARDSCAPE COVERAGE (INCLUDES POOL AND PATIO): 464,608.74
LANDSCAPE AREA: 244,207.06 S.F.
PROVIDED PARKING:
STANDARD STALLS: 10
ADA STALLS: 2
COMPACT STALLS: 0
TOTAL STALLS: 12

OPEN SPACE:
REQUIRED COMMON OPEN SPACE: 242,894.91 S.F. (15% OVERALL SITE)
PROVIDED COMMON OPEN SPACE: 244,207.06

REQUIRED USABLE OPEN SPACE: 24,289.49 S.F. (10% REQUIRED COMMON OPEN SPACE)
PROVIDED USABLE OPEN SPACE: 86,491.37 S.F.
50' X 100' GRASSY AREAS: FIVE (5) AT 5,000 S.F. EACH/25,000 S.F.
COLLECTOR/ARTERIAL STREET LANDSCAPE BUFFER AREA: 61,491.37 S.F.

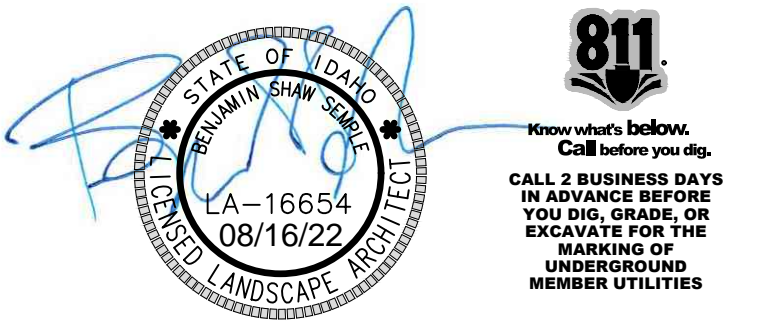
QUALIFYING SITE AMENITIES:
1. TOT LOT
2. POOL
3. CLUB HOUSE
4. 10' WIDE PEDESTRIAN PATHWAY

TOTAL NUMBER OF TREES: 479
TOTAL NUMBER OF TREE SPECIES: 11; 5 SPECIES REQUIRED
LANDSCAPE BUFFER REQUIREMENTS:
WEST LANDSCAPE BUFFER (RUT)
1,309 LIN. FT.
25 FT. BUFFER PROVIDED
(5 FT. BUFFER REQUIRED)
REQUIRED TREES - 37
PROVIDED TREES - 37
NORTH BOUNDARY LANDSCAPE BUFFER
(W. BEACON LIGHT ROAD)
962 LIN. FT.
25 FT. BUFFER PROVIDED
(25 FT. BUFFER REQUIRED)
REQUIRED TREES - 27
PROVIDED TREES - 27
EAST BOUNDARY LANDSCAPE BUFFER
(N. POLLARD LANE)
1,308 LIN. FT.
0 FT. BUFFER PROVIDED
(0 FT. LANDSCAPE BUFFER REQUIRED)
REQUIRED TREES - 0
PROVIDED TREES - 0
SOUTH BOUNDARY LANDSCAPE BUFFER (R-2)
1,269 LIN. FT.
0 FT. BUFFER PROVIDED
(0 FT. BUFFER REQUIRED)
REQUIRED TREES - 0
PROVIDED TREES - 0

8-4B-12 MICROPATHWAY LANDSCAPING:
MIN. 5' LANDSCAPING ON EITHER SIDE
1 TREE PER 35' LINEAR FEET OF PATHWAY
NO EVERGREEN TREES OR CLASS 3
SHRUBS LIMITED TO 3' HEIGHT
3,261.83 LIN. FEET TOTAL
3,261.83/35 LIN. FEET = 93

OPEN SPACE LANDSCAPE REQUIREMENTS:
1 DECIDUOUS TREE PER 8,000 SF
86,491.37 SF/8,000 SF = 11 TREES

NO.	REVISION/ISSUE	DATE



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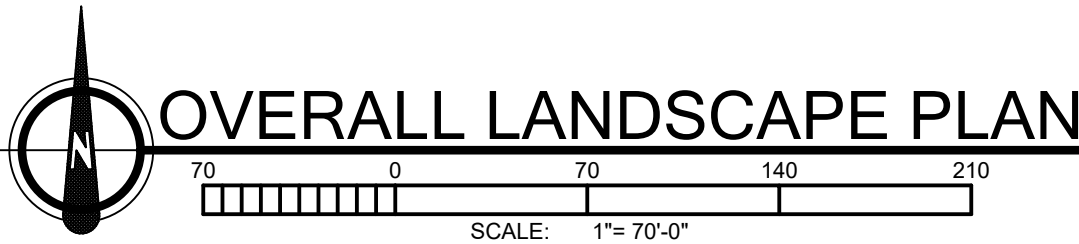
RIVERCREEK LANDING
3013 N. POLLARD LANE
STAR, ID 83669
FINAL PLAT

OVERALL LANDSCAPE PLAN

PROJECT	20021	SHEET
DATE	06/21/22	L1.0
DRAWN BY	LP	CHECKED BY
	BSS	

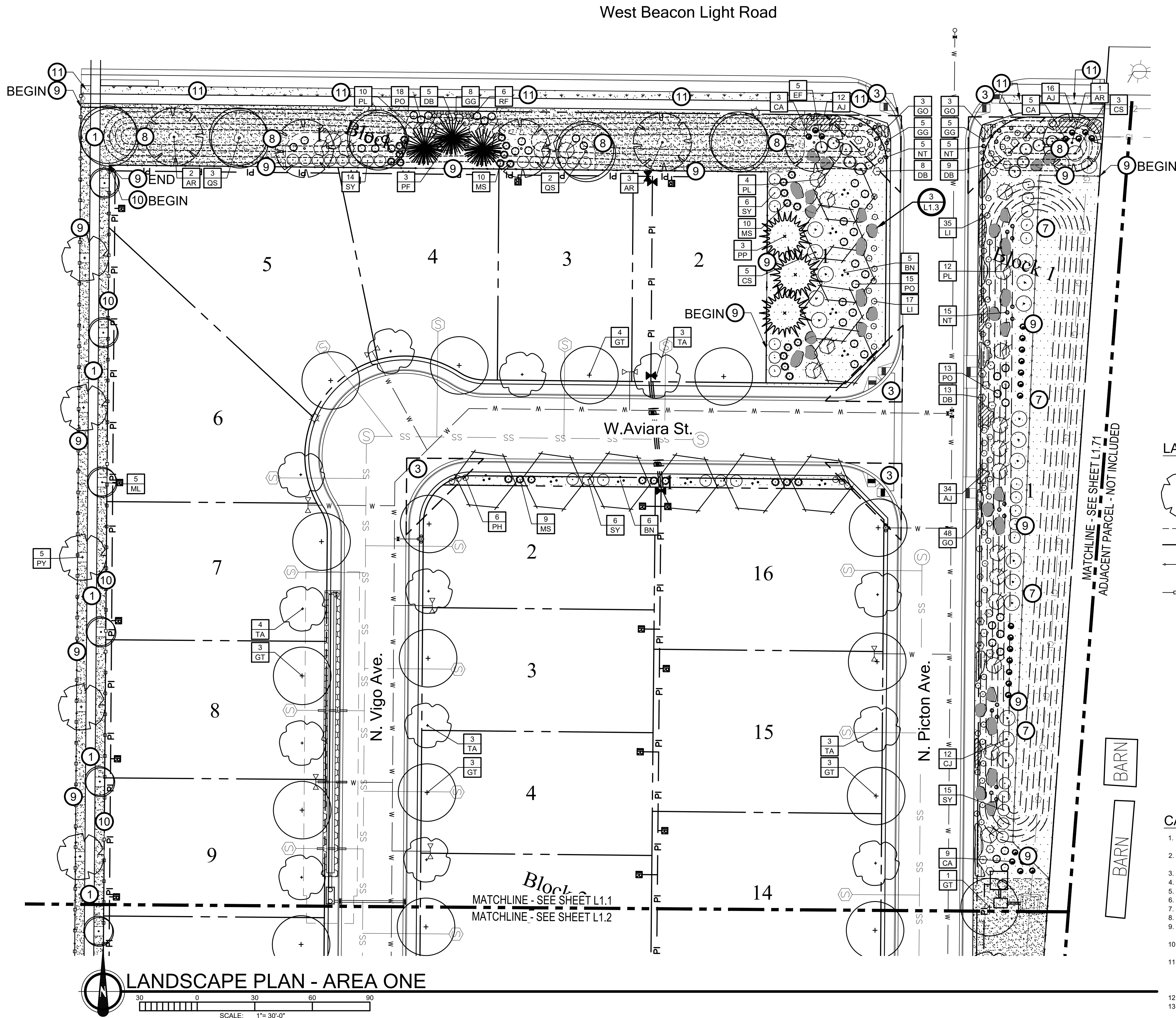
AGENCY REVIEW

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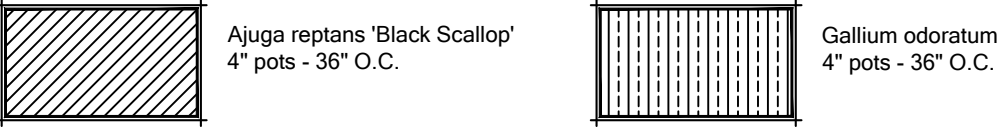
OVERALL LANDSCAPE PLAN

Z:_REP Projects\2020\2021 River Birch Landing Sub CAD\Sheets\2021_Final Plot Landscape.dwg plotted by: Leslie on Tue, August 16 2022 at 03:29 PM

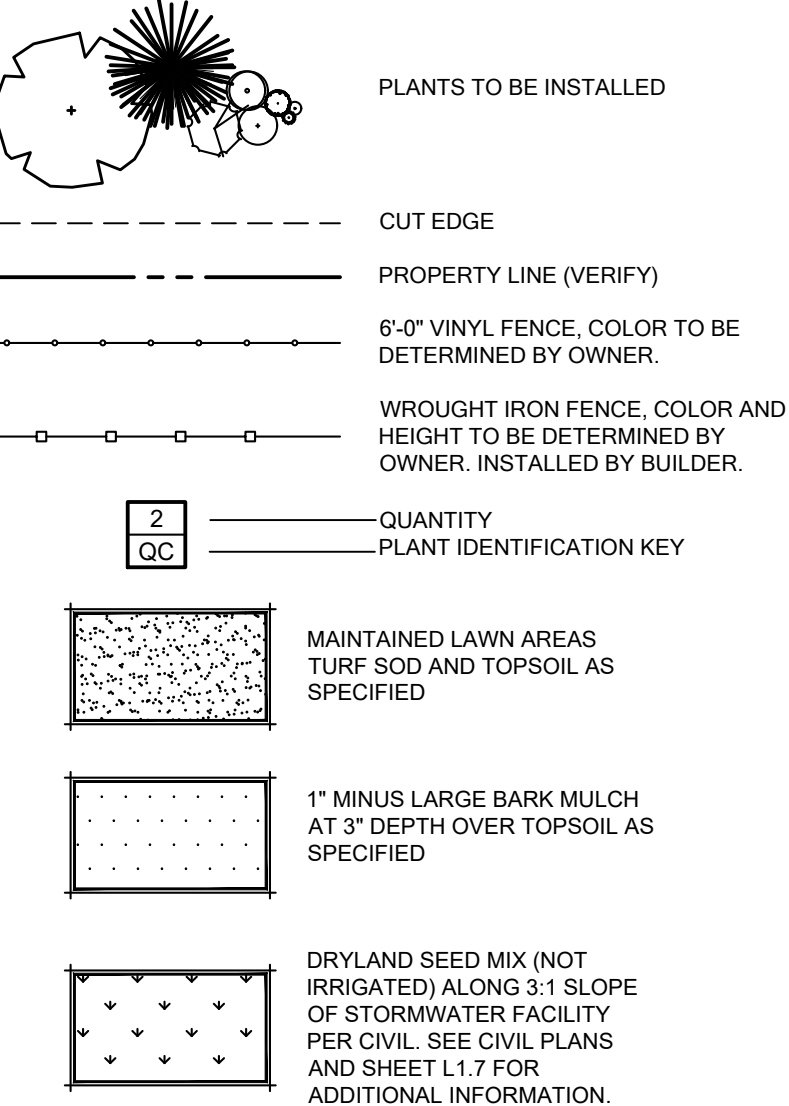


PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHADE TREES					
92	AR	Acer rubrum 'Franksred'	Red Sunset Maple	2" CAL. B&B	Class II - 50' H x 40' W
66	BN	Betula nigra 'BNMTF'	Dura Heat® River Birch	2" CAL. B&B	Class II - 40' H x 35' W
62	GT	Gleditsia triacanthos inermis 'Impcole'	Imperial Honeylocust	2" CAL. B&B	Class II - 40' H x 40' W
32	QS	Quercus shumardii	Shumard Oak	2" CAL. B&B	Class II - 50' H x 40' W
56	TA	Tilia americana 'Boulevard'	Boulevard Linden	2" CAL. B&B	Class II - 70' H x 30' W
75	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL. B&B	Class II - 45' H x 30' W
EVERGREEN TREES					
2	CA	Cedrus atlantica 'Glaucal'	Blue Atlas Cedar	6'-7' HGT. B&B	60' H x 40' W
5	PP	Picea pungens	Colorado Spruce	6'-7' HGT. B&B	55' H x 35' W
12	PF	Pinus flexilis 'Vanderwolf's Pyramid'	Limber Pine	6'-7' HGT. B&B	30' H x 20' W
ORNAMENTAL TREES					
42	ML	Malus 'JFS-KW5' PP	Royal Raindrops Crabapple	2" CAL. B&B	Class I - 20' H x 15' W
39	PY	Prunus x yedoensis	Yoshino Cherry	2" CAL. B&B	Class I - 30' H x 30' W
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES					
62	AJ	Ajuga reptans 'Black Scallop'	Carpet Bugle	4" pots, 36" O.C.	0.5' H x 3' W
45	CA	Calamagrostis x acutiflora 'Eldorado'	Eldorado Feather Reed Grass	#2	5' H x 2' W
20	CS	Cornus sericea	Redosier Dogwood	#5	9' H x 10' W
118	DB	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	#5	3' H x 4' W
31	EF	Euonymus fortunei 'Emerald Gaiety'	Wintercreeper Euonymus	#5	5' H x 6' W
101	GG	Gaillardia x grandiflora 'Mesa Red'	Mesa Red Blanket Flower	#1	2' H x 2' W
126	GO	Galium odoratum	Sweet Woodruff	4" pots, 36" O.C.	1' H x 3'+
97	LI	Lavandula x intermedia 'Grosso'	Dilly Dilly Lavender	#1	3' H x 3' W
84	MS	Miscanthus sinensis 'Gracillimus'	Maiden Grass	#2	6' H x 4' W
104	NT	Nasella tenuissima	Mexican Feather Grass	#1	2' H x 2' W
50	PH	Philadelphus 'Miniature Snowflake'	Miniature Snowflake Mockorange	#5	3' H x 3' W
105	PO	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	#5	4' H x 4' W
63	PL	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	#5	4' H x 8' W
58	RF	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	#1	2' H x 2' W
99	SS	Schizachyrium scoparium	Little Bluestem	#1	3' H x 2' W
87	SY	Syringa x 'SMS.JBP7'	Bloomerang Dark Purple Lilac	#5	6' H x 6' W



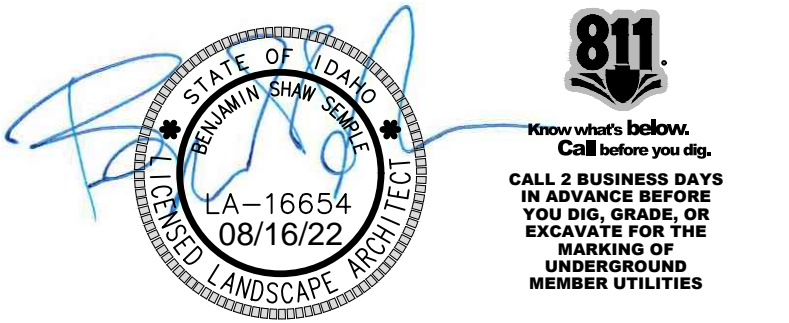
LANDSCAPE LEGEND



CALLOUT NOTES

- 5'-0" WIDE MICROPATHWAY, SURFACE TO BE DETERMINED BY OWNER.
- 10'-0" WIDE PATHWAY, SURFACE TO BE DETERMINED BY OWNER.
- 40'X40' VISION TRIANGLE.
- PROPOSED POOL (1500 S.F.)
- PROPOSED PICNIC TABLE.
- PROPOSED TOT LOT.
- 5'-0" TALL, 3:1 BERM.
- 3'-0" TALL, 3:1 BERM.
- 6'-0" HGT. VINYL FENCE, COLOR TO BE DETERMINED BY OWNER.
- WROUGHT IRON FENCE, HEIGHT AND COLOR TO BE DETERMINED BY OWNER. INSTALLED BY BUILDER.
- DRYLAND SEED MIX ALONG 3:1 SLOPE ALONG BEACON LIGHT ROAD FRONTAGE WITHIN STORMWATER FACILITY PER CIVIL PLANS. SEE CIVIL PLANS AND SHEET L1.7 FOR ADDITIONAL INFORMATION.
- PROPOSED CLUBHOUSE.
- PROPOSED PARKING.

NO.	REVISION/ISSUE	DATE



RIVERCREEK LANDING
3013 N. POLLARD LANE
STAR, ID 83669
FINAL PLAT

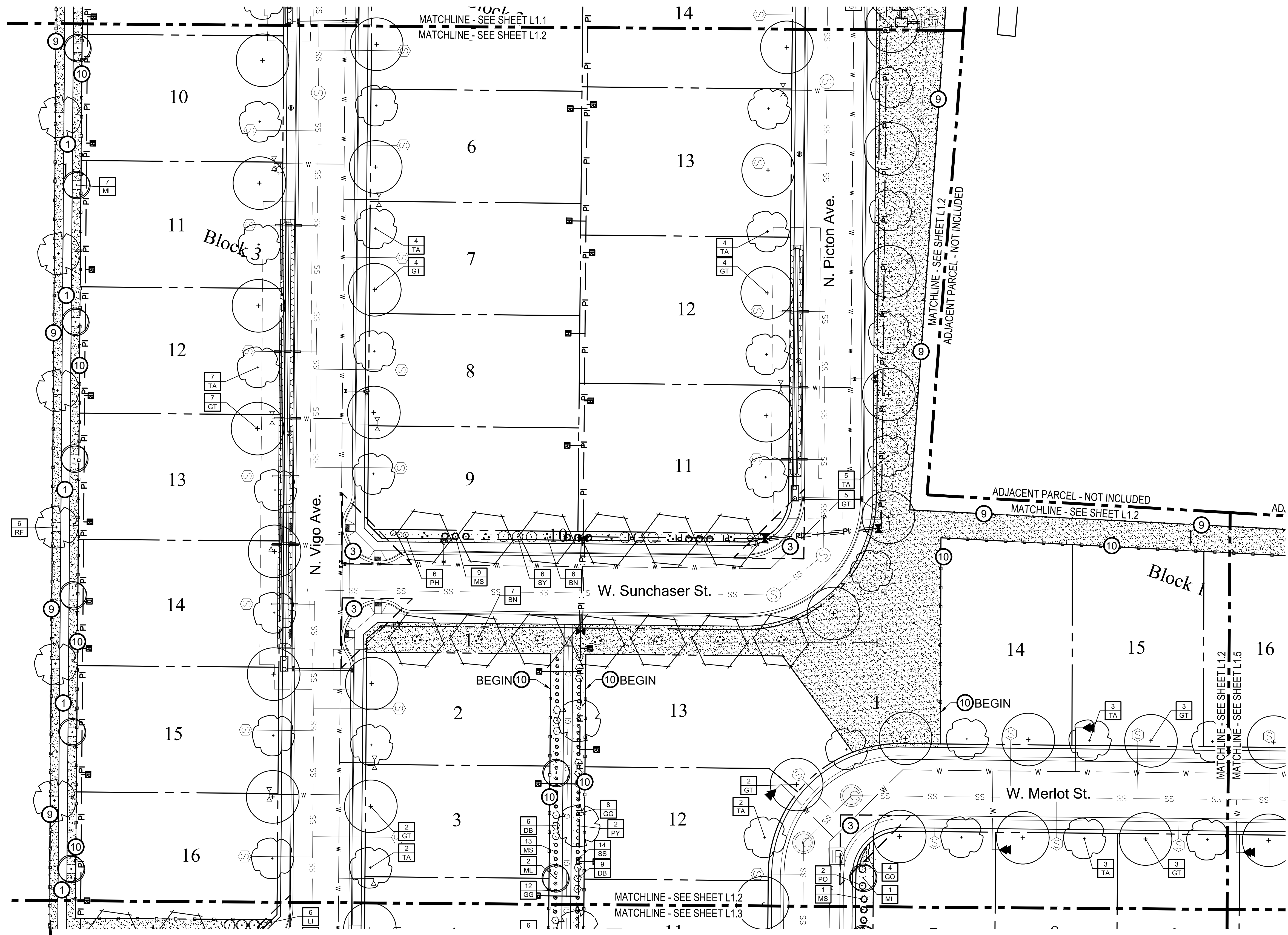
LANDSCAPE PLAN - AREA ONE

PROJECT	20021	SHEET	L1.1
DATE	06/21/22		
DRAWN BY	LP	CHECKED BY	BSS

AGENCY REVIEW

Z:_REP Projects\2020\2021 River Birch Landing Sub (C40)\Sheets\2021_Final Plot Landscape.dwg plotted by: Leslie on Tue, August 16 2022 at 03:29 PM

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PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHADE TREES					
92	AR	Acer rubrum 'Frankford'	Red Sunset Maple	2" CAL. B&B	Class II - 50' H x 40' W
66	BN	Betula nigra 'BNMTF'	Dura Heat® River Birch	2" CAL. B&B	Class II - 40' H x 35' W
62	GT	Gleditsia triacanthos inermis 'Impcole'	Imperial Honeylocust	2" CAL. B&B	Class II - 40' H x 40' W
32	QS	Quercus shumardii	Shumard Oak	2" CAL. B&B	Class II - 50' H x 40' W
56	TA	Tilia americana 'Boulevard'	Boulevard Linden	2" CAL. B&B	Class II - 70' H x 30' W
75	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL. B&B	Class II - 45' H x 30' W
EVERGREEN TREES					
2	CA	Cedrus atlantica 'Glauc'	Blue Atlas Cedar	6'-7" HGT. B&B	60' H x 40' W
5	PP	Picea pungens	Colorado Spruce	6'-7" HGT. B&B	55' H x 35' W
12	PF	Pinus flexilis 'Vanderwolf's Pyramid'	Limber Pine	6'-7" HGT. B&B	30' H x 20' W
ORNAMENTAL TREES					
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39	PY	Prunus x yedoensis	Yoshino Cherry	2" CAL. B&B	Class I - 30' H x 30' W
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118	DB	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	#5	3' H x 4' W
31	EF	Euonymus fortunei 'Emerald Gaiety'	Wintercreeper Euonymous	#5	5' H x 6' W
101	GG	Gallardia x grandiflora 'Mesa Red'	Mesa Red Blanket Flower	#1	2' H x 2' W
126	GO	Galium odoratum	Sweet Woodruff	4" pots, 36" O.C.	1' H x 3' W
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84	MS	Miscanthus sinensis 'Gracillimus'	Maiden Grass	#2	6' H x 4' W
104	NT	Nasella tenuissima	Mexican Feather Grass	#1	2' H x 2' W
50	PH	Philadelphus 'Miniature Snowflake'	Miniature Snowflake Mockorange	#5	3' H x 3' W
105	PO	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	#5	4' H x 4' W
63	PL	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	#5	4' H x 8' W
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99	SS	Schizachyrium scoparium	Little Bluestem	#1	3' H x 2' W
87	SY	Syringa x 'SMSJBP7'	Bloomerang Dark Purple Lilac	#5	6' H x 6' W

LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- CUT EDGE
- PROPERTY LINE (VERIFY)
- 6'-0" VINYL FENCE, COLOR TO BE DETERMINED BY OWNER.
- WROUGHT IRON FENCE, COLOR AND HEIGHT TO BE DETERMINED BY OWNER. INSTALLED BY BUILDER.
- QUANTITY
- PLANT IDENTIFICATION KEY
- MAINTAINED LAWN AREAS
TURF SOD AND TOPSOIL AS SPECIFIED
- 1" MINUS LARGE BARK MULCH
AT 3" DEPTH OVER TOPSOIL AS SPECIFIED
- DRYLAND SEED MIX (NOT IRRIGATED) ALONG 3:1 SLOPE OF STORMWATER FACILITY PER CIVIL. SEE CIVIL PLANS AND SHEET L1.7 FOR ADDITIONAL INFORMATION.

CALLOUT NOTES

- 5'-0" WIDE MICROPATHWAY, SURFACE TO BE DETERMINED BY OWNER.
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- PROPOSED CLUBHOUSE.
- PROPOSED PARKING.

NO.	REVISION/ISSUE	DATE

811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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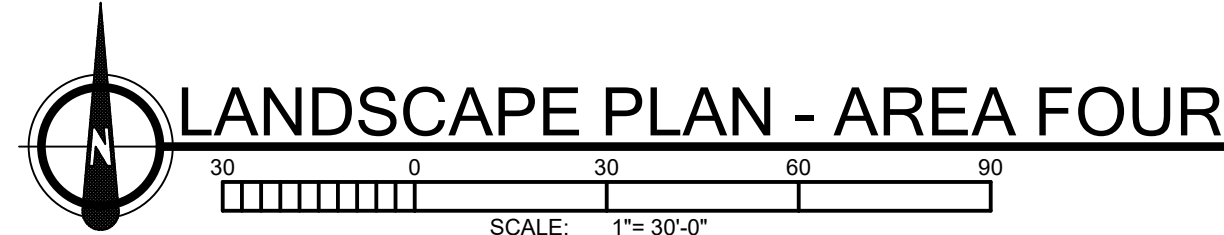
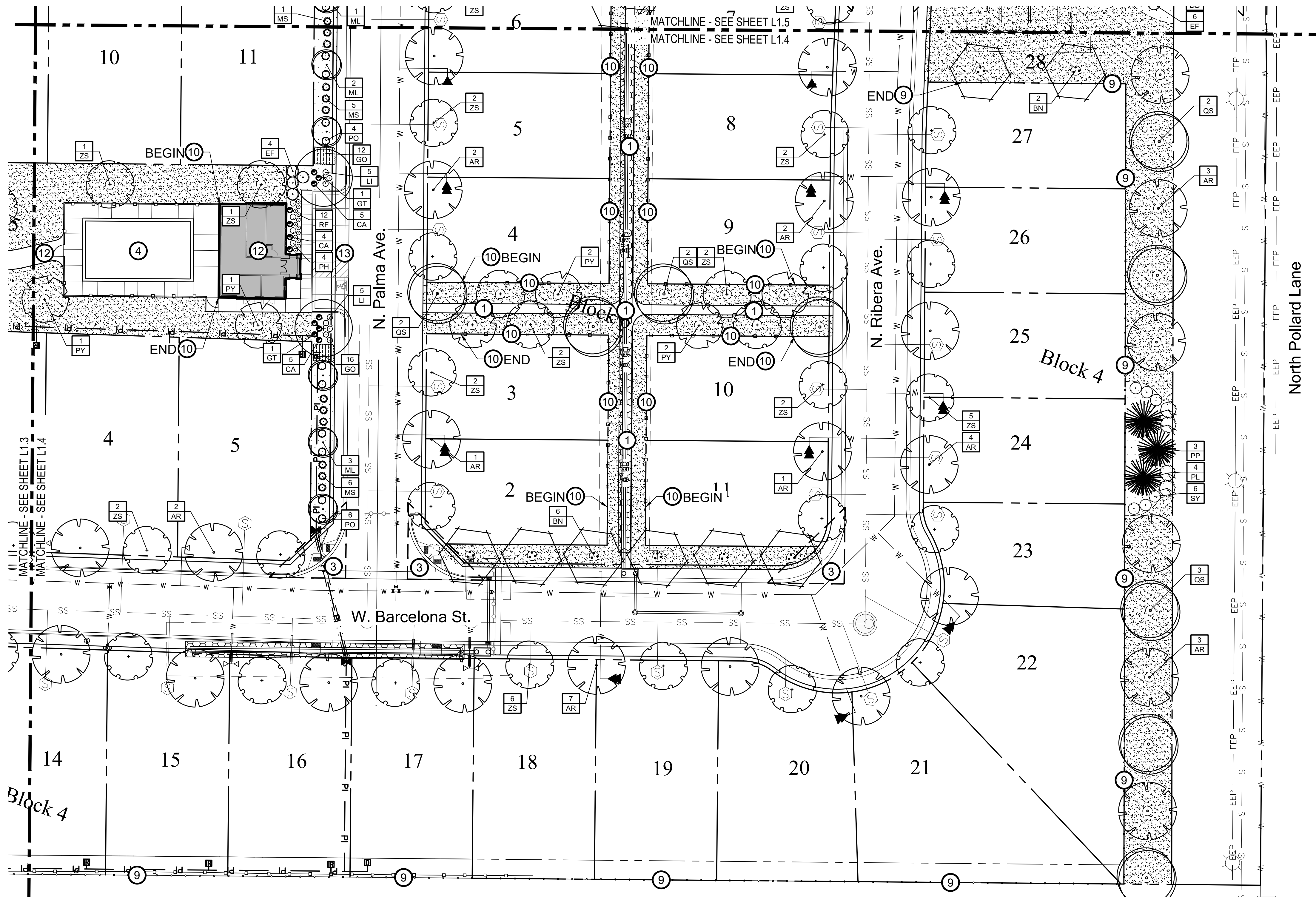
RIVERCREEK LANDING
3013 N. POLLARD LANE
STAR, ID 83669
FINAL PLAT

LANDSCAPE PLAN - AREA TWO

PROJECT	20021	SHEET
DATE	06/21/22	L1.2
DRAWN BY	LP	CHECKED BY
		BSS

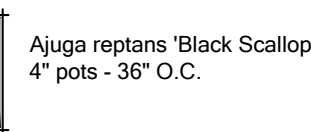
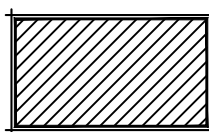
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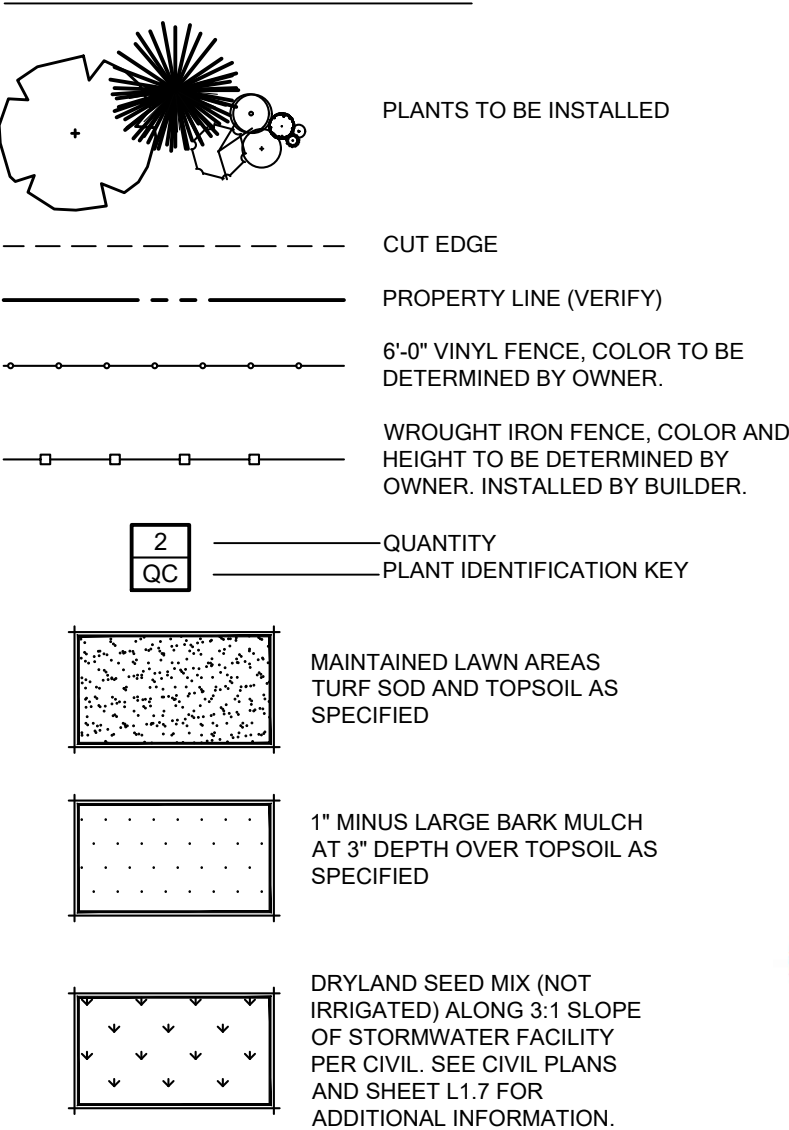


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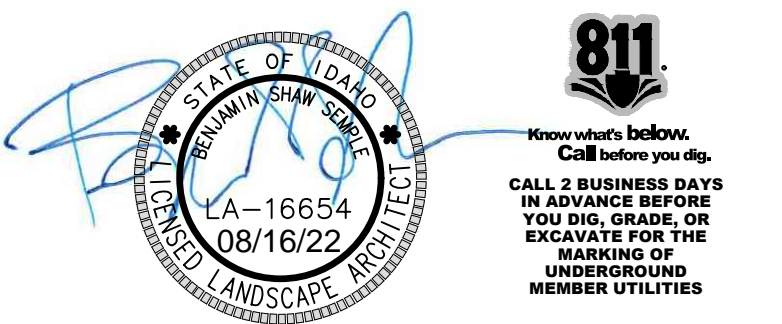
LANDSCAPE LEGEND



CALLOUT NOTES

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- 10'-0" WIDE PATHWAY, SURFACE TO BE DETERMINED BY OWNER.
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- PROPOSED CLUBHOUSE.
- PROPOSED PARKING.

NO.	REVISION/ISSUE	DATE



LANDSCAPE ARCHITECTURE
+ LAND PLANNING
+ URBAN DESIGN
+ PROJECT MANAGEMENT

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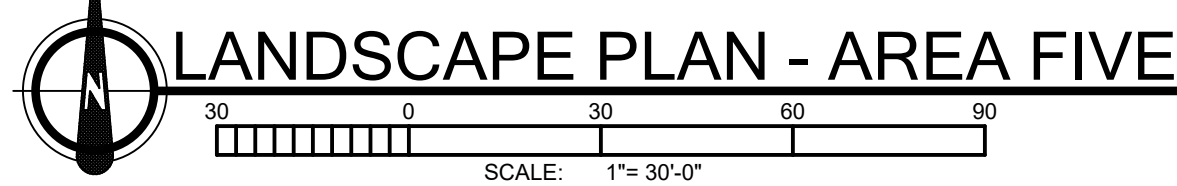
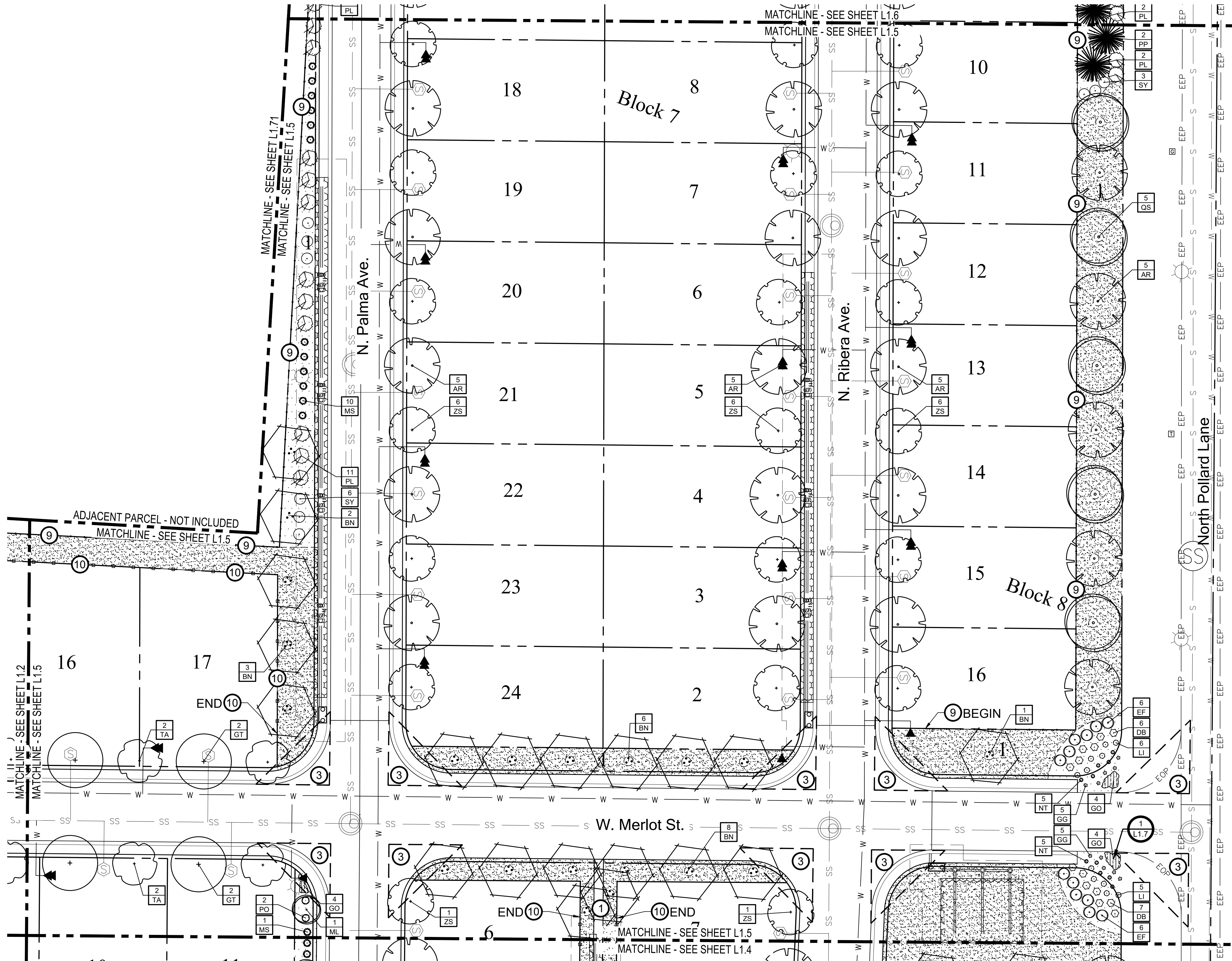
RIVERCREEK LANDING
3013 N. POLLARD LANE
STAR, ID 83669
FINAL PLAT

LANDSCAPE PLAN - AREA FOUR

PROJECT	20021	SHEET	L1.4
DATE	06/21/22		
DRAWN BY	LP	CHECKED BY	BSS

AGENCY REVIEW

Z:_REP Projects\2020\2021 River Birch Landing Sub (CAD)\Sheets\2021_Final Plot Landscape.dwg plotted by Leslie on Tue, August 16 2022 at 03:30 PM



LANDSCAPE PLAN - AREA FIVE

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHADE TREES					
92	AR	Acer rubrum 'Frankford'	Red Sunset Maple	2" CAL. B&B	Class II - 50' H x 40' W
66	BN	Betula nigra 'BNMTF'	Dura Heat® River Birch	2" CAL. B&B	Class II - 40' H x 35' W
62	GT	Gleditsia triacanthos inermis 'Impcole'	Imperial Honeylocust	2" CAL. B&B	Class II - 40' H x 40' W
32	OS	Quercus shumardii	Shumard Oak	2" CAL. B&B	Class II - 50' H x 40' W
56	TA	Tilia americana 'Boulevard'	Boulevard Linden	2" CAL. B&B	Class II - 70' H x 30' W
75	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL. B&B	Class II - 45' H x 30' W

EVERGREEN TREES

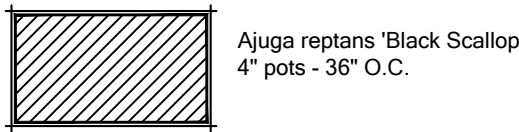
2	CA	Cedrus atlantica 'Glauc'	Blue Atlas Cedar	8'-7" HGT. B&B	60' H x 40' W
5	PP	Picea pungens	Colorado Spruce	8'-7" HGT. B&B	55' H x 35' W
12	PF	Pinus flexilis 'Vanderwolf's Pyramid'	Limber Pine	8'-7" HGT. B&B	30' H x 20' W

ORNAMENTAL TREES

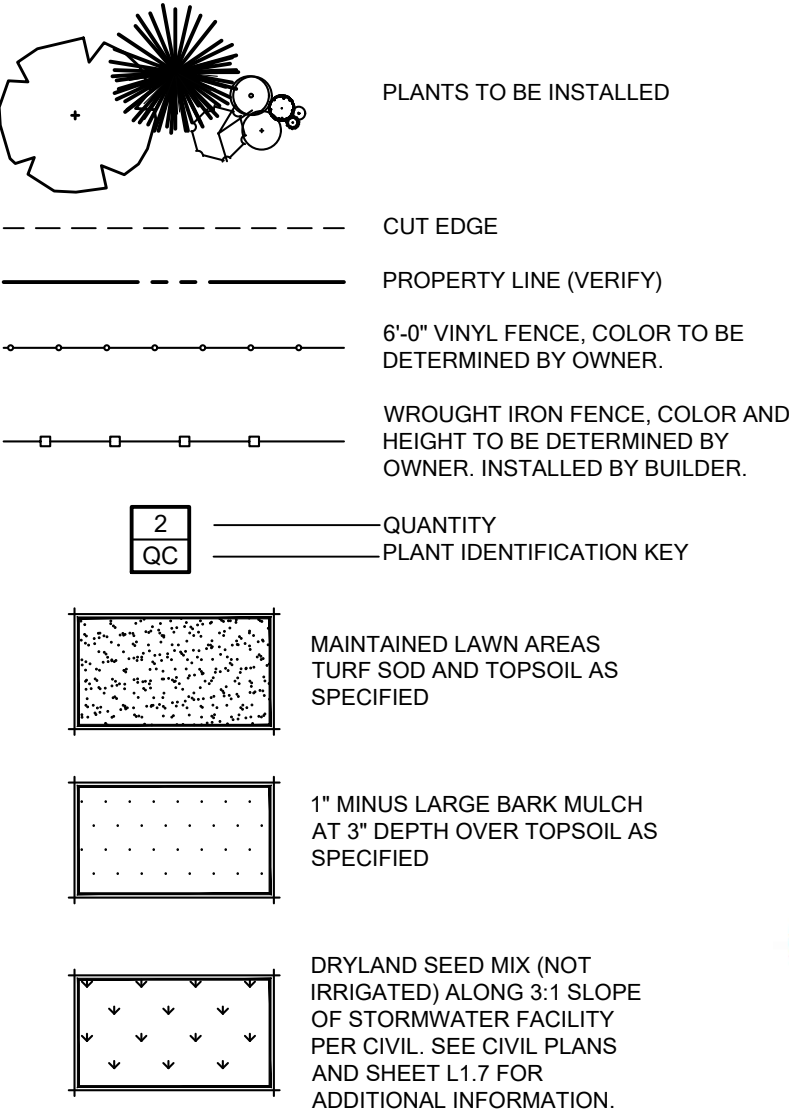
42	ML	Malus 'JFS-KWS' PP	Royal Raindrops Crabapple	2" CAL. B&B	Class I - 20' H x 15' W
39	PY	Prunus x yedoensis	Yoshino Cherry	2" CAL. B&B	Class I - 30' H x 30' W

SHRUBS/PERENNIALS/ORNAMENTAL GRASSES

62	AJ	Ajuga reptans 'Black Scallop'	Carpet Bugle	4" pots, 36" O.C.	0.5' H x 3' W
45	CA	Calamagrostis x acutiflora 'Eldorado'	Eldorado Feather Reed Grass	#2	5' H x 2' W
20	CS	Cornus sericea	Redosier Dogwood	#5	9' H x 10' W
118	DB	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	#5	3' H x 4' W
31	EF	Euonymus fortunei 'Emerald Gaiety'	Wintercreeper Euonymus	#5	5' H x 6' W
101	GG	Gallardia x grandiflora 'Mesa Red'	Mesa Red Blanket Flower	#1	2' H x 2' W
126	GO	Galium odoratum	Sweet Woodruff	4" pots, 36" O.C.	1' H x 3' W
97	LI	Lavandula x intermedia 'Grosso'	Dilly Dilly Lavender	#1	3' H x 3' W
84	MS	Miscanthus sinensis 'Gracillimus'	Maiden Grass	#2	6' H x 4' W
104	NT	Nassella tenuissima	Mexican Feather Grass	#1	2' H x 2' W
50	PH	Philadelphus 'Miniature Snowflake'	Miniature Snowflake Mockorange	#5	3' H x 3' W
105	PO	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	#5	4' H x 4' W
63	PL	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	#5	4' H x 8' W
58	RF	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	#1	2' H x 2' W
99	SS	Schizachyrium scoparium	Little Bluestem	#1	3' H x 2' W
87	SY	Syringa x 'SMSJBPT'	Bloomerang Dark Purple Lilac	#5	6' H x 6' W



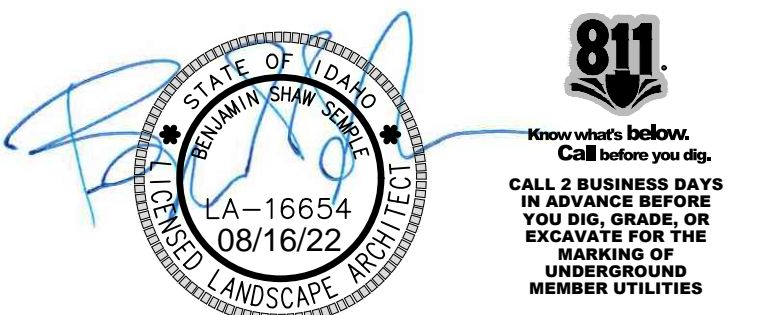
LANDSCAPE LEGEND



CALLOUT NOTES

- 5'-0" WIDE MICROPATHWAY, SURFACE TO BE DETERMINED BY OWNER.
- 10'-0" WIDE PATHWAY, SURFACE TO BE DETERMINED BY OWNER.
- 40'x40' VISION TRIANGLE.
- PROPOSED POOL (1500 S.F.)
- PROPOSED PICNIC TABLE.
- PROPOSED TOT LOT.
- 5'-0" TALL, 3:1 BERM.
- 3'-0" TALL, 3:1 BERM.
- 6'-0" HGT. VINYL FENCE, COLOR TO BE DETERMINED BY OWNER.
- WROUGHT IRON FENCE, HEIGHT AND COLOR TO BE DETERMINED BY OWNER. INSTALLED BY BUILDER.
- DRYLAND SEED MIX ALONG 3:1 SLOPE ALONG BEACON LIGHT ROAD FRONTAGE WITHIN STORMWATER FACILITY PER CIVIL PLANS. SEE CIVIL PLANS AND SHEET L1.7 FOR ADDITIONAL INFORMATION.
- PROPOSED CLUBHOUSE.
- PROPOSED PARKING.

NO.	REVISION/ISSUE	DATE



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LANDSCAPE PLAN - AREA FIVE

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AGENCY REVIEW



30 0 30 60 90

SCALE: 1" = 30'-0"

AGENCY REVIEW

STORMWATER POND REVEGETATION REQUIREMENTS

GENERAL OVERVIEW

THESE REQUIREMENTS OUTLINE THE RECOMMENDED GUIDELINES FOR REVEGETATION OF SIDE-SLOPES, BANKS, AND BOTTOMS (EXCLUDING SAND INVERT AREAS) OF NEW STORMWATER MANAGEMENT PONDS THROUGHOUT THE JURISDICTION OF ADA COUNTY HIGHWAY DISTRICT (ACHD). THE RECOMMENDATIONS AND REQUIREMENTS DESCRIBED HERE ARE TAKEN IN PART FROM THE ACHD STORMWATER MANAGEMENT POND REVEGETATION GUIDANCE MANUAL (ASMPRGM) (DATED: APRIL 2014). THE FIVE MAIN GOALS FOR THE REVEGETATION OF NEW PONDS ARE AESTHETICS, NOXIOUS WEED AND INVASIVE SPECIES MANAGEMENT, FIRE HAZARD REDUCTION, WATER QUALITY AND EROSION CONTROL. REFER TO SECTIONS OF THE MANUAL AS NOTED IN THESE REQUIREMENTS.

GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS. IF NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE, THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

SITE ASSESSMENT

CONTRACTOR SHALL ASSESS THE EXISTING SOIL CONDITIONS TO IDENTIFY ANY BARRIERS TO A SUCCESSFUL ESTABLISHMENT OF THE DESIRED SPECIES DUE TO CONDITIONS AT THE SITE. REFER TO ASMPRGM SECTION 3.3 FOR VISUAL AND FIELD ASSESSMENT SOIL CHARACTERISTICS. IF VISUAL ASSESSMENT OF SOIL INDICATES ANY UNUSUAL SOIL CONDITIONS, THE CONTRACTOR SHALL HAVE THREE (3) SOIL TESTS PERFORMED BY A QUALIFIED SOIL ANALYSIS LABORATORY. THESE RESULTS WILL DIRECT THE PREPARATION OF THE SOIL FOR THE REVEGETATION ACTIVITIES. CONTRACTOR SHALL ALSO ASSESS THE EXISTING HYDROLOGICAL CONDITIONS IF ANY AND THE PROPOSED TOPOGRAPHY OF THE PROPOSED POND. REFER TO ASMPRGM SECTION 3.4 AND 3.5 FOR ADDITIONAL INFORMATION AND CONDITIONS.

SITE PREPARATION

TOPSOIL REQUIREMENTS AND PREPARATION

REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.

CONTRACTOR SHALL HAVE (3) TOPSOIL SAMPLES TESTS PERFORMED BY A QUALIFIED SOIL ANALYSIS LABORATORY. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A QUALIFIED SOIL ANALYSIS LABORATORY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE LANDSCAPE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.

PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.

COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:

GRASSES AND FORBS: 6 INCHES MINIMUM

FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES.

TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.

ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

TOPSOIL DISTRIBUTION

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERPENTATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

COMPOST ADDITION TO THE TOPSOIL

COMPOST ADDITION RATES WILL BE DEPENDENT ON THE QUALITIES OF THE COMPOST AND THE QUALITIES OF THE TOPSOIL. COMPOST APPLICATION RATES SHALL BE DETERMINED BY CONSULTATION WITH A QUALIFIED RECLAMATION SPECIALIST, AGRICULTURAL PROFESSIONAL OR A REPRESENTATIVE OF THE COMPOST PRODUCER. CONTRACTOR SHALL HAVE ONE (1) SAMPLE OF THE COMPOST TESTED BY A QUALIFIED SOIL ANALYSIS LABORATORY.

IF APPLYING COMPOST, LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.

REFER TO ASMPRGM SECTIONS 4.1.2 AND 4.1.3 FOR ADDITIONAL INFORMATION.

PROBLEMATIC SOIL CONDITIONS

SITE INVESTIGATION AND TOPSOIL ANALYSIS MAY INDICATE THE NEED FOR REMEDIATION OF PROBLEMATIC SOIL CONDITIONS SUCH AS COMPACTION OR NUTRIENT EXCESSES OR DEFICIENCIES. SEE ASMPRGM SECTION 4.2 FOR ADDITIONAL REQUIREMENTS.

WEED ABATEMENT

ALL AREAS TO BE PLANTED OR SEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR SEEDING.

CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH ROUND-UP (CONTACT HERBICIDE) OR APPROVED EQUAL. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE. CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS. APPLY SECOND APPLICATION OF ROUND-UP TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE. IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION. AT THE TIME OF PLANTING AND SEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

SEEDING

THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING.

WETLAND SEED MIX FOR INTERMITTENTLY FLOODED OR SATURATED AREAS WITH CLAY SOILS			
COMMON NAME	BOTANICAL NAME	POUNDS PER LIVE SEED PER ACRE	PERCENT OF PURE LIVE SEED IN MIX
ALKALI BULRUSH	Bolboschoenus maritimus	4.8	20
MEADOW BARLEY	Hordeum brachyottherum	9.2	20
MEADOW SEDGE	Carex proseracilis	1.2	20
NEBRASKA SEDGE	Carex nebroscensis	1.5	20
TUFTED HAIRGRASS	Deschampsia caespitosa	0.5	20
TOTAL		10.4	100

FIBER MULCH MATERIAL

GROW NUTRIBASE FROM QUATTRO ENVIRONMENTAL, A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

ORGANIC SOIL AMENDMENT

GROW NUTRIBOOST FROM QUATTRO ENVIRONMENTAL (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

TACKIFIER

MULCH TACKIFIER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.

GRANITE SEED

1697 WEST 2100 NORTH
P.O. BOX 177
LEHI, UTAH 84043
1-800-768-4433
(OR APPROVED EQUAL)

DRILL SEEDING

DRILL SEEDING IS RECOMMENDED IN THE UPLAND AREAS WITH SLOPES LESS THAN 3:1. SEED DEPOSITION SHOULD BE CALIBRATED TO A DEPTH OF 0.25 TO 0.5 INCH. FULL SIZE OR COMPACT RANGELAND DRILLS ARE RECOMMENDED. DEPENDING ON SIZE, DRILLS CAN BE PULLED BY TRACTOR OR ALL-TERRAIN VEHICLE. DRILL SEEDING SHOULD FOLLOW CONTOURS IN TOPOGRAPHY TO MINIMIZE EROSION POTENTIAL. CONTRACTOR'S OPTION TO DRILL SEED OR HYDROSEED UPLAND AREAS.

HYDROSEEDING

MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS.

AFTER HYDROSEEDING IN UPLAND AREAS, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

AFTER HYDROSEEDING IN WETLAND AREAS, DO NOT TRACK IN SEED USING A CLEATED CRAWLER. AFTER SEEDING, MULCH AREA WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

SEEDING TIME

THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, DORMANT SEEDING INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

TEMPORARY SUPPLEMENTAL IRRIGATION

THE CONTRACTOR SHALL PROVIDE SUPPLEMENTAL IRRIGATION IN SITUATIONS WHERE IMMEDIATE VEGETATION ESTABLISHMENT IS DESIRED, SUCH AS HIGHLY VISIBLE SITES OR EROSION PRONE AREAS OR WHERE IT MAY BE NECESSARY FOR SEEDLING ESTABLISHMENT.

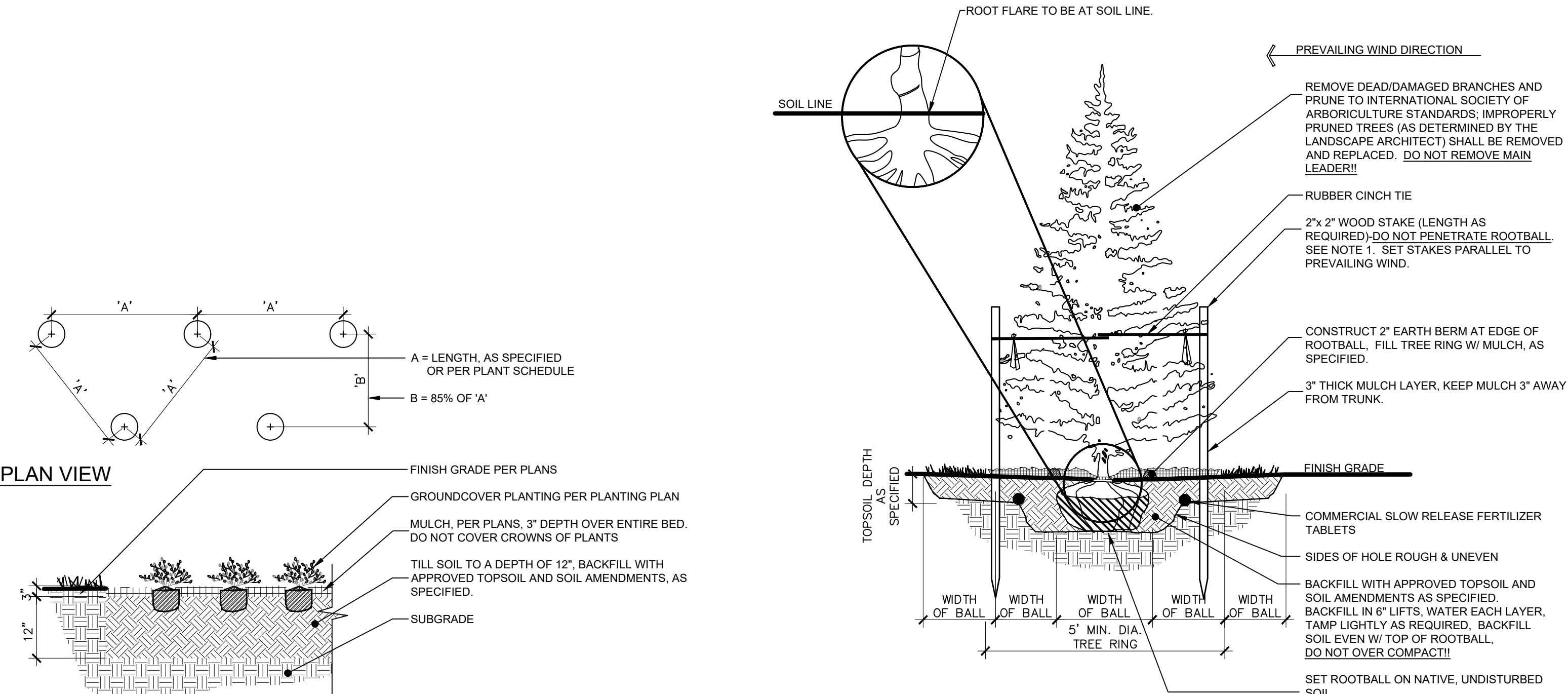
SEEDED AREAS SHOULD BE IRRIGATED USING OVERHEAD SPRAY OR ROTOR IN-GROUND SPRINKLER IRRIGATION SYSTEM. IT IS RECOMMENDED THAT, IF USED, THE IRRIGATION BE CONTINUED FOR AT LEAST TWO (2) SEASONS. SEE IRRIGATION PLANS.

GENERAL MAINTENANCE AND MONITORING

THE CONTRACTOR SHALL MAINTAIN THE SITE FOLLOWING REVEGETATION FOR THE PERIOD OF TWO (2) YEARS. THIS INCLUDES REMOVAL OF VOLUNTEER TREES AND SHRUBS, LITTER CONTROL, WEED CONTROL AND MOWING OF TALL GRASSES AT THE DISCRETION OF ACHD STAFF. MOWING SHOULD ONLY BE PERFORMED WHERE FORBS, SHRUBS AND TREES ARE NOT PLANTED.

SITES SHALL BE VISITED EVERY TWO (2) WEEKS FOR MONITORING AND ASSESSING THE SEEDING SUCCESS. VISUAL ASSESSMENT BY TRAINED PERSONNEL SHOULD OCCUR SEVERAL TIMES OVER THE THE NEXT TWO (2) GROWING SEASONS FOLLOWING THE REVEGETATION PROJECT. VISUAL ASSESSMENTS SHALL INCLUDE ESTIMATIONS OF VEGETATIVE COVER AND ESTABLISHMENT, VEGETATION SPECIES COMPOSITION, SOIL CONDITIONS AND HYDROLOGICAL CONDITIONS. VISUAL ASSESSMENT WILL IDENTIFY PROBLEM AREAS WHERE REVEGETATION AND SITE PREPARATION EFFORTS WILL BE REQUIRED. SITES SHOULD BE MONITORED FOR PRESENCE OF NOXIOUS WEEDS AND INVASIVE SPECIES. REAPPLY HERBICIDE AS NEEDED FOLLOWING MANUFACTURER'S GUIDELINES AND MAINTENANCE PERSONNEL EXPERTISE. OTHER POST-MONITORING METHODS ARE DESCRIBED IN ASMPRGM SECTION 8 AND SHOULD BE FOLLOWED.

RESEEDING EFFORTS SHALL FOLLOW THE SPECIFIED SEED MIXES FOR THE PROJECT ALONG WITH RECOMMENDATIONS FROM ASMPRGM SECTION 6.

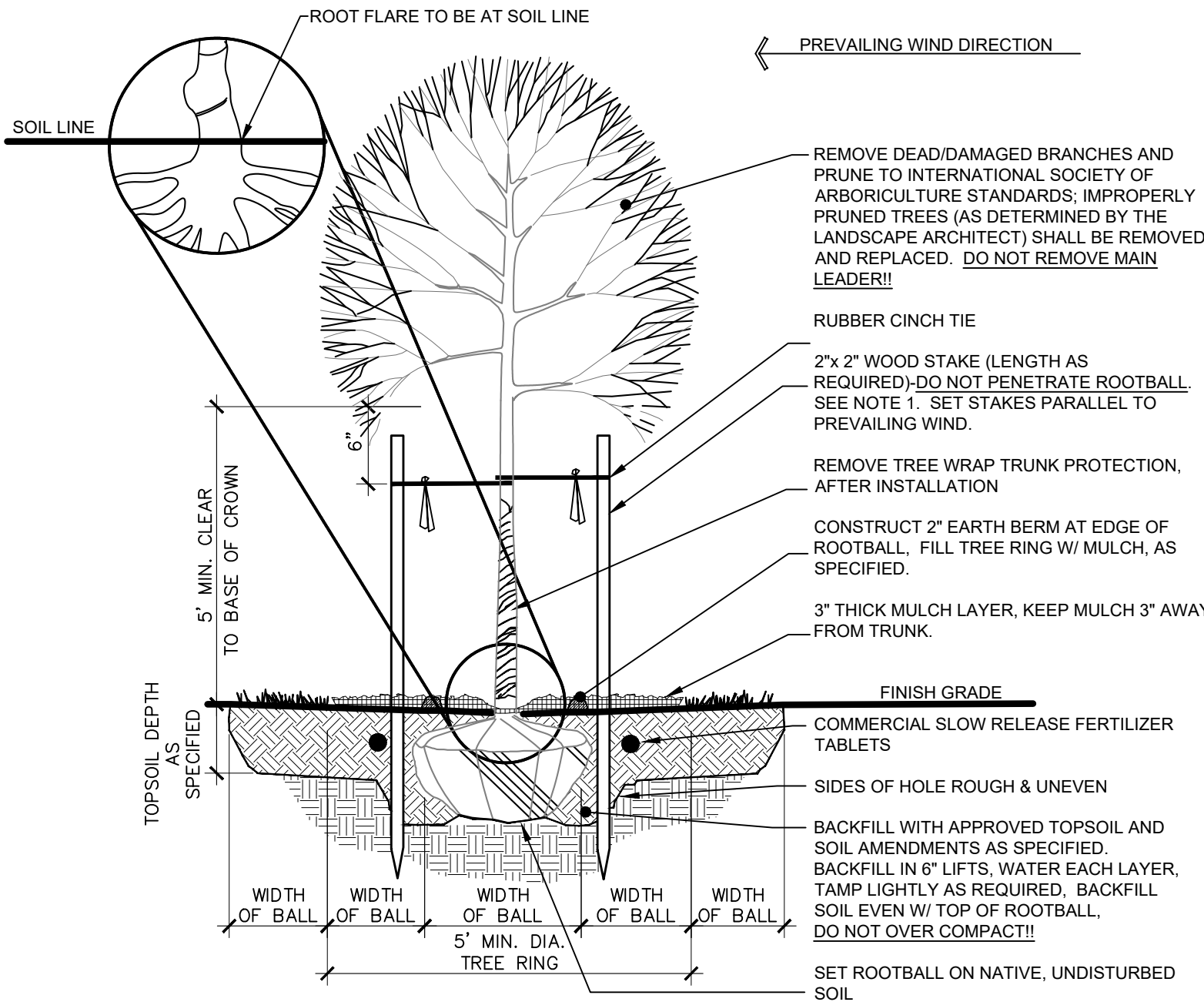


SECTION

NOTES:

1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

1 GROUNDCOVER PLANTING



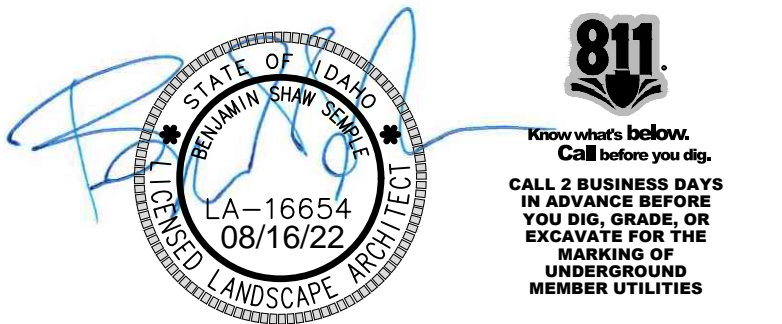
NOTES:

1. REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
2. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
3. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
4. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
6. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
7. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
8. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

2 DECIDUOUS TREE PLANTING

3 CONIFEROUS TREE PLANTING

NO.	REVISION/ISSUE	DATE



RIVERCREK LANDING
3013 N. POLLARD LANE
STAR, ID 83669
FINAL PLAT

LANDSCAPE DETAILS

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