



CITY OF STAR
LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: November 19, 2024

FILE(S) #: FP-24-11, Final Plat, Oliver Estates Subdivision Phase 2

REQUEST

Applicant is seeking approval of a Final Plat for Oliver Estates Subdivision Phase 2, consisting of 43 residential lots and 3 common lots on 16.12 acres. The subject property is located on the west side of N. Can Ada Road, north of State Street (Hwy44). Canyon County Parcel Number R340000000 & R34000010A1.

APPLICANT:

Ron Peterson
Altecca Construction
503 Thornwood Way
Meridian, Idaho 83642

OWNER:

Oliver Dean Storkan Testamentary Trust
Jeffrey D. Storkan & Lisa A. Storkan
22491 & 22727 N. Can Ada Road
Star, Idaho 83669

REPRESENTATIVE:

Dan Lardie
Leavitt & Associates Engineers, Inc.
1324 1st Street South
Nampa, Idaho 83651

PROPERTY INFORMATION

Land Use Designation -	Residential R-3-PUD-DA Phase 2
Acres -	16.12 acres
Residential Lots -	43
Common Lots -	3
Light Office Lots -	0
Commercial Lots -	0

HISTORY

April 4, 2023,	Council tabled hearing on applications for Annexation and Zoning (AZ-22-01), Development Agreement (DA-22-01), Planned Unit Development (PUD-22-01) and Preliminary Plat (PP-22-01) for Oliver Estates Subdivision to April 18, 2023.
April 18, 2023,	Council approved applications for Annexation and Zoning (AZ-22-01), Development Agreement (DA-22-01), Planned Unit Development (PUD-22-01) and Preliminary Plat (PP-22-01) for Oliver Estates Subdivision. The Preliminary Plat was approved for a maximum of 92 single family residential lots and 1 commercial lot on 37.58 acres. Zoning Designation approved was residential (R-3).
August 6, 2024	Council approved applications for the Final Plats of Oliver Estates Subdivision, Phase 1. (FP-24-08). Phase 1 included 49 residential lots, 8 common lots and 7 Limited Office lot on 21.76 acres.

GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for Oliver Estates Subdivision Phase 2 consisting of 43 residential lots and 3 common lots on 16.12 acres.

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

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

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 92 total single family residential lots and 11 common area lots, 2 of which are future roadway/emergency access lots. The plat designates up to 5 lots

to be future office uses within the development (Lots 2 & 3, Block 1 and Lots 13, 14 & 15, Block 4). Lot 15, Block 4 is 2.39 acres and will be office use with access directly on Can Ada Road. The existing single-family dwelling and associated out buildings will remain and be utilized by the existing property owner until the office use is established. There is no time frame at this point for the office use on this lot. The applicant has requested that the other 4 lots would have the option of being developed as either office or residential. If developed as residential, these 4 lots will be part of the total 92 residential lots approved as part of this application. With the 92 total lots, the proposed maximum residential density will not exceed a density of 2.47 dwelling units per acre. The lots will have access and frontage from public streets. Residential lots will range in size from 8,112 square feet to 15,044 square feet with the average buildable lot being 10,103 square feet.

The submitted preliminary plat is showing the local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb and five-foot-wide detached sidewalks with an eight-foot-wide planter strip. Primary access for the development will be on W. Storkan Street from N. Can Ada Road. The development will also have emergency access to Stump Lane, a private road to the north of the development. The Applicant is proposing stub streets on the southwest and south of the development for future access and circulation for the area. **The proposed street access on Lot 14 & 46 of Block 1 is shown with attached sidewalks. These will need to be adjusted to mirror the rest of the development with detached sidewalks and eight-foot planter strips.**

The submitted preliminary plat shows the road improvement along Can Ada to have a 5-foot-wide sidewalk. **N. Can Ada Road is classified as a Collector and the Unified Development Code, Section 8-4A-17 requires all sidewalks along Collector roads to be detached with a 7-foot-wide sidewalk and 8-foot-wide planter strip. This will need to be changed to satisfy code requirements.**

A future roadway lot along the entire western boundary of the development is being provided per the requirements of Canyon Highway District 4 for a future public north-south street. Currently, The applicant is providing a common lot with landscaping along the eastern side of this lot.

The Applicant states that 6.02 acres (16.02%) of the development is open space with 3.99 acres (10.61%) open space being usable. This satisfies Section 8-4E-2 of the Unified Development Code.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of three (3) site amenities. The Applicant indicates a community pool, separate restroom with changing facility and centrally located open areas that are connected by walking paths. **Details are not specific and should be provided to Council at the public hearing and**

a revised landscape plan will be required, calling out location and type of amenity before the final plat can be signed.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and to be detached with eight-foot (8') wide planter strips.
- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. **The City Code requires all intersections and corners within a development be illuminated by at least one (1) streetlight. The proposed location plan does not satisfy this requirement. Applicant will need to provide an updated location plan prior to signing the final plat. The Applicant has not provided a street light design or cut sheet with this application. This will be required and must be approved by Staff prior to signing the final plat.**
- Street Names
The street names designated on the preliminary plat will need to be approved by City Staff prior to acceptance of the final plat application. *The Applicant shall work with City Staff on this approval process.*
- Subdivision Name
The subdivision name designated on the preliminary plat will need to be approved by City Staff prior to acceptance of the final plat application. *The Applicant shall work with City Staff on this approval process.*
- Landscaping
As required by the Unified Development Code, Chapter 8, Section 8-8C-2- M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for open space and street trees. If street trees are to be planned by the builder, the Certificate of Occupancy may be withheld pending**

confirmation that the correct number and species of tree(s) have been planted.

- Setbacks
The applicant is not requesting a setback waiver and will follow the setbacks for the R-3 zone identified in this report.
- Block lengths
All blocks shall meet the 750' block length requirement. **The Applicant is showing the proposed N. Oliver Ave to be longer than 750 feet. This will require waiver approval from Council or traffic calming measures.**
- Mail Clusters
Applicant has provided a letter from Mel Norton, Star Postmaster approving a location for the placement of the developments mail cluster. The letter is part of the application materials.
- Phasing
The applicant has not provided a phasing plan for the development. The City allows for developments to be phased. **The applicant shall submit a phasing plan prior to final plat application.**

PLANNED UNIT DEVELOPMENT:

Through the PUD process, the applicant proposes two land use types within the development including residential and future Light Office. The PUD will allow the proposed uses to be integrated together to provide for pathway connections, parking and landscaping, setbacks and amenities in one approval process. The proposed office uses would make up approximately 9% of the total development, if built out to its maximum potential.

Although the applicant has not provided specific non-residential uses within the application, staff is including some suggested allowances and prohibitions for the Limited Office (LO) uses.

Allowed uses (principally permitted): Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare and Social Services; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices; Parks, Public and Private.

Uses Allowed only as Conditional Uses: Arts, Entertainment, Recreation Facility; Bakery-Retail or Manufacturing; Child Care Center (more than 12); Child Care-Preschool/Early Learning; Church or Place of Religious Worship; Drive-up Service Window only; Educational Institution, Private; Museum; Retail Store/Retail Services; Veterinarian Office; Wholesale Sales.

Prohibited Uses in this Development (not already listed as prohibited in the Code): Animal Care Facility; Bar/Tavern/Lounge/Drinking Establishment; Brewpub/Wine Tasting; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Conference/Convention Center; Convenience Store; Educational Institution, Public; Farmers or Saturday Market; Fireworks Stand; Flex Space; Gasoline, Fueling & Charging Station with or without Convenience Store; Golf Course/Driving Range; Government Office; Hospital; Laboratory; Laboratory, Medical; Laundromat; Laundry and Dry Cleaning; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Office Security Facility; Parking Lot/Parking Garage-Commercial; Pawnshop; Portable Classroom/Modular Building; Public Infrastructure; Public Utility major, minor and yard; Research Activities; Restaurant; Retirement Home; Swimming Pool, Commercial/Public; Vehicle Emissions Testing; Warehouse and Storage; Wireless Communication Facility.

Staff Analysis of Final Plat Submittal:

The approved preliminary plat consisted of a maximum of 92 residential lots and 1 light office lot. The plat was also approved with Block 1, Lots 2 & 3 and Block 4, Lots 13 & 14 being approved as either commercial or single-family residential. These lots were platted as single-family residential lots with the Phase 1 Final Plat, for a total of 49 residential lots, 1 light office lot and 9 common lots. Phase 2 has 43 single-family residential lots platted, which equals 92 total lots platted, leaving zero (0) additional lots available within the development.

Lot Layout – The density of Oliver Estates Phase 2 is 2.66 du/acre. The Final Plat indicates lot sizes range in size from 8,740 square feet to 13,527 square feet. The average buildable lot is 10,612 square feet. This is in line with the approved preliminary plat.

Common/Open Space and Amenities – This phase of the development will include internal pedestrian pathways and a pool.

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 notes say street/parkway trees 1 per 70 feet. Code is 1 tree per 35 feet. Notes also say common areas are 1 tree per 8,000 s.f., code is 1 tree per 4,000 s.f. The landscape plan should be updated to code, and any impacts noted on plan and approved by Staff prior to signing the mylar. Lot 9, Block 1 for example is short 2 trees according to the 1 tree per 4,000 square feet code. If street trees are to be planted by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted.**

Setbacks – The applicant has not been approved for any special setbacks and the development will comply with the standard setbacks of the R-3 and LO zones as follows:

Zoning District	Maximum Height	Minimum Yard Setbacks			
	Note Conditions	Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to Living Area/Side Load Garage. 20' to Garage Face	15'	7.5'	20'
LO	35'	20'	10'	0;	20'

Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. The Unified Development Code Section 8-4A-21: states that All mailbox clusters shall be approved by the postmaster prior to installation. **All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times.** The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



Section 8-3B-3 of the Unified Development Code sets forth additional residential district standards in the City of Star.

J. Additional residential standards applying to all new residential subdivisions:

1. Residential Elevations:

- i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
- ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
 1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. **A minimum of three (3) architectural elements shall be provided for all single-family residential structures.** These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

Section 8-3B-3 designates EXTERIOR ARCHITECTURAL ELEMENTS:



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
 3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
 4. **Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.**
 5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:

- a. **1 to 50 units = minimum of 5 architectural styles and/or floorplans**
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural styles and/or floorplans
3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.

Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

Street Names – **The street names designated on the preliminary plat will need to be approved by City Staff prior to acceptance of the final plat application. *The Applicant shall work with City Staff on this approval process.***

Subdivision Name – **The subdivision name designated on the preliminary plat will need to be approved by City Staff prior to signing the mylar. *The Applicant shall work with City Staff on this approval process.***

Lighting - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **The Applicant has not provided a street light design or cut sheet with this application. This will be required and must be approved by Staff prior to submittal of the final plat application.**

Fencing – Applicant is proposing a 6-foot solid tan vinyl fence around the perimeter of the development. The interior fencing, along common areas will be 6-foot wrought iron fencing. Fencing will be installed as per plans.

Sidewalks - Internal sidewalks are proposed at five-foot (5') widths and to be detached with eight-foot (8') wide planter strips.

The submitted preliminary plat shows a parking lot at the pool. The proposed final plat does not have any parking at the pool. Staff recommends that at least 1 ADA parking space and 2 additional parking spaces be added to the pool area. These should be paved.

striped and signed appropriately. Plans for the parking lot will need to be submitted and approved prior to signing the mylar.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on October 17, 2024.

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

Conditions included in the Findings of Fact & Development Agreement.

- **Residential Uses** – The Property is hereby approved for a maximum of 92 residential lots. Lots 2 & 3, Block 1 and Lots 13 & 14, Block 4 of the approved Preliminary Plat have the option of being residential or non-residential. Single-Family Dwellings consistent with the building elevations illustrated in Exhibit C shall be constructed on all residential lots.
- **Commercial Uses**– The property is hereby approved for non-residential uses on specific lots. Lot 15, Block 4 is hereby approved as a non-residential use only. Lot 15 may remain as residential for the current residence. Lots 2 & 3, Block 1 and Lots 13 & 14, Block 4 of the approved Preliminary Plat have the option of being residential or non-residential. Uses on the non-residential lots are as follows:
 - **Allowed uses (principally permitted):** Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices; Parks, Public and Private.
 - **Uses Allowed only as Conditional Uses:** Arts, Entertainment, Recreation Facility; Bakery-Retail or Manufacturing; Child Care Center (more than 12); Child Care-Preschool/Early Learning; Church or Place of Religious Worship; Drive-up Service Window only; Educational Institution, Private; Museum; Retail Store/Retail Services; Veterinarian Office; Wholesale Sales;
 - **Prohibited Uses in this Development (not already listed as prohibited in the Code):** Animal Care Facility; Bar/Tavern/Lounge/Drinking Establishment; Brewpub/Wine Tasting; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Conference/Convention Center; Convenience Store; Educational Institution, Public; Farmers or Saturday Market; Fireworks Stand; Flex Space; Gasoline, Fueling & Charging Station with or without Convenience Store; Golf Course/Driving Range; Government Office; Hospital; Laboratory; Laboratory, Medical; Laundromat; Laundry and Dry Cleaning; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Office Security Facility; Parking Lot/Parking Garage-Commercial; Pawnshop; Portable Classroom/Modular Building; Public Infrastructure; Public Utility major, minor and yard; Research Activities; Restaurant; Retirement Home; Swimming Pool, Commercial/Public; Vehicle Emissions Testing; Warehouse and Storage; Wireless Communication Facility.

Additional Requirements:

- Sidewalk adjacent to Can Ada Road shall be detached with a 7-foot-wide sidewalk and 8-foot-wide planter strip.
- Lots 4-8, 23-28 and 48-50, Block 1 of the approved Preliminary Plat shall be limited to single-story homes.
- The Right to Farm Act shall be included as a note on the final plat.
- Any pond amenities with standing water shall provide life safety rings and aeration.
- Applicant shall work with CHD4 to provide potential center left turn lane on Can Ada Road. CHD4 shall provide a letter to the City regarding the lane.
- The Applicant shall work with the southern neighbor (Hatfield) to come up with a reasonable plan for fencing and the irrigation pipe along the southern boundary of the subdivision.
- The Applicant shall provide internal split-rail fencing adjacent to common areas within the development.
- The Applicant shall be responsible for mitigation fees for the future signal light as Can Ada Road and W. State Street as determined by CHD4.
- The subdivision shall be responsible for maintaining historic drainage on the property and as it relates to adjacent properties.
- The Council has approved non-residential uses per Staff recommended uses (omitting Social Services as an allowed use).
- Where necessary, livestock rated fencing shall be used along the perimeter of the development adjacent to existing agricultural uses.
- Any pond amenities with standing water shall provide life safety rings and aeration.
- Applicant shall work with CHD4 to provide potential center left turn lane on Can Ada Road. CHD4 shall provide a letter to the City regarding the lane.
- The Applicant shall be responsible for mitigation fees for the future signal light as Can Ada Road and W. State Street as determined by CHD4. This fee shall be paid to the City prior to signature of the final plat.
- The subdivision shall be responsible for maintaining historic drainage on the property and as it relates to adjacent properties.
- Historic drainage shall be maintained at all times on the property and for adjacent properties.

Additional Conditions of Approval

1. The approved Final Plat for Oliver Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the city \$1,000 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$92,000. Phase 2 is due \$43,000 (43 residential lots x \$1000) to be paid before signing the final plat.**
3. **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
4. **Street names shall be approved by the City of Star and Canyon County and reflected accurately on the final plat prior to signing the mylar.**
5. **The Applicant shall provide a cut sheet/design for streetlights to be approved by City Staff prior to submittal of the final plat application.**
6. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
7. 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 notes say street/parkway trees 1 per 70 feet. Code is 1 tree per 35 feet. Notes also say common areas are 1 tree per 8,000 s.f., code is 1 tree per 4,000 s.f. The landscape plan should be updated to code, and any impacts noted on plan and approved by Staff prior to signing the mylar. Lot 9, Block 1 for example is short 2 trees according to the 1 tree per 4,000 square feet code. If street trees are to be planned by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted.**
8. All public streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
9. 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.
10. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not

limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.

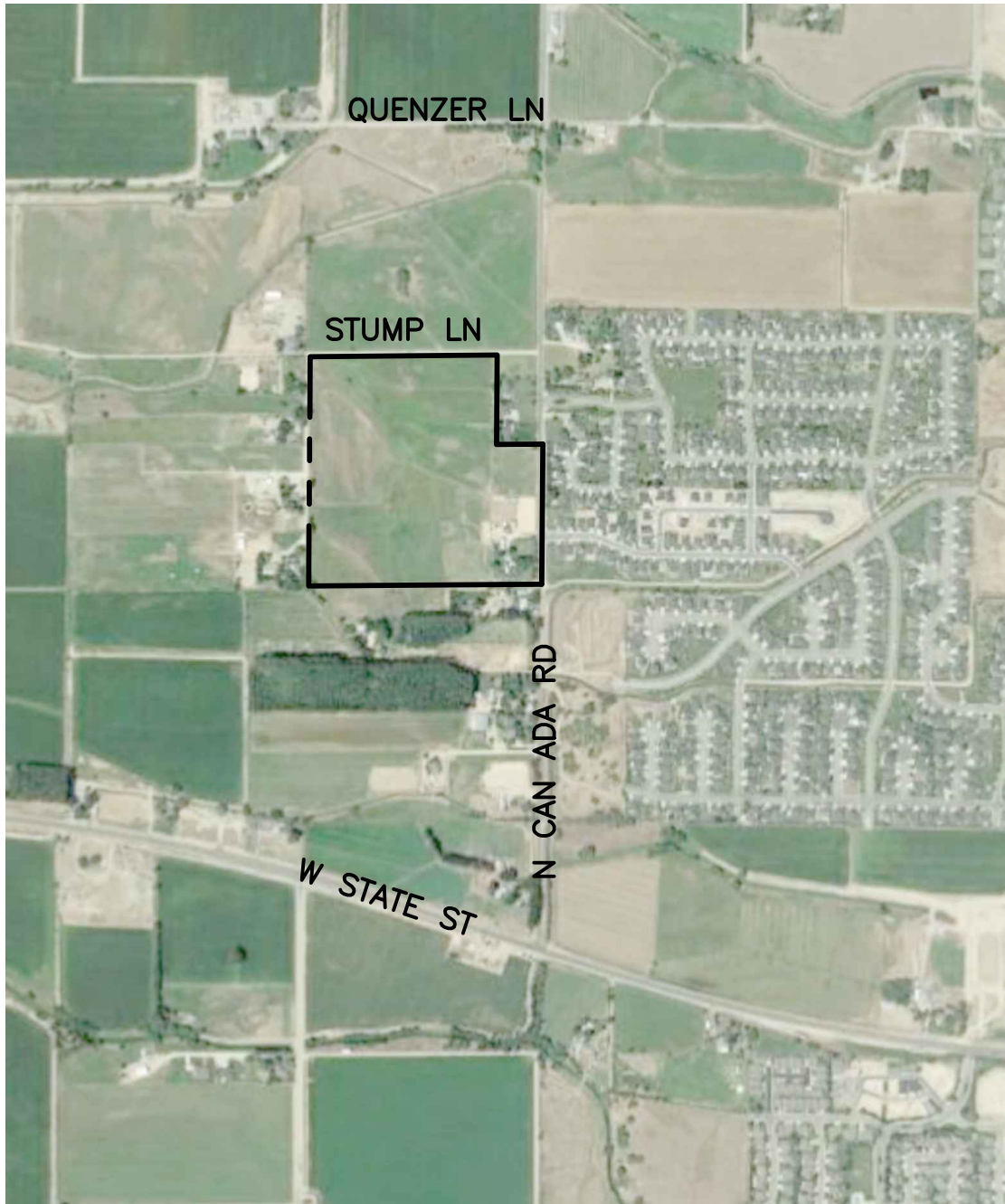
11. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
12. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems 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. **Streetlight** design shall follow Code with requirements for light trespass and "Dark Skies" lighting. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed prior to issuing any building permits and may require shielding after installation to prevent any light trespass, as required.**
16. 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.
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 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.
19. A separate sign application is required for any subdivision sign.
20. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
21. 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.
22. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
23. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
24. All common areas shall be maintained by the Homeowners Association.
25. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs,

starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**

- 26. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
- 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. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-24-11 Oliver Estates Subdivision, Phase 2 Final Plat, on _____, _____ 2024.



T:\SUBDIVISIONS\Oliver Estates - SD1001001\Drawings\Oliver Estates Preliminary Plat-3

Title: VICINITY MAP			
Owner: ALTECCA CONSTRUCTION 503 S. THORNWOOD WAY MERIDIAN, IDAHO 83642 (208) 502-0758		Project: OLIVER ESTATES SUBDIVISION	
		Job Number: SD100.001	Scale: 1" = 1000'
Designed by: PDL	Drawn by: PDL	Checked by: NJP	



**LEAVITT & ASSOCIATES
ENGINEERS, INC.**
*STRUCTURAL * CIVIL
SURVEYING*

1324 FIRST STREET SOUTH, NAMPA, IDAHO 83651
PHONE (208)463-0333/463-7670 FAX (208)463-9040



Structural / Civil / Materials Handling / Planners / Surveyors

August 15, 2024

City of Star
Planning and Zoning Department
10769 W. State Street
Star, Idaho 8366

RE: Oliver Estates Subdivision – Phase 2- File No. DA-22-0/PUD22-01/PP22-01

Dear Planning and Zoning Commissioners,

We are requesting the final plat approval of Oliver Estates Subdivision NO. 2. Oliver Estates has been designed in conformance of the approved preliminary plat and development agreement.

Oliver Estates Subdivision No. 2 consists of approximately 16.12 acres divided into 46 lots, 43 new residential lots and 3 common lots. Oliver Estates Subdivision No. 2's density is 2.66 un/ac. Lots within phase 2 range from 8,740 sf (0.20 ac) – 13,527 sf (0.31 ac) and the average lot size is 10,612 sf (0.24 ac).

Oliver Estates Subdivision No. 2 has 2.62 acres of open space (16.28%) of which 1.78 acres is qualified open space (11.04%), with 4 amenities, a pool with a changing room, and internal pedestrian pathways on a common lot. Storm drainage ponds have been designed to be shallow and be grassed for recreational uses.

The approved setbacks are: Zone R-3: front 15' to living and 20' to garage face (face of sidewalk to garage); 15' rear; 7.5' Interior side; and 20' street side.

Access to the subdivision will be from an extension of N. Oliver Avenue developed in phase 1 with a future access out to Stump Lane (previously dedicated right of way in phase 1) on the west.

This property has been annexed into the Star Sewer and Water District. A temporary sewer lift station in the northeast corner of phase 1, will provide sewer disposal. Water is provided via extensions of the water main within phase 1. Irrigation water supply is provided by Middleton Mill Irrigation District via the Flake Ditch Company, pressure irrigation will be supplied by a pump station constructed in phase 1.

We look forward to your approval of the Final Plat for Oliver Estates Subdivision No. 2.

Regards,

A handwritten signature in blue ink, appearing to read 'Dan Lardie', is written over a light blue horizontal line.

Dan Lardie

Engineering the World / Licensed in all 50 States

1324 1st Street So., Nampa, ID 83651
208.463.0333 Fax: 208.463.9040
leavittengineers.com



FINAL PLAT APPLICATION

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

FILE NO.: <u>EP-24-11</u>
Date Application Received: <u>10-4-24</u> Fee Paid: <u>2760.00</u>
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative ___

Applicant Name: Ron Peterson (Altecca Construction)
 Applicant Address: 503 Thornwood Way, Meridian Zip: 83642
 Phone: 208-502-0758 Email: ron@altecca.com

Owner Name: Oliver Dean Storkan Testamentary Trust, Jeffery D Storkan and Lisa Storkan
 Owner Address: 22491 and 22727 N Can Ada Road, Star, Idaho Zip: 83669
 Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
 Contact: Dan Lardie Firm Name: Leavitt & Associates Engineers, Inc.
 Address: 1324 1st St. South, Nampa, Idaho Zip: 83651
 Phone: (208)463-0333 Email: dl@leavittengineers.com

Property Information:

Subdivision Name: Oliver Estates Phase: 2
 Parcel Number(s): 340000000 & 34000010A1
 Approved Zoning: R-3-PUD Units per acre: 2.66 Units/AC
 Total acreage of phase: 16.12 AC Total number of lots: 46
 Residential: 43 Commercial: 0 Industrial: 0
 Common lots: 3 Total acreage of common lots: 2.62 AC Percentage: 16.28%
 Percent of common space to be used for drainage: 4.5% Acres: 0.73 ac
 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>43</u>	<u>43</u>
Number of Common Lots:	<u>3</u>	<u>3</u>
Number of Commercial Lots:	_____	_____
Roads:	_____	_____

Amenities: Pool with Changing room walking paths

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

Subdivision Name: Oliver Estates Phase: 2

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.: 16027C0259G
 FIRM effective date(s): mm/dd/year 06/07/2019
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
 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 (√)
	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.	✓
	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. 	✓
	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	✓
	Electronic copy of current recorded warranty deed for the subject property	✓
	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.	
	Electronic copy of subdivision name approval from Ada County Surveyor's office.	N/A
	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	N/A
	Electronic copy of vicinity map showing the location of the subject property	
	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
	One (1) 11" X 17" paper copy of the Final Plat	
	Electronic copy of the Final landscape plan**	✓

One (1) 11" X 17" copy of the Final landscape plan	✓
Electronic copy of site grading & drainage plans**	✓
Electronic copy of originally approved Preliminary Plat**	✓
Electronic copy of a Plat with all phases marked with changes, if applicable**	
Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	✓
Electronic copy of streetlight design and location information	✓
Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
Electronic copy of all easement agreements submitted to the irrigation companies	
Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	✓
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) with the files named with project name and plan type.</u>	✓
<p>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</p> <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

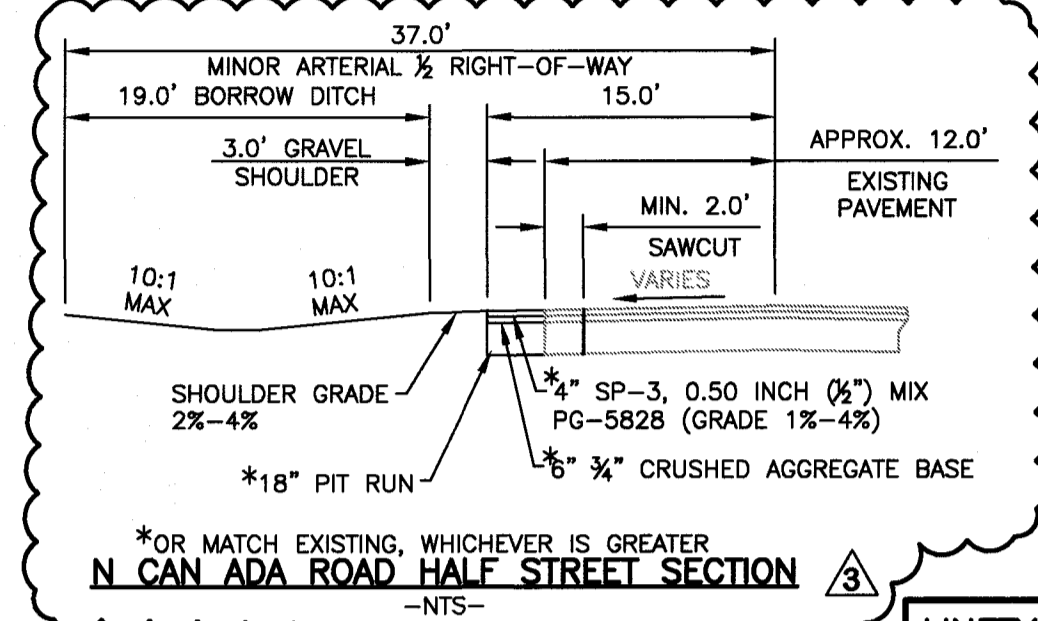
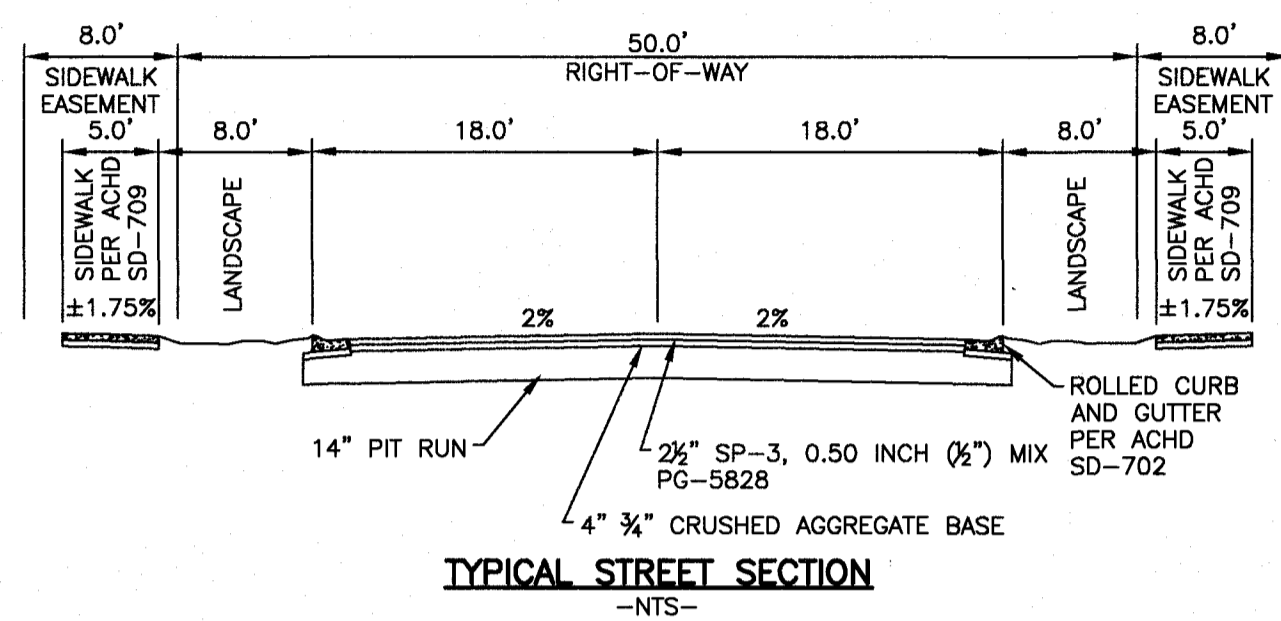
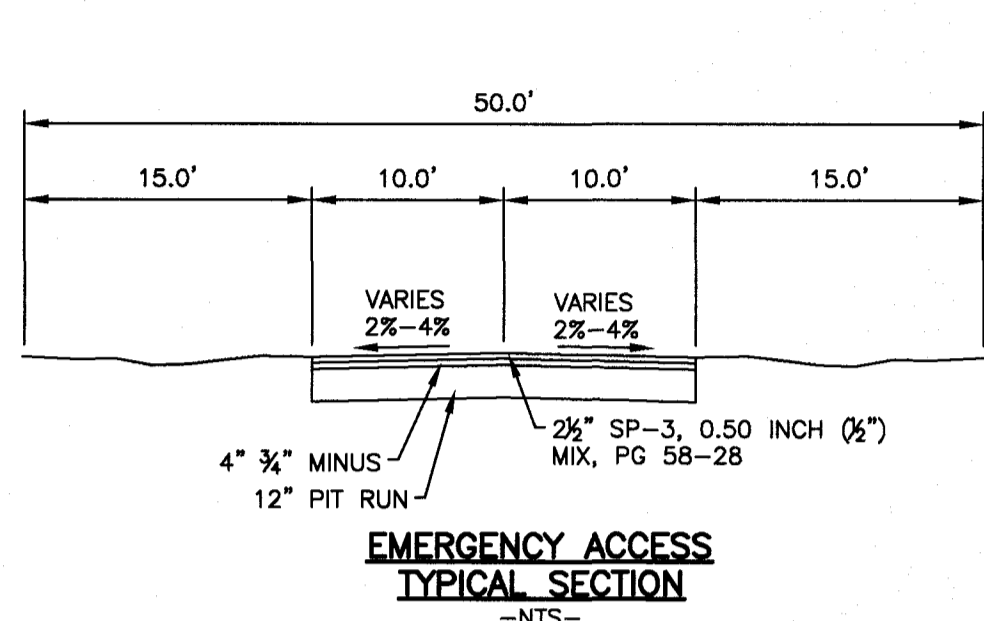
Oct 4th 2024
 Date

OLIVER ESTATES SUBDIVISION (PLANNED UNIT DEVELOPMENT) PRELIMINARY PLAT

T.4N, R.2W, SEC. 12, BOISE MERIDIAN STAR, CANYON COUNTY, IDAHO

NOTES:

1. CURRENT ZONING IS COUNTY, AGRICULTURAL.
2. PROPOSED ZONING IS R-3 PUD.
3. SANITARY SEWER LIFT STATION WILL BE INSTALLED NEAR THE NORTHEAST CORNER OF THE PROPERTY AND WILL INTERCONNECT WITH CENTRAL SEWER BY STAR SEWER AND WATER IN THE FUTURE.
4. THE WATER SYSTEM WILL INTERCONNECT WITH THE CENTRAL WATER MAIN BY STAR SEWER AND WATER IN N CAN ADA RD.
5. ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED WITH A NEW PRESSURE IRRIGATION STRUCTURE.
6. ALL LOTS HAVE A 5 FOOT UTILITY EASEMENT ON THE SIDES, A 10 FOOT UTILITY EASEMENT ON REAR LOT LINES, AND A 10 FOOT UTILITY EASEMENT IN THE FRONT.
7. LOTS 1, 9, 13, 15, 30, AND 47 BLOCK 1, LOT 5 BLOCK 2, LOT 5 BLOCK 3, AND LOT 16 BLOCK 4 WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
8. LOTS 14 AND 46 BLOCK 1 ARE DESIGNATED AS FUTURE RIGHT-OF-WAY LOTS.
9. ALL STORM DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOA.
10. LOTS 4-8, 23-28, AND 48-50 BLOCK 1 SHALL BE RESTRICTED TO SINGLE STORY HOMES.
11. LOTS 2-3 BLOCK 1 AND 13-14 BLOCK 4 SHALL BE ZONED L-O.
12. LOT 15 BLOCK 4 SHALL BE DESIGNATED AS A FUTURE L-O ZONING.
13. PROPERTY IS NOT LOCATED IN A FLOODPLAIN PER FIRM MAP 16027C0259G DATED JUNE 7, 2019.
14. THE HOMEOWNERS ASSOCIATION OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ANY AND ALL AMENITIES (LAWNS, SIDEWALKS, LANDSCAPING, ETC) APPROVED BY THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT OF WAY.
15. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT OF WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
16. LOCATION OF UTILITIES PLACED WITHIN CAN ADA ROAD AND REPAIRS REQUIRED SHALL BE COORDINATED WITH ACID AND CANYON HIGHWAY DISTRICT 4.



DEVELOPMENT DATA

ANNEXATION: REQUIRED
 PROPOSED ZONING: R-3 PUD
 CURRENT ZONING: AG (AGRICULTURAL, CANYON COUNTY)
 TOTAL AREA: 37.58 AC
 TOTAL LOTS: 104
 RESIDENTIAL LOTS: 92
 LIMITED OFFICE (L-0): 1 (EXISTING DWELLING LOT)
 EXISTING DWELLING (L-0): 1 (FUTURE L-0)
 RIGHT OF WAY AREA: 6.41 AC
 MINIMUM LOT SIZE: 8,112 SQFT.
 GROSS DENSITY DWELLINGS/ACRE: 2.47 DU/AC (93DU/37.58AC)
 NET DENSITY DWELLINGS/ACRE: 3.69/AC (93DU/25.15AC)
 AVERAGE BUILDABLE LOT AREA: 10,103 SQFT.
 REQUIRED OPEN SPACE: 245,535 SQFT. = 5.637AC (15.00%)
 OPEN SPACE SHOWN: 262,195 SQFT. = 6.019AC (16.02%)
 REQUIRED QUALIFIED OPEN SPACE: 163,690 SQFT. = 3.757AC (10.00%)
 QUALIFIED OPEN SPACE SHOWN: 173,695 SQFT. = 3.987AC (10.61%)

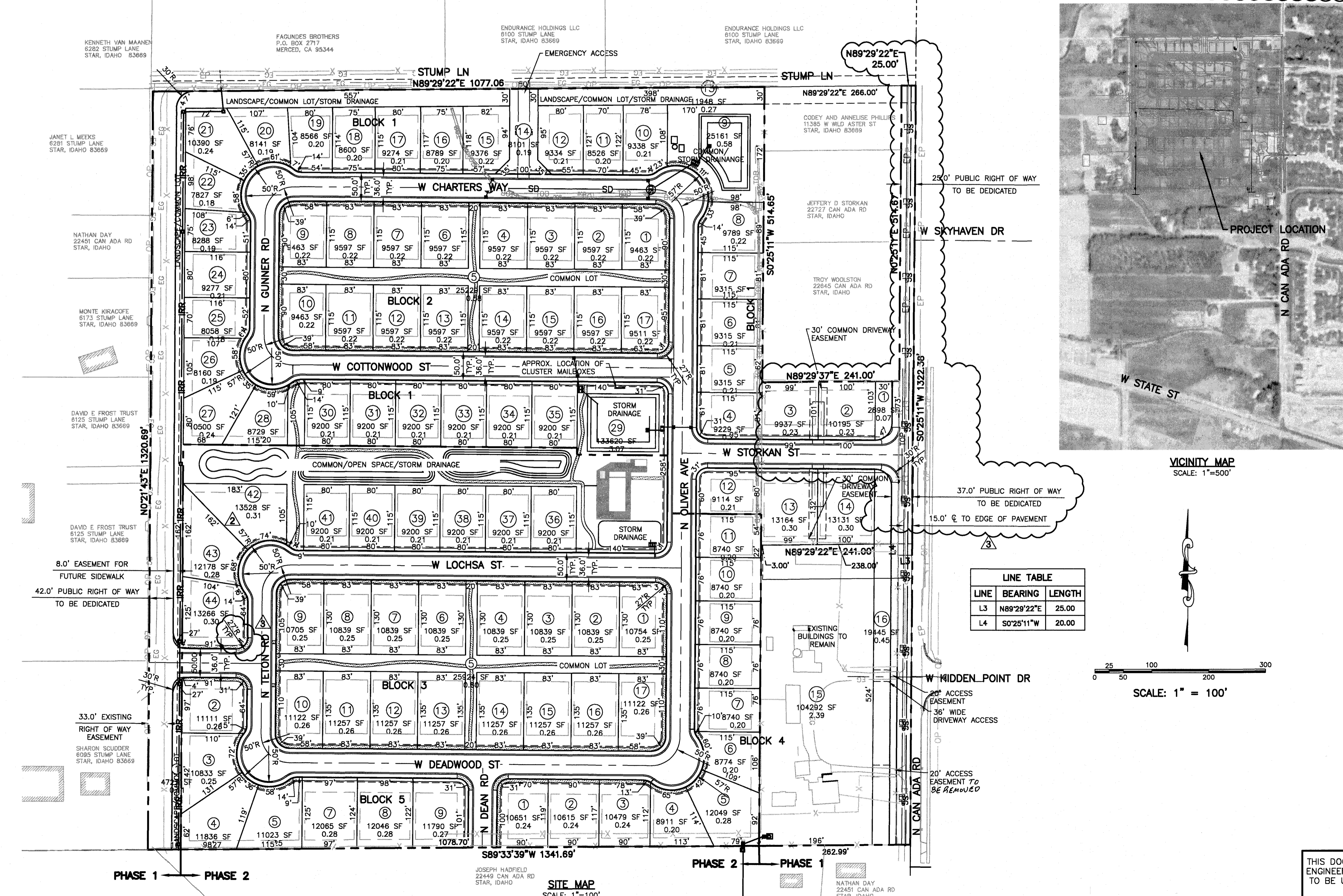
LEAVITT & ASSOCIATES ENGINEERS, INC.

STRUCTURAL * CIVIL SURVEYING

1924 EAST STREET SOUTH, Nampa, Idaho 83851
 PHONE (208) 463-9900 FAX (208) 463-9940
 EMAIL NP@LEAVITTEENGINEERS.COM

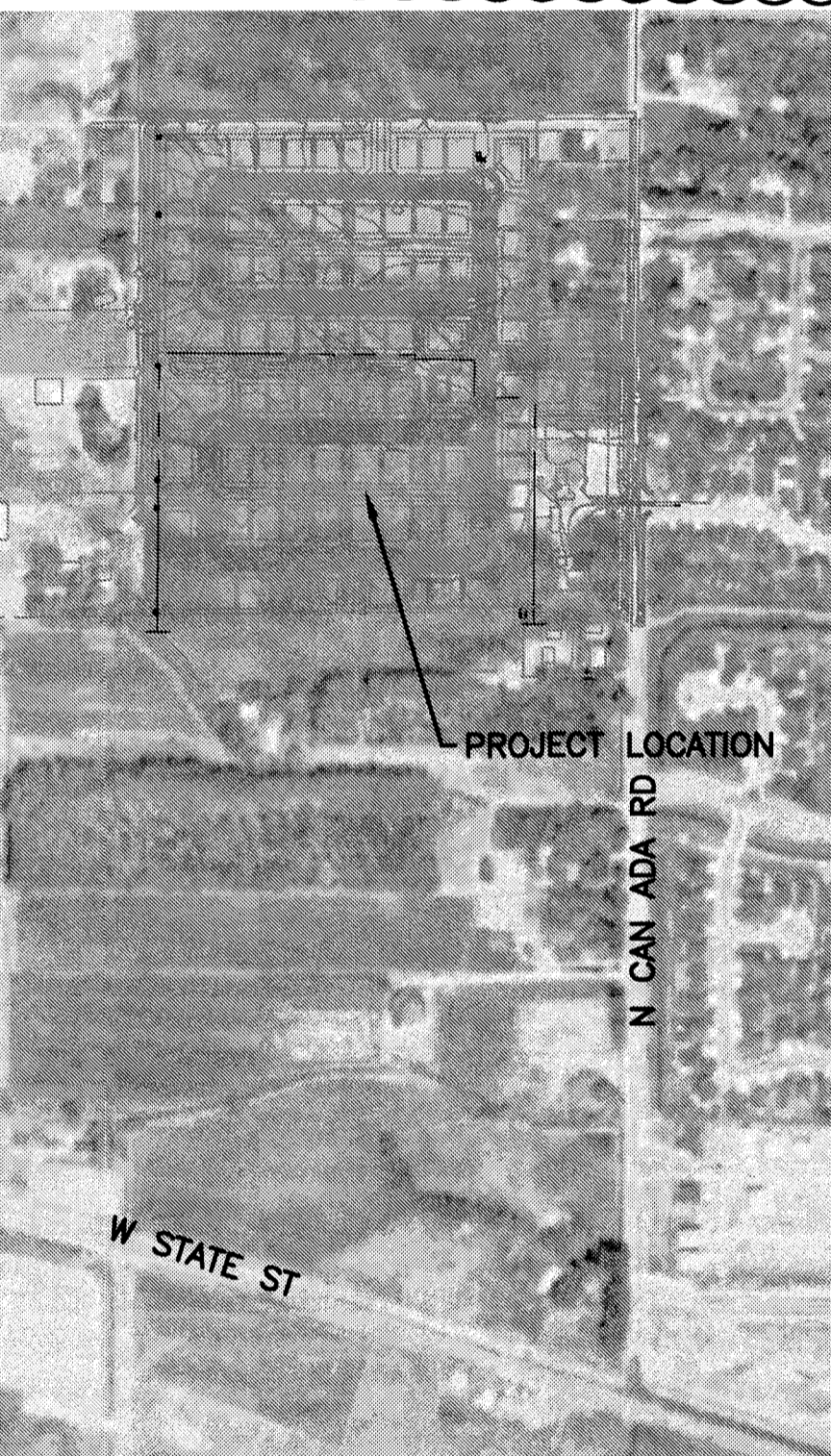
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01/17/2023



LINE TABLE

LINE	BEARING	LENGTH
L3	N89°29'22"E	25.00'
L4	S0°25'11"W	20.00'



LINETYPES:	SYMBOLS:
EXISTING CURB & GUTTER	EXISTING SANITARY SEWER MANHOLE
CONSTRUCT CURB & GUTTER	INSTALL SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER	EXISTING GRAVITY IRRIGATION MANHOLE
INSTALL SANITARY SEWER MAIN	INSTALL GRAVITY IRRIGATION MANHOLE
INSTALL SEWER SERVICE	EXISTING STORM DRAIN MANHOLE
EXISTING STORM DRAIN	INSTALL STORM DRAIN MANHOLE
INSTALL STORM DRAIN MAIN	EXISTING VALVE
EXISTING WATER MAIN	INSTALL WATER VALVE
INSTALL WATER MAIN	INSTALL IRRIGATION VALVE
APPROXIMATE JOINT TRENCH	EXISTING WATER METER
EXISTING PRESSURE IRR.	INSTALL WATER METER
INSTALL PRESSURE IRR. MAIN	EXISTING BLOW-OFF VALVE
EXISTING GRAVITY IRRIGATION	INSTALL BLOW-OFF VALVE
INSTALL GRAVITY IRR. MAIN	EXISTING FIRE HYDRANT
LOT LINE	INSTALL FIRE HYDRANT
BOUNDARY/PHASE LINE	STORM WATER FLOW
CENTER LINE	INSTALL STREET LIGHT PER CITY STD
EASEMENT LINE	EXISTING IRRIGATION PUMP-OUT
EXISTING CONTOUR	INSTALL IRRIGATION PUMP-OUT
2547	EXISTING CATCH BASIN INLET
2550	CONSTRUCT CATCH BASIN INLET
EP	CONSTRUCT PEDESTAL RAMP
OP	EXISTING OVERHEAD POWER
FO	EXISTING FIBER OPTICS
T	EXISTING TELEPHONE
G	EXISTING GAS LINE
UP	INSTALL UNDERGROUND POWER
TOB	TOP OF BANK
TOP	TOP OF SLOPE
TOE	TOE OF SLOPE
EP	EDGE OF PAVEMENT
EG	EDGE OF GRAVEL
SC	SAW CUT LINE
	SWALE FLOW LINE

ABBREVIATIONS:

BRG	BEARING	NF	NEAR FACE
CL	CENTER LINE	OP	OVERHEAD POWER
CLR	CLEAR	OPP	OPPOSITE
EG	EDGE OF GRAVEL	P/L	PROPERTY LINE
EL	ELEVATION	PC	POINT OF CURVE
EP	EDGE OF PAVEMENT	PI	PRESSURE IRRIGATION
FF	FINISHED FLOOR	PT	POINT OF TANGENT
FL	FLOW LINE	S	SANITARY SEWER
FS	FINISHED SURFACE	SD	STORM DRAIN
G.B.	GRADE BREAK	STA.	STATION
IRR	GRAVITY IRRIGATION	TBC	TOP BACK CURB
INV.	INVERT	TEL	TELEPHONE UTILITY
LT	LEFT	TYP.	TYPICAL
ME	MATCH EXISTING	W	WATER
MJ	MECHANICAL JOINT		
BVCS	BEGIN VERTICAL CURVE STATION	EVCS	END VERTICAL CURVE STATION
BVCE	BEGIN VERTICAL CURVE ELEVATION	EVCE	END VERTICAL CURVE ELEVATION

OLIVER ESTATES SUBDIVISION PRELIMINARY PLAT

STAR, IDAHO

OWNER/DEVELOPER:
 ALTECCA CONSTRUCTION WAY
 503 S. THORNWOOD WAY
 MERIDIAN, ID 83642
 PHONE (208) 502-0758
 DUANE@ALTECCA.COM

REV. PER CHD4 COMM. DATED 1/17/2023
 REV. PER CHD4 COMM. DATED 2/21/2023
 UPDATED DENSITY AND AMENITIES
 ISSUED FOR APPROVAL

No. DATE BY

REVISIONS

Scale: 1"=100'

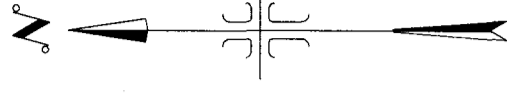
Sheet Number: 1

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Oliver Estates Subdivision No. 2

Plat Showing

A Portion of the Southeast Quarter of the Northeast Quarter of Section 12,
Township 4 North, Range 2 West, Boise Meridian,
City of Star, Canyon County, Idaho.
2024



Scale: 1" = 100'

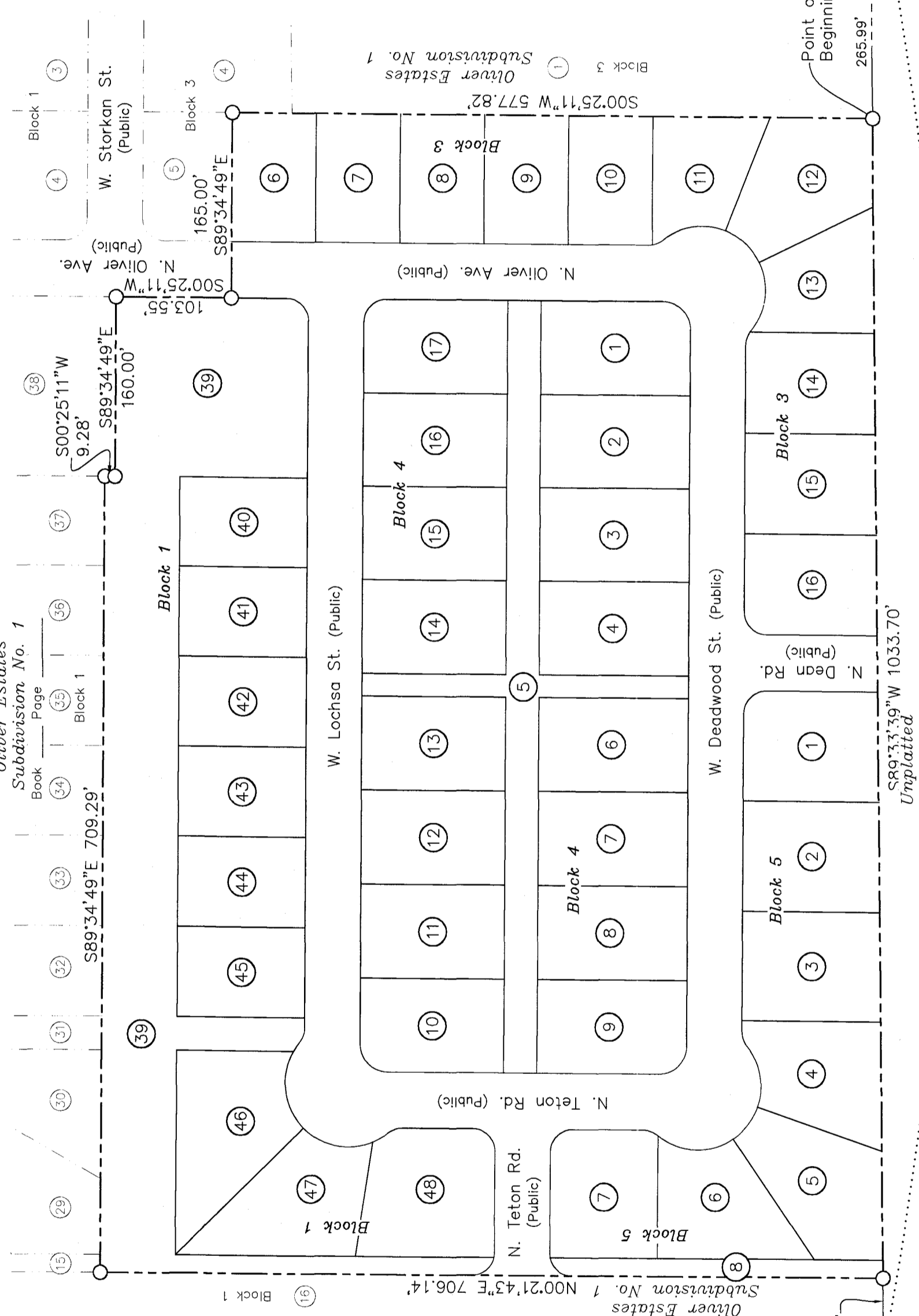
Legend

- Found 1/2" Iron Pin "PLS 8251" or as Noted
- Found 5/8" Iron Pin "PLS 8251" or as Noted
- Found Aluminum Cap Monument
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 8251"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 8251"
- ① Lot Number
- Adjacent Platted Lot Number
- Subdivision Boundary Line
- Section Line
- Right-of-Way Line
- Lot Line
- Centerline
- Easement Line (See Note 8)
- Adjacent Platted Lot Lines



"PLS 1002"
CP&F Inst.
No.2021-083146
S.1 S.6
S.12 S.7

Can-Ada Rd. (Public)
N0025°11'E 264.76'
Basis of Bearings



"PLS 1002"
CP&F Inst.
No.2021-083145
S.12 S.7
Point of Beginning
265.99' 1/4

Oliver Estates
Subdivision No. 1
Book Page
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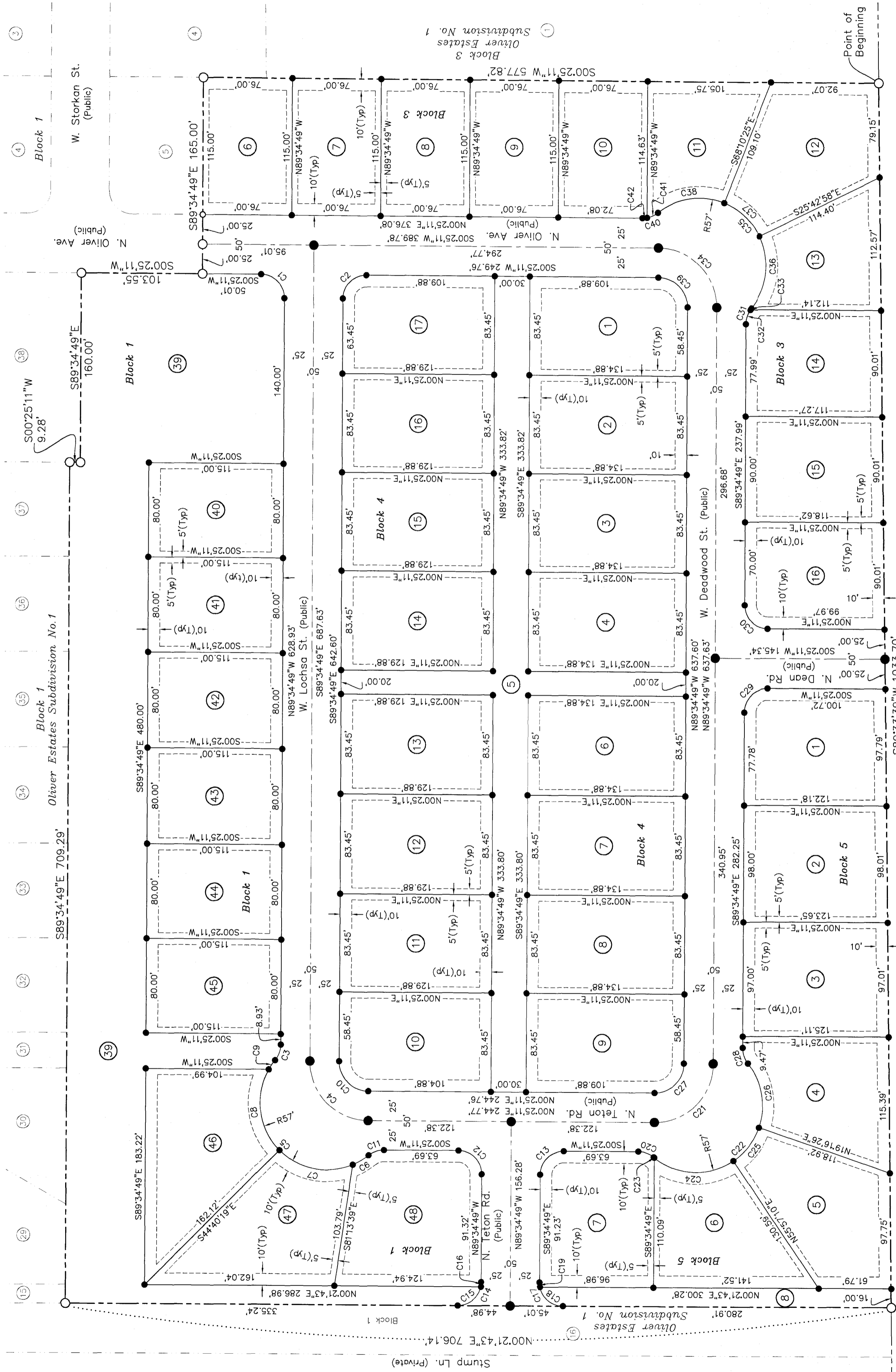
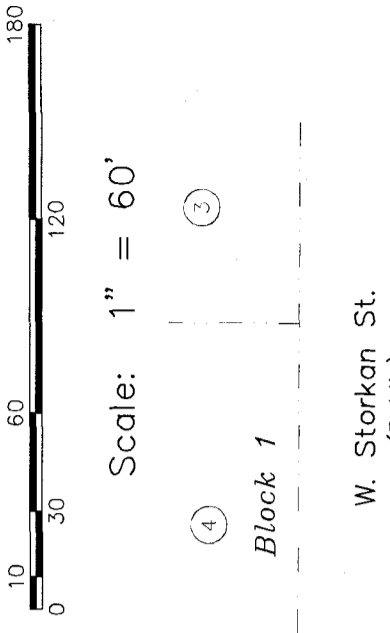
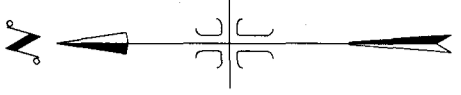
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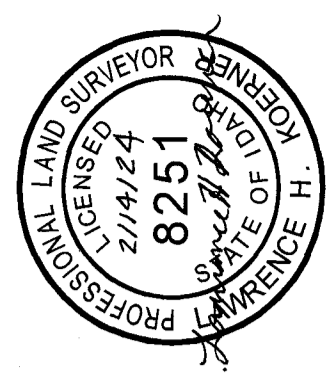
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Oliver Estates Subdivision No. 2



- Legend**
- Found 1/2" Iron Pin, "PLS 8251"
 - Found 5/8" Iron Pin, "PLS 8251, or as Noted"
 - Found Aluminum Cap Monument
 - Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 8251"
 - Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 8251"
 - ① Lot Number
 - ① Adjacent Platted Lot Number
- Subdivision Boundary Line
 - Section Line
 - Right-of-Way Line
 - Lot Line
 - Centerline
 - Easement Line (See Note 8)
 - Adjacent Lot lines



See Sheet 1 for Notes, & Curve Tables.

ISG
IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570
 WWW.IDAHOSURVEY.COM

Job No. 21-304
 Sheet 2 of 4

Oliver Estates Subdivision No. 2

Certificate of Owners

Know all men by these presents that Jeffrey D. Storkan and Lisa A. Storkan (husband and wife), and the Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992, are the owners of the property described as follows:

The following Describes a Parcel of Land being a Portion of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 4 North, Range 2 West, Boise Meridian, City of Star, Canyon County, Idaho, and being more Particularly Described as follows:

COMMENCING at the Southeast Corner of the Southeast 1/4 of the Northeast 1/4 (East 1/4 Corner) of Section 12, Township 4 North, Range 2 West, Boise Meridian; From which, the Northeast Corner of said Section 12 bears, North 00°25'11" East, 2644.76 feet; Thence along the Southerly Boundary Line of the Southeast 1/4 of the Northeast 1/4 of said Section 12, South 89°33'39" West, 265.99 feet to a found 5/8" Iron Pin w/Plastic Cap "1SG PLS 8251" Marking an Angle Point in the Boundary of Lot 1, Block 3 of Oliver Estates Subdivision No.1, as filed for Record in Book _____ of Plats at Page _____ Records of Canyon County, the POINT OF BEGINNING:

- Thence Continuing along said Southerly Boundary Line, South 89°33'39" West, 1033.70 feet to a found 5/8" Iron Pin w/Plastic Cap "1SG PLS 8251" Marking an Angle Point in the Boundary of said Oliver Estates Subdivision No.1;
- Thence leaving said Southerly Boundary Line, and along the Exterior Boundary Line of said Oliver Estates No. 1 Subdivision, North 00°21'43" East, 706.14 feet to a found 5/8" Iron Pin w/Plastic Cap "1SG PLS 8251";
- Thence Continuing, South 89°34'49" East, 709.29 feet to a found 5/8" Iron Pin w/Plastic Cap "1SG PLS 8251";
- Thence Continuing, South 00°25'11" West, 9.28 feet to a found 5/8" Iron Pin w/Plastic Cap "1SG PLS 8251";
- Thence Continuing, South 89°34'49" East, 160.00 feet to a found 5/8" Iron Pin w/Plastic Cap "1SG PLS 8251";
- Thence Continuing, South 00°25'11" West, 103.55 feet to a found 5/8" Iron Pin w/Plastic Cap "1SG PLS 8251";
- Thence Continuing, South 89°34'49" East, 165.00 feet to a found 5/8" Iron Pin w/Plastic Cap "1SG PLS 8251";
- Thence Continuing, South 00°25'11" West, 577.82 feet to a found 5/8" Iron Pin w/Plastic Cap "1SG PLS 8251" to the POINT OF BEGINNING;

The above Described Parcel of Land contains 16.12 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements indicated on said plat are not dedicated to the public, however the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes or such other uses are to be erected within the limits of said easements. All lots in this plat will be eligible to receive water service from the City of Star, and the City of Star has agreed in writing to serve all the lots in this subdivision.

In witness whereof, we have hereunto set our hands:

 Jeffrey D. Storkan, individually and as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992

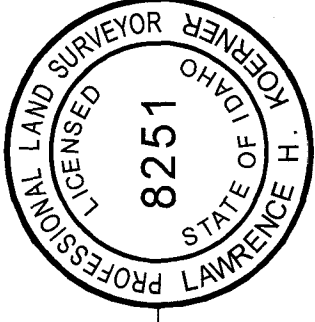
 Carol A. Storkan, as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992

 Lisa A. Storkan

 Jill Ann Charters, as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992

Certificate of Surveyor

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



 Lawrence H. Koerner
 P.L.S. No. 8251
 2/14/24

Acknowledgment

State of _____ } S.S.
 County of _____

This record was acknowledged before me on this _____ day of _____, 2024, by Jeffrey D. Storkan individually and as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992.

 Notary Public, State of _____
 My commission expires: _____

Acknowledgment

State of _____ } S.S.
 County of _____

This record was acknowledged before me on this _____ day of _____, 2024, by Lisa A. Storkan.

 Notary Public, State of _____
 My commission expires: _____

Acknowledgment

State of _____ } S.S.
 County of _____

This record was acknowledged before me on this _____ day of _____, 2024, by Carol A. Storkan as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992.

 Notary Public, State of _____
 My commission expires: _____

Acknowledgment

State of _____ } S.S.
 County of _____

This record was acknowledged before me on this _____ day of _____, 2024, by Jill Ann Charters as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992.

 Notary Public, State of _____
 My commission expires: _____

Oliver Estates Subdivision No. 2

Approval of Southwest District Health Department

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

Southwest District Health _____ Date _____

Approval of Highway District No. 4

Highway District No. 4 does hereby accept this plat, and accept and confirm the dedicated public streets in accordance with the provisions of Idaho Code 50-1312 & 50-1313 and pursuant to its authority as set forth in the public agency coordination agreement between Canyon Highway District No. 4. Pursuant to Idaho Code 50-1309(3), private streets depicted on this plat are not maintained by or under the jurisdiction of the Highway District. There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.

Chairman _____ Date _____

Approval of City Engineer

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

City of Star Engineer _____ Date _____

Approval of City Council

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

City Clerk, Star, Idaho _____

Certificate of County Surveyor

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

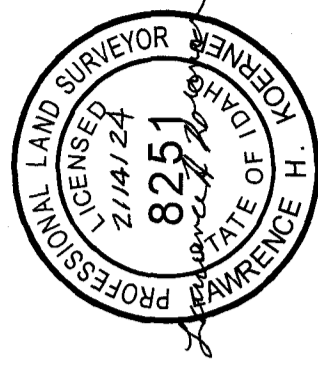
Canyon County Surveyor _____ Date _____

Certificate of County Treasurer

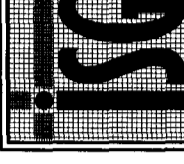
I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of Idaho Code, Section 50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification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

Canyon County Treasurer _____ Date _____

County Recorder's Certificate



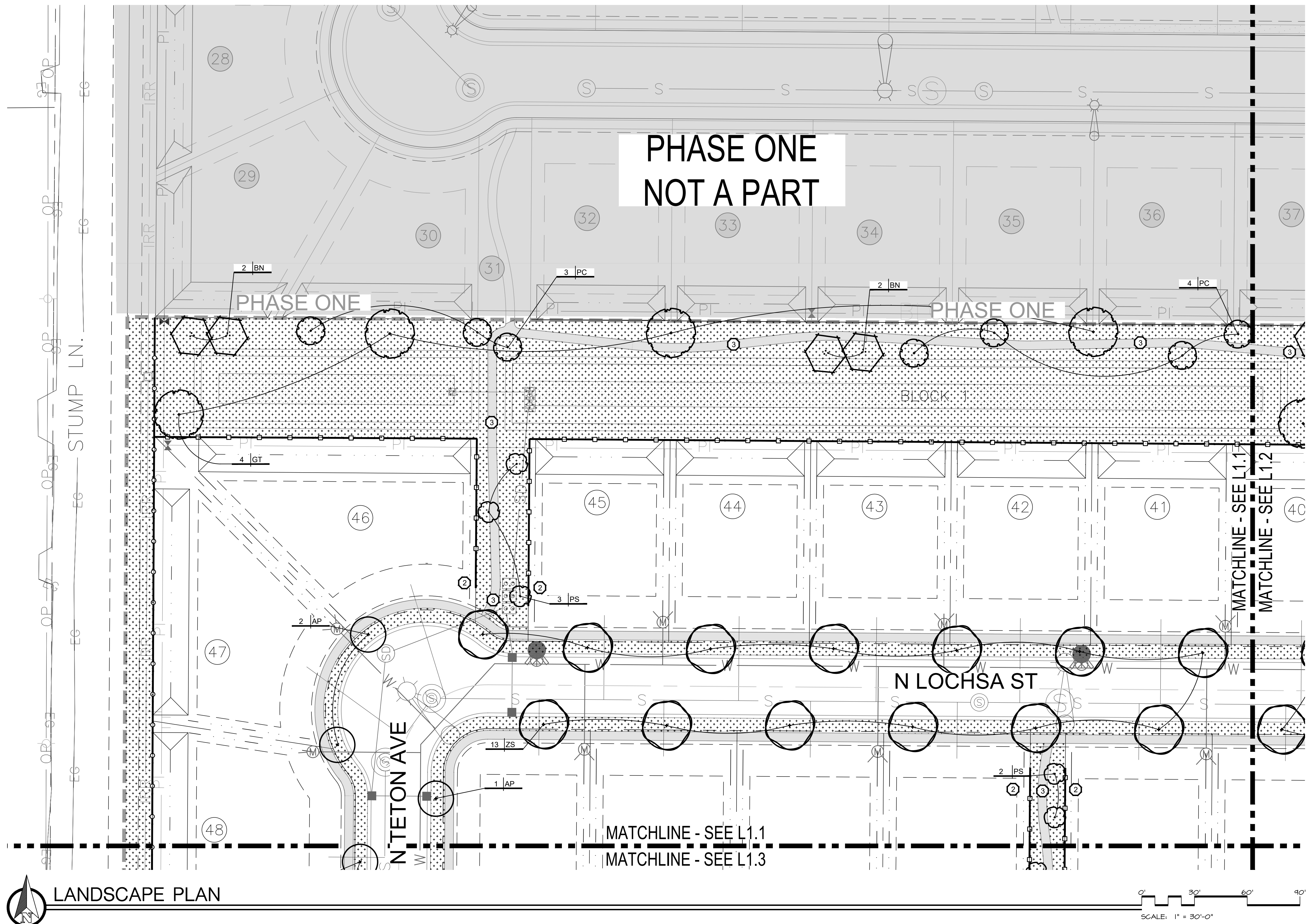
Book _____ Page _____



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Job No. 21-304
Sheet 4 of 4



LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- CUT EDGE, SEE DETAIL 3/L2.0
- NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 8/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' WROUGHT IRON FENCE, SEE DETAIL 6/L2.0
- QUANTITY PLANT IDENTIFICATION KEY

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES SEE DETAIL 2/L2.0				
AP	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
AL	Amelanchier laevis 'JFS-Arb' Spring Flurry Serviceberry	2" B&B	28' hgt. 20' w	CLASS I
BN	Betula nigra River Birch	2" B&B multi-stem	40' hgt. 30' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 35' w	CLASS II
PC	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
PS	Prunus sargentii 'JFS-KW58' Pink Flair Cherry	2" B&B	25' hgt. 15' w	CLASS I
QR	Quercus robur x alba Streetspire Oak	2" B&B	45' hgt. 15' w	CLASS II
ZS	Zelkova serrata 'Haika' Haika Zelkova	2" B&B	45' hgt. 35' w	CLASS II
CONIFEROUS TREES SEE DETAIL 1/L2.0				
PB	Picea pungens 'Bacheri' Bacheri Spruce	6" B&B	15' hgt. 8' w	CONIF.
PF	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	30' hgt. 15' w	CONIF.
CD	Cedrus deodara 'Aurea' Golden Deodar Cedar	8'-10" B&B	35' hgt. 20' w	CONIF.
GROUND COVERS/ GRASSES/ PERENNIALS SEE DETAIL 4/L2.0				
o	Coreopsis verticillata 'TNCORSG Sunstar Gold Coreopsis	1 Gal.	2' hgt. x 2' wide	
o	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
o	Hemerocallis 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
o	Sedum spectabile 'Black Beauty' Black Beauty Sedum	1 Gal.	2' hgt. x 2' wide	
o	Penstemon x mexicali 'P008S' Red Rocks Penstemon	1 Gal.	2' hgt. x 3' wide	
o	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
SHRUBS SEE DETAIL 5/L2.0				
o	Buxus x 'Green Velvet' Green Velvet Boxwood	5 Gal.	4' hgt. x 4' wide	
o	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
o	Cornus alba 'Bailehia' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
o	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
o	Physocarpus opulifolius 'Seaward' Summer Wine Ninebark	2 Gal.	5' hgt. x 6' wide	
o	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
o	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 4' wide	
o	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

CALLOUT LEGEND

- 1 40' VISION TRIANGLE
- 2 START FENCE LINE AT BUILDING SETBACK PER OWNER/BUILDER.
- 3 5'-0" WIDE CONCRETE PATHWAY

Original sealed by: _____
 Date sealed: _____
 An original document is on file at the office of LEAVITT & ASSOCIATES ENGINEERS, INC.

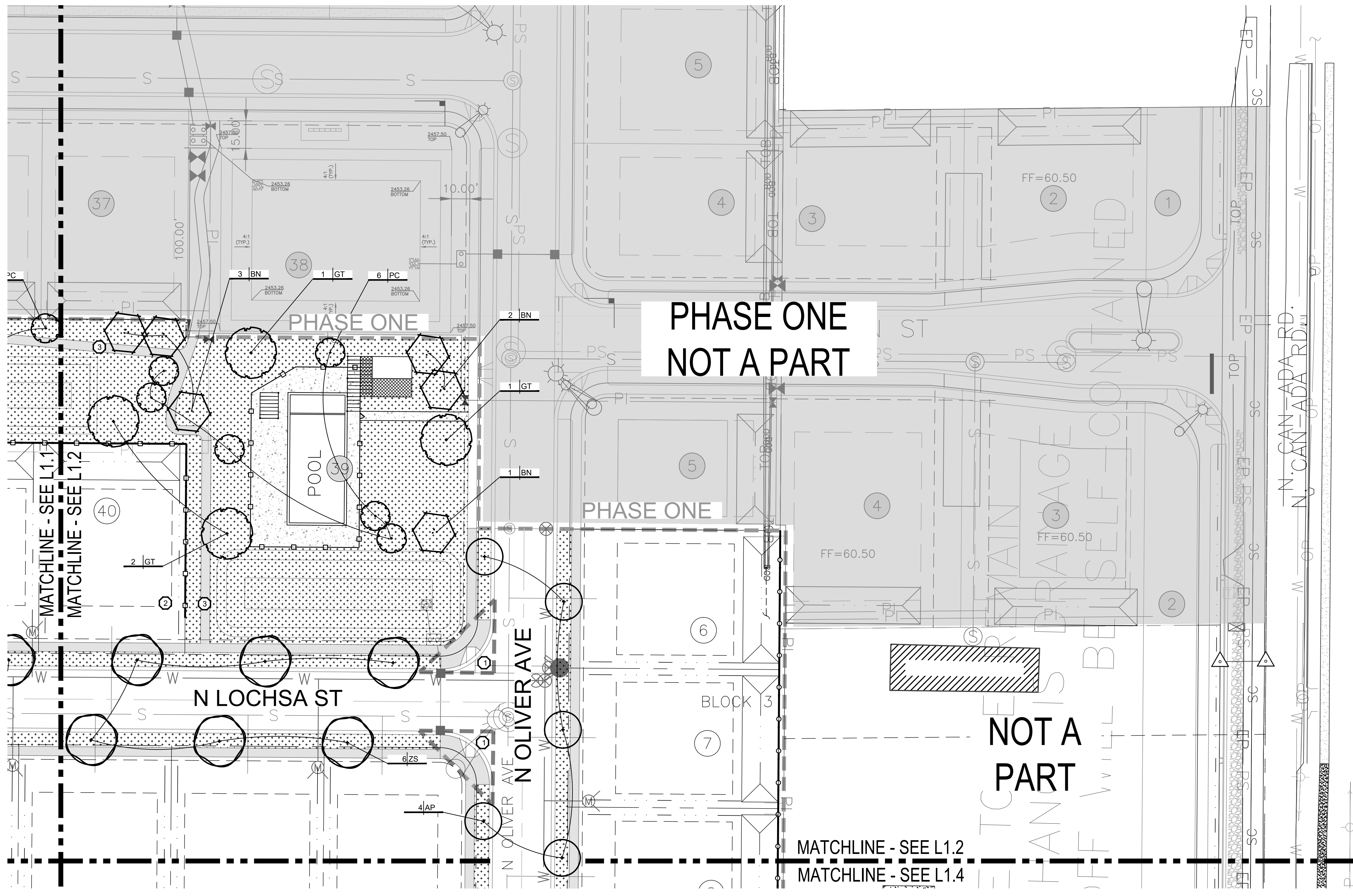
OLIVER ESTATES SUB. NO. 2 LANDSCAPE PLAN
 Job Number: JGM SBB22-104
 Delivery Date: 8/20/2024
 Checked By: JGM
 Drawn By: SM

OLIVER ESTATES SUBDIVISION STAR, IDAHO
 OWNER/DEVELOPER:
ALTECCA CONSTRUCTION
 503 S. THORNWOOD WAY
 MERIDIAN, ID 83642
 PHONE (208) 502-0758
 DUANE@ALTECCA.COM

No.	DATE	BY	DESCRIPTION

SOUTH BEEK & BAIRD
 South Landscape Architecture P.C.
 Dba South Beek & Baird Landscape Architecture P.C.
 2002 S. Vista Ave
 Boise, ID 83705
 208.342.2999
 info@sbbgo.com
 www.sbbgo.com

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LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 3/L2.0
- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
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PLANT SCHEDULE

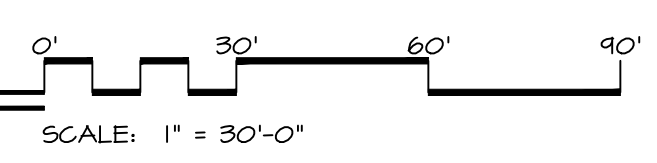
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DECIDUOUS TREES SEE DETAIL 2/L2.0				
AP	Acer platanoides 'Columnarbrood' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
AL	Amelanchier laevis 'JFS-Arb' Spring Flurry Serviceberry	2" B&B	28' hgt. 20' w	CLASS I
BN	Betula nigra 'River Birch' multi-stem	2" B&B	40' hgt. 30' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 35' w	CLASS II
PC	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
PS	Prunus sargentii 'JFS-KW58' Pink Flair Cherry	2" B&B	25' hgt. 15' w	CLASS I
QR	Quercus robur x alba Streetspire Oak	2" B&B	45' hgt. 15' w	CLASS II
ZS	Zelkova serrata 'Halka' Halka Zelkova	2" B&B	45' hgt. 35' w	CLASS II
CONIFEROUS TREES SEE DETAIL 1/L2.0				
PB	Picea pungens 'Bacheri' Bacheri Spruce	6" B&B	15' hgt. 8' w	CONIF.
PF	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	30' hgt. 15' w	CONIF.
CD	Cedrus deodara 'Aurea' Golden Deodar Cedar	8'-10" B&B	35' hgt. 20' w	CONIF.
GROUND COVERS/ GRASSES/ PERENNIALS SEE DETAIL 4/L2.0				
o	Coreopsis verticillata 'TNCORSG' Sunstar Gold Coreopsis	1 Gal.	2' hgt. x 2' wide	
o	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
o	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
o	Sedum spectabile 'Black Beauty' Black Beauty Sedum	1 Gal.	2' hgt. x 2' wide	
o	Penstemon x mexicali 'P008S' Red Rocks Penstemon	1 Gal.	2' hgt. x 3' wide	
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o	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 4' wide	
o	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

CALLOUT LEGEND

- 1 40' VISION TRIANGLE
- 2 START FENCE LINE AT BUILDING SETBACK PER OWNER/BUILDER.
- 3 5'-0" WIDE CONCRETE PATHWAY

LANDSCAPE PLAN



Original sealed by: _____
Date original: _____
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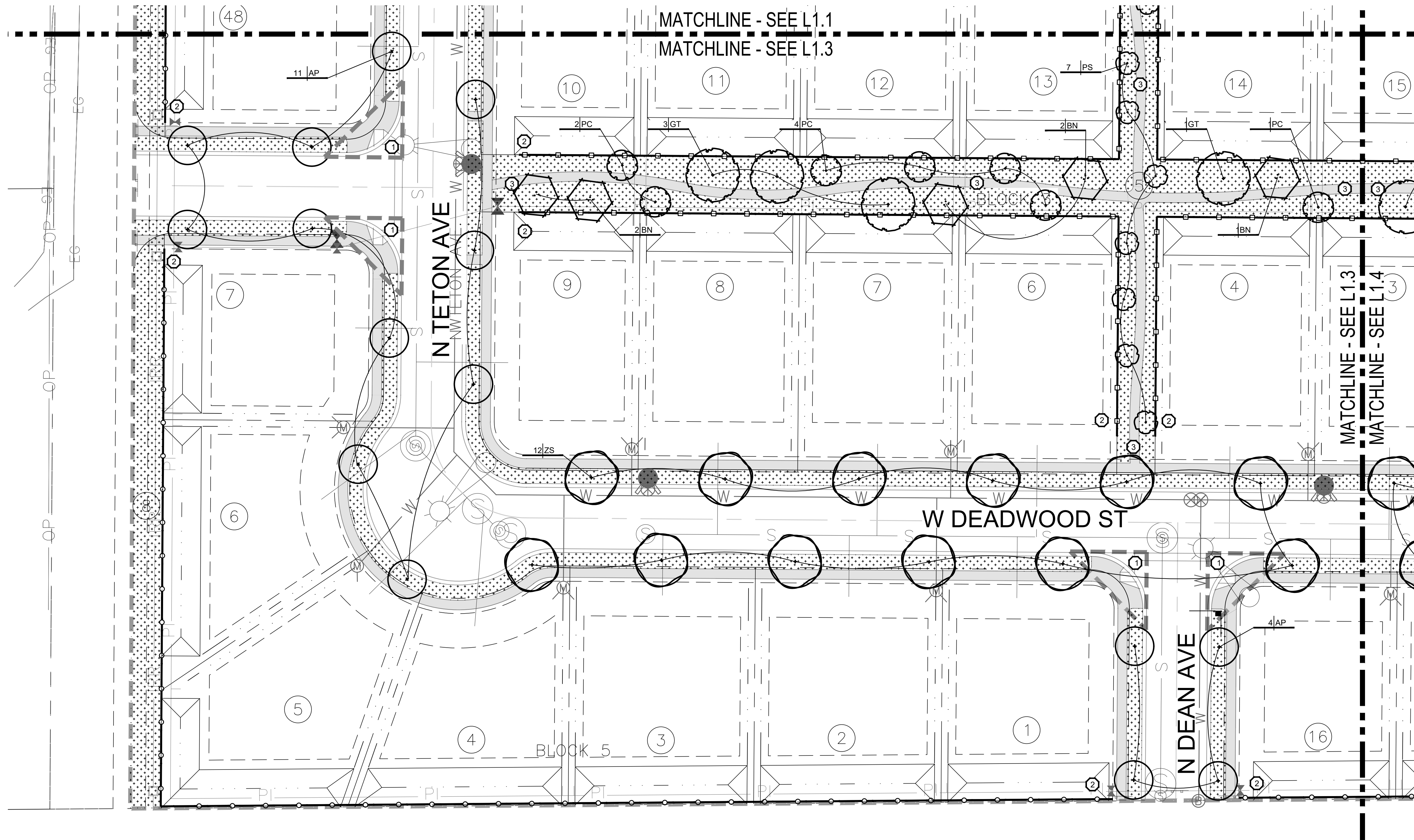
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OWNER/DEVELOPER:
ALTECCA CONSTRUCTION
503 S. THORNWOOD WAY
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No.	DATE	BY	DESCRIPTION	REVISIONS

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South Landscape Architecture P.C.
Db South Beck & Baird Landscape Architecture P.C.
2002 S. Vista Ave
Boise, ID 83705
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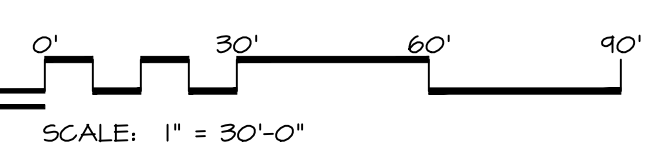
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o	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 4' wide	
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- ① 40' VISION TRIANGLE
- ② START FENCE LINE AT BUILDING SETBACK PER OWNER/BUILDER.
- ③ 5'-0" WIDE CONCRETE PATHWAY

LANDSCAPE PLAN



LEAVITT & ASSOCIATES ENGINEERS, INC.
STRUCTURAL * CIVIL SURVEYING
1324 FIRST STREET SOUTH, Nampa, IDAHO 83651
PHONE (208)463-0333/463-7670 FAX (208)463-9040
EMAIL NP@LEAVITTEENGINEERS.COM

Original sealed by: _____
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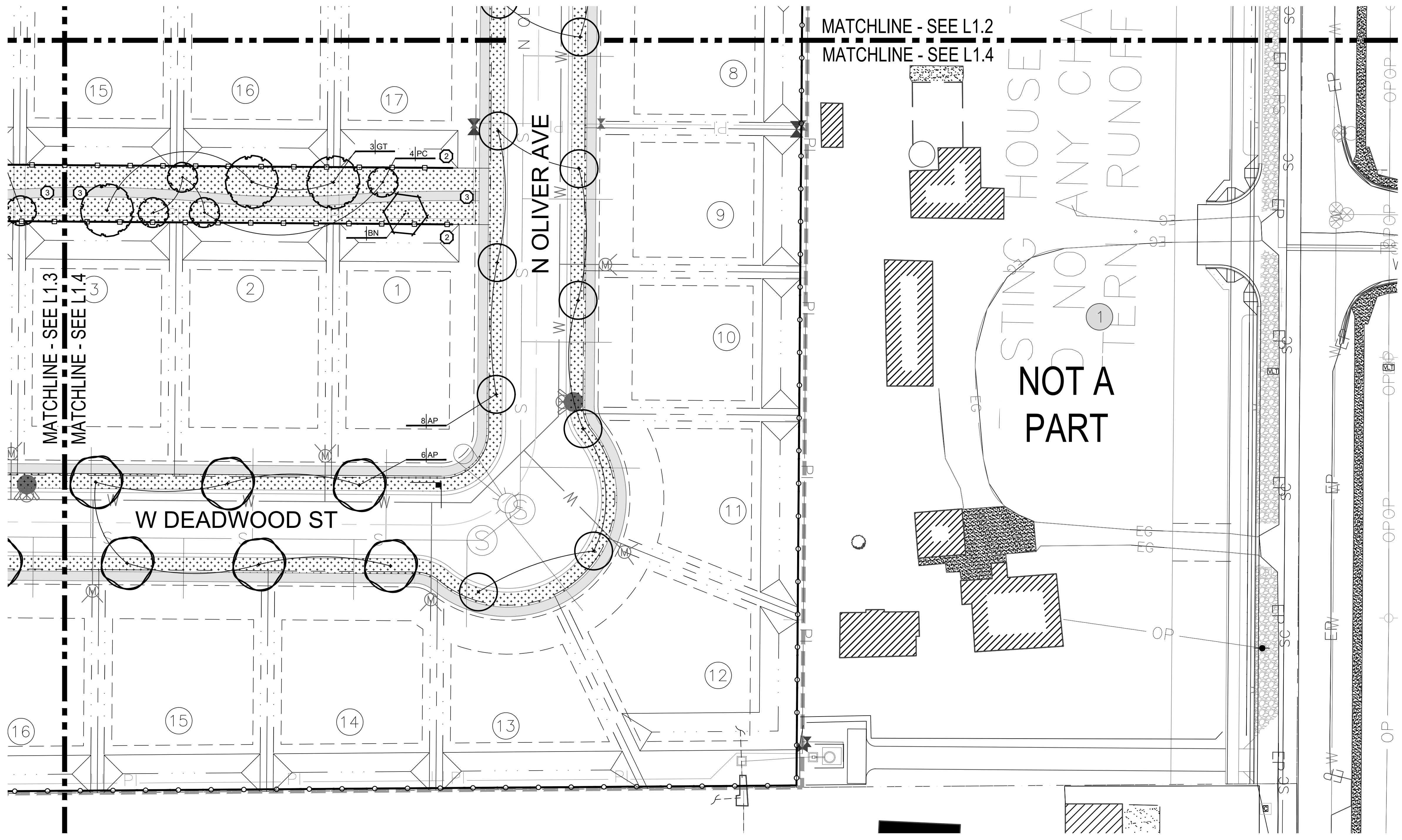
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- PLANTS TO BE INSTALLED
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- CUT EDGE, SEE DETAIL 3/L2.0
- NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 8/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' WROUGHT IRON FENCE, SEE DETAIL 6/L2.0
- QUANTITY PLANT IDENTIFICATION KEY

PLANT SCHEDULE

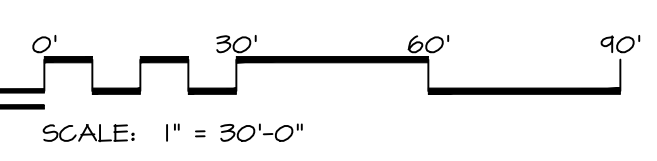
NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
SEE DETAIL 2/L2.0				
AP	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
AL	Amelanchier laevis 'JFS-Arb' Spring Flurry Serviceberry	2" B&B	28' hgt. 20' w	CLASS I
BN	Betula nigra River Birch	2" B&B	40' hgt. 30' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 35' w	CLASS II
PC	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
PS	Prunus sargentii 'JFS-KW58' Pink Flair Cherry	2" B&B	25' hgt. 15' w	CLASS I
QR	Quercus robur x alba Streetspire Oak	2" B&B	45' hgt. 15' w	CLASS II
ZS	Zelkova serrata 'Halka' Halka Zelkova	2" B&B	45' hgt. 35' w	CLASS II
SEE DETAIL 1/L2.0				
CONIFEROUS TREES				
PB	Picea pungens 'Bacheri' Bacheri Spruce	6" B&B	15' hgt. 8' w	CONIF.
PF	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	30' hgt. 15' w	CONIF.
CD	Cedrus deodara 'Aurea' Golden Deodar Cedar	8'-10" B&B	35' hgt. 20' w	CONIF.
SEE DETAIL 4/L2.0				
GROUND COVERS/ GRASSES/ PERENNIALS				
o	Coreopsis verticillata 'TNCORSG' Sunstar Gold Coreopsis	1 Gal.	2' hgt. x 2' wide	
o	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
o	Hemerocallis x. 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
o	Sedum spectabile 'Black Beauty' Black Beauty Sedum	1 Gal.	2' hgt. x 2' wide	
o	Penstemon x mexicali 'P008S' Red Rocks Penstemon	1 Gal.	2' hgt. x 3' wide	
o	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
SEE DETAIL 5/L2.0				
SHRUBS				
o	Buxus x 'Green Velvet' Green Velvet Boxwood	5 Gal.	4' hgt. x 4' wide	
o	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
o	Cornus alba 'Baileho' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
o	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
o	Physocarpus opulifolius 'Seaward' Summer Wine Ninebark	2 Gal.	5' hgt. x 6' wide	
o	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
o	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 4' wide	
o	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

CALLOUT LEGEND

- 40' VISION TRIANGLE
- START FENCE LINE AT BUILDING SETBACK PER OWNER/BUILDER.
- 5'-0" WIDE CONCRETE PATHWAY

LANDSCAPE PLAN



LEAVITT & ASSOCIATES ENGINEERS, INC.
STRUCTURAL * CIVIL SURVEYING
1324 FIRST STREET SOUTH Nampa, IDAHO 83651
PHONE (208)463-0333/463-7670 FAX (208)463-9040
EMAIL NP@LEAVITTEENGINEERS.COM

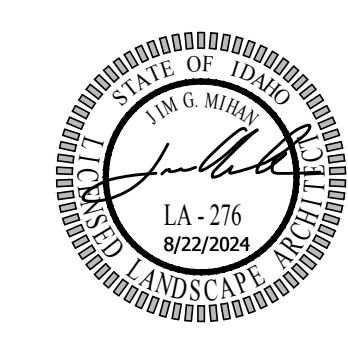
Original sealed by: _____
Date original: _____
An original document is on file at the office of LEAVITT & ASSOCIATES ENGINEERS, INC.

OLIVER ESTATES SUB. NO. 2 LANDSCAPE PLAN
Designed By: SM
Drawn By: SM
Checked By: JGM
Job Number: SBB22-104
Delivery Date: 8/20/2024

OLIVER ESTATES SUBDIVISION STAR, IDAHO
OWNER/DEVELOPER:
ALTECCA CONSTRUCTION
503 S. THORNWOOD WAY
MERIDIAN, ID 83642
PHONE (208) 502-0758
DUANE@ALTECCA.COM

No.	DATE	BY	DESCRIPTION

SOUTH BEEK & BAIRD
South Landscape Architecture P.C.
Dba South Beek & Baird Landscape Architecture P.C.
2002 S. Vista Ave
Boise, ID 83705
208.342.2999
info@sbbgo.com
www.sbbgo.com



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LANDSCAPE SPECIFICATIONS

- SEE CIVIL ENGINEERING PLANS FOR ALL SITE CLEARING AND ROUGH GRADE WORK. FINISH GRADE 1" OF DESIGN GRADE. COORDINATE ALL LANDSCAPE WORK WITH CIVIL DRAWINGS. SEE ARCHITECTURAL SITE PLAN FOR ALL SITE ELEMENTS NOT SHOWN ON LANDSCAPE PLAN.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- CONTRACTOR SHALL REPORT TO OWNER'S REPRESENTATIVE ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK PRIOR TO BEGINNING WORK. COORDINATE WORK SCHEDULE AND OBSERVATIONS PRIOR TO CONSTRUCTION STARTUP.
- BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
- ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.11 - "AMERICAN STANDARD FOR NURSERY STOCK". ACCEPTANCE OF PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE. PLANT MATERIAL SHALL BE PROVIDED BY LICENSED NURSERY OR WHOLESALE GROWER. NO BARE ROOT STOCK ALLOWED. SEE DETAILS FOR FURTHER PLANTING REQUIREMENTS.
- 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.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- PLANT ALL TREES AND SHRUBS PER DETAILS. USE APPROVED PLANTING SOIL AS SPECIFIED IN PLANTING SOIL NOTES OR APPROVED EQUAL. USE WHEN BACK FILLING TREE AND SHRUB PITS.
- WATER PLANTS THOROUGHLY AFTER PLANTING.
- REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND TYPE AT NO COST TO OWNER. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN CERTIFIED BY OWNER'S REPRESENTATIVE. PLANTS NOT IN A HEALTHY GROWING CONDITION AFTER ONE (1) YEAR SHALL BE REPLACED AT NO COST TO OWNER EXCEPT FOR LOSS DUE TO CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR. INSPECTION AND ACCEPTANCE TO BE DONE BY OWNER'S REPRESENTATIVE.
- LIMIT SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - SPREAD PLANTING SOIL TO A COMPACTED DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
 - SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
 - REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED. UNCHANGED SUBGRADES: IF TURF OR SHRUBS ARE TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING PLANTING SOIL NOTES AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
 - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE. 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.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 95 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.
- MAINTAIN ALL LANDSCAPING FOR 30 DAYS AFTER COMPLETION OF LANDSCAPING OR UNTIL SUBSTANTIAL COMPLETION, WHICHEVER IS LATER. THIS WILL INCLUDE WATERING, MOWING, AND REPLACING LAWN THAT IS NOT IN A HEALTHY GROWING STATE.
- BEGIN PLANTING ONLY AFTER INSTALLATION AND ACCEPTANCE OF THE AUTOMATIC UNDERGROUND SPRINKLER SYSTEM AND ACCEPTANCE OF FINISH GRADING BY OWNER'S REPRESENTATIVE.
- THE FOLLOWING LANDSCAPE INSPECTIONS SHALL BE MADE BY THE OWNER'S REPRESENTATIVE AFTER AT LEAST 48 HOURS NOTICE HAS BEEN GIVEN BY THE CONTRACTOR:
 - AFTER GRADING HAS BEEN COMPLETED AND BEFORE IRRIGATION HAS BEEN INSTALLED.
 - AFTER INSTALLING THE IRRIGATION MAINLINE.
 - AFTER IRRIGATION HAS BEEN COMPLETED AND BEFORE PLANTING HAS BEEN INSTALLED.
 - AFTER COMPLETION OF THE INSTALLATION OF ALL PLANT MATERIALS.
 - AFTER ALL WORK HAS BEEN COMPLETED (SUBSTANTIAL COMPLETION).
- ALL PLANTING BED AREAS SHALL BE COVERED IN A MINIMUM OF 3" DEPTH OF 1" MINUS CRUSHED AND WASHED BLACK AND TAN BASALT LANDSCAPE MULCH OVER DEWITT PRO 5 WEED FABRIC. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT SAMPLE OF MULCH MATERIAL FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- AGRIFORM TABLETS(20-10-5) ARE TO BE ADDED TO THE PLANTED MATERIALS IN THE FOLLOWING QUANTITIES: 1 PER 1 GALLON SHRUB, 2 PER 2 OR 3 GALLON SHRUB, 3 PER 5 GALLON SHRUB, AND 6 PER TREE. DISTRIBUTE EQUALLY IN ROOT ZONE OF EACH PLANT.
- AFTER PLANTING, APPLY PRE-EMERGENT(ELANCO, XL, RONSTAR, SURFLAN, OR APPROVED EQUAL) PRIOR TO APPLICATION OF MULCH.
- UPON COMPLETION OF PLANTING OPERATION, CLEAR SITE OF DEBRIS, SUPERFLUOUS MATERIALS AND EQUIPMENT, ALL OF WHICH SHALL BE ENTIRELY REMOVED FROM PREMISES. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OR IRRIGATION ACTIVITIES AND PROPERLY DISPOSE OF OFF SITE.
- PROVIDE WRITTEN INSTRUCTIONS ON MAINTENANCE REQUIREMENTS TO OWNER.
- MAINTAIN TREES BY PRUNING, CULTIVATION AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES TO PROPER GRADES OR VERTICAL POSITIONS AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES FREE OF INSECTS AND DISEASE.
- ALL PLANTING AREAS TO BE SEPARATED FROM ALL LAWN AREAS WITH APPROVED LANDSCAPE EDGING PER PLANS - SEE DETAIL.
- ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

RIGHT OF WAY LANDSCAPE NOTES

- COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- ANY PERENNIAL TREES OR PLANTS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER UNDERGROUND SEEPAGE BEDS, INFILTRATION FACILITIES OR PIPING SYSTEMS.
- 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.
- ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
- TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET LOCAL JURISDICTIONAL STANDARDS.

PLANTING SOIL NOTES

- 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 EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM.
 - 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 1/2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES OF PLANTING SOILS SHALL BE TESTED FOR ACIDITY, FERTILITY, ORGANIC MATTER AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY. SUBMIT TOPSOIL ANALYSIS TEST RESULTS FROM TESTING LABORATORY WITH RECOMMENDATIONS FOR IT TO MEET REQUIREMENTS 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.
- AT A MINIMUM, PREPARE SOIL IN ALL AREAS BY SPREADING A 15-15-15 FERTILIZER AT 7.5 POUNDS PER 1000 SQUARE FEET OF SURFACE AREA AND AN MANURE COMPOST (OR APPROVED EQUAL) AT 3 CUBIC YARDS PER 1000 SQUARE FEET OF SURFACE AREA OVER FINISH GRADE AND ROTO-TILL INTO TOP 6" OF SOIL. FOLLOW ALL IMPROVEMENT RECOMMENDATIONS OF SOIL TEST RESULTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- 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 EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 - 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.
 - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, ORGANIC MATTER, 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.
- 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.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- 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.

GENERAL NOTES

- CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES. PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO OWNER'S REPRESENTATIVE PRIOR TO BEGINNING OF CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK HOUND ALL PLANTING AREAS PRIOR TO PLANTING, TO PROVIDE A SMOOTH AND CONTINUOUS SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) AND EXTRANEIOUS MATERIAL OR DEBRIS.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL, SUBSTITUTIONS FROM OWNER'S REPRESENTATIVE PRIOR TO ORDERING OR INSTALLATION. FAILURE TO COMPLY WILL REQUIRE THE REMOVAL OF MATERIALS AT NO COST TO THE OWNER AND REPLACED WITH APPROVED MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT BEST MANAGEMENT PRACTICES TO STABILIZE ALL SLOPES 3:1 OR GREATER AND PREVENT EROSION OR MOVEMENT OF SOIL FROM SLOPES.
- ALL ROCK MATERIALS TO BE OBTAINED FROM LOCAL SOURCE OR APPROVED EQUAL.

WEED ABATEMENT

- ALL AREAS TO BE PLANTED OR HYDROSEEDDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- 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 HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.
- COORDINATE WITH CIVIL FOR ALL WEED ABATEMENT REQUIREMENTS

DISCLAIMER:

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LEAVITT & ASSOCIATES ENGINEERS, INC.
STRUCTURAL * CIVIL SURVEYING
 1324 FIRST STREET SOUTH Nampa, IDAHO 83651
 PHONE (208)463-0333/463-7670 FAX (208)463-9040
 EMAIL NP@LEAVITTEENGINEERS.COM

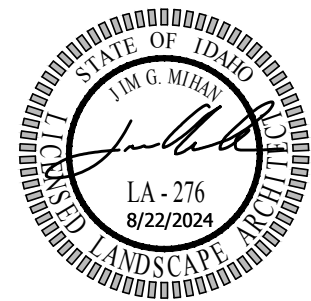
Original sealed by: _____
 Date signed: _____
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OLIVER ESTATES SUB. NO. 2 LANDSCAPE NOTES

Job Number: JGM
 Checked By: JGM
 Drawn By: SM
 SBB22-104
 Delivery Date: 8/20/2024

OLIVER ESTATES SUBDIVISION STAR, IDAHO
 OWNER/DEVELOPER:
ALTECCA CONSTRUCTION
 503 S. THORNWOOD WAY
 MERIDIAN, ID 83642
 PHONE (208) 502-0758
 DUANE@ALTECCA.COM

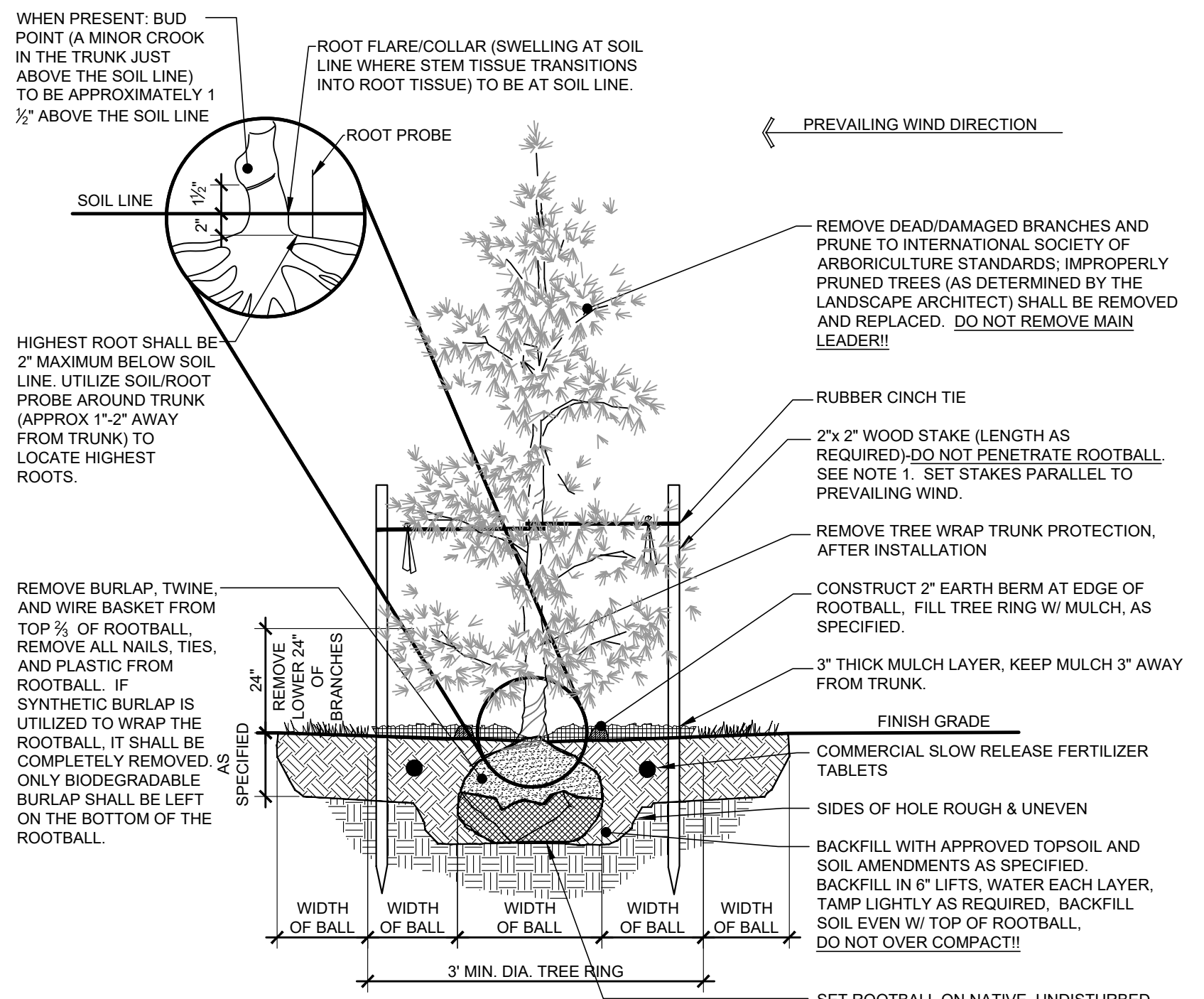
No.	DATE	BY	DESCRIPTION



SOUTH BECK & BAIRD
 South Landscape Architecture P.C.
 Dba South Beck & Baird Landscape Architecture P.C.
 2002 S. Vista Ave
 Boise, ID 83705
 208.342.2999
 info@sbbgo.com
 www.sbbgo.com

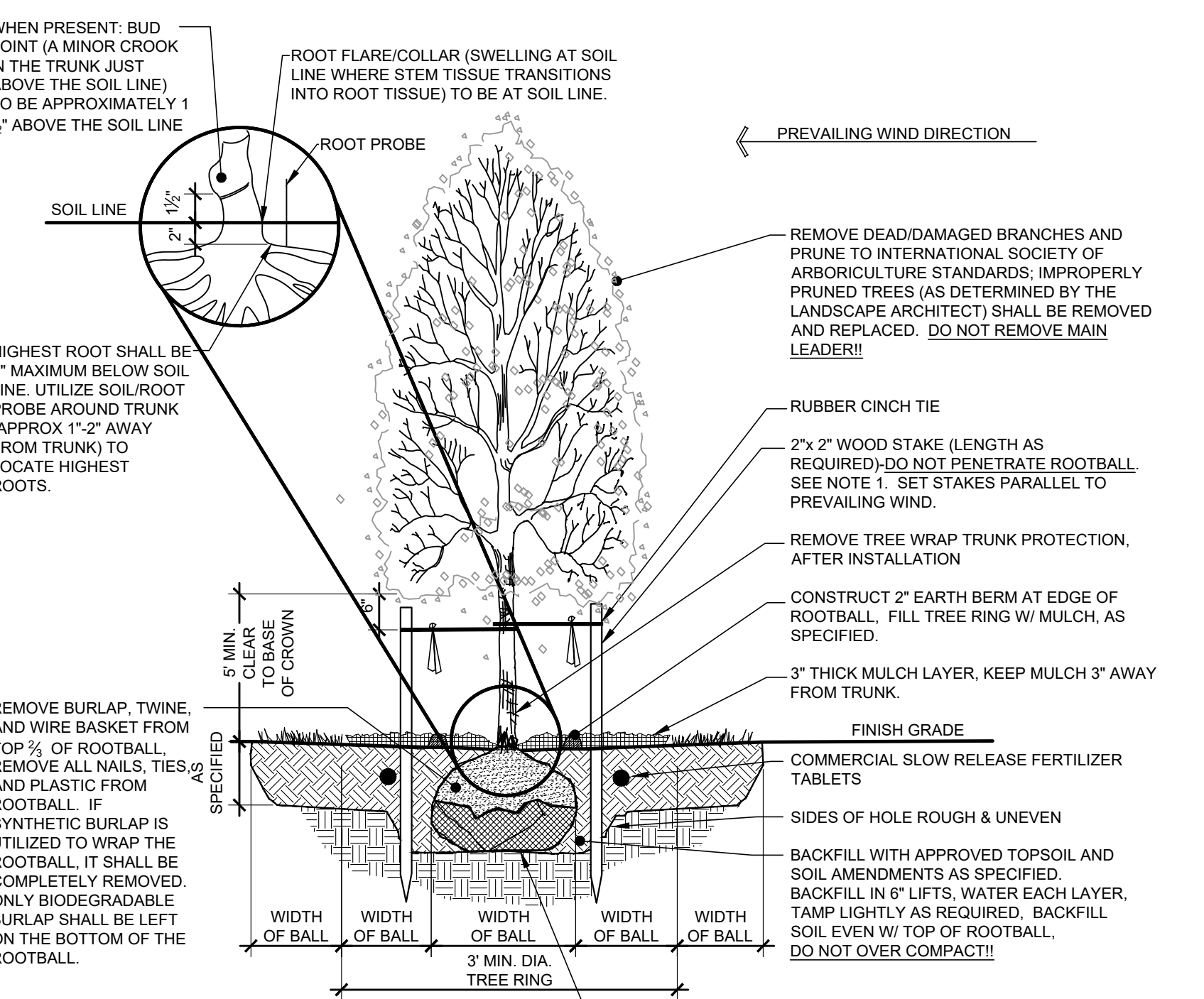
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SCALE: NTS
 Sheet Number: L2.0



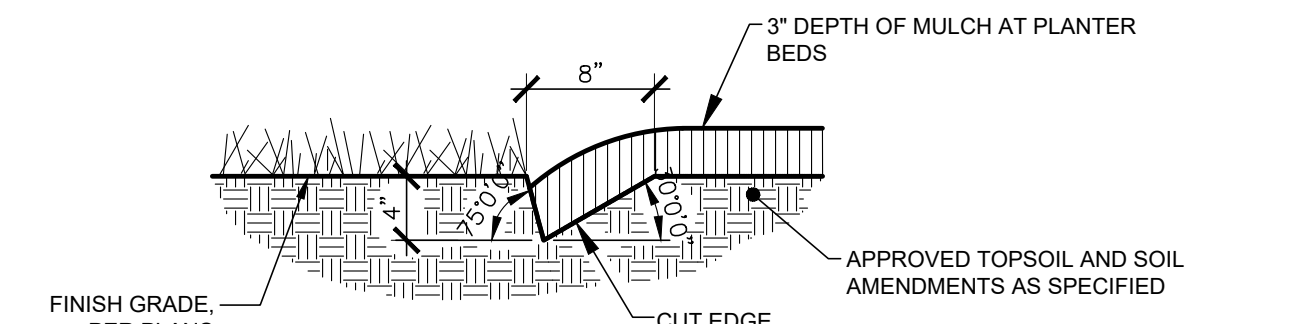
- NOTES:**
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION, HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
 2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
 4. 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.
 5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
 6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

1 CONIFEROUS TREE PLANTING NOT TO SCALE

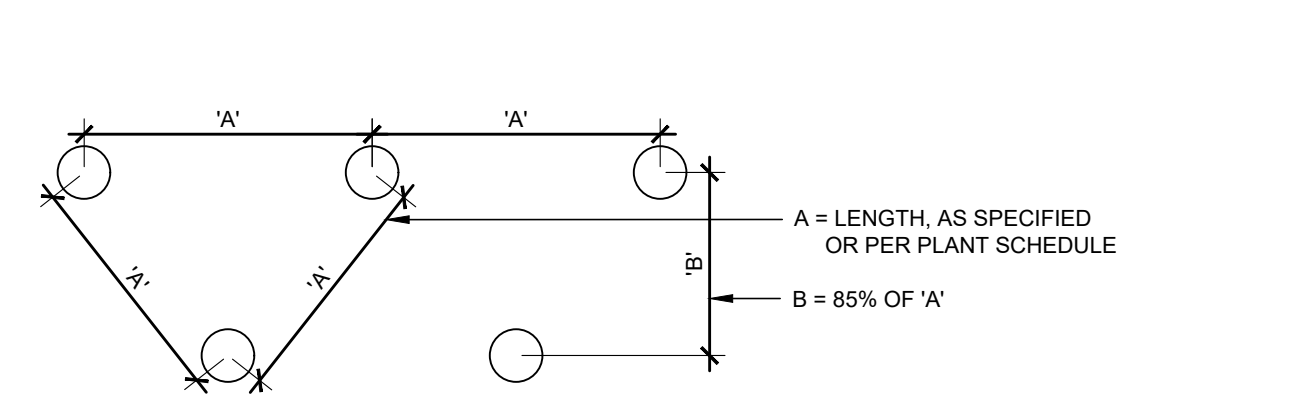


- NOTES:**
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION, HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
 2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
 4. 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.
 5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
 6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
 7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOF #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. EXTEND ROOT BARRIER TO 80% OF MATURE TREE CANOPY. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

2 DECIDUOUS TREE PLANTING NOT TO SCALE

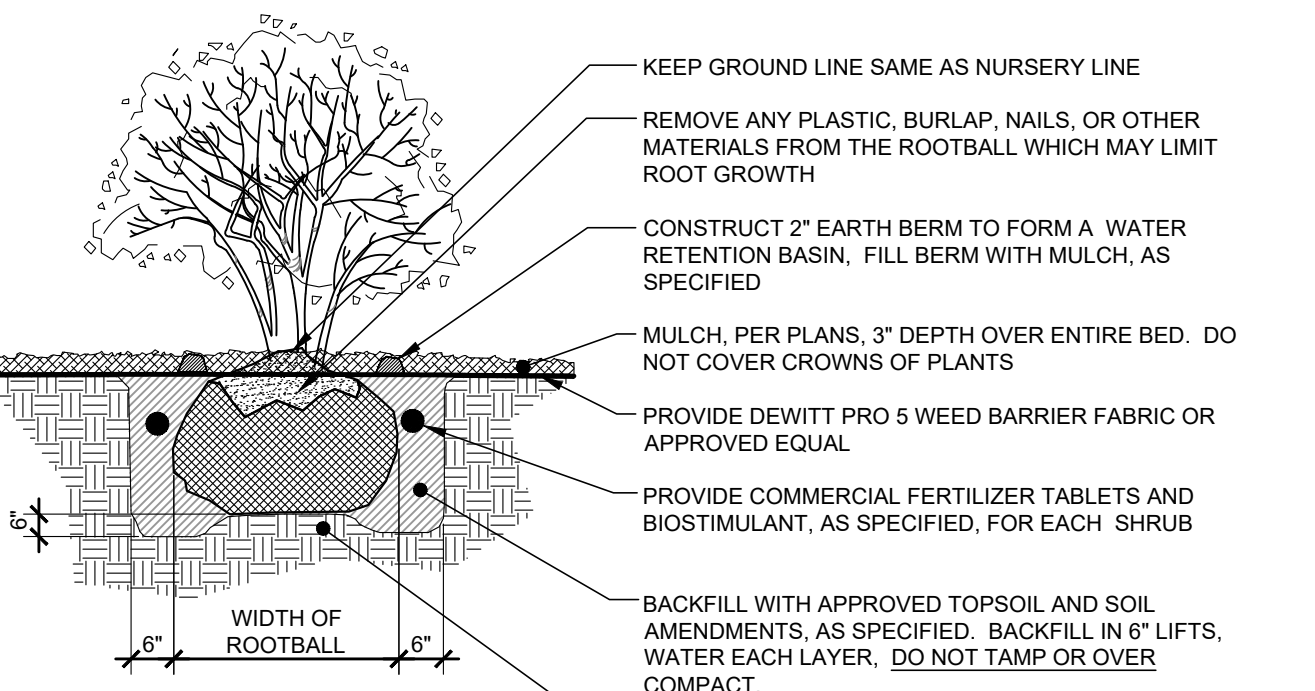


3 PLANTER BED CUT EDGE (TYPICAL AT TREES IN TURF AREAS) NOT TO SCALE



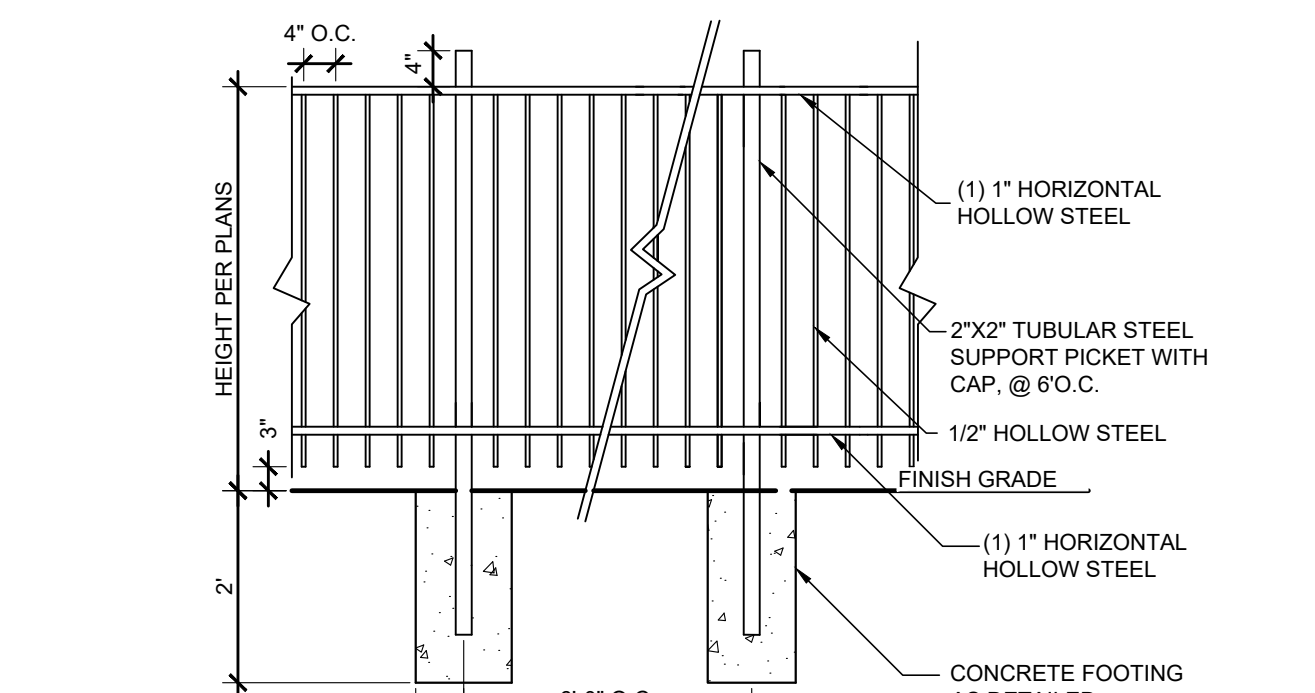
- NOTES:**
1. ALL GROUND COVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
 2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.

4 PERENNIAL & GROUND COVER PLANTING NOT TO SCALE



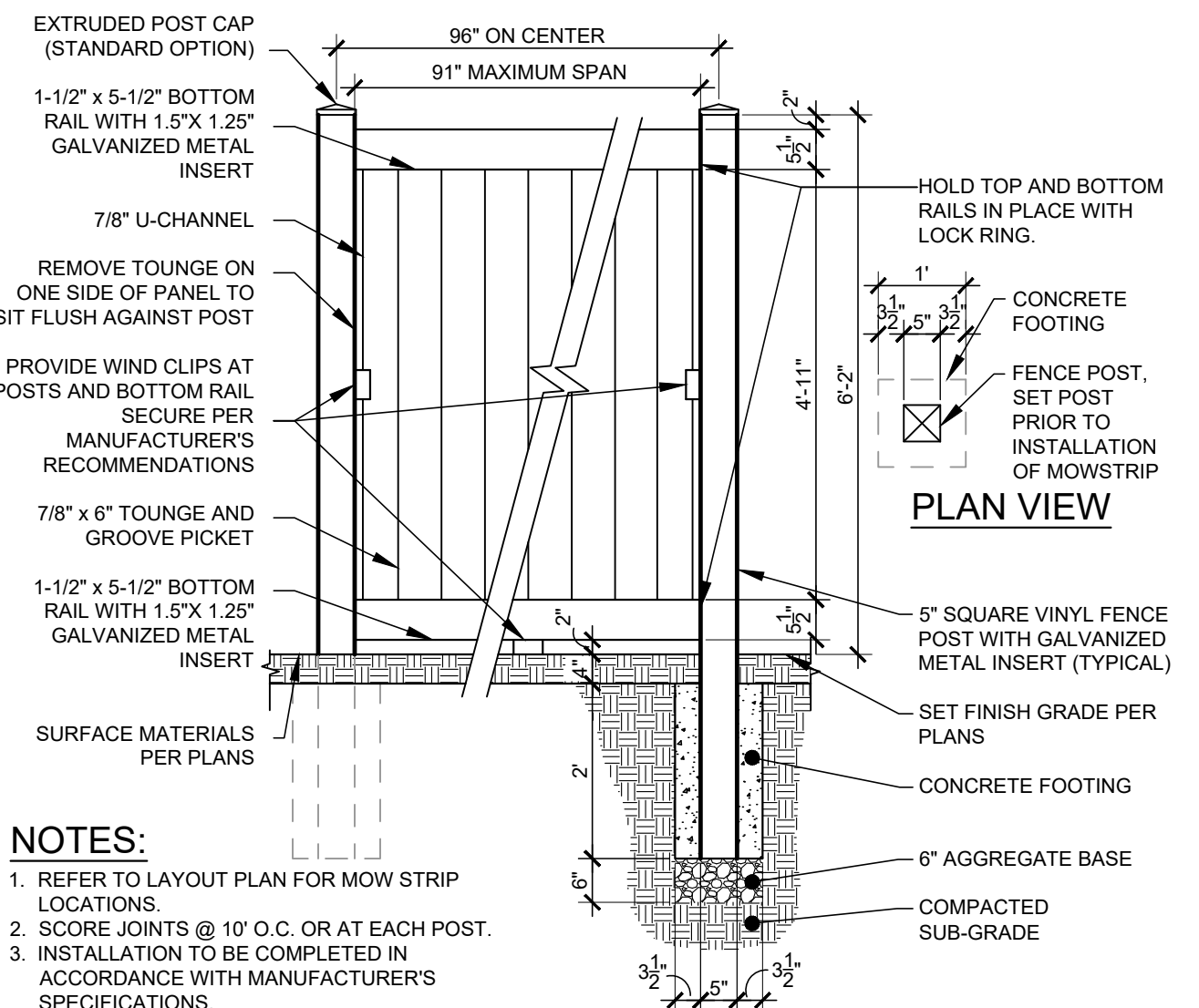
- NOTE:**
1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
 2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.

5 SHRUB PLANTING NOT TO SCALE



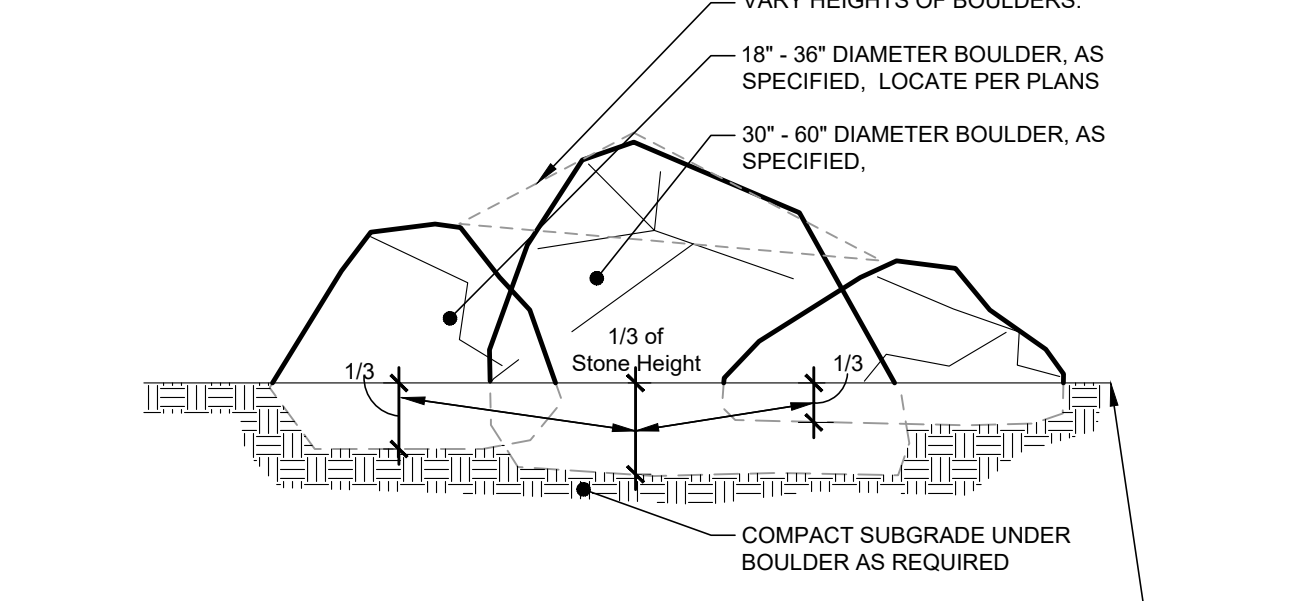
- NOTES:**
1. REFER TO PLANS FOR FENCE LOCATIONS.
 2. CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 4. WROUGHT IRON TO BE PAINTED WITH ELECTRO STATIC PAINT - COLOR AS DIRECTED BY OWNER.

6 WROUGHT IRON FENCE SCALE: 1/2"= 1'-0"



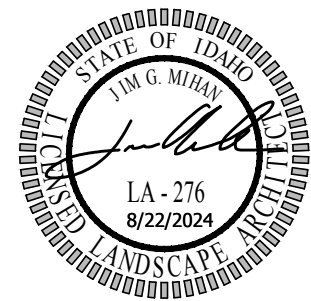
7 VINYL FENCE PANEL SCALE: 1/2"= 1'-0"

- NOTES:**
1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
 2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



- NOTE:**
1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
 2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION.
 3. CLEAN BOULDERS OF SOIL AND LOOSE DEBRIS.
 4. WHEN PLACING BOULDERS, BURY 1/3 TO 1/2 OF BOLDER BELOW FINISH GRADE.
 5. DO NOT SCAR OR DAMAGE BOULDERS.
 6. WHEN GROUPING BOULDERS, DISTRIBUTE SIZES EVENLY (I.E., IN A GROUP OF (6), (2) WILL BE LARGE, (2) WILL BE MEDIUM, AND (2) WILL BE SMALL).

8 BOULDER INSTALLATION NOT TO SCALE



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

2002 S. Vista Ave
 Boise, ID 83705
 208.342.2999
 info@sbggo.com
 www.sbggo.com

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LEAVITT & ASSOCIATES ENGINEERS, INC.
 STRUCTURAL * CIVIL SURVEYING

1324 FIRST STREET SOUTH, Nampa, IDAHO 83651
 PHONE (208)463-0333/463-7670 FAX (208)463-9040
 EMAIL NP@LEAVITTEENGINEERS.COM

Original sealed by:
 Date original:
 An original document is on file at the office of LEAVITT & ASSOCIATES ENGINEERS, INC.

OLIVER ESTATES SUB. NO. 2 LANDSCAPE DETAILS

Job Number: JGM
 SBB22-104
 Checked By: SM
 Drawn By: SM
 Delivery Date: 8/20/2024

OLIVER ESTATES SUBDIVISION STAR, IDAHO
 OWNER/DEVELOPER:
 ALTECCA CONSTRUCTION
 503 S. THORNDIAN WAY
 MERIDIAN, ID 83642
 PHONE (208) 502-0758
 DUANE@ALTECCA.COM

No.	DATE	BY	DESCRIPTION

SCALE: NTS Sheet Number: L2.1