CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department
MEETING DATE: **June 20, 2023**
FILE(S) #: FP-23-05 Final Plat, Milestone Ranch Subdivision, Phase 5

REQUEST

The Applicant is seeking approval of a Final Plats for Milestone Ranch Subdivision Phase 5 consisting of 52 residential lots and 10 common lots on 12.43 acres. The subject property is generally located on the northwest corner of W. Floating Feather Road and Highway 16. Ada County Parcel No's. R3721750030, R3721750020.

APPLICANT/OWNER/REPRESENTATIVE

APPLICANT/REPRESENTATIVE:
Van Elg
JUB Engineers
2760 W. Excursion Lane, Ste. 400
Meridian, Idaho 83642

OWNER
BHEG Milestone Ranch, LLC
Toll Brothers Southwest
3103 W. Sheryl Drive, Ste. 100
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation - Residential (R-5-DA)

	Phase 5
Acres -	12.43
Residential Lots -	52
Common Lots -	10
Commercial -	N/A

HISTORY

This property was previously platted in Ada County as Lots 1, 2 and 3, Block 1 of Hoot Nanney Farms Subdivision. On June 19, 2018, Lots 1 & 2 were annexed into the City of Star as Dixon Sunrise Subdivision with an M-U zoning designation. The approval did not include any development plans but it was for commercial and residential according to the file records.

October 12, 2021	Council approved applications for Annexation and Zoning (AZ-21-20), Rezone (RZ-21-06), Development Agreement (DA-21-15) and Preliminary Plat (PP-21-14) for Milestone Ranch Subdivision. The preliminary plat was approved for 284 residential lots and 33 common lots on 70.52 acres.
May 3, 2022	Council approved the Final Plat for Milestone Ranch Subdivision, Phase 1 consisting of 57 residential lots and 15 common lots on 18.66 acres.
June 7, 2022	Council approved the Final Plat for Milestone Ranch Subdivision, Phase 2 consisting of 42 residential lots and 7 common lots on 8.69 acres.
June 21, 2022	Council approved the Final Plat for Milestone Ranch Subdivision Phase 3 consisting of 38 residential lots and 4 common lots on 8.97 acres. The Council also approved the Final Plat for Phase 4 consisting of 34 residential lots and 7 common lots on 5.96 acres.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Milestone Ranch Subdivision Phase 5, consisting of 52 residential lots and 10 common lots on 12.43.

The Final Plat generally complies with the approved Preliminary Plat.

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

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

The Preliminary Plat submitted contains 240 single family detached residential lots, 44 single family attached townhome lots and 33 common area lots on 67.0 acres. This equates to 4.24 dwelling units per acre. The lots will have access and frontage from public streets. The development has a variety of lot widths, including 40, 45, and 55 feet with depths of 110 feet. Single family detached lots will range in size from 4,738 square feet to 11,431 square feet with the average buildable lot being 5,498 square feet. The Townhome lots will range in size from

3,906 square feet to 9,172 square feet. The submitted preliminary plat is showing all local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Sidewalks are proposed to be detached with a 5-foot, concrete sidewalk and 8-foot side landscape strip. The applicant is proposing 10.75 acres (16.04%) of open space, not including 5.93 acres set aside for future State Highway 16 right-of-way. The applicant is proposing 10.63 acres (15.87%) of usable open space, not including the 8-foot-wide landscape strip along the local streets. These percentages satisfy the Unified Development Code requirement of 15% open space with 10% useable.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of seven (7) site amenities. The applicant is proposing a 2.44-acre central park with a club house, pool, a plaza with picnic tables, two (2) pocket parks with sitting areas, four (4) pickleball courts, a cart path with connection to the golf course and multiple pathways and micro pathways that connect the development to the common areas and amenities. These amenities satisfy the code requirement for development amenities.

Discussions with ACHD indicate that this section of W. Floating Feather Road may be downgraded from a minor arterial to a collector and the applicant may be required to disconnect W. Floating Feather Road from Hwy 16 and construct a cul-de-sac turn around. Timing of this is being coordinated between ACHD and ITD. The applicant will be required to dedicate an additional five (5) feet of right of way and install curb, gutter and a detached 5-foot sidewalk along their W. Floating Feather Road frontage.

Staff analysis of Final Plat Submittal:

The preliminary plat was approved with 284 residential lots (240 single family and 44 townhomes). Phase 1 final plat included 57 residential lots. Phase 2 had 42 residential lots platted. Phase 3 is 38 lots and Phase 4 is 34 lots and Phase 5 has 52 lots for a total of 223 platted lots in the first 5 phases. That leaves 61 residential lots for future phases.

Common/Open Space and Amenities – Approved open space includes the large Central Park, clubhouse, pool, picnic tables, 2 pocket parks/sitting areas four pickleball courts, cart path/golf course connection, multiple pathways, micro paths for connectivity to common areas and mailbox turn out.

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

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model from the previous phases. Staff is supportive of the location of the

proposed streetlights in this phases. Applicant has previously submitted an approved streetlight cut sheet.

Setbacks – Council approved a 10-foot rear setback during the public hearing on the preliminary plat versus the 15-foot rear setback that code calls for.

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

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

Mail Cluster – Applicant has provided approval from Star Postmaster for the location of the mail clusters. It will be on Lot 1, Block 3 in the provided vehicle pull out of phase 1.

PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on May 16, 2023.

FINDINGS

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

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

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

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

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

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

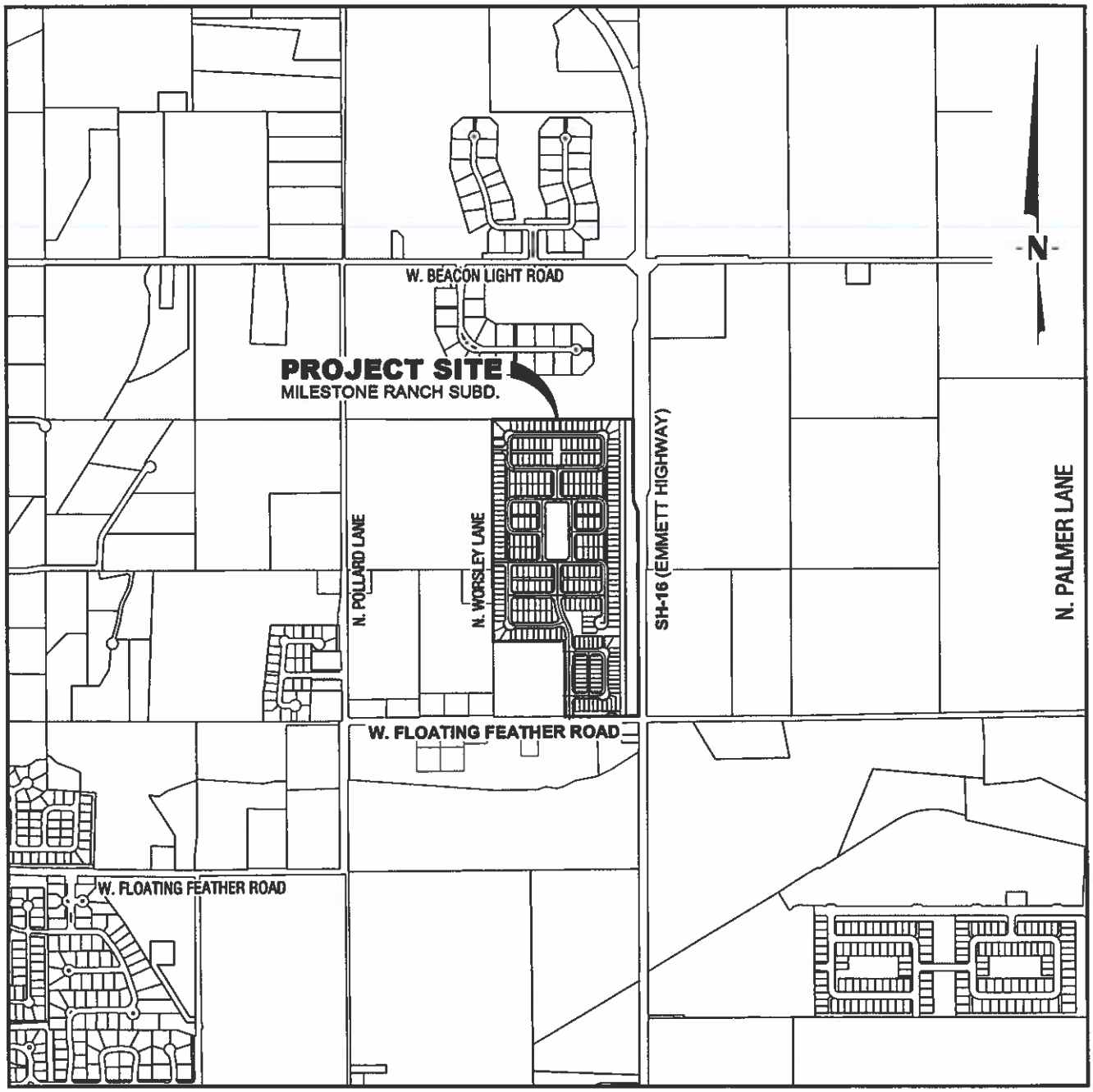
CONDITIONS OF APPROVAL

1. The final plat for the Milestone Ranch Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
3. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be $39,222. These fees will be collected by the City of Star, by phase, prior to final plat signature.** The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.
4. **All private drive shall be built to Fire Department specifications and receive their approval before certificate of occupancy is issued.**
5. The property shall be satisfactorily weed abated at all times, including future phases, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
6. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process 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.
7. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
8. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
9. The Mylar of this 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.
10. All common areas shall be maintained by the Homeowner's Association.
11. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.
12. The Applicant/Owner shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. Street trees shall be installed per Chapter 4, Section B-7-C-3 Street Trees as indicated on the approved landscape plan.
13. The applicant shall provide the City with a written Certificate of Completion that all landscaping and amenities have been installed in substantial compliance with the City approved landscape plan. The certification shall be prepared by the licensed landscape architect responsible for the landscape plan. **This shall be completed prior to final plat signature**.

14. A letter from the US Postal Service shall be given to the City prior to final Mylar signature stating the subdivision is in compliance with the Postal Service.
15. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
16. A sign application shall be submitted to the City for any subdivision signs.
17. 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 any construction.**
18. Applicant shall provide the City with one (1) full size copy, one (1) 11"x17" copy and an electronic pdf copy of the as-built irrigation plans, **prior to any building permits being issued.**
19. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the **signed recorded final plat** with all signatures, **prior to any building permits being issued.**
20. Applicant shall provide the City with one (1) copy and an electronic pdf copy of the recorded CC&R's, **prior to any building permits being issued**.
21. Applicant shall provide the City with one (1) full size copy and an electronic pdf copy of the final, approved construction drawings, **prior to any building permits being issued**.
22. All common areas shall be maintained by the Homeowners Association.
23. Any additional Condition of Approval as required by Staff and City Council.
24. **Owner/Developer agrees to install a 2' (High Density Polyethylene) HDPR SDR-11 roll pipe in the shared utility trench to be used for future fiber optic/high speed data cables.**

COUNCIL DECISION

The Star City Council _____ File # FP-23-05 Milestone Ranch Subdivision, Phase 5 Final Plat, on _____ _____, 2023.



VICINITY MAP

NOT TO SCALE

MILESTONE RANCH SUBDIVISION

LOCATED WITHIN THE NW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T.4N., R.1W., B.M., ADA COUNTY, IDAHO

VICINITY MAP

ENGINEERING SOLUTIONS, LLP

1029 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642

PHONE: (208) 938-0980 FAX: (208) 938-0941

DATE	03/03/2021
PROJECT NO.	201102
DWG. FILE	201102-P-PRE.dwg
SCALE	AS SHOWN
DRAWN BY	XXX
SHEET NO.	XX

City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247

FINAL PLAT APPLICATION

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

FILE NO.: FP-23-05
Date Application Received: 04/14/2023 Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative _X_

Applicant Name: J-U-B Engineers, Inc
Applicant Address: 2760 W Excursion Lane, Ste 400 | Meridian, ID Zip: 83642
Phone: (208) 376-7330 Email: velg@jub.com

Owner Name: BHEG Milestone Ranch LLC _Local: (Toll Brothers) Lyle Dennison-Swisse
Owner Address: 3103 W Sheryl Dr, #100 | Meridian, ID Zip: 83642
Phone: (208) 780-6726 Email: ldennison-swisse@tollbrothers.com

Representative (e.g., architect, engineer, developer):
Contact: Van Elg Firm Name: J-U-B Engineers, Inc
Address: 2760 W Excursion Lane, Ste 400 | Meridian, ID Zip: 83642
Phone: (208) 376-7330 Email: velg@jub.com

Property Information:

Subdivision Name: Milestone Ranch Subdivision Phase: 5

Parcel Number(s): R3721750020 and R3721750030

Approved Zoning: R-5-DA Units per acre: 4.18

Total acreage of phase: 12.43 Total number of lots: 62

Residential: 52 Commercial: N/A Industrial: N/A

Common lots: 10 Total acreage of common lots: 4.13 Percentage: 33.2%

Percent of common space to be used for drainage: 2.8% Acres: 0.11

Special Flood Hazard Area: total acreage N/A number of homes N/A

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	284 SF Res (240+44 Townhomes)	52
Number of Common Lots:	33	10
Number of Commercial Lots:	0	0
Roads:	19	5 Roads. 2 Private Alleys

Amenities: Project: Central Park, clubhouse, pool, picnic tables, 2 pocket parks/sitting areas, four pickleball courts, cart path/golf course connection, multiple pathways, micro-paths for connectivity to common areas and mailbox turn out

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

Subdivision Name: ____This property is not in the flood plain_____ Phase: _____

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

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

b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: _____
FIRM effective date(s): mm/dd/year _____
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
Base Flood Elevation(s): AE____.0 ft., etc.: _____

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

Application Requirements:

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

Applicant (√)	Description	Staff (√)
X	Completed and signed copy of Final Plat Application	
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
X	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council.	
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
X	Electronic copy of current recorded warranty deed for the subject property	
X	If the signature on this application is not the owner of the property, an **original** notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
X	Electronic copy of vicinity map showing the location of the subject property	
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
X	One (1) 11" X 17" paper copy of the Final Plat	
X	Electronic copy of the Final landscape plan**	

X	One (1) 11" X 17" copy of the Final landscape plan	
X	Electronic copy of site grading & drainage plans**	
X	Electronic copy of originally approved Preliminary Plat**	
X	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
X	Storm drainage calculations must be submitted for private streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight **design** and **location** information	
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
X	Electronic copy of all easement agreements submitted to the irrigation companies	
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
X	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.	
	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: • One (1) 11" X 17" and (1) 18" X 24" **recorded** copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • **Electronic copy of recorded CC&R's** • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please.	
	**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

4-12-2023

Date

April 12, 2023

Star City Hall
Planning and Zoning
10769 W State St
Star, ID 83669

RE: Milestone Ranch Subdivision Phase 5, Final Plat

Dear Mr. Nickel,

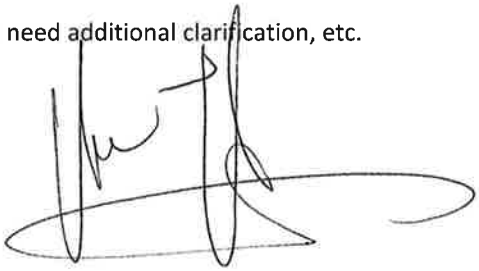
On behalf of BHEG Milestone Ranch, LLC, please accept this request for Final Plat approval for the **Milestone Ranch Subdivision, Phase 5.**

The project is located to the west of State Highway 16 (Emmett Highway) and to the north of W Broken Arrow Street. It is further identified as portions of Lot 2 and 3, Block 1, Hoot Nanney Farms Subdivision, Section 4, T4N, R1W, BM, City of Star, Ada County, Idaho. See also Parcels R3721750030, R3721750020.

- The proposed development includes a total of 52 residential lots and 10 common (62 total) lots on 12.43 acres. The residential gross density is 4.18 DU/A for Phase 5.
- Residential lots in this phase range from 4950 – 6494 SqFt
- The average lot size is 5584 SqFt.
- Approved open space for the phases of Milestone Ranch includes the large central park, clubhouse, pool, picnic tables, 2 pocket parks/sitting areas four pickleball courts, cart path/golf course connection, multiple pathways, micro paths for connectivity to common areas and mailbox turn out.
- There are approximately 4.13 acres of common lots in the phase
    - 0.27 acres are private alleys (as required by ACHD)
    - 2.11 acres are designated for future Highway 16 ROW
    - 1.75 acres (14.07%) are common space, landscape buffer to future Highway 16 ROW, and end cap lots
- Rear setbacks are shown at 10'—as approved by Council.

In summary, the enclosed application and designs conform with the Conditions of Approval and the related requirements of the City of Star Municipal Code and Comprehensive Plan.

Please contact me if you need additional clarification, etc.
Sincerely,



Van Elg
Project Manager
J-U-B ENGINEERS, Inc.

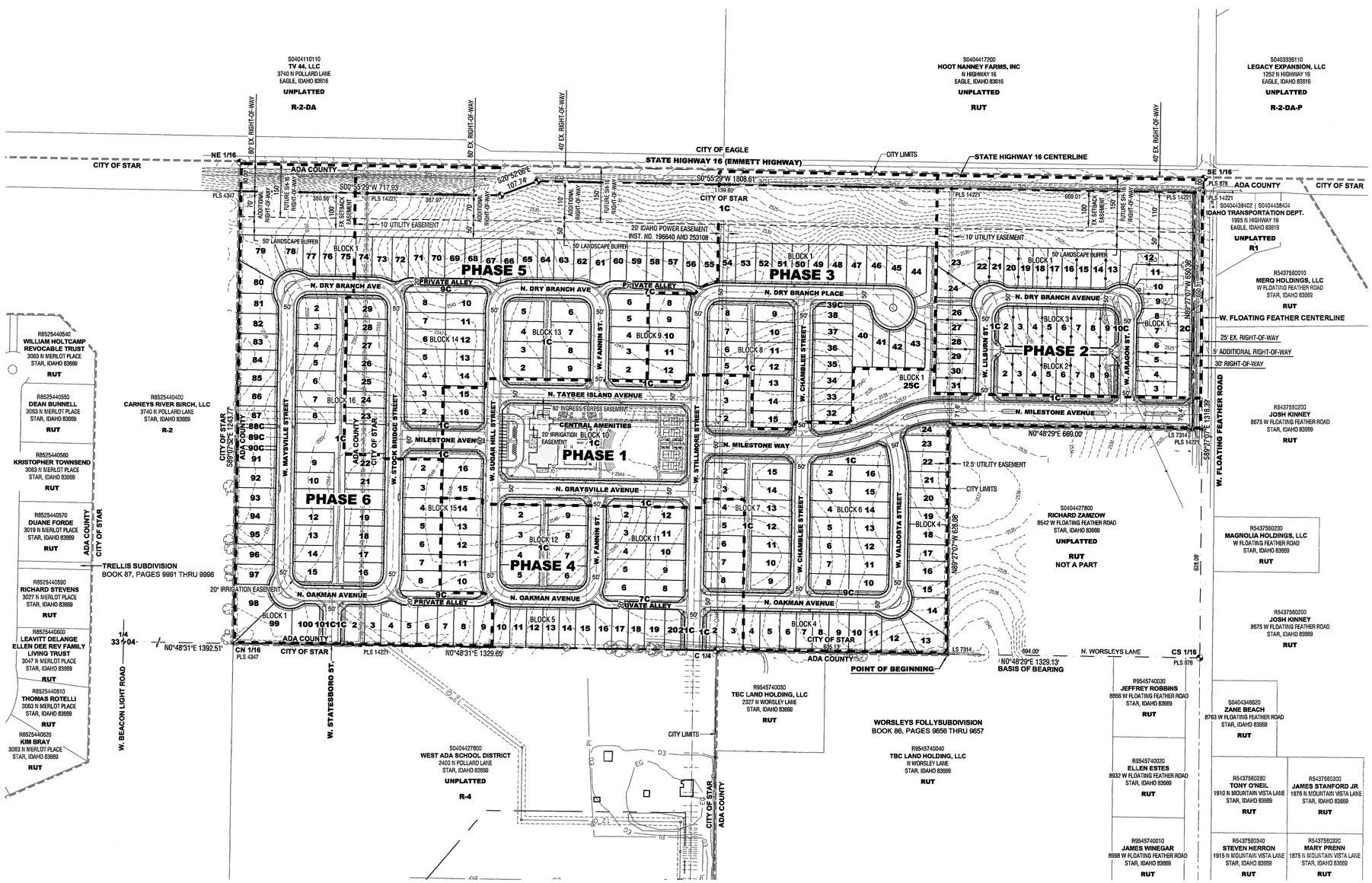
PRELIMINARY PLAT

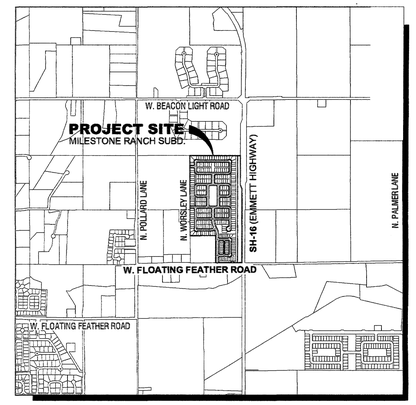
MILESTONE RANCH SUBDIVISION

ADA COUNTY, IDAHO

A RESUBDIVISION OF LOTS 1, 2, AND 3, BLOCK 1, HOOT NANNEY FARMS SUBDIVISION
LOCATED WITHIN THE NW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE NE 1/4 OF SECTION 4,
T.4N., R.1W., B.M., ADA COUNTY, IDAHO

2021





VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
2. SUBJECT PROPERTY DOES NOT FALL WITHIN FEMA FLOOD HAZARD ZONES A AND X. SEE FIRM PANEL 16001C0130J, DATED JUNE 19, 2020.
3. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
4. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
5. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
6. IRRIGATION WATER SHALL BE PROVIDED FROM THE GROUNDWATER RIGHTS WITH IDWR (63-2957) IN COMPLIANCE WITH IDAHO CODE 31-3805(8). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS SHALL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
7. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS APPROVED UNDER THE DEVELOPMENT AGREEMENT.
8. DIRECT LOT ACCESS TO STATE HIGHWAY 16 AND W. FLOATING FEATHER ROAD IS PROHIBITED. (EXCEPT EMERGENCY VEHICLE ACCESS)
9. LOTS 1, 2, 25, 39, 88, 89, 90, 101, BLOCK 1; LOT 1, BLOCK 2; LOTS 1 AND 10, BLOCK 3; LOTS 1 AND 24, BLOCK 4; LOTS 1 AND 21, BLOCK 5; LOTS 1 AND 9, BLOCK 8; LOT 1, BLOCK 7; LOT 1, BLOCK 8; LOTS 1 AND 7, BLOCK 9; LOT 1, BLOCK 10; LOTS 1 AND 7, BLOCK 11; LOT 1, BLOCK 12; LOT 1, BLOCK 13; LOTS 1 AND 9, BLOCK 14; LOTS 1 AND 9, BLOCK 15; AND LOT 1, BLOCK 16 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. A STAR SEWER & WATER DISTRICT EASEMENT WILL BE PROVIDED ON LOT 89C, BLOCK 1.

PRELIMINARY PLAT DATA

TOTAL ACRES		67.00 AC
SINGLE-FAMILY RESIDENTIAL	(46.57%)	31.20 AC
DUPLEX RESIDENTIAL	(6.94%)	4.65 AC
PUBLIC RIGHT-OF-WAY	(21.60%)	14.47 AC
FUTURE SH-16 RIGHT-OF-WAY	(8.85%)	5.93 AC
OPEN SPACE	(16.04%)	10.75 AC
TOTAL LOTS		317
SINGLE-FAMILY RESIDENTIAL LOTS		240
DUPLEX RESIDENTIAL LOTS		44
OPEN SPACE LOTS		33
TOTAL RESIDENTIAL LOTS		284
USEABLE OPEN SPACE	(15.87%)	10.63 AC
CENTRAL AMENITY LOT		2.44 AC
ARTERIAL BUFFERS		3.00 AC
COLLECTOR BUFFERS		0.70 AC
END BLOCK BUFFERS/PATHS		1.24 AC
POCKET PARKS		2.15 AC
MEWS		1.10 AC
LOT AREA DATA		
MINIMUM LOT SIZE (SINGLE-FAMILY)		4,738 SF
MINIMUM LOT SIZE (DUPLEX)		3,906 SF
AVERAGE LOT SIZE		5,498 SF
RESIDENTIAL DENSITY (Du/AC)		
GROSS RESIDENTIAL DENSITY		4.24
NET RESIDENTIAL DENSITY (EXCLUDES RIGHT-OF-WAY)		6.09
ZONING		
EXISTING: MU, RUT		PROPOSED: R-5-DA
SITE AMENITIES		
CLUB HOUSE, SWIMMING POOL FACILITY, PICKLEBALL COURTS, PICNIC GAZEBO, MEWS, AND MULTI-USE PATHS		

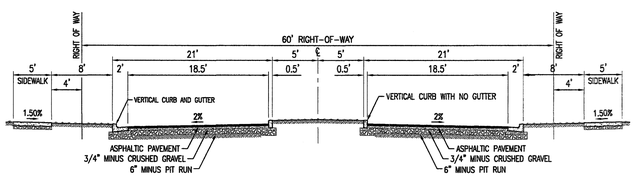
PROFESSIONAL ENGINEER LICENSED 20305 8/26/21 STATE OF IDAHO JOSHUA H. MANN

LEGEND

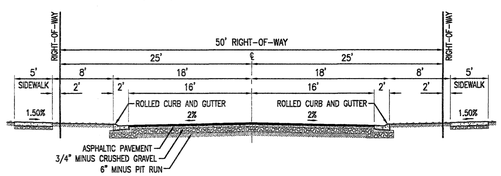
- BOUNDARY LINE
- CITY LIMITS BOUNDARY
- PHASING BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PROPERTY LOT LINE
- ZERO LOT LINE
- PROPOSED EASEMENT LINE
- PROPERTY SETBACK LINE
- PROPOSED VERTICAL CURB
- PROPOSED ROLLED CURB WITH TRAFFIC CALMING
- PROPOSED STORM DRAIN LINE AND MANHOLE
- PROPOSED SANITARY SEWER LINE
- EXISTING SEWER LINE AND MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GRAVITY IRRIGATION
- EXISTING GRAVITY IRRIGATION
- PROPOSED PRESSURE IRRIGATION LINE
- EXISTING PRESSURE IRRIGATION LINE
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- SECTION LINE
- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LOT LINE
- EXISTING EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING VERTICAL CURB
- EXISTING ROLLED CURB
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING TOP OF BANK
- EXISTING BOTTOM OF BANK
- EXISTING FENCE LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE

SURVEY LEGEND

- FOUND 5/8" IRON PIN, AS NOTED
- FOUND 1/2" IRON PIN, AS NOTED
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND PK/MAG NAIL
- CALCULATED POINT, NOTHING SET



N. MILESTONE AVENUE SECTION WITH ISLANDS - DETACHED SIDEWALK
NOT TO SCALE - 60' RIGHT-OF-WAY



TYPICAL LOCAL STREET SECTION - DETACHED SIDEWALK
NOT TO SCALE - 50' RIGHT-OF-WAY

OWNERS OF RECORD
HOOT NANNEY FARMS, INC.
CAROL M. DIXON AND
SANDRA A. DIXON
8542 W. FLOATING FEATHER ROAD
STAR, IDAHO 83669

DEVELOPER
TOLL SOUTHWEST, LLC
3161 W. MAPLE LOOP, STE. 100
MERIDIAN, IDAHO 83642
PHONE: (208) 424-0020

SURVEYOR
CLINT HANSEN, PLS
LAND SOLUTIONS, PC
237 E. 3RD STREET, SUITE A
MERIDIAN, ID 83642
PHONE: (208) 288-2040
FAX: (208) 288-2557
EMAIL: chansen@landsolutions.biz

PLANNER
BECKY McKAY
ENGINEERING SOLUTIONS
1029 N. ROSARIO STREET, STE. 100
MERIDIAN, ID 83642
PHONE: (208) 938-0980
FAX: (208) 938-0941
EMAIL: beckym@engsol.org

REVISIONS	
DATE	
08-12-21	fds
08-26-21	fds

ENGINEERING SOLUTIONS, LLP
1029 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642
PHONE: (208) 938-0980 FAX: (208) 938-0941

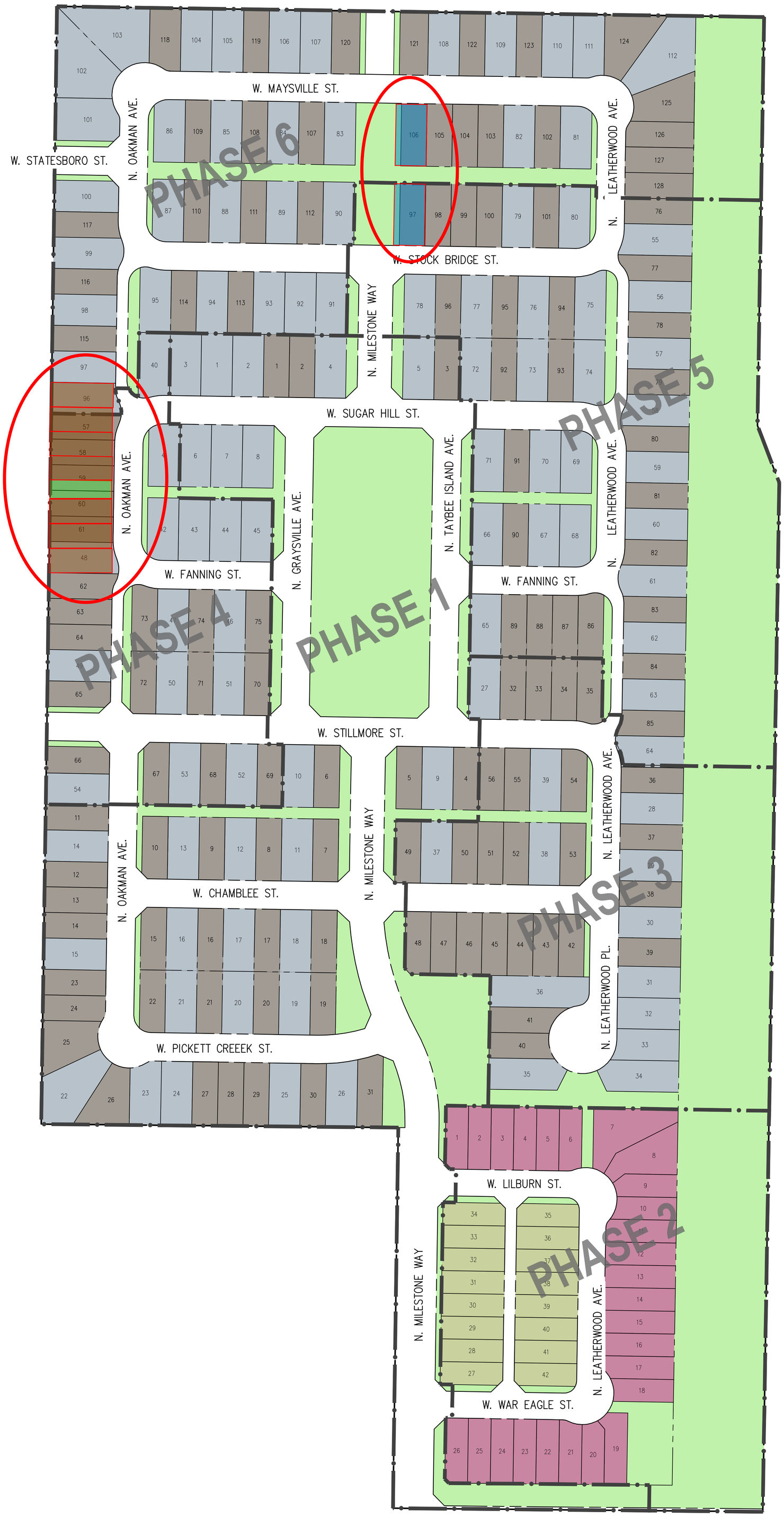
MILESTONE RANCH SUBD.
LOCATED WITHIN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T.4N., R.1W., B.M.

PRELIMINARY PLAT

DATE ISSUED	05/06/2021
PROJECT NO.	201102
DWG. FILE	201102-P-PREL.dwg
SCALE	AS SHOWN
DRAWN BY	KDH
CHECKED BY	BLM

PREL-1
SHEET 01 OF 02

RECEIVED &
APPROVED
SLN 3-8-23



FEET
100 0 50 100 200
100' 0"
GRAPHIC SCALE
1 inch = 100 ft.

LOT COUNTS							
PRODUCT LINE	PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	TOTAL
40' GROVE (FRONT LOAD)	0	26	0	0	0	0	26
40' GROVE (REAR LOAD)	0	16	0	0	0	0	16
45' BRIAR	31	0	25	19	26	27	128
55' ORCHARD	26	0	13	15	26	32	112
TOTAL	57	42	38	34	52	59	282

COMMON LOTS

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

PHASING PLAN
MILESTONE RANCH SUBDIVISION
February 6, 2023 - Star, Idaho

Toll Brothers
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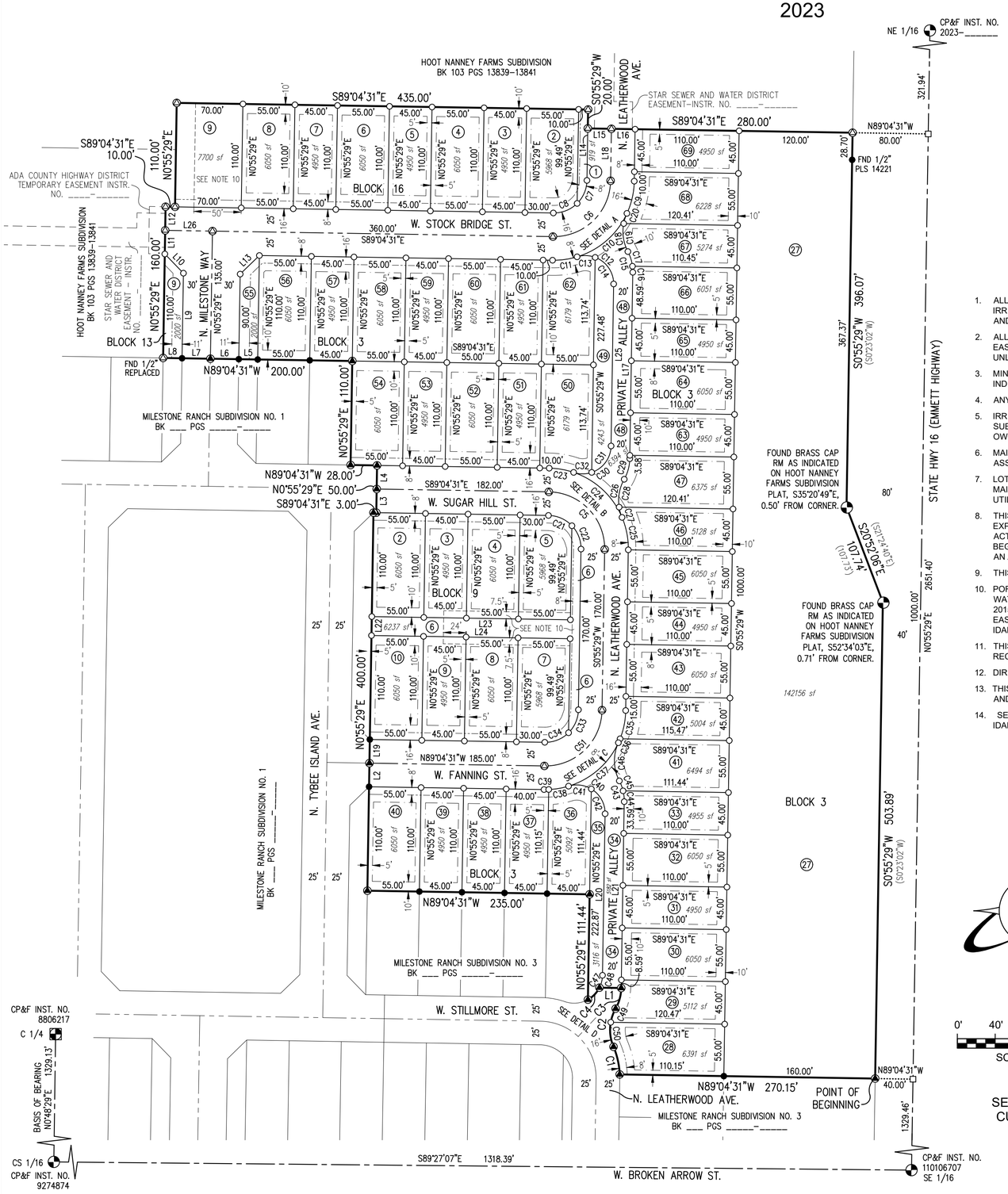
MILESTONE RANCH SUBDIVISION NO. 5

BOOK ____ , PAGE _____

A PORTION OF LOTS 2 AND 3, BLOCK 1, HOOT NANNEY FARMS SUBDIVISION
LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2023

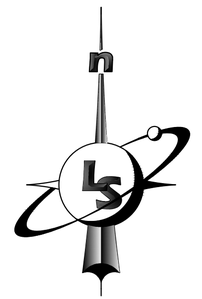


LEGEND

FOUND ALUMINUM CAP MONUMENT	SECTION LINE
FOUND BRASS CAP MONUMENT	CENTER LINE
FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED	ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE EASEMENT LINE SEE NOTE 10
FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED	ADA COUNTY HIGHWAY DISTRICT PERMANENT EASEMENT, INSTRUMENT NO. _____
SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP	PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP	OTHER EASEMENT LINE AS NOTED
CALCULATED POINT, NOT SET	SUBDIVISION BOUNDARY LINE
(18) LOT NUMBER	LOT LINE
(S89°59'30"W) RECORD DATA	ADJACENT PROPERTY LINE
SURVEY TIE LINE	

NOTES

1. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN (16) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
2. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, PRIVATE ALLEYS, AND SUBDIVISION BOUNDARY, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
5. IRRIGATION WATER HAS BEEN PROVIDED BY THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM SAID IRRIGATION ENTITY, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY SAID IRRIGATION ENTITY.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNER ASSOCIATION.
7. LOTS 27, 34, 35, 48, 49, AND 55, BLOCK 3; LOT 6, BLOCK 9; LOT 9, BLOCK 13 AND LOTS 1 AND 9, BLOCK 16 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE MILESTONE RANCH SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
8. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
9. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2022-014198, RECORDS OF ADA COUNTY, IDAHO.
10. PORTIONS OF LOTS 3, 4, 5, 6, 7, 8 AND 9, BLOCK 9 AND LOT 9, BLOCK 16 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
11. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. ____-_____, RECORDS OF ADA COUNTY, IDAHO.
12. DIRECT LOT OR PARCEL ACCESS TO N. MILESTONE WAY, N. TYBEE ISLAND AVENUE AND STATE HIGHWAY 16 IS PROHIBITED.
13. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MILESTONE RANCH SUBDIVISION, TO BE FILED AND RECORDED IN THE ADA COUNTY RECORDER'S OFFICE.
14. SEE INSTRUMENT NO. ____-_____, RECORDS OF ADA COUNTY, IDAHO, FOR VACATION OF EXISTING INGRESS/EGRESS, PUBLIC UTILITY, DRAINAGE & IRRIGATION AND IDAHO POWER OVERHEAD EASEMENTS PER THE PLAT OF HOOT NANNEY FARMS SUBDIVISION.



SEE SHEET 2 OF 4 FOR CURVE DATA AND DETAILS

LINE TABLE		
LINE #	LENGTH	BEARING
L1	23.03'	N89°04'31"W
L2	25.00'	S0°55'29"W
L3	25.00'	S0°55'29"W
L4	25.00'	S0°55'29"W
L5	20.00'	S89°04'31"E
L6	30.00'	S89°04'31"E
L7	30.00'	S89°04'31"E

LINE TABLE		
LINE #	LENGTH	BEARING
L8	20.00'	S89°04'31"E
L9	90.00'	N0°55'29"E
L10	28.28'	N44°04'31"W
L11	25.00'	S0°55'29"W
L12	25.00'	S0°55'29"W
L13	28.28'	S45°55'29"W
L14	75.00'	N0°55'29"E

LINE TABLE		
LINE #	LENGTH	BEARING
L15	25.00'	N89°04'31"W
L16	25.00'	N89°04'31"W
L17	197.17'	N0°55'29"E
L18	50.00'	N0°55'29"E
L19	25.00'	S0°55'29"W
L20	170.91'	N0°55'29"E
L21	197.18'	N0°55'29"E

LINE TABLE		
LINE #	LENGTH	BEARING
L22	20.00'	N0°55'29"E
L23	210.00'	N89°04'31"W
L24	210.00'	N89°04'31"W
L25	171.39'	S0°55'29"W
L26	50.00'	S89°04'31"E

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF HOOT NANNEY FARMS SUBDIVISION, WORSLEY'S FOLLY SUBDIVISION, MILESTONE RANCH SUBDIVISION NO. 1, MILESTONE RANCH SUBDIVISION NO. 3, INFORMATION FROM RECORD OF SURVEY NUMBERS 1205, 4931, 5321, 5716, 6981, 12518, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

Toll Brothers
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LandSolutions
Land Surveying and Consulting
231 E. 5TH STREET, MERIDIAN ID 83642
(208) 288-2040 www.landsolutions.biz

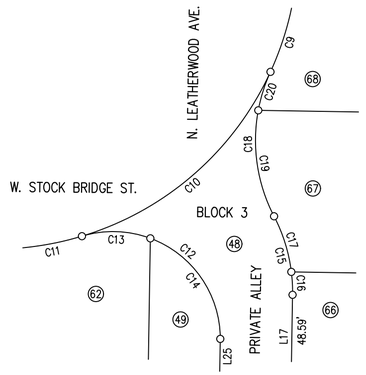
JOB NO. 20-88

MILESTONE RANCH SUBDIVISION NO. 5

BOOK ____ , PAGE _____

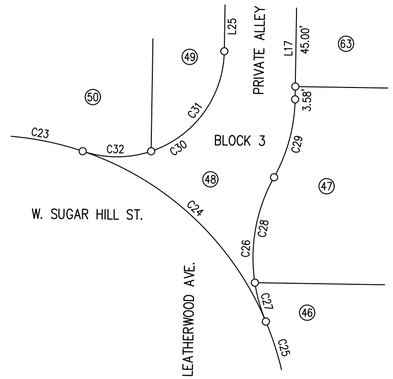
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	30.17'	85.00'	20°20'20"	N12°37'01"W	30.02'
C2	41.82'	46.00'	52°05'35"	N3°15'36"E	40.40'
C3	22.79'	46.00'	28°22'55"	N15°06'57"E	22.55'
C4	17.82'	30.00'	34°02'12"	S43°54'23"W	17.56'
C5	94.25'	60.00'	90°00'00"	N44°04'31"W	84.85'
C6	94.25'	60.00'	90°00'00"	N45°55'29"E	84.85'
C7	27.13'	35.00'	44°24'55"	N23°07'57"E	26.46'
C8	27.85'	35.00'	45°35'05"	N68°07'57"E	27.12'
C9	35.18'	85.00'	23°42'40"	N12°46'49"E	34.93'
C10	72.05'	85.00'	48°34'11"	N48°55'15"E	69.92'
C11	26.29'	85.00'	17°43'08"	N82°03'55"E	26.18'
C12	55.92'	30.00'	106°47'39"	N53°23'50"W	48.17'
C13	19.47'	30.00'	37°11'25"	N88°11'57"W	19.13'
C14	36.44'	30.00'	69°36'14"	N34°48'07"W	34.24'
C15	22.79'	46.00'	28°22'55"	N13°15'58"W	22.55'
C16	6.43'	46.00'	8°00'39"	N3°04'50"W	6.43'
C17	16.35'	46.00'	20°22'16"	N17°16'18"W	16.27'
C18	41.82'	46.00'	52°05'35"	S1°24'38"E	40.40'
C19	30.50'	46.00'	37°59'28"	S8°27'42"E	29.95'
C20	11.32'	46.00'	14°06'07"	S17°35'06"W	11.29'
C21	27.85'	35.00'	45°35'05"	N66°16'58"W	27.12'
C22	27.13'	35.00'	44°24'55"	N21°16'58"W	26.46'
C23	26.29'	85.00'	17°43'08"	N80°12'57"W	26.18'
C24	72.05'	85.00'	48°34'00"	N47°04'23"W	69.91'
C25	35.18'	85.00'	23°42'52"	N10°55'57"W	34.93'
C26	41.83'	46.00'	52°06'00"	S3°15'38"W	40.40'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C27	11.32'	46.00'	14°05'49"	S15°44'28"E	11.29'
C28	30.51'	46.00'	38°00'12"	S10°18'32"W	29.95'
C29	22.79'	46.00'	28°23'09"	N15°07'03"E	22.56'
C30	56.40'	30.00'	107°43'13"	N54°47'01"E	48.45'
C31	36.93'	30.00'	70°31'48"	N36°11'19"E	34.64'
C32	19.47'	30.00'	37°11'25"	S89°57'05"E	19.13'
C33	27.13'	35.00'	44°24'55"	N23°07'57"E	26.46'
C34	27.85'	35.00'	45°35'05"	N68°07'57"E	27.12'
C35	30.66'	85.00'	20°40'02"	N11°15'30"E	30.49'
C36	4.52'	85.00'	3°02'38"	N23°06'51"E	4.52'
C37	72.05'	85.00'	48°34'11"	N48°55'15"E	69.92'
C38	21.28'	85.00'	14°20'48"	N80°22'45"E	21.23'
C39	5.00'	85.00'	3°22'20"	N89°14'19"E	5.00'
C40	56.40'	30.00'	107°43'09"	N52°56'05"W	48.45'
C41	24.99'	30.00'	47°43'08"	N82°56'05"W	24.27'
C42	31.42'	30.00'	60°00'01"	N29°04'30"W	30.00'
C43	22.79'	46.00'	28°22'55"	N13°15'58"W	22.55'
C44	11.53'	46.00'	14°21'45"	N6°15'23"W	11.50'
C45	11.26'	46.00'	14°01'10"	N20°26'51"W	11.23'
C46	41.82'	46.00'	52°05'35"	S1°24'38"E	40.40'
C47	31.42'	30.00'	60°00'00"	S30°55'29"W	30.00'
C48	13.59'	30.00'	25°57'48"	N13°54'23"E	13.48'
C49	15.43'	46.00'	19°13'26"	N19°41'41"E	15.36'
C50	26.39'	46.00'	32°52'10"	S6°21'07"E	26.03'
C51	94.25'	60.00'	90°00'00"	N45°55'29"E	84.85'



DETAIL A

NOT TO SCALE



DETAIL B

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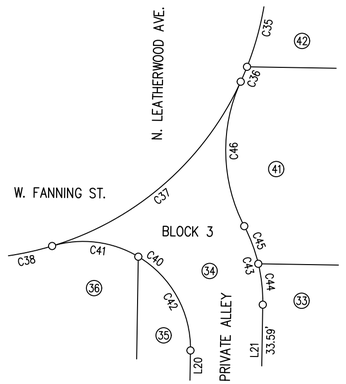

DETAIL C

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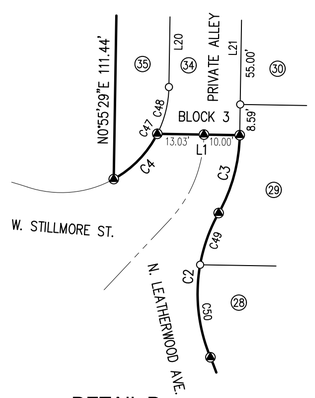

DETAIL D

NOT TO SCALE

PROFESSIONAL LAND SURVEYOR
REGISTERED
11118
4/13/23
STATE OF IDAHO
CLINTON W. HANSEN

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231 E. 5TH STREET, MERIDIAN ID 83642
(208) 288-2040 www.landsolutions.biz

JOB NO. 20-88

BOOK ____ , PAGE _____

MILESTONE RANCH SUBDIVISION NO. 5

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF MILESTONE RANCH SUBDIVISION NO. 5;

A PORTION OF LOTS 2 AND 3, BLOCK 1 OF HOOT NANNEY FARMS SUBDIVISION AS SHOWN IN BOOK 103 OF PLATS ON PAGES 13839 THROUGH 13841, RECORDS OF ADA COUNTY, IDAHO, BEING LOCATED IN THE SW ¼ OF THE NE ¼ OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID NW ¼ OF THE SE ¼ (CS 1/16 CORNER), FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID NW ¼ OF THE SE ¼ (C ¼ CORNER) BEARS N 0°48'29" E A DISTANCE OF 1329.13 FEET;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID NW ¼ OF THE SE ¼ S 89°27'07" E A DISTANCE OF 1318.39 FEET TO THE SOUTHEAST CORNER OF SAID NW ¼ OF THE SE ¼ (SE 1/16 CORNER);

THENCE ALONG THE EASTERLY BOUNDARY OF SAID NW ¼ OF THE SE ¼ AND SAID SW ¼ OF THE NE ¼ N 0°55'29" E A DISTANCE OF 1329.46 FEET TO A POINT;

THENCE LEAVING SAID EASTERLY BOUNDARY N 89°04'31" W A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 16 BEING THE NORTHEASTERLY CORNER OF MILESTONE RANCH SUBDIVISION NO. 3, AS SHOWN IN BOOK ___ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID MILESTONE RANCH SUBDIVISION NO. 3 THE FOLLOWING COURSES AND DISTANCES:

THENCE N 89°04'31" W A DISTANCE OF 270.15 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 30.17 FEET ALONG THE ARC OF AN 85.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 20°20'20" AND A LONG CHORD BEARING N 12°37'01" W A DISTANCE OF 30.02 FEET TO A POINT OF REVERSE CURVATURE;

THENCE A DISTANCE OF 41.82 FEET ALONG THE ARC OF A 46.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 52°05'35" AND A LONG CHORD BEARING N 3°15'36" E A DISTANCE OF 40.40 FEET TO A POINT OF REVERSE CURVATURE;

THENCE A DISTANCE OF 22.79 FEET ALONG THE ARC OF A 46.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 28°22'55 AND A LONG CHORD BEARING N 15°06'57" E A DISTANCE OF 22.55 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 23.03 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 17.82 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 34°02'12" AND A LONG CHORD BEARING S 43°54'23" W A DISTANCE OF 17.56 FEET TO A POINT;

THENCE N 0°55'29" E A DISTANCE OF 111.44 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 235.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MILESTONE RANCH SUBDIVISION NO. 1, AS SHOWN IN BOOK ___ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID MILESTONE RANCH SUBDIVISION NO. 1 THE FOLLOWING COURSES AND DISTANCES:

THENCE N 0°55'29" E A DISTANCE OF 400.00 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 3.00 FEET TO A POINT;

THENCE N 0°55'29" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 28.00 FEET TO A POINT;

THENCE N 0°55'29" E A DISTANCE OF 110.00 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 200.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 1 OF BLOCK 13 OF SAID MILESTONE RANCH SUBDIVISION NO. 1;

THENCE LEAVING SAID BOUNDARY N 0°55'29" E A DISTANCE OF 160.00 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 10.00 FEET TO A POINT;

THENCE N 0°55'29" E A DISTANCE OF 110.00 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 435.00 FEET TO A POINT;

THENCE S 0°55'29" W A DISTANCE OF 20.00 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 280.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 16 AND EASTERLY BOUNDARY OF LOT 3, BLOCK 1 OF SAID HOOT NANNEY FARMS SUBDIVISION;

THENCE ALONG SAID RIGHT-OF-WAY AND EASTERLY BOUNDARY OF LOTS 3 AND 2 OF BLOCK 1 OF SAID HOOT NANNEY FARMS SUBDIVISION THE FOLLOWING COURSES AND DISTANCES:

THENCE S 0°55'29" W (FORMERLY S 0°23'02" W) A DISTANCE OF 396.07 FEET TO A POINT;

THENCE S 20°52'06" E A DISTANCE OF 107.74 FEET (FORMERLY S 21°24'40" E, 107.73 FEET) TO A POINT;

THENCE S 0°55'29" W (FORMERLY S 0°23'02" W) A DISTANCE OF 503.89 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 12.43 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____ , 20___.

BHEG MILESTONE RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY

_____

BY A. JANELLE ITURBE, AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF PENNSYLVANIA }
COUNTY OF MONTGOMERY } S.S.

ON THIS ____ DAY OF _____ , 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED A. JANELLE ITURBE, KNOWN OR IDENTIFIED TO ME TO BE AN AUTHORIZED REPRESENTATIVE OF BHEG MILESTONE RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME.

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

MY COMMISSION EXPIRES _____

RESIDING AT _____

_____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

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

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 04/13/23 STATE OF IDAHO CLINTON W. HANSEN

CLINTON W. HANSEN
PLS 11118

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

LandSolutions
Land Surveying and Consulting
231 E. 5TH STREET, MERIDIAN ID 83642
(208) 288-2040 www.landsolutions.biz

JOB NO. 20-88

BOOK ____ , PAGE _____

MILESTONE RANCH SUBDIVISION NO. 5

HEALTH CERTIFICATE

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

_____

CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY ,IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____ , 20___, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

_____

CITY CLERK

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____, HEREBY APPROVE THIS PLAT.

_____

CITY ENGINEER ~ STAR, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

_____

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

_____

ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: _____ _____

COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

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

INSTRUMENT NO. _____

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

_____ _____

DEPUTY EX-OFFICIO RECORDER

FEE: _____

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 04/13/23

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

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231 E. 5TH STREET, MERIDIAN ID 83642
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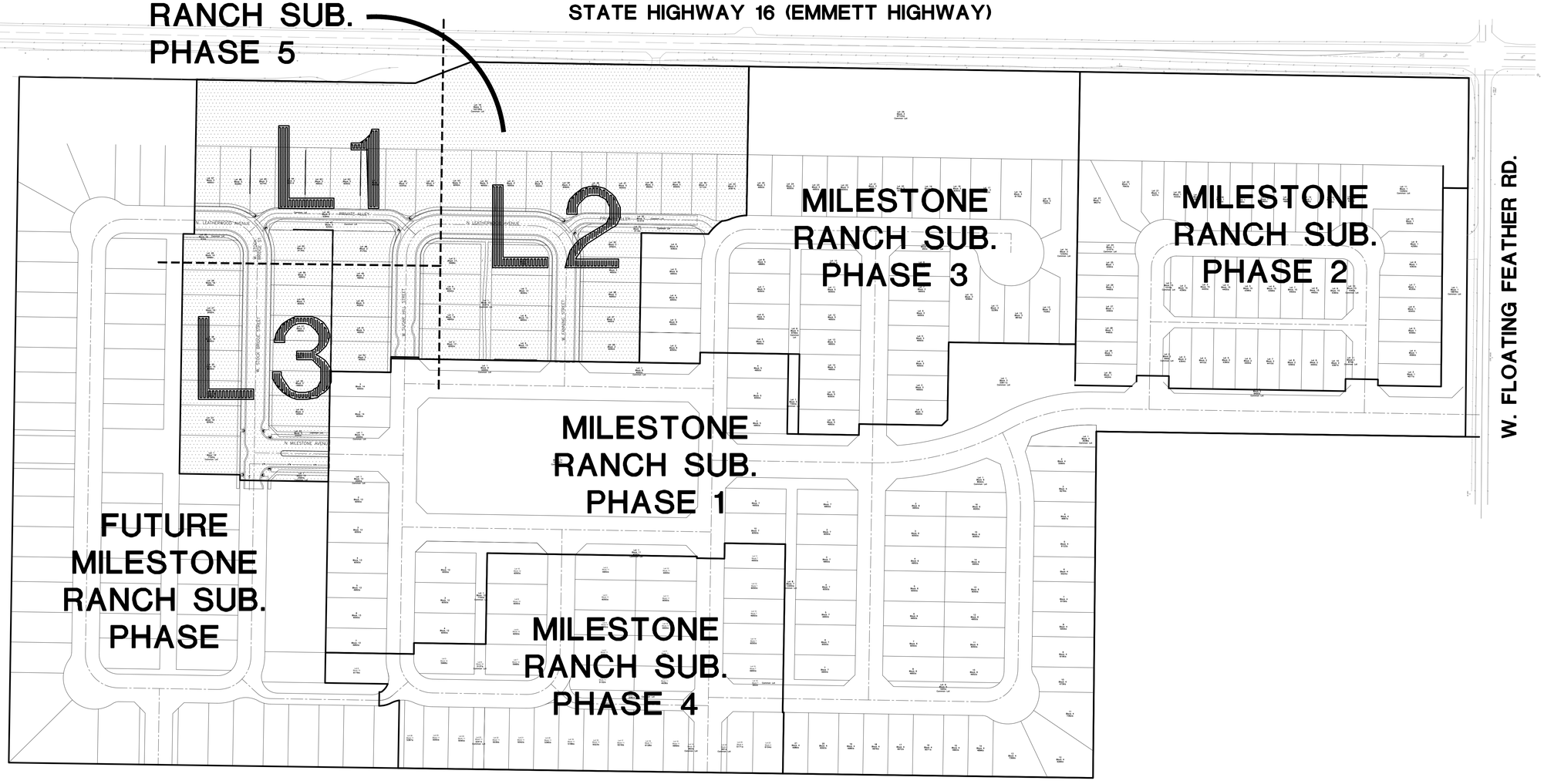
JOB NO. 20-88



NOTES

1. REFER TO INDIVIDUAL SHEET L1 - L3 FOR COMPLETE LANDSCAPE PLANTING PLANS.
2. REFER TO SHT L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
3. REFER TO SHT L5 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

NORTH

0' 100' 200' 300'

SCALE 1" = 100'

Issue Description	Date
ISSUE	3-27-23

STATE OF IDAHO — KEVIN C. SLEGGERUDT — 16535 — LICENSED LANDSCAPE ARCHITECT

JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

MILESTONE RANCH No.5

STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2210

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

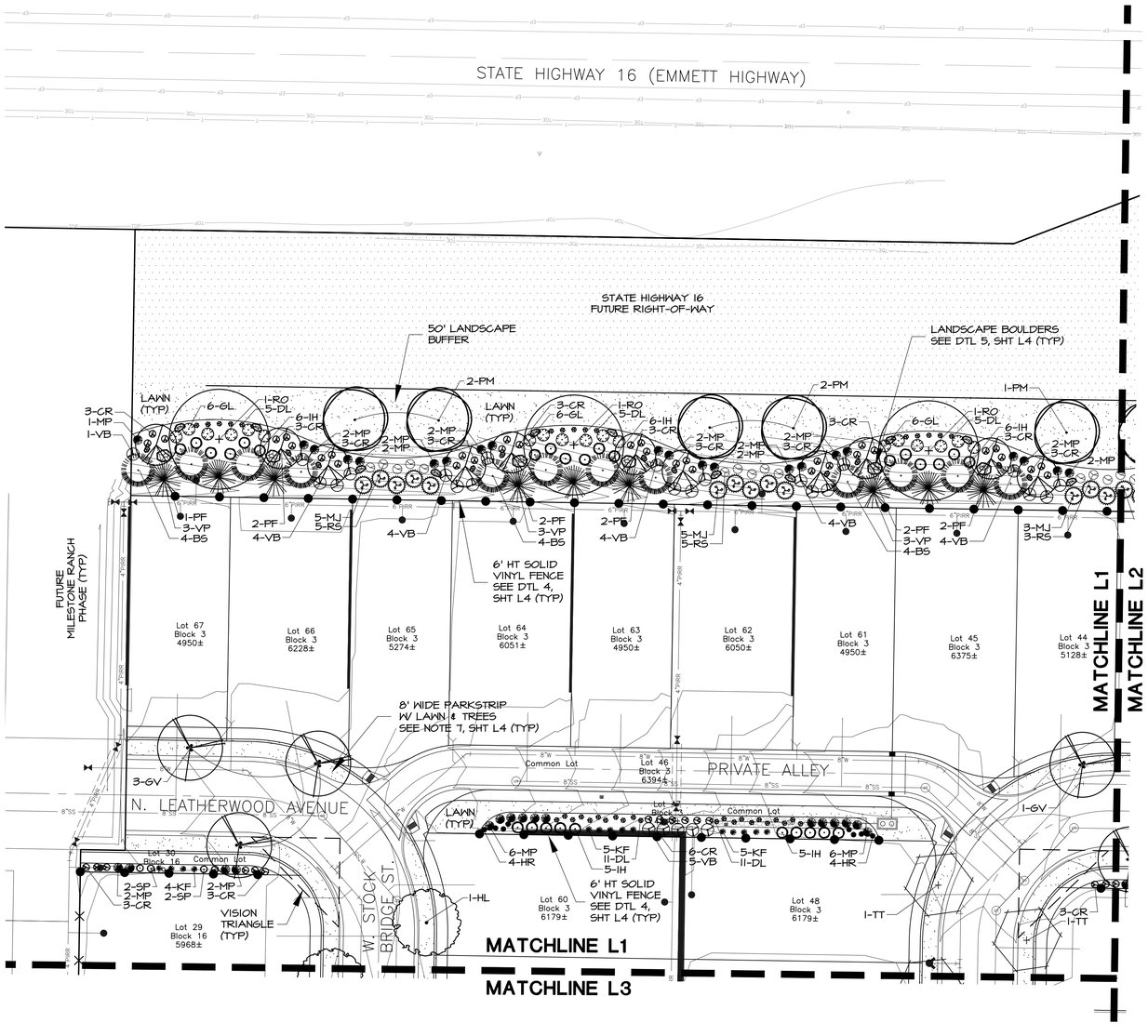
Sheet Title

OVERALL LANDSCAPE PLAN

Sheet Number

L0

1 of 6 Sheets



PLANT SCHEDULE

(REFERENCE SHT L4)

SYM	COMMON NAME
EVERGREEN TREES	
BS	HOOPS BLUE SPRUCE
MJ	MOONGLOW JUNIPER
VP	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
RO	NORTHERN RED OAK
SHADE/STREET TREES (CLASS II)	
CP	CLEVELAND SELECT PEAR
HL	SKYLINE HONEYLOCUST
GV	GREEN VASE ZELKOVA
PM	PACIFIC SUNSET MAPLE
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
PF	PRAIRIFIRE CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BO	BLUE OAT GRASS
CR	RED FLOWER CARPET ROSE
DL	ENDLESSLILY ORANGE DAYLILY
GF	GOLDFLAME SPIREA
GL	GRO-LOW SUMAC
HR	HUSKER RED PENSTEMON
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
MP	SLOWMOUND MUGO PINE
RS	RUSSIAN SAGE
SP	SPILLED WINE WEIGELA
VB	BLUE MUFFIN VIBURNUM

SOD LAWN

6' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES, LANDSCAPE BUFFERS, AND END LOTS (TYP) SEE DTL 4, SHT L4.

6' OPEN VISION VINYL SLAT TOP FENCE ALONG CONNECTION PATHWAYS & COMMON AREAS (TYP) SEE DTL 5, SHT L4.

NOTES

1. REFER TO SHT L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
2. REFER TO SHT L5 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

NORTH

0' 30' 60' 90'

SCALE 1" = 30'

Issue Description	Date
ISSUE	3-27-23

STATE OF IDAHO — KEVIN C. SEIGNEUR — 16535 — LICENSED LANDSCAPE ARCHITECT

JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

MILESTONE RANCH No.5

STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

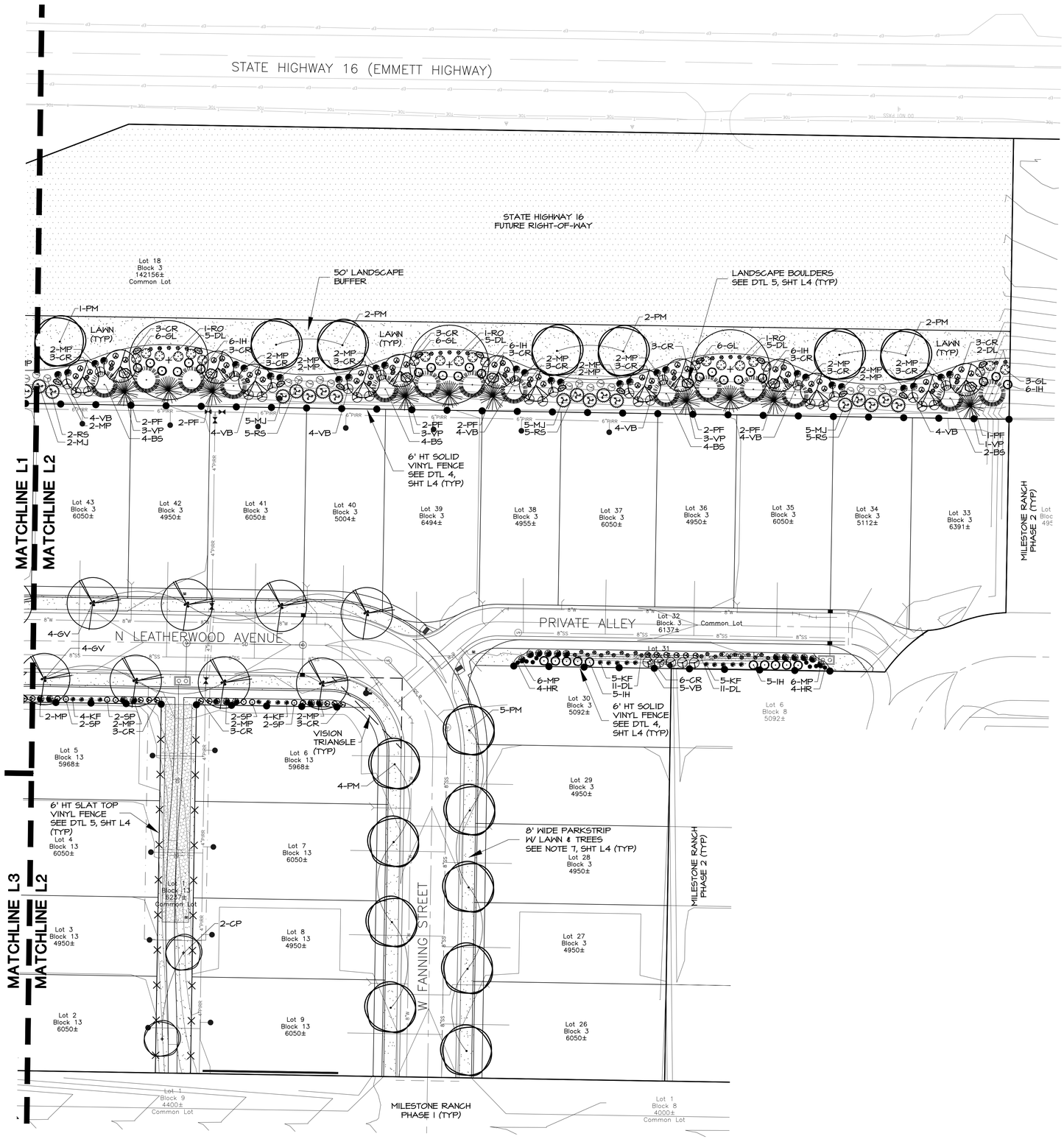
Job Number 2210

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

Sheet Title: LANDSCAPE PLAN

Sheet Number: L1

2 of 6 Sheets



PLANT SCHEDULE

(REFERENCE SHT L4)

SYM	COMMON NAME
EVERGREEN TREES	
BS	HOOPS BLUE SPRUCE
MJ	MOONGLOW JUNIPER
VP	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
RO	NORTHERN RED OAK
SHADE/STREET TREES (CLASS II)	
CP	CLEVELAND SELECT PEAR
HL	SKYLINE HONEYLOCUST
GV	GREEN VASE ZELKOVA
PM	PACIFIC SUNSET MAPLE
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
PF	PRAIRIFIRE CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BO	BLUE OAT GRASS
CR	RED FLOWER CARPET ROSE
DL	ENDLESSLILY ORANGE DAYLILY
GF	GOLDFLAME SPIREA
GL	GRO-LOW SUMAC
HR	HUSKER RED PENSTEMON
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
MP	SLOWMOUND MUGO PINE
RS	RUSSIAN SAGE
SP	SPILLED WINE WEIGELA
VB	BLUE MUFFIN VIBURNUM

SOD
LAWN

6' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES, LANDSCAPE BUFFERS, AND END LOTS (TYP) SEE DTL 4, SHT L4.

6' OPEN VISION VINYL SLAT TOP FENCE ALONG CONNECTION PATHWAYS & COMMON AREAS (TYP) SEE DTL 5, SHT L4.

NOTES

1. REFER TO SHT L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
2. REFER TO SHT L5 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

NORTH

0' 30' 60' 90'
SCALE 1" = 30'

Issue Description	Date
ISSUE	3-27-23

STATE OF IDAHO
KEVIN C. SEGGAR
LANDSCAPE ARCHITECT
LA-986535

JENSENBELTS ASSOCIATES
Site Planning
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Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

MILESTONE RANCH No.5

STAR, IDAHO

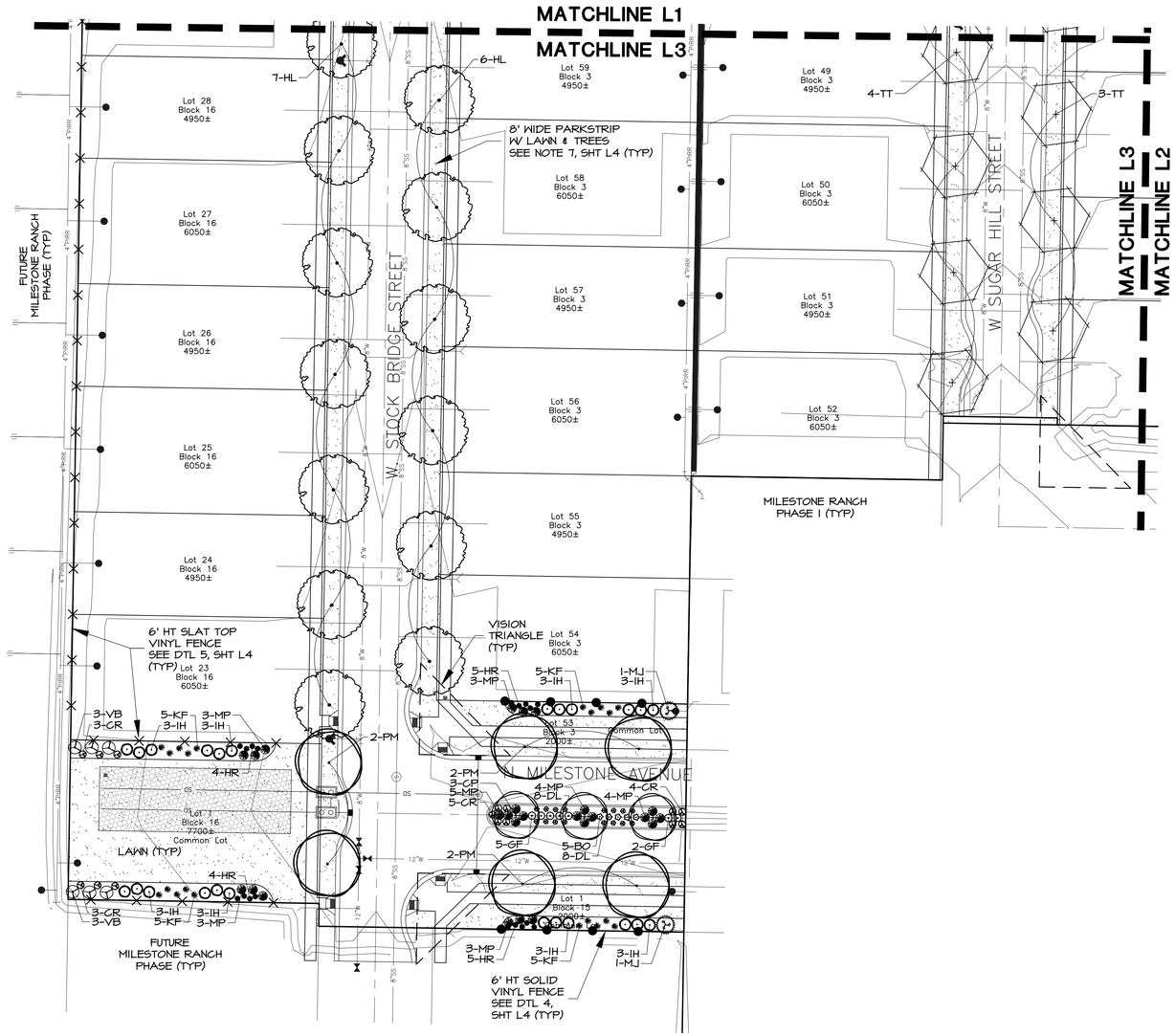
FINAL PLAT LANDSCAPE PLAN

Job Number 2210

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number
L2
3 of 6 Sheets



PLANT SCHEDULE

(REFERENCE SHT L4)

SYM	COMMON NAME
EVERGREEN TREES	
BS	HOOPS BLUE SPRUCE
MJ	MOONGLOW JUNIPER
VP	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
RO	NORTHERN RED OAK
SHADE/STREET TREES (CLASS II)	
CP	CLEVELAND SELECT PEAR
HL	SKYLINE HONEYLOCUST
GV	GREEN VASE ZELKOVA
PM	PACIFIC SUNSET MAPLE
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
PF	PRAIRIFIRE CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BO	BLUE OAT GRASS
CR	RED FLOWER CARPET ROSE
DL	ENDLESSLILY ORANGE DAYLILY
GF	GOLDFLAME SPIREA
GL	GRO-LOW SUMAC
HR	HUSKER RED PENSTEMON
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
MP	SLOWMOUND MUGO PINE
RS	RUSSIAN SAGE
SP	SPILLED WINE WEIGELA
VB	BLUE MUFFIN VIBURNUM

SOD LAWN

6' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES, LANDSCAPE BUFFERS, AND END LOTS (TYP) SEE DTL 4, SHT L4.

6' OPEN VISION VINYL SLAT TOP FENCE ALONG CONNECTION PATHWAYS & COMMON AREAS (TYP) SEE DTL 5, SHT L4.

NOTES

1. REFER TO SHT L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
2. REFER TO SHT L5 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

NORTH

0' 30' 60' 90'

SCALE 1" = 30'

Issue Description	Date
ISSUE	3-27-23

STATE OF IDAHO — KEVIN C. SEGUR — 16535 — LICENSED LANDSCAPE ARCHITECT

JENSENBELTS ASSOCIATES

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Landscape Architecture

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Boise, Idaho 83706
Ph. (208) 343-7175

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MILESTONE RANCH No.5

STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

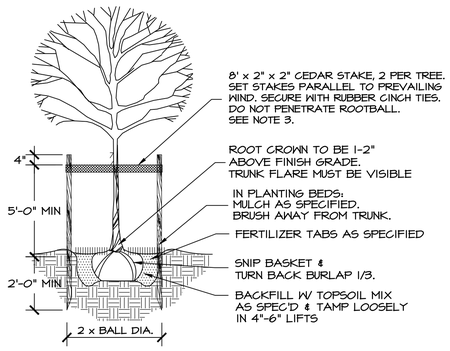
Job Number 2210

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

Sheet Title: LANDSCAPE PLAN

Sheet Number: L3

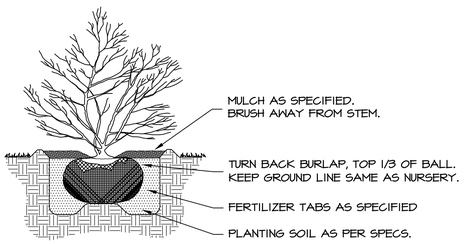
4 of 6 Sheets



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

(1) TREE PLANTING/STAKING

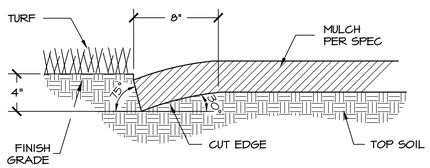
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

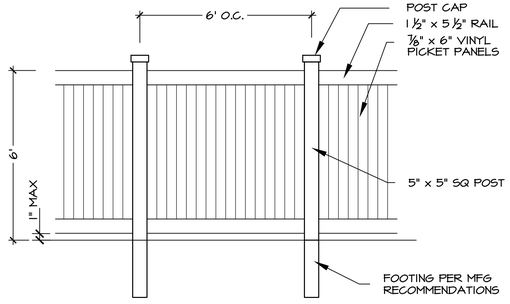
(2) SHRUB PLANTING

NOT TO SCALE



(3) PLANTER CUT BED EDGE

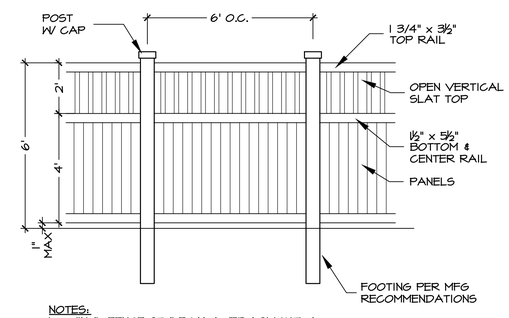
NOT TO SCALE



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

(4) VINYL PRIVACY FENCE

NOT TO SCALE



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

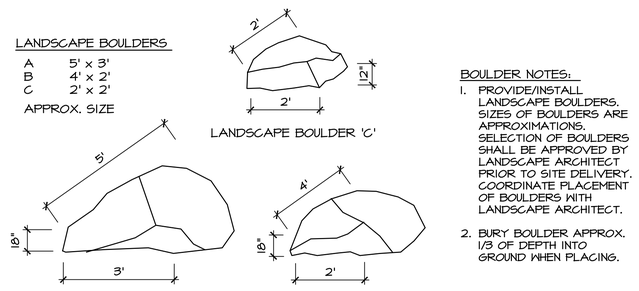
(5) OPEN VISION VINYL SLAT TOP FENCE

NOT TO SCALE

LANDSCAPE BOULDERS

A	5' x 3'
B	4' x 2'
C	2' x 2'

APPROX. SIZE



BOULDER NOTES:
1. PROVIDE/INSTALL LANDSCAPE BOULDERS. SIZES OF BOULDERS ARE APPROXIMATIONS. SELECTION OF BOULDERS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SITE DELIVERY. COORDINATE PLACEMENT OF BOULDERS WITH LANDSCAPE ARCHITECT.
2. BURY BOULDER APPROX. 1/3 OF DEPTH INTO GROUND WHEN PLACING.

(6) LANDSCAPE BOULDERS

NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
BS	HOOPS BLUE SPRUCE	PICEA PUNGENS 'HOOPSII'	6-8' HT B&B
MJ	MOONGLOW JUNIPER	JUNIPERUS SCOPLULORUM 'MOONGLOW'	6-8' HT B&B
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
SHADE TREES (CLASS III)			
RO	NORTHERN RED OAK	QUERCUS RUBRA	2" CAL B&B
SHADE/STREET TREES (CLASS II)			
CP	CLEVELAND SELECT PEAR	PYRUS CALLERYANA 'CLEVELAND SELECT'	2" CAL B&B
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE'	2" CAL B&B
GV	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL B&B
PM	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED'	2" CAL B&B
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
PF	PRAIRIFIRE CRABAPPLE	MALUS x 'PRAIRIFIRE'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
BO	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL
DL	ENDLESSLILY ORANGE DAYLILY	HEMEROCALLIS FULVA 'DHEMORANGE'	1 GAL
GF	GOLDFLAME SPIREA	SPIRAEA x BUMALDA 'GOLDFLAME'	5 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
HR	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
MP	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL
RS	RUSSIAN SAGE	PEROVKSIA ATRIPLICIFOLIA	2 GAL
SP	SPILLED WINE WEIGELA	WEIGELA FLORIDA 'BOKRASPIWI'	3 GAL
VB	BLUE MUFFIN VIBURNUM	VIBURNUM DENTATUM 'CHRISTOM'	5 GAL

SOD
LAWN

6' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES, LANDSCAPE BUFFERS, AND END LOTS (TYP) SEE DTL 4, THIS SHT.

6' OPEN VISION VINYL SLAT TOP FENCE ALONG CONNECTION PATHWAYS & COMMON AREAS (TYP) SEE DTL 5, THIS SHT.

NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF STAR CODE. REFER TO SHEET L5 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L5 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS. ACHD STORMWATER BASINS AND SWALES SHALL BE LANDSCAPED ACCORDING TO THE 'ADA COUNTY HIGHWAY DISTRICT STORMWATER MANAGEMENT BASIN REVEGETATION GUIDANCE MANUAL' (OCTOBER 2017) IN APPENDIX D.
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES. **BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS.**
8. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
9. ALL EXISTING TREES ON SITE TO BE REMOVED.

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
STATE HIGHWAY 16	50'	1000' / 35' =	29 TREES	118 TREES

NUMBER OF TREES PROVIDED ON BUFFERS:	118 TREES
NUMBER OF TREES PROVIDED ON RESIDENTIAL PARKSTRIPS:	40 TREES
NUMBER OF TREES PROVIDED ON COMMON LOTS:	17 TREES
TOTAL NUMBER OF TREES:	175 TREES

Issue Description	Date
ISSUE	3-27-23

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MILESTONE RANCH No.5
STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2210

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

Sheet Title
LANDSCAPE DETAILS

Sheet Number
L4
5 of 6 Sheets

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

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

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

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

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

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

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

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

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

PART 2 - PRODUCTS

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

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%

3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

C. Soil Testing
1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #1T by Western Laboratories (1-800-658-3858) is required.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

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

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

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

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

2.6 MISCELLANEOUS LANDSCAPE MATERIALS
A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
B. Mulch: Rock mulch for planting beds to be: Crushed Stone Perma Bark - dark color. 1/2" max size. 3" thick in all areas. Provide samples of rock mulch for approval by architect and ownership group prior to installation. Rock mulch to be placed over woven weed barrier fabric installed per manufacturer's instructions.
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL
A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

3.2 PREPARATION OF PLANTING SOIL
A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
Compost: Lawn Areas: 1/4 compost, : 3/4 topsoil.
Shrub Areas: 1/3 compost, 2/3 topsoil.
Fertilizer: Per soil test and manufacture's recommendations.
C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

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

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

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

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

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

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

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

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:
A. General and Supplementary Conditions, and Division 1 General Requirements.

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

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

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

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

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

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

PART 2 - PRODUCTS

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

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

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

2.4 VALVING
A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment; same manufacturer as control unit.
1. Standard sprinkler valve shall be Rainbird PEB-PRS-B. Use scrubber valve if not connected to potable water.
2. Drip Control Zone Kit: Hunter PCZ-101.
C. Quick coupler valve: brass or bronze construction with hinged top. One per zone or valve grouping.
D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
2. Size: 3/4 inch.
E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end).
G. Filter: Netafim Model DF075-120, 3/4" filter; one per drip zone.
H. Air Relief Valve: Netafim Model TLAVRV,

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

PART 3 - EXECUTION

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

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

3.3 SLEEVING
A. Sleeving installed by others. Coordinate with other trades.

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

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

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

3.7 PIPE INSTALLATION
A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
C. Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.

Pipe Size	Pipe Section	Pipe Size	Pipe Section
3/4"	0-9 GPM	1 1/2"	26-34 GPM
1"	10-17 GPM	2"	35-50 GPM
1 1/4"	18-25 GPM	2 1/2"	51-80 GPM

D. Techline Drip Line: Place in shallow furrow at 1"-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 18"-24" apart max). Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Staple drip line every 36" max. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.
E. Flush Valves: Install flush valve at end of each drip line run.

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

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

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

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

END OF SECTION

Issue Description	Date
ISSUE	3-21-23

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MILESTONE RANCH No.5
STAR, IDAHO
FINAL PLAT LANDSCAPE PLAN

Job Number 2210

Drawn	Checked
KCS	KCS

Scale AS SHOWN

Sheet Title
LANDSCAPE SPECIFICATIONS

Sheet Number
L5
6 of 6 Sheets