

CITY OF STAR

LAND USE STAFF REPORT

TO:

Mayor & Council

FROM:	City of Star - Planning & Zoning Department She 7. Muh
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 ¹/₄ 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

	<u>Phase</u> 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 15,8002 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:

<u>Gravel Extraction of Ponds</u>

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 shelfs and erosion consideration.

<u>Sidewalks</u>

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 A 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.

<u>Street Names</u>

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.

<u>Subdivision Name</u>

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.

<u>Setbacks</u>

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.
- <u>Mailbox Cluster</u>

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.

• <u>Phasing</u> – 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:

<u>Sidewalks</u>

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.

• <u>Roadways</u>

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.

• <u>Lighting</u>

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.

<u>Street Names</u>

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. <u>Setbacks</u>

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.

<u>Amenities</u>

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.

PUBLIC NOTIFICATIONS

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

October 30, 2023

ITD

Conditions of Approval

FINDINGS

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

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

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

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

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

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

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

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

CONDITIONS OF APPROVAL

- 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.

COUNCIL DECISION

The Star City Council ______ File # FP-23-17 Fountain Park Subdivision Final Plat, Phase 1 on ______, 2023.



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.

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

echy Mdiad

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: 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 Email: beckym@engsol.org Phone: (208) 938-0980 Property Information: Phase: 1_____ Subdivision Name: Fountain Park Subdivision Parcel Number(s): S0410315100 Units per acre: 3.46 Approved Zoning: R-5 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: 88 88 9 Number of Common Lots: 9 0 Number of Commercial Lots: 0 Public - ACHD Roads: Public - ACHD

Form #512 Rev 06-2021 Page 1 of 4 Amenities: Landscaping and pathways

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

Subdivision Name:	Fountain Park		Phase:1		
Special Flood Hazar	rd 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 <u>one</u> copy of the following unless otherwise noted.)

Applicant		Staff
(√)	Description	(√)
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)	
×	Electronic copy of current recorded warranty deed for the subject property	
x	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
x	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
x	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
x	Electronic copy of vicinity map showing the location of the subject property	
x	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
X	One (1) 11" X 17" paper copy of the Final Plat	
x	Electronic copy of the Final landscape plan**	

x	One (1) 11" X 17" copy of the Final landscape plan	
x	Electronic copy of site grading & drainage plans**	
x	Electronic copy of originally approved Preliminary Plat**	
x	Electronic copy of a Plat with all phases marked with changes, if applicable**	
x	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
N/A	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
x	Electronic copy of streetlight design and location information	
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 To be provided	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</u> 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 bookun 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

September 28, 2023 Date

enderanta elektro apartico energiante _____ ------HS ------ PI -----------_________ ---------TOB-----------TOF------X-----X------X------_____T____









FOUNTAIN PARK SUBDIVISION NO. 1

LINE TABLE					
LINE #	LENGTH	DIRECTION			
L1	20.00'	N89°13'43"W			
L2	25.00'	N89°13'43"W			
L3	25.00'	N89'13'43"W			
L4	28.28'	S44°13'43"E			
L5	28.28'	S45*46'17"W			
L6	25.00'	S0*46'17"W			
L7	25.00'	S0*46'17"W			
L8	45.00'	S89°13'43"E			
L9	28.28'	N44 ' 13'43"W			
L10	28.28'	S45*46'17"W			
L11	26.80'	S2"18'35"E			
L12	14.52'	S45*46'09"E			
L13	14.14'	N10 ° 51'42"W			
L14	14.14'	N10 ° 51'42"W			
L15	24.12'	N87°03'06"E			
L16	21.97'	S55*51'42"E			
L17	14.12'	N45*41'34"E			
L18	14.14'	N44 ° 23'10"W			
L19	14.14'	S44*13'43"E			
L20	28.28'	S45*46'17"W			
L21	28.28'	S4413'43"E			
L22	14.14'	N45°46'17"E			
L23	14.14'	N44°13'43"W			
L24	14.14'	S44°13'43"E			
L25	13.24'	S49 ° 50'11"W			

LINE TABLE					
LINE #	LENGTH	DIRECTION			
L26	28.28'	N44°13'43"W			
L27	14.14'	N45°46'17"E			
L28	28.28'	N45 ° 46'17"E			
L29	27.58'	S66*52'06"W			
L30	14.32'	S0°27'38"E			
L31	27.35'	S89 * 35'14"W			
L32	25.00'	S43*33'23"E			
L33	25.00'	S43*33'23"E			
L34	43.54'	N46°26'37"E			
L35	14.14'	N44°13'43"W			
L36	10.70'	S63 * 31'22"W			
L37	32.05'	N71°16'12"W			
L38	28.28'	N44°13'43"W			
L39	14.14'	N44°13'43"W			
L40	28.28'	N45 ° 46'17"E			
L41	28.28'	N44 ° 13'43"W			
L42	28.28'	S45 ' 46'17"W			
L43	28.28'	S44°13'43"E			
L44	28.28'	S45 * 46'17"W			
L45	14.14'	S45 * 46'17"W			
L46	25.00'	S8910'09"E			
L47	25.00'	S8910'09"E			
L48	88.07'	N34°08'18"E			
L49	182.56'	N89°23'10"W			
L50	182.62'	N89 ° 23'10"W			

<u>NOTES</u>

- 1. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE 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 BUILDABLE LOT.
- 2. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITES, PRESSURE 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.
- 3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION. 4. IRRIGATION WATER SHALL BE PROVIDED FROM THE MIDDLETON MILL DITCH COMPANY, MIDDELTON MILL IRRIGATION ASSOCIATION, NEW DRY CREEK DITCH COMPANY AND THE FOOTHILLS
- IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES.
- 5. 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.
- 6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- 7. LOTS 1 AND 15, BLOCK 1; LOTS 1, 10 AND 13, BLOCK 2; LOTS 1 AND 27, BLOCK 3; LOT 1, BLOCK 4; LOT 4, BLOCK 5; LOT 1, BLOCK 6 AND LOT 1, BLOCK 7 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE FOUNTAIN PARK SUBDIVISION HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, AS WELL AS ANY OTHER EASEMENTS AS SHOWN.
- 8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- 9. REFER TO RECORD OF SURVEY NO. 11789, RECORDS OF ADA COUNTY, IDAHO, FOR ADDITIONAL SURVEY INFORMATION.
- 10. 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.
- 11. THIS SUBDIVISION SHALL BE SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOUNTAIN PARK SUBDIVISION, TO BE RECORDED IN ADA COUNTY, IDAHO AND AS SUBSEQUENTLY AMENDED.
- 12. LOT 1, BLOCK 1; LOTS 1 AND 10, BLOCK 2; LOT 1, BLOCK 4 AND LOT 4, BLOCK 5 ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO 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.
- 13. EXCEPT FOR LOT 4, BLOCK 5, DIRECT LOT OR PARCEL ACCESS TO N. PALMER LANE, N. FOLKSTONE AVENUE, W. WILDER FARMS DRIVE AND N. GRANBY WAY IS PROHIBITED. 14. DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH THE EFFECTIVE BUILDING AND ZONING REQUIREMENTS AT TIME OF BUILDING PERMIT ISSUANCE.

		CURVE	TABLE		
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	163.83'	325.00'	28 • 52'55"	N23 ° 43'34"W	162.10'
C2	72.80'	125.00'	33 ° 22'01"	N72 ° 32'43"W	71.77'
C3	118.61'	120.00'	56 ° 37'59"	S62 ° 27'17"W	113.84'
C4	94.25'	60.00'	90 ° 00'00"	N44°13'43"W	84.85'
C5	94.25'	60.00'	90 ° 00'00"	N45 * 46'17"E	84.85'
C6	174.71'	300.00'	33 ° 22'01"	S72 ° 32'43"E	172.25'
C7	117.81'	75.00 '	90°00'00"	S10°51'42"E	106.07'
C8	203.88'	300.00'	38 * 56'19"	S18•41'52"E	199.98'
C9	61.14'	650.00'	5 ° 23'22"	S40 * 51'42"E	61.12'
C10	145.35'	650.00'	12 • 48'44"	S49 * 57'45"E	145.05'
C11	258.08'	450.00'	32*51'36"	S72 * 47'55"E	254.56'
C12	58.90'	300.00'	11"15'00"	S83 ° 36'13"E	58.81'
C13	30.37'	107.00'	16 ° 15'37"	S82 · 38'29"W	30.26'
C14	26.39'	93.00'	16 ° 15'37"	N82 * 38'29"E	26.30'
C15	31.94'	85.00'	21 ° 31'49"	N80°00'22"E	31.75'
C16	47.62'	85.00'	32 ° 05'58"	N53 ° 11'29"E	47.00'
C17	42.95'	85.00'	28 ° 57'01"	N22 * 39'59"E	42.49'
C18	11.01'	85.00'	7 ° 25'12"	N4°28'53"E	11.00'
C19	19.52'	85.00'	13 ° 09'29"	N5*48'27"W	19.48'
C20	40.38'	85.00'	27 °13' 05"	N25 * 59'44"W	40.00'
C21	45.54'	85.00'	30*41'56"	N54 ° 57'15"W	45.00'
C22	28.08'	85.00'	18 ° 55'30"	N79 * 45'58"W	27.95'
C23	14.09'	145.00'	5 ° 34'01"	S87 * 59'16"W	14.08'
C24	74.63'	145.00'	29 ° 29'25"	S70 ° 27'33"W	73.81'
C25	14.55'	145.00'	5 • 44'57"	S52 • 50'22"W	14.54'
C26	16.34'	150.00'	6"14'26"	N58*58'55"W	16.33'
C27	71.02'	150.00'	27 ° 07'35"	N75 * 39'55"W	70.36'
C28	57.04'	325.00'	10 ° 03'23"	S4"15'25"E	56.97'
C29	107.21'	675.00'	9 ° 06'00"	S51*49'08"E	107.09'
C30	272.42'	475.00'	32 * 51'36"	S72 ' 47'55"E	268.70'
C31	22.59'	275.00'	4 ° 42'22"	S86 * 52'32"E	22.58'
C32	31.41'	275.00'	6 • 32'38"	S81*15'02"E	31.39'
C33	18.55'	20.00'	53 ° 07'48"	S51°24'49"E	17.89'
C34	30.07'	55.00'	31"19'28"	N40°30'38"W	29.70'
C35	16.54'	55.00'	17"13'45"	N64 * 47'15"W	16.48'
C36	34.65'	55.00'	36°05'48"	S88*32'59"W	34.08'
C37	39.27'	55.00'	40 ° 54'49"	S50°02'40"W	38.45'
C38	79.04'	55.00'	82 ° 20'10"	S11°34'49"E	72.41'
C39	42.34'	55.00'	44°06'27"	S74 ° 48'08"E	41.30'
C40	32.88'	55.00'	34 15'10"	N66°01'04"E	32.39'

		CURVE	TABLE		
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C41	11.84'	20.00'	33*55'29"	S65*51'13"W	11.67'
C42	6.70'	20.00'	19 ° 12'20"	N87 ° 34'53"W	6.67'
C43	18.40'	325.00'	3"14'40"	S79 ° 36'03"E	18.40'
C44	40.15'	325.00'	7 ° 04'40"	S84 • 45'43"E	40.12'
C45	5.26'	325.00'	0*55'40"	S88 * 45'53"E	5.26'
C46	18.55'	20.00'	53 ° 07'48"	S62 * 39'49"E	17.89'
C47	51.74'	55.00'	53 ° 54'05"	S63 ° 02'57"E	49.85'
C48	46.39'	55.00'	48 ° 19'35"	N65*50'12"E	45.03'
C49	39.26'	55.00'	40 • 54'07"	N21"13'21"E	38.43'
C50	42.53 '	55.00'	44 ° 18'02"	N21°22'44"W	41.47'
C51	43.87'	55.00 '	45 ° 41'58"	N66°22'44"W	42.71'
C52	51.00'	55.00'	53 ° 07'48"	S64 " 12'23"W	49.19'
C53	18.55'	20.00'	53 ° 07'48"	S64"12'23"W	17.89'
C54	26.39'	93.00'	16 ° 15'37"	N81°05'55"W	26.30'
C55	30.37'	107.00'	16 ° 15'37"	S81*05'55"E	30.26'
C56	18.19'	325.00'	3"12'22"	S87 * 37'32"E	18.18'
C57	50.05'	325.00'	8 * 49'24"	S81*36'38"E	50.00'
C58	50.05'	325.00'	8 • 49'24"	S72 * 47 ' 14 " E	50.00'
C59	40.68'	325.00'	7 ° 10'16"	S64 • 47'23"E	40.65'
C60	30.30'	325.00'	5 ° 20'33"	S58 • 31'59"E	30.29'
C61	16.85'	100.00'	9 • 39'22"	S51°02'01"E	16.83'
C62	40.27 '	100.00'	23 ° 04'26"	S34 · 40'07"E	40.00'
C63	99.95 '	100.00'	57 °16' 12"	S5*30'12"W	95.85'
C64	58.24'	100.00'	33 ° 22'01"	N72 ° 32'43"W	57.42'
C65	186.89'	275.00'	38 * 56'19"	S18•41'52"E	183.32'
C66	198.55'	625.00'	18 ° 12'06"	S47 * 16'05"E	197.71 '
C67	243.74'	425.00'	32 * 51'36"	S72 * 47 ' 55"E	240.42'
C68	16.19'	275.00'	3 ° 22'21"	S87 · 32'33"E	16.18'
C69	50.65'	275.00'	10•33'08"	S80*34'48"E	50.58'
C70	64.25'	275.00'	13•23'13"	S68*36'38"E	64.11'
C71	29.06'	275.00'	6 ° 03'20"	S58*53'22"E	29.05'
C72	78.54'	50.00'	90°00'00"	S10°51'42"E	70.71'
C73	83.03'	95.00'	50°04'38"	S59 ° 10'37"W	80.41'
C74	10.87'	95.00'	6 • 33'21"	S87°29'37"W	10.86'
C75	27.85'	35.00'	45 ° 35'05"	N66°26'10"W	27.12'
C76	27.13'	35.00'	44 ° 24'55"	N21*26'10"W	26.46'
C77	27.13'	35.00'	44 ° 24'55"	N22 * 58'45"E	26.46'
C78	27.85'	35.00'	45 ° 35'05"	N67 * 58'45"E	27.12'









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 1/4 OF THE SW 1/4 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 1/4 OF SAID SECTION 10, FROM WHICH A 5/8 INCH DIAMETER REBAR MARKING THE NORTHEAST CORNER OF SAID SW 1/4 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 1/4 A DISTANCE OF 1322.96 FEET TO A 5/8 INCH DIAMETER REBAR MARKING THE SOUTHEAST CORNER OF SAID NE 1/4 OF THE SW 1/4 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 1/4 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

FOUNTAIN PARK SUBDIVISION NO. 1

BOOK ___

STATE OF IDAHO) SS COUNTY OF ADA

_ DAY OF _, BEFORE ME, THE UNDERSIGNED, ON THIS _, 20___ 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.

ACKNOWLEDGEMENT

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.





JOB NO. 19-17 SHEET 3 OF 4



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	FOUNTA	& T :
ITEE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THEDAY OF20	ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS	
<form></form>	THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE DAY OF 20	
APPROVAL OF CITY ENGINEER i, the undersigned, city engineer in and for the city of star, add county, there by approve this plat. JHO, ON THIS DAY,	PRESIDENT ADA COUNTY HIGHWAY DISTRICT	
I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, 	APPROVAL OF CITY ENGINEER	
STAR CITY ENGINEER DPPROVAL OF CITY COUNCIL	I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY,, HEREBY APPROVE THIS PLAT.	
APPROVAL OF CITY COUNCIL ,, 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 ENGINEER	
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.		
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.	APPROVAL OF CITY COUNCIL	
STAR CITY CLERK	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	

PARK SUBDIVISION NO. 1

BOOK _____, PAGE _

APPROVAL OF CENTRAL DISTRICT HEALTH

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

CENTRAL DISTRICT HEALTH

CERTIFICATE OF COUNTY TREASURER

_, 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

CERTIFICATE OF COUNTY SURVEYOR

UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, BY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH 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: _____









SHEET 01 OF 07

NORTH Ph.

	OWNERS OF RECORD	OPEN DOOR RENTALS, LLC 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642 PHONE: (208) 288-5560	
PLANI SCHEDULE (REFERENCE SHEET L5) SYM COMMON NAME EVERGREEN TREES BH BLACK HILLS SPRUCE HS HOOP'S BLUE SPRUCE KC KARL FUCHS CEDAR MJ MOONGLOW JUNIPER NS NORWAY SPRUCE VP VANDERWOLFS PINE SHADE TREES (CLASS III) LP BLOODGOOD LONDON PLANETREE	DEVELOPER	CHALLENGER DEVELOPMENT, INC 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642 PHONE: (208) 288-5560	
SO SWAMP OAK SHADE/STREET TREES (CLASS II) CO CRIMSON SPIRE OAK HL SKYLINE HONEYLOCUST PS PACIFIC SUNSET MAPLE TT TULIP TREE ORNAMENTAL TREES (CLASS I) CC CANADA RED CHOKECHERRY CP CHANTICLEER PEAR HW HOTWINGS MAPLE RR ROYAL RAINDROPS CRABAPPLE SS SPRING SNOW CRABAPPLE	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
SHRUBS/ORNAMENTAL GRASSES/PERENNIALSBEBLACK EYED SUSANBLBLACK LACE ELDERBERRYBOBLUE OAT GRASSCRRED FLOWER CARPET ROSEDGDARTS GOLD NINEBARKDLSTELLA DE ORO DAYLILLYGFGOLD FLAME SPIRAEAGLGRO-LOW SUMACHRHUSKER RED PENSTEMONIHIVORY HALO DOGWOOD	"WINTER CHANNEL	ANDSCAPE	
KF KARL FOERSTER REED GRASS MG MAIDEN GRASS SG SPRING GLORY FORSYTHIA SM SLOWMOUND MUGO PINE SW SUMMERWINE NINEBARK Image: Summer wine state of the state of t	NO. DESCRIPTION DATE BY		2: 2021 ENGINEERING SOLUTIONS. THIS DRAWING OR FILE CONTAINS INFORMATION WINED BY ENGINEERING SOLUTIONS. LLP AND SHALL BE GOVERNED ONLY BY SURGINEERING SOLUTIONS. ANY REPRODUCTION, REUSE, OR MODIFICATION OF THIS NISTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC PRIOR WRITTEN PERMISSION OF SIGNREERING SOLUTIONS IS STRICTLY PROHIBITED.
 St 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. 		ENGINEERING Solutions	1029 N. ROSARIO STREET, SUITE 100 MERIDIAN, IDAHO 83642 PHONE: (208) 938-0980 FAX: (208) 938-0941
	DATE	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
ASSOCIATES Site Planning / Landscape Architecture 1509 Tyrell Lane, Ste 130 Boise, ID 83706 Ph. (208) 343-7175 www.jensenbelts.com 30' 60' 90' SCALE " = 30'	PROJE DWG. SCALE DRAW CHECH	ECT NO. FILE Founta M BY KED BY	JBA-2318 in Park.dwg AS SHOWN KCS KCS

PLANT SCHEDULE	OWNERS OF RECORD	C OPEN DOOR RENTALS, LLC 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642 PHONE: (208) 288-5560	
(REFERENCE SHEET L5) STM COMMON NAME EVERGREEN TREES BH BLACK HILLS SPRUCE HS HOOP'S BLUE SPRUCE KC KARL FUCHS CEDAR MJ MOONGLOW JUNIPER NS NORWAY SPRUCE VP VANDERWOLFS PINE SHADE TREES (CLASS III) LP BLOODGOOD LONDON PLANETREE	DEVELOPER	CHALLENGER DEVELOPMENT, IN 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642 PHONE: (208) 288-5560	
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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. 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-scald, 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 limiter

Julier components shall conform to the following limits.				
рН	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
- laboratorv 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 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. 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

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 old, 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.

PART 1 - GENERAL

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

1.2 SUMMARY A. Work included:

- 1. Provide and install a complete and operating automatic irrigation 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 sectio
- Perform work on a design/construct basis, subject to the requiren the Contract Documents, applicable codes, and good design pract 6. Winterization of system.
- 1.3 SUBMITTALS
- A. Within 30 days after Contractor's receipt of Owner's Notice to Proc Manufacturer's printed product information and catalog cut sheets system components; five copies.
- B. Shop Drawings: Submit shop drawings for underground irrigation plan layout and details illustrating location and type of head, type a of valve, piping circuits, circuit GPM, pipe size, controls, and acces C. Record Drawings: At completion of this work, submit to the Contra
- 1. Record Drawings; reproducible and five prints. 2. Operations and Maintenance information (2 copies), including: a. Information including descriptive details, parts list, specification
- 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 amounts and seasonal adjustments.
- e. Warranties and guarantees.
- 1.4 GUARANTEE

- A. Guarantee in writing all materials, equipment and workmanship fur free of all defects of workmanship and materials. Within one year a Substantial Completion repair or replace all defective parts or workn may be found at no additional cost to Owner.
- B. Fill and repair all depressions and replace all necessary lawn and result from the settlement of irrigation trenches for one year after da 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 bein B. Contractor shall have at least two years prior experience in project or larger scope. Provide minimum of three references and list of sin projects with owners' names, addresses, and phone numbers, wher
- C. Contractor shall employ on site at all times a foreman who is thore 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 - 1 Layout system to obtain optimum coverage using manufacturer's
- heads. Spray on walks, walls or paved areas is not acceptable.
- 3. Zoning shall be designed for optimum use of available pressure a distribution for types of plantings and shapes of planting areas.
- Design pressures: Install pressure regulating equipment as neces 5. Provide/install approved fixed tee or coupling device for air blow w Location shall be on main supply line downstream from main shut
- 6. Install approved backflow prevention device in conformance with prevailing codes, and in approved site location. Provide for drain without erosive damage.

SECTION 32 84 00 - IRRIGATION (PERFORMANCE) PART 1 - GENERAL	E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.		RECORD ALS, LLC ROAD 83642 5560	
1.1 CONDITIONS AND REQUIREMENTS: A. General and Supplementary Conditions, and Division 1 General Requirements.	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,		CPFR CPFRENTA OVERLAND AN, IDAHO (: (208) 288	
 SUMMARY A. Work included: Provide and install a complete and operating automatic irrigation system for all lawn and planting areas. Connect to main water supply at existing site stubout as provided. Sleeving under paved areas (by others) Obtain and pay for all permits and fees for the work of this section. Perform work on a design/construct basis, subject to the requirements of 	 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. 		OWNERS 0PEN DOC 1977 E. MERIDI PHONE	
 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: 	 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 drawir 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. Framine the areas and conditions under which work will be performed. Notify 	ng.	DEVELOPER CHALLENGER DEVELOPMENT, INC 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642 PHONE: (208) 288-5560	
 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. 	 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. 		ER KAY OLUTIONS 3EET, STE. 100 83642 83642 038-0980	8-0941 engsol.org
 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. 	 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: Main Lines and Sleeving: 18 inches. PVC Laterals: 12 inches. C. Surround lines with 2 inches of clean rock-free material on all sides. 		PLANN BECKY McI ENGINEERING Sr 1029 N. ROSARIO STF MERIDIAN, ID PHONE: (208) 9	FAX: (208) 936 EMAIL: beckym@
 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. 	 3.5 MISCELLANEOUS VALVES A. Install manual drain valves up stream. Install devise at mainline tap in accordanc 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. 	e	C SEC SEC	
 SYSTEM DESCRIPTION A. Design requirements: Minimum water coverage: Planting areas - 85%, Lawn areas - 100% Layout system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas. Design pressures: Install pressure regulating equipment as necessary. 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. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage. 	 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. 		REVISIONS DATE BY DATE BY	TIONS. THIS DRAWING OR FLE CONTANS INFORMATION JULTIONS. LLP AND SHALL BE CONTANS INFORMATION ANY REPRODUCTION, REUSE, OR MODIFICATION OF THIS ENTS WITHOUT SPECIFIC PRIOR WRITTEN PERMISSION OF STRICTLY PROHIBITED.
 1.7 EXTRA EQUIPMENT A. In addition to installed system, furnish owner with the following: Valve operating key and marker key. Vrench for each sprinkler head cover type. Two (2) sprinkler head bodies of each size and type. Two (2) nozzles for each size and type used. B. Store above items safely until Substantial Completion. C. Deliver above items at Substantial Completion. 	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, bel of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 1 apart max). Coil 20 linear feet at each balled and burlapped tree around base and for tree removal if required. Staple drip line every 36" max. Flush all lines with full of water prior to installation of flush valves at end of circuit runs. E Eluch Valves: Install flush valve at end of each drip line run	low layer 8"-24" 1 to allow head	RING NO. DESCRIPTIC	ITE 100 © 2021 ENGINEERING SOLUTIONS. 2 OWNED BY ENGINEERING SOLUTIONS. 2: (208) INSTRUMENT OF ITS CONT INSTRUMENT OF ITS CONT ENGINEERING SOLUTIONS.
 2.1 PIPE AND FITTINGS A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type: Pipe: Pressure lines: Schedule 40 solvent weld. Lateral lines: Class 200 pvc. Sleeving: Class 200 pvc. 2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc. 	 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. Burg wires beside or below main line nine in same trench 		Solutio	1029 N. ROSARIO STREET, SU MERIDIAN, IDAHO 8364 PHONE: (208) 938-0980 FA) 938-0941
 Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" riser. Solvent: NSF approved solvent for Type I & II PVC. Polyethylene Pipe Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used. Fittings: Schedule 80 PVC. Clamps: Stainless Steel. 	 A. Bury wires beside of below main me pipe in same trends. 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. 		ISION R.1W., B.M.	Ň
 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 cutomatic circuit values of underground irrigation systems. Provide unit of 	 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: Make necessary provision for thoroughly bleeding the line of air and debris. Before testing, cap all risers, and install all valves. 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 		K SUBDIV 4 OF SECTION 10, T.4N., I	AT LANDSCAPE PL/
 automatic circuit valves of underground imgation systems. Frome and 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. 	 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 		TAIN PAR	PHASE 1 FINAL PL/
 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. 	 b. Heads are properly adjusted for radius and of coverage; c. The installed system is workable, clean and efficient. E. Winterization: Winterize system at the end of first season of system operation. 	-	DATE ISSUED	09-13-23
 C. Quick coupler valve: brass or bronze construction with hinged top. One per zone or valve grouping. D. Manual drain valves: 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. Size: 3/4 inch 	END OF SECTION	NSEN BELTS Associates	PROJECT NU. DWG. FILE Fountai SCALE DRAWN BY CHECKED BY	JBA-2318 in Park.dwg AS SHOWN KCS KCS
	Site F 1509 1 Ph. (2)	'lanning / Landscape Architecture Tyrell Lane, Ste 130 Boles, ID 83706 08) 343-7175 www.iensenbeita.com	L6	

SHEET 07 OF 07

Your Safety • Your Mobility Your Economic Opportunity

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 Meridian, ID 83642 <u>Beckym@engsol.org</u> 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 Foutnain Park Subdivision Traffic Impact Study (TIS) located north of SH-44 between Hamlin Ave and Palmer Lane. ITD has completed out 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 ITDs operational thresholds for the several turning movements even with widening improvemnts 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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Intersection	Proportionate Share Contribution
SH-44 / Hamlin Road	NA
SH-44 / Palmer Lane	\$152,380
SH-16 / SH-44	\$160,000
TOTAL	\$312,380
Approximate per household unit	\$1,244

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 <u>Erika.Bowen@itd.idaho.gov</u> or 208-265-4312 extension #7.

Sincerely,

Puba R Bowen

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

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