



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shen J. Muth*

MEETING DATE: **December 5, 2023**

FILE(S) #: FP-23-18 Final Plat, Moon Valley Subdivision Phase 8

REQUEST

The Applicant is requesting approval of a Final Plat for Moon Valley Subdivision Phase 8 consisting of 20 residential lots and 6 common lots on 42.45 acres. The property is zoned Mixed Use (MU-DA).

The subject property is generally located southeast of the intersection of State Highway 44 and State Highway 16, Star, Idaho 83669. Ada County Parcel Numbers: S04161317600, R5793101300, S0416427800, S0416417400.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE

Wendy Shrief
JUB Engineers
2760 W. Excursion Lane, Ste. 400
Meridian, Idaho 83642

APPLICANT

M-3 ID Moon Valley, LLC
1673 Shoreline Drive, Ste. 200
Boise, ID 83702

PROPERTY INFORMATION

Land Use Designation - Mixed Use (M-U)

Phase 8

Acres - 42.45
Residential Lots - 20
Common Lots - 6
Commercial - 0

HISTORY

The property was annexed into the City of Star and zoned Commercial (C1), Mixed Use (MU), Limited Office (LO) and Residential (R2) all with a development agreement on July 7, 2009. On April 16, 2019, the Council approved a Comprehensive Plan Map Amendment to Mixed Use, a Rezone to Mixed Use (MU), a Development Agreement Modification to allow waivers to the design standards of the Unified Development Code, a Conditional Use Permit to allow residential uses in the Mixed-Use zone and limited gravel crushing as part of the creation of the pond amenities, and approval of a Preliminary Plat for Moon Valley Subdivision.

On November 19, 2019, City Council approved Phase 1 of Moon Valley Subdivision.

On March 17, 2020, City Council approved Phase 2 of Moon Valley Subdivision.

On June 16, 2020, City Council approved a Preliminary Plat for Moon Valley Commons Subdivision, modifying portions of the original Preliminary Plat and adding additional area.

On December 1, 2020, City Council approved the Final Plat (FP-20-21) Phase 3 of Moon Valley Subdivision.

On June 1, 2021, City Council approved the Final Plat (FP-20-21), Phase 4/5 of Moon Valley Subdivision.

On May 3, 2022, City Council approved the Final Plat (FP-21-32), Phase 6 of Moon Valley Subdivision.

On May 9, 2023 City Council approved Final Plat (FP-23-02), Phase 7 of Moon Valley Subdivision.

GENERAL DISCUSSION

The Final Plat layout for Phase 8 complies with the approved Preliminary Plat of Moon Valley Commons and the original revised Moon Valley Subdivision.

This subdivision is located in a special flood hazard zone per FEMA FIRM panel #16027C0300f and 16601C0140 H. Base flood elevation in AE zone is 2496-2493 All floodway issues and permits shall be completed prior to signature of the final plat.

Specific setbacks, as discussed and agreed upon by staff and the applicant, and as approved by the City Council in the Development Agreement to include the following:

Single Family Residential Setbacks. Notwithstanding anything in the Development Agreement or in Star City Code to the contrary, the setbacks for single-family residential lots within any of the real property encumbered by the Development Agreement shall be, as follows:

Residential Setbacks		
Less than 5,000 SF, Multi-Family, or Attached		
	Front	N/A
	Rear	N/A
	Side	N/A
	Street Side	N/A
Cluster Lot Setback (4 lot cluster on shared driveway)		
	Front (to street)	10 feet
	Rear	10 feet
	Side (interior)	5 feet
	To Common Drive	3 feet
5,000 SF - 12,000 SF		
	Front	10 feet to living or side load garage, 20 feet to garage door
	Rear	20 feet
	Side	5 feet
	Street Side	12 feet
Greater than 12,000 SF		
	Front	15 feet to living or side load garage, 25 feet to garage door
	Rear	30 feet
	Side	5 feet single story/ 7.5 feet if 2 story element is more than 50% of side
	Street Side	15 feet

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

The Preliminary Plat consists of 267 single family residential lots, 22 common lots, 8 driveway lots and one private road lot. The common area is approximately 62.15 acres or 42.8% of the overall property. Lot sizes range from the smallest at 5,454 sq. ft. to the largest at 34,727 sq. ft., with the average lot size at 10,202 square feet, creating a density of 1.84 dwelling units per acre. The main access point for this development will come from one main access point from W. Moon Valley Road at S. Blue Moon Avenue. There are two emergency access roads planned, one to the west of the property and one on the eastern side of the property.

- Private Streets
All private streets shall be built to ACHD roadway standards and shall be constructed to a minimum of 33 feet of improved width.
- Blocks Lengths exceeding 500'
The Applicant has received a waiver of the block length requirement for this development.
- Sidewalks
Sidewalks are proposed at five-foot (5') widths and will be detached throughout the development.
- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development.
- Street Names
Street names will be approved by the Ada Street Naming Committee prior to signature of final plat.
- Mailbox Clusters
The City of Eagle, Idaho Postmaster has provided approval for the mail clusters in a previous phase.
- The Council voted unanimously to approve the Comprehensive Plan Map Amendment to Mixed Use, the Rezone to Mixed Use (MU), the Development Agreement Modification to allow waivers to the design standards of the Unified Development Code, the Conditional Use Permit to allow residential uses in the Mixed Use zone and limited gravel crushing as part of the creation of the pond amenities, and approval of the Preliminary Plat for Moon Valley Subdivision on June 4, 2019.
 - Site Specific Conditions of Approval included the following:

1. The applicant shall provide public access to the greenbelt from Highway 44 to the river by means of a permanent access easement. The easement(s) shall be recorded and provided to the City prior to approval of the final plat.
2. The applicant shall tile the irrigation ditch along Moon Valley Road, with the HOA being responsible for the maintenance of the ditch.
3. Street lights shall be of a design intended to direct lighting downward and protect the dark sky.
4. All private streets shall be built to ACHD roadway standards and shall be constructed to a minimum of 33 feet of improved width.

Staff analysis of Final Plat Submittal:

Common/Open Space and Amenities – The open space and amenities for the subdivision have been included in previous phases of the development.

Landscaping - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required within the landscape strips of the detached sidewalks. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code.

Streetlights – Streetlight design specifications were submitted as a part of Phase 1 final plat approval. Streetlights should be consistent throughout the development. The proposed streetlight locations for Phase 8 satisfy the requirements of the Unified Development Code.

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

Mail Clusters – Mailbox cluster locations have been previously approved for this development and are already installed.

Subdivision Name – The Applicant has provided documentation from Ada County that this portion of the development, Phase 8 does not need a separate name and can indeed continue using phase numbers of Moon Valley Subdivision.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on October 20, 2023.

October 26, 2023

DEQ

Standard Letter

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.

Council 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.

Council 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,
Council 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.

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

CONDITIONS OF APPROVAL

1. The final plat for Moon Valley Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Prior to construction in any Floodplain or Floodway area the applicant shall meet all requirements of the City Flood Administrator, IDWR and FEMA regarding approval of CLOMR, Hydrology Analysis and No-Rise Certifications.**
3. **Applicant/Owner shall install conduit in the shared utility trench to be used for fiber at a later date. The conduit shall be a minimum of 2-inch diameter or larger to accommodate the needs of the development.**
4. All approvals relating to floodplain/floodway issues and requirements shall be completed and approved by the City Flood Administrator **prior to signature of the final plat.**
5. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
6. **Should any substantial changes be made to this plat, including new phasing, the application may be subject to new Council approval.**
7. 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.
8. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
9. 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.

10. 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.
11. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
12. All common areas shall be maintained by the Homeowners Association.
13. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting.
14. Street trees shall be installed per Unified Development Code Standards for Street Trees.
15. A form signed by the Star Sewer & Water District shall be submitted to the City **prior to signature of the final** stating that all conditions have been met.
16. 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.**
17. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
18. **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.
19. **Prior to signature of the final plat**, written approval from Boise River Flood Control District #10 shall be provided to the City stating that recordation of necessary maintenance and access easements have been completed, if applicable.
20. 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.
21. A sign application is required for any subdivision sign.
22. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-23-18 Moon Valley Subdivision, Final Plat, Phase 8
on _____, 2023.



09/28/2023 3:04:01 PM

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.: <u>FP-23-18</u> Date Application Received: <u>9-28-2023</u> Fee Paid: _____ Processed by: City: <u>Barbara Norgrove</u>

and 1 private road

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

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

Owner Name: M3 Companies | Mark Tate
 Owner Address: 1673 Shoreline Drive, Ste 200 | Boise, ID Zip: 83642
 Phone: (208) 376-7330 Email: mtate@m3companiesllc.com

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

Property Information:

Subdivision Name: Moon Valley Subdivision Phase: No 8

Parcel Number(s): S04161317600; R5793101300; S0416427800; S0416417400

Approved Zoning: R-2 Units per acre: _____

Total acreage of phase: 42.45 Total number of lots: 26

Residential: 20 Commercial: 0 Industrial: 0

Common lots: 6 Total acreage of common lots: 31.24 Percentage: 73.6 %

including 1 common driveway lot and 1 private road lot
Percent of common space to be used for drainage: 0% Acres: 0

Special Flood Hazard Area: total acreage 42.45 number of homes 20

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>267</u>	<u>20</u>
Number of Common Lots:	<u>22</u>	<u>4 including driveway and private road lots</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>8 Common Driveway Lots</u>	<u>1 Driveway Lot</u>
	<u>1 Private Road Lot</u>	<u>1 Private Road</u>

Amenities: Open space with landscaping

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

Subdivision Name: Moon Valley Subdivision Phase: No 8

Special Flood Hazard Area: total acreage 42.45 number of homes 20

- 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.: 16001C0140J
 FIRM effective date(s): mm/dd/year June 19, 2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE, X, Floodway
 Base Flood Elevation(s): AE 2488.9 ft., etc.: Through 2491.2
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

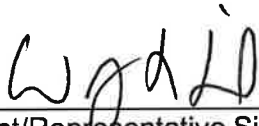
(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (√)	Description	Staff (√)
X	Completed and signed copy of Final Plat Application	
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
X	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council. 	
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
X	Electronic copy of current recorded warranty deed for the subject property	
X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
X	Electronic copy of vicinity map showing the location of the subject property	
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
X	One (1) 11" X 17" paper copy of the Final Plat	
X	Electronic copy of the Final landscape plan**	

X	One (1) 11" X 17" copy of the Final landscape plan	
X	Electronic copy of site grading & drainage plans**	
X	Electronic copy of originally approved Preliminary Plat**	
X	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
X	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight design and location information	
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
X	Electronic copy of all easement agreements submitted to the irrigation companies	
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
X	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.</u>	
X	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please. 	
	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

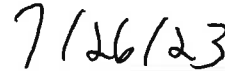
FEE REQUIREMENT:

*** I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.*

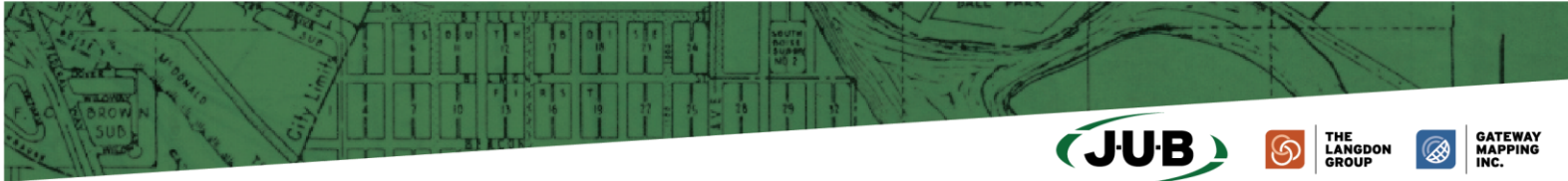


Applicant/Representative Signature

Revised 9/26/2023 by WS



Date



J-U-B FAMILY OF COMPANIES

September 27, 2023

City of Star
Planning & Zoning Dept
PO Box 130
Star, ID 83669

RE: Moon Valley Subdivision No. 8 | Narrative | Design and Final Plat Submittal

To Whom it may concern:

On behalf of M3 ID Moon Valley, LLC, please accept this request for Final Plat approval for Moon Valley Subdivision No 8 located Southeast of the intersection of State Highway 44 and State Highway 16, Star, ID. The proposed development includes a total of 26 lots on 42.45 acres; 20 lots are single family residential and 6 are common lots (including 1 private driveway lot and 1 private road lot). The Preliminary Plat for this development was originally approved as Moon Valley Subdivision. The overall density for the phase is 2.12 DU/ac, the average lot size is 22,037.60 sf and lots range in size from 14,710 sf to 26,868 sf. Open space for Moon Valley 8 is provided in adjacent phases for Moon Valley including a clubhouse, swimming pool and recreational facilities.

The specific provisions requested in the final plat application are intended to be addressed in the plat and construction documents as described below:

- The final plat conforms to the approved preliminary plat.
- The final plat conforms to the applicable provisions of the City of Star Code.
- The final plat and development plans conform to best management practices and acceptable surveying, engineering, and landscape architectural practices, and local standards.

The enclosed applications have been submitted in accordance with the requirements of the City of Star. The development has also been designed in accordance with the City of Star Code. Please contact me at (208) 376-7330 if you have any questions regarding this application.

Sincerely,

Wendy Shrief, AICP
J-U-B Engineers, Inc

Line #	Direction	Length
L1	N86°50'56"E	61.21'
L2	S00°45'05"W	179.80'
L3	N88°29'03"E	161.24'
L4	S89°52'50"E	53.25'
L5	S62°22'53"E	17.26'
L6	N76°37'43"W	37.06'
L7	S80°03'57"E	156.38'
L8	S71°32'00"W	222.35'
L9	S61°42'20"W	252.98'
L10	N88°28'23"W	157.78'
L11	N73°16'53"W	122.68'
L12	S00°56'49"W	53.65'

Line #	Direction	Length
L13	S88°19'01"E	27.36'
L14	S69°48'37"E	123.04'
L15	S23°52'54"E	142.15'
L16	S09°29'29"E	92.16'
L17	S33°50'44"E	49.99'
L18	S29°26'34"E	66.43'
L19	S48°25'36"E	55.40'
L20	S56°13'59"E	60.61'
L21	S74°27'58"E	112.81'
L22	S88°59'55"E	24.08'
L23	N06°06'18"E	209.06'

SHEET INDEX

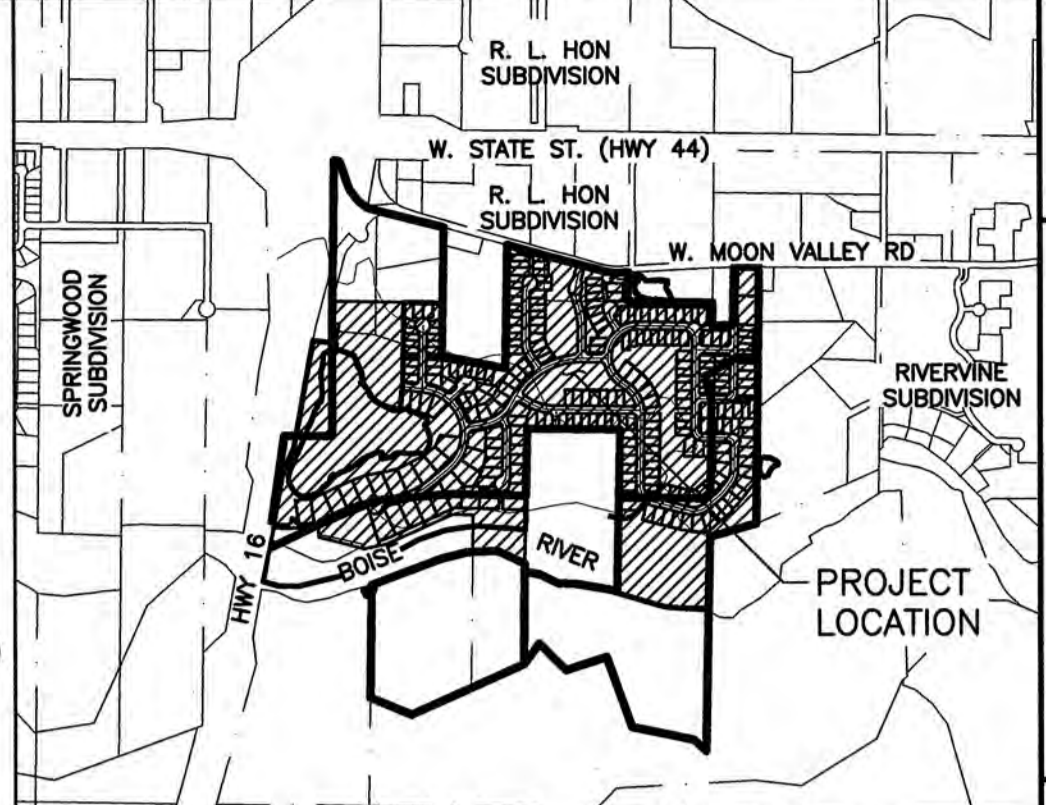
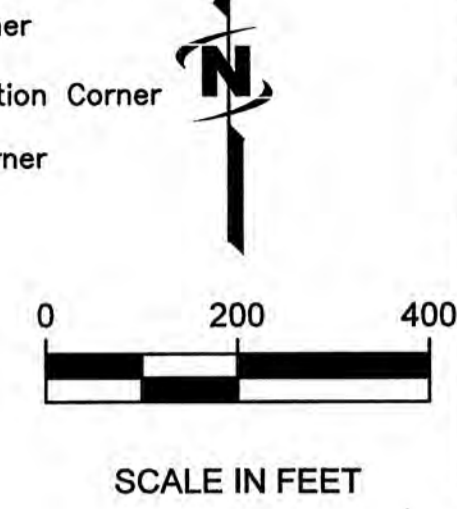
SHEET NUMBER	SHEET TITLE
PP-01	BOUNDARY AND PROJECT INFORMATION
PP-02	EXISTING CONDITIONS
PP-03	PROPOSED CONDITIONS
PP-04	PROPOSED CONDITIONS
PP-05	PROPOSED CONDITIONS
PP-06	SEWER LINE LOCATION PLAN
PP-07	12 IN SEWER LINE PROFILES
PP-08	SEWER LINES E, F, G, PROFILES
PP-09	SEWER LINES B, D, L SEWER PROFILES
PP-10	SEWER LINES A, C, H, I, J, SEWER PROFILES
PP-11	SEWER LINES L, N, SEWER PROFILES
GR-01	CONCEPTUAL GRADING AND DRAINAGE
PH-01	PHASING PLAN

PRELIMINARY PLAT FOR MOON VALLEY SUBDIVISION

SITUATED IN WEST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 16
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
STAR, ADA COUNTY, IDAHO
2019

BOUNDARY LEGEND

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



JUB
J-U-B ENGINEERS, INC.
250 S. Beechwood Ave.
Suite 201
Boise, ID 83709-0944
Phone: 208.376.7330
www.jub.com

BOUNDARY NOTE:
BOUNDARY OF MOON VALLEY SUBDIVISION IS SUBJECT TO ANY CLAIM OF OWNERSHIP BY THE STATE OF IDAHO TO ANY OF THE HEREOF DELINEATED LANDS LYING WITHIN THE BED OF THE BOISE RIVER.

- NOTES:**
- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
 - ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PRIVATE STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
 - ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOTS 2, 33, 42, 57, 61, 76, 80, 85, 108, 118, 129, 133, 141, 169, 217, 224, 233, 243, 252, 277, 279, and 289. BLOCK 1, WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS. LOT 1, BLOCK 1 IS A PRIVATE ROAD. LOTS 17, 47, 97, 115, 244, 258, AND 278, BLOCK 1 ARE SHARED DRIVEWAY LOTS.
 - STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
 - PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
 - THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
 - DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
 - SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
 - IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
 - LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
 - THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
 - A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR MOON VALLEY SUBDIVISION.
 - THIS PROPERTY HAS PORTIONS LOCATED IN ZONE X AND ZONE AE OF THE FLOOD INSURANCE RATE MAP NO. 16001C0130 H, COMMUNITY PANEL NO. 0130 H, AND PORTIONS LOCATED IN ZONE X, ZONE AE, AND ZONE AE FLOODWAY OF MAP NO. 16001C0140 H, COMMUNITY PANEL NO. 0140 H WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 19, 2003 AND IS IN A SPECIAL FLOOD HAZARD AREA.

LEGEND

EXISTING	PROPOSED
— S —	— S —
— W —	— W —
— P —	— P —
— SD —	— SD —
— C —	— C —
— L —	— L —
— 6" —	— 6" —
— R —	— R —
— 5' —	— 5' —
— M —	— M —
— D —	— D —
— I —	— I —
— T —	— T —
— D —	— D —
— E —	— E —
— G —	— G —
— F —	— F —
— 2650 —	— 2650 —
— 2651 —	— 2651 —

IRRIGATION DISTRICT
LITTLE PIONEER DITCH CO.
PO BOX 70
STAR, ID 83669

LAND SURVEYOR
ROBERT L. KAZARINOFF, P.L.S.
J-U-B ENGINEERS
250 S. BEECHWOOD AVE. STE. 201
BOISE, ID 83709
208-376-7330

CIVIL ENGINEER
SCOTT WONDERS, P.E.
J-U-B ENGINEERS
250 S. BEECHWOOD AVE. STE. 201
BOISE, ID 83709
208-376-7330

DEVELOPER
M3 COMPANIES
1087 W. RIVER STREET
SUITE 310
BOISE, ID 83702
MARK TATE 208-939-6263

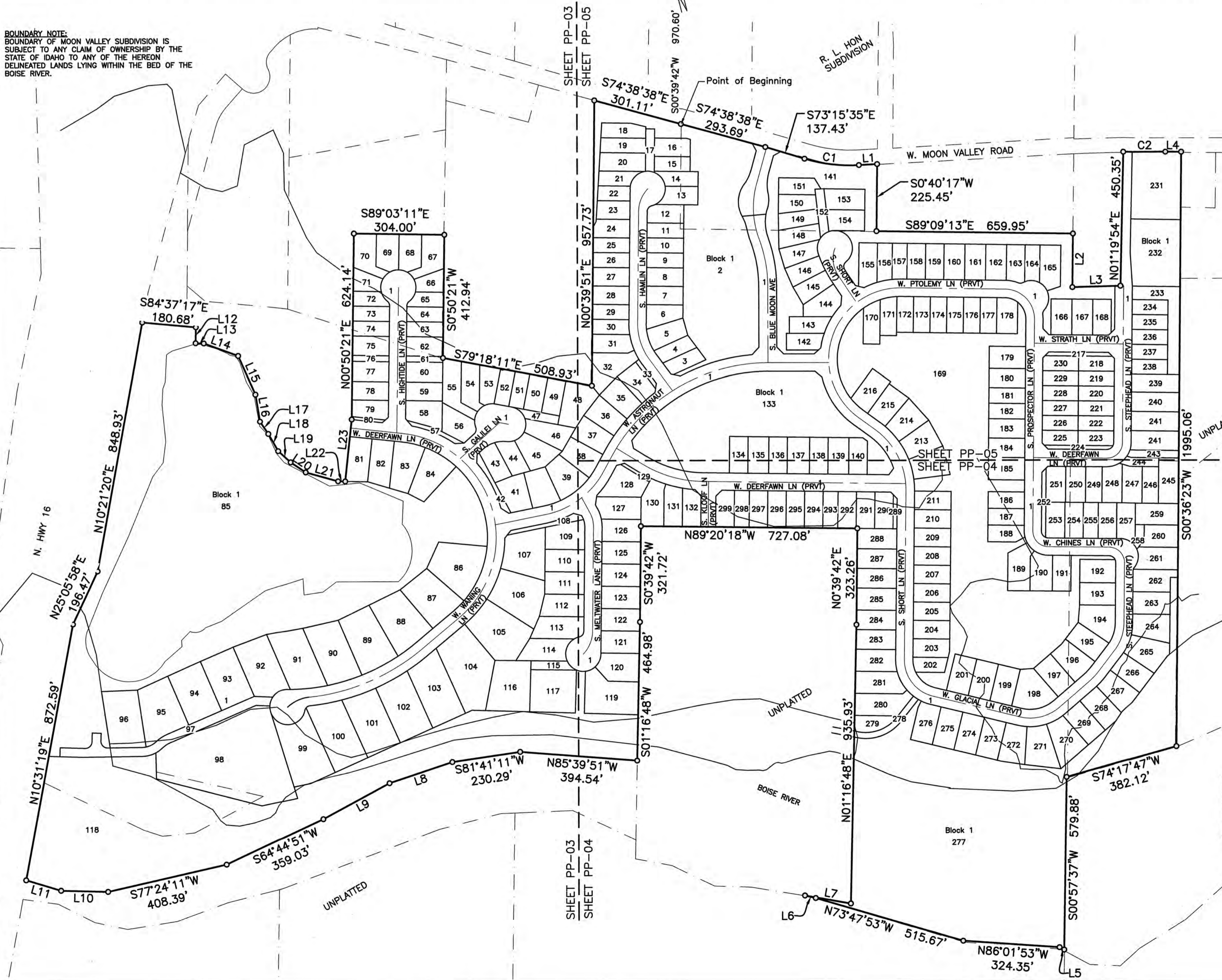
Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	184.80'	533.00'	19°51'56"	S83°11'44"E	183.88'
C2	140.63'	8288.38'	0°58'20"	N89°32'05"E	140.63'

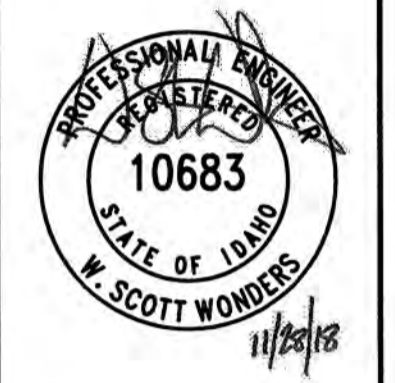
LAND USE SUMMARY (SEE BOUNDARY NOTE)

TOTAL AREA:	145.08 AC.
TOTAL LOTS:	298 LOTS
RESIDENTIAL LOTS:	267 LOTS
COMMON AREA LOTS:	22 LOTS
COMMON DRIVEWAY LOTS:	8 LOTS
PRIVATE ROAD LOT:	1 LOT
RESIDENTIAL DENSITY:	1.84 DU/AC
COMMON AREA	62.15 AC. (42.8%)
QUALIFIED OPEN SPACE	60.85 AC. (41.9%)
AVERAGE LOT SIZE:	10,202 S.F.
SMALLEST LOT:	5,454 S.F.
EXISTING ZONE:	MU, R-2

BOUNDARY CERTIFICATION
11/28/2018



Plot Date: 11/28/2018 12:27 PM Plotted By: Evertt Estmet Date Created: 11/28/2018 10:58:58 AM USER: JUB\JUB\PROJECTS\JUB\10-18-046-M3 ANDERSON\PRE-PLAT\ADD\SHEET10-18-046-PP-01.PLT.DWG



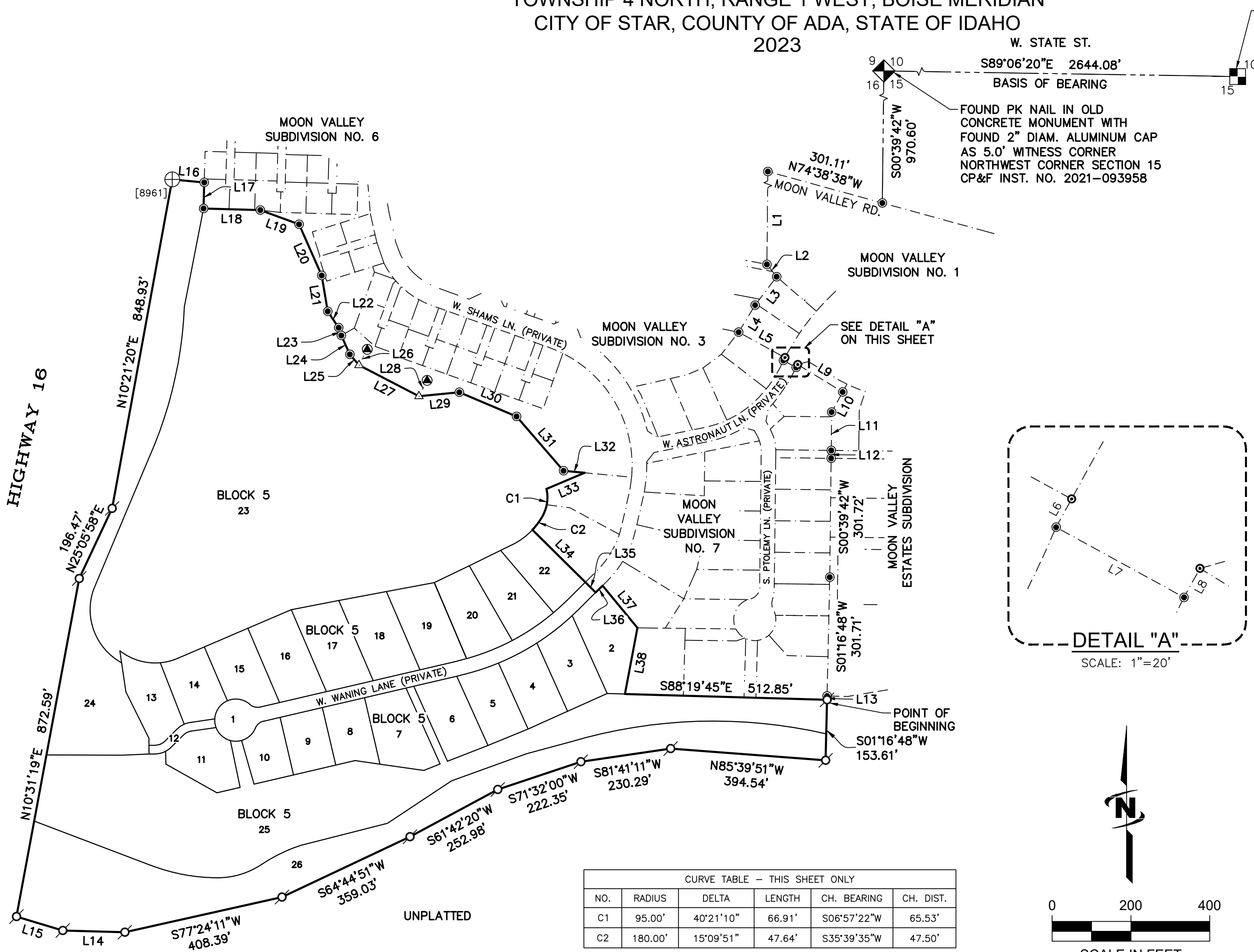
NO.	REVISION	DESCRIPTION	BY	DATE

**MOON VALLEY SUBDIVISION
STAR, ADA COUNTY, IDAHO**

**PRELIMINARY PLAT
BOUNDARY AND PROJECT INFORMATION**

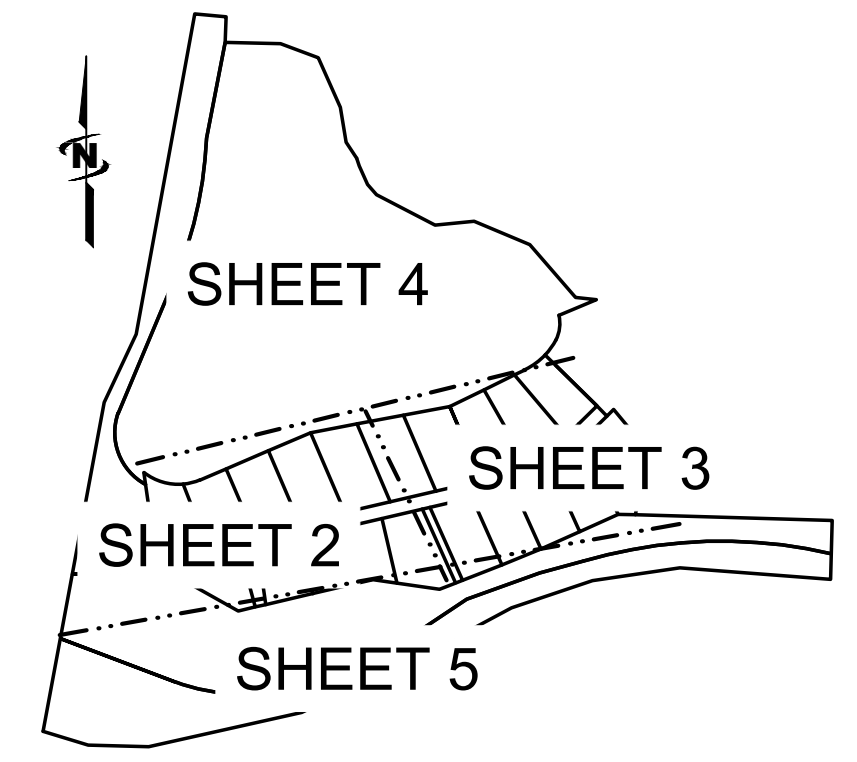
FILE: 10-18-046-PP-PLAT
JUB PROJ #: 10-18-046
DRAWN BY: ---
DESIGN BY: ---
CHECKED BY: ---
--- ONE INCH ---
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 11/28/2018
SHEET NUMBER:
PP-01

PLAT OF
MOON VALLEY SUBDIVISION NO. 8
 SITUATED IN THE EAST HALF OF SECTION 16,
 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
 CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO
 2023



FOUND BRASS CAP
 NORTH 1/4 CORNER SECTION 15
 CP&F INST. NO. 108039901

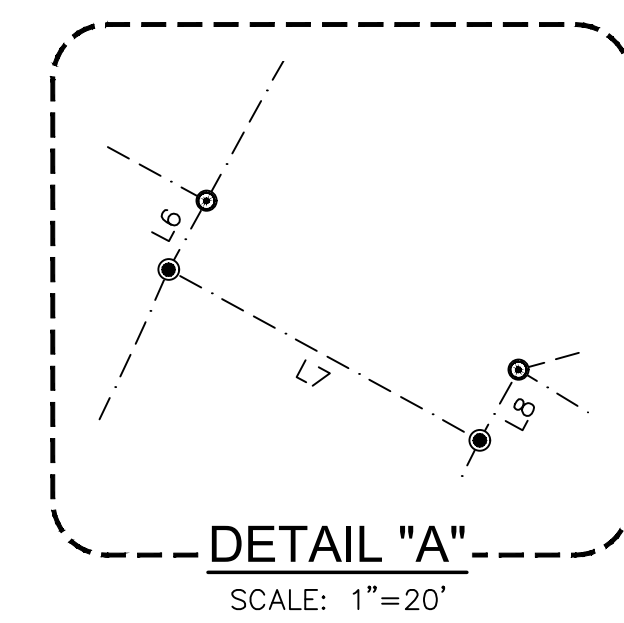
W. STATE ST.
 S89°06'20\"/>



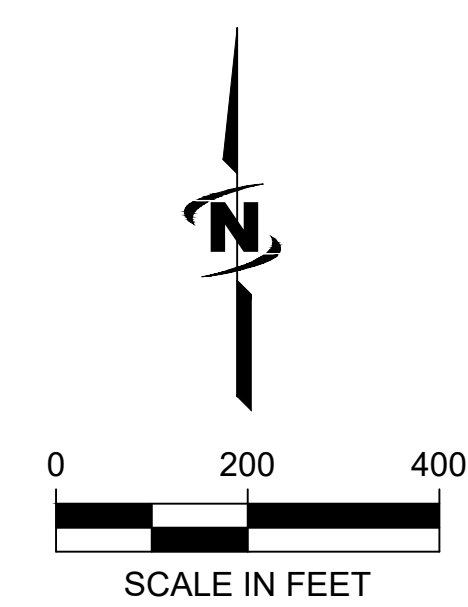
KEY MAP
 1" = 500'

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- - - SECTION LINE
- - - TIE LINE
- - - ADJACENT PROPERTY LINE
- - - UTILITY EASEMENT LINE
- - - SIDEWALK EASEMENT LINE
- - - MATCH LINE
- - - FLOODWAY LINE
- - - FEMA FLOOD HAZARD ZONE LINE
- ◆ SECTION CORNER
- ⊠ QUARTER SECTION CORNER
- ⊕ FOUND ALUMINUM CAP AS NOTED
- ☆ SET 1/2-INCH 24-INCH REBAR WITH PLASTIC CAP MARKED "J-U-B 20908"
- ⊙ SET 5/8-INCH 24-INCH REBAR WITH PLASTIC CAP MARKED "J-U-B 20908"
- FOUND 5/8-INCH 24-INCH REBAR WITH PLASTIC CAP MARKED "J-U-B 20908"
- FOUND 1/2-INCH REBAR WITH PLASTIC CAP MARKED "JUB 16642"
- FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "JUB 16642"
- FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "RM J-U-B 16642"
- ⊙ FOUND 1-3/16-INCH BRASS PLUG IN CONCRETE MARKED "J-U-B 16642"
- △ POINT NOT SET OR FOUND
- C# CURVE COURSE NUMBER (TYPICAL)
- L# LINE COURSE NUMBER (TYPICAL)
- # LOT NUMBER (TYPICAL)



SCALE: 1"=20'



CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	95.00'	40°21'10"	66.91'	S06°57'22"W	65.53'
C2	180.00'	15°09'51"	47.64'	S35°39'35"W	47.50'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L1	S00°39'51"W	957.73'
L2	S38°09'21"E	39.95'
L3	S37°12'11"W	90.40'
L4	S31°21'24"W	80.44'
L5	S61°15'54"E	134.11'
L6	S28°44'06"W	8.18'
L7	S61°15'54"E	37.00'
L8	N28°44'06"E	8.39'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L9	S58°33'55"E	133.65'
L10	S28°44'06"W	58.23'
L11	S00°39'42"W	97.26'
L12	S00°39'42"W	20.00'
L13	S01°16'48"W	9.66'
L14	N88°28'23"W	157.78'
L15	N73°16'53"W	122.68'
L16	S84°37'17"E	81.66'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L17	S01°35'43"W	66.07'
L18	S88°24'17"E	144.16'
L19	S69°48'37"E	104.69'
L20	S23°52'54"E	142.15'
L21	S09°29'29"E	92.16'
L22	S33°50'44"E	49.99'
L23	S18°41'05"E	20.81'
L24	S24°11'20"E	52.80'

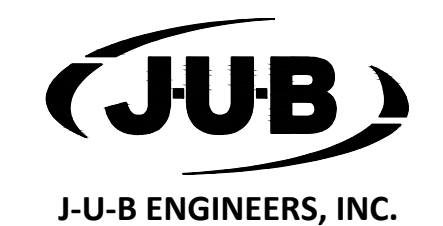
LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L25	S40°30'19"E	35.94'
L26	N27°22'11"E	45.00'
L27	S62°37'49"E	171.31'
L28	N27°22'11"E	45.00'
L29	N84°28'35"E	102.76'
L30	S67°08'20"E	157.59'
L31	S40°51'33"E	182.37'
L32	S84°39'24"E	54.08'

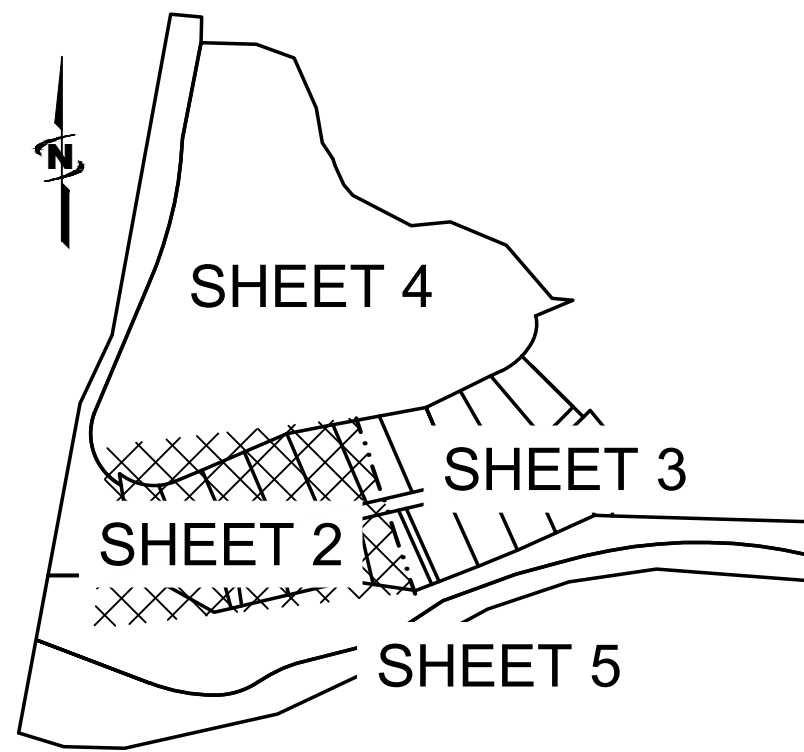
LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L33	S67°10'03"W	105.56'
L34	S45°18'30"E	189.13'
L35	S44°46'21"E	37.00'
L36	N45°13'39"E	24.81'
L37	S39°35'25"E	139.06'
L38	S10°42'18"W	170.75'

SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE



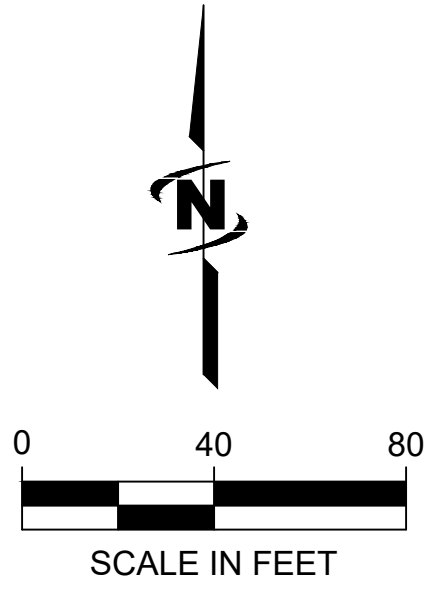
PLAT OF
MOON VALLEY SUBDIVISION NO. 8



KEY MAP
1" = 500'

CURVE TABLE - THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C3	145.00'	61°14'38"	154.99'	S82°34'40"E	147.72'
C4	145.00'	43°11'17"	109.30'	S73°32'59"E	106.73'
C5	145.00'	18°03'21"	45.69'	N75°49'42"E	45.51'
C11	30.00'	54°29'26"	28.53'	S75°52'27"E	27.47'
C12	53.50'	288°58'51"	269.84'	S13°07'10"E	62.15'
C13	53.50'	64°34'14"	60.29'	N80°54'51"W	57.15'
C14	53.50'	63°16'54"	59.09'	S35°09'34"W	56.13'
C15	53.50'	23°43'48"	22.16'	S08°20'47"E	22.00'
C16	53.50'	55°06'07"	51.45'	S47°45'45"E	49.49'
C17	53.50'	30°41'33"	28.66'	N89°20'25"E	28.32'
C18	53.50'	51°36'14"	48.19'	N48°11'32"E	46.57'
C19	30.00'	54°29'26"	28.53'	S49°38'07"W	27.47'
C25	34.00'	44°06'30"	26.17'	N67°15'34"E	25.53'

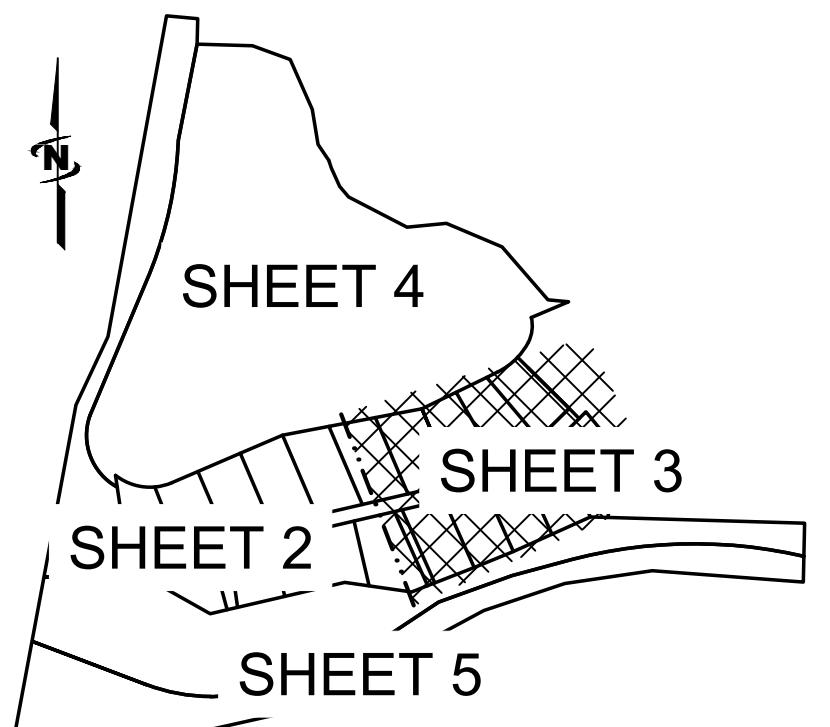
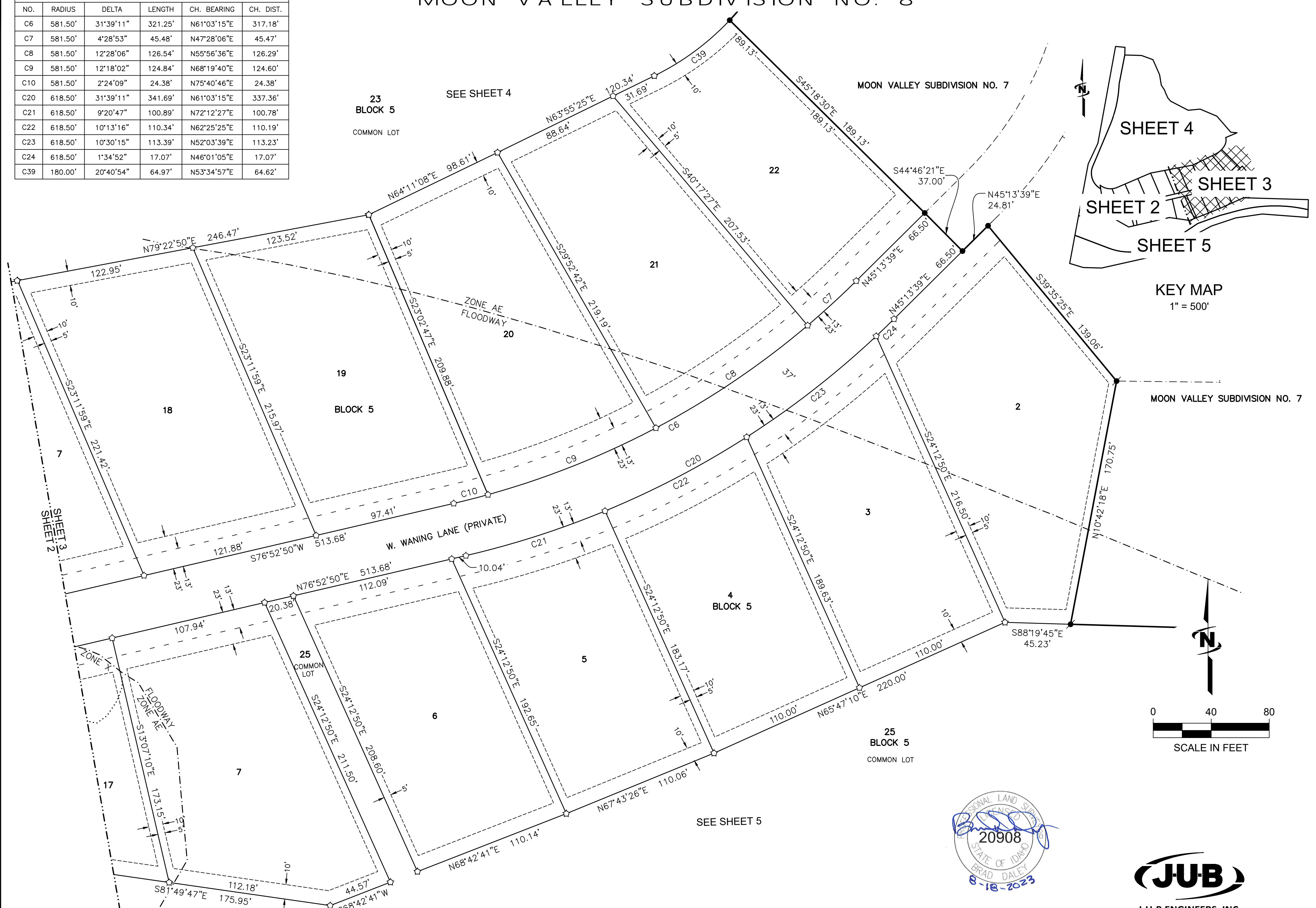
CURVE TABLE - THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C26	56.00'	36°26'54"	35.62'	S63°25'46"W	35.03'
C27	56.00'	21°28'19"	20.99'	S55°56'28"W	20.86'
C28	56.00'	14°58'35"	14.64'	S74°09'56"W	14.60'
C29	34.00'	36°26'54"	21.63'	S63°25'46"W	21.27'
C30	56.00'	44°06'30"	43.11'	N67°15'34"E	42.05'
C31	56.00'	16°34'00"	16.19'	N53°29'19"E	16.14'
C32	56.00'	27°32'31"	26.92'	N75°32'34"E	26.66'



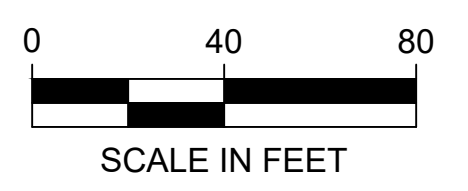
SEE SHEET 1 FOR LEGEND
SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

PLAT OF
MOON VALLEY SUBDIVISION NO. 8

CURVE TABLE - THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C6	581.50'	31°39'11"	321.25'	N61°03'15"E	317.18'
C7	581.50'	4°28'53"	45.48'	N47°28'06"E	45.47'
C8	581.50'	12°28'06"	126.54'	N55°56'36"E	126.29'
C9	581.50'	12°18'02"	124.84'	N68°19'40"E	124.60'
C10	581.50'	2°24'09"	24.38'	N75°40'46"E	24.38'
C20	618.50'	31°39'11"	341.69'	N61°03'15"E	337.36'
C21	618.50'	9°20'47"	100.89'	N72°12'27"E	100.78'
C22	618.50'	10°13'16"	110.34'	N62°25'25"E	110.19'
C23	618.50'	10°30'15"	113.39'	N52°03'39"E	113.23'
C24	618.50'	1°34'52"	17.07'	N46°01'05"E	17.07'
C39	180.00'	20°40'54"	64.97'	N53°34'57"E	64.62'



KEY MAP
1" = 500'

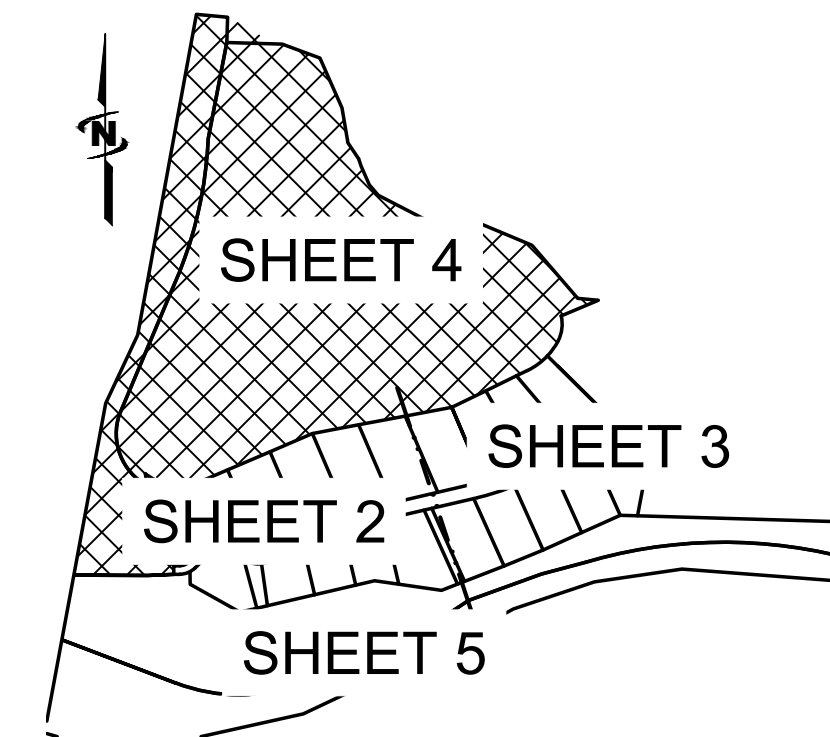


SEE SHEET 1 FOR LEGEND
SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

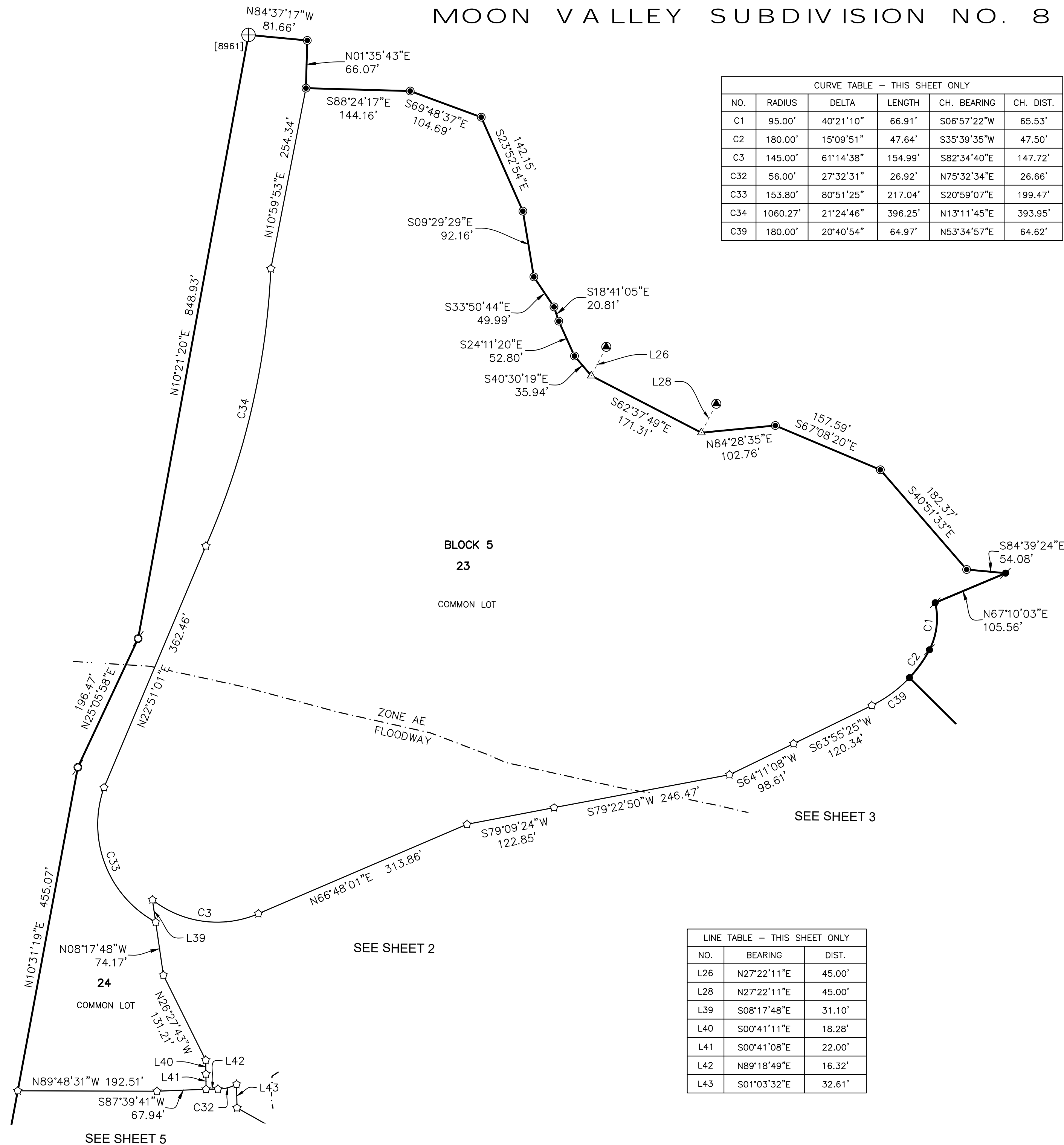
PLAT OF
MOON VALLEY SUBDIVISION NO. 8

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	95.00'	40°21'10"	66.91'	S06°57'22"W	65.53'
C2	180.00'	15°09'51"	47.64'	S35°39'35"W	47.50'
C3	145.00'	61°14'38"	154.99'	S82°34'40"E	147.72'
C32	56.00'	27°32'31"	26.92'	N75°32'34"E	26.66'
C33	153.80'	80°51'25"	217.04'	S20°59'07"E	199.47'
C34	1060.27'	21°24'46"	396.25'	N13°11'45"E	393.95'
C39	180.00'	20°40'54"	64.97'	N53°34'57"E	64.62'

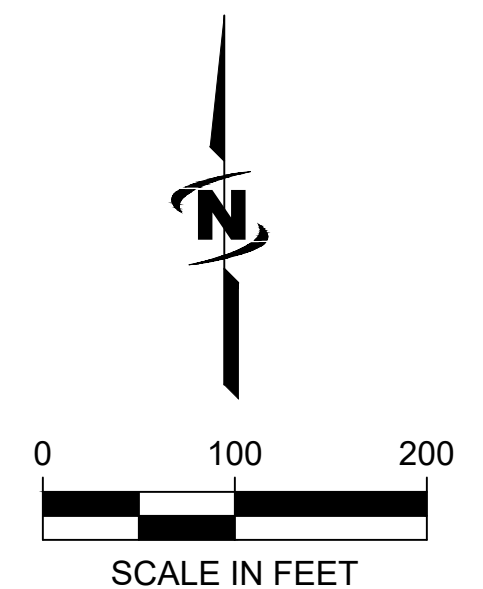


KEY MAP
1" = 500'

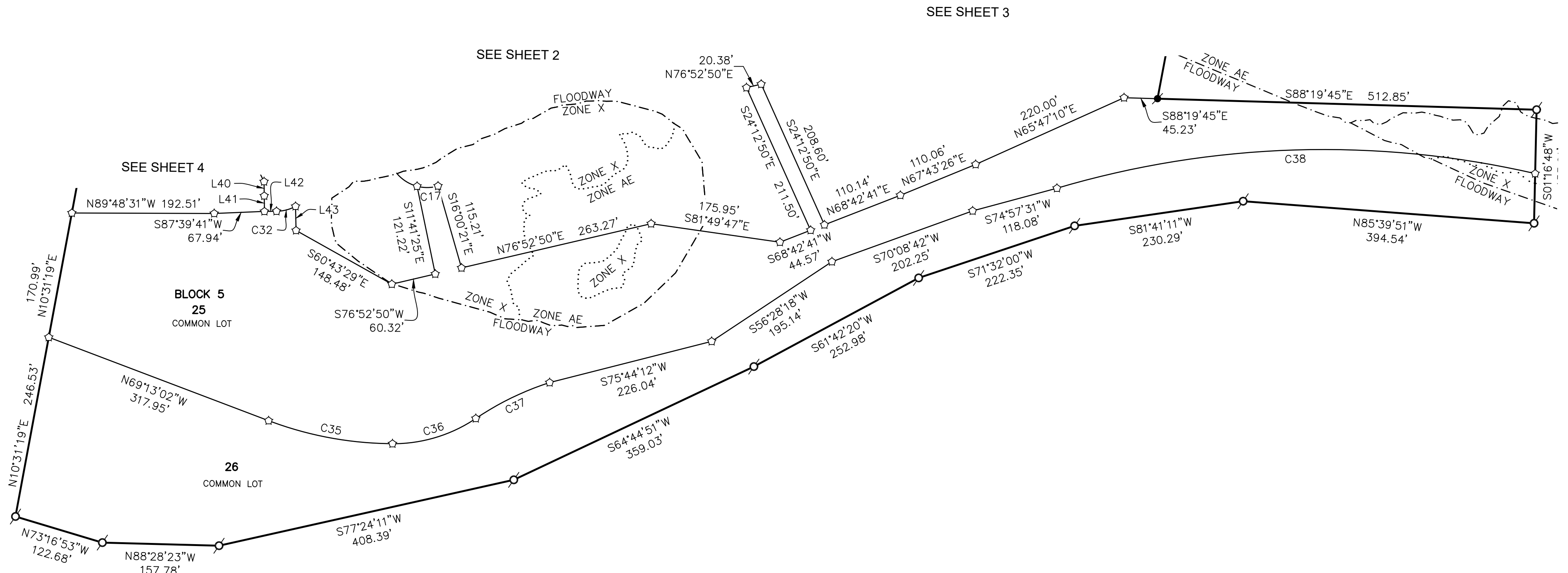


LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L26	N27°22'11"E	45.00'
L28	N27°22'11"E	45.00'
L39	S08°17'48"E	31.10'
L40	S00°41'11"E	18.28'
L41	S00°41'08"E	22.00'
L42	N89°18'49"E	16.32'
L43	S01°03'32"E	32.61'



PLAT OF
MOON VALLEY SUBDIVISION NO. 8

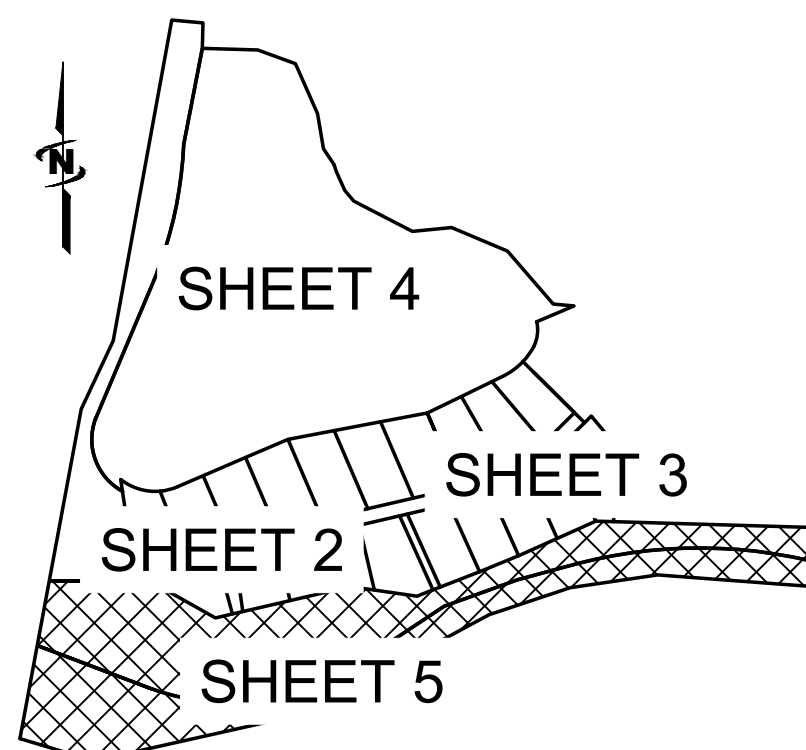


CURVE TABLE - THIS SHEET ONLY

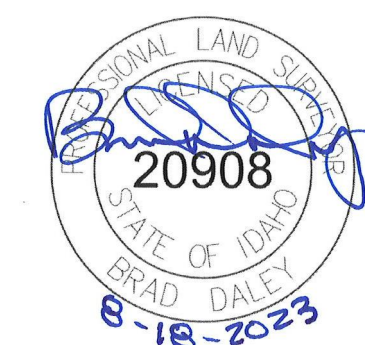
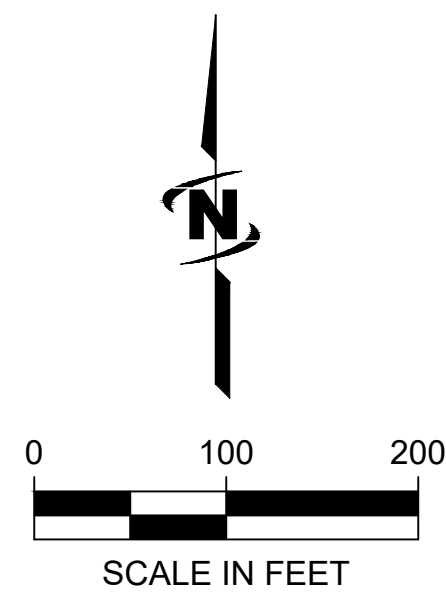
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C32	56.00'	27°32'31"	26.92'	N75°32'34"E	26.66'
C35	477.60'	20°33'10"	171.32'	S79°28'46"E	170.41'
C36	200.00'	34°13'44"	119.48'	N73°07'47"E	117.71'
C37	396.40'	16°05'57"	111.38'	S64°03'54"W	111.02'
C38	1270.27'	29°30'18"	654.14'	S88°14'44"W	646.94'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L40	S00°41'11"E	18.28'
L41	S00°41'08"E	22.00'
L42	N89°18'49"E	16.32'
L43	S01°03'32"E	32.61'



KEY MAP
1" = 500'



J-U-B ENGINEERS, INC.

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313

p 208 376 7330 w www.jub.com SHEET 5 OF 8

SEE SHEET 1 FOR LEGEND
SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

NOTES

1. LOT 1 OF BLOCK 5 IS DESIGNATED AS A PRIVATE ROAD; AND LOTS 23, 24, 25, AND 26 OF BLOCK 5 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY RIVERSTONE HOMEOWNERS' ASSOCIATION, INC.
2. LOT 12 OF BLOCK 5 IS DESIGNATED AS A COMMON DRIVEWAY LOT FOR LOT ACCESS TO LOTS 11, 13, AND 14 OF BLOCK 5. THIS COMMON DRIVEWAY LOT SHALL BE OWNED AND MAINTAINED BY RIVERSTONE HOMEOWNERS' ASSOCIATION, INC.
3. THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY RIVERSTONE HOMEOWNER'S ASSOCIATION, INC. IRRIGATION WATER WILL BE PROVIDED BY PIONEER DITCH COMPANY LTD. THE LOTS WITHIN THIS SUBDIVISION WILL BE OBLIGATED FOR ASSESSMENTS FROM THE PIONEER DITCH COMPANY LTD.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
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. THIS DEVELOPMENT IS SUBJECT TO A DEVELOPMENT AGREEMENT INSTRUMENT NO. 2019-0990108, AND AMENDED BY THAT FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT INSTRUMENT NO. 2021-076058.
7. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
8. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
9. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE WITH ADA COUNTY RECORDER REGARDING ADDITIONAL RESTRICTIONS.
10. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
11. NO WORK SHALL BE PERFORMED WITHIN THE FEMA FLOODWAY WITHOUT A PERMIT.
12. THIS DEVELOPMENT IS SUBJECT TO PIONEER DITCH COMPANY LICENSE AGREEMENT INSTRUMENT NO. 2019-122483 AND ADDENDUM THERETO RECORDED AS INSTRUMENT NO. 2020-058943.
13. THIS SUBDIVISION IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE AND ZONE X, AS SPECIFIED ON FEMA FLOOD INSURANCE RATE MAP 16001C0140 J, WITH AN EFFECTIVE DATE OF JUNE 19, 2020.
14. A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY LOT THAT IS LOCATED WITHIN THE MAPPED FLOODPLAIN UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT. EACH LOT WITHIN THE MAPPED FLOODPLAIN SHALL REQUIRE AN INDIVIDUAL FLOOD PLAIN DEVELOPMENT PERMIT. NO WORK SHALL BE PERFORMED WITHIN THE FLOODWAY AREA WITHOUT A PERMIT. NO RISE CERTIFICATES WILL BE REQUIRED FOR ANY WORK WITHIN THE FLOODWAY AREA.
15. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS CONTAINED IN INSTRUMENT NO. 2020-095409, FIRST SUPPLEMENTAL INSTRUMENT NO. 2020-095415, AND FIRST AMENDMENT TO FIRST SUPPLEMENTAL INSTRUMENT NO. 2021-016388 ALONG WITH ANY AMENDMENTS THERETO.

Reference Documents

SUBDIVISIONS: R.L. HON SUBDIVISION (BK. 4 PLATS, PG. 163)
 MATT SUBDIVISION (BK. 73 PLATS, PGS. 7509-7510)
 MOON VALLEY ESTATES SUBDIVISION (BK. 121 PLATS, PGS. 18915-18918)
 MOON VALLEY SUBDIVISION NO. 1 (BK 118 PLATS, PGS. 18219-18229)
 MOON VALLEY SUBDIVISION NO. 3 (BK. 122 PLATS, PGS. 19160-19167)
 MOON VALLEY SUBDIVISION NO. 6 (BK. 125 PLATS, PGS. 19997-20004)
 MOON VALLEY SUBDIVISION NO. 7 (BK. ??? PLATS, PGS. ?????-?????)

SURVEYS: RECORD OF SURVEY 10034 (INSTRUMENT NO. 2015-015318)

DEEDS: 104023529 & 97026153

EASEMENT NOTES

1. LOTS 12, 23, 24, 25, AND 26 OF BLOCK 5 ARE HEREBY DESIGNATED AS HAVING A UTILITY EASEMENT CO-SITUATE WITH SAID LOT.
2. LOT 1 OF BLOCK 5 IS HEREBY DESIGNATED AS HAVING A PRIVATE ROAD EASEMENT AND A STAR SEWER AND WATER DISTRICT EASEMENT CO-SITUATE WITH SAID LOTS.
3. ALL UTILITY EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS SHOWN HEREON, AND ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF PUBLIC & PRIVATE UTILITIES, PRESSURIZED IRRIGATION, SEWER SERVICE, CABLE TELEVISION/DATA; APPURTENANCES THERETO; AND LOT DRAINAGE.
4. SIDEWALK EASEMENTS AS SHOWN HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS SHOWN HEREON, AND ARE HEREBY RESERVED FOR INGRESS AND EGRESS; THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF SIDEWALKS; AND APPURTENANCES THERETO. RIVERSTONE HOMEOWNERS' ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS.
5. THE PRIVATE ROAD EASEMENT DESIGNATED HEREON IS NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, IS APPURTENANT TO THE LOTS SHOWN HEREON, AND IS HEREBY RESERVED FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES; THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF ROADWAYS, SIDEWALKS, DRIVEWAYS, AND LANDSCAPING; AND APPURTENANCES THERETO.
6. NO EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, SIDE & REAR PROPERTY LINE FENCES, OR OTHER SUCH NONPERMANENT IMPROVEMENTS.
7. ALL EASEMENTS ARE PARALLEL (OR CONCENTRIC) TO THE LINES (OR ARCS) THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
8. THE ACCESS EASEMENT DESIGNATED HEREON IS NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, AND IS APPURTENANT TO THE LOTS ADJOINING AND FRONTING THEREON. THE COMMON DRIVEWAY LOT REFERENCED IN NOTE 2 IS HEREBY RESERVED FOR INGRESS AND EGRESS; THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF A COMMON DRIVEWAY; AND APPURTENANCES TO. SEE THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS REFERENCED IN NOTE 15 FOR RIGHTS, RESTRICTIONS, MAINTENANCE, AND ASSESSMENTS.

SURVEYOR'S NARRATIVE

SURVEY PURPOSE: TO DETERMINE THE BOUNDARY OF A PORTION OF PARCEL III OF THAT LAND AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED UNDER INSTRUMENT NO. 104023529, ADA COUNTY RECORDS, IDAHO AND OF A PORTION OF THAT LAND AS DESCRIBED IN THAT WARRANTY DEED RECORDED UNDER INSTRUMENT NO. 97026153, ADA COUNTY RECORDS, IDAHO, AND TO INCLUDE SAID PORTIONS OF SAID LANDS WITHIN THIS SUBDIVISION.

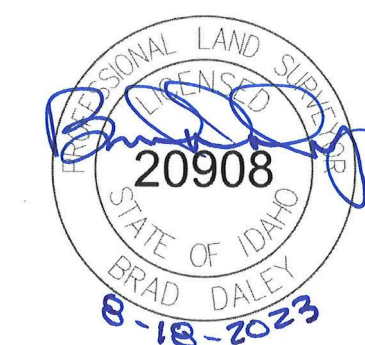
DOCUMENTS USED:
 SEE REFERENCE DOCUMENTS BELOW LEFT.

BOUNDARY CONTROLLED BY:

THE EAST BOUNDARY IS CONTROLLED BY MOON VALLEY ESTATES SUBDIVISION.

THE NORTHERLY BOUNDARY IS CONTROLLED BY MOON VALLEY SUBDIVISION NO. 3.

THE SOUTHERLY AND WESTERLY BOUNDARIES ARE CONTROLLED BY A BOUNDARY LINE CREATED BY THE CLIENT REFLECTING HOW PORTIONS OF THE LANDS OF HEREINABOVE DESCRIBED WARRANTY DEEDS ARE DESIRED TO BE SUBDIVIDED.



CERTIFICATE OF OWNERS

KNOW ALL PEOPLE BY THESE PRESENTS: THAT M3 ID MOON VALLEY, L.L.C. (FORMERLY SUNDANCE INVESTMENTS LIMITED PARTNERSHIP), AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THAT REAL PROPERTY TO BE KNOWN AS MOON VALLEY SUBDIVISION NO. 8, AND THAT IT INTENDS TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

THAT PORTION OF THE EAST HALF OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY IDAHO, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 9, 10, 15, AND 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 15 BEARS SOUTH 89°06'20" EAST, 2644.08 FEET; THENCE ALONG THE LINE COMMON TO SAID SECTIONS 15 AND 16, SOUTH 00°39'42" WEST, 970.60 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MOON VALLEY ROAD; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 74°38'38" WEST, 301.11 FEET TO THE NORTHEAST CORNER OF THE LANDS OF AKINS AS DESCRIBED IN THAT WARRANTY DEED RECORDED UNDER INSTRUMENT NO. 97066505, ADA COUNTY RECORDS, SAID NORTHEAST CORNER BEING THE MOST NORTHERLY CORNER OF MOON VALLEY SUBDIVISION NO. 1 ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 118 OF PLATS AT PAGES 18219 THROUGH 18229, ADA COUNTY RECORDS; THENCE, ALONG THE WESTERLY BOUNDARY LINE OF SAID MOON VALLEY SUBDIVISION NO. 1 THE FOLLOWING ELEVEN (11) COURSES:

- 1)SOUTH 00°39'51" WEST, 957.73 FEET; 2)SOUTH 38°09'21" EAST, 39.95 FEET; 3)SOUTH 37°12'11" WEST, 90.40 FEET; 4)SOUTH 31°21'24" WEST, 80.44 FEET; 5)SOUTH 61°15'54" EAST, 134.11 FEET; 6)SOUTH 28°44'06" WEST, 8.18 FEET; 7)SOUTH 61°15'54" EAST, 37.00 FEET; 8)NORTH 28°44'06" EAST, 8.39 FEET; 9)SOUTH 58°33'55" EAST, 133.65 FEET; 10)SOUTH 28°44'06" WEST, 58.23 FEET; 11)SOUTH 00°39'42" WEST, 97.26 FEET TO THE THE SOUTHWEST CORNER OF SAID MOONVALLEY SUBDIVISION NO. 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF MOON VALLEY ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 121 OF PLATS AT PAGES 18915 THROUGH 18918, ADA COUNTY RECORDS;

THENCE, ALONG THE WESTERLY LINE OF SAID MOON VALLEY ESTATES SUBDIVISION, SOUTH 00°39'42" WEST, 20.00 FEET;

THENCE, CONTINUING ALONG THE SAID WESTERLY LINE, SOUTH 00°39'42" WEST, 301.72 FEET;

THENCE, CONTINUING ALONG SAID WESTERLY LINE, SOUTH 01°16'48" WEST, 301.71 FEET TO THE SOUTHWESTERLY CORNER OF SAID MOON VALLEY ESTATES SUBDIVISION;

THENCE SOUTH 01°16'48" WEST, 9.66 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°16'48" WEST, 153.61 FEET; THENCE NORTH 85°39'51" WEST, 394.54 FEET; THENCE SOUTH 81°41'11" WEST, 230.29 FEET; THENCE SOUTH 71°32'00" WEST, 222.35 FEET; THENCE SOUTH 61°42'20" WEST, 252.98 FEET; THENCE SOUTH 64°44'51" WEST, 359.03 FEET; THENCE SOUTH 77°24'11" WEST, 408.39 FEET; THENCE NORTH 88°28'23" WEST, 157.78 FEET; THENCE NORTH 73°16'53" WEST, 122.68 FEET; THENCE NORTH 10°31'19" EAST, 872.59 FEET; THENCE NORTH 25°05'58" EAST, 196.47 FEET; THENCE NORTH 10°21'20" EAST, 848.93 FEET; THENCE SOUTH 84°37'17" EAST, 81.66 FEET TO POINT ON THE SOUTHERLY LINE OF MOON VALLEY SUBDIVISION NO. 6 ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 125 OF PLATS AT PAGES 19997 THROUGH 20004, ADA COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID MOON VALLEY SUBDIVISION NO. 6 THE FOLLOWING SEVEN (7) COURSES:

THENCE SOUTH 01°35'43" WEST, 66.07 FEET; THENCE SOUTH 88°24'17" EAST 144.16 FEET; THENCE SOUTH 69°48'37" EAST, 104.69 FEET; THENCE SOUTH 23°52'54" EAST, 142.15 FEET; THENCE SOUTH 09°29'29" EAST, 92.16 FEET; THENCE SOUTH 33°50'44" EAST, 49.99 FEET; THENCE SOUTH 18°41'05" EAST, 20.81 FEET TO POINT ON THE SOUTHERLY LINE OF MOON VALLEY SUBDIVISION NO. 3 ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 122 OF PLATS AT PAGES 19160 THROUGH 19167, ADA COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID MOON VALLEY SUBDIVISION NO. 3 THE FOLLOWING SEVEN (7) COURSES:

THENCE SOUTH 24°11'20" EAST, 52.80 FEET; THENCE SOUTH 40°30'19" EAST, 35.94 FEET; THENCE SOUTH 62°37'49" EAST, 171.31 FEET; THENCE NORTH 84°28'35" EAST, 102.76 FEET; THENCE SOUTH 67°08'20" EAST, 157.59 FEET; THENCE SOUTH 40°51'33" EAST, 182.37 FEET; THENCE SOUTH 84°39'24" EAST, 54.08 FEET TO POINT ON THE WESTERLY LINE OF MOON VALLEY SUBDIVISION NO. 7 ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK ??? PLATS AT PAGES ????? THROUGH ??????. ADA COUNTY RECORDS;

THENCE ALONG THE WESTERLY LINE OF SAID MOON VALLEY SUBDIVISION NO. 7 THE FOLLOWING EIGHT (8) COURSES:

THENCE SOUTH 67°10'03" WEST, 105.56 FEET THE THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 66.91 FEET, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 40°21'10", A CHORD BEARING OF SOUTH 06°57'22" WEST AND A CHORD LENGTH OF 65.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 47.64 FEET, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 15°09'51", A CHORD BEARING OF SOUTH 35°39'35" WEST AND A CHORD LENGTH OF 47.50 FEET; THENCE SOUTH 45°18'30" EAST, 189.13 FEET; THENCE SOUTH 44°46'21" EAST, 37.00 FEET; THENCE NORTH 45°13'39" EAST, 24.81 FEET; THENCE SOUTH 39°35'25" EAST, 139.06 FEET; THENCE SOUTH 10°42'18" WEST, 170.75 FEET TO POINT ON THE SOUTHERLY LINE OF SAID MOON VALLEY SUBDIVISION NO. 7;

CERTIFICATE OF OWNERS (CONTINUED)

THENCE ALONG THE SOUTHERY LINE OF SAID MOON VALLEY SUBDIVISION NO. 7 SOUTH 88°19'45" EAST, 512.85 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED PARCEL CONTAINS AN AREA OF 42.45 ACRES OF LAND, MORE OR LESS.

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND:

M3 ID MOON VALLEY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: M3 BUILDERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: THE M3 COMPANIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: WILLIAM I. BROWNLEE, MANAGER

ACKNOWLEDGEMENT

STATE OF _____ } COUNTY OF _____ } ss.

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, PERSONALLY APPEARED WILLIAM I. BROWNLEE, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF M3 COMPANIES, LLC, THE LLC THAT IS THE SOLE MEMBER OF M3 BUILDERS, LLC, THE LLC THAT IS THE MANAGER OF M3 ID MOON VALLEY, LLC, THE LLC THAT EXECUTED THE WITHIN AND FORGOING INSTRUMENT, OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LLC AND ACKNOWLEDGED TO ME THAT M3 ID MOON VALLEY, LLC EXECUTED THE SAME.

NOTARY PUBLIC FOR _____ MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, BRAD DALEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF MOON VALLEY SUBDIVISION NO. 8, AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS SHOWN ON THE ATTACHED PLAT IS CORRECT AND WAS SURVEYED IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.

BRAD DALEY, PLS 20908



J-U-B ENGINEERS, INC. 2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313 p 208 376 7330 w www.jub.com

APPROVAL OF CENTRAL DISTRICT HEALTH

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

CENTRAL DISTRICT HEALTH DATE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

COMMISSION PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY

_____, HEREBY APPROVE THIS PLAT.

CITY ENGINEER

APPROVAL OF CITY COUNCIL

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

CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR DATE

CERTIFICATE OF COUNTY TREASURER

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

ADA COUNTY TREASURER DATE

COUNTY RECORDER'S CERTIFICATE

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

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

AT _____ MINUTES PAST _____ O'CLOCK _____ M.,

THIS _____ DAY OF _____, _____, IN MY OFFICE, AND WAS RECORDED IN

BOOK _____ OF PLATS AT PAGES _____ THROUGH _____.

FEE: _____

DEPUTY EX-OFFICIO RECORDER



22 FEB 2023



J-U-B ENGINEERS, INC.

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313

p 208 376 7330 w www.jub.com SHEET 8 OF 8

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Overall Landscape Sheet Layout	L3.0
Planting Plan	L3.1-3.2
Planting Details	L7.1
Planting Specifications	L8.1

DEVELOPER

M3 COMPANIES
 1087 W. River Street
 Suite 310
 Boise, Idaho 83702
 (208) 939-6263 Fax: 208-939-6752

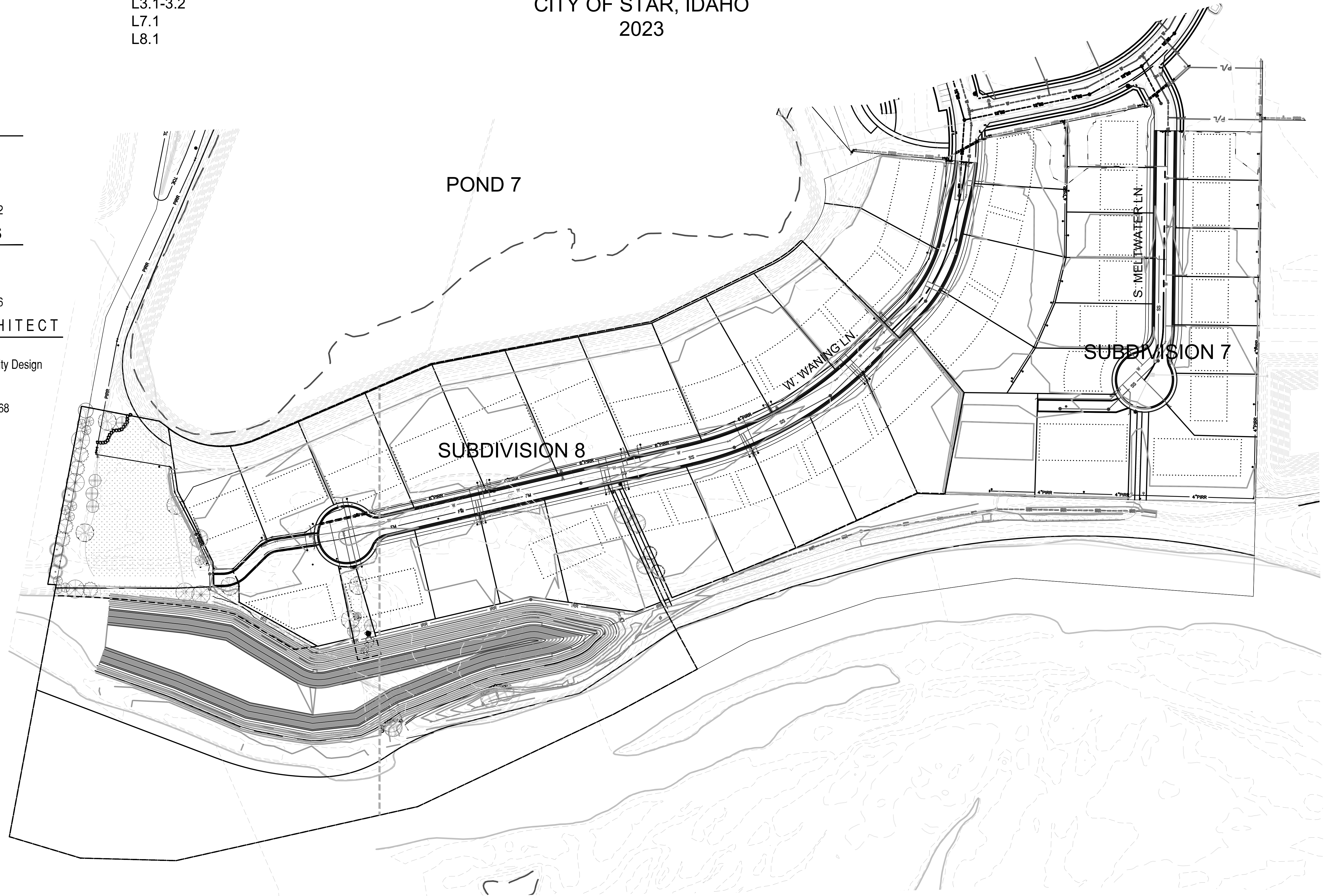
CIVIL ENGINEERS

J-U-B ENGINEERS, INC.
 250 S. Beechwood Ave. Suite 201
 Boise, ID 83709-0944
 (208) 376-7330 Fax: 208-323-9336

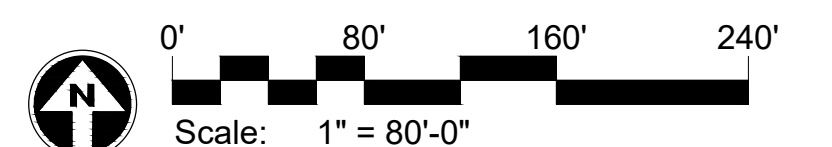
LANDSCAPE ARCHITECT

Greedy | Pickett
 Landscape Architecture | Community Design
 7144 E. Stetson Drive, Suite 205
 Scottsdale, Arizona 85251
 (480) 609-0009 Fax: (480) 609-0068

LANDSCAPE PLANS FOR RIVERSTONE SUBDIVISION SUBDIVISION 8 CITY OF STAR, IDAHO 2023



OVERALL LANDSCAPE PLAN



GREEDY PICKETT
 landscape architecture | community design
 7144 E. Stetson Drive, Suite 205
 Scottsdale, Arizona 85251
 480.609.0009p 480.609.0068f



RIVERSTONE SUBDIVISION
 SUBDIVISION 8
 Landscape Construction Documents
 STAR, IDAHO

revisions:
 project #:
 MTC069
 scale:
 As Shown
 issued for:
 REVIEW
 drawn by:
 TEAM
 date:
 05-02-2023
 drawing:
 Overall Landscape Plan

sheet #
 L0.0
 1 of 7

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 3 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 3 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS/SEEPAGE BEDS/IDAHO POWER APPURTENANCES/ FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND GROUNDCOVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION, IF APPLICABLE.
13. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
14. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
15. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION AND 90 DAY MAINTENANCE AFTER SUBSTANTIAL COMPLETION PRIOR TO TURNOVER TO HOME OWNER'S ASSOCIATION (HOA).
16. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
17. ALL PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
18. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
 - A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
 - B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
 - i) TURF, AND ANNUAL AREAS (6" DEPTH)
 - ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

HARDSCAPE GENERAL NOTES:

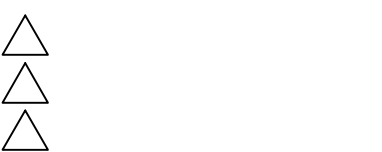
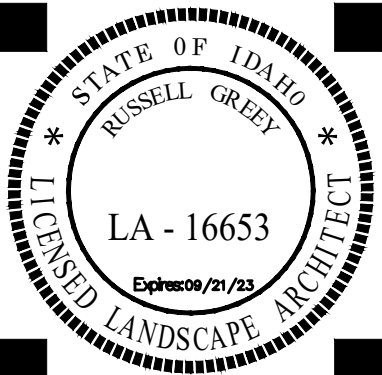
1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY MASON STANFIELD AND JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE (VARIES), 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" (VARIES) ON CENTER AND EXPANSION JOINTS AT 20'-0" (VARIES) ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: MASON STANFIELD AND JUB ENGINEERS, INC. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
6. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
 - A) UTILITY DIG LINE SERVICE OF IDAHO 1-800-342-1585
 - B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
 - C) OVERHEAD UTILITIES
7. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
8. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
9. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
10. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
12. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
15. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
16. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
18. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
19. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

MATERIAL SCHEDULE:

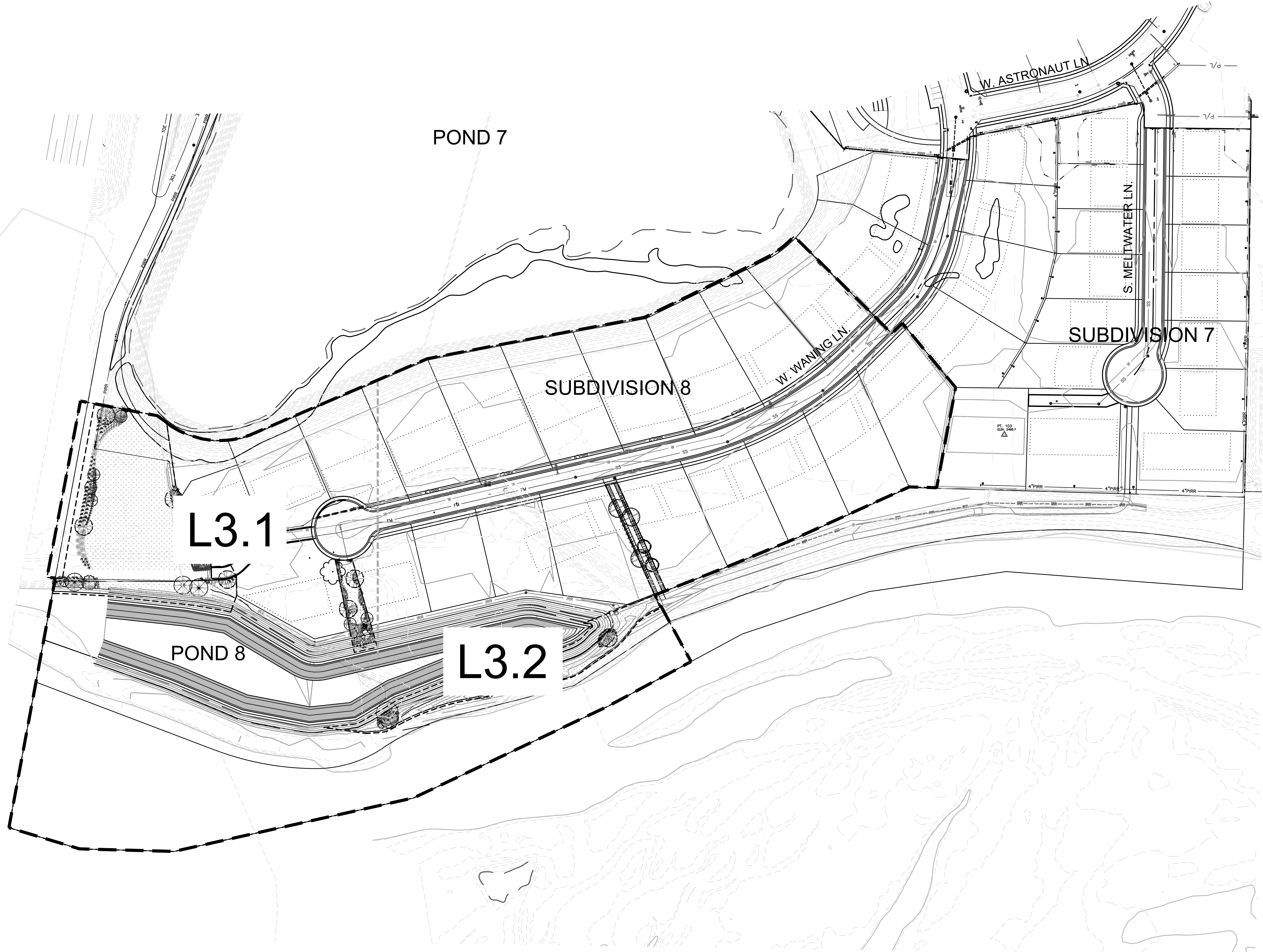
DESCRIPTION	SUPPLIER	MODEL / SIZE	COLOR/FINISH	COMMENTS
CONCRETE SIDEWALK				PER JOB ENGINEERING PLANS
LIMIT OF TURF				
-CUT EDGE	CONTRACTOR		UNCOLORED, MEDIUM BROOM FINISH	
PLANTING AREA				
-MULCH	CONTRACTOR	MULCH	PREMIUM BLEND	
TURF AREA				
-SOD	CONTRACTOR	FESCUE SOD		



revisions:

project #: MTC069
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 issued for: REVIEW
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 date: 05-02-2023
 drawing: General Notes

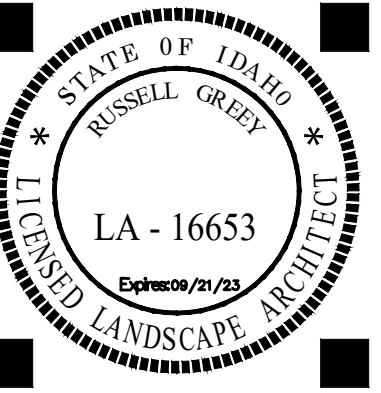
sheet #



PLANT MATERIALS PALETTE

Sym.	Plant Name	Size	Qty.	Remarks
Class I Trees				
	<i>Cercis canadensis</i> Eastern Redbud	2" B&B	2	Mult
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2" B&B	6	Standard
Class II Trees				
	<i>Acer plantanosides</i> 'Crimson King' Crimson King Maple	2" B&B	7	Standard
	<i>Acer truncatum</i> x <i>plantanosides</i> 'Keithform' Norwegian Sunset Maple	2" Cal.	7	Standard
	<i>Betula nigra</i> 'Heritage' Heritage Birch	2" Cal.	3	Standard
Conifer Trees				
	<i>Pinus flexilis</i> 'Vanderwolfs' Vanderwolfs Pine	6'-8' HT. B&B	5	
	<i>Pinus sylvestris</i> Scotch Pine	6'-8' HT. B&B	1	
Shrubs				
	<i>Berberis thunbergii</i> 'Gentry' Royal Burgundy Barberry	5 gal.	10	
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	3 Gal.	56	
	<i>Buddleja</i> x <i>flutterby</i> 'Miss Ruby' Miss Ruby Butterfly Bush	3 Gal.	55	
	<i>Caryopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	3 gal.	13	
	<i>Euonymus kiauschovicus</i> 'Manhattan' Manhattan Euonymus	3 Gal.	15	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	3 Gal.	32	
	<i>Juniperus</i> x <i>glizetiana</i> 'Mint Julep' Mint Julep Juniper	3 gal.	23	
	<i>Juniperus scopulorum</i> 'Skyrocket' Skyrocket Juniper	3 gal.	9	
	<i>Photinia</i> x <i>fraseri</i> Photinia Fraseri	3 Gal.	27	
	<i>Physocarpus lentifolius</i> Summer Wine Ninebark	3 gal.	37	
	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	3 gal.	86	
	<i>Prunus</i> x <i>cistena</i> Cistena Plum	3 gal.	15	
	<i>Prunus laurocerasus</i> 'Schipkaensis' Cherry Laurel	5 gal.	8	
	<i>Ribes aureum</i> Golden Currant	3 gal.	24	
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	5 gal.	43	
	<i>Rosa</i> x 'Noare' Flower Carpet TM Red Rose	3 Gal.	96	
	<i>Spiraea</i> x <i>bumalda</i> 'Goldflame' Gold Flame Spiraea	3 gal.	27	
Grasses				
	<i>Calamagrostis acutiflora</i> 'Karl Forester' Karl Forester Feather Reed grass	5 gal.	24	
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Overdam' 'Overdam' Feather Reed Grass	5 gal.	18	
	<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Grass	3 gal.	38	
INERTS				
Sym.	Description			
	BARK MULCH, PREMIUM BLEND			
MASS PLANTING				
Sym.	Description			
	SODDED FESCUE			

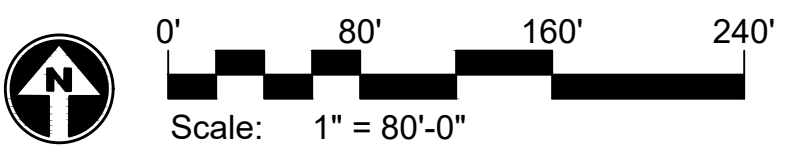
GREY PICKETT
 landscape architecture community design
 7144 e steinon drive, suite 205
 scottsdale, arizona 85251
 480.609.0009p 480.609.0006f

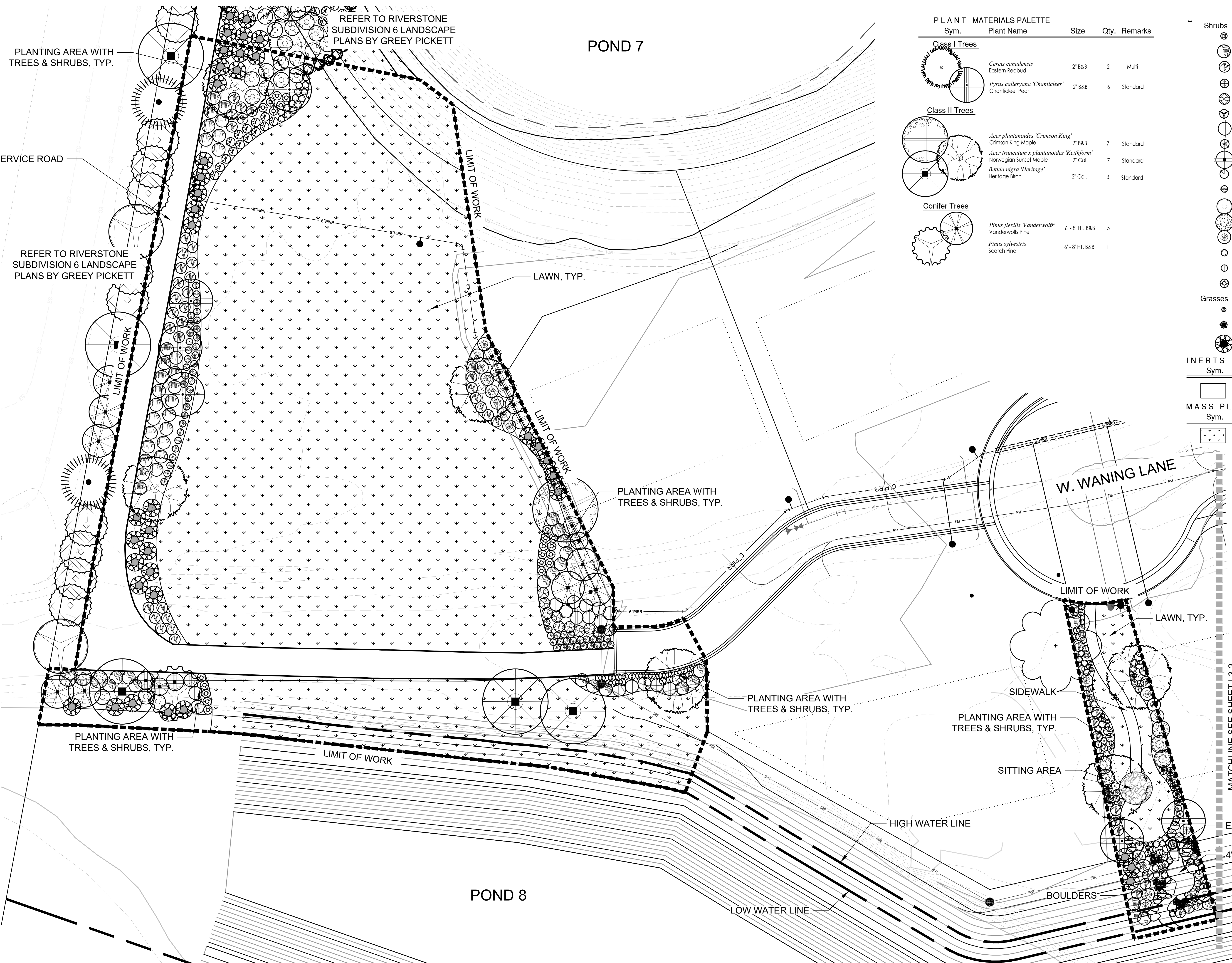


RIVERSTONE SUBDIVISION
 SUBDIVISION 8
 Landscape Construction Documents
 STAR, IDAHO

revisions:
 project #: MTC069
 scale: As Shown
 issued for: REVIEW
 drawn by: TEAM
 date: 05-02-2023
 drawing: Overall Landscape Plan

LANDSCAPE SHEET LAYOUT





REFER TO RIVERSTONE SUBDIVISION 6 LANDSCAPE PLANS BY GREY PICKETT

POND 7

PLANTING AREA WITH TREES & SHRUBS, TYP.

SERVICE ROAD

REFER TO RIVERSTONE SUBDIVISION 6 LANDSCAPE PLANS BY GREY PICKETT

LAWN, TYP.

PLANTING AREA WITH TREES & SHRUBS, TYP.

W. WANING LANE

LIMIT OF WORK

LAWN, TYP.

PLANTING AREA WITH TREES & SHRUBS, TYP.

SIDEWALK
PLANTING AREA WITH TREES & SHRUBS, TYP.

SITTING AREA

PLANTING AREA WITH TREES & SHRUBS, TYP.

LIMIT OF WORK

HIGH WATER LINE

EXISTING ARTESIAN WELL

4"-8" RIVER ROCK FOR STREAM

POND 8

LOW WATER LINE

BOULDERS

MATCHLINE SEE SHEET L3.2

PLANT MATERIALS PALETTE

Sym.	Plant Name	Size	Qty.	Remarks
Class I Trees				
	<i>Cercis canadensis</i> Eastern Redbud	2' B&B	2	Multi
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2' B&B	6	Standard
Class II Trees				
	<i>Acer plantanoides</i> 'Crimson King' Crimson King Maple	2' B&B	7	Standard
	<i>Acer truncatum</i> x <i>plantanoides</i> 'Keithform' Norwegian Sunset Maple	2' Cal.	7	Standard
	<i>Betula nigra</i> 'Heritage' Heritage Birch	2' Cal.	3	Standard
Conifer Trees				
	<i>Pinus flexilis</i> 'Vanderwolfs' Vanderwolfs Pine	6' - 8' HT. B&B	5	
	<i>Pinus sylvestris</i> Scotch Pine	6' - 8' HT. B&B	1	

Shrubs

	<i>Berberis thunbergii</i> 'Gentry' Royal Burgundy Barberry	5 gal.	10	
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	3 Gal.	56	
	<i>Buddleja</i> x <i>flatterby</i> 'Miss Ruby' Miss Ruby Butterfly Bush	3 Gal.	55	
	<i>Caryopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	3 gal.	13	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	3 Gal.	15	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	3 Gal.	32	
	<i>Juniperus</i> x <i>pfitzeriana</i> 'Mint Julep' Mint Julep Juniper	3 gal.	23	
	<i>Juniperus scopulorum</i> 'Skyrocket' Skyrocket Juniper	3 gal.	9	
	<i>Photinia</i> x <i>fraseri</i> Photinia Frozier	3 Gal.	27	
	<i>Physocarpus lentifolius</i> Summer Wine Ninebark	3 gal.	37	
	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	3 gal.	86	
	<i>Prunus</i> x <i>cistena</i> Cistena Plum	3 gal.	15	
	<i>Prunus laurocerasus</i> 'Schipkaensis' Cherry Laurel	5 gal.	8	
	<i>Ribes aureum</i> Golden Currant	3 gal.	24	
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	5 gal.	43	
	<i>Rosa</i> x 'Noare' Flower Carpet 1M Red Rose	3 Gal.	96	
	<i>Spiraea</i> x <i>bumalda</i> 'Goldflame' Gold Flame Spirea	3 gal.	27	
Grasses				
	<i>Calamagrostis acutiflora</i> 'Karl Forester' Karl Forester Feather Reed grass	5 gal.	24	
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Overdam' Overdam Feather Reed Grass	5 gal.	18	
	<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Grass	3 gal.	38	

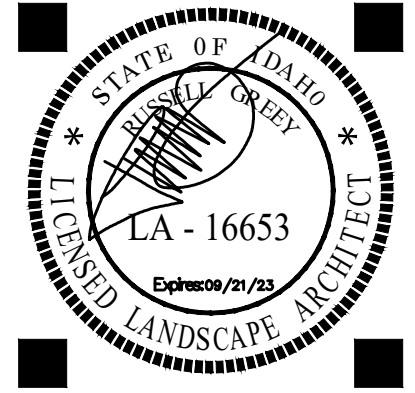
INERTS

Sym.	Description
	BARK MULCH, PREMIUM BLEND

MASS PLANTING

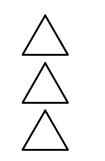
Sym.	Description
	SODDED FESCUE

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RIVERSTONE SUBDIVISION
SUBDIVISION 8
Landscape Construction Documents
STAR, IDAHO

revisions:

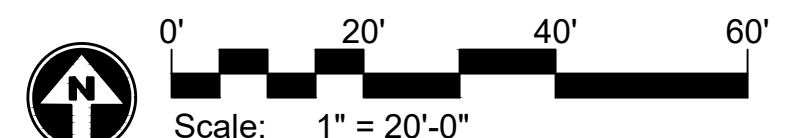
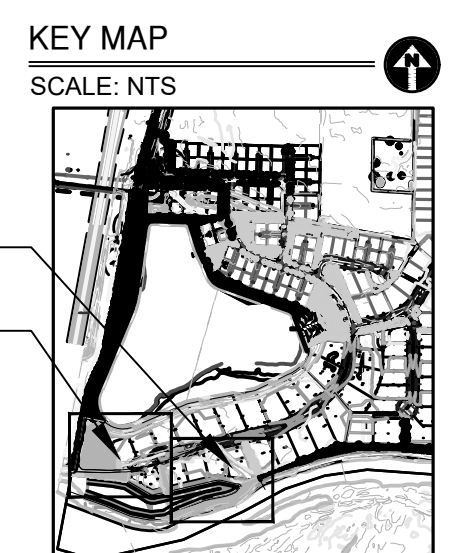


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drawn by: TEAM
date: 05-02-2023
drawing: Planting Plan

sheet #

L3.1
4 of 7

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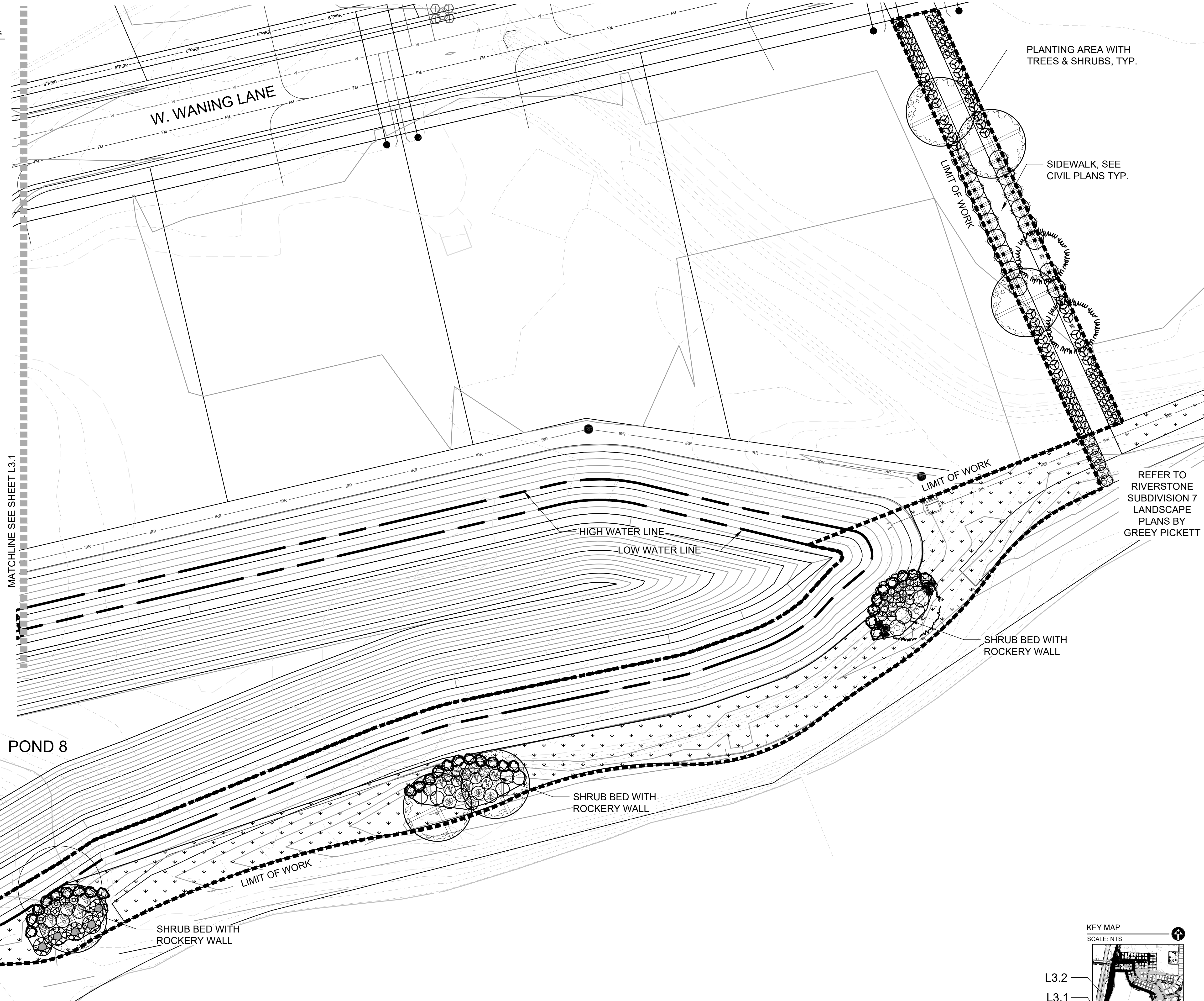


PLANTING PLAN - L3.1

PLANT MATERIALS PALETTE

Sym.	Plant Name	Size	Qty.	Remarks
Class I Trees				
	<i>Cercis canadensis</i> Eastern Redbud	2' B&B	2	Multi
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2' B&B	6	Standard
Class II Trees				
	<i>Acer plantanoides</i> 'Crimson King' Crimson King Maple	2' B&B	7	Standard
	<i>Acer truncatum</i> x <i>plantanoides</i> 'Keithform' Norwegian Sunset Maple	2' Cal.	7	Standard
	<i>Betula nigra</i> 'Heritage' Heritage Birch	2' Cal.	3	Standard
Conifer Trees				
	<i>Pinus flexilis</i> 'Wandervogels' Wandervogels Pine	6' - 8' HT. B&B	5	
	<i>Pinus sylvestris</i> Scotch Pine	6' - 8' HT. B&B	1	
Shrubs				
	<i>Berberis thunbergii</i> 'Gentry' Royal Burgundy Barberry	5 gal.	10	
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	3 Gal.	56	
	<i>Buddleja</i> x <i>flatterby</i> 'Miss Ruby' Miss Ruby Butterfly Bush	3 Gal.	55	
	<i>Caryopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	3 gal.	13	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	3 Gal.	15	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	3 Gal.	32	
	<i>Juniperus</i> x <i>pfitzeriana</i> 'Mint Julep' Mint Julep Juniper	3 gal	23	
	<i>Juniperus scopulorum</i> 'Skyrocket' Skyrocket Juniper	3 gal.	9	
	<i>Photinia</i> x <i>fraseri</i> Photinia Frazeri	3 Gal.	27	
	<i>Physocarpus lentifolius</i> Summer Wine Ninebark	3 gal.	37	
	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	3 gal.	86	
	<i>Prunus</i> x <i>cistena</i> Cistena Plum	3 gal.	15	
	<i>Prunus laurocerasus</i> 'Schipkaensis' Cherry Laurel	5 gal.	8	
	<i>Ribes aureum</i> Golden Currant	3 gal.	24	
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	5 gal.	43	
	<i>Rosa</i> x 'Noare' Flower Carpet TM Red Rose	3 Gal.	96	
	<i>Spiraea</i> x <i>bumalda</i> 'Goldflame' Gold Flame Spirea	3 gal.	27	
Grasses				
	<i>Calamagrostis acutiflora</i> 'Karl Forester' Karl Forester Feather Reed grass	5 gal.	24	
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Overdam' 'Overdam' Feather Reed Grass	5 gal.	18	
	<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Grass	3 gal.	38	

Sym.	Description
	BARK MULCH, PREMIUM BLEND
MASS PLANTING	
Sym.	Description
	SODDED FESCUE

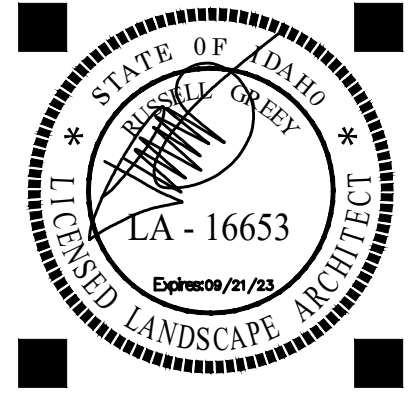


PLANTING AREA WITH TREES & SHRUBS, TYP.

SIDEWALK, SEE CIVIL PLANS TYP.

REFER TO RIVERSTONE SUBDIVISION 7 LANDSCAPE PLANS BY GREY PUCKETT

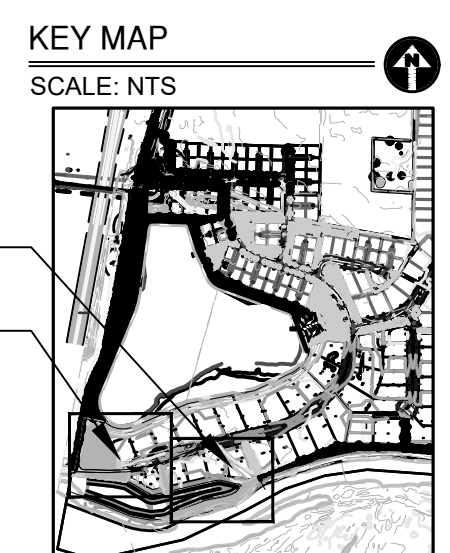
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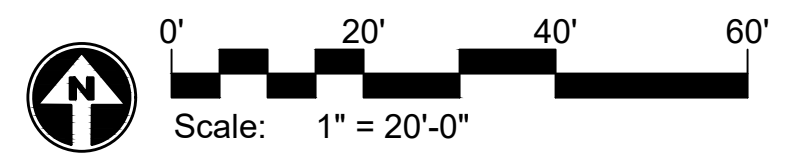
RIVERSTONE SUBDIVISION
SUBDIVISION 8
Landscape Construction Documents
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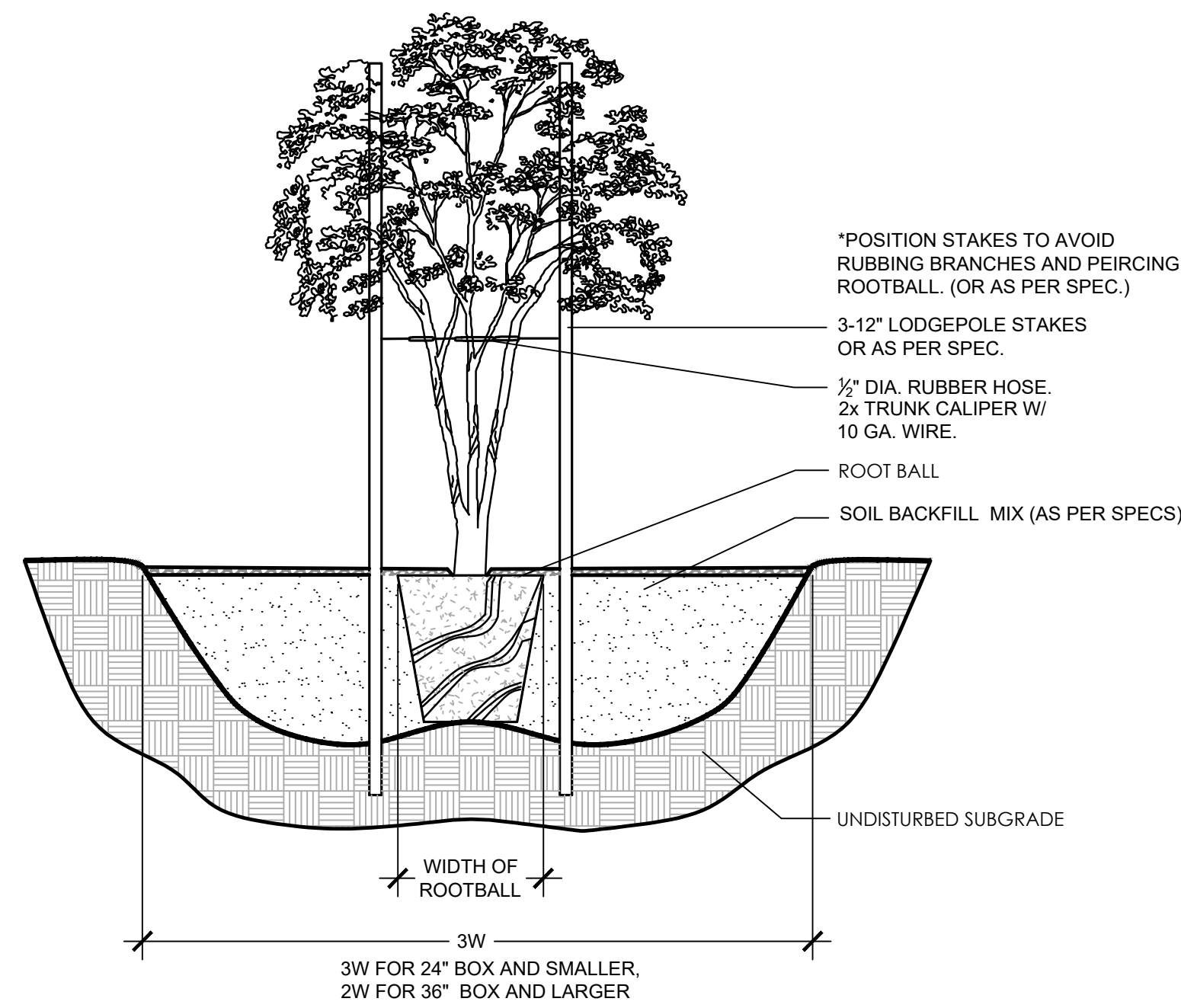
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issued for: REVIEW
drawn by: TEAM
date: 05-02-2023
drawing: Planting Plan
sheet #

L3.2
5 of 7



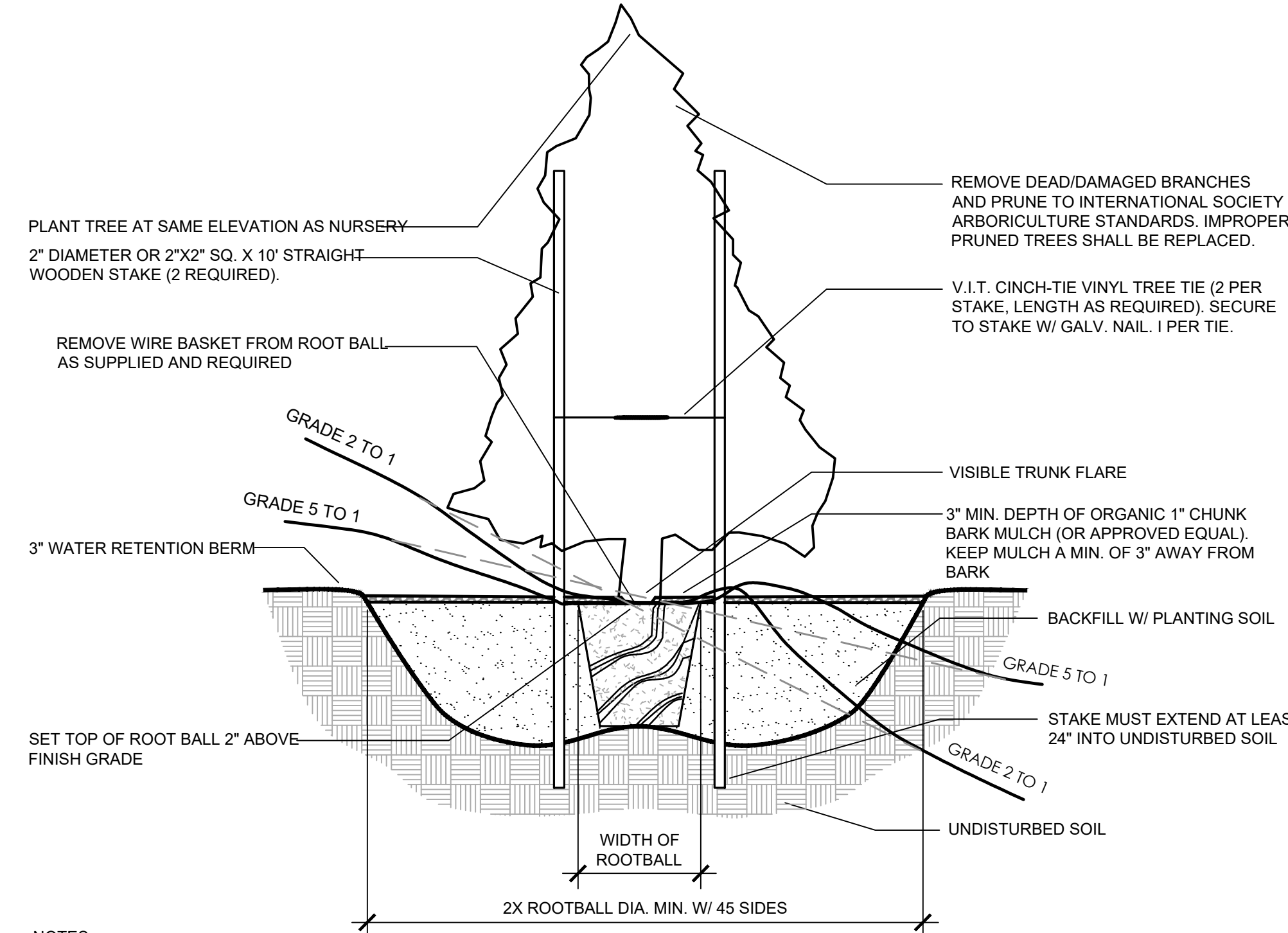
PLANTING PLAN - L3.2





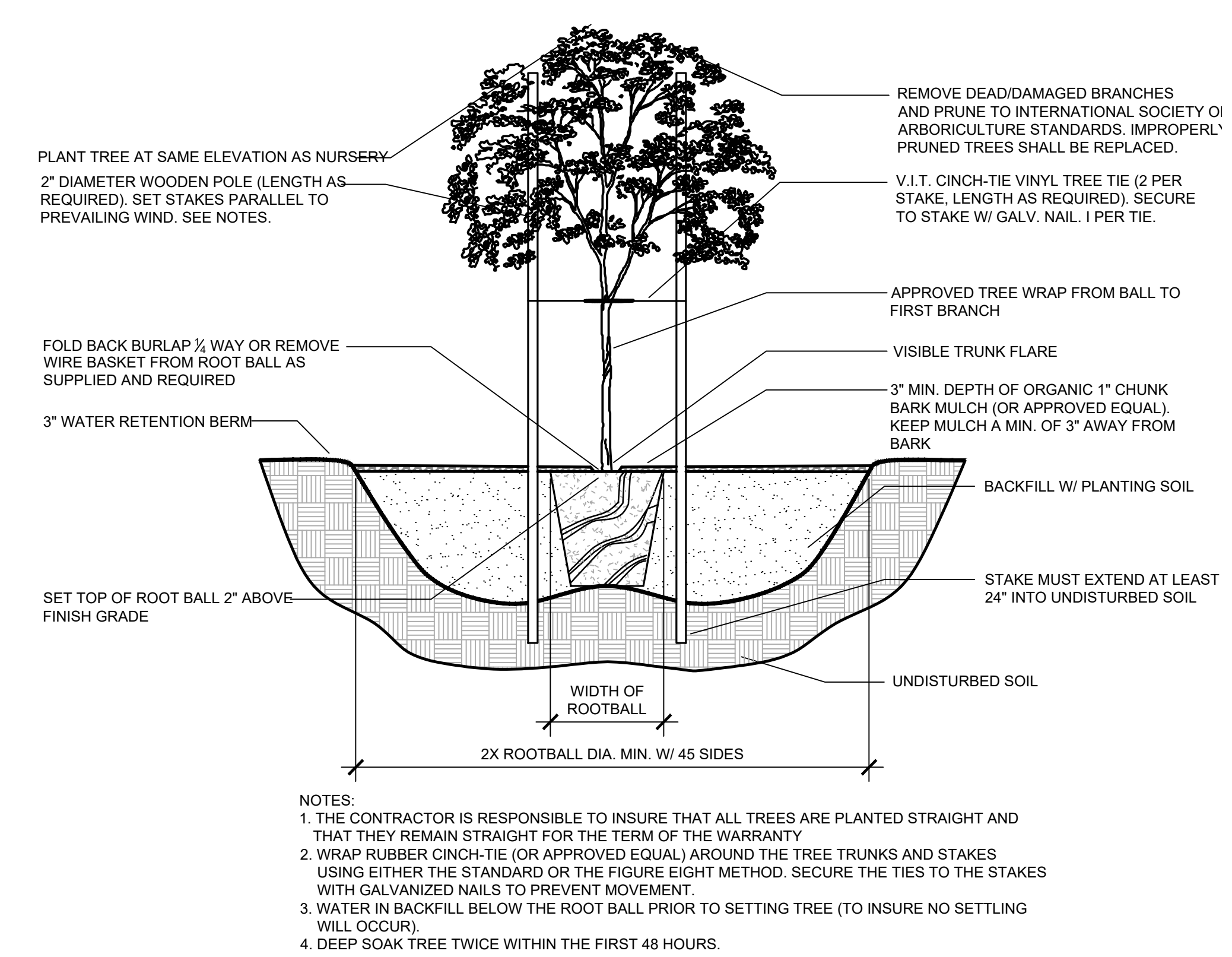
1.3 Tree Staking Detail

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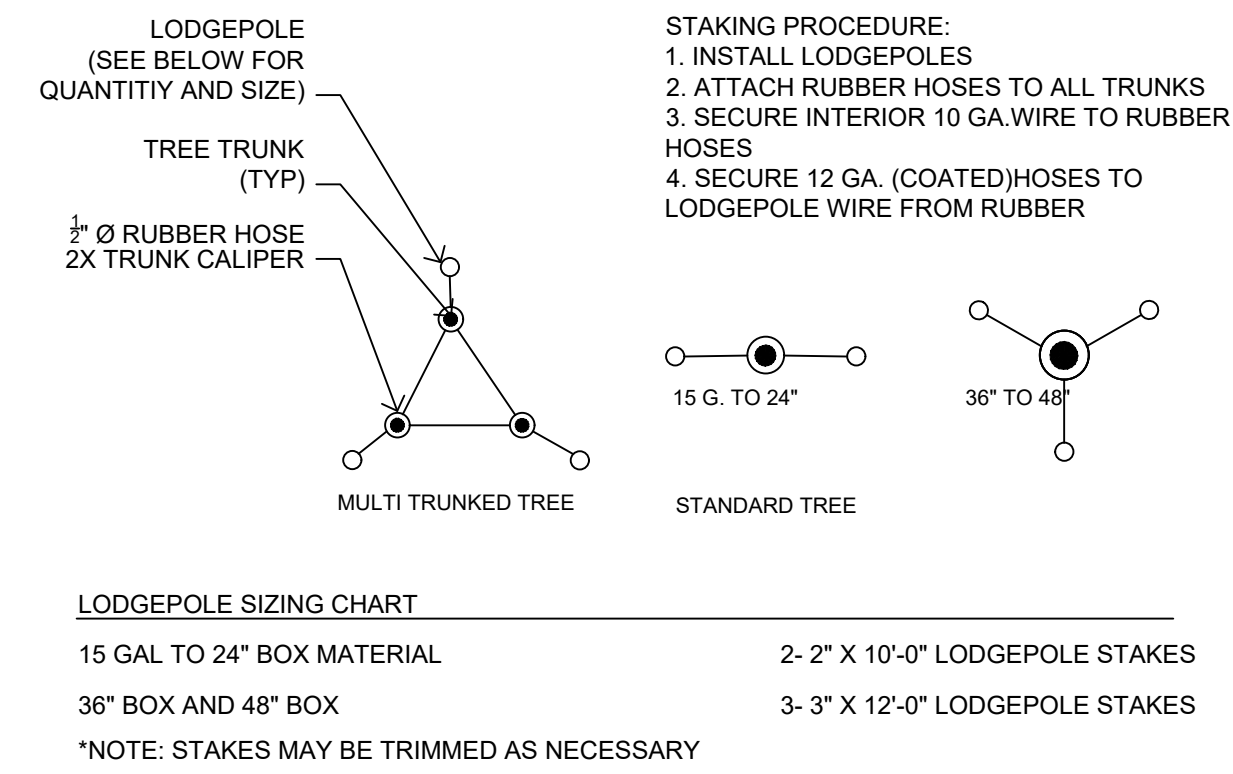
1.2 Evergreen Tree Planting Detail

Scale: N.T.S.



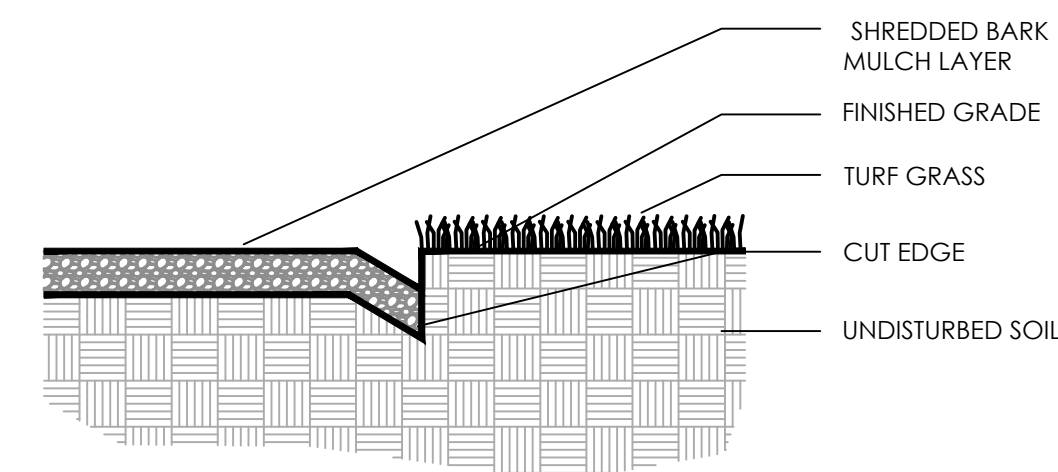
1.1 Deciduous Tree Planting Detail

Scale: N.T.S.



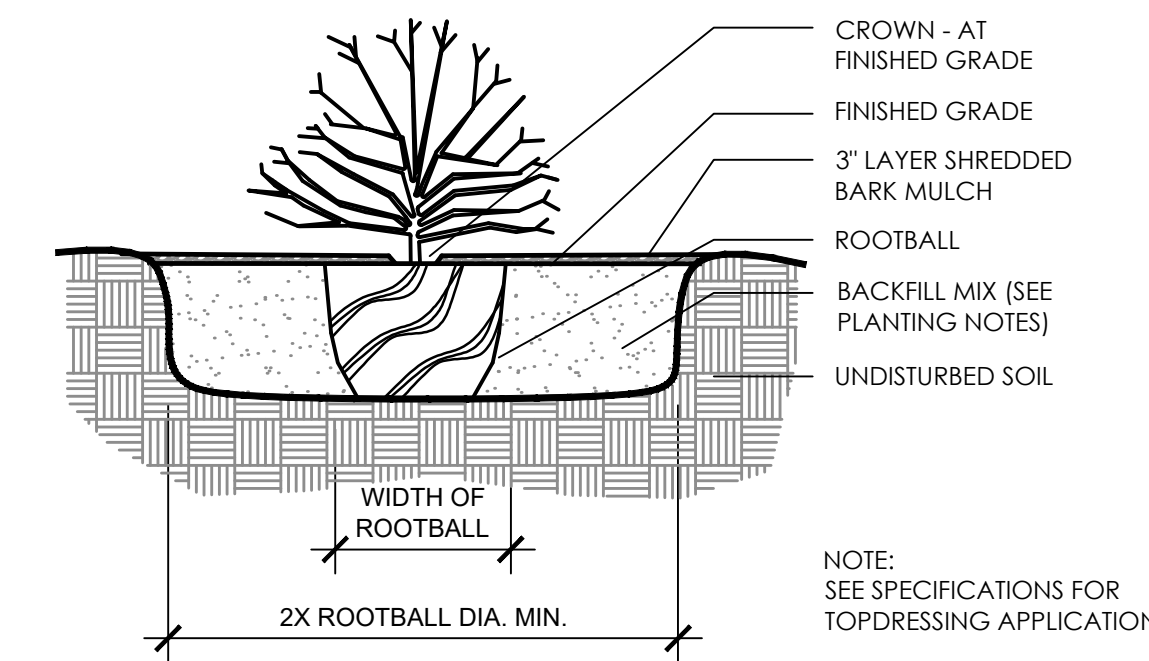
1.7 Tree Staking Diagram

Scale: NTS



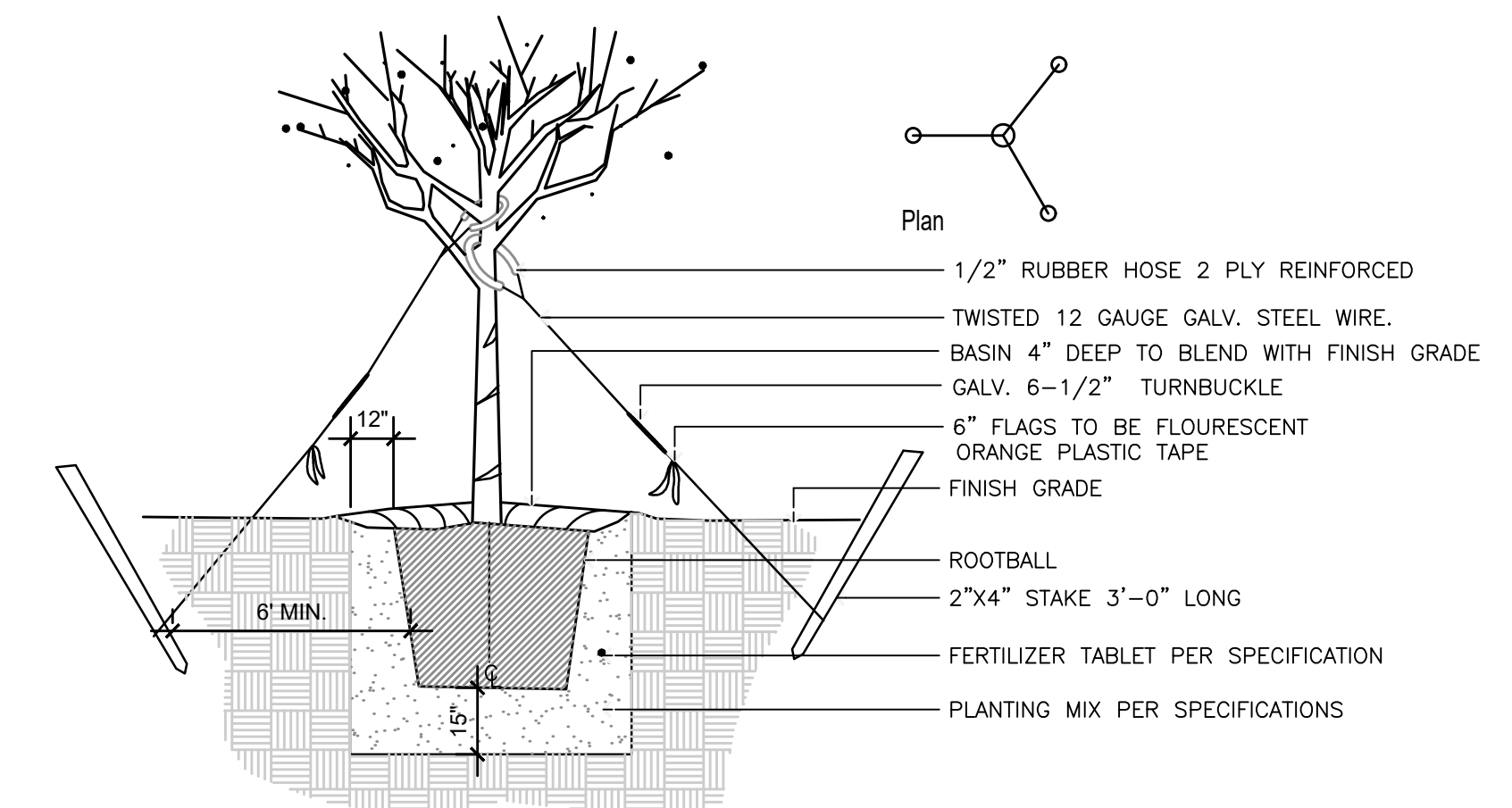
1.6 Cut Edge Detail

Scale: N.T.S.



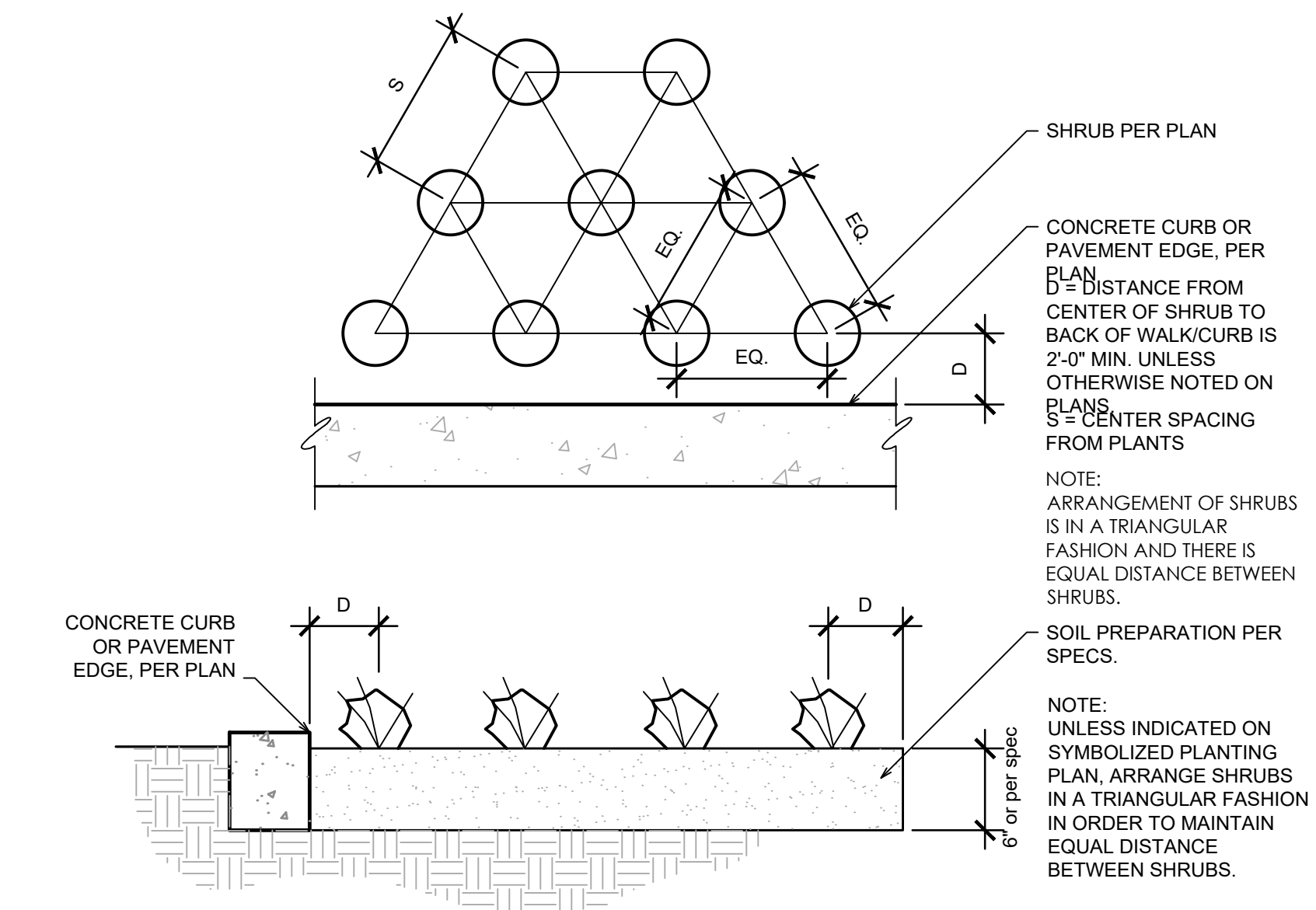
1.5 Shrub Planting Detail

Scale: N.T.S.



1.4 Tree Guying Detail

Scale: N.T.S.



1.8 Plant Spacing Detail

Scale: N.T.S.

SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:

Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.

Plants - all shrubs other than trees and turf.

Plant Material - all trees, shrubs, ground cover, grasses, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

- Topsoll for backfill mix (trees and shrubs).
- Wood Shavings/Mulch.
- Tree supports.
- Reserved
- Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of gradation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that all materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

- Topsoll and planting backfill.
- Soil PH.
- Particle size, percentage soil texture.
- Percentage organic material.
- Percolation rate.
- Nutrient level analysis.
- All macro, secondary and micro nutrient salinity.
- ESP.
- Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

- Irrigated trees and shrubs.
- Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-lie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative. All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.

Trees:

Warrant that trees will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:

Guarantee all other planting will be alive and in satisfactory condition for a period of 1 year from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, groundcovers, grasses, vines and perennials shall be subject to an additional 1 year maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoll for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

- Silt: 20-45 %
- Clay: 15-20 %
- Sand: 30-60 %
- Organic Material (natural or otherwise): 2 % minimum
- pH: 7.0-8.3
- Soluble salts: 1,500 ppm.
- Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour.

Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; pH factor, 4.0 to 4.5. No soil amendments are required for salvaged plant material unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: 2" diameter or 2X2" square x 10' straight wooden stake (2 required) for 15 gallon or larger tree. No tree stakes area required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; V.I.T. Cinch- tie vinyl tree tie (2 per stake, length as required). Secure to stake with galvanized nail, 1 per tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy wire.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Fertilize all trees and shrubs with 'Agriflom' planting tablets, 21 gram or approved equal. Quantify per manufacturer's recommendation.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections of source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 MULCH

All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.

2.09 SEED MIXTURE

All lawn areas shall be seeded with 100% Turf Type Tall Fescue. Immediately after placement of sod, water to saturate sod and top 4" of topsoil, install and seed rate per manufacturer's recommendations.

2.10 TREE ROOT BARRIER

Tree root barriers shall be placed adjacent to all trees located in the landscape planter strip and planter islands per the City of Eagle and ACHD standard details. Install per City of Eagle standard detail and manufacturer's recommendations.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is fully operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw. Stake all trees per details.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

All seeded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, sandy loam, clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Topsoil from site shall be used if meeting these standards. Place $\frac{3}{4}$ " Nu-Earth compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of mulch or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 MULCH

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2"; all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sq. ft, phosphate at a rate of 2 lbs per 1,000 sq. ft, and soil sulfur at 5 lbs per 1,000 sq. ft. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min, during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting with hose in planting hole until the roots are completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or buildup at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery Stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, firming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractor's expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection of at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen trees, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

SECTION - 02930 SEEDING

PART 4 - APPLICATION

4.01 MATERIALS

Materials shall reflect evidence of proper storage and handling. Any material with indications of improper storage or handling (water, mold, chemical damage and the like), will be removed from the site and replaced by the contractor. All material shall be fresh and delivered in unopened containers. Seed shall be of the latest seasons crop and conform to state and federal seed laws.

2.02 ACCESSORY MATERIALS

Fertilizer: Uniform in composition, granular, free flowing and suitable for application with approved equipment - guaranteed analysis, 16-20-0, ammonium phosphate, or equal at a rate of 300 lbs per acre.

70% Virgin Wood Cellulose Fiber, 30% Max. recycled cellulose fiber:

Specially prepared wood cellulose fiber processed to contain no growth or germination inhibiting factors - maximum moisture content, air dry weight, 12% plus or minus 3% at the time of manufacture; pH range, 4.5 to 6.5.

Ash content 0.8% - 0.3% max.

Charcoal: Gro-Safe agricultural grade powdered activated charcoal at a rate of 100 lbs. per acre.

Tackifier: Organic psidium muciloid hydrophilic water soluble dry. Derived from *Plantago ovata/insularis powder* at 70% min. purity, containing no agents toxic to seed germination. Addition of fertilizer to the slurry mix shall not change the properties of the tackifier. When applied, tackifier shall form a transparent crust permeable by water and air.

Water: Free of substances harmful to seedling growth - water source to be approved by Owner's Representative prior to use.

PART 5 - EXECUTION

5.01 PREPARATION

Limit preparation to areas that will be immediately seeded. Do not disturb natural areas or newly planted trees or shrubs in seed areas. Where equipment can operate, loosen topsoil to a depth of 4 inches by ripping using scarifier teeth. Rip along the contour to prevent runoff and erosion. Use hand tools where equipment can not operate. Remove and dispose of all stones 4" or greater, sticks, roots, rubbish or other deleterious material. Repair erosion damage, grade and slope as directed prior to seeding.

Spread 300 lbs./acre fertilizer as specified.

Rough harrow to break up any large dirt clods.

Fine harrow to create suitable seed bed.

5.02 APPLICATION

Apply seed immediately upon completion of tillage operation.

Seeding work should commence as soon as possible after site has been prepared. It is desirable to seed into a loose, friable surface which has not been allowed to crust or erode. Any undesirable weak growth or competing vegetation should be removed prior to seeding operations.

Hydrosed all material evenly in one (1) application of a uniform slurry of water, hydrofiber (mulch), seed, tackifier, fertilizer, soil conditioner, and other specified materials. Material shall be sprayed on all designed areas with overlapping on the crests of tops of berms and cuts.

Seed indicated areas within contract limits and areas adjoining contract limits disturbed due to the seeding preparation process.

Use a hydroseeder with a gear type pump with continuous paddle agitation during application. Do not put seed into water until just before the start of seeding.

Apply seed, mulch, fertilizer and tackifier in a one step process: Slurry mix of water, seed, 300 lbs./acre of fertilizer, 80 lbs./acre tackifier for slopes less than 3:1, 100 lbs./acre for slopes greater than 3:1 and 2000 lbs./acre of wood fiber for slopes greater than 3:1, 1800 lbs./acre for slopes less than 3:1.

5.03 ESTABLISHMENT

Provide protective devices as required to protect seeded areas from traffic for 30 days.

Repair and reseed areas damaged by erosion or poor germination.

5.04 INSPECTION

Seeding operations and areas are subject to inspection at any time during installation for compliance with specified materials and installation requirements. Any method of installation or use of materials not in conformance with the Contract Documents will be reinstated, repaired or removed, as directed by the Owner's Representative, at no additional cost to the Owner.

Formal inspections will be conducted by the Owner's Representative at the following work intervals:

Soil scarification upon completion.
Seed containers at time of delivery.
At time of seed and slurry mixing.
During application of seed.
During application of mulch.
Weekly for seed and weed germination.
Final inspection and approval - at the end of landscape establishment.

5.05 ACCEPTANCE

Upon notice of completion of the work from the landscape contractor, at the end of the Landscape Establishment period, the Owner's Representative will make an inspection. If all work provided for in the Contract Documents is found to be complete and the planted seeds yield a minimum stand as determined by the Owner's Representative based upon the specified germination rates and species used, and the seeded areas are free of weeds, disease and insects, this inspection will constitute the Final Inspection. The Owner's Representative will notify the Contractor in writing of this Acceptance.

If the inspection reveals any unsatisfactory work, the Contractor will reseed as necessary until the work is accepted by the Owner's Representative.

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IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

June 21, 2021

Mark Tate
M3 Companies
1087 W. River Street, Suite 310
Boise, ID 83702
MTate@m3companiesllc.com
Phone: 208.939.6263

VIA EMAIL

RE: Moon Valley Townhomes – ITD Development Condition Memo

Dear Mr. Tate,

The Idaho Transportation Department (ITD) appreciated the opportunity to review the Moon Valley Townhomes Traffic Impact Study (TIS) located on the southeast corner of SH-16 and SH-44. We have completed our review and although we do not have any technical questions, we do have concerns for the development's added trips to the intersections of SH-44 / Short Road 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, an eastbound right turn lane is warranted at the intersection of SH-44 / Short Rd. Since the improvement is at a public road intersection, ITD has estimated the cost of the improvement and calculated your development's proportionate share based off site traffic volumes versus total right turn lane traffic volumes at 2023 buildout.

ITD programmed the SH-44 / Palmer Lane signalization project for 2027 construction with the understanding that the department would request proportionate share contributions from new nearby developments to help accelerate the project. ITD calculated your development's proportionate share based off Palmer Lane site trips versus total 2045 Palmer Lane site trips.



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ITD determined Moon Valley Townhomes proportionate share contribution as the following. Details of the proportionate share calculation are included in the attached *ITD Staff Technical Report*.

Intersection	Proportionate Share Contribution
SH-44 / Short Road	\$52,039
SH-44 / Palmer Lane	\$14,350
SH-16 / SH-44	N/A
TOTAL	\$66,389
<i>Approximate per household unit</i>	<i>\$426</i>

Maintaining safety and mobility for Idaho’s motorists is of utmost importance to ITD. We appreciate your improvements to livability in Star, ID as we want all residents to travel safely and efficiently around the Treasure Valley. If you have any questions please contact me by email at jayme.coonce@itd.idaho.gov or 208-334-8302.

Sincerely,

Jayne Coonce, P.E.
ITD – District 3
Engineer Manager

Cc:
Shawn Nickel – City of Star
Paige Bankhead – ACHD
John Ringert – Kittelson & Associates



October 26, 2023

Shawn L. Nickel
Planning Director and Zoning Administrator
Star City Hall
P.O. Box 130
Star, Idaho 83669
snickel@staridaho.org

Subject: Moon Valley Subdivision Final Plat PH8

Dear Mr. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
 - For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
 - If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
 - The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
 - The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK