



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-22-29, Final Plat, Sellwood Place Subdivision, Phase 1

REQUEST

Applicant is seeking approval of a Final Plat for Sellwood Place Subdivision Phase 1, consisting of 40 residential lots and 12 common lots on 11.50 acres. The property is located at 2200 & 2359 N. Brandon Road in Star, Idaho, generally located on the east side of N. Brandon Road, south of W. New Hope Road. Ada County Parcel Number S0405244552, S0405314925 & S040534950.

APPLICANT/REPRESENTATIVE:

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

OWNER:

HDP Sellwood, LLC
708 Main Street
Evanston, Illinois 60202

PROPERTY INFORMATION

Land Use Designation - Residential R-4

Phase 1

Acres - 11.50
Residential Lots - 40
Common Lots - 12
Commercial Lots - 0

HISTORY

January 5, 2021 Council tabled the Annexation and Zoning (AZ-20-20), Preliminary Plat (PP-20-25 and Development Agreement to February 2, 2021 to allow the

Applicant an opportunity to review the location of the entrance with ACHD.

February 2, 2021 Council approved applications for Annexation and Zoning (AZ-20-20) and Preliminary Plat (PP-20-18) for Sellwood Place Subdivision. The preliminary plat was approved for 76 single family residential lots, 15 common area lots and 2 common driveway lots with 0 commercial lots on 21.35 acres. Zoning Designation given was residential (R-4).

GENERAL DISCUSSION

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

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

The Preliminary Plat submitted contains 76 single family residential lots, and 15 common area lots and 2 common driveway lots for a total of 93 lots. The residential lots range in size from 6,300 square feet to 27,934 square feet with the average buildable lot area of 7,526 square feet. The applicant has indicated that the development will contain a total of 3.20 acres (15.00%) of open space with 2.14 acres (10.00%) of qualified 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. Proposed local streets measure 36 ft from back of curb to back of curb on the submitted preliminary plat with a 50-foot easement. This street width satisfies the requirements of the UDC.

The development will be accessed on the west N. Brandon Road. The development will also have a stub road located on the southeast edge of the property that will terminate at the property line with the possibility to extend in the future. It does appear that the development has an emergency access, also off N. Brandon Road on the south parcel.

The development has 1 cul-de-sac that measures approximately 150 feet long. This satisfies the requirements of Section 8-6B-2-B4.

The applicant is **NOT** requesting any setback waivers from current code.

This application was originally heard by Council on January 5, 2021. At the meeting, Council tabled the application and directed the applicant to review the location of the entrance to the subdivision on Brandon Road with ACHD for possible relocation, detached sidewalks along Brandon Road, irrigation and drainage issues, and an updated landscape plan. The applicant will provide Council with an updated landscape plan and will update the Council on the other issues at the upcoming hearing. The applicant has indicated that ACHD does not support moving the access to the south on Brandon Road. As approved by Council, the preliminary plat contains 76 residential lots, 15 common area lots and 2 common driveway lots for a total of 93 lots. Residential lots range from 6,228 square feet to 14,760 square feet (existing home lot).

Total open space approved includes 3.30 acres (15.5%) with a total useable open space area of 2.14 acres (10%).

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 1 is 3.48 du/acre, with lots ranging in size from 6,400 square feet to 14,972 square feet.

Common/Open Space and Amenities – To Be Completed in Phase 1:

- Neighborhood Park
- Pathway

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 and a lighting plan is also not available. The Applicant shall work with City Staff on the design and location of streetlights prior to installation. **A cut sheet/design and lighting plan will be required before signing the final plat.**

Street Names – Letter or approval of street names from Ada County was included in the application packet and are reflected accordingly on the submitted final plat.

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.**

Shared Driveway – The development appears to have 2 shared driveways on the northern portion of the development. Each drive appears to service 2 dwellings and are approximately 120 feet in length and 28 feet in width.

ADDITIONAL ITEMS TO BE RESOLVED PRIOR TO FINAL PLAT SIGNATURE

1. **The applicant shall provide solid fencing along the entire southern boundary of the development. In addition, the applicant shall work with the City Engineer to determine if additional drainage (French drain) is necessary to alleviate potential erosion along the southern property boundary. This shall be a condition prior to signature of final plat.**
2. **The applicant shall work with the Army Corp of Engineers to determine if wetland area exists within the development and if mitigation is necessary. Documentation from the Corp shall be provided to staff prior to approval of construction drawings. This shall be a condition prior to signature of final plat.**

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on January 10, 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 \$1,726.20 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$113,191.00 The City will allocate funds to roadway improvements in the vicinity of the project. Phase 1 has 40 residential lots for a fee of \$69,048 (40 x \$1,726.20).**
2. The approved Preliminary Plat for Sellwood Place 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.
3. **Lots 8, and 10-13, Block 6, as they appear on the approved preliminary plat, shall be limited to one-story homes. This shall be a condition within the Development Agreement.**
4. **Prior to signature of the final plat for Phase 1, the applicant shall provide solid fencing along the entire southern boundary of the development. In addition, the applicant shall work with the City Engineer to determine if additional drainage (French drain) is necessary to alleviate potential erosion along the southern property boundary. This shall be a condition within the Development Agreement.**
5. **Prior to signature of the final plat for Phase 1, the applicant shall work with the Army Corp of Engineers to determine if wetland area exists within the development and if mitigation is necessary. Documentation from the Corp shall be provided to staff prior to approval of construction drawings. This shall be a condition within the Development Agreement.**
6. **The applicant shall manage fugitive lighting directed towards existing land uses to the east and south of the development.**
7. **The applicant shall provide detached sidewalk along the entire frontage of the subdivision on Brandon Road.**
8. 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.
9. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
10. 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.
11. 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)

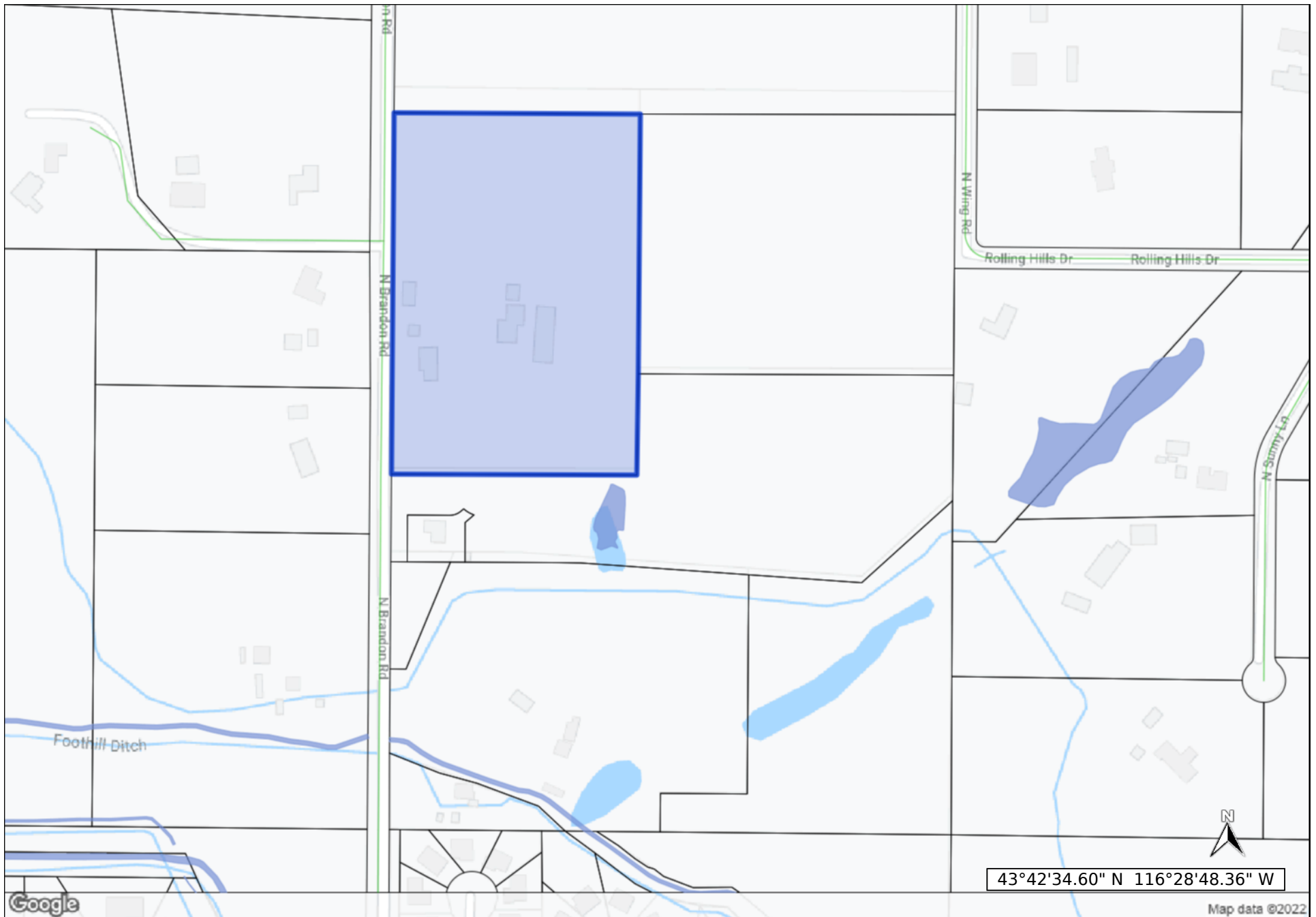
12. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
13. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
14. 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.
15. 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.)
16. 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.
17. 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.
18. A separate sign application is required for any subdivision sign.
19. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
20. 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.
21. 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.
22. 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.
23. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
24. All common areas shall be maintained by the Homeowners Association.
25. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
26. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
27. **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.
28. **Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.**
29. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-22-29 Sellwood Place Subdivision, Final Plat,
Phase 1, on _____, 2023.

SELLWOOD PLACE NO 1

VICINITY MAP





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: _____
Applicant Address: _____ Zip: _____
Phone: _____ Email: _____

Owner Name: HDP SELLWOOD LLC
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: KENT BROWN Firm Name: KENT BROWN PLANNING
Address: 3161 E SPRINGWOOD DR MERIDIAN ID Zip: 83642
Phone: 208-871-6842 Email: KENTLKB@GMAIL.COM

Property Information:

Subdivision Name: SELLWOOD PLACE SUBD NO 1 Phase: ONE

Parcel Number(s): S0405244552 & S0405314925 & S0405314950

Approved Zoning: R-4 Units per acre: 3.47

Total acreage of phase: 11.50 Total number of lots: 52

Residential: 40 Commercial: 0 Industrial: 0

Common lots: 12 Total acreage of common lots: 1.91 Percentage: 6

Percent of common space to be used for drainage: 15.9 Acres: .12

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

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>40</u>	<u>40</u>
Number of Common Lots:	<u>12</u>	<u>12</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	_____	_____

Amenities: COMMUNITY PARK

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

Subdivision Name: Sellwood Place Subdivision no 1 Phase: One

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #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 (✓)
KB	Completed and signed copy of Final Plat Application	
KB	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
KB	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 submittedLot range and average lot size of phaseDescription of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenitiesList any specific approved building setbacks previously approved by Council.	
KB	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
KB	Electronic copy of current recorded warranty deed for the subject property	
KB	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
KB	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
KB	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
KB	Electronic copy of vicinity map showing the location of the subject property	
KB	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
KB	One (1) 11" X 17" paper copy of the Final Plat	
KB	Electronic copy of the Final landscape plan**	

KB	One (1) 11" X 17" copy of the Final landscape plan	
KB	Electronic copy of site grading & drainage plans**	
KB	Electronic copy of originally approved Preliminary Plat**	
KB	Electronic copy of a Plat with all phases marked with changes, if applicable**	
KB	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**	
KB	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	
KB	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
KB	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.</u>	
	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

12-13-2022
 Date

KENT BROWN PLANNING SERVICES

January 19, 2023

Star City Council
PO Box 130
Star, ID 83669

RE: Final Plat for Sellwood Place Subdivision No 1

Dear Mayor and Council:

On behalf of Greendale Grove Properties LLC, please accept this request for Final Plat approval. The lot count for Canopi Estates is; 15 single-family residential and 3 common lots. This subdivision is located at 10606 New Hope Road.

- Sellwood Place Subdivision No 1 is in compliance with the preliminary plat (AZ20-20;DA 20-25 & PP20-18) and meets all requirements of conditions.
- Sellwood Place Subdivision No 1 Final Plat is in conformance with:
 1. The approved preliminary plat layout and uses
 2. Acceptable engineering, architectural and surveying practices and local standards.

Evidence of Substantial compliance for the Sellwood Place Subdivision: No 1

APPROVED PRELIMINARY SUBDIVISION	PHASE ONE
Total Residential lots -76	Total Residential lots -40
Range of residential lots – 6300- 27,934	Range of residential lots – 6400- 14,972
OPEN SPACE	
Qualified open space – 2.14.acres (10%)	Qualified open space – .46 acres (6)
Gross Density- 3 units per acre	Gross Density -3.98-units per acre
AMENITIES: Neighborhood park, playground picnic shelter, pathways	AMENITIES: Neighborhood Park

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

Sincerely,



Kent Brown, Planner

PRELIMINARY PLAT FOR
SELLWOOD PLACE SUBDIVISION

SITUATED IN THE EAST HALF OF THE WEST HALF OF SECTION 05,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,

STAR, IDAHO
2021

BASIS OF BEARINGS

S0405244230
TAYLOR JUSTIN V
2700 N BRANDON RD
STAR, ID 83669

S0405244460
MARLOW MARY JANE FAMILY LIVING TRUST
485 S WINSLOW BAY WAY
STAR, ID 83669

S0405244200
HYNES PATRICK & RHONDA TRUST
4835 NE HWY 20
CORVALLIS, OR 97330

S0405244700
HYNES PATRICK & RHONDA TRUST
4835 NE HWY 20
CORVALLIS, OR 97330

R8108100275
JOHNS DUANE E &
10300 ROLLING HILLS DR
STAR, ID 83669

R8108100400
KUCK LONN
10399 W ROLLING HILLS DR
STAR, ID 83669

R8108100425
TARBET ROBERT C
2275 N SUNNY LN
STAR, ID 83669

R8108100450
FEHLAU ROBERT E
2203 N SUNNY LN
STAR, ID 83669

S0405315350
WARR VICTOR
2050 N BRANDON RD
STAR, ID 83669

R8108100475
SLATER JOHN DEVIN & KATHLEEN
DAUNIS REV LIVING TRUST
2091 N SUNNY LN
STAR, ID 83669

R7626730100
CHUL LLC
6267 JOPLIN RD
NAMPA, ID 83687

R7626730300
STEPPE SHEM D
PO BOX 787
STAR, ID 83669

S0405325500
CHESLEY TRAVIS F
2347 N BRANDON RD
STAR, ID 83669

S0405325600
REED NORMA
2263 N BRANDON RD
STAR, ID 83669

S0405325750
BOYACK RICHARD EUGENE
2055 N BRANDON RD
STAR, ID 83669

S0405315000
WARR VICTOR
2050 N BRANDON RD
STAR, ID 83669

S0405315200
WARR VICTOR
2050 N BRANDON RD
STAR, ID 83669

BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner
- Calculated Point

NOTES:

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
- ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, AND 8, BLOCK 1, LOT 1, BLOCK 2, LOTS 4, 7, AND 13, BLOCK 3, LOTS 5 AND 10, BLOCK 4, LOTS 1, 19, AND 28, BLOCK 5, LOT 9, BLOCK 6, LOT 1, BLOCK 7 WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS. LOT 6, BLOCK 1 LOT 6, BLOCK 5, ARE SHARED DRIVEWAY LOTS, LOT 5, BLOCK 5 IS A PRESSURE IRRIGATION PUMP STATION LOT, AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (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."
- DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SELLWOOD PLACE SUBDIVISION.
- THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0130 J, COMMUNITY PANEL NO. 0130 J WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS, 10' WIDE FRONT LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SELLWOOD PLACE SUBDIVISION.
- EASEMENTS FOR SEWER/WATER FACILITIES WILL BE REQUIRED WHERE PLACED OUTSIDE OF PUBLIC RIGHT OF WAY. LOTS 1 AND 10, BLOCK 2 SHALL HAVE EASEMENTS FOR THE STAR SEWER AND WATER DISTRICT UTILITIES.
- DIRECT LOT ACCESS TO N. BRANDON ROAD IS PROHIBITED.

IRRIGATION DISTRICT

FARMERS UNION DITCH CO. LTD
715 N. CLOVER DR.
BOISE, ID 83703
208-870-7919

LAND SURVEYOR

TIMOTHY HARRIGAN, P.L.S.
J-U-B ENGINEERS
2760 W. EXCURSION LN. STE. 400
MERIDIAN, ID 83642
208-376-7330

CIVIL ENGINEER

KEITH H. MORSE, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN. STE. 400
MERIDIAN, ID 83642
208-376-7330

OWNER

MICHAEL J. SESSIONS
2350 N. BRANDON RD
STAR, ID 83669

OWNER

CRISTOBAL FLORIAN
2200 N. BRANDON RD
STAR, ID 83669

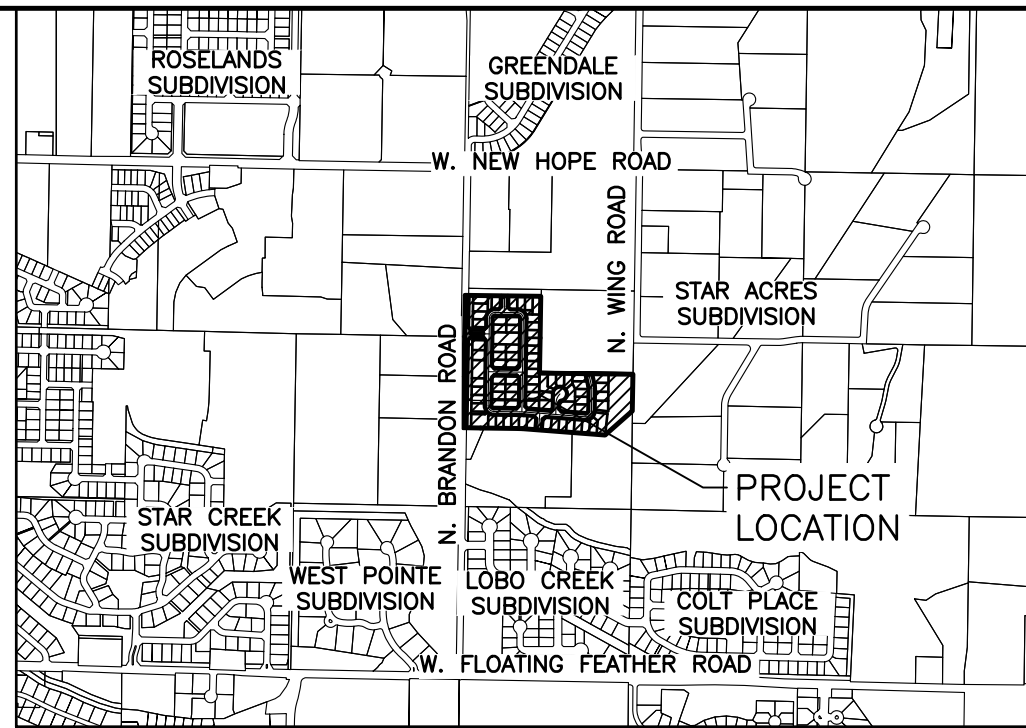
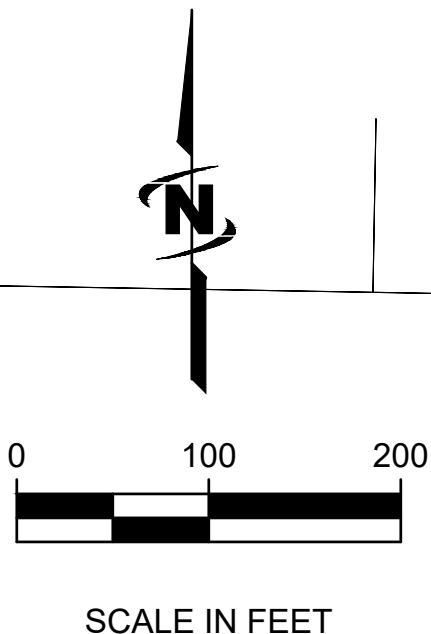
DEVELOPER CONTACT

RILEY VERNER
2803 ARTHUR STREET
BOISE, ID 83703
298-585-7721

LAND USE SUMMARY

TOTAL AREA:	21.35 AC.
TOTAL LOTS:	93 LOTS
RESIDENTIAL LOTS:	76 LOTS
COMMON AREA LOTS:	15 LOTS
COMMON DRIVEWAY LOTS:	2 LOTS
RESIDENTIAL DENSITY:	3.56 DU/AC
TOTAL OPEN SPACE:	3.30 AC. (15.5%)
BUFFER OPEN SPACE:	1.17 AC. (5.5%)
QUALIFIED OPEN SPACE	2.14 AC. (10.0%)
AVERAGE LOT SIZE:	7,134 S.F.
SMALLEST LOT:	6,228 S.F.
EXISTING ZONE:	RUT
PROPOSED ZONE:	R-4

BOUNDARY
CERTIFICATION



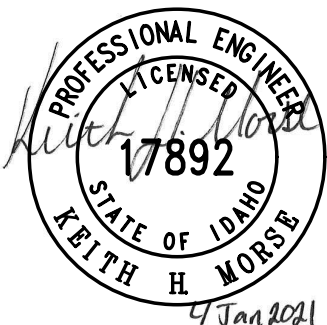
VICINITY MAP

SCALE: 1"=800'



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
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REUSE OF DRAWINGS		REVISION		BY		DATE	
JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DESIGN AND THE DESIGNER'S OBLIGATION TO PROVIDE PROFESSIONAL SERVICES SHALL NOT BE RELEASED BY ANY REUSE OF THIS DESIGN WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.	NO.	DESCRIPTION	BY	APR	DATE	NO.	DESCRIPTION

SELLWOOD PLACE SUBDIVISION
STAR, IDAHO

BOUNDARY AND PROJECT INFORMATION

FILE: 10-20-106_PRE-PLAT
JUB PROJ. #: 10-20-106
DRAWN BY: EE
DESIGN BY: KM
CHECKED BY: KM
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 1/4/2021

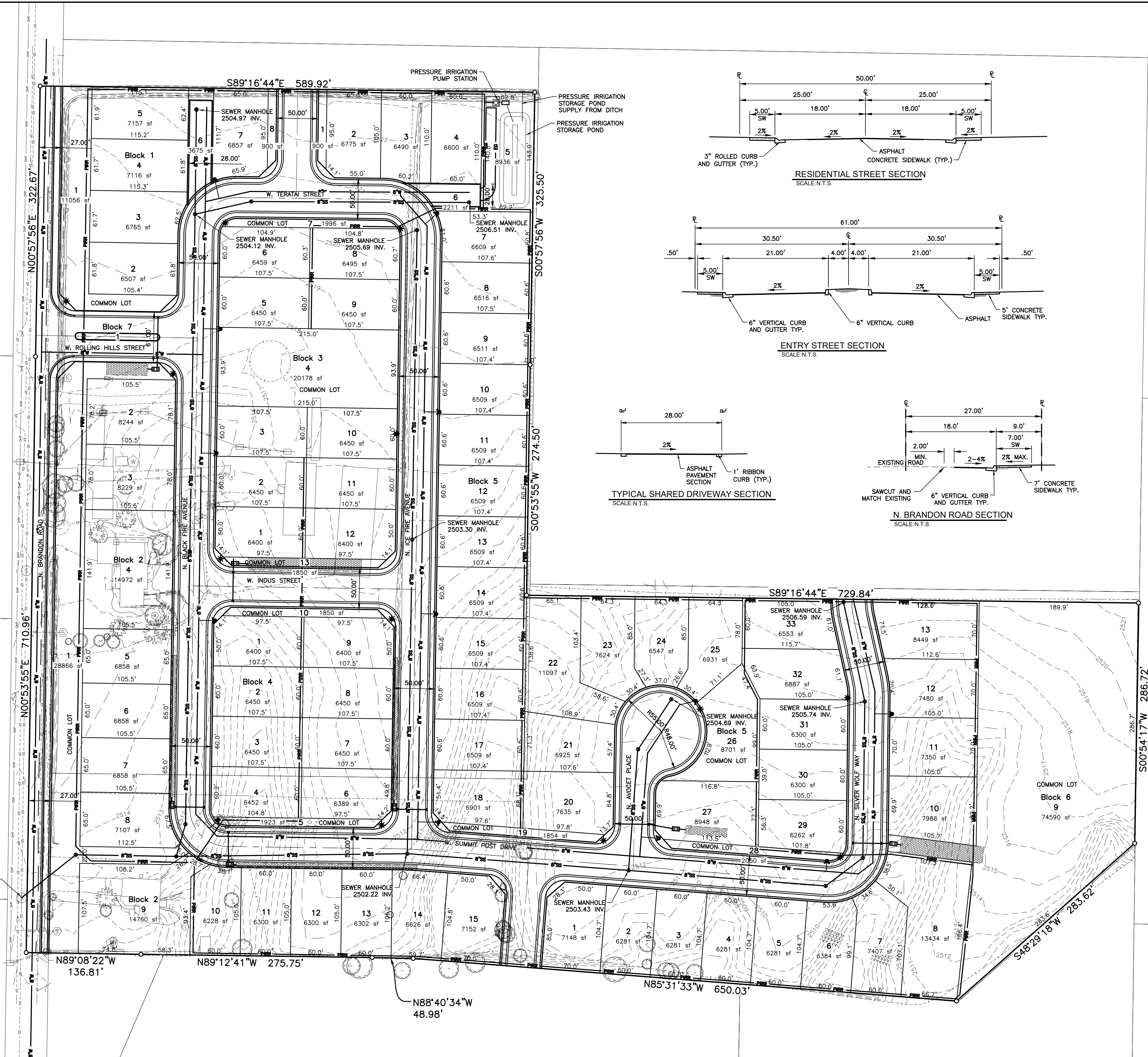
SHEET NUMBER:

PP-01

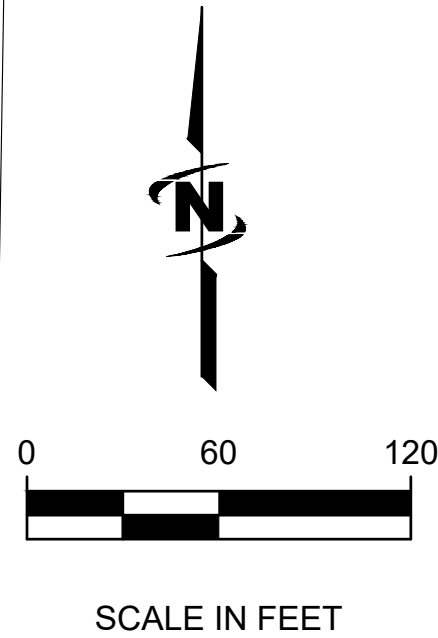
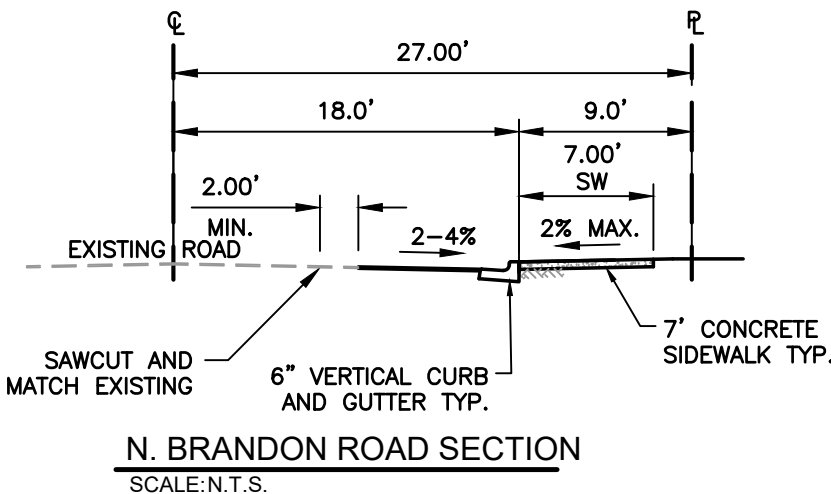
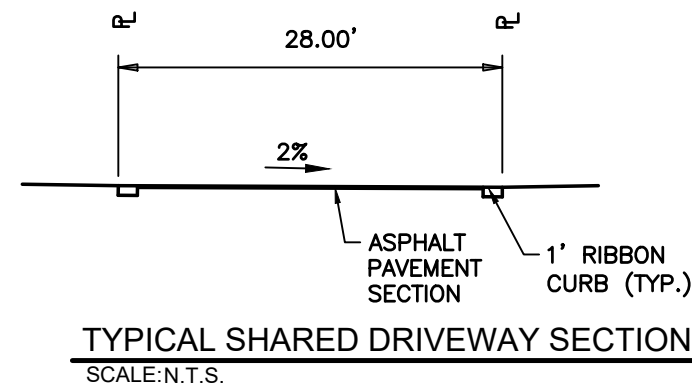
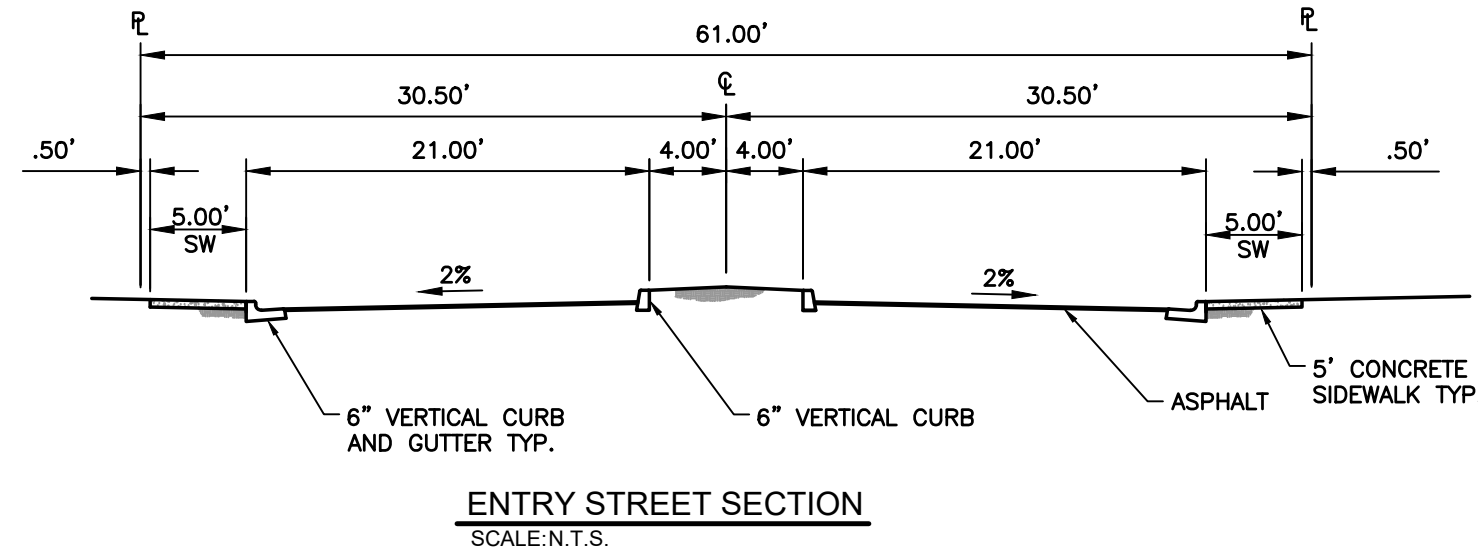
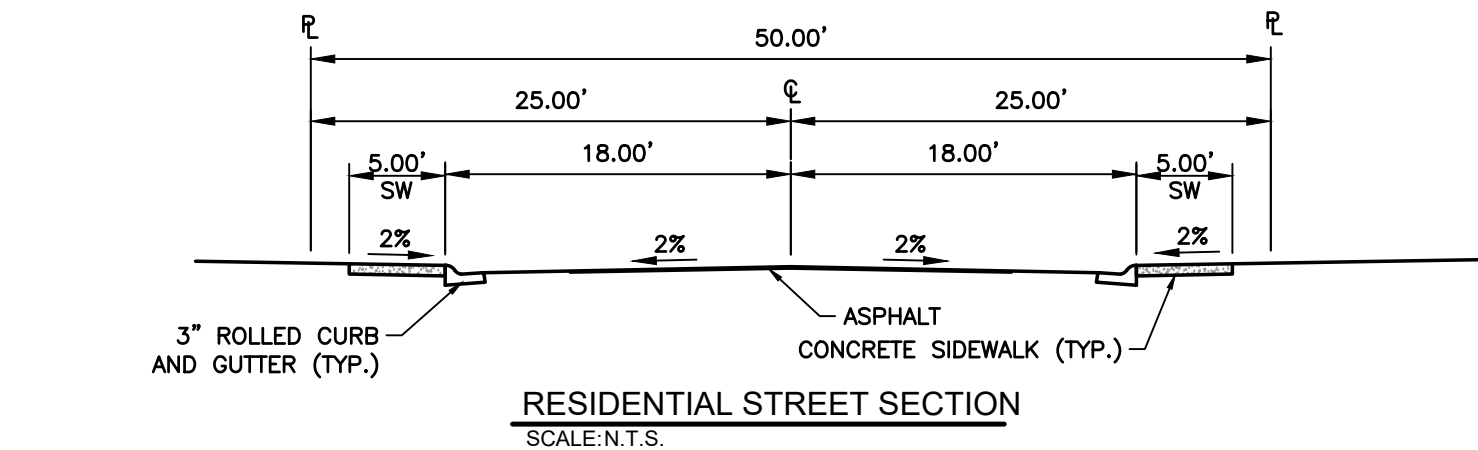
BASIS OF BEARING
N00°56'28"E
2649.01'

Plot Date: 1/4/2021 1:26 PM Plotted By: Everett Earnest
Date Created: 1/4/2021 JUB.COM\CENTRAL\CLIENTS\MARKBOTTLES\REAL ESTATE PROJECTS\10-20-106 BANDON PROPERTY\STAR\DESIGN\DWG SHEET 10-20-106 PRE-PLAT.DWG

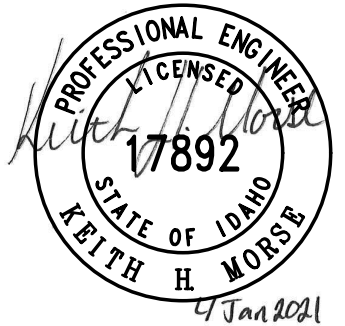
EXISTING MANHOLE
2499.21 INV. 12"



PRESSURE IRRIGATION
STORAGE POND
SUPPLY FROM DITCH
PRESSURE IRRIGATION
STORAGE POND



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REVISION			
NO.	DESCRIPTION	BY	DATE

SELLWOOD PLACE SUBDIVISION
STAR, IDAHO
PROPOSED CONDITIONS

FILE: 10-20-106_PRE-PLAT
JUB PROJ. #: 10-20-106
DRAWN BY: EE
DESIGN BY: KM
CHECKED BY: KM
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 1/4/2021
SHEET NUMBER:
PP-03

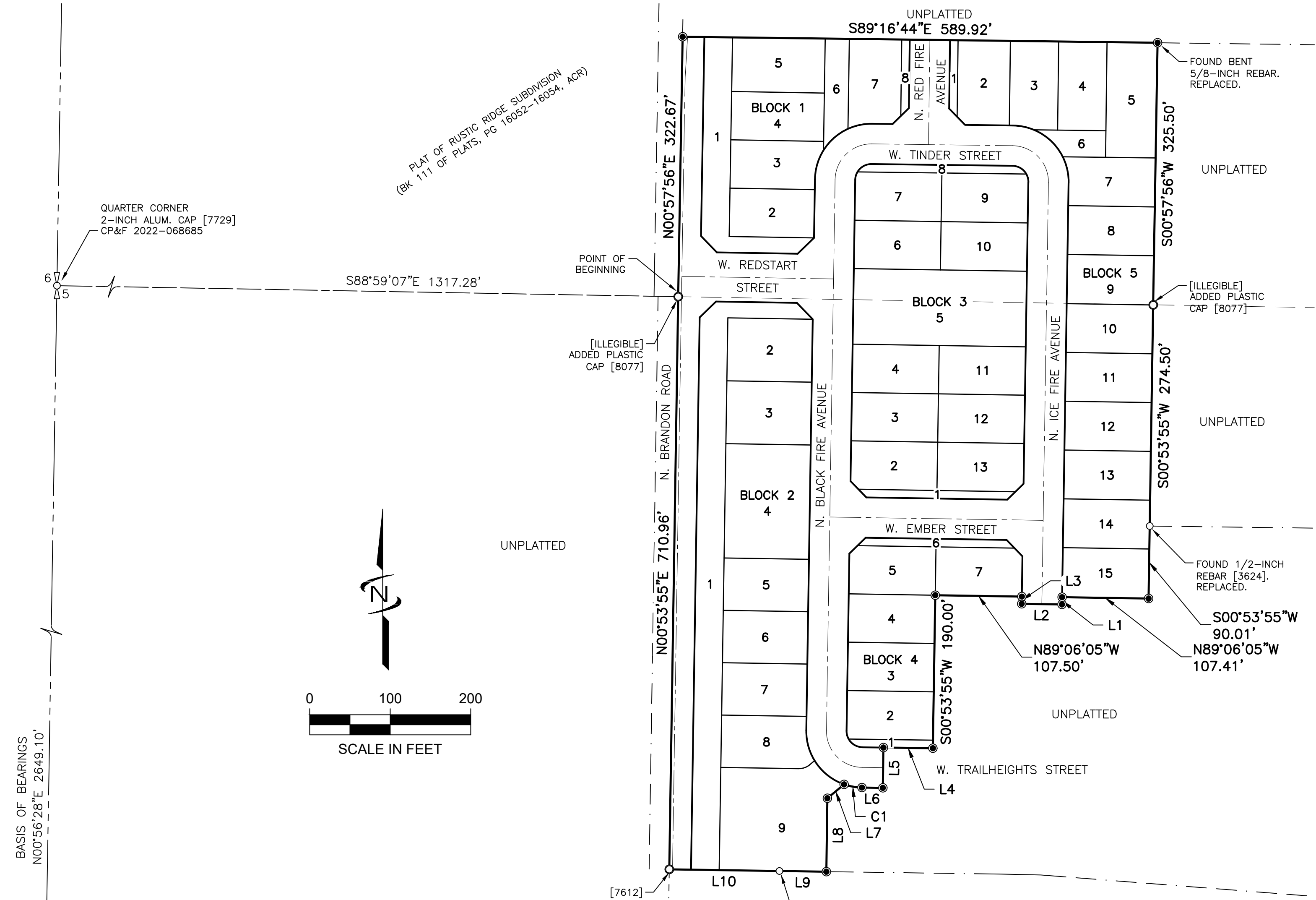
PLAT OF
SELLWOOD PLACE SUBDIVISION NO. 1
SITUATE IN THE EAST HALF OF THE WEST HALF OF SECTION 5,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO
2022

PLAT BOOK _____ PAGE _____

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- CENTER LINE
- ADJACENT PROPERTY LINE
- MATCH LINE
- TIE LINE
- UTILITY EASEMENT LINE
- EX. ACHD SIDEWALK EASEMENT LINE
- ACHD STORM DRAIN EASEMENT
- EMERGENCY ACCESS EASEMENT LINE

- SECTION CORNER
- QUARTER SECTION CORNER
- SET 1/2-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 8077"
- SET 5/8-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 8077"
- FOUND 1/2-INCH REBAR AS NOTED
- FOUND 5/8-INCH REBAR AS NOTED
- DIMENSION POINT - NOT SET OR FOUND
- C# - CURVE COURSE NUMBER (TYPICAL)
- L# - LINE COURSE NUMBER (TYPICAL)
- # - LOT NUMBER (TYPICAL)
- [####] - PLS NUMBER FOUND ON MONUMENT
- ACR - ADA COUNTY RECORDS



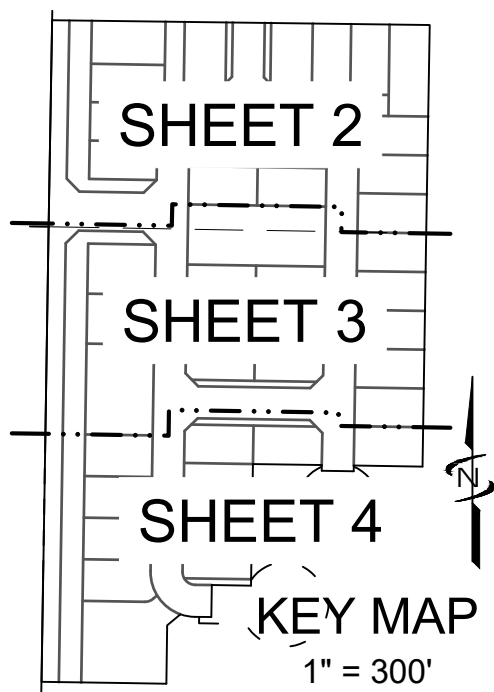
BASIS OF BEARINGS
N00°56'28"E 2649.10'

POINT OF COMMENCEMENT
SECTION CORNER
3 1/4-INCH BRASS CAP [5710]
CP&F 1051254343

LINE TABLE - THIS SHEET ONLY		
NO.	BEARING	DIST.
L1	S00°53'55"W	9.00'
L2	N89°06'05"W	50.00'
L3	N00°53'55"E	9.00'
L4	N89°12'41"W	61.46'
L5	S00°47'19"W	50.00'
L6	N89°12'41"W	26.00'
L7	S50°15'10"W	26.95'
L8	S00°47'19"W	91.11'
L9	N89°12'41"W	58.32'
L10	N89°08'22"W	136.81'

CURVE TABLE - THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	70.00'	18°30'52"	22.62'	N79°57'15"W	22.52'

THIS IS A DRAFT VERSION OF THE PLAT
AND IT IS PRELIMINARY IN NATURE. IT HAS
NOT YET RECEIVED AGENCY APPROVAL
NOR HAVE MONUMENTS BEEN INSTALLED.
NOT FOR RECORDATION



SEE SHEET 5 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE

SEE SHEET 5 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE



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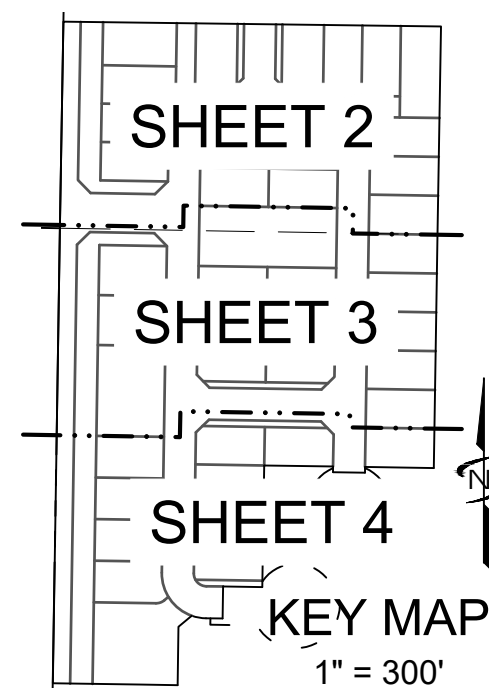
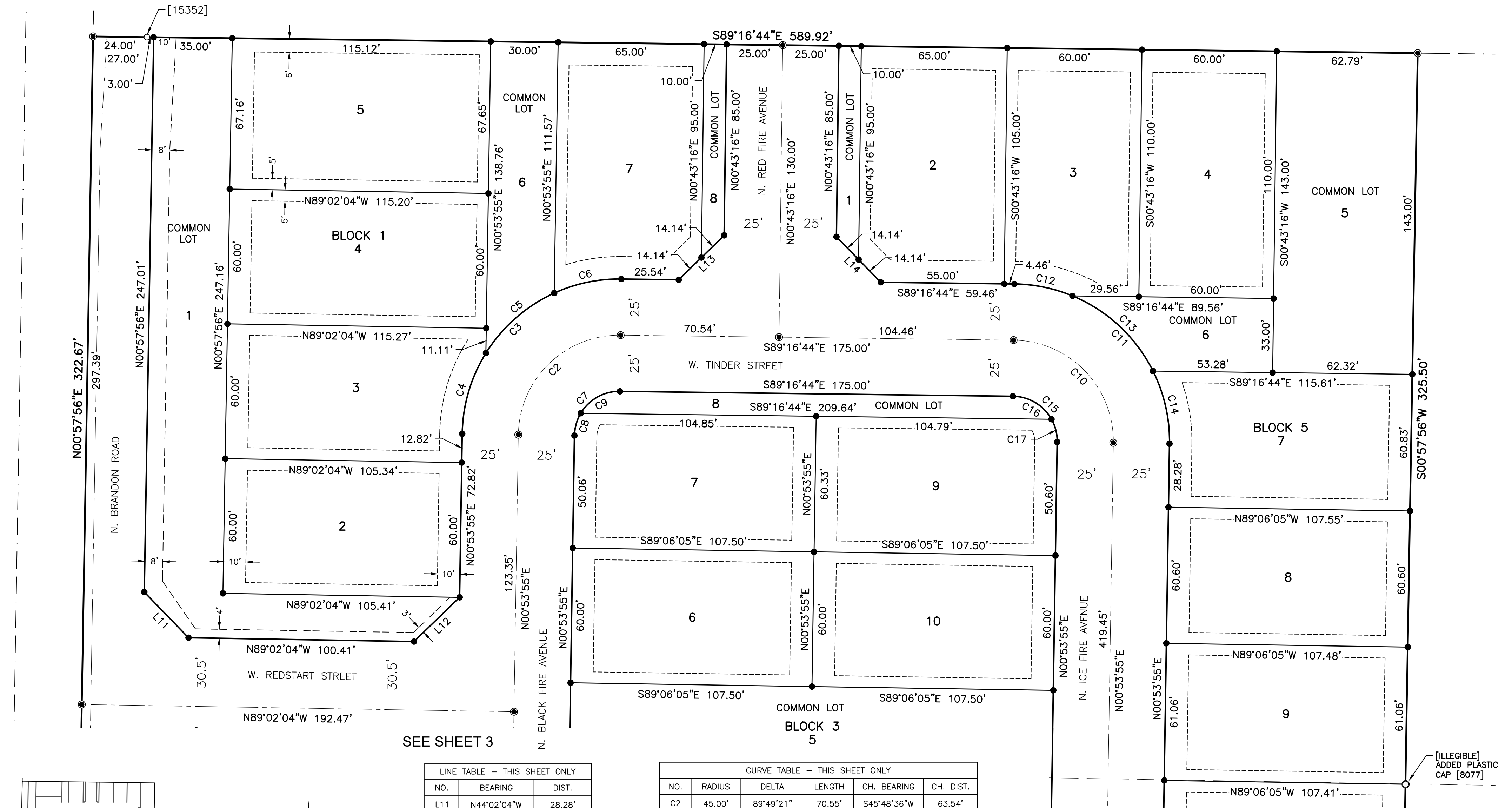
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JOB No. 10-21-038

PLAT OF SELLWOOD PLACE SUBDIVISION NO. 1

PLAT BOOK _____ PAGE _____

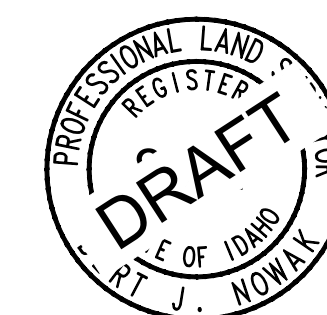


SEE SHEET 1 FOR LEGEND.
SEE SHEET 5 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

LINE TABLE - THIS SHEET ONLY		
NO.	BEARING	DIST.
L11	N44°02'04"W	28.28'
L12	N45°57'56"E	28.28'
L13	N45°43'16"E	28.28'
L14	S44°16'44"E	28.28'

CURVE TABLE - THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C2	45.00'	89°49'21"	70.55'	S45°48'36"W	63.54'
C3	70.00'	89°49'21"	109.74'	S45°48'36"W	98.84'
C4	70.00'	31°00'10"	37.88'	S16°24'00"W	37.42'
C5	70.00'	33°37'13"	41.08'	S48°42'41"W	40.49'
C6	70.00'	25°11'58"	30.79'	S78°07'17"W	30.54'
C7	20.00'	89°49'21"	31.35'	S45°48'36"W	28.24'
C8	20.00'	29°49'21"	10.41'	S15°48'36"W	10.29'
C9	20.00'	60°00'00"	20.94'	S60°43'16"W	20.00'
C10	45.00'	90°10'39"	70.83'	N44°11'24"W	63.74'
C11	70.00'	90°10'39"	110.17'	N44°11'24"W	99.15'
C12	70.00'	21°47'12"	26.62'	N78°23'08"W	26.46'
C13	70.00'	41°00'37"	50.10'	N46°59'13"W	49.04'
C14	70.00'	27°22'49"	33.45'	N12°47'30"W	33.13'
C15	20.00'	90°10'39"	31.48'	N44°11'24"W	28.33'
C16	20.00'	60°00'00"	20.94'	N59°16'44"W	20.00'
C17	20.00'	30°10'39"	10.53'	N14°11'24"W	10.41'

SEE SHEET 3



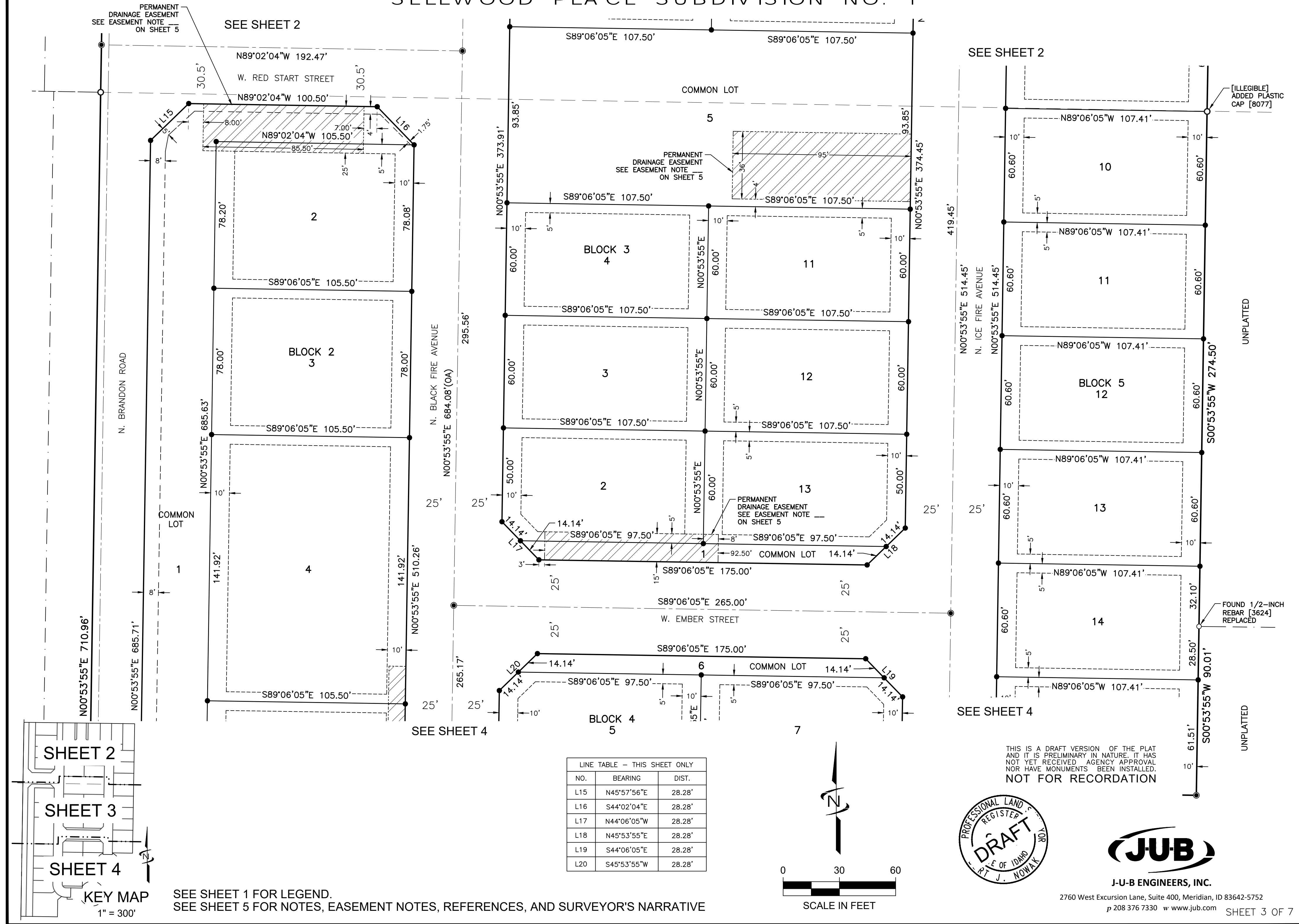
THIS IS A DRAFT VERSION OF THE PLAT AND IT IS PRELIMINARY IN NATURE. IT HAS NOT YET RECEIVED AGENCY APPROVAL NOR HAVE MONUMENTS BEEN INSTALLED.
NOT FOR RECORDATION



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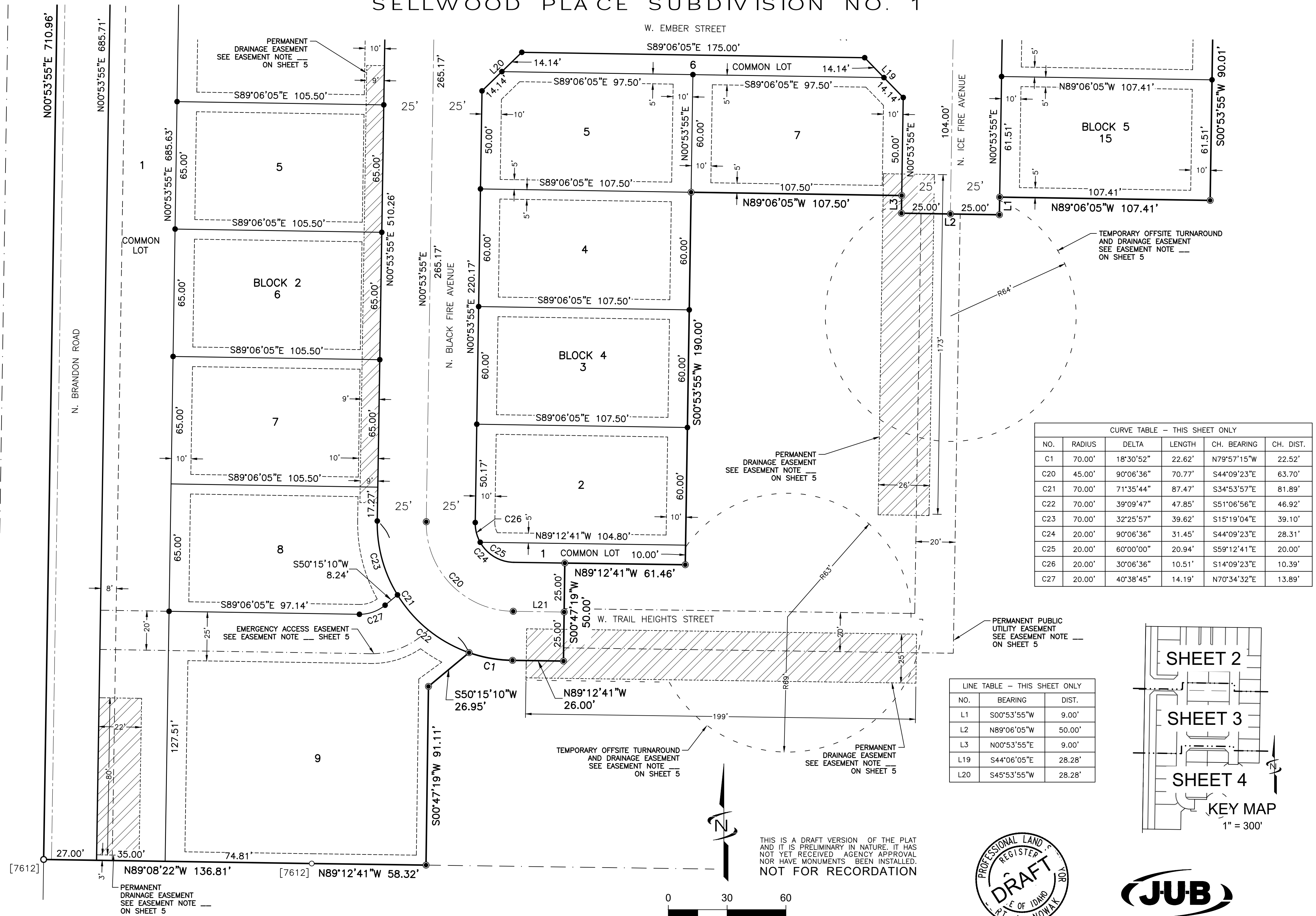
PLAT OF SELLWOOD PLACE SUBDIVISION NO. 1

PLAT BOOK _____ PAGE _____



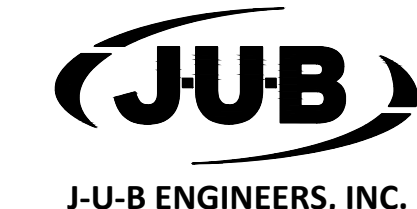
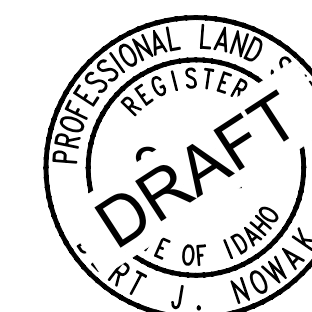
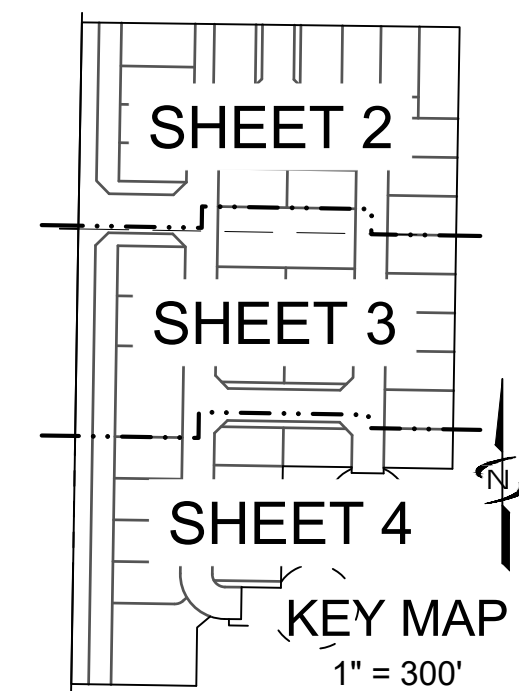
PLAT OF
SELLWOOD PLACE SUBDIVISION NO. 1

PLAT BOOK _____ PAGE _____



CURVE TABLE - THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	70.00'	18°30'52"	22.62'	N79°57'15"W	22.52'
C20	45.00'	90°06'36"	70.77'	S44°09'23"E	63.70'
C21	70.00'	71°35'44"	87.47'	S34°53'57"E	81.89'
C22	70.00'	39°09'47"	47.85'	S51°06'56"E	46.92'
C23	70.00'	32°25'57"	39.62'	S15°19'04"E	39.10'
C24	20.00'	90°06'36"	31.45'	S44°09'23"E	28.31'
C25	20.00'	60°00'00"	20.94'	S59°12'41"E	20.00'
C26	20.00'	30°06'36"	10.51'	S14°09'23"E	10.39'
C27	20.00'	40°38'45"	14.19'	N70°34'32"E	13.89'

LINE TABLE - THIS SHEET ONLY		
NO.	BEARING	DIST.
L1	S00°53'55"W	9.00'
L2	N89°06'05"W	50.00'
L3	N00°53'55"E	9.00'
L19	S44°06'05"E	28.28'
L20	S45°53'55"W	28.28'



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SEE SHEET 1 FOR LEGEND.
SEE SHEET 5 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

NOTES

1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (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."
4. LOTS 1, 6, AND 8 OF BLOCK 1, LOT 1 OF BLOCK 2, LOTS 1, 5, AND 8 OF BLOCK 3, LOTS 1 AND 6 OF BLOCK 4, LOTS 1, 5, AND 6 OF BLOCK 5, AND LOT 1 OF BLOCK 6 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE SELLWOOD SUBDIVISION HOMEOWNER'S ASSOCIATION.
5. DIRECT LOT ACCESS TO N. BRANDON ROAD IS PROHIBITED.
6. THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT WITH ADA COUNTY HIGHWAY DISTRICT RECORDED AS INSTRUMENT NO. 20___-_____, OFFICIAL RECORDS OF ADA COUNTY.

EASEMENT NOTES

1. ALL UTILITY EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS SHOWN HEREON, AND ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF PUBLIC & PRIVATE UTILITIES, PRESSURIZED IRRIGATION, SEWER SERVICE, CABLE TELEVISION/DATA; APPURTENANCES THERETO; AND LOT DRAINAGE.
2. LOTS 1, 6, AND 8 OF BLOCK 1, LOT 1 OF BLOCK 2, LOTS 1, 5, AND 8 OF BLOCK 3, LOTS 1 AND 6 OF BLOCK 4, LOTS 1, 5, AND 6 OF BLOCK 5, AND LOT 1 OF BLOCK 6 ARE HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET UTILITY EASEMENT OVER SAID LOTS.
3. NO UTILITY EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, SIDE AND REAR PROPERTY LINE FENCES, OR OTHER SUCH NON-PERMANENT IMPROVEMENTS.
4. ALL EASEMENTS ARE PARALLEL WITH THE LINES, OR CONCENTRIC WITH THE CURVES THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
5. PORTIONS OF LOTS 1, 5, 6, 7 AND 8 OF BLOCK 2, AND ALL OF LOT 1 OF BLOCK 3 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
6. ALL FRONT AND REAR LOT LINES HAVE A 10-FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT. ALL SIDE LOT LINES HAVE A 5-FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT UNLESS OTHERWISE SHOWN OR NOTED.
7. SEE INSTRUMENT NO. 20___-_____, OFFICIAL RECORDS OF ADA COUNTY FOR EXISTING PERMANENT ACHD EASEMENT.

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.
2. THE BOUNDARY LINES SHOWN HERE WERE ESTABLISHED BY HOLDING THE MONUMENTS FOUND REPRESENTING THE GOVERNMENT CORNERS FOR THE ALIQUOT LINES, AND BY HOLDING MONUMENTS FOUND REPRESENTING BOUNDARY CORNERS AS SHOWN ON RECORD OF SURVEY NOS. 11639, 9393, AND 2415, ACR.

REFERENCE DOCUMENTS

SUBDIVISIONS: RUSTIC RIDGE SUBDIVISION (BK 111 OF PLATS, PGS 16052-16054, ACR)
RECORDS OF SURVEY: NOS. 11639, 9393, 2415, ACR
DEEDS: 2021-127305, 2021-127306, ORAC
EASEMENTS:

THIS IS A DRAFT VERSION OF THE PLAT
AND IT IS PRELIMINARY IN NATURE. IT HAS
NOT YET RECEIVED AGENCY APPROVAL
NOR HAVE MONUMENTS BEEN INSTALLED.
NOT FOR RECORDATION



PLAT OF
SELLWOOD PLACE SUBDIVISION NO. 1

PLAT BOOK _____ PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT PROVIDENCE PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THAT REAL PROPERTY TO BE KNOWN AS SELLWOOD PLACE SUBDIVISION NO. 1, AND THAT IT INTENDS TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

A TRACT OF LAND SITUATE IN THE EAST HALF OF THE WEST HALF OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE FROM SAID POINT OF COMMENCEMENT, NORTH 00°56'28" EAST, COINCIDENT WITH THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 2,649.01 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE LEAVING SAID WEST LINE, SOUTH 88°59'21" EAST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,317.28 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 5 SAID CORNER BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID NORTH LINE, NORTH 00°57'56" EAST, COINCIDENT WITH THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 5, A DISTANCE OF 322.67 FEET TO THE NORTHWESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 2016-031433, OFFICIAL RECORDS OF ADA COUNTY; THENCE LEAVING SAID WEST LINE, COINCIDENT WITH THE RESPECTIVE NORTHERLY AND EASTERLY LINES OF SAID TRACT, THE FOLLOWING THREE (3) CONSECUTIVE COURSES AND DISTANCES:

- 1. SOUTH 89°16'44" EAST, A DISTANCE OF 589.92 FEET TO THE NORTHEASTERLY CORNER THEREOF,
- 2. SOUTH 00°57'56" WEST, A DISTANCE OF 325.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, AND
- 3. LEAVING SAID NORTH LINE, SOUTH 00°53'55" WEST, A DISTANCE OF 274.50 FEET TO A POINT ON THE NORTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN THE QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 9382150, OFFICIAL RECORDS OF ADA COUNTY;

THENCE LEAVING SAID NORTHERLY LINE, THE FOLLOWING THIRTEEN (13) CONSECUTIVE COURSES AND DISTANCES:

- 1. CONTINUING SOUTH 00°53'55" WEST, A DISTANCE OF 90.01 FEET,
- 2. NORTH 89°06'05" WEST, A DISTANCE OF 107.41 FEET,
- 3. SOUTH 00°53'55" WEST, A DISTANCE OF 9.00 FEET,
- 4. NORTH 89°06'05" WEST, A DISTANCE OF 50.00 FEET,
- 5. NORTH 00°53'55" EAST, A DISTANCE OF 9.00 FEET,
- 6. NORTH 89°06'05" WEST, A DISTANCE OF 107.50 FEET
- 7. SOUTH 00°53'55" WEST, A DISTANCE OF 190.00 FEET,
- 8. NORTH 89°12'41" WEST, A DISTANCE OF 61.46 FEET,
- 9. SOUTH 00°47'19" WEST, A DISTANCE OF 50.00 FEET,
- 10. NORTH 89°12'41" WEST, A DISTANCE OF 26.00 FEET
- 11. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 18°30'52", AN ARC LENGTH OF 22.62 FEET, AND A CHORD BEARING NORTH 79°57'15" WEST, A DISTANCE OF 22.52 FEET,
- 12. SOUTH 50°15'10" WEST, A DISTANCE OF 26.95 FEET, AND
- 13. SOUTH 00°47'19" WEST, A DISTANCE OF 91.11 FEET TO A POINT ON THE AGREED BOUNDARY LINE DESCRIBED IN THE BOUNDARY LINE AGREEMENT RECORDED AS INSTRUMENT NO. 113024490, OFFICIAL RECORDS OF ADA COUNTY;

THENCE COINCIDENT WITH SAID AGREED BOUNDARY LINE, THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

- 1. NORTH 89°12'41" WEST, A DISTANCE OF 58.32 FEET, AND
- 2. NORTH 89°08'22" WEST, A DISTANCE OF 136.81 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 5;

THENCE NORTH 00°53'55" EAST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 710.96 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11.54 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR THE USES SPECIFICALLY DEPICTED ON THE PLAT, AND FOR ANY OTHER PURPOSES DESIGNATED HEREON, AND NO PERMANENT STRUCTURES, OTHER THAN FOR SUCH USES AND PURPOSES, ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS WITHIN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE SEWER AND WATER SERVICE FROM STAR SEWER AND WATER DISTRICT, WHICH HAS AGREED IN WRITING TO SERVE ALL LOTS WITHIN THE SUBDIVISION. IRRIGATION WATER HAS BEEN PROVIDED FROM MIDDLETON MILL DITCH COMPANY, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM MIDDLETON MILL DITCH COMPANY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS:

MITCHELL S. ARMUTH, AUTHORIZED AGENT
PROVIDENCE PROPERTIES, LLC

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } SS.

ON THIS _____ DAY OF _____, IN THE YEAR 20_____,
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF _____,
PERSONALLY APPEARED MITCHELL S. ARMUTH, KNOWN OR IDENTIFIED TO ME
TO BE AN AUTHORIZED AGENT OF PROVIDENCE PROPERTIES, LLC, THAT
EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
PROVIDENCE PROPERTIES, LLC EXECUTED THE SAME.

NOTARY PUBLIC FOR IDAHO
MY COMMISSION EXPIRES _____ .

CERTIFICATE OF OWNERS
(CONTINUED)

CRISTOBAL FLORIAN AND DENICE FLORIAN, HUSBAND AND WIFE

CRISTOBAL FLORIAN

DENICE FLORIAN

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS.

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, BEFORE
ME, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, PERSONALLY
APPEARED CRISTOBAL FLORIAN AND DENICE FLORIAN, IDENTIFIED TO ME THAT
THEY EXECUTED THE WITHIN INSTRUMENT.

NOTARY PUBLIC FOR _____

MY COMMISSION NO. _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, BERT J. NOWAK, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT OF SELLWOOD PLACE SUBDIVISION NO. 1 IS TRUE AND CORRECT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS SHOWN HEREON, AND WAS SURVEYED IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.

BERT J. NOWAK, PLS 8077

DATE



J-U-B ENGINEERS, INC.

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752
p 208 376 7330 w www.jub.com

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
DATE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE_____DAY OF_____, 20_____.

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.

CITY ENGINEER

APPROVAL OF CITY COUNCIL

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED THIS _____ DAY OF _____, _____, BY THE CITY OF STAR, IDAHO.

CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR
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

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF ADA } SS. INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF JUB ENGINEERS, INC.

AT _____MINUTES PAST_____O'CLOCK__M.,

THIS_____DAY OF_____,_____, IN MY OFFICE, AND WAS RECORDED IN

BOOK_____OF PLATS AT PAGES ____ THROUGH ____.

FEE:_____

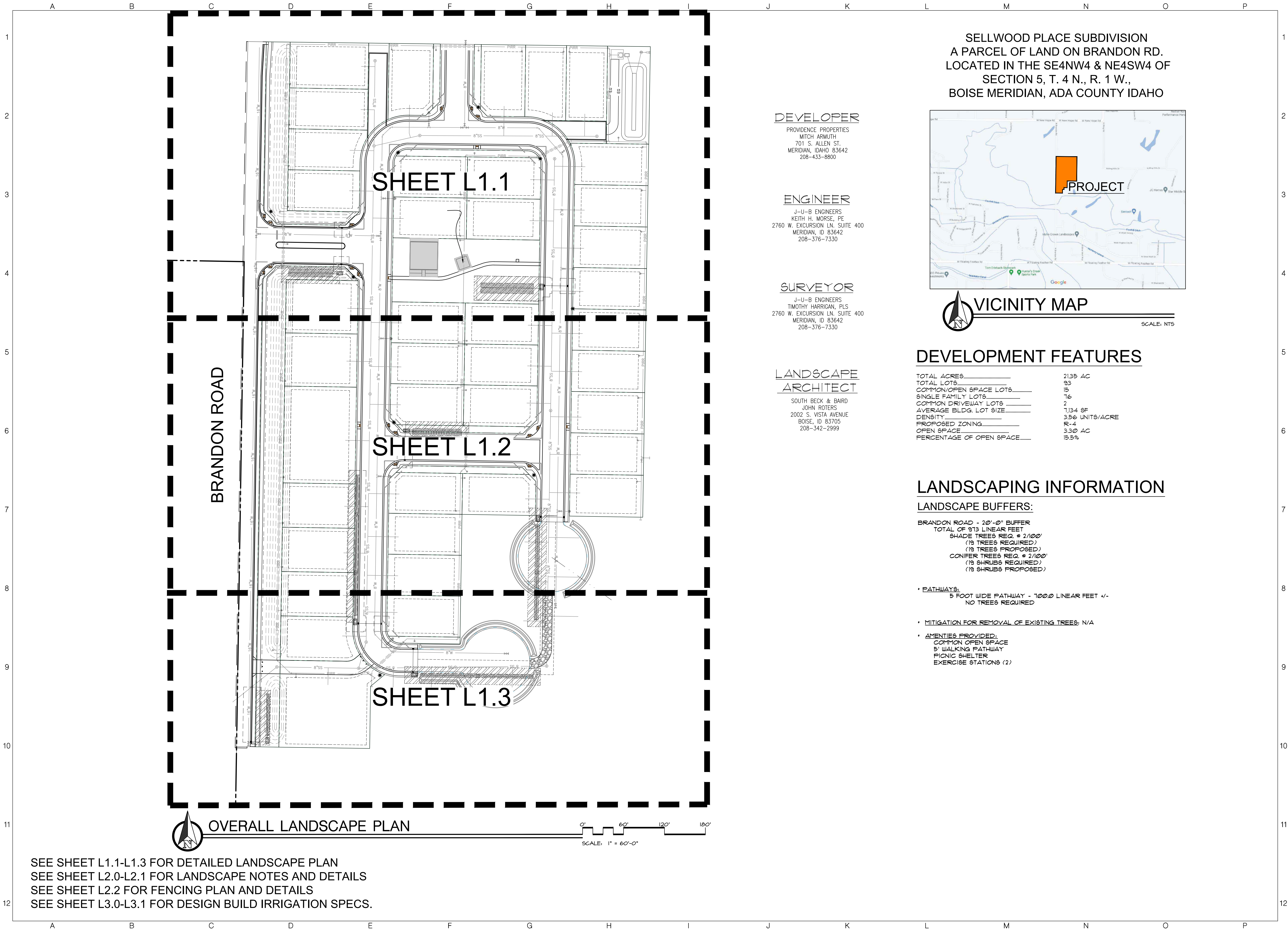
DEPUTY
EX-OFFICIO RECORDER



J-U-B ENGINEERS, INC.

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752

p 208 376 7330 w www.jub.com



SEE SHEET L1.1-L1.3 FOR DETAILED LANDSCAPE PLAN
SEE SHEET L2.0-L2.1 FOR LANDSCAPE NOTES AND DETAILS
SEE SHEET L2.2 FOR FENCING PLAN AND DETAILS
SEE SHEET L3.0-L3.1 FOR DESIGN BUILD IRRIGATION SPECS.

SELLWOOD PLACE SUBDIVISION
A PARCEL OF LAND ON BRANDON RD.
LOCATED IN THE SE4NW4 & NE4SW4 OF
SECTION 5, T. 4 N., R. 1 W.,
BOISE MERIDIAN, ADA COUNTY IDAHO



VICINITY MAP

SCALE: NTS

DEVELOPER

PROVIDENCE PROPERTIES
MITCH ARMUTH
701 S. ALLEN ST.
MERIDIAN, IDAHO 83642
208-433-8800

ENGINEER

J-U-B ENGINEERS
KEITH H. MORSE, PE
2760 W. EXCURSION LN. SUITE 400
MERIDIAN, ID 83642
208-376-7330

SURVEYOR

J-U-B ENGINEERS
TIMOTHY HARRIGAN, PLS
2760 W. EXCURSION LN. SUITE 400
MERIDIAN, ID 83642
208-376-7330

LANDSCAPE ARCHITECT

SOUTH BECK & BAIRD
JOHN ROTERS
2002 S. VISTA AVENUE
BOISE, ID 83705
208-342-2999

DEVELOPMENT FEATURES

TOTAL ACRES.....	21.35 AC
TOTAL LOTS.....	93
COMMON/OPEN SPACE LOTS.....	15
SINGLE FAMILY LOTS.....	76
COMMON DRIVEWAY LOTS.....	2
AVERAGE BLDG. LOT SIZE.....	7134 SF
DENSITY.....	3.56 UNITS/ACRE
PROPOSED ZONING.....	R-4
OPEN SPACE.....	3.30 AC
PERCENTAGE OF OPEN SPACE.....	15.5%

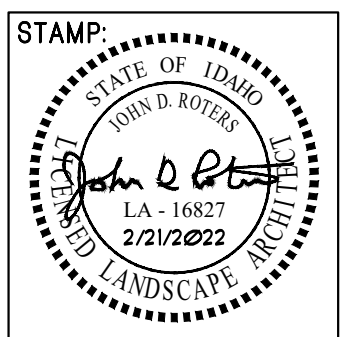
LANDSCAPING INFORMATION

LANDSCAPE BUFFERS:

- BRANDON ROAD - 20'-0" BUFFER
TOTAL OF 913 LINEAR FEET
SHADE TREES REQ. @ 2'/100'
(19 TREES REQUIRED)
(19 TREES PROPOSED)
CONIFER TREES REQ. @ 2'/100'
(19 SHRUBS REQUIRED)
(19 SHRUBS PROPOSED)
- * PATHWAYS:
5 FOOT WIDE PATHWAY - 1000 LINEAR FEET +/-
NO TREES REQUIRED

* MITIGATION FOR REMOVAL OF EXISTING TREES: N/A

* AMENITIES PROVIDED:
COMMON OPEN SPACE
5' WALKING PATHWAY
PICNIC SHELTER
EXERCISE STATIONS (2)



DATE:
2/2/2022

811
2002 S. Vista Ave
Boise, ID 83705
208-342-2999 Office
208-342-2999 Cell
info@sbcba.com
www.sbcba.com

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:		
No.	Date	Description
1	3-3-22	SITE UPDATE
2	8-16-22	FRONTAGE UPDATE
3	11-17-22	Phase 1 Amenities

LANDSCAPE PLAN
Sellwood Place Subdivision No. 1
Brandon Road, Star, ID 83669

DRAWN BY:
J.A.G.

CHECKED BY:
J.D.R.

PROJECT NUMBER
21-018

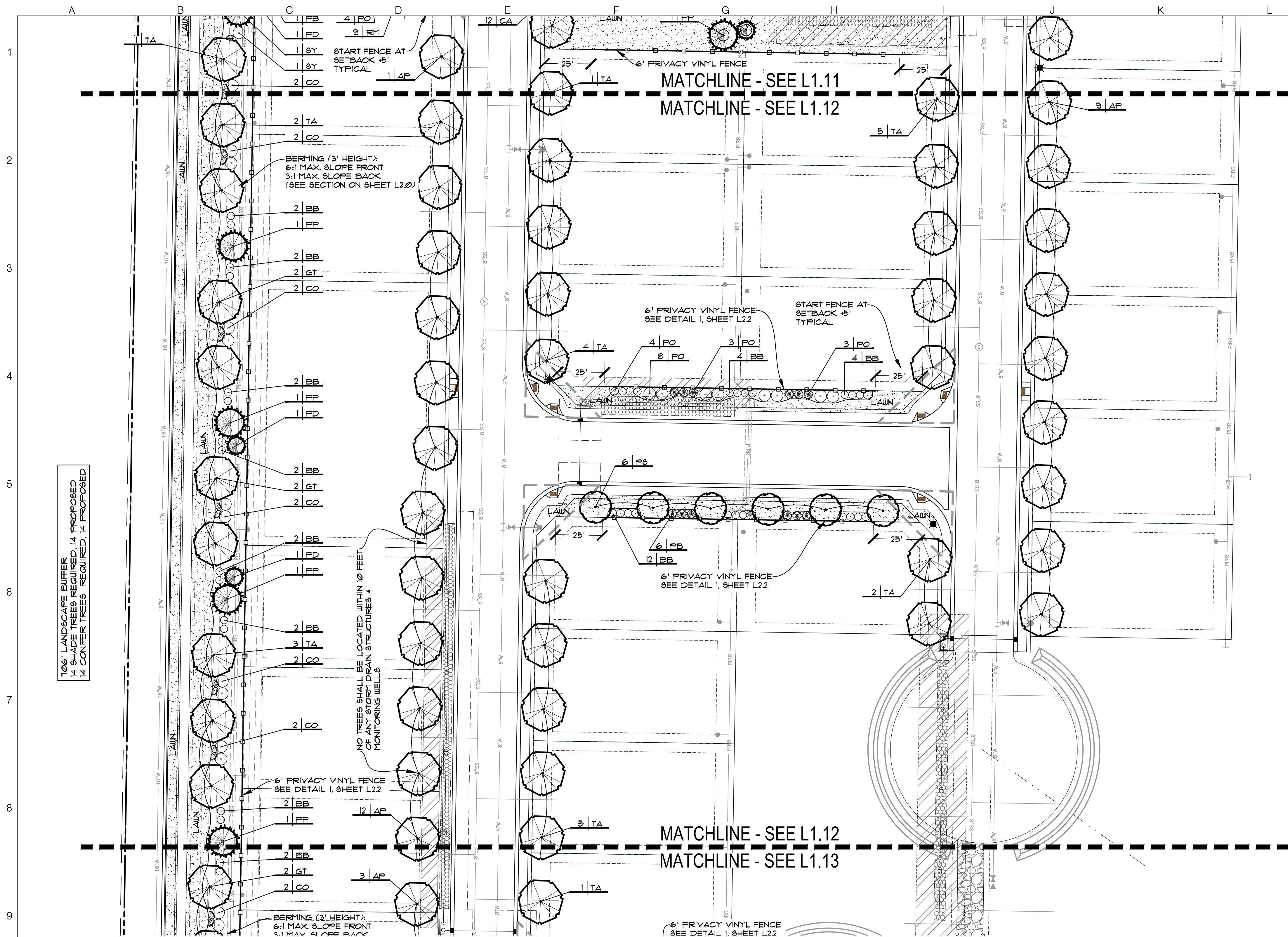
SHEET:
L1.0

FINAL PLAT NO. 1



FINAL PLAT NO. 1

SEE SHEET L1.1-L1.3 FOR DETAILED LANDSCAPE PLAN
SEE SHEET L2.0-L2.1 FOR LANDSCAPE NOTES AND DETAILS
SEE SHEET L2.2 FOR FENCING PLAN AND DETAILS
SEE SHEET L3.0-L3.1 FOR DESIGN BUILD IRRIGATION SPECS.



LANDSCAPE LEGEND

- PROPOSED 6' HGT. SOLID VINYL FENCING (SEE DETAIL 1, SHEET L2.2)
- SHOVEL CUT EDGE, (SEE DETAIL)
- BERM CONTOURS SHOWN @ 3:1 SLOPE MAX
- PROPERTY LINE (VERIFY)

PLANT IDENTIFICATION KEY

- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- SEED NATIVE GRASSES - 100% WOOD RIVER BLEND
- BASALT BOULDERS, 3'-4' DIAMETER TYPICAL

PLANT SCHEDULE

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
TREES				
AP	Acer platanoides 'Columnarobroad' Parkway Norway Maple	2" B4B	45' hgt. 25' wide	CLASS II
BN	Betula nigra River Birch	2" B4B	40' hgt. 35' wide	CLASS II
GT	Gleditsia triacanthos inermis 'Skycole' Skyline Honeylocust	2" B4B	45' hgt. 35' wide	CLASS II
PC	Fyrus calleryana 'Glen's Form' Chanticleer Pear	2" B4B	40' hgt. 15' wide	CLASS II
PD	Picea glauca 'Densata' Black Hills Spruce	6' hgt. B4B	40' hgt. 15' wide	CONIFER
PP	Picea pungens glauca Colorado Blue Spruce	6' hgt. B4B	45' hgt. 20' wide	CONIFER
PS	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B4B	35' hgt. 15' wide	CLASS I
TA	Tilia americana 'McSentry' American Sentry Linden	2" B4B	45' hgt. 30' wide	CLASS II
ZS	Zelkova serrata 'Green Vase' Green Vase Zelkova	2" B4B	45' hgt. 30' wide	CLASS II

TOTAL TREES TYPES 9

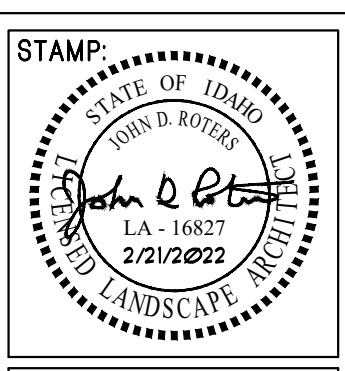
SHRUBS	PLANTING SIZE	MATURE SIZE
BB	Euonymus alatus 'Compactus' Dwarf Burning Bush	2 Gal. 4' hgt. x 4' wide
CO	Cornus alba 'Bailhelo' Ivory Halo Dogwood	5 Gal. 4' hgt. x 4' wide
JM	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal. 12' hgt. x 3' wide
PG	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal. 10' hgt. x 3' wide
PB	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	2 Gal. 4' hgt. x 4' wide
RM	Rosa x 'Flower Carpet' White Flower Carpet Rose	5 Gal. 3' hgt. x 4' wide
SY	Spiraea nipponica 'Snowmound' Snowmound Spirea	5 Gal. 4 hgt. x 4' wide
WF	Weigela florida 'Bramwell' Fine Wine Weigela	2 Gal. 3' hgt. 3' wide

GRASSES/ PERENNIALS	PLANTING SIZE	MATURE SIZE
CA	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	2 Gal. 3' hgt. x 2' wide
HH	Hemerocallis x. 'Stella De Oro' Stella De Oro Daylily	2 Gal. 18" hgt. x 2' wide
LL	Lavandula angustifolia 'Thumbelina Leigh' Thumbelina English Lavender	2 Gal. 12" hgt. x 18" wide

LANDSCAPE PLAN - AREA TWO

SCALE: 1" = 30'-0"

SEE SHEET L1.1-L1.3 FOR DETAILED LANDSCAPE PLAN
SEE SHEET L2.0-L2.1 FOR LANDSCAPE NOTES AND DETAILS
SEE SHEET L2.2 FOR FENCING PLAN AND DETAILS
SEE SHEET L3.0-L3.1 FOR DESIGN BUILD IRRIGATION SPECS.



DATE: 2/2/2022

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
208.342.2999 Cell
info@sba.com
www.sba.com

REVISIONS:		
No.	Date	Description
1	3-3-22	SITE UPDATE
2	8-16-22	FRONTAGE UPDATE
3	11-17-22	Phase 1 Amenities

LANDSCAPE PLANS Sellwood Place Subdivision No. 1 Brandon Road, Star, ID 83669

DRAWN BY: J.A.G.

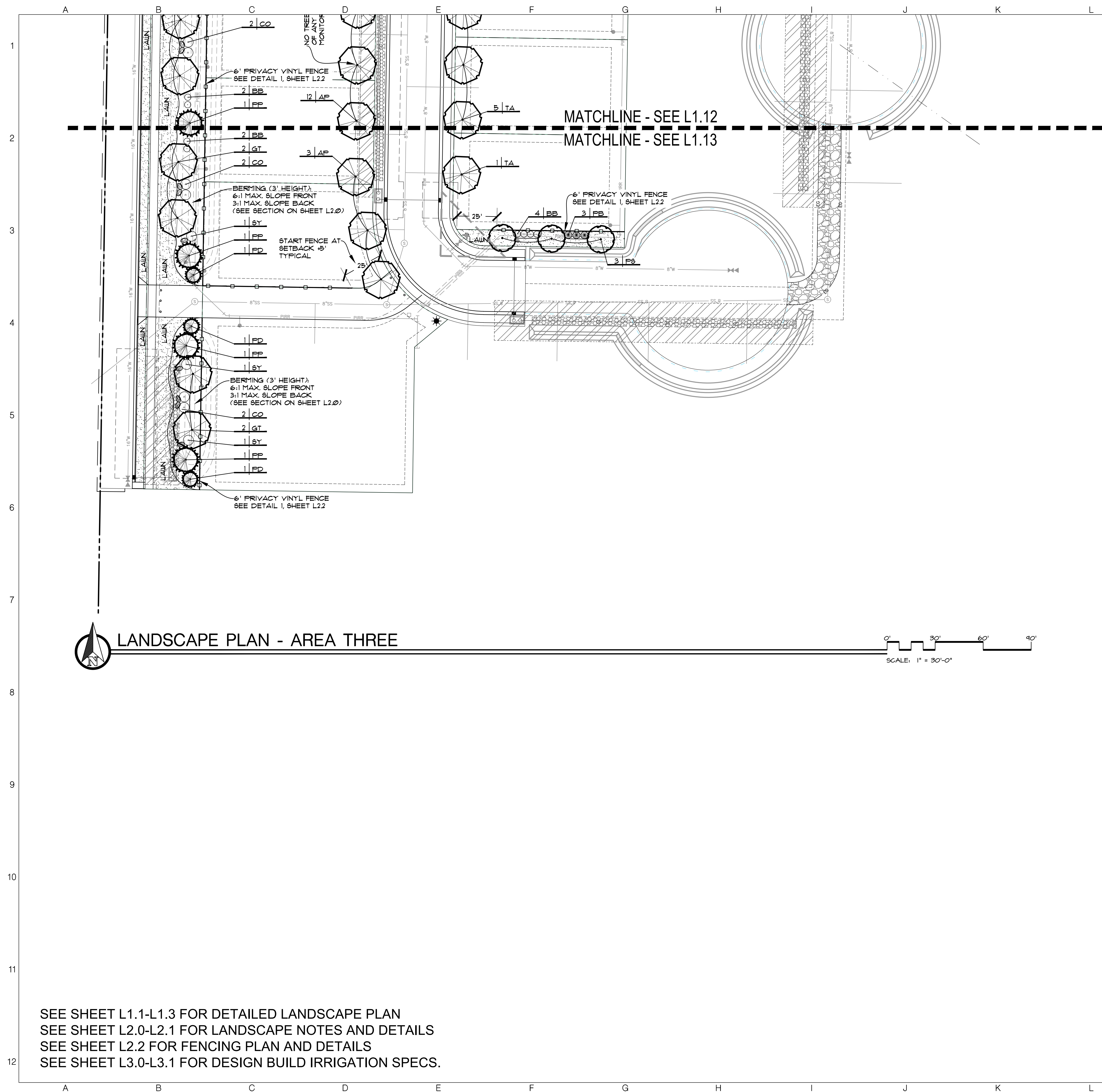
CHECKED BY: J.D.R.

PROJECT NUMBER 21-078

SHEET:

L1.2

FINAL PLAT NO. 1



CA	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	2 Gal	3' hgt. x 2' wide
HH	Heemerocallis x 'Stella De Oro' Stella De Oro Daylily	2 Gal	18" hgt. x 2' wide
LL	Lavandula angustifolia 'Thumbelina Leigh' Thumbelina English Lavender	2 Gal	12" hgt. x 18" wide

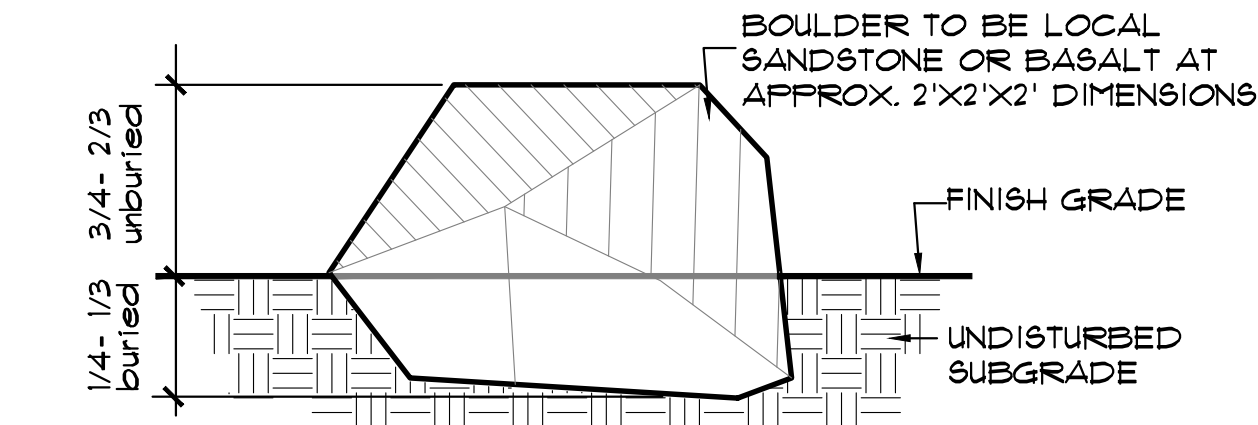
FINAL PLAT NO. 1

LANDSCAPE NOTES

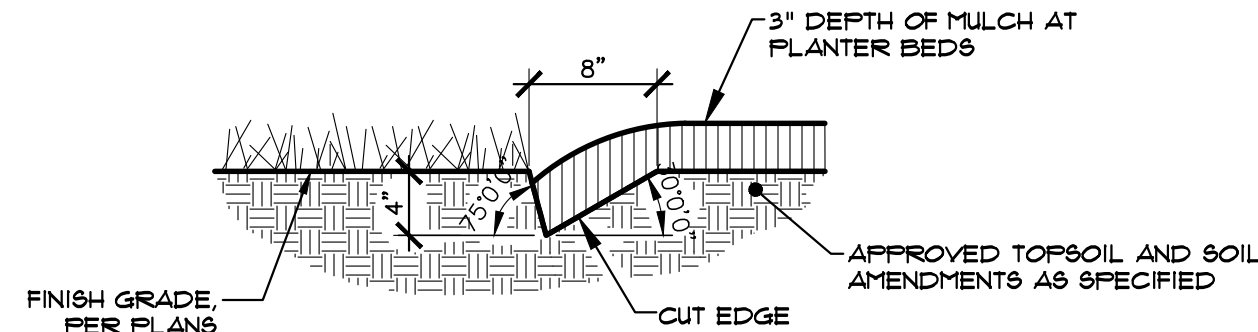
1. All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition. All plant material shall be Grade #1 or better.
2. All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.
3. All lawn areas shall be seeded or sodded with 100% Turf Type Tall Fescue (Festuca arundinacea). Seed to be placed within 48 hours of cutting and immediately after fine grading of topsoil and installation of irrigation system. Immediately after placement of seed, water to saturate seed and top 4" of topsoil. When adequately dry, roll to remove minor irregularities with 150-200 pound roller. Contractor shall provide (at time of bid) an add/alternate price per square foot for sodded lawn in place of lawn seeding.
4. All plant material shall be guaranteed for a period of one year beginning at the date of acceptance by 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.
5. Planting backfill for trees and shrubs shall be 5 parts topsoil and 1 part compost with straw. Stake all trees per details.
6. All seeded or sodded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, friable, sandy loam, clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Top soil from site shall be used, if meeting these standards. Place 1/2" compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.
7. Fertilize all trees and shrubs with 'Agriform' planting tablets, 21 gram. Quantity per manufacturer's recommendation.
8. Plant material shall not be substituted without the written permission of Owner. Submit names of three suppliers contacted if substitution is requested and plant material specified is not available.
9. Shrub planting beds shall be shovel edged to create a distinct separation of landscape types.
10. Immediately clean up any topsoil, or other debris on site created from landscape operation and dispose of properly off site.
11. This irrigation system shall be design built by a qualified irrigation contractor. The contractor shall provide professional designed irrigation construction drawings to the owner before construction (for review by the landscape architect). The drawings shall contain all the components in a professional irrigation system including but not limited to: mainlines, lateral lines, zones, valves, shut-off valves, drain valves, filtering, drip valve manifolds, wiring routes, FOC connections, and details. All products shall be from Hunter Industries and "commercial" grade components as determined by the manufacturer. No residential grade components will be accepted. Note: The Contractor shall refer to the Irrigation Design Build Specifications and the typical irrigation installation details on sheet L3.0 and L3.1.
12. All landscape areas shall have an state of the art (2-wire) automatic underground sprinkler system which insures complete coverage and is properly zoned for required water uses and has a weather station capable of turning off for rain/freeze events. All shrub zones, spray zones and gear driven zones shall be placed on separate zones. Shrub zones shall be drip irrigation installed per manufacturer's recommendations. Do not exceed a maximum of 5 fpa in all mainline and lateral lines. Coordinate the points of correction, water availability, water scheduling with the owner prior to providing an irrigation design and installing the irrigation system.
13. Coordinate all drainage areas and utilities with tree locations and adjust per field conditions.
14. All fencing shall comply with the City of Star code.
15. Coordinate all trees with site utilities, do not plant near any underground utility (see civil plans).
16. All trees to be located a minimum of 5 feet or greater from the back of any sidewalk, unless they are located within the parkway planter strips.

IRRIGATION NOTES:

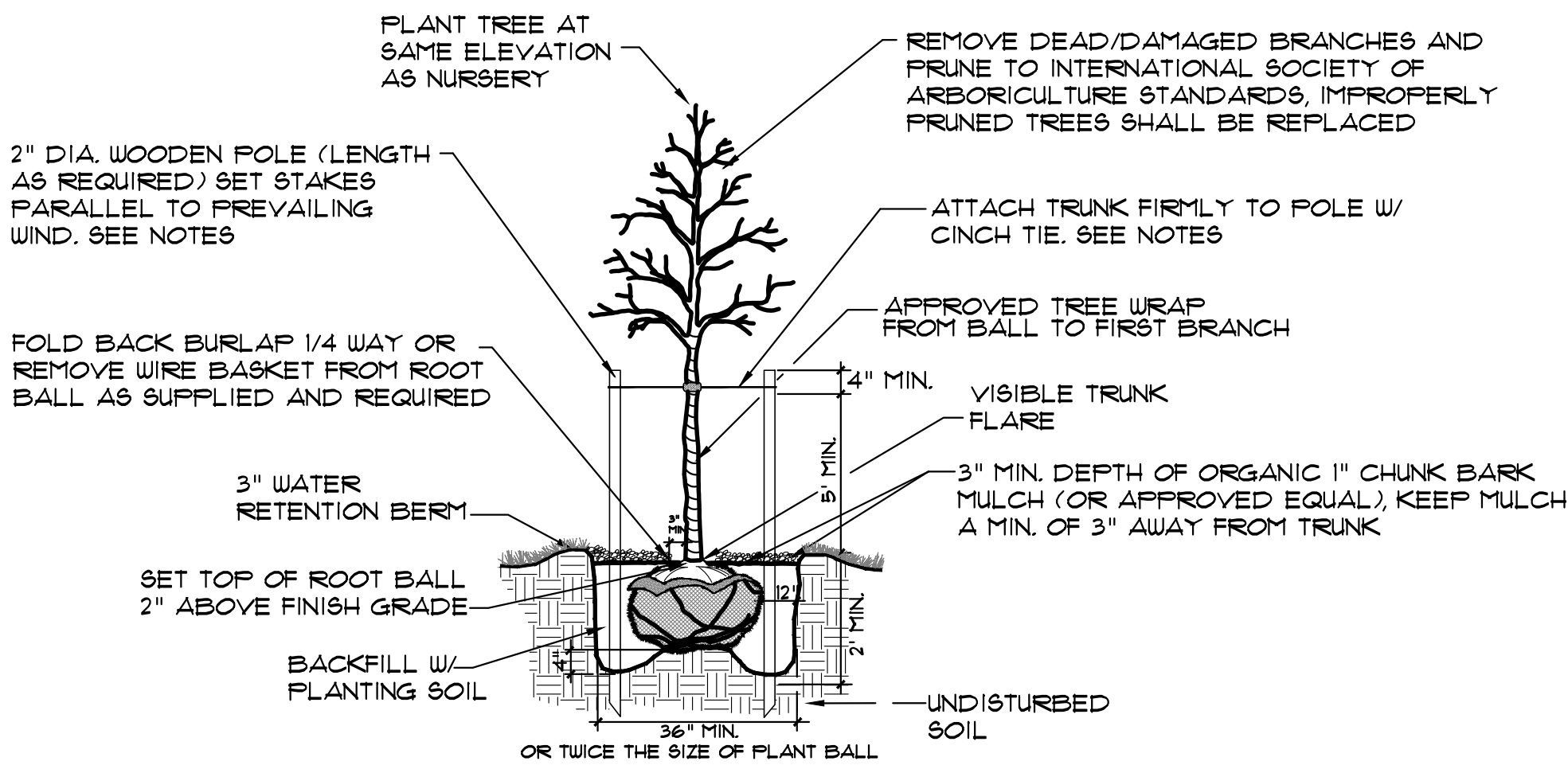
- A. REFER TO THE DESIGN BUILD IRRIGATION SPECIFICATIONS AND DETAILS SHEETS.
1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. 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 AND 18" AT PLANTER BEDS.
4. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
5. ELECTRONIC WATER DISTRIBUTION/ TIMING 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 PROGRAMED 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 OVER SPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
9. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.



1 BOULDER PLACEMENT DETAIL NO SCALE

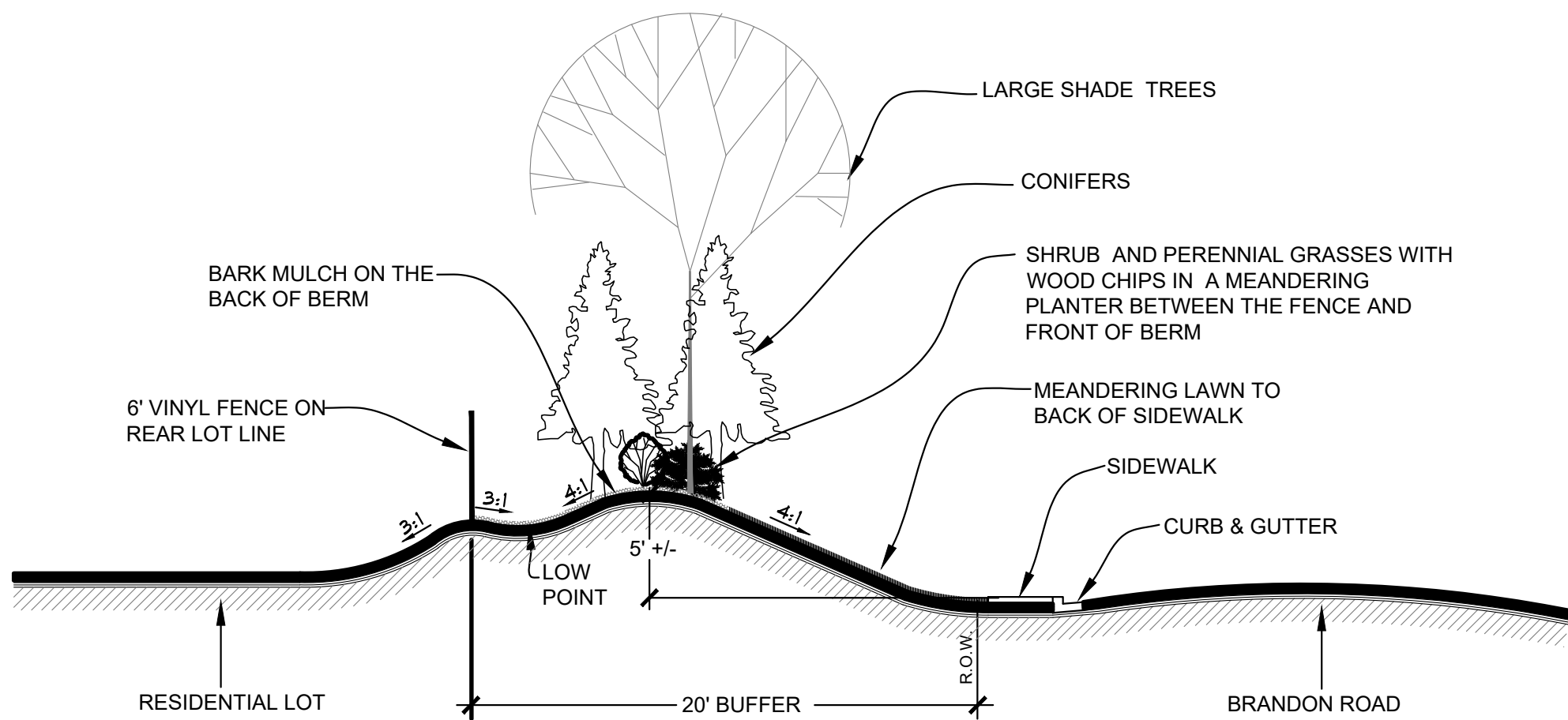


2 PLANTER BED CUT EDGE NO SCALE



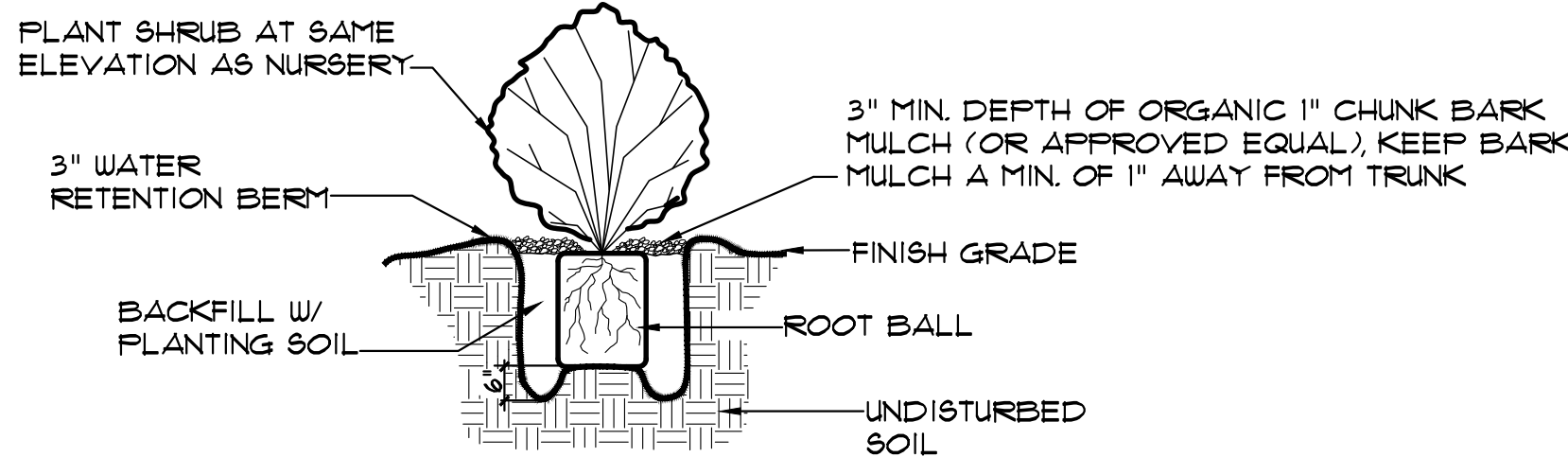
- NOTES:
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
 2. WRAP RUBBER CINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
 3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
 4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

3 DECIDUOUS TREE PLANTING DETAIL NO SCALE



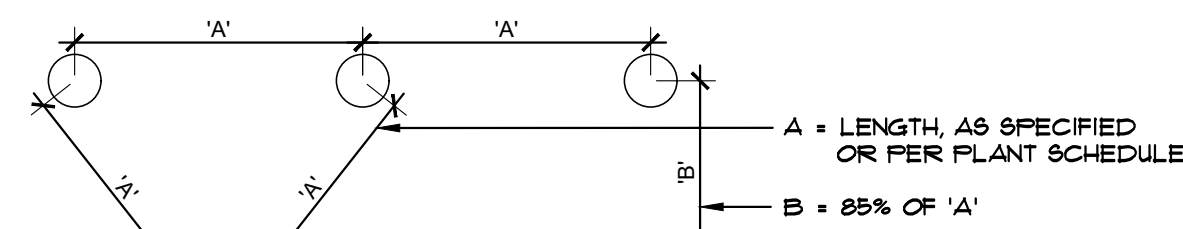
TYPICAL LANDSCAPE BERM (BRANDON ROAD)

NTS

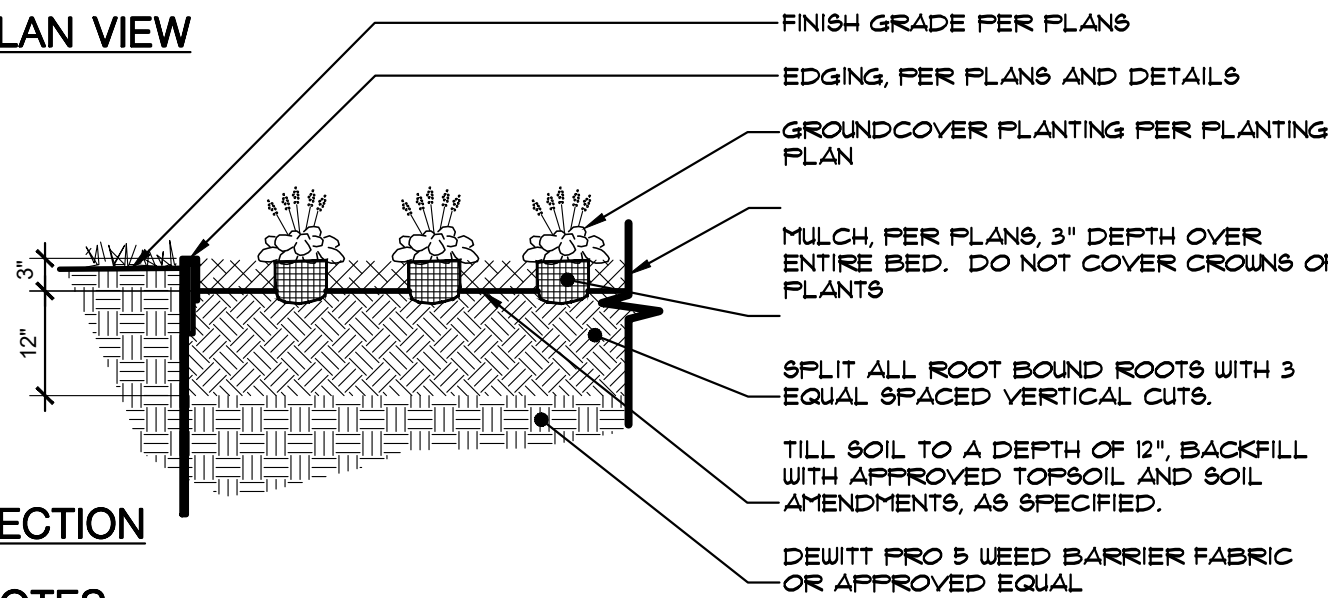


NOTE - DIG HOLE TWICE THE SIZE OF ROOT BALL

4 SHRUB PLANTING DETAIL NO SCALE



PLAN VIEW

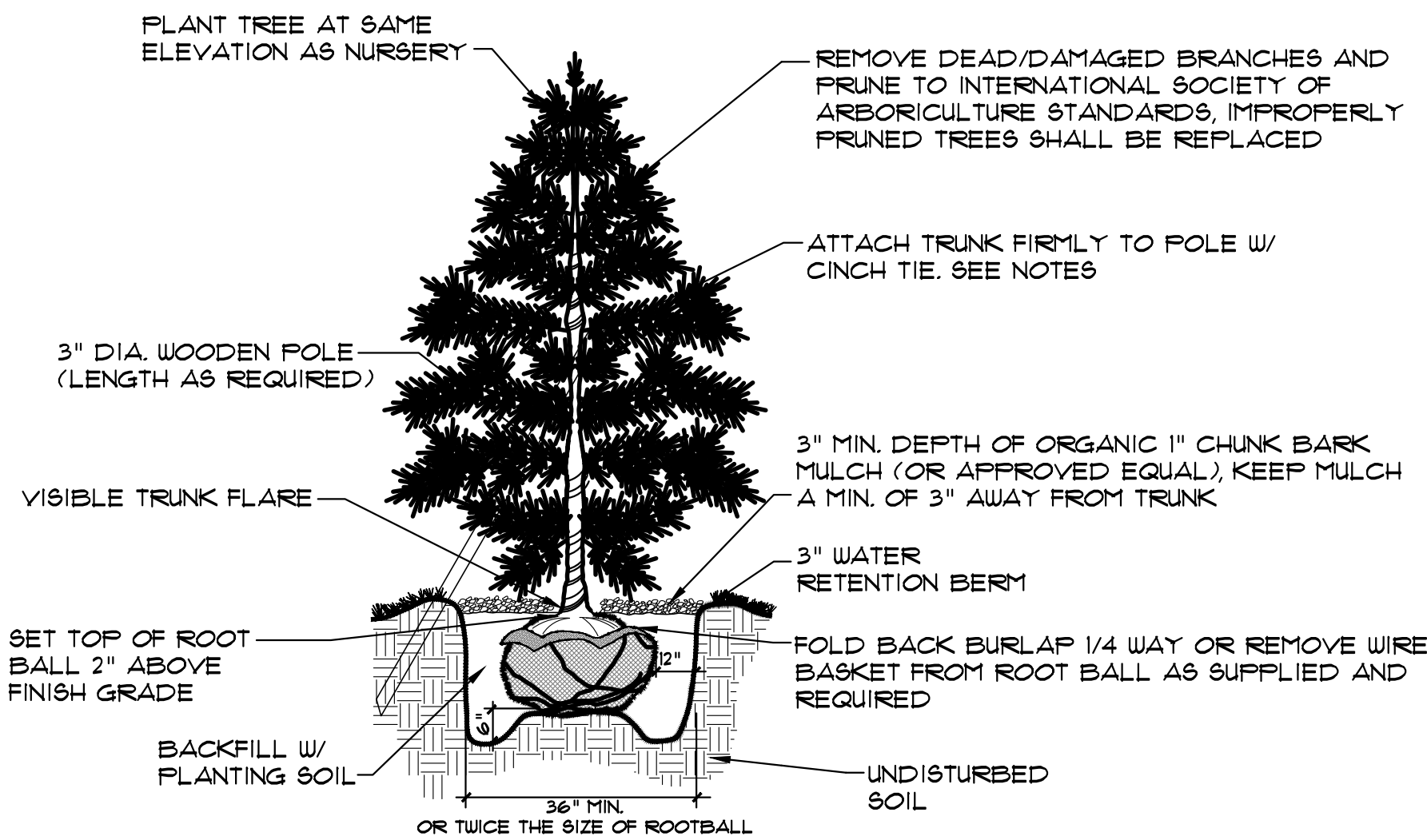


SECTION

NOTES:

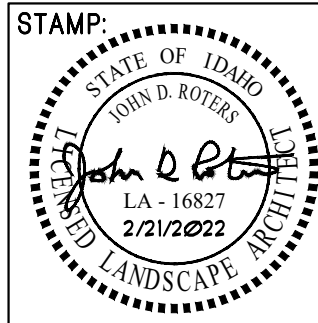
1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER-TO-CORNER TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

5 PERENNIAL AND GROUND COVER PLANTING NO SCALE



- NOTES:
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
 2. WRAP RUBBER CINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
 3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
 4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

6 CONIFEROUS TREE PLANTING DETAIL NO SCALE



DATE: 2/21/2022



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REVISIONS:		
No.	Date	Description
1	3-3-22	SITE UPDATE
2	8-16-22	FRONTAGE UPDATE
3	11-17-22	Phase 1 Amenities

LANDSCAPE DETAILS
Sellwood Place Subdivision No. 1
Brandon Road, Star, ID 83869

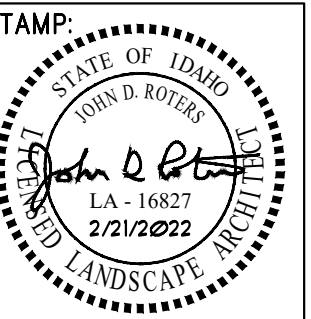
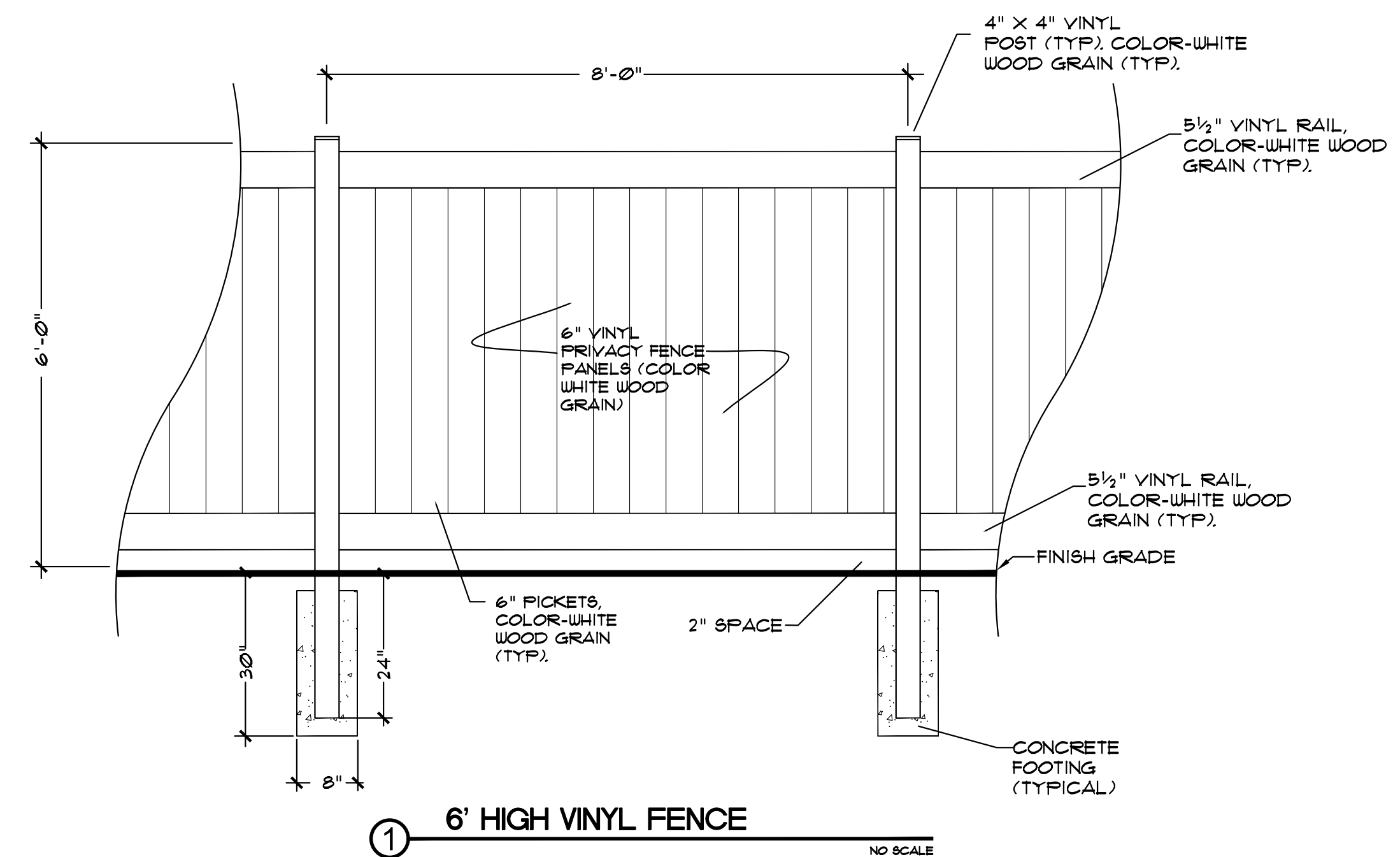
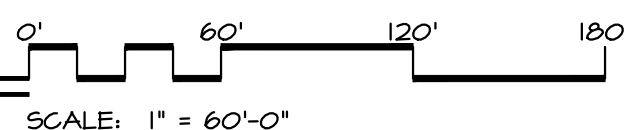
DRAWN BY: J.A.G.

CHECKED BY: J.D.R.

PROJECT NUMBER 21-078

SHEET:

L2.0



IRRIGATION DESIGN BUILD SPECIFICATIONS

PART 1 GENERAL

1.1 SUMMARY:

- Includes, but not limited to furnishing and installing sprinkler system complete with accessories necessary for proper function.
- Coordinate head location with plant material (new and existing). Irrigation heads to take priority over plant material.
- Coordinate all irrigation work with existing utilities and respective trades.
- Irrigation system to connect to Existing Pressurized Irrigation System with no cross connection to domestic water supply.

1.2 GUARANTEE:

- All components of installed sprinkler system shall be guaranteed for one (1) year from date of acceptance by Owner.
- Fill and repair depressions and replacing plantings due to settlement of irrigation trenches.
- Any repair or replacement of the sprinkler system during the guarantee period shall be without any additional cost to the owner.

1.3 QUALITY ASSURANCE:

- Work and materials shall be in accordance with the latest rules, regulations, and other applicable state and local laws. Nothing in the Contract Documents is to be construed to permit work not conforming to these codes. Contractor shall obtain and pay for any and all permits and fees required for this work.
- Perform work with personnel experienced in the work required in this section under the direction of a skilled foreman.
- Contractor shall furnish all components, labor, tools, and equipment as necessary for the proper execution and completion of all irrigation work.
- During construction, protect materials from damage and prolonged exposure to sunlight.

1.4 SUBSTITUTIONS:

- Any requested substitutions shall be in writing, submitted to the Owner, giving reason for substitution and specifications of requested substituted product which meet or exceed specified ones.

1.5 SUBMITTALS:

- Prepare an accurate record drawing, as installation proceeds, to be submitted prior to final inspection. Record drawings to show, by dimension, all components.
- Final payment for sprinkler system will not be authorized until accurate and complete record drawings are submitted.

1.6 WARRANTY

- Standard one year guarantee stipulated in shall include:

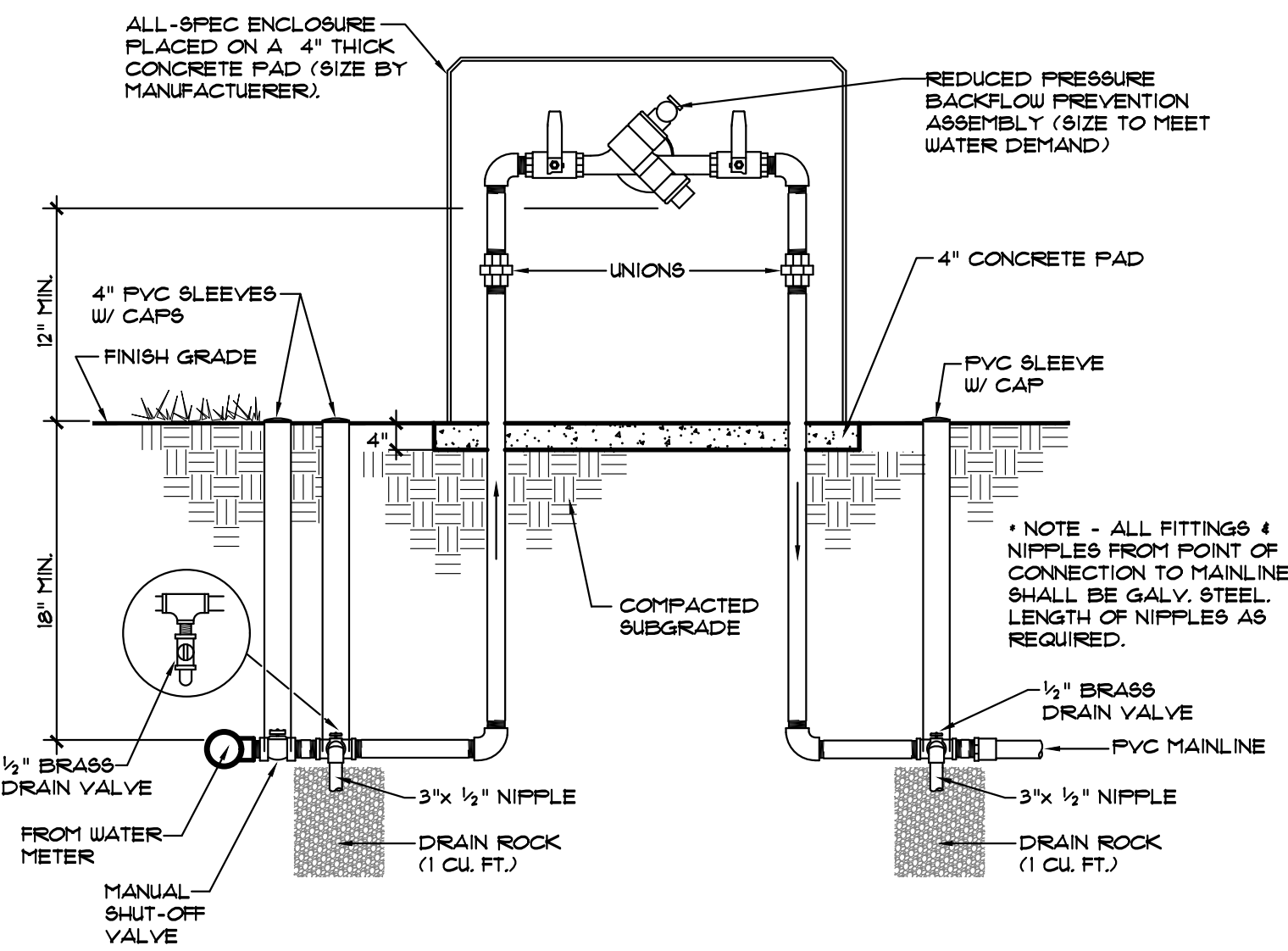
- Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches.
- Adjusting system to supply proper coverage of areas to receive water.
- Ensuring system can be adequately drained.

1.7 MAINTENANCE:

- Submit manufacturer's operation and maintenance manuals, to include manufacturer's parts catalog, for each head type, valves, and controller.
- Provide operation and maintenance instruction to the Owner for proper operation, maintenance, and length of watering time each valve is required to be open for proper watering of area covered throughout the watering season.
- At the beginning of the first winter - drain, blow out, and make any required adjustments to the system, to insure complete winterization.

1.8 EXTRA STOCK:

- Provide owner with the following extra stock items:
 - One valve key for shut-off and drain valves.
 - One valve marker keys.
 - One head of each type.



REDUCED PRESSURE BACKFLOW ASSEMBLY

LANDSCAPE/IRRIGATION WATER TO BE SUPPLIED BY THE IRRIGATION PUMP HOUSE LOCATED AT THE NORTHWEST CORNER OF THE SITE - REFER TO THE CIVIL CONSTRUCTION DRAWINGS FOR INFORMATION AND QUANTITIES. COORDINATE WITH CIVIL ENGINEER AND OWNER.

PART 2 PRODUCTS

2.1 MATERIALS:

- Pipe and pipe fittings:

- Pipe for pressure lines (mainlines) shall be Schedule 40 PVC. Pipe for lateral lines shall be Class 200 PVC. Pipe for drip zones shall be minimum 100 PSI Polyethylene (PE). Pipe shall be continuously and permanently marked with manufacturer's name, size, weight, type, and working pressure.
- Fittings shall be Schedule 40 PVC.
- Sleeving shall be Class 200 PVC.
- Solvent Cement for Joining PVC Piping: ASTM D 2564. Include Primer according to ASTM F 656

- Sprinkler heads and nozzles:

- Small Lawn Areas: Hunter Pro-Spray FROG-4 with Hunter Pro-Spray nozzles.
- Large Lawn Areas: Hunter FGP heads or Hunter I-20 heads.
- All heads shall include a triple swing assembly. Horizontal nipple (parallel to side of lateral lines) shall be a minimum of 6" long. All other nipples on swing assembly shall be of length required for proper installation of heads. A minimum of 12" (maximum of 18") of Swing Riser Pipe and Swing Riser Fittings shall be on all pop-up spray heads.
- Shrub Areas: Netafim Techline CV tubing, 6 GPH/12" Dripperline or Equal Hunter Dripperline. See manufacturer for the proper dripline in relation to existing soils.

- Valves:

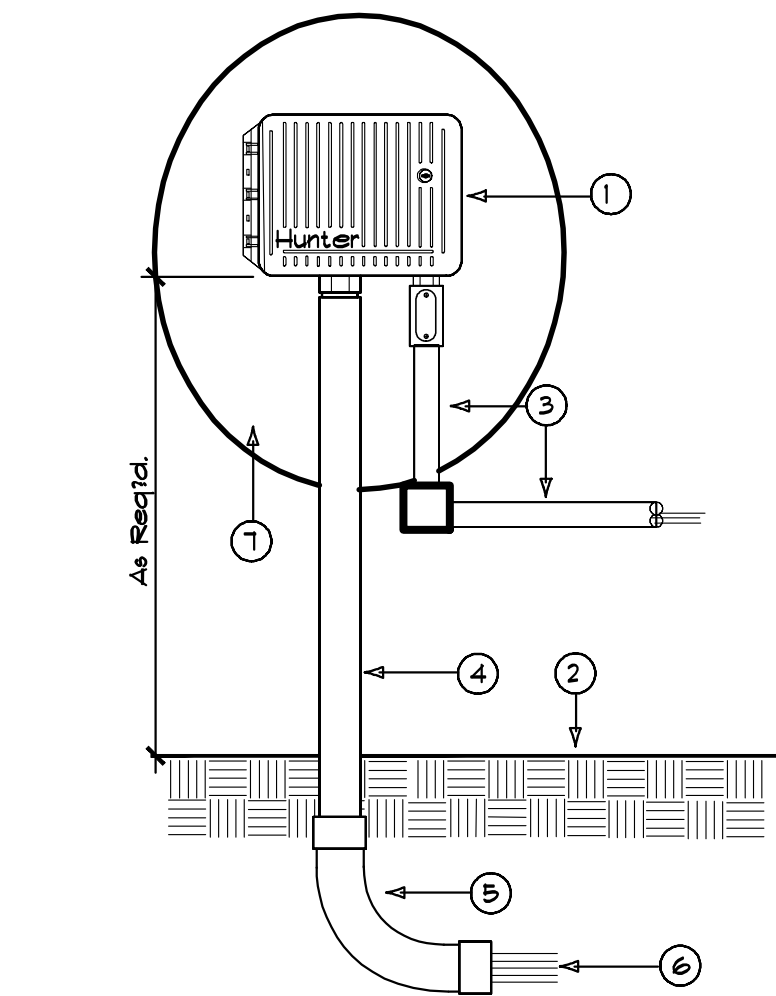
- Circuit valves: Hunter ICV series, sized as not to lose more than 4 PSI through valve.
- Manual shut-off valves: brass gate, size same as mainline, non-rising stem. Place in 6" PVC class 200 sleeve (length as required to be flush with finish grade) with valve box and cover.
- Manual drain valves: brass, 1/2" gate or ball. Place in 2" PVC class 200 sleeve (length as required to be flush with finish grade) with locking valve marker.
- Drip zones: pressure regulating valve (size as required per manufacturer's recommendations).

- Filter:

- Netafim Disk Filter: 100 mesh screen, size as required for manufacturer's recommendations.

- Controller:

- Hunter ACC-99D 2 wire Decoder System Controller, station number as required, coordinate with manufacturer's recommendations.
- Control wire shall be UF-UL listed annealed copper conductor direct burial. Minimum size 14 gauge. Control wire placed next to mainlines provide a 10"-12" expansion coil at 100' intervals and at corners. Splices at valves shall be with UL listed waterproof wire connectors. No splices shall be permitted between valve boxes and controller.



This drawing is provided for reference only. Individual Project requirements and local codes may dictate differences in installation procedures that are not identified here.

IRRIGATION CONTROLLER

NO SCALE

PART 3 EXECUTION

3.1 PREPARATION:

- Design system for available PSI and GPM, size mainline pipe so as not to exceed 5 FPS. Route piping to avoid plants and structures and. Review layout requirements with existing utilities and respective trades. Lawn areas and shrub zones shall not be mixes on the same circuit. Gear heads and pop-up heads shall not be on same zones. All shrub planting beds shall be irrigated with Netafim tubing. Northern and eastern exposed areas shall not be on the same zones as southern and western exposed areas.
- Coordinate location of sleeves, under paving, with existing utilities and respective trades.
- Space all heads so as not to exceed 90 % of manufacturer's performance charts maximum spacing. Space Netafim tubing in parallel lines not more than 24" apart.

3.2 PERFORMANCE:

- Trenching and backfilling (PVC pipe):

- Over-excavate trenches 2" and bring back to proper depth by filling with sand or fine, rock free soils. Do not cut roots on existing plants larger than 2".
- Cover pipe with 2" sand or fine, rock free soil.
- Backfill remaining portion of trench with rock free excavated trenching material and compact to 90%.

- Grades and Draining:

- Install manual drain valves on each end of main line. Provide 1 cu. ft. drain rock below each drain valve.
- Slope pipe under paving and walks to drain outside these areas.

- Pipe installation:

- Install pipe in a manner to provide for expansion and contraction as recommended by the manufacturer.
- Install mainline with a minimum of 18" of cover and lateral lines with a minimum of 12" of cover based on finish grade.
- Install sleeves under walks and/or paved areas with a minimum of 18" of cover based on finish grade of base material. Extend all sleeves a minimum of 6" beyond walks, curbs, and/or paving.
- Cut pipe square and remove burrs at cut ends prior to installation. Make solvent weld joints per manufacturer's recommendations. Do not use an excessive amount of solvent to cause an obstruction to form inside the pipe.
- Use Teflon tape on all threaded connections. Apply per manufacturer's recommendations.

- Heads:

- Locate pop-up sprinkler heads no closer than 2" from walk or back of curbs in lawn areas.
- Flush all lines prior to installation of heads.
- Set all heads perpendicular to and flush with finish grade.
- Install Netafim tubing 4" below surface of planting beds, after completion of planting and fine grading. Pin with 6" wire pins at a maximum of 4' O.C. Install so all tubing is looped, space lines at 24" O.C. with PVC headers, and provide drain valve for each drip zone.

- Control valves and Controller:

- Controller: Wall mounted in pump house or Pedestal mounted in the field, install per manufacturer's recommendations. Location per Owner's requirements.
- Install control valves in Ametek or Brook plastic valve boxes, size as required for easy access and maintenance. Provide snap top plastic covers. Top of valve box to be flush with finish grade and place 1/2 cu. ft. of drain rock in boxes below valves. Install filter and Pressure Regulating Valve on Netafim tubing zone(s) per manufacturer's recommendation.
- Provide 1 extra control wire to each end of mainline.

3.3 FIELD TEST:

- Prior to backfilling, fill mainline with water and pressure test to 100 PSI. Mainline shall not lose more than 15 PSI in 15 minutes. Pressure test to be approved by Owner or Owner's representative.
- Perform water coverage test by irrigation industry approved method to insure uniform precipitation rate. Perform coverage test for each type of lateral circuit, i.e. one each for lawn rotors, lawn pop-ups. Coverage test to be approved by Owner or Owner's representative.

3.4 ADJUSTMENTS:

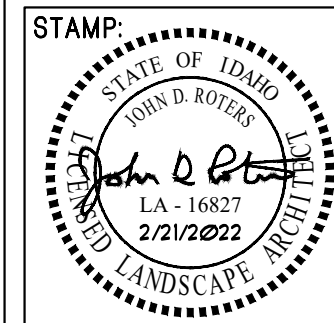
- Adjust all heads to be flush and perpendicular with finish grade. Adjust all heads and or nozzles for distance and arc per field conditions and so water does not spray on any building, parts of buildings, walks, or paving.

3.5 CLEAN UP:

- Immediately clean up and properly dispose of off site any debris created from sprinkler installation operation.

LANDSCAPE/IRRIGATION WATER TO BE SUPPLIED BY THE IRRIGATION PUMP HOUSE LOCATED AT THE NORTHWEST CORNER OF THE SITE - REFER TO THE CIVIL CONSTRUCTION DRAWINGS FOR INFORMATION AND QUANTITIES.

SEE SHEETS L3.1 FOR TYPICAL IRRIGATION INSTALLATION DETAILS



DATE:
2/2/2022



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REVISIONS:

No.	Date	Description
1	3-3-22	SITE UPDATE
2	8-16-22	FRONTAGE UPDATE
3	11-17-22	Phase 1 Amenities

DESIGN BUILD IRRIGATION
Sellwood Place Subdivision No. 1
Brandon Road, Star, ID 83669

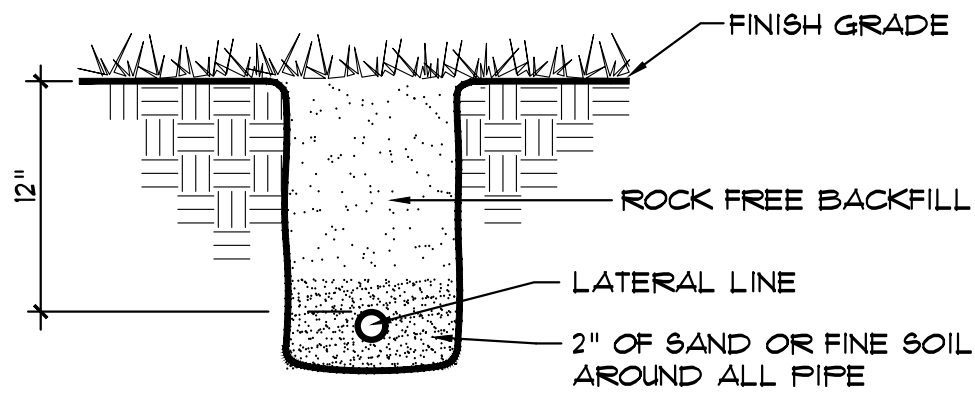
DRAWN BY:
J.A.G.

CHECKED BY:
J.D.R.

PROJECT NUMBER
21-078

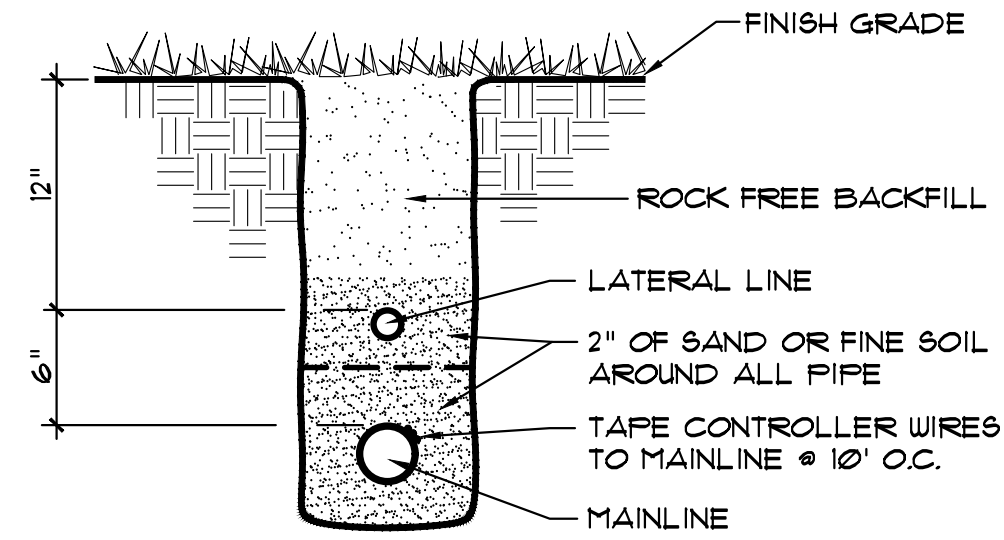
SHEET:

L3.0



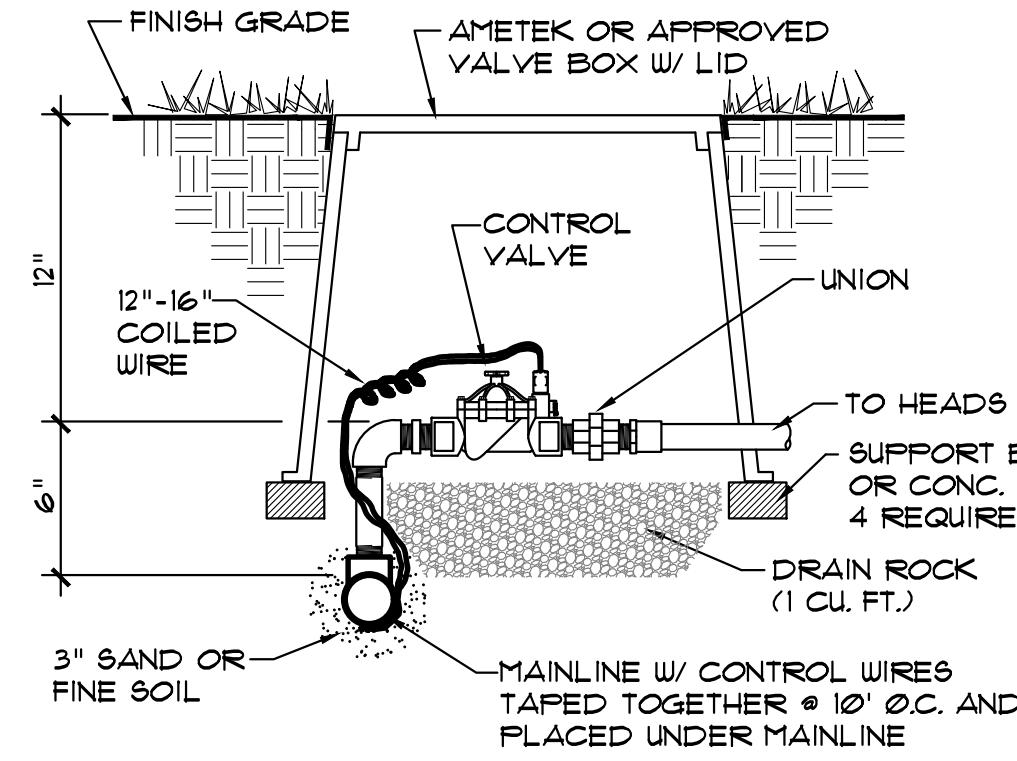
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1 TRENCH SECTION DETAIL
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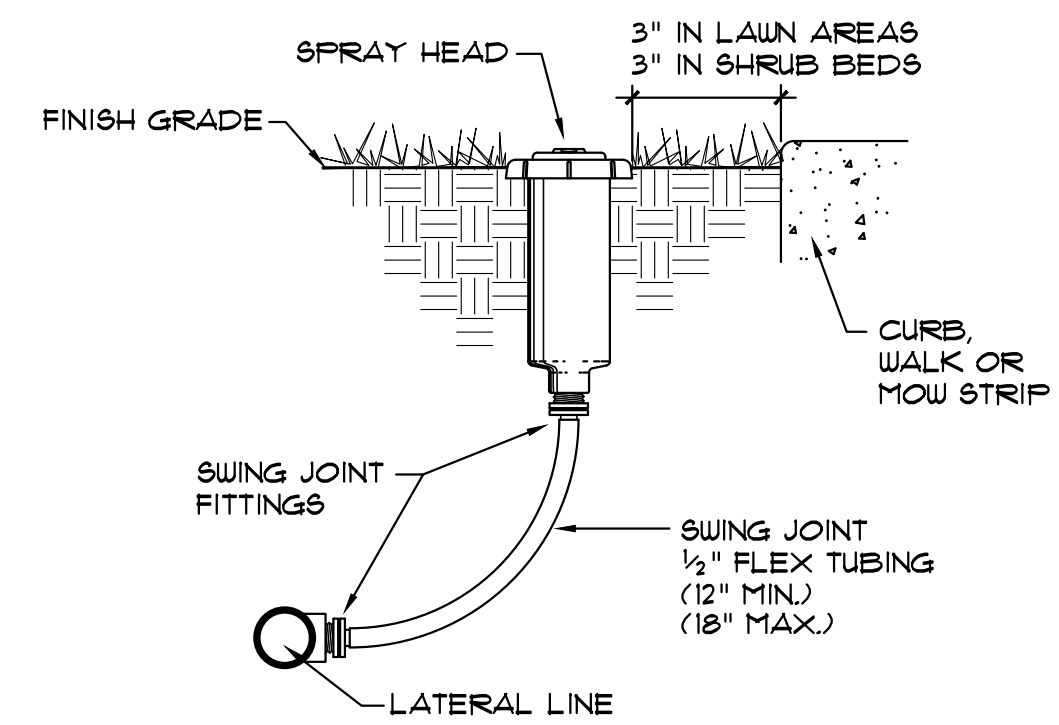


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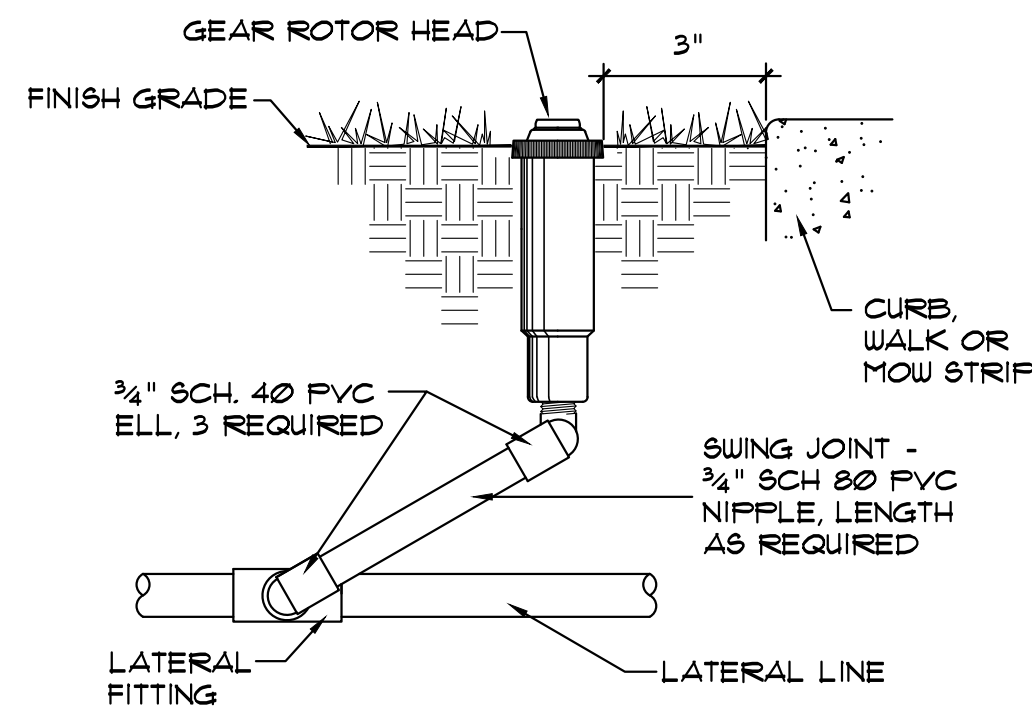
2 TRENCH SECTION DETAIL
NO SCALE



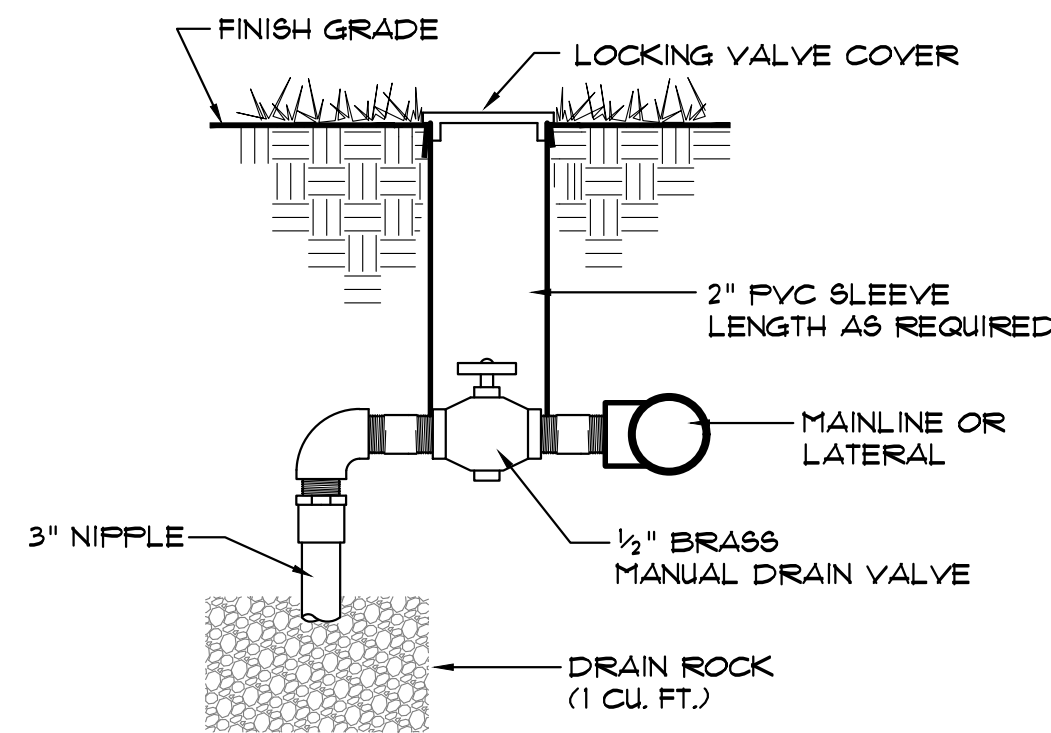
3 REMOTE CONTROL VALVE
NO SCALE



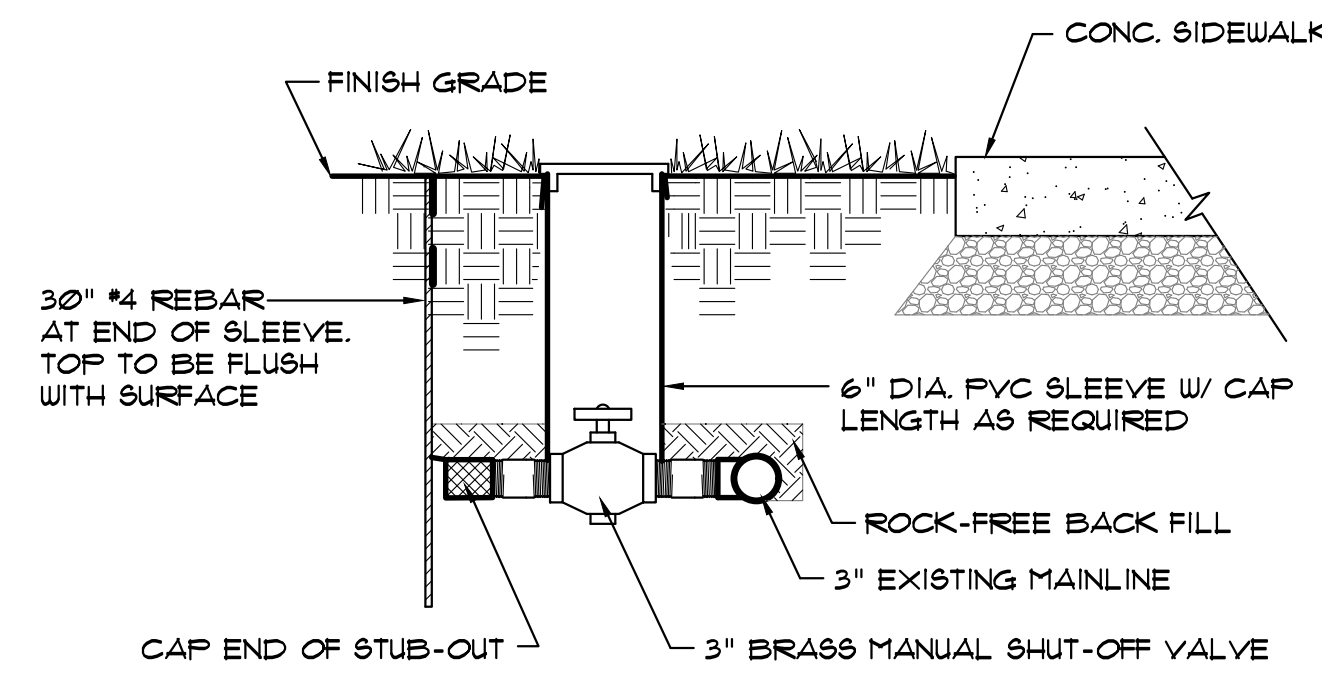
4 POP-UP SPRAY HEAD
NO SCALE



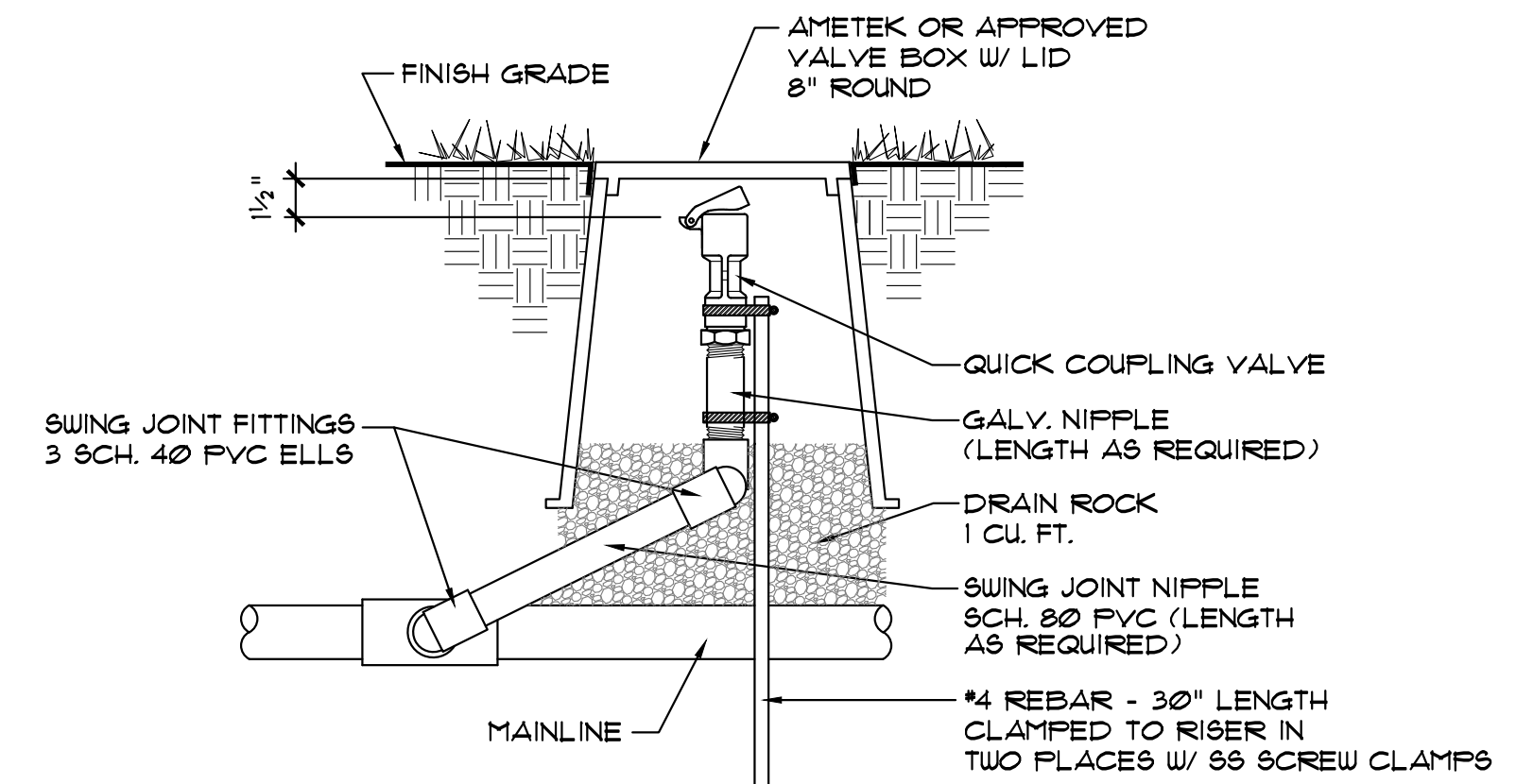
5 GEAR ROTOR HEAD
NO SCALE



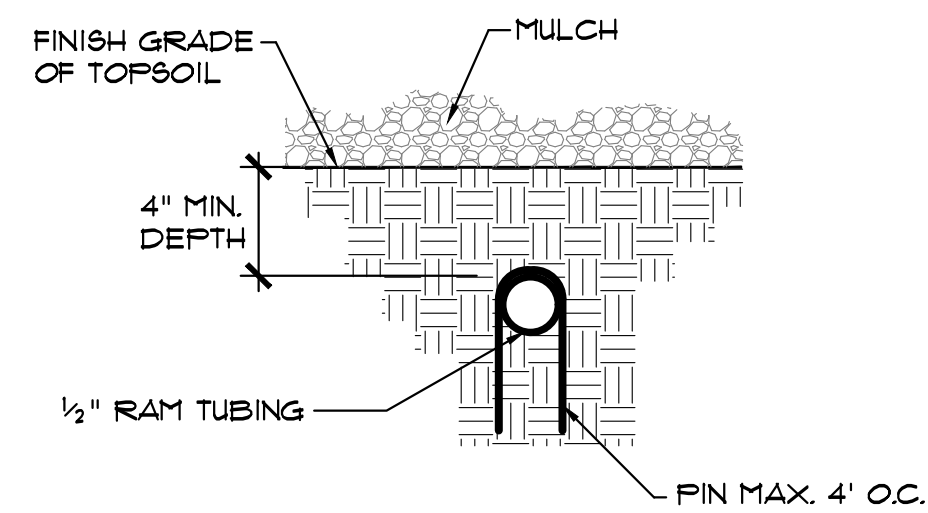
6 MANUAL DRAIN VALVE
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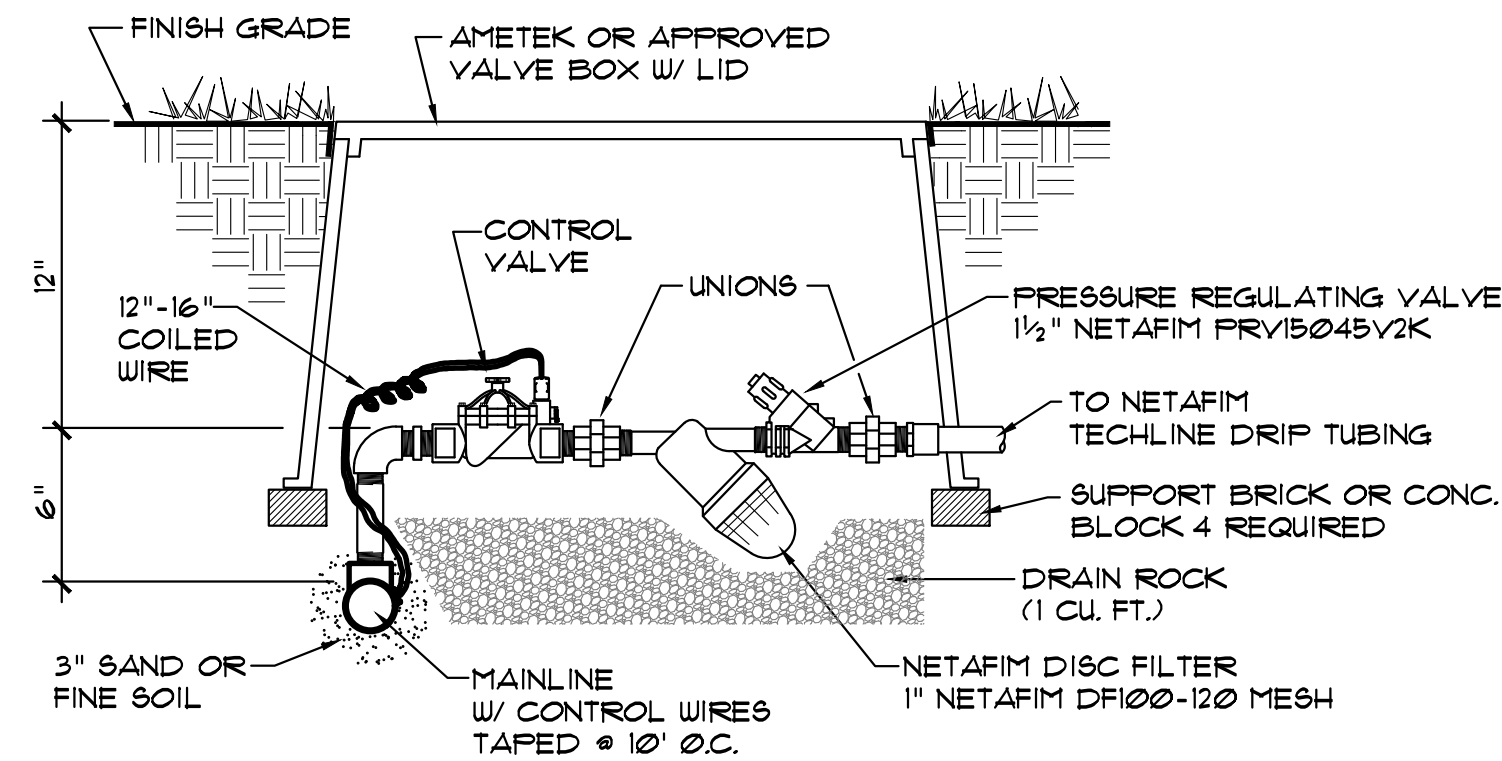
7 MAINLINE STUB-OUT
NO SCALE



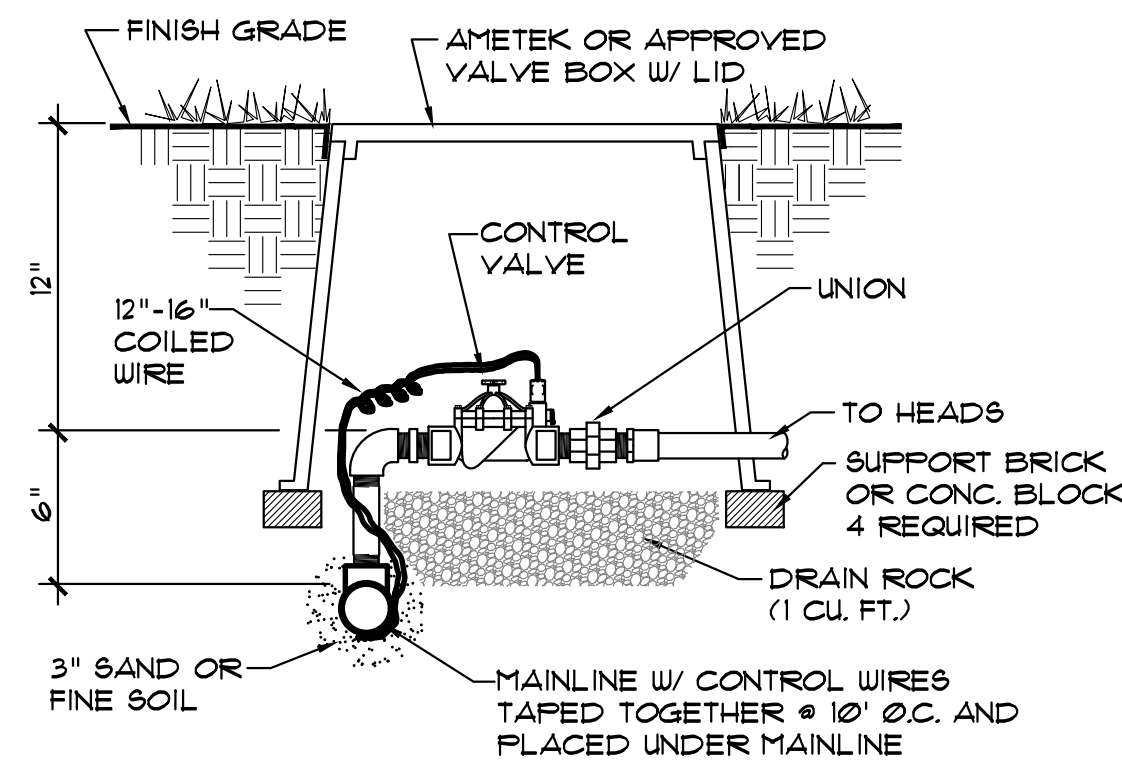
8 QUICK COUPLING VALVE
NO SCALE



9 DRIP TUBING INSTALLATION
NO SCALE



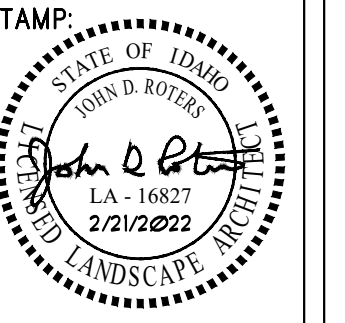
10 REMOTE CONTROL VALVE FOR DRIP
NO SCALE



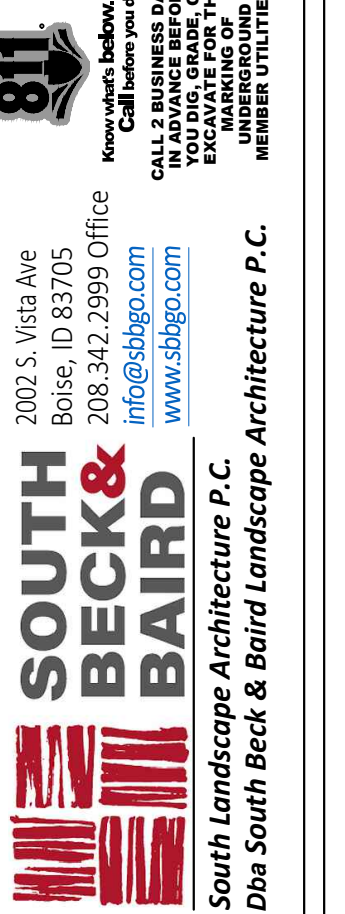
11 REMOTE CONTROL VALVE
NO SCALE

IRRIGATION DESIGN BUILD DETAILS

SEE SHEETS L3.0 FOR
IRRIGATION DESIGN
BUILD SPECIFICATIONS



DATE: 2/21/2022



REVISIONS:		
No.	Date	Description
1	3-3-22	SITE UPDATE
2	8-16-22	FRONTAGE UPDATE
3	11-17-22	Phase 1 Amenities

DESIGN BUILD IRRIGATION
Sellwood Place Subdivision No. 1
Brandon Road, Star, ID 83669

DRAWN BY: J.A.G.

CHECKED BY: J.D.R.

PROJECT NUMBER 21-078

SHEET:

L3.1

FINAL PLAT NO. 1