



## CITY OF STAR

# LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star - Planning & Zoning Department *Shen T. Muth*

**MEETING DATE:** **December 5, 2023**

**FILE(S) #:** FP-23-17, Final Plat, Fountain Park Subdivision Phase 1

### REQUEST

The Applicant is requesting approval of a Final Plat for Fountain Park Subdivision Phase 1 consisting of 88 residential lots and 9 common lots on 25.40 acres. The subject property is generally located on the west side of N. Palmer Lane, approximately ¼ mile north of W. State Street. Ada County Parcel No. S0410315100

**REPRESENTATIVE:**

Becky McKay  
Engineering Solutions, LLP  
1029 N. Rosario Street  
Meridian, Idaho 83642

**OWNER/APPLICANT:**

Corey Barton  
Challenger Development, Inc.  
1977 E. Overland Road  
Meridian, Idaho 83642

### PROPERTY INFORMATION

Land Use Designation - Residential R-5-DA

**Phase 1**

Acres - 25.40 acres  
Residential Lots - 88  
Common Lots - 9  
Commercial Lots - 0

### HISTORY

September 7, 2021 Council Tabled applications for Annexation and Zoning (AZ-20-19), Development Agreement (DA-20-24) and Preliminary Plat (PP-20-17) for Fountain Park Subdivision to October 12, 2021.

October 12, 2021 Council approved applications for Annexation and Zoning (AZ-20-19), Development Agreement (DA-20-24), and Preliminary Plat (PP-20-17) for Fountain Park Subdivision. The preliminary plat was approved for 173 single family residential units, 78 townhomes and 27 common lots on 60.21 acres.

**GENERAL DISCUSSION**

The Final Plat layout generally complies with the approved Preliminary Plat. The preliminary plat was approved with 173 single family residential lots, 78 townhomes and 27 common lots.

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

The Preliminary Plat submitted contains 173 single family residential lots, 78 townhomes and 27 common area lots on 60.21 acres. This equates to 4.15 dwelling units per acre. The lots will have access and frontage from public streets. The single-family residential lots will have a range of widths, including 40, 50, 60, and 70 feet with depths ranging from 100 to 120 feet. Lots will range in size from 4,200 square feet to 15,800 square feet with the average buildable lot being 6,503 square feet. The Townhome lots will range in size from 2,800 square feet to 7,598 square feet with the average buildable lot being 3,769 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 attached with a 5-foot, concrete sidewalk on the majority of the internal streets, with detached sidewalk along the collector street from Palmer. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 14.66 acres (24.22%) of open space, including 10.96 acres (18.11%) of usable open space, which satisfies the Unified Development Code.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 6 site amenities. The applicant is proposing a pool facility, playground equipment, a picnic gazebo, a pond, pocket park with a pickleball court and multiple pathways and micro pathways that connect the development to the common areas and amenities. There is also a 1.03-acre open area with a pathway. These amenities satisfy the code requirement for development amenities.

Discussions with ACHD indicate that N. Palmer Lane is designated as a collector road. The applicant will be required to dedicate additional right of way and install curb, gutter and a detached sidewalk along their N. Palmer Lane Frontage.

## **ADDITIONAL DEVELOPMENT FEATURES:**

- Gravel Extraction of Ponds

The development will include the excavation of one new pond. This will be handled through gravel extraction that may include removal of aggregate from the property and onto the public street network. Details including but not limited to noise, haul routes, operation hours, length of time, dust control and other issues shall be discussed with Council and conditioned appropriately with the approval of the application. A temporary use permit shall be required prior to any excavation.

- Ponds

The future water feature within the development shall be designed and maintained in a manner that protects the public safety. This will include aerators to prevent algae and mosquito issues, safety ring stations throughout the water feature locations, safety shelves and erosion consideration.

- Sidewalks

Internal sidewalks are proposed at five-foot (5') widths and will be both attached and detached. Sidewalks will be detached along N. Palmer Lane and on both sides of W. Wilder Farms Drive. All other sidewalks will be attached within the subdivision.

- Lighting

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight plan. **Staff would like to work with the applicant on a few of the streetlight locations.** All other proposed light locations satisfy City code. **Applicant has provided a streetlight design/cut sheet for City approval. The pole is acceptable; however, the fixture type does not meet code requirements of a flush fixture face with no bulb or LED below the fixture face. Applicant will be required to work with Staff and submit an updated cut sheet and design before signature of the final plat.**

- Street Names

**Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat. Current names on the preliminary plat do not conform to the private road naming standards.**

- Subdivision Name

**Applicant has not provided a letter from Ada County that the subdivision name has been approved and reserved for this development. This will be required at final plat before the mylar can be signed.**

- Landscaping

As required by the Unified Development Code, Chapter 8, Section 8-8C-2- M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for the open areas and detached sidewalks. All other streets in the development do not show street trees. These will need to be added once driveways are designed to receive occupancy permits.**

- Setbacks

**The applicant is requesting a setback waiver to accommodate the townhomes,** however the requested setbacks for the single-family homes are in compliance with the R-5 zone requirements of the Unified Development Code.

- Block lengths – All blocks meet the 750' block length requirement.

- Mailbox Cluster

**Applicant has not provided documentation from a Postmaster depicting the approved location for the mailbox cluster for the development. This will be required prior to signing the final plat.**

- Phasing – The development is proposed to be built out in six (6) phases.

### **Staff analysis of Final Plat Submittal:**

#### Lot Layout

The gross density of Fountain Park Subdivision, Phase 1 is 3.46 du/acre, with lots ranging in size from 4,133 square feet to 13,094 square feet with the average buildable lot size of 6,601 square feet. Phase 1 contains lots of 40', 50', 60' and 70' widths with depths of 110' and 120'.

#### Common/Open Space and Amenities

- Connected Walking Path
- Open Grass Area

#### **ADDITIONAL DEVELOPMENT FEATURES:**

- Sidewalks

**This subdivision was approved for internal, five feet (5') wide attached sidewalks on all streets other than Palmer Road and both sides of Wilder Farms Drive. The**

**Sidewalk along Palmer Lane shall be a minimum of seven feet (7') wide, as required by Council.**

- Roadways

All roads shall be 36 feet from back of curb to back of curb as required in the Unified Development Code Section 8-6B-2. All roads on the final plat meet this requirement.

- Lighting

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code.

**The Applicant has provided a streetlight plan that satisfies code for location of the streetlights. The Applicant did not supply a streetlight design/cut sheet that meets code at the Preliminary Plat application and has not provided one with this Final Plat application. The Applicant will be required to provide to Staff and receive approval of streetlights to be used in the development prior to signing the final plat.**

- Street Names

**Applicant has provided documentation from Ada County that the majority of the street names are acceptable and have been approved. It was suggested to have 2 new unique names, this approval is needed from Ada County. The Street names shall be reflected accurately on the mylar prior to signing.**

- Subdivision Name

Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development. **The subdivision name approved shall match the final plat prior to signatures on the mylar.**

- Landscaping

As required by the Unified Development Code, Chapter 8, Section 8-8C-2- M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for the open areas and detached sidewalks. All other streets in the development do not show street trees. These will need to be added once driveways are designed to receive occupancy permits.**

- Setbacks

**The development shall follow the setbacks that were required in the R-5 zoning district for the Residential Uses at the time of preliminary plat approval. This includes 5-foot side yard setbacks. Zero-lot-lines are permitted for the townhome lots.**

- Block lengths

All blocks meet the 750' block length requirement.

- Mailbox Cluster

**Applicant has not provided documentation from a Postmaster depicting the approved location for the mailbox cluster for the development. This will be required prior to signing the final plat. Per Section 8-4A-20, all mailboxes and clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's.**

- Amenities

This development is required to provide a minimum of 6 site amenities. The applicant is proposing a pool facility, playground equipment, a picnic gazebo, a pond, pocket park with a pickleball court and multiple pathways and micro pathways that connect the development to the common areas and amenities. There is also a 1.03-acre open area with a pathway. These amenities satisfy the code requirement for development amenities. **The applicant is providing internal pathways and pocket parks within this phase of development.**

- Phasing

The development is proposed to be built out in six (6) phases.

<b>PUBLIC NOTIFICATIONS</b>
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Notifications of this application were sent to agencies having jurisdiction on October 24, 2023.

October 30, 2023

ITD

Conditions of Approval

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

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

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

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

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

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

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

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

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

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

#### CONDITIONS OF APPROVAL

- **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$1244.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$312,380.00. The City will allocate funds to roadway improvements in the vicinity of the project. This phase has 88 residential lots for a fee of \$109,472.00 (88 x \$1244.00).**
- **All roads shall be 36 feet from back of curb to back of curb as required in the Unified Development Code Section 8-6B-2.**
- **All internal attached sidewalks shall be a minimum of 5 feet wide as per Council approval. The sidewalk along Palmer Lane shall be a minimum of 7 feet wide and detached. W. Wilder Farms Drive shall be detached.**
- **The Applicant shall provide a public pathway easement along the Drainage District No. 2 main drain.**
- 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. **Applicant/Owner shall work with staff and submit a streetlight design that meets city standards prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass**

**and “Dark Sky” initiative. Even once lights are approved by Staff and meet City guidelines, shields may need to be installed to prevent light trespass, as necessary.**

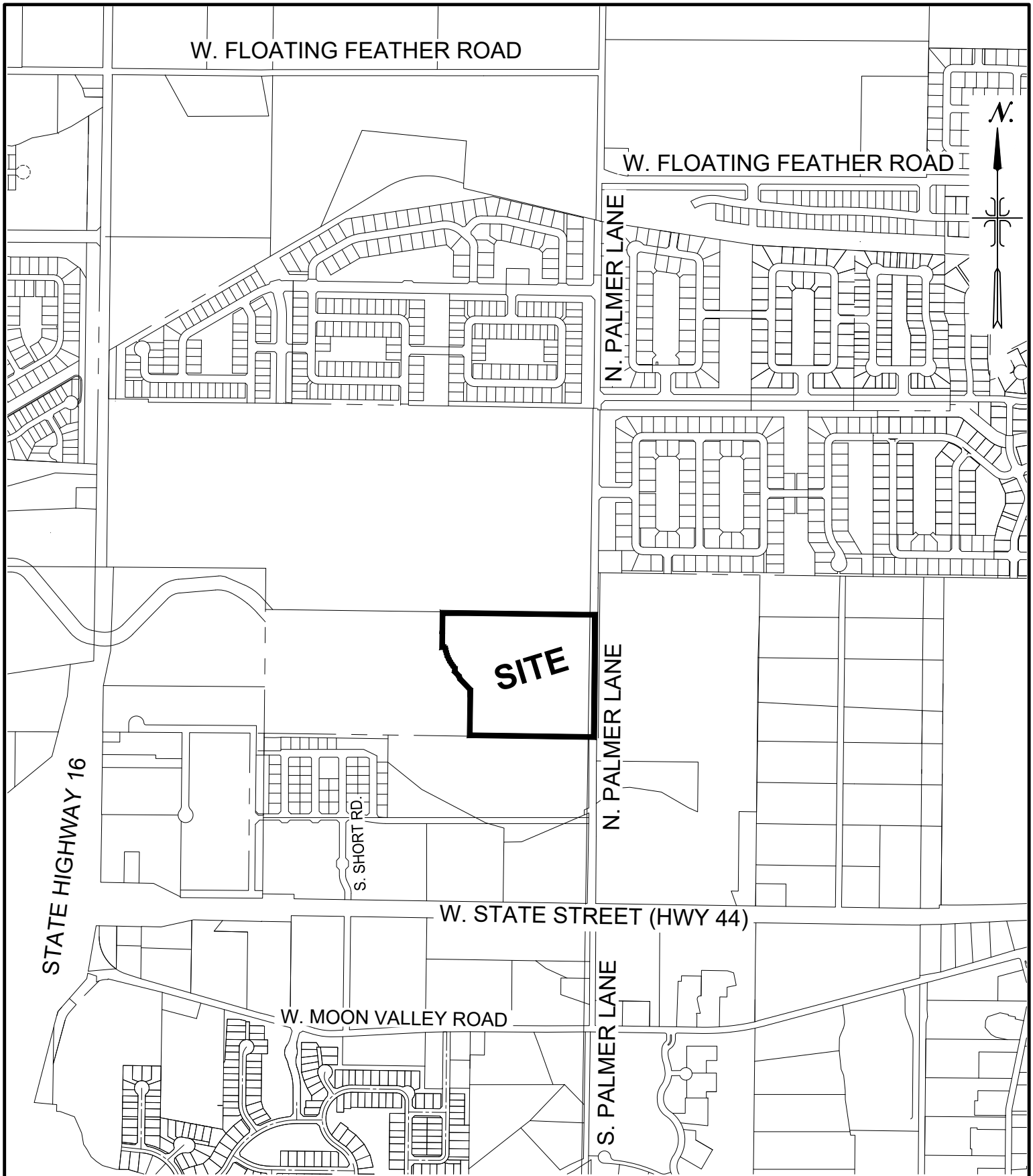
- **The mailbox cluster shall be covered and internally lit with white LED lights. A plan of the cover will be required to be submitted to Staff for review prior to signing the mylar.**
- **A letter from the Postmaster will be required prior to signing the mylar, showing the approved location of the mail cluster(s) in the development.**
- **The Applicant shall provide documentation from Ada County that all street names have been reviewed and approved and the names shall be accurately reflected on the mylar prior to signing.**
- As required by the Unified Development Code, Chapter 8, Section 8-8C-2- M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use “Treasure Valley Tree Selection Guide”, as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The Applicant agrees that builder planted street trees shall be installed or Certificate of Occupancy may be withheld until verified by Staff.**
- The approved Preliminary Plat for Fountain Park Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
- 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.
- All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
- The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
- A plat note supporting the “Right to Farm Act” as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
- A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
- The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.



- Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
- A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
- A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
- A separate sign application is required for any subdivision sign.
- As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
- Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
- Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
- The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
- A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
- All common areas shall be maintained by the Homeowners Association.
- The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
- A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
- **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
- **Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.**
- Any additional Condition of Approval as required by Staff and City Council.

<b>COUNCIL DECISION</b>
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The Star City Council \_\_\_\_\_ File # FP-23-17 Fountain Park Subdivision Final Plat, Phase 1 on \_\_\_\_\_, 2023.



**ENGINEERING  
SOLUTIONS** LLP

1029 N. ROSARIO STREET, SUITE 100  
 MERIDIAN, IDAHO 83642  
 Phone (208) 938-0980 Fax (208) 938-0941

**VICINITY MAP**

SCALE = 1" = 1000'

**FOUNTAIN PARK SUBDIVISION NO. 1**

A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 10,  
 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,  
 CITY OF STAR, ADA COUNTY, IDAHO

**FOUNTAIN PARK SUBDIVISION**  
**Final Plat Application**  
**NARRATIVE**

**Introduction:**

Challenger Development Inc. is applying for the final plat of the first phase of Fountain Park Subdivision, 88 single-family lots and 9 common lots on 25.40 acres. The property is located west of N. Palmer Lane and north of State Highway 44. The preliminary plat was approved on December 7, 2021.

**Existing Use on the Property:**

The property is currently in agricultural production along with an existing cattle operation present on the site. There are an existing 714-square-foot single-family dwelling (constructed in 1944) and agricultural accessory buildings on the site. All structures will be removed.

**Residential Lots and Density:**

Fountain Park Subdivision No. 1 provides four different types of single-family residential lots. Lot widths include 40, 50 60, and 70 feet with depths ranging from 110 to 120 feet. Single-family lots range in size from 4,133 square feet to 13,094 square feet, with an average lot size of 6,601 square feet. The gross density of this phase is 3.46 dwelling units per acre (du/a), with a net density of 6.60 du/a.

**Amenities:**

Common lots within this phase total 5.08 acres, or 20 percent of the acreage. Amenities within this phase include linear open space with pathways and micro-paths within other common lots. The Mossman Lateral will be piped with an 18-inch PVD pipe through the linear open space. The Palmer Lateral will be piped with a 30-inch PVC pipe within the 62-foot-wide landscape buffer of Palmer Lane. Approximately 36 feet of the Palmer Lane buffer will be landscaped, along with a 10-foot-wide sidewalk. The landscaping and sidewalk will match the proposed Cascade Springs project which will meet the standards of the City of Eagle.

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Phase 1 Final Plat Data:

Total Site Area: 25.40 acres

Single-Family Residential Area: 13.35 acres (52.56%)

Common Area: 5.08 acres (20.00%)

Public Right-of-way: 6.97 acres (27.44%)

Minimum Single-Family Residential Lot Size: 4,133 square feet

Average Residential Lot Size: 6,601 square feet

Single-Family Lots: 88

Common Lots: 9

Total Lots: 97

Gross Residential Density: 6.60 du/ac

The approved dimensional standards for the Fountain Park development are as follows:

- Minimum Residential Lot Frontage: 20 feet
- Front Setback (Measured from the back of walk or property line): 20 feet to garage or 15 feet to living area.
- Rear Setback: 15 feet
- Interior Side Setback: 5 feet
- Local Street Side Setback: 20 feet
- Maximum Building Height: 35 feet

The final plat complies with the approved preliminary plat and meets all requirements and/or standard conditions of approval thereof. The project conforms with acceptable engineering, architectural and surveying practices, and local standards.

The property can be served adequately by essential public facilities and services, as the developer will extend sanitary sewer and water mains to and through this phase of the subdivision. Road improvements will be made in accordance with Ada County Highway District standards, and impact fees will be paid to Ada County Highway District with each building lot.

Thank you for consideration of our applications. Please let us know if you need additional information.

Submitted by:

ENGINEERING SOLUTIONS, LLP



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Becky McKay, Partner and Chief Planner



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

## FINAL PLAT APPLICATION

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

FILE NO.: _____ Date Application Received: _____ Fee Paid: _____ Processed by: City: _____
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### Applicant Information:

**PRIMARY CONTACT IS: Applicant \_\_\_ Owner \_\_\_ Representative X**

Applicant Name: Challenger Development Inc.  
 Applicant Address: 1977 E. Overland Road, Meridian, ID Zip: 83642  
 Phone: (208) 288-5500 Email: jherman@cbhhomes.com

Owner Name: Corey Barton  
 Owner Address: 1977 E. Overland Road, Meridian, ID Zip: 83642  
 Phone: (208) 288-5500 Email: cbarton@cbhhomes.com

Representative (e.g., architect, engineer, developer):  
 Contact: Becky McKay Firm Name: Engineering Solutions, LLP  
 Address: 1029 N. Rosario Street, Meridian, ID Zip: 83642  
 Phone: (208) 938-0980 Email: beckym@engsol.org

### Property Information:

Subdivision Name: Fountain Park Subdivision Phase: 1

Parcel Number(s): S0410315100

Approved Zoning: R-5 Units per acre: 3.46

Total acreage of phase: 25.40 Total number of lots: 97

Residential: 88 Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_

Common lots: 9 Total acreage of common lots: 5.08 Percentage: 20.00

Percent of common space to be used for drainage: (underground) Acres: \_\_\_\_\_

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:	<u>88</u>	<u>88</u>
Number of Common Lots:	<u>9</u>	<u>9</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>Public - ACHD</u>	<u>Public - ACHD</u>

Amenities: Landscaping and pathways Landscaping and pathways

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

Subdivision Name: Fountain Park Phase: 1

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001 Uninc. Ada Co.  
 FIRM effective date(s): mm/dd/year 6/19/20  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X  
 Base Flood Elevation(s): AE     .0 ft., etc.:
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

**Application Requirements:**

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

Applicant (√)	Description	Staff (√)
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: <ul style="list-style-type: none"> <li>• Gross density of the phase of the Final Plat submitted</li> <li>• Lot range and average lot size of phase</li> <li>• Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities</li> <li>• List any specific approved building setbacks previously approved by Council.</li> </ul>	
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 <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
x	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
x	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
x	Electronic copy of vicinity map showing the location of the subject property	
x	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
x	One (1) 11" X 17" paper copy of the Final Plat	
x	Electronic copy of the Final landscape plan**	

x	One (1) 11" X 17" copy of the Final landscape plan	
x	Electronic copy of site grading & drainage plans**	
x	Electronic copy of originally approved Preliminary Plat**	
x	Electronic copy of a Plat with all phases marked with changes, if applicable**	
x	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
N/A	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
x	Electronic copy of streetlight <b>design</b> and <b>location</b> information	
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
To be provided	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 <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.</u>	
To be provided	<p><b>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</b></p> <ul style="list-style-type: none"> <li>• One (1) 11" X 17" and (1) 18" X 24" <b>recorded</b> copy of Final Plat</li> <li>• Electronic copy of final, approved construction drawings</li> <li>• Electronic copy of as-built irrigation plans</li> <li>• Electronic copy of recorded CC&amp;R's</li> <li>• Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign</li> <li>• 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.</li> </ul>	
	**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.*

*Becky McKay*  
Applicant/Representative Signature

September 28, 2023  
Date

**LEGEND**

---	BOUNDARY LINE
- - - -	CITY LIMITS BOUNDARY
- · - ·	PHASING BOUNDARY
---	RIGHT-OF-WAY LINE
---	CENTERLINE
---	PROPERTY LOT LINE
---	PROPOSED EASEMENT LINE
---	PROPERTY SETBACK LINE
---	PROPOSED VERTICAL CURB
---	PROPOSED ROLLED CURB
○	PROPOSED STORM DRAIN LINE & MANHOLE
○	EXISTING STORM DRAIN LINE & MANHOLE
○	PROPOSED SANITARY SEWER LINE
○	EXISTING SANITARY SEWER LINE
○	EXISTING GRAVITY IRRIGATION
○	PROPOSED GRAVITY IRRIGATION
○	EXISTING PRESSURE IRRIGATION LINE
○	PROPOSED 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

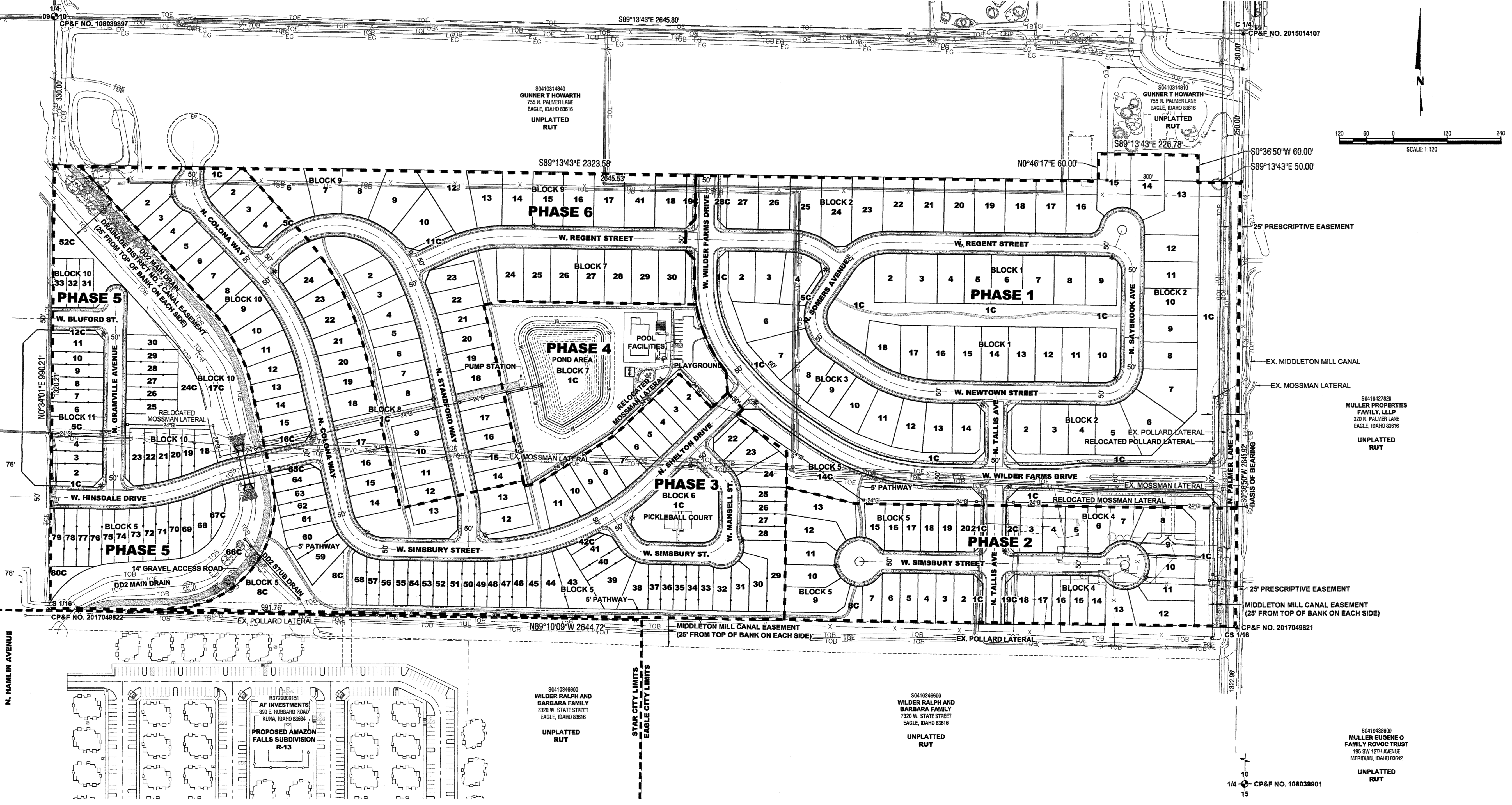
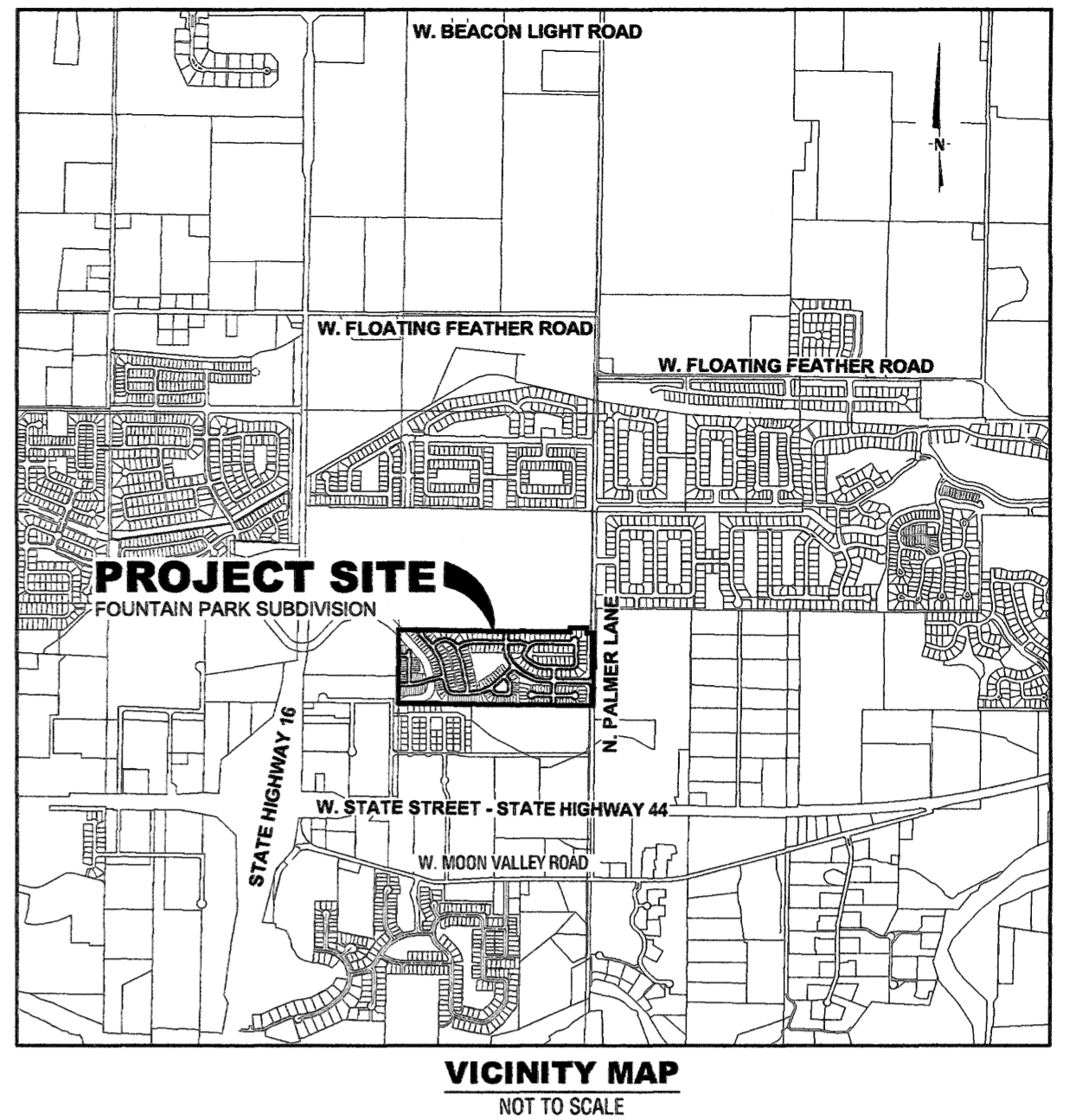
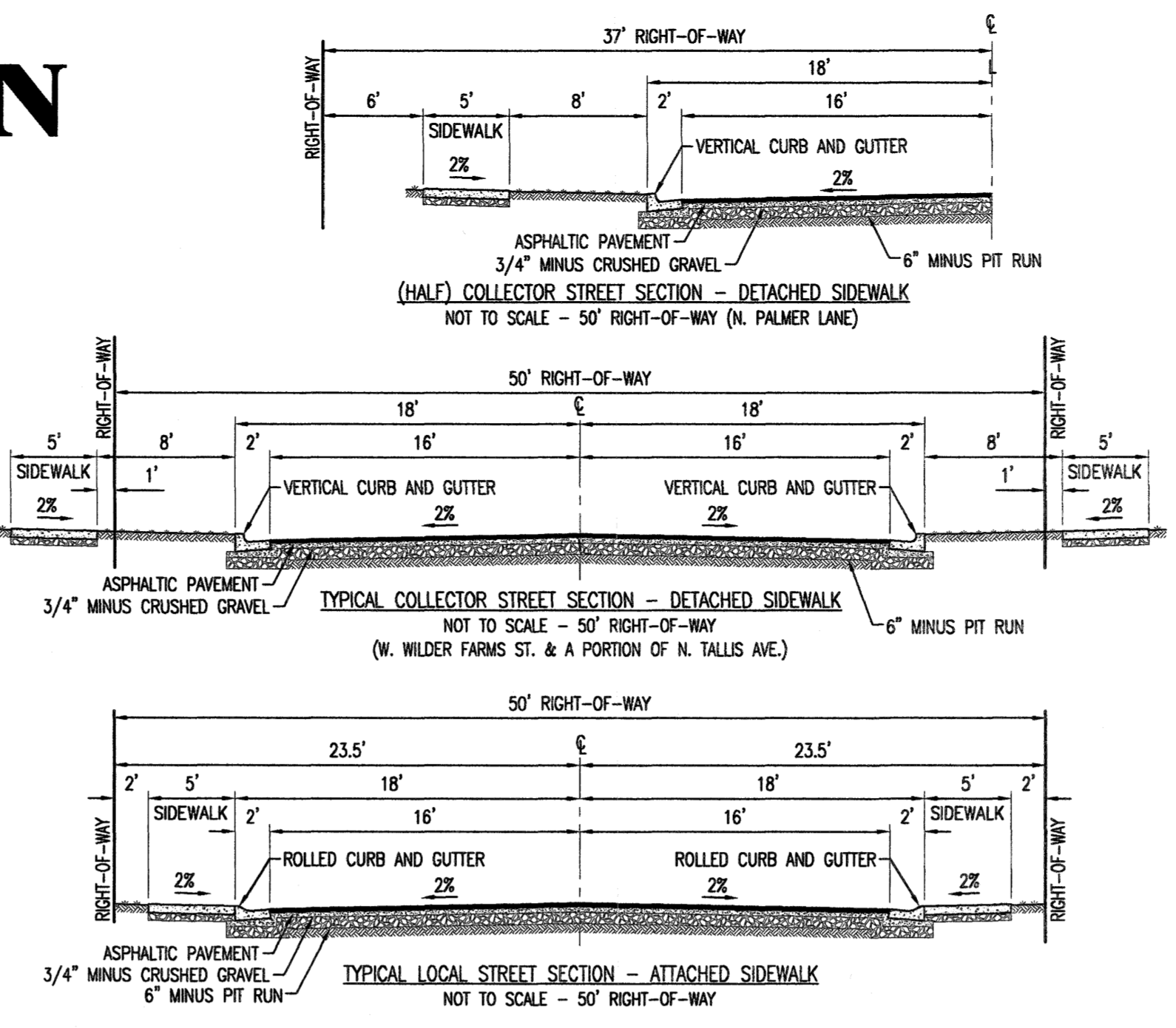
**PRELIMINARY PLAT NOTES**

- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- SUBJECT PROPERTY DOES NOT FALL WITHIN FEMA FLOOD HAZARD ZONES A AND X. SEE FIRM PANEL 16000101300, DATED JUNE 19, 2020.
- 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.
- 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.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- IRRIGATION WATER SHALL BE PROVIDED FROM THE MIDDLETON MILL IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(b). LOTS WITHIN THE

- SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS SHALL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR.
- DIRECT LOT ACCESS TO N. PALMER LANE IS PROHIBITED. (EXCEPT EMERGENCY VEHICLE ACCESS)
- LOT 1, BLOCK 1; LOTS 1 AND 28, BLOCK 2; LOTS 1 AND 5, BLOCK 3; LOTS 1, 2 AND 19, BLOCK 4; LOTS 1, 8, 14, 21, 42, 65, 66, 67 AND 80, BLOCK 5; LOT 1, BLOCK 6; LOT 1, BLOCK 7; LOT 1, BLOCK 8; LOTS 1, 5, 11 AND 19, BLOCK 9; LOTS 16, 17, 24 AND 52, BLOCK 10; LOTS 1, 5, AND 12, BLOCK 11, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A STAR SEWER & WATER DISTRICT EASEMENT WILL BE PROVIDED ON LOT 8C, BLOCK 5.
- THE MOSSMAN LATERAL WILL BE RELOCATED AND PIPED. A BLANKET EASEMENT OR A DEFINED EASEMENT WILL BE PROVIDED ON LOT 1C, BLOCK 4; LOT 14C, BLOCK 5; LOT 1C, BLOCK 7; LOT 1C, BLOCK 8; LOTS 16C, 17C, 24C, BLOCK 10 AND LOT 5C, BLOCK 11.

**PRELIMINARY PLAT DATA**

TOTAL ACRES	60.52 AC	OTHER OPEN SPACE	3.70 AC
SINGLE-FAMILY RESIDENTIAL	(42.68%) 25.83 AC	END BLOCK BUFFERS	(0.43%) 0.26 AC
TOWNHOUSE RESIDENTIAL	(11.15%) 6.75 AC	DD NO. 2 DRAIN/PATHWAY	(5.52%) 3.34 AC
PUBLIC RIGHT-OF-WAY	(20.24%) 12.25 AC	MISCELLANEOUS LOTS	(0.17%) 0.10 AC
N. PALMER LANE RIGHT-OF-WAY	(1.70%) 1.03 AC	ZONING	
OPEN SPACE	(24.22%) 14.66 AC	EXISTING: RUT	PROPOSED: R-5
TOTAL LOTS	278	RESIDENTIAL DENSITY (DU/AC)	
SINGLE-FAMILY RESIDENTIAL LOTS	173	GROSS RESIDENTIAL DENSITY	4.15
TOWNHOUSE RESIDENTIAL LOTS	78	NET RESIDENTIAL DENSITY	7.70
OPEN SPACE LOTS	27	LOT AREA DATA	
LOT DISTRIBUTION	251	MINIMUM LOT SIZE (SINGLE-FAMILY)	4,200 SF
TOWNHOUSE LOTS	(31.08%) 78	MINIMUM LOT SIZE (TOWNHOUSE)	2,800 SF
40' WIDE SINGLE-FAMILY LOTS	(13.93%) 35	AVERAGE LOT SIZE	5,552 SF
50' WIDE SINGLE-FAMILY LOTS	(23.90%) 60		
60' WIDE SINGLE-FAMILY LOTS	(19.12%) 48		
70' WIDE SINGLE-FAMILY LOTS	(11.95%) 30		
USEABLE OPEN SPACE	(18.11%) 10.96 AC		
CENTRAL AMENITY AREA	(5.91%) 3.58 AC		
LINEAR OPEN SPACE	(1.70%) 1.03 AC		
COLLECTOR BUFFERS	(4.36%) 2.64 AC		
POCKET PARK	(0.94%) 0.57 AC		
NEW OPEN SPACE	(1.62%) 0.98 AC		
POLLARD LATERAL PATHWAY	(2.15%) 1.30 AC		
TOWNHOUSE OPEN SPACE	(1.42%) 0.86 AC		



**OWNERS OF RECORD**  
COREY BARTON  
1070 W. BEACON LIGHT ROAD  
STAR CITY, IDAHO 83402  
PHONE: (208) 288-5560

**DEVELOPER**  
CHALLENGER DEVELOPMENT INC  
1070 W. BEACON LIGHT ROAD  
STAR CITY, IDAHO 83402  
PHONE: (208) 288-5560

**PLANNER**  
BECKY MCKAY  
ENGINEERING SOLUTIONS  
1029 N. HERRING RD. SUITE 100  
MERIDIAN, IDAHO 83642  
PHONE: (208) 938-0980  
FAX: (208) 938-0941  
EMAIL: bckym@engsol.org

**PROFESSIONAL ENGINEER**  
LICENSED  
20305  
8/1/12  
JOSHUA H. MANN

**REVISIONS**

DATE	BY	DESCRIPTION
08-06-2021	IS	
08-09-2021	IS	

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

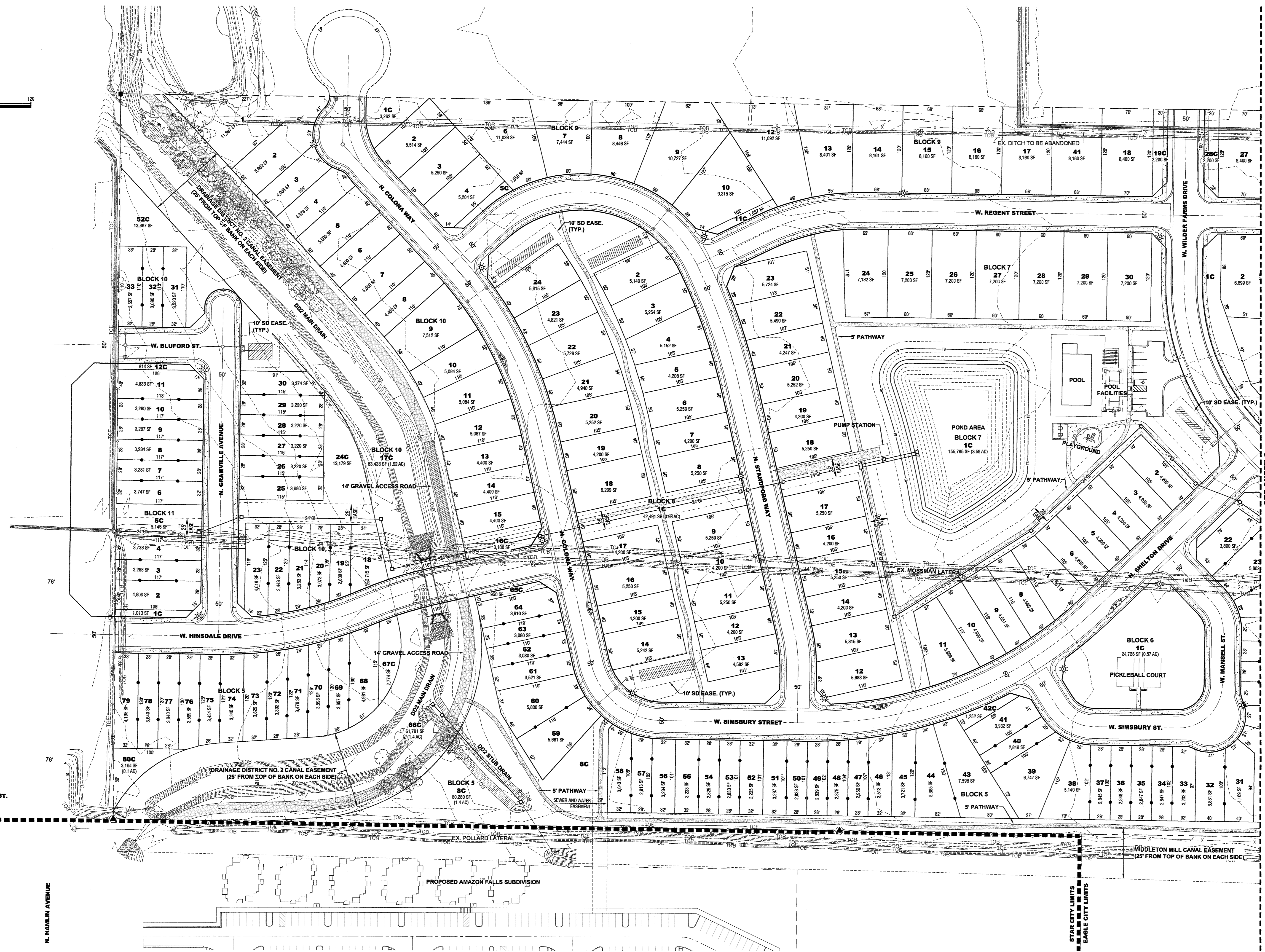
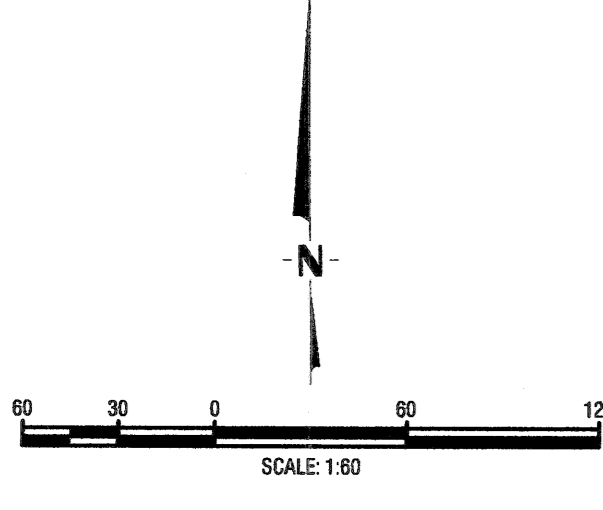
**FOUNTAIN PARK SUBDIVISION**  
LOCATED IN THE 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R.1W., B.M.

**PRELIMINARY PLAT**

DATE ISSUED: 04-21-2021  
PROJECT NO.: 191204  
DWG. FILE: 191204-P-PREL.dwg  
SCALE: AS SHOWN  
DRAWN BY: KCH  
CHECKED BY: BLM

**PREL-1**  
SHEET 01 OF 03

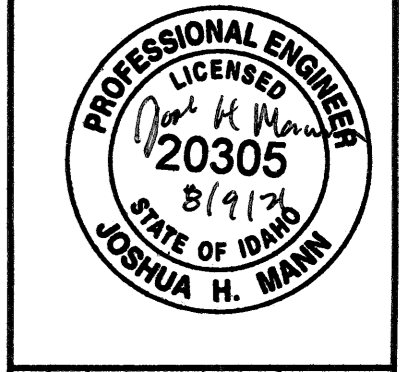




**OWNERS OF RECORD**  
 COREY BARTON  
 1875 W. 1000 S.  
 MERIDIAN, IDAHO 83642  
 PHONE: (208) 288-5550

**DEVELOPER**  
 CHALLENGER DEVELOPMENT INC  
 1000 W. 1000 S.  
 MERIDIAN, IDAHO 83642  
 PHONE: (208) 288-5550

**PLANNER**  
 BECKY MCKAY  
 ENGINEERING SOLUTIONS  
 1029 N. RICHARD STREET, STE. 100  
 MERIDIAN, IDAHO 83642  
 PHONE: (208) 938-0980  
 FAX: (208) 938-0941  
 EMAIL: bckym@engsol.org



REVISIONS	DATE	BY
1	08-06-2021	RS
2	08-09-2021	RS

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

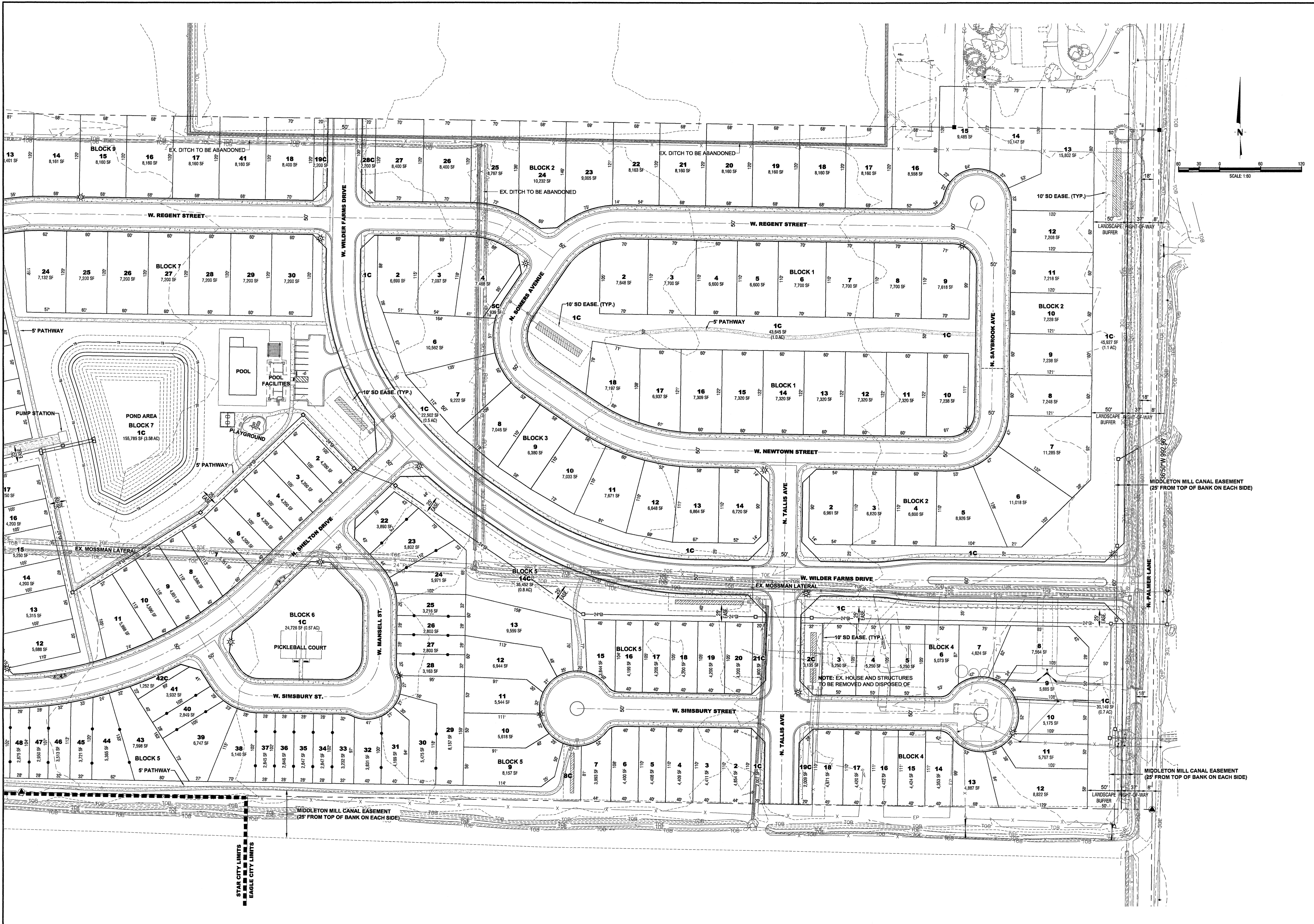
**FOUNTAIN PARK SUBDIVISION**  
 LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R. 1W., B.M.

DATE ISSUED: 04-21-2021  
 PROJECT NO.: 191204  
 DWG. FILE: 191204-P-PREL.dwg  
 SCALE: AS SHOWN  
 DRAWN BY: KDH  
 CHECKED BY: BLM

**PREL-2**  
 SHEET 02 OF 03

SEE SHEET 3

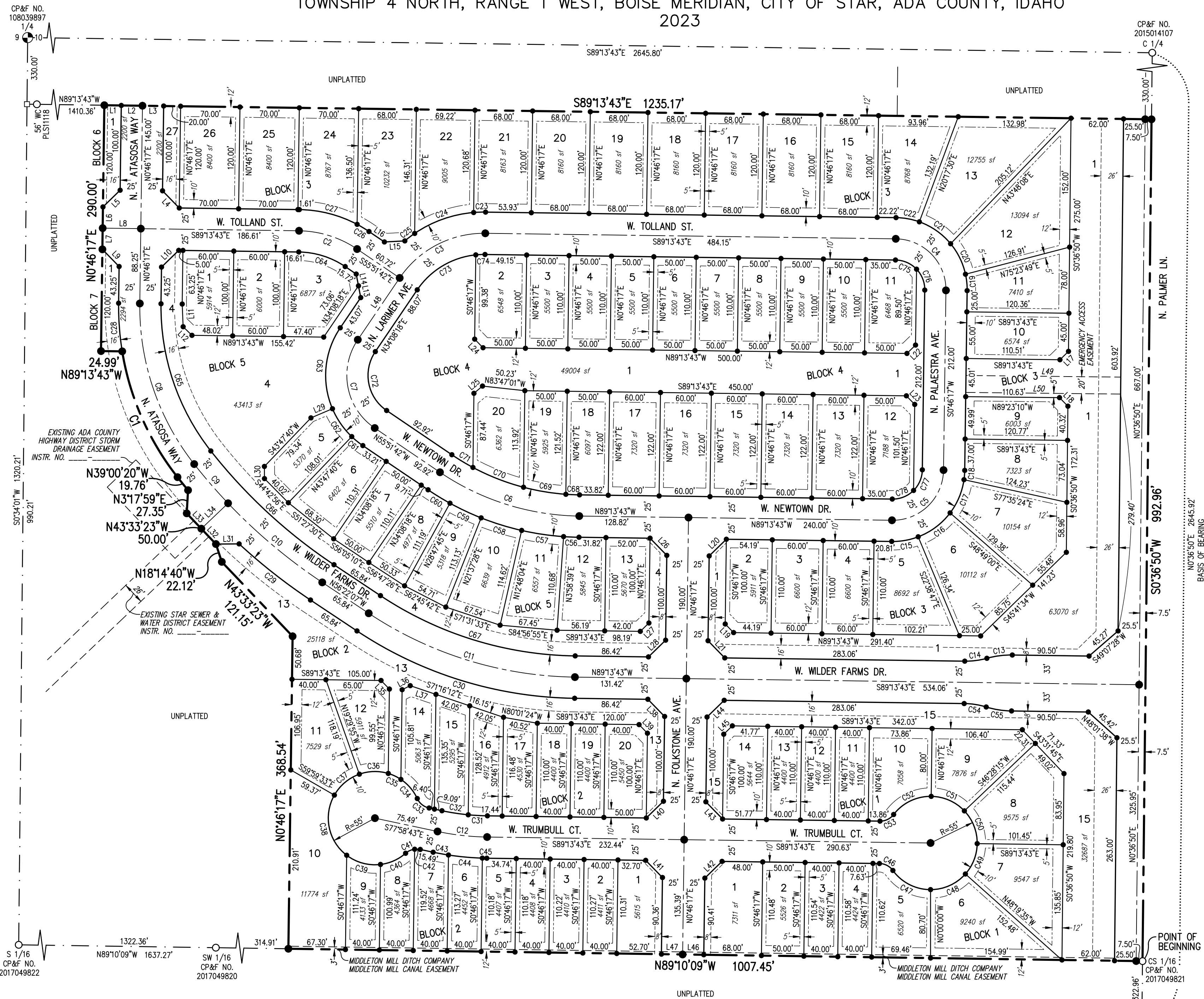
PRELIMINARY PLAT



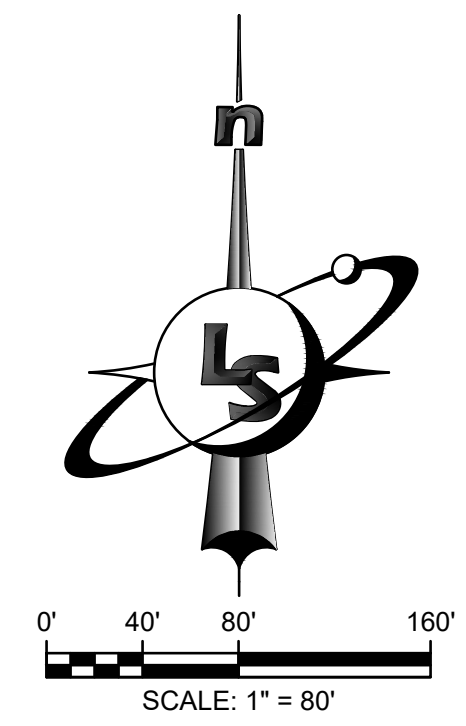
<b>OWNERS OF RECORD</b>	COREY BARTON 1029 N. ROSARIO STREET, STE. 100 MERRILL, IDAHO 83642 PHONE: (208) 288-5560									
<b>DEVELOPER</b>	CHALLENGER DEVELOPMENT INC 1029 N. ROSARIO STREET, STE. 100 MERRILL, IDAHO 83642 PHONE: (208) 288-5560									
<b>PLANNER</b>	BECKY MCKAY ENGINEERING SOLUTIONS 1029 N. ROSARIO STREET, STE. 100 MERRILL, IDAHO 83642 PHONE: (208) 938-0980 FAX: (208) 938-0941 EMAIL: beckym@engsol.org									
<b>PROFESSIONAL ENGINEER</b>	 LICENSED PROFESSIONAL ENGINEER 20305 JOSHUA H. MANN									
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08-09-2021	JS									
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<b>FOUNTAIN PARK SUBDIVISION</b>	LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R. 1W., B.M.									
<b>PRELIMINARY PLAT</b>										
<b>DATE ISSUED</b>	04-21-2021									
<b>PROJECT NO.</b>	191204									
<b>DWG. FILE</b>	191204-P-PREL.dwg									
<b>SCALE</b>	AS SHOWN									
<b>DRAWN BY</b>	KDH									
<b>CHECKED BY</b>	BLM									
<b>PREL-3</b>										
<b>SHEET 03 OF 03</b>										

# FOUNTAIN PARK SUBDIVISION NO. 1

A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 10,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO  
2023



- LEGEND**
- SUBDIVISION BOUNDARY
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - LOT LINE
  - EXISTING PARCEL LINE
  - SURVEY TIE LINE
  - PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE -- SEE NOTES 1 & 2
  - EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT EASEMENT INSTRUMENT NO. \_\_\_\_\_
  - OTHER EASEMENT LINE AS NOTED
  - FOUND BRASS CAP AS NOTED
  - SET 5/8"x24" REBAR w/PLASTIC CAP
  - SET 1/2"x24" REBAR w/PLASTIC CAP
  - FOUND 5/8" REBAR, AS NOTED
  - CALCULATED POINT, NOTHING SET
  - 11 LOT NUMBER



**SURVEYOR'S NARRATIVE**

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF R.L. HON SUBDIVISION, INFORMATION FROM RECORD OF SURVEY NUMBER 703, 8102, 10926, 11789, 13136, 13365, 13758, 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.

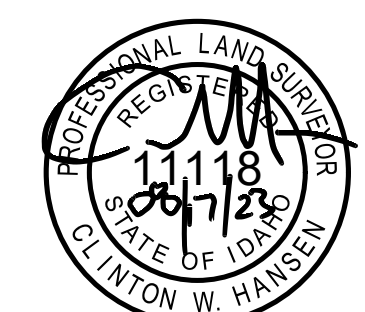
SEE SHEET 2 OF 4 FOR NOTES AND LINE AND CURVE DATA

S 1/16  
CP&F NO.  
2017049822

SW 1/16  
CP&F NO.  
2017049820

CP&F NO.  
108039901

JOB NO. 19-17  
SHEET 1 OF 4



**ENGINEERING SOLUTIONS** LLP  
MERIDIAN, IDAHO

**LandSolutions**  
Land Surveying and Consulting  
231 E. 5th St., Ste. A, Meridian, ID 83542  
(208) 288-2040 - (208) 288-2557 Fax



# FOUNTAIN PARK SUBDIVISION NO. 1

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

## 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 FOUNTAIN PARK SUBDIVISION NO. 1;

A PARCEL BEING LOCATED IN THE NE ¼ OF THE SW ¼ OF SECTION 10, 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 SOUTHEAST CORNER OF THE SW ¼ OF SAID SECTION 10, FROM WHICH A 5/8 INCH DIAMETER REBAR MARKING THE NORTHEAST CORNER OF SAID SW ¼ BEARS N 0°36'50"E A DISTANCE OF 2645.92 FEET;

THENCE N 0°36'50"E ALONG THE EASTERLY BOUNDARY OF SAID SW ¼ A DISTANCE OF 1322.96 FEET TO A 5/8 INCH DIAMETER REBAR MARKING THE SOUTHEAST CORNER OF SAID NE ¼ OF THE SW ¼ AND THE POINT OF BEGINNING;

THENCE N 89°10'09"W ALONG THE SOUTHERLY BOUNDARY OF SAID NE ¼ OF THE SW ¼ A DISTANCE OF 1007.45 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY N 0°46'17"E A DISTANCE OF 368.54 FEET TO A POINT;

THENCE N 43°33'23"W A DISTANCE OF 121.15 FEET TO A POINT;

THENCE N 18°14'40"W A DISTANCE OF 22.12 FEET TO A POINT;

THENCE N 43°33'23"W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N 3°17'59"E A DISTANCE OF 27.35 FEET TO A POINT;

THENCE N 39°00'20"W A DISTANCE OF 19.76 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 163.83 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 28°52'55" AND A LONG CHORD BEARING N 23°43'34"W A DISTANCE OF 162.10 FEET TO A POINT;

THENCE N 89°13'43"W A DISTANCE OF 24.99 FEET TO A POINT;

THENCE N 0°46'17"E A DISTANCE OF 290.00 FEET TO A POINT;

THENCE S 89°13'43"E A DISTANCE OF 1235.17 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID NE ¼ OF THE SW ¼;

THENCE S 0°36'50"W ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 992.96 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 25.40 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE-DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC; HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE SEWER AND WATER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. SAID DISTRICT HAS AGREED, IN WRITING, TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHALLENGER DEVELOPMENT INC., AN IDAHO CORPORATION

\_\_\_\_\_  
BY COREY D. BARTON, PRESIDENT

## ACKNOWLEDGEMENT

STATE OF IDAHO )  
                          ) SS  
COUNTY OF ADA )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED COREY D. BARTON, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF CHALLENGER DEVELOPMENT INC., AN IDAHO CORPORATION, WHO SUBSCRIBED SAID CORPORATION'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID CORPORATION'S NAME.

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

\_\_\_\_\_  
NOTARY PUBLIC FOR IDAHO

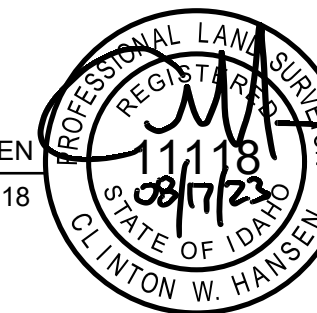
RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## 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.

CLINTON W. HANSEN  
PLS 11118



# FOUNTAIN PARK SUBDIVISION NO. 1

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

### ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

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

### APPROVAL OF CENTRAL DISTRICT HEALTH

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

\_\_\_\_\_  
CENTRAL DISTRICT HEALTH

### CERTIFICATE OF COUNTY TREASURER

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

\_\_\_\_\_  
COUNTY TREASURER

\_\_\_\_\_  
DATE

### APPROVAL OF CITY ENGINEER

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

\_\_\_\_\_  
STAR CITY ENGINEER

### CERTIFICATE OF 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.

\_\_\_\_\_  
COUNTY SURVEYOR

### CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. \_\_\_\_\_  
STATE OF IDAHO )  
COUNTY OF ADA ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF \_\_\_\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN MY OFFICE AND WAS DULY RECORDED IN BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_.

\_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
EX-OFFICIO RECORDER

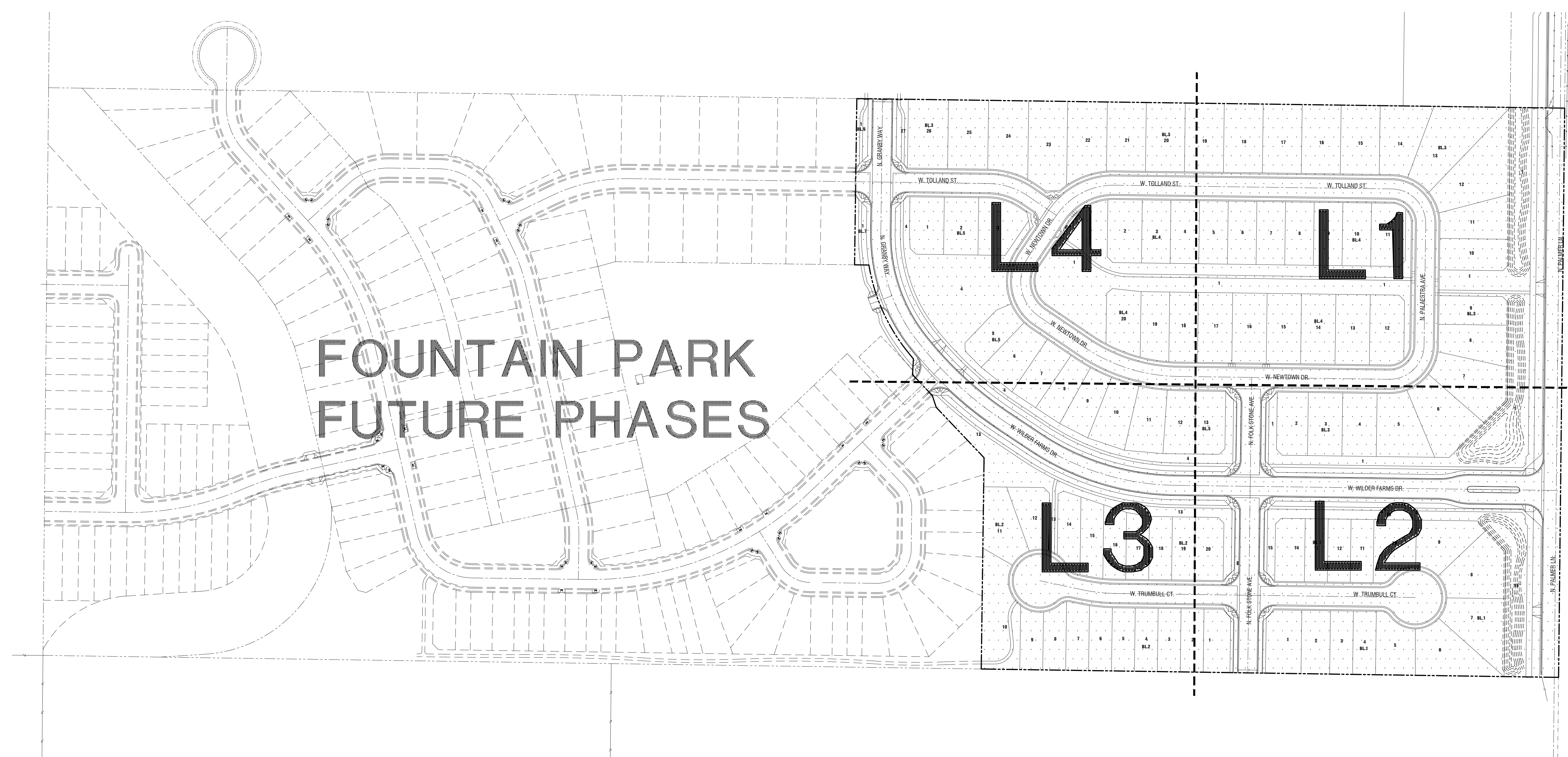
FEE: \_\_\_\_\_

### APPROVAL OF CITY COUNCIL

I, \_\_\_\_\_, 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.

\_\_\_\_\_  
STAR CITY CLERK





# FOUNTAIN PARK FUTURE PHASES

N. PALMER LN

## NOTES

1. REFER TO EACH INDIVIDUAL SHEET (L1-L4) FOR COMPLETE LANDSCAPE PLANTING PLANS.
2. REFERENCE SHEETS L5 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
3. REFERENCE SHEET L6 FOR LANDSCAPE AND IRRIGATION (PERFORMANCE) SPECIFICATIONS.

**JENSEN BELTS ASSOCIATES**  
Site Planning / Landscape Architecture  
1509 Tynall Lane, Ste 130 Boise, ID 83708  
Ph. (208) 343-7176 www.jensenbelts.com

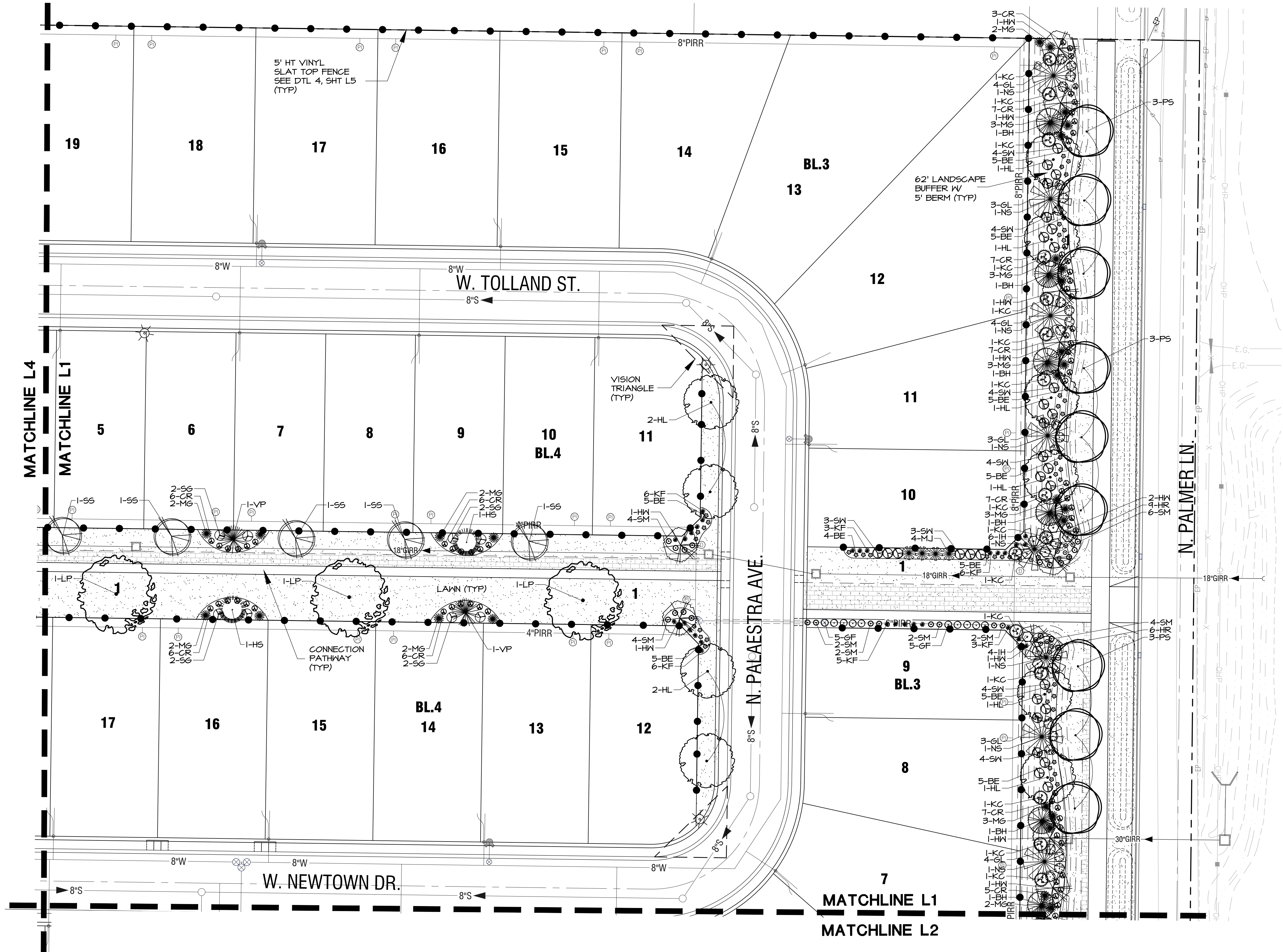
NORTH

0' 100' 200' 300'

SCALE 1" = 100'

<p><b>ENGINEERING SOLUTIONS LP</b> 1029 N. RICARDO STREET, SUITE 100 MERIDIAN, IDAHO 83642 PHONE: (208) 838-0980 FAX: (208) 938-0911</p>		<p><b>OWNERS OF RECORD</b> OPEN DOOR RENTALS, LLC 1427 E. OVERLAND ROAD BOISE, IDAHO 83706 PHONE: (208) 288-5560</p>																	
<p><b>FOUNTAIN PARK SUBDIVISION</b> LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R.1W., B.M.</p>		<p><b>DEVELOPER</b> CHALLENGER DEVELOPMENT, INC. 1924 E. OVERLAND ROAD BOISE, IDAHO 83706 PHONE: (208) 288-5560</p>																	
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NO.	DESCRIPTION	DATE	BY																
<p><b>PHASE 1 FINAL PLAT LANDSCAPE PLAN</b></p>		<p><b>SEAL</b> STATE OF IDAHO PLANNING &amp; ENGINEERING 6535 JENSEN BELTS ASSOCIATES</p>																	
<p><b>DATE ISSUED</b> 09-13-23 <b>PROJECT NO.</b> JBA-2318 <b>DWG. FILE</b> Fountain Park.dwg <b>SCALE</b> AS SHOWN <b>DRAWN BY</b> KCS <b>CHECKED BY</b> KCS</p>		<p><b>LO</b> SHEET 01 OF 07</p>																	

X:\PROJECTS\2023\2009 - FOUNTAIN PARK\PRE-PLAT\ORIGINAL\FOUNTAIN PARK PRE-PLAT LANDSCAPE.DWG USER: JOSH LAST MODIFIED: 04/20/2024



### PLANT SCHEDULE

(REFERENCE SHEET L5)

SYM	COMMON NAME
<b>EVERGREEN TREES</b>	
BH	BLACK HILLS SPRUCE
H5	HOOPS BLUE SPRUCE
KC	KARL FUCHS CEDAR
MJ	MOONGLOW JUNIPER
N5	NORWAY SPRUCE
VP	VANDERWOLFS PINE
<b>SHADE TREES (CLASS III)</b>	
LP	BLOODGOOD LONDON PLANETREE
SO	SWAMP OAK
<b>SHADE/STREET TREES (CLASS II)</b>	
CO	CRIMSON SPIRE OAK
HL	SKYLINE HONEYLOCUST
PS	PACIFIC SUNSET MAPLE
TT	TULIP TREE
<b>ORNAMENTAL TREES (CLASS I)</b>	
CC	CANADA RED CHOKECHERRY
CP	CHANTICLEER PEAR
HN	HOTWINGS MAPLE
RR	ROYAL RAINDROPS CRABAPPLE
SS	SPRING SNOW CRABAPPLE
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>	
BE	BLACK EYED SUSAN
BL	BLACK LACE ELDERBERRY
BO	BLUE OAT GRASS
CR	RED FLOWER CARPET ROSE
DG	DARTS GOLD NINEBARK
DL	STELLA DE ORO DAYLILLY
GF	GOLD FLAME SPIRAEA
GL	GRO-LOW SUMAC
HR	HUSKER RED PENSTEMON
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
MG	MAIDEN GRASS
SG	SPRING GLORY FORSYTHIA
SM	SLOWMOUND MUGO PINE
SN	SUMMERWINE NINEBARK



### NOTES

- REFERENCE SHEET L5 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
- REFERENCE SHEET L6 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

**OWNERS OF RECORD**  
 OPEN DOOR RENTALS, LLC  
 1477 E OVERLAND ROAD  
 BOZEMAN, MT 59717  
 PHONE: (208) 288-5560

**DEVELOPER**  
 CHALLENGER DEVELOPMENT, INC  
 1924 E OVERLAND ROAD  
 BOZEMAN, MT 59717  
 PHONE: (208) 288-5560

**PLANNER**  
 BECKY MCKAY  
 ENGINEERING SOLUTIONS  
 1029 N. ROSARIO STREET, STE. 100  
 BOZEMAN, MT 59717  
 PHONE: (208) 938-0860  
 FAX: (208) 938-0841  
 EMAIL: becky@engsol.org



NO.	DESCRIPTION	DATE	BY

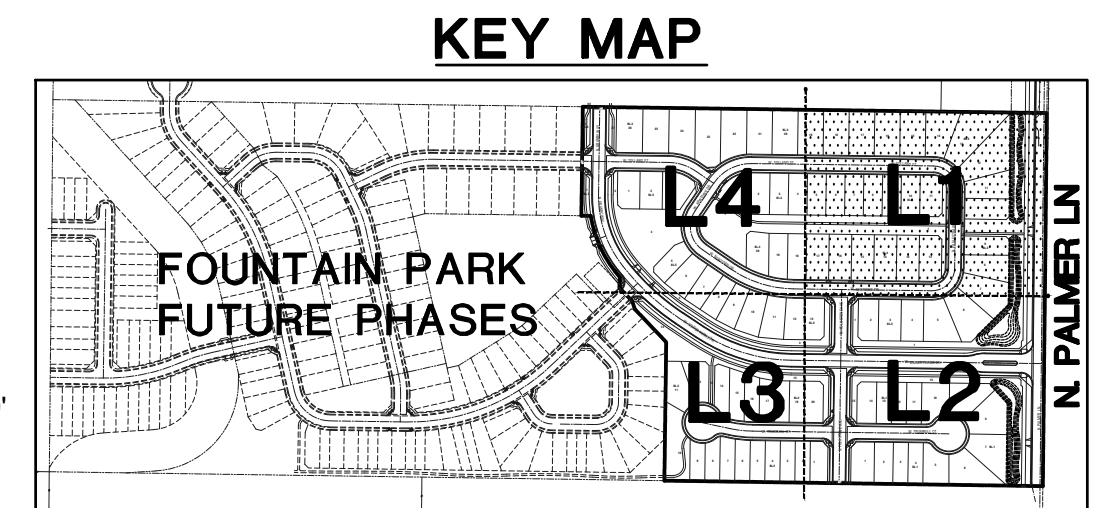
**ENGINEERING SOLUTIONS LP**  
 1029 N. ROSARIO STREET, SUITE 100  
 BOZEMAN, MONTANA 59717  
 MERIDIAN, IDAHO 83842  
 PHONE: (208) 938-0860 FAX: (208) 938-0841

**FOUNTAIN PARK SUBDIVISION**  
 LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R.1W., B.M.

**PHASE 1 FINAL PLAT LANDSCAPE PLAN**

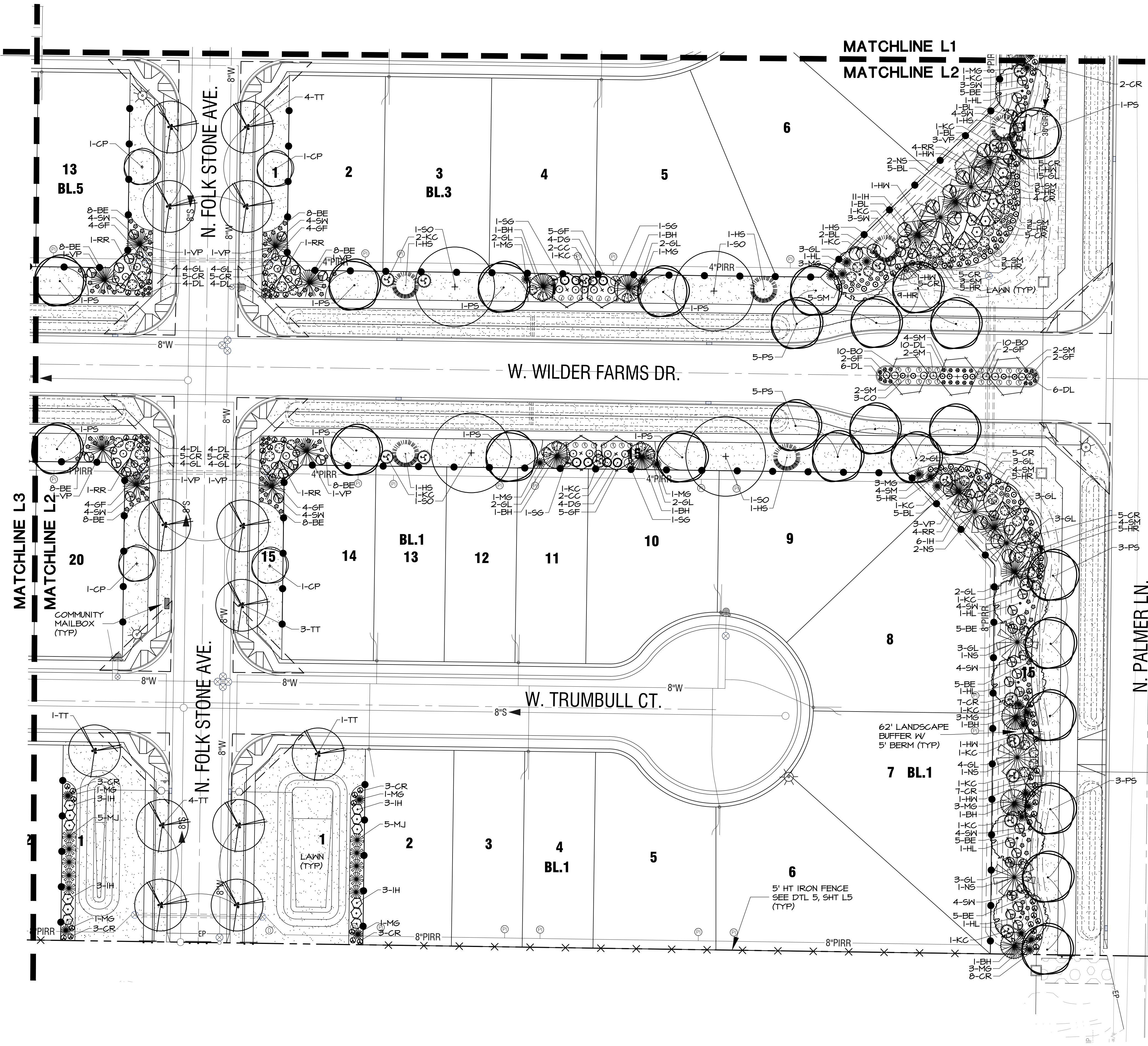
DATE ISSUED	09-13-23
PROJECT NO.	JBA-2318
DWG. FILE	Fountain Park.dwg
SCALE	AS SHOWN
DRAWN BY	KCS
CHECKED BY	KCS

**L1**  
 SHEET 02 OF 07



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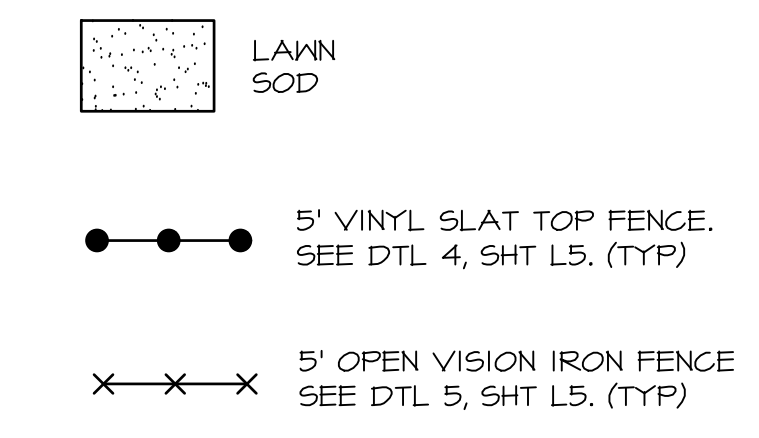




### PLANT SCHEDULE

(REFERENCE SHEET L5)

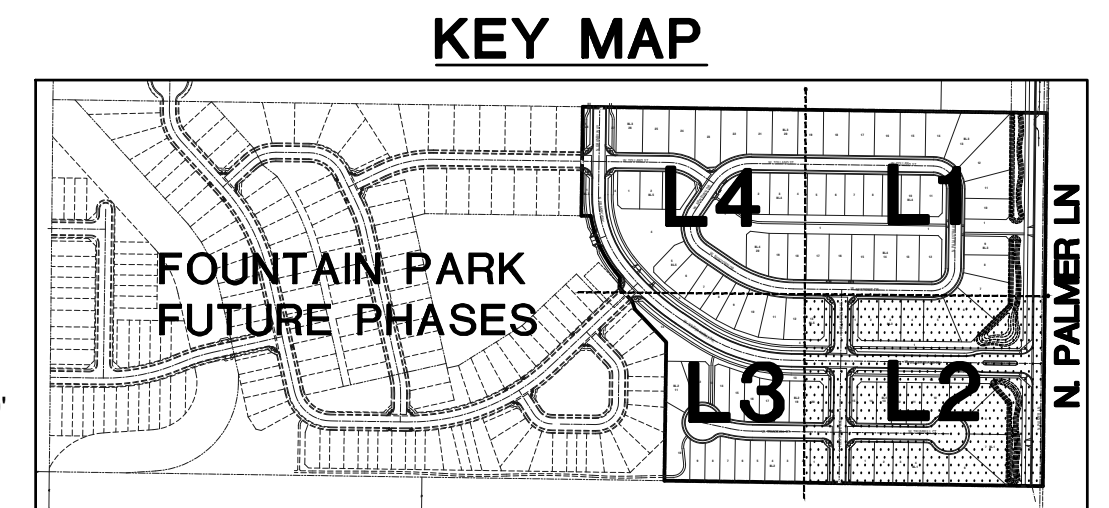
SYM	COMMON NAME
<b>EVERGREEN TREES</b>	
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H5	HOOPS BLUE SPRUCE
KC	KARL FUCHS CEDAR
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PS	PACIFIC SUNSET MAPLE
TT	TULIP TREE
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DG	DARTS GOLD NINEBARK
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GF	GOLD FLAME SPIRAEA
GR	GRASS-LOW SUMAC
HR	HUSKER RED PENSTEMON
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
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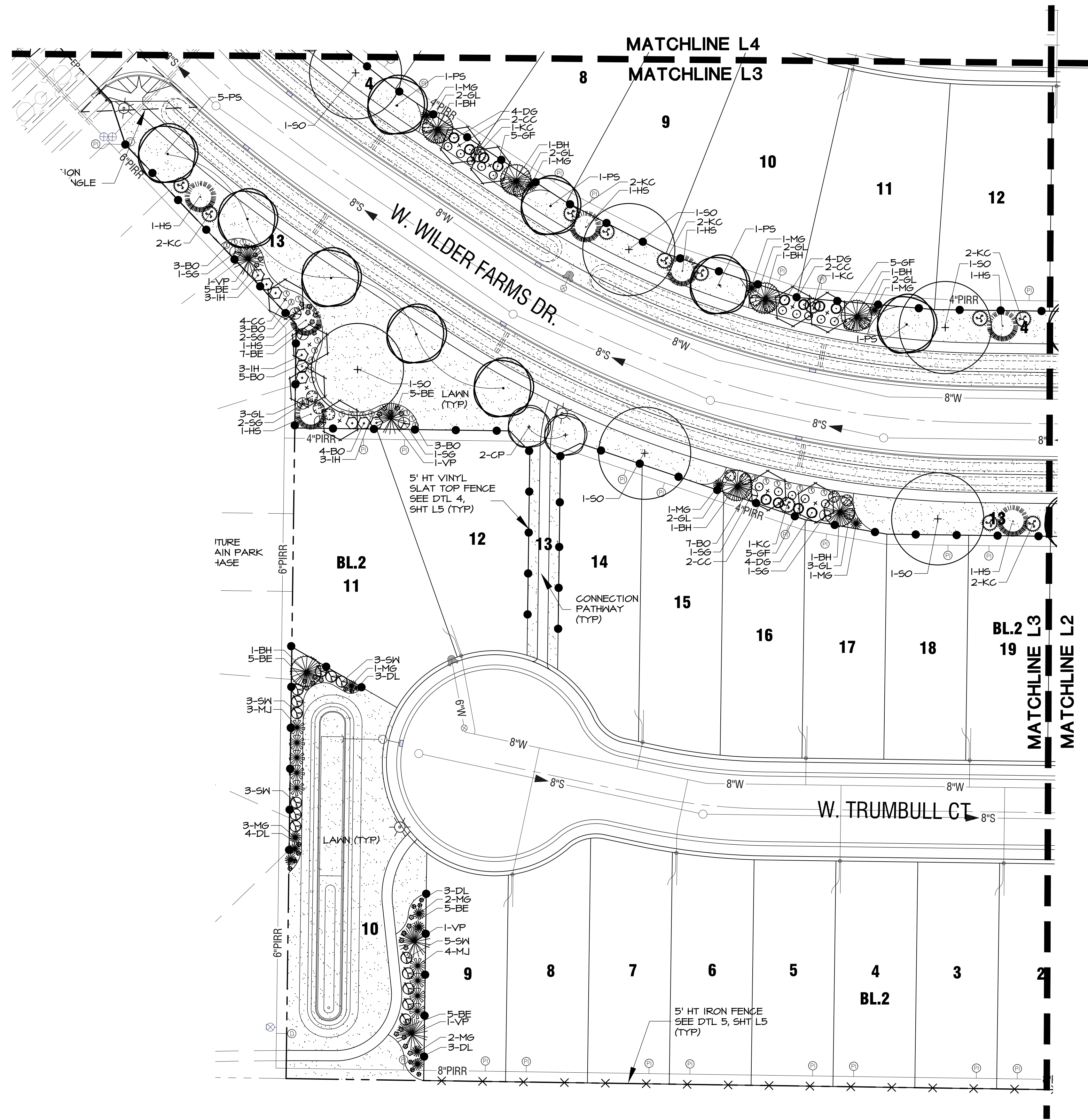
### NOTES

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- REFERENCE SHEET L6 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

**JENSENBELTS ASSOCIATES**  
 Site Planning / Landscape Architecture  
 1608 Tyrrell Lane, Ste 130 Boise, ID 83706  
 Ph. (208) 343-7176 www.jensenbelts.com



<b>OWNERS OF RECORD</b>	OPEN DOOR RENTALS, LLC 1477 E. OVERLAND ROAD BOISE, IDAHO 83706 PHONE: (208) 288-5560								
<b>DEVELOPER</b>	CHALLENGER DEVELOPMENT, INC 1924 E. OVERLAND ROAD BOISE, IDAHO 83706 PHONE: (208) 288-5560								
<b>PLANNER</b>	BECKY MCKAY ENGINEERING SOLUTIONS 1029 N. ROSARIO STREET, STE. 100 BOISE, IDAHO 83706 PHONE: (208) 938-0860 FAX: (208) 938-0841 EMAIL: beckym@engsol.org								
<b>REVISIONS</b>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY				
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<b>ENGINEERING SOLUTIONS<sup>LLP</sup></b>	 1029 N. ROSARIO STREET, SUITE 100 MERIDIAN, IDAHO 83642 PHONE: (208) 938-0860 FAX: (208) 938-0841								
<b>FOUNTAIN PARK SUBDIVISION</b>	LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R.1W., B.M.								
<b>PHASE 1 FINAL PLAT LANDSCAPE PLAN</b>									
<b>L2</b>									
SHEET	03 OF 07								



### PLANT SCHEDULE

(REFERENCE SHEET L5)

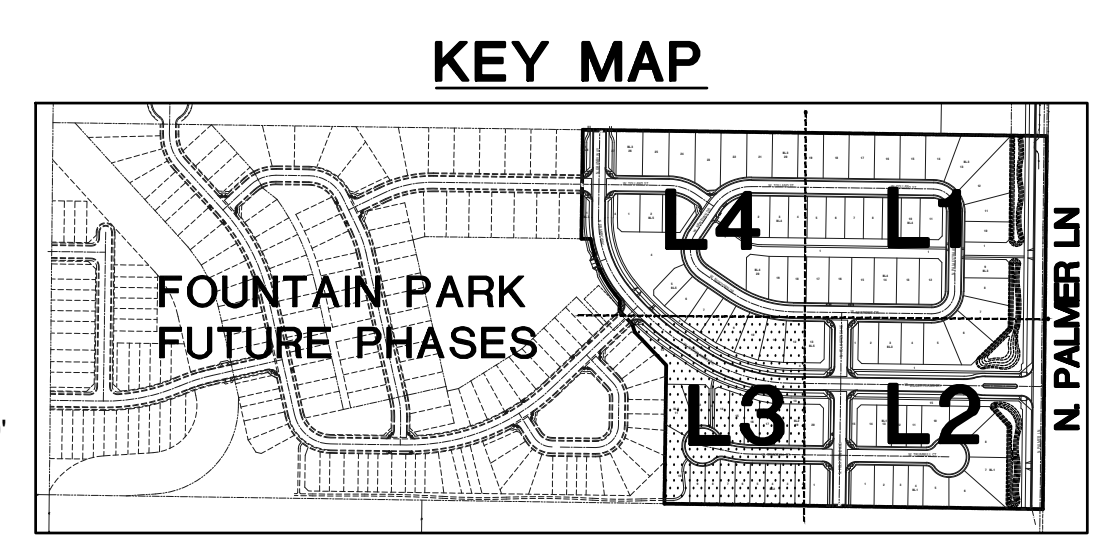
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### NOTES

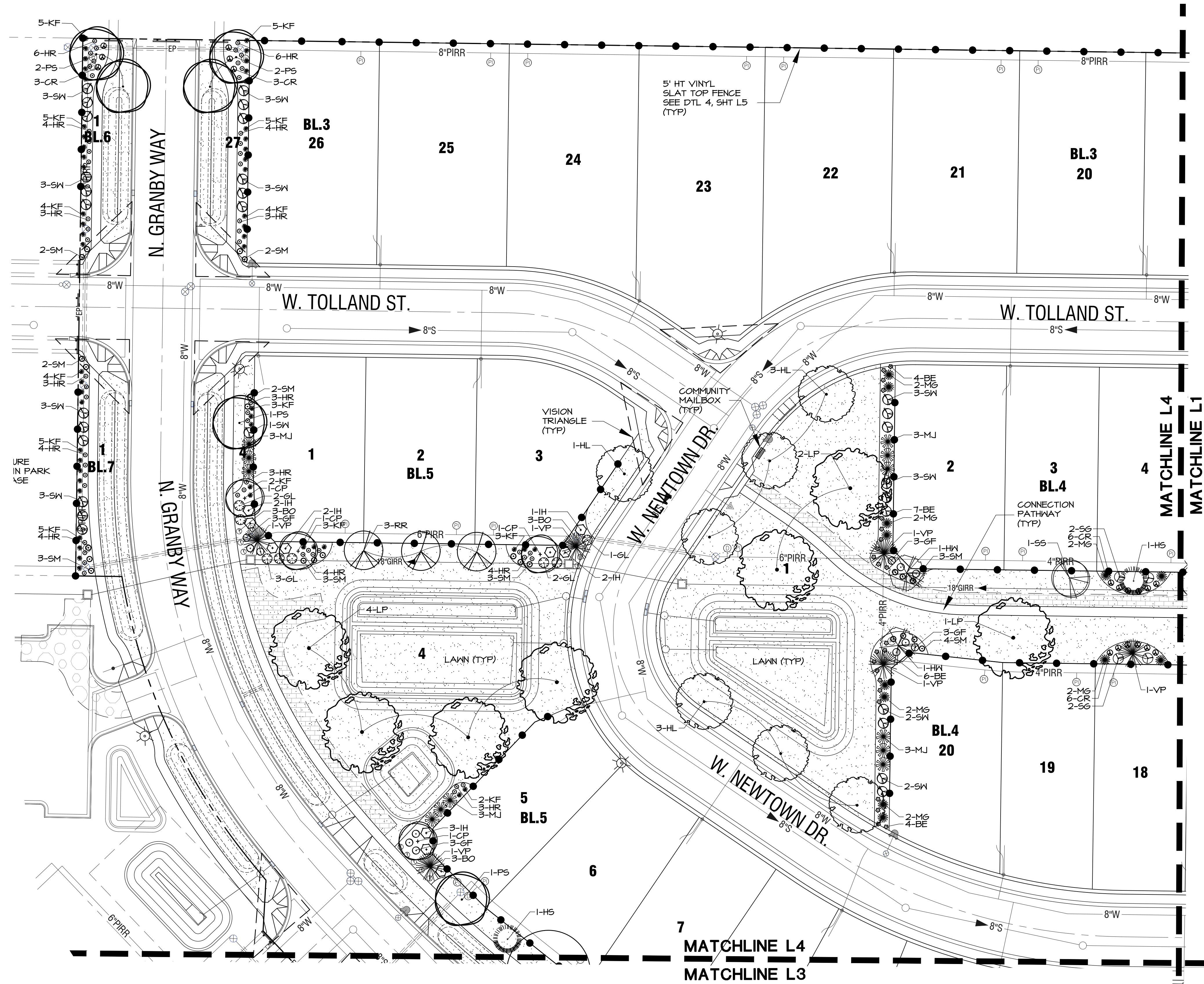
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<b>DEVELOPER</b>	CHALLENGER DEVELOPMENT, INC 1920 W. OVERLAND ROAD BOISE, ID 83706 PHONE: (208) 388-5560								
<b>PLANNER</b>	BECKY MCKAY ENGINEERING SOLUTIONS 1029 N. ROSARIO STREET, STE. 100 BOISE, ID 83706 PHONE: (208) 938-0980 FAX: (208) 938-0941 EMAIL: beckym@engsol.org								
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<b>FOUNTAIN PARK SUBDIVISION</b>	LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R.1W., B.M.								
<b>PHASE 1 FINAL PLAT LANDSCAPE PLAN</b>									
<b>L3</b>									
SHEET	04 OF 07								

X:\PROJECTS\2020\200 - FOUNTAIN PARK PRE-PLAT\ORIGINAL\FOUNTAIN PARK PRE-PLAT LANDSCAPE.DWG USER: JOSH LAST MODIFIED: 04/20/2021



### PLANT SCHEDULE

(REFERENCE SHEET L5)

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KF	KARL FOERSTER REED GRASS
MG	MAIDEN GRASS
SG	SPRING GLORY FORSYTHIA
SM	SLOWMOUND MUGO PINE
SN	SUMMERWINE NINEBARK

- LAWN
- SOD
- 5' VINYL SLAT TOP FENCE. SEE DTL 4, SHT L5. (TYP)
- 5' OPEN VISION IRON FENCE. SEE DTL 5, SHT L5. (TYP)

### NOTES

- REFERENCE SHEET L5 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
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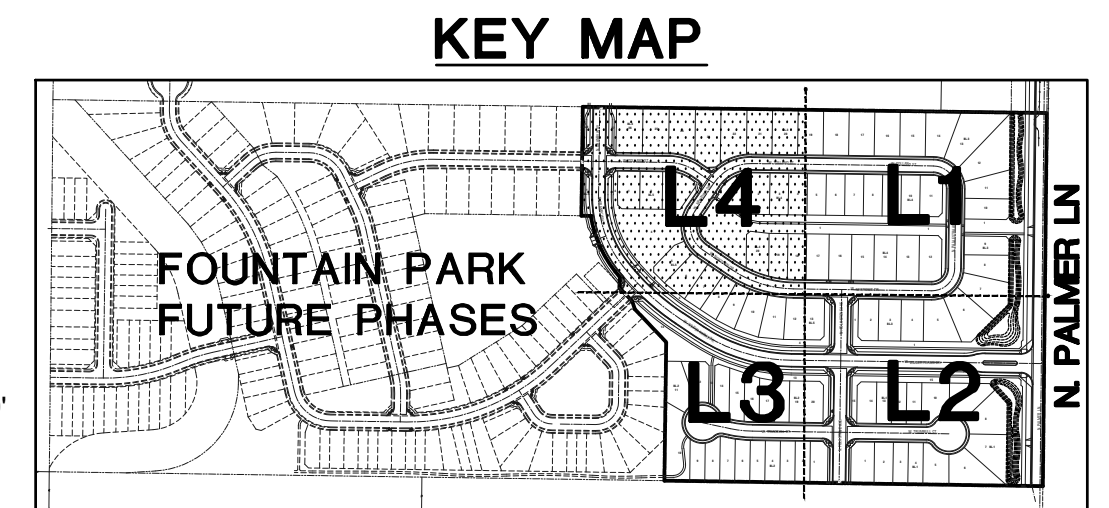
**ENGINEERING SOLUTIONS LP**  
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**FOUNTAIN PARK SUBDIVISION**  
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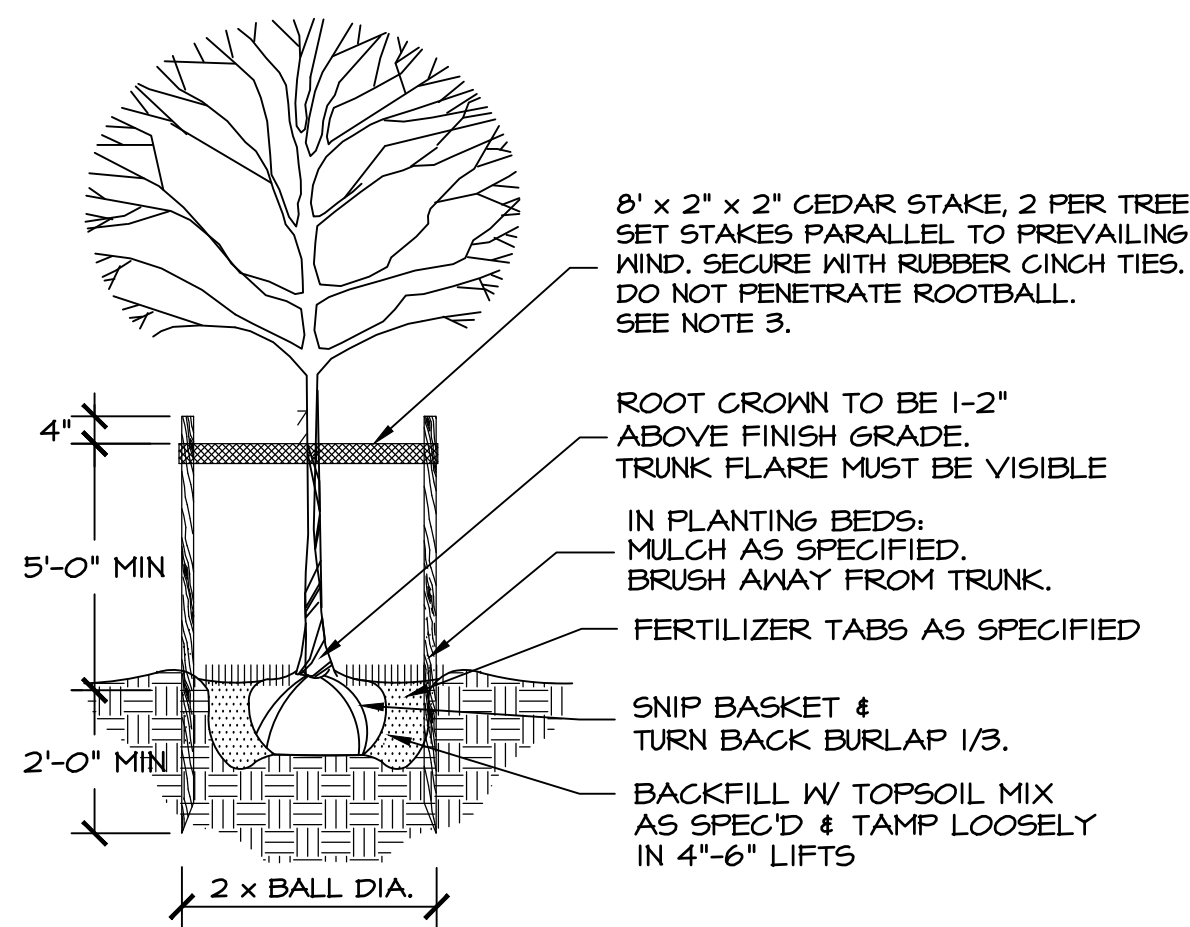
**PHASE 1 FINAL PLAT LANDSCAPE PLAN**

DATE ISSUED	09-13-23
PROJECT NO.	JBA-2318
DWG. FILE	Fountain Park.dwg
SCALE	AS SHOWN
DRAWN BY	KCS
CHECKED BY	KCS

**L4**  
 SHEET 05 OF 07

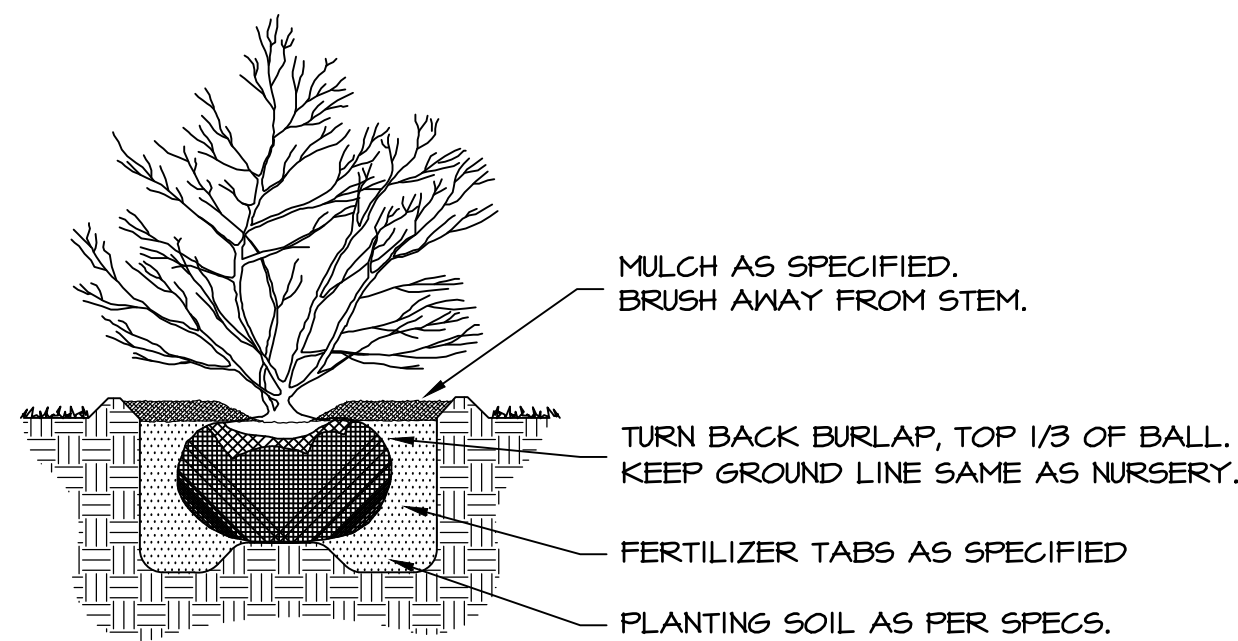


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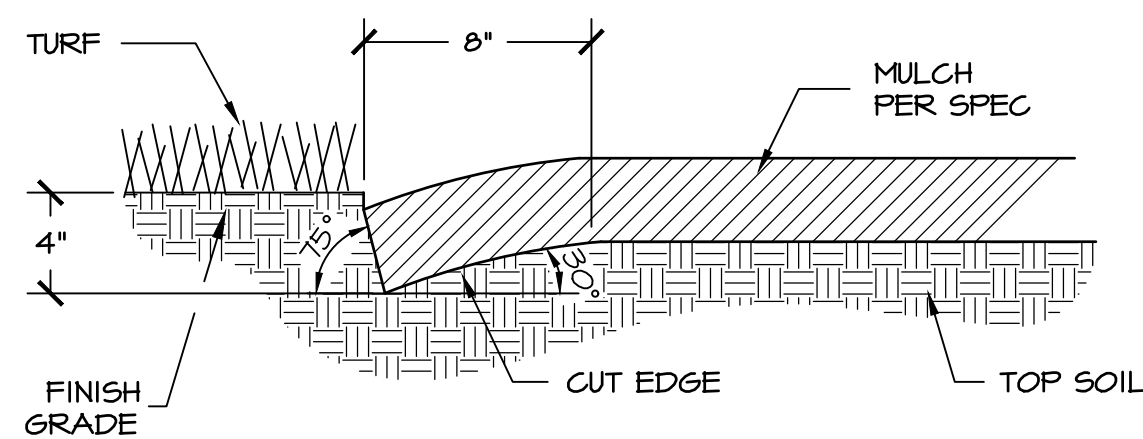
- NOTES:**
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
  2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
  3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE 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

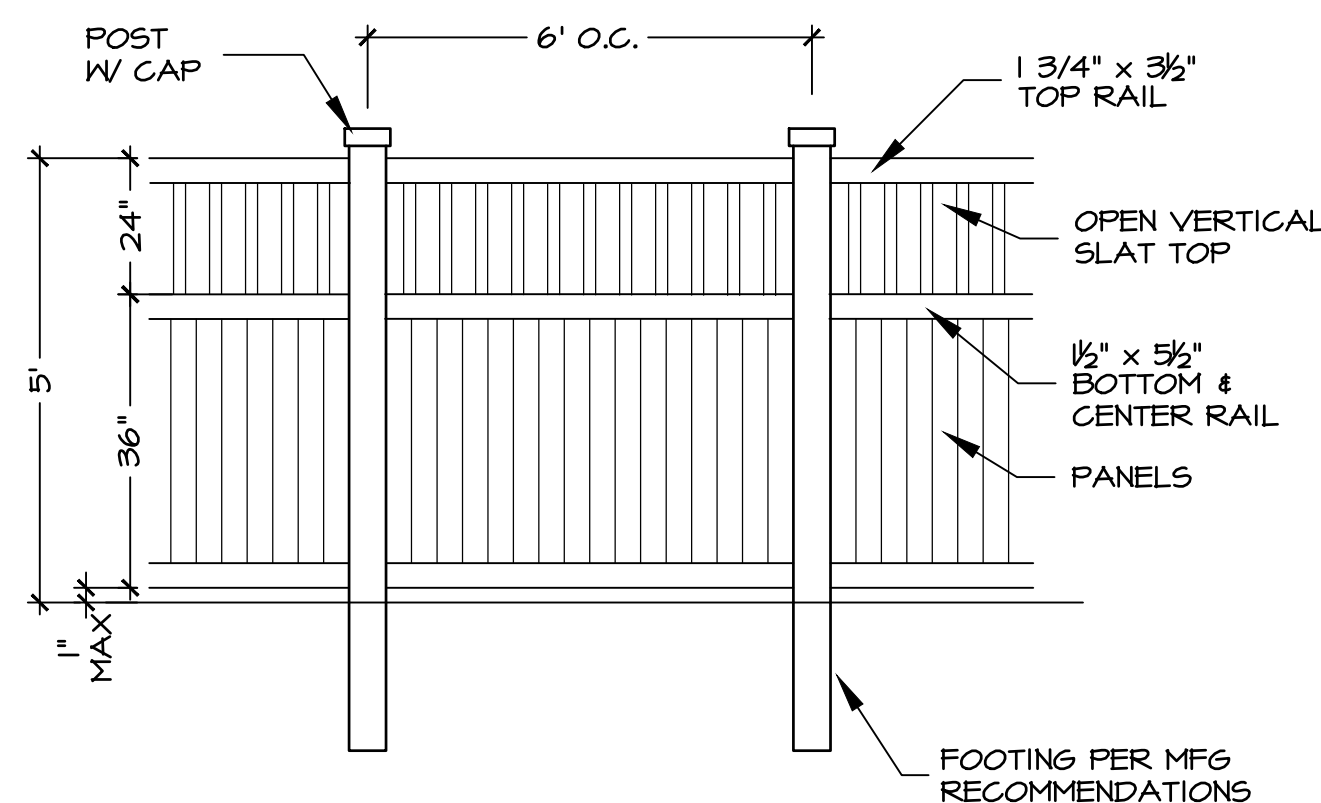


**NOTE:** DIG HOLE TWICE THE SIZE OF ROOTBALL.

② SHRUB PLANTING NOT TO SCALE

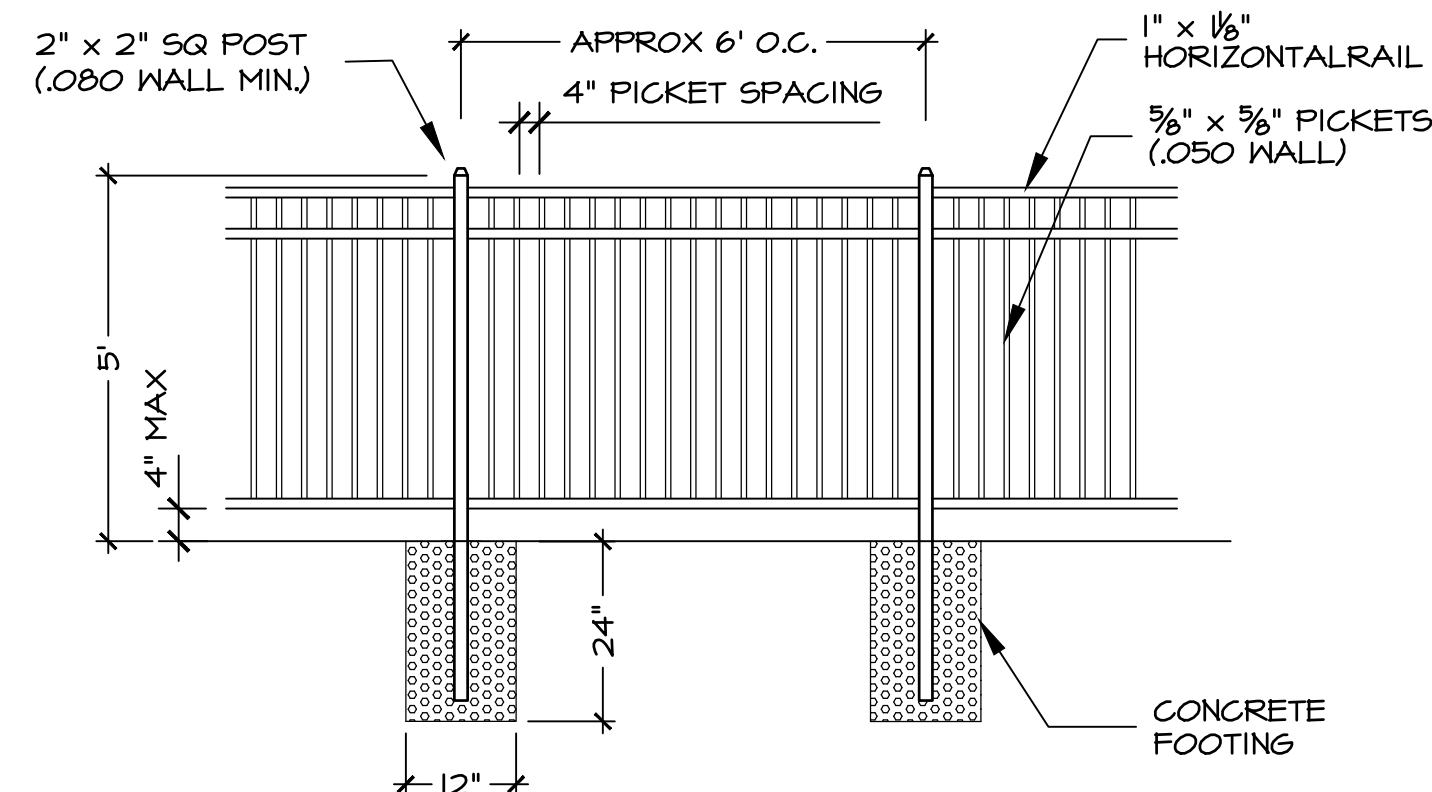


③ PLANTER CUT BED EDGE NOT TO SCALE



- NOTES:**
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

④ 5' VINYL SLAT TOP FENCE NOT TO SCALE



- NOTES:**
1. WROUGHT IRON FENCE STYLE MAY VARY SLIGHTLY.
  2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

⑤ 5' IRON FENCE NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
<b>EVERGREEN TREES</b>			
BH	BLACK HILLS SPRUCE	PICEA GLAUGA 'DENSATA'	6-8' HT B4B
HS	HOOP'S BLUE SPRUCE	PICEA FUNGENS 'HOOPSII'	6-8' HT B4B
KC	KARL FUCHS CEDAR	CEDRUS DEODARA 'KARL FUCHS'	6-8' HT B4B
MJ	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B4B
NS	NORWAY SPRUCE	PICEA ABIES	6-8' HT B4B
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B4B
<b>SHADE TREES (CLASS III)</b>			
LP	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2\"/>

- LAWN SOD
  5' VINYL SLAT TOP FENCE. SEE DTL 4, THIS SHT. (TYP)
  5' OPEN VISION IRON FENCE SEE DTL 5, THIS SHT. (TYP)

NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF KUNA CODE. REFER TO SHEET L6 - SPEC SECTION 32 40 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L6 - 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. ACCESS TO INLETS AND OUTLETS OF ACHD DRAINAGE AREAS SHALL NOT BE PLANTED WITH TREES, SHRUBS, OR ANY LANDSCAPING THAT WOULD IMPEDE HEAVY EQUIPMENT VEHICLE ACCESS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SHALE SAND WINDOWS. LANDSCAPING WITHIN ACHD STORMWATER BASINS AND SHALES MUST COMPLY WITH THE ACHD VEGETATION GUIDANCE MANUAL AND SECTION 8200 OF THE ACHD POLICY MANUAL.
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 ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. 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.
8. PLAYGROUND, PICNIC STRUCTURE, AND AMENITIES ARE SHOWN SCHEMATICALLY. FINAL DESIGN BY OTHERS. AMENITIES MAY VARY SLIGHTLY IN FINAL DESIGN FOR AMENITY CONFIGURATIONS AND ADA COMPLIANCE.
9. 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 HALF-WAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
10. THERE ARE NO EXISTING TREES IN THIS PHASE. EXISTING TREES ADJACENT TO DRAINS IN FUTURE PHASE SHALL BE RETAINED.

LANDSCAPE CALCULATIONS

**COLLECTOR: TWO (2) SHADE TREES AND TWO (2) EVERGREEN TREES PER 100' LINEAR FEET.**

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
N. PALMER LANE	62'	432' / 100' =	14 TREES	34.5 TREES (21 SHADE TREES + 15 ORNAMENTAL TREES)
W. WILDER FARMS DR. (NORTH SIDE)	25'	1350' / 100' =	27 TREES	28 TREES (23 SHADE TREES + 10 ORNAMENTAL TREES)
W. WILDER FARMS DR. (SOUTH SIDE)	25'	1000' / 100' =	20 TREES	23.5 TREES (14 SHADE TREES + 9 ORNAMENTAL TREES)
COMMON OPEN SPACE				133 TREES
TOTAL NUMBER OF TREES:				330 TREES

**OWNERS OF RECORD**  
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1977 E. OVERLAND ROAD  
MERIDIAN, ID 83642  
PHONE: (208) 288-5560

**DEVELOPER**  
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NO.	DESCRIPTION	DATE	BY

**ENGINEERING SOLUTIONS LP**  
1029 N. ROSARIO STREET, SUITE 100  
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PHONE: (208) 938-0980 FAX: (208) 938-0941

**FOUNTAIN PARK SUBDIVISION**  
LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R.1W., B.M.  
PHASE 1 FINAL PLAT LANDSCAPE PLAN

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**L5**  
SHEET 06 OF 07

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**PLANNER/CONTACT**  
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**IDAHO TRANSPORTATION DEPARTMENT**

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May 25, 2021

Challenger Development, Inc.  
Corey Barton  
1977 E. Overland Road  
Meridian, ID 83642

Engineering Solutions LLP  
Becky McKay, Partner  
1029 N Rosario St., #100  
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[Beckym@engsol.org](mailto:Beckym@engsol.org)  
Phone: 208-938-0980

VIA EMAIL

RE: Fountain Park Subdivision – ITD Development Condition Memo

Dear Mr. Barton and Ms. McKay,

The Idaho Transportation Department (ITD) appreciated the opportunity to review the Fountain Park Subdivision Traffic Impact Study (TIS) located north of SH-44 between Hamlin Ave and Palmer Lane. ITD has completed our review of the TIS. Although we do not have any technical questions, we do have concern for the development's added trips and associated congestion to the intersections of SH-44 / SH-16 and SH-44 / Palmer Lane.

ITD has entered into an agreement with the city of Star to collect a proportionate share contribution from each new development for impacts to the State highway system. As two agencies we are working together to accelerate highway construction within Star's area of impact to accommodate new development growth. ITD values your contribution to the transportation system so we can help keep goods, services and the public moving at an efficient pace.

Per the TIS, the intersection of SH-44 / Palmer Lane fails by 2025 full buildout without signalization improvements. ITD programmed the SH-44 / Palmer Lane widening and signalization project in 2027 with the understanding that the department would request proportionate share contributions from new nearby developments to help accelerate the project.

At full buildout, the intersection of SH-16 / SH-44 exceeds ITD's operational thresholds for the several turning movements even with widening improvements on SH-44 scheduled for construction in 2023. ITD's SH-44 Corridor plan identifies the ultimate configuration of this intersection to be an interchange.

ITD determined Fountain Park Subdivision's proportionate share contribution at both intersections as the following. Details of the proportionate share calculation are included in the attached *ITD Staff Technical Report*.



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<b>Intersection</b>	<b>Proportionate Share Contribution</b>
SH-44 / Hamlin Road	NA
SH-44 / Palmer Lane	\$152,380
SH-16 / SH-44	\$160,000
<b>TOTAL</b>	<b>\$312,380</b>
<i><b>Approximate per household unit</b></i>	<i><b>\$1,244</b></i>

Maintaining safety and mobility for Idaho’s motorists is of utmost importance to ITD. We appreciate your improvements to livability in Star, ID as we want all residents to travel safely and efficiently around the Treasure Valley. If you have any questions please contact me by email at [Erika.Bowen@itd.idaho.gov](mailto:Erika.Bowen@itd.idaho.gov) or 208-265-4312 extension #7.

Sincerely,

Erika R. Bowen, P.E.  
ITD – District 3  
Development Services Manager

Cc:  
Shawn Nickel – City of Star  
Paige Bankhead – ACHD  
Chhang Ream – CR Engineering