



CITY OF STAR

LAND USE STAFF MEMO

TO: Mayor & Council

FROM: City of Star Planning Department *Shen T. Smith*

MEETING DATE: **November 16, 2021 PUBLIC HEARING – Tabled from October 19, 2021**

FILE(S) #: AZ-21-11 Annexation & Zoning
DA-21-16 Development Agreement
PP-21-15 Preliminary Plat for **Langtree Bungalows Subdivision**
PR-21-08 Private Street

OWNER/APPLICANT/REPRESENTATIVE

Property Owner:

Brian & Marie Pecht
10090 W. Floating Feather Road
Star, Idaho 83669

Applicant:

Walsh Group
P.O. Box 1297
Eagle, Idaho 83616

Representative:

Stephanie Hopkins
KM Engineering, LLP
Boise, Idaho 83713

REQUEST

The Applicant is seeking approval of an Annexation and Zoning (R-4), a Development Agreement, a Preliminary Plat and a Private Street for a proposed residential subdivision consisting of 103 residential lots and 21 common lots/common drive lots. The property is located at 9670 and 10090 W. Floating Feather Road in Star, Idaho, and consists of 27.09 acres with a proposed density of 3.8 dwelling units per acre.

UPDATE

The applicant has submitted a revised preliminary plat showing secondary emergency access across the Foothill Ditch and south to W. Floating Feather Road. The revised plan also indicates a 100' Landscape Buffer Easement along the south side of the adjacent northern properties, providing a buffer between the northern boundary of Langtree Bungalows with the two lots within the Schreiner Subdivision. Note that all properties are owned by the same person, the developer of Langtree Bungalows. A landscape easement will need to be provided as a condition if Council approves this concept.

LANGTREE BUNGALOWS SUBDIVISION

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5, T.4N., R.1W., B.M., ADA COUNTY, IDAHO

PRELIMINARY PLAT

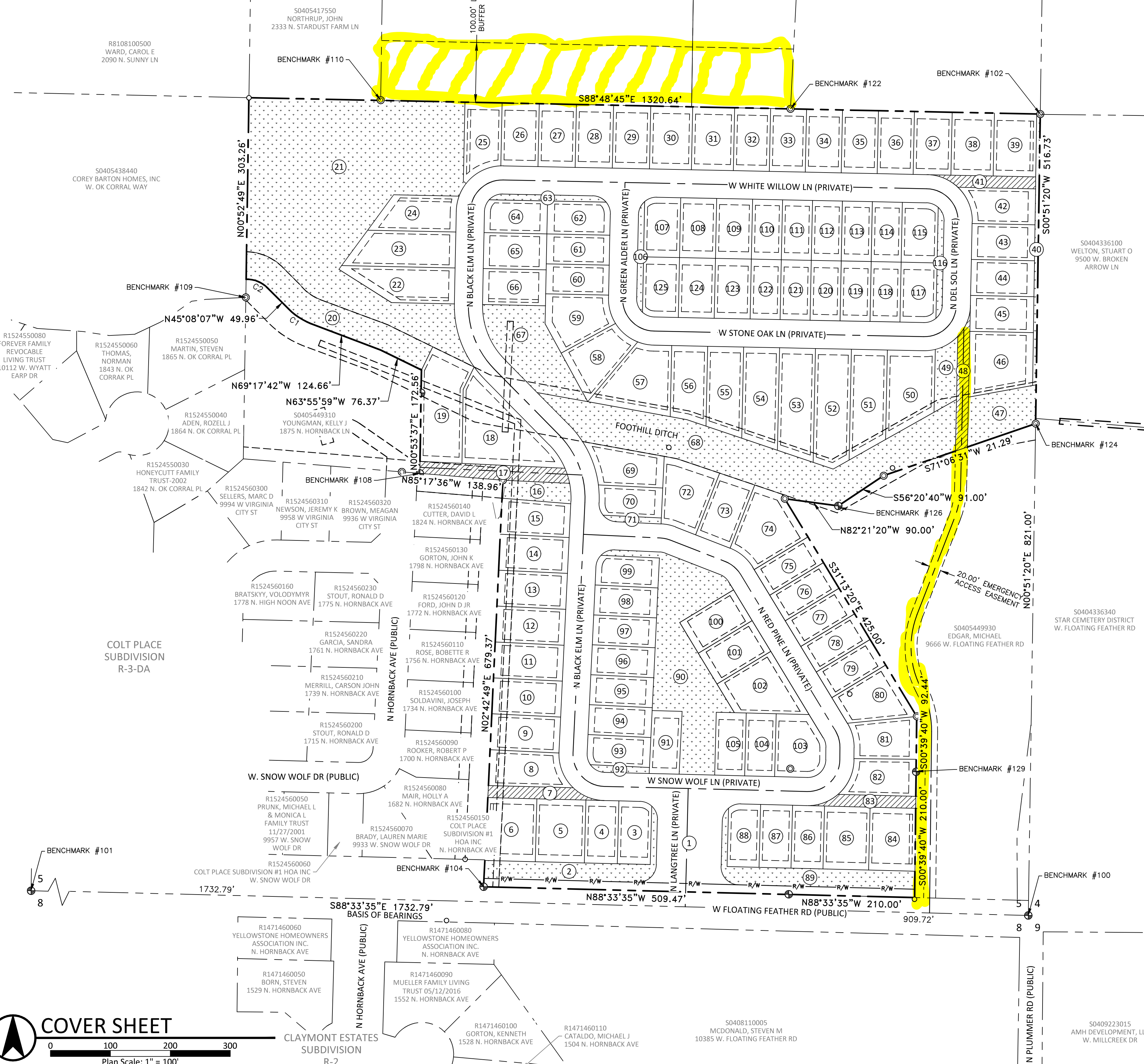
NOVEMBER 2021



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Date: 2021.11.08 17:12:22 -07'00'

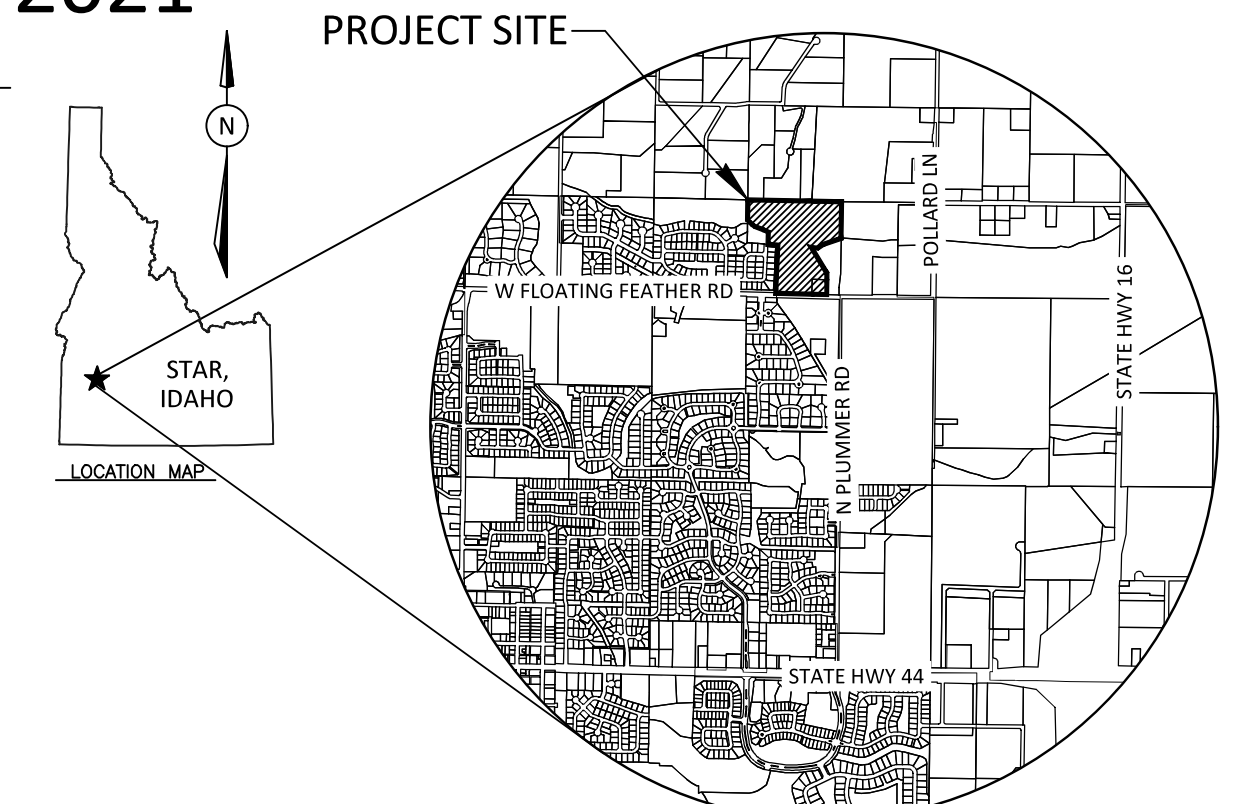
BENCHMARK					
POINT NUMBER	POINT STYLE	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	+	744174.0460	2433411.7090	2487.668'	ALUMINUM CAP
101	+	744240.4630	2430770.0250	2475.362'	ALUMINUM CAP
102	+	745511.6010	2433431.7310	2518.713	5/8" REBAR
104	+	744221.9640	2432502.9370	2479.054	ALUMINUM CAP
108	+	745046.3550	2432398.7400	2491.809	5/8" REBAR
109	+	745205.6570	2432106.1610	2493.104	5/8" REBAR
110	+	745534.8550	2432331.2460	2507.491	5/8" REBAR
122	+	745520.3320	2433014.9650	2519.607	5/8" REBAR
124	+	744995.0280	2433424.0590	2507.079	5/8" REBAR
126	+	744857.6710	2433094.6360	2495.434	ALUMINUM CAP
129	+	744413.8490	2433224.5860	2488.646	ALUMINUM CAP

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	112.58'	44.16'	22°28'33"	N56°22'27"W	43.88'
C2	46.53'	39.31'	48°24'09"	N68°14'39"W	38.15'



PRELIMINARY PLAT NOTES

- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- IRRIGATION WATER HAS BEEN PROVIDED FROM CANAL COMPANIES WHICH INCLUDE THE MIDDLETON MILL DITCH COMPANY AND THE FARMER'S UNION DITCH CO. LTD. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CANAL COMPANIES.
- ALL LOT LINES COMMON TO STREET RIGHTS-OF-WAY AND THE SUBDIVISION BOUNDARY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES AND LOT DRAINAGE.
- ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
- ALL REAR LOT LINES CONTAIN A 12.00 FOOT WIDE EASEMENT, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
- LOTS 2, 16, 20, 21, 31, 32, 42, 49, 63, 67, 68, 71, 89, 90, 92, 106, AND 116 BLOCK 1 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY A BLANKET EASEMENT FOR PUBLIC UTILITIES.
- LOT 1, BLOCK 1 IS A COMMON LOT WHICH WILL CONTAIN THE PRIVATE ROADWAY FOR THE SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES.
- LOTS 7, 16, 43, AND 83, BLOCK 1, ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION. THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION.



PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT PURSUANT TO THE INFRASTRUCTURE AGREEMENT. 8" WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT. THE PROPERTY WILL BE SERVED BY THE CONNECTION TO N. HORNBACK AVE THROUGH BLACK ELM LN.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND STAR SEWER AND WATER DISTRICT REQUIREMENTS.
- STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURB AND GUTTER AND ROUTED TO PONDS IN THE COMMON AREAS SHOWN ON THE PLAN. THE PONDS SHOULD BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF STAR'S REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- THE PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- FIBER AND DRY UTILITIES TO BE INSTALLED GENERALLY ADJACENT TO PRIVATE STREET LOT LINE.

PRELIMINARY PLAT DATA

SITE DATA	
PROPOSED ZONING	R-5
COMPREHENSIVE PLAN DESIGNATION	SINGLE FAMILY HOUSING
AREA CALCULATIONS	
TOTAL R-5 AREA	27.10 ACRES
RESIDENTIAL BUILDABLE LOT AREA	16.22 ACRES
COMMON AREA	5.65 ACRES
COMMON DRIVE AREA	0.43 ACRES
ROAD AREA	4.57 ACRES
W. FLOATING FEATHER RD R.O.W.	0.23 ACRES
TOTAL AREA OF SITE	27.10 ACRES
OVERALL LOT DATA	
TOTAL LOTS	125
R-5 ZONING	
SINGLE FAMILY RESIDENTIAL LOTS	103
COMMON LOTS	16
COMMON DRIVE LOTS	5
ROADWAY LOTS	1
MINIMUM PROPERTY SIZE	
AVERAGE PROPERTY SIZE	5,009 SQ. FT.
	6,860 SQ. FT.
GROSS DENSITY	
NET DENSITY	3.80 UNITS/ACRE
	6.35 UNITS/ACRE

LEGEND

BOUNDARY LINE	EXISTING IMPROVEMENTS	PROPOSED IMPROVEMENTS
--- BOUNDARY LINE	--- SANITARY SEWER LINE	--- SEWER LINE
--- OFFSITE BOUNDARY LINE	--- WATER LINE	--- WATER LINE
--- SETBACKS	--- GAS LINE	--- STORM DRAIN LINE
--- ROAD CENTERLINE	--- OVERHEAD POWER LINE	--- PRESSURE IRRIGATION LINE
--- PROPOSED LOT LINE	--- GRAVITY IRRIGATION LINE	--- SEWER MANHOLE
--- PROPOSED RIGHT-OF-WAY LINE	--- SEWER MANHOLE	--- WATER VALVE
--- EASEMENT	--- WATER VALVE	--- WATER METER
--- COMMON LOT	--- WATER METER	--- FIRE HYDRANT
--- COMMON DRIVE	--- FIRE HYDRANT	--- SINGLE WATER SERVICE
○ FOUND 1/2 INCH REBAR	--- POWER POLE	--- DOUBLE WATER SERVICE
○ FOUND 5/8 INCH REBAR	--- POWER BOX	--- DRAINAGE ARROWS
○ FOUND BRASS CAP	--- EDGE OF PAVEMENT	--- STREET LIGHT
○ FOUND ALUMINUM CAP	--- EDGE OF GRAVEL	--- ASPHALT ROADWAY
△ CALCULATED POINT	○ TREE DECIDUOUS	--- GRAVEL ROADWAY
PK PK NAIL	--- EXISTING GRADE CONTOUR	
○ AXLE	--- ORIGINAL FEMA ZONE A BOUNDARY	
	--- REVISED FEMA ZONE AE BOUNDARY	
	--- FEMA BASE FLOOD ELEVATION	

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP 1.0	PRELIMINARY PLAT COVER SHEET
PP 1.1	PRELIMINARY PLAT LOT DIMENSIONS PHASE 1 - SOUTH
PP 1.2	PRELIMINARY PLAT LOT DIMENSIONS PHASE 2 - NORTH
PP 2.0	PRELIMINARY PLAT PRELIMINARY ENGINEERING

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

CONTACT INFORMATION

APPLICANT	ENGINEERING & SURVEYING CONSULTANT
WALSH GROUP, LLC. 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE: (208) 639-6939 EMAIL: kelli@walshgrp.com	KM ENGINEERING, LLP 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE: (208) 639-6939 FAX: (208) 639-6930 CONTACT: DAVID ZUBIZARETA, P.E. JOE PACHNER, P.E. EMAIL: dzubizareta@kmengrp.com joe@kmengrp.com

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.

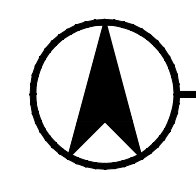


NO.	REVISIONS	DATE

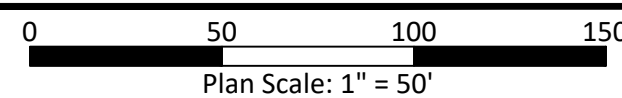
LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT
COVER SHEET

5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengrp.com

DESIGN BY: JNP
DRAWN BY: DMZ
CHECKED BY: JNP
DATE: 11/8/21
PROJECT: 20-222
SHEET NO. PP 1.0



EMERGENCY ACCESS EXHIBIT - EDGAR PROPERTY



REVISIONS	
NO.	DATE

LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
EMERGENCY ACCESS EXHIBIT
 EDGAR PROPERTY



DESIGN BY:	JNP
DRAWN BY:	DMZ
CHECKED BY:	JNP
DATE:	11/8/21
PROJECT:	20-222
SHEET NO.	

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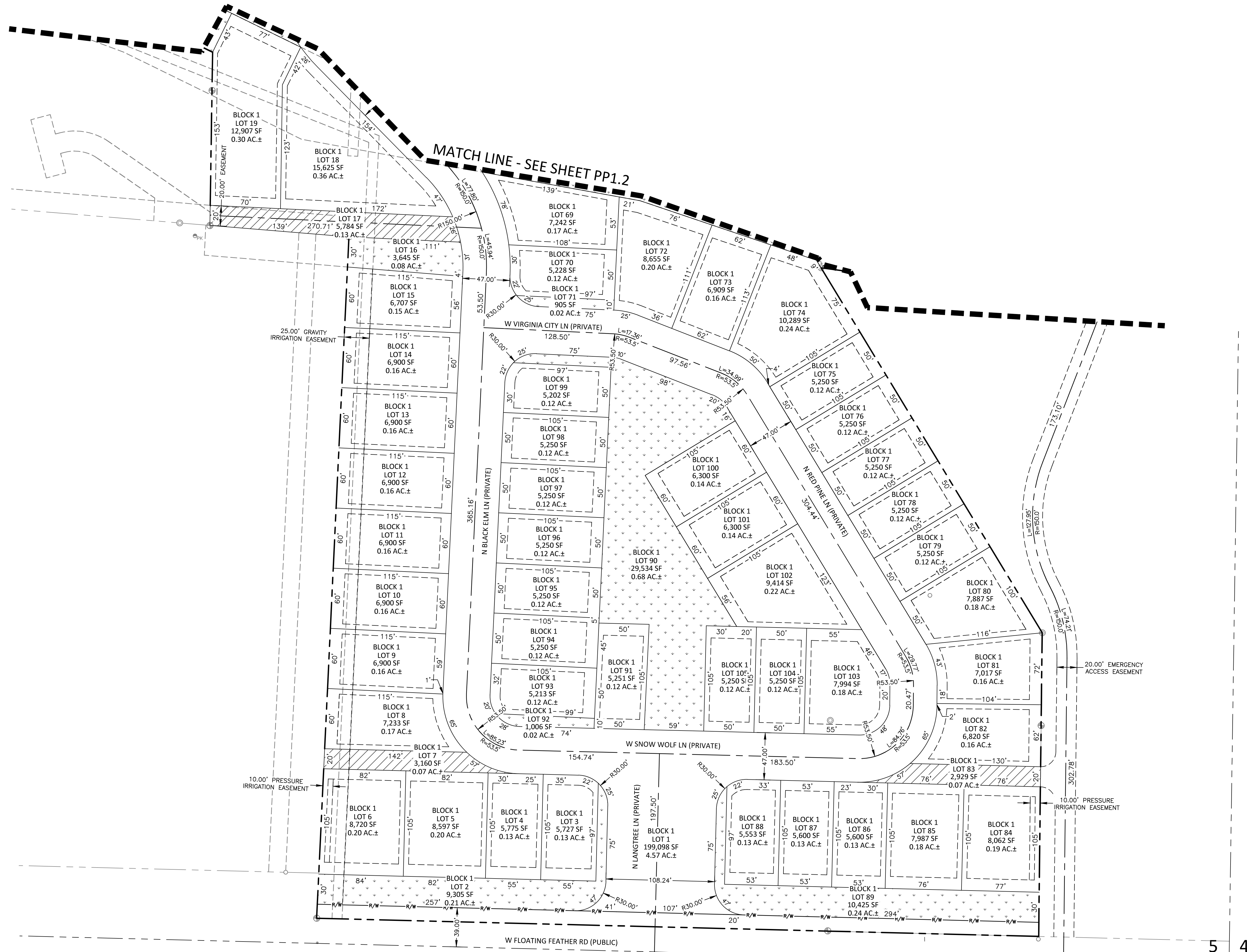
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LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
 PRELIMINARY PLAT
 LOT DIMENSIONS
 PHASE 1 - SOUTH



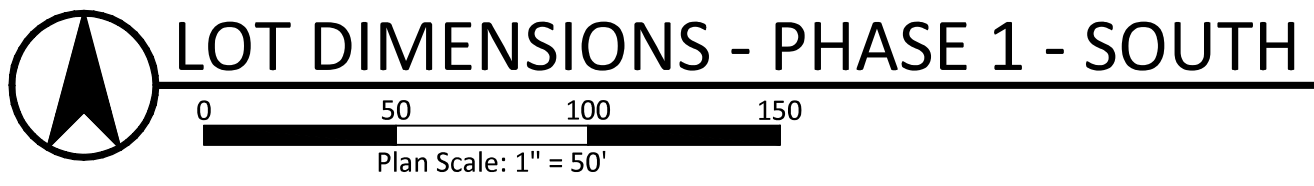
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DATE:	11/8/21
PROJECT:	20-222

PP 1.1

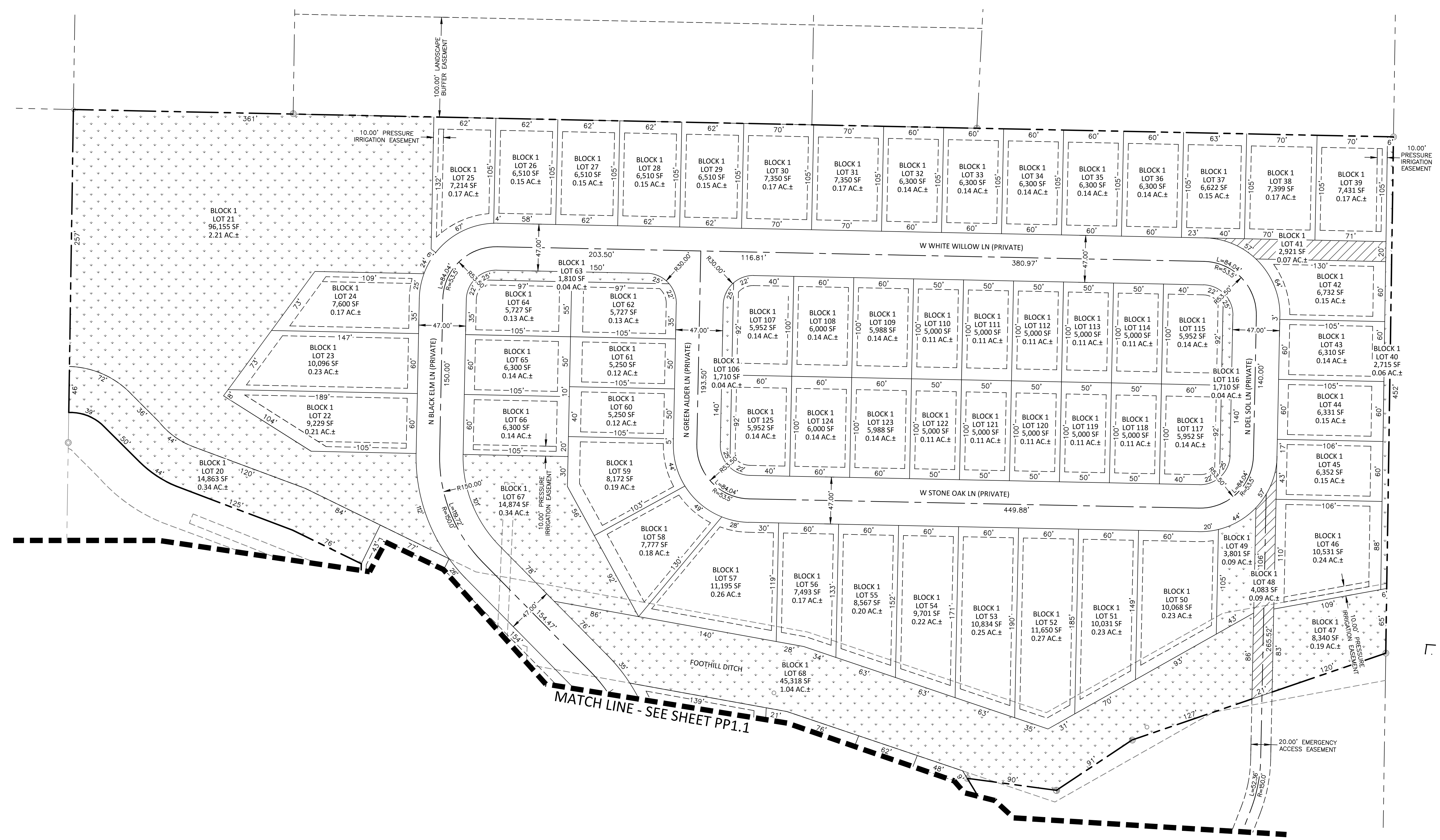


DIMENSIONAL STANDARDS PER ADA COUNTY CODE

FRONT (TO FACE OF GARAGE)	20'
FRONT (TO LIVABLE SPACE)	10'
INTERIOR SIDE	5'
STREET SIDE	20'
REAR	15'
MAXIMUM BUILDING HEIGHT	35'



P:\20-222\20-222\PRELIMINARY\20-222 PL LAYOUT-DIMENSIONS.DWG, DAVID DURBIN, 11/8/21, DWG TO PDF, PLOT, 11/8/21



NO.	REVISIONS	DATE

LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT
LOT DIMENSIONS
PHASE 2 - NORTH

LOT DIMENSIONS - PHASE 2 - NORTH
Plan Scale: 1" = 50'

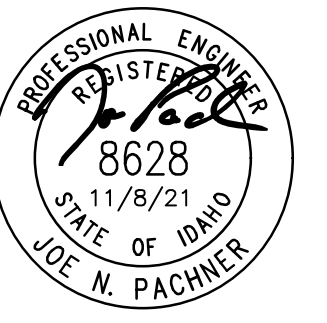
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DESIGN BY:	JNP
DRAWN BY:	DMZ
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DATE:	11/8/21
PROJECT:	20-222

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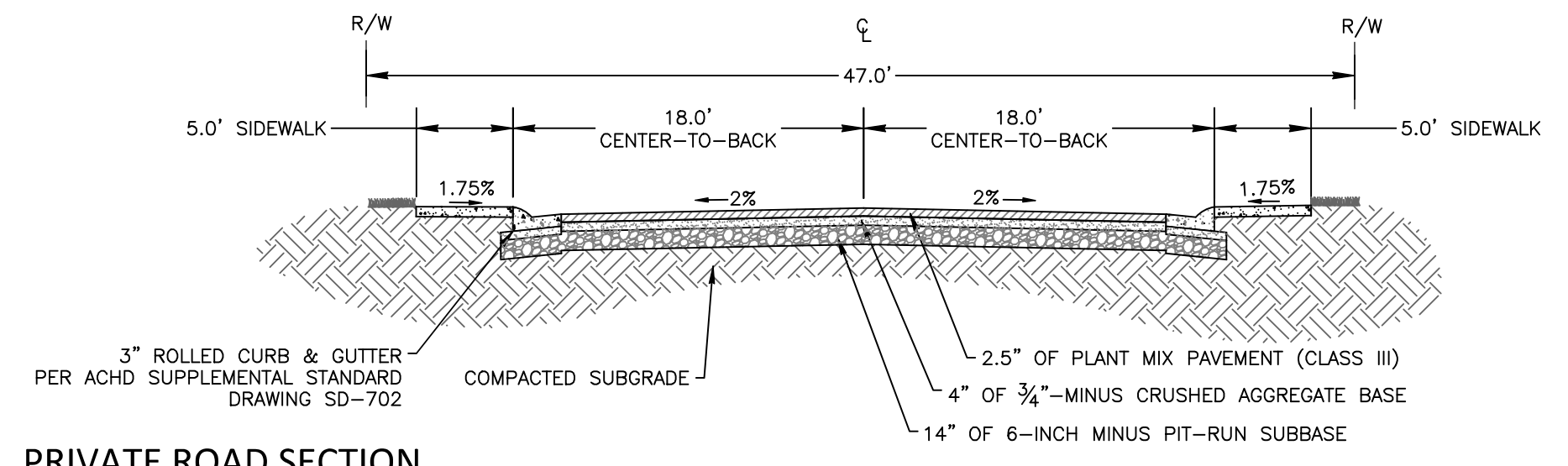


UTILITIES

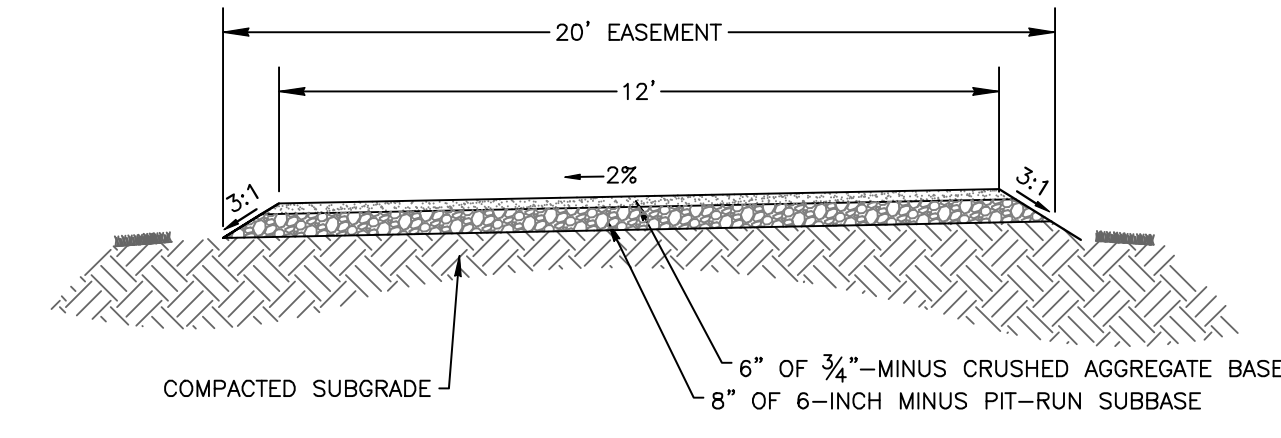
WATER: STAR SEWER AND WATER
SEWER: STAR SEWER AND WATER
POWER: IDAHO POWER COMPANY
NATURAL GAS: INTERMOUNTAIN GAS COMPANY
TELEPHONE: CTC TELECOM, INC
IRRIGATION: MIDDLETON DITCH COMPANY

LEGEND

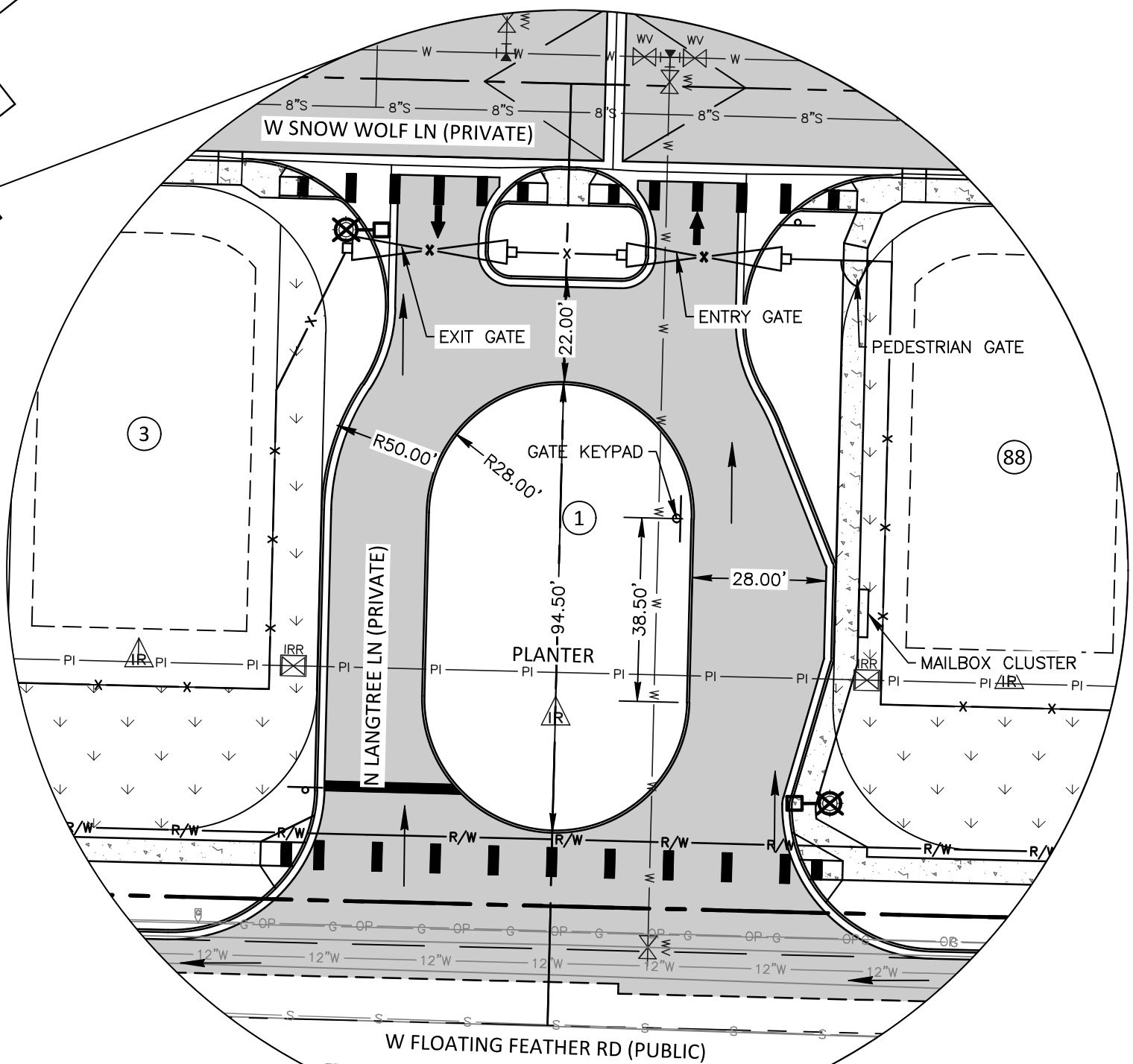
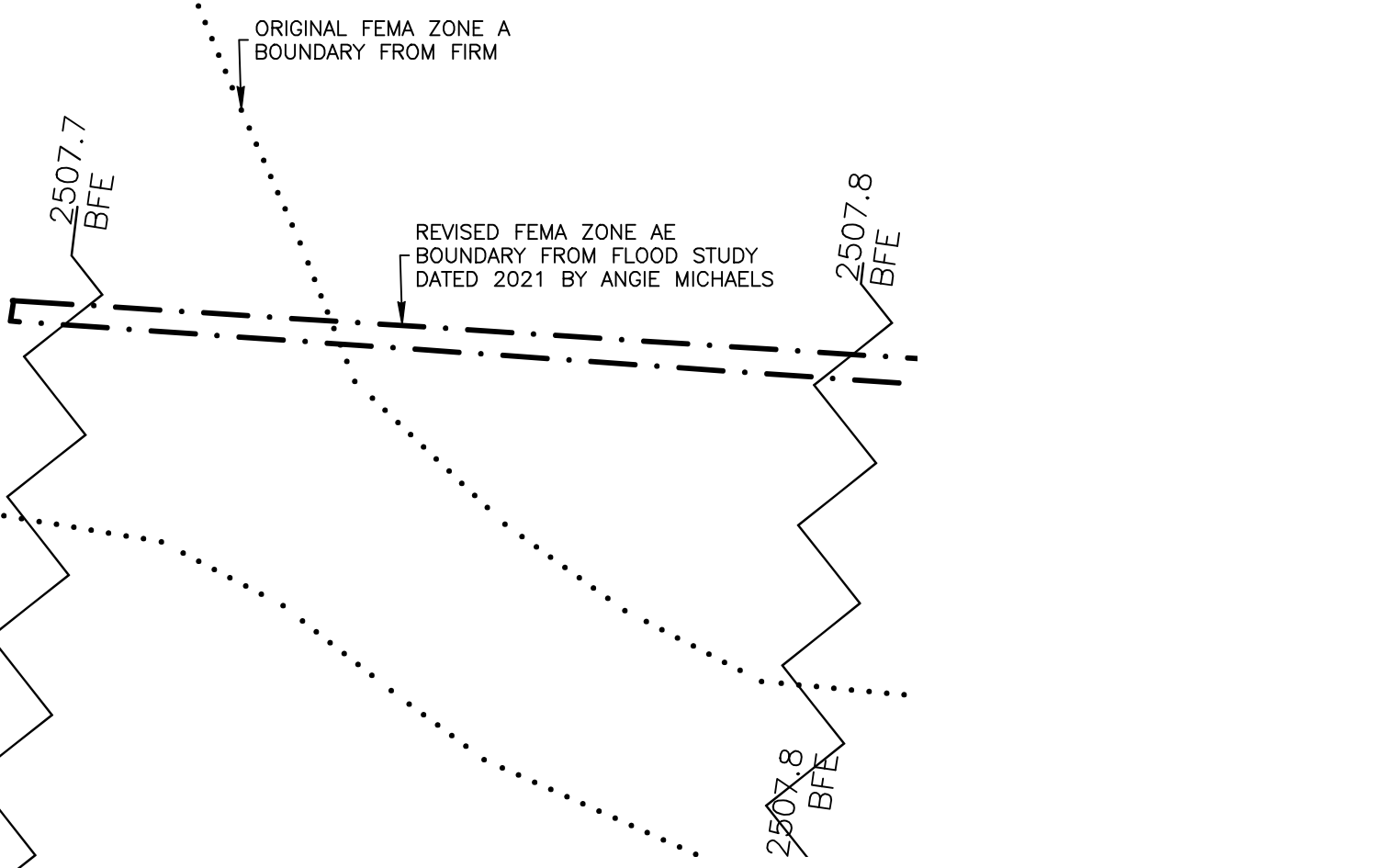
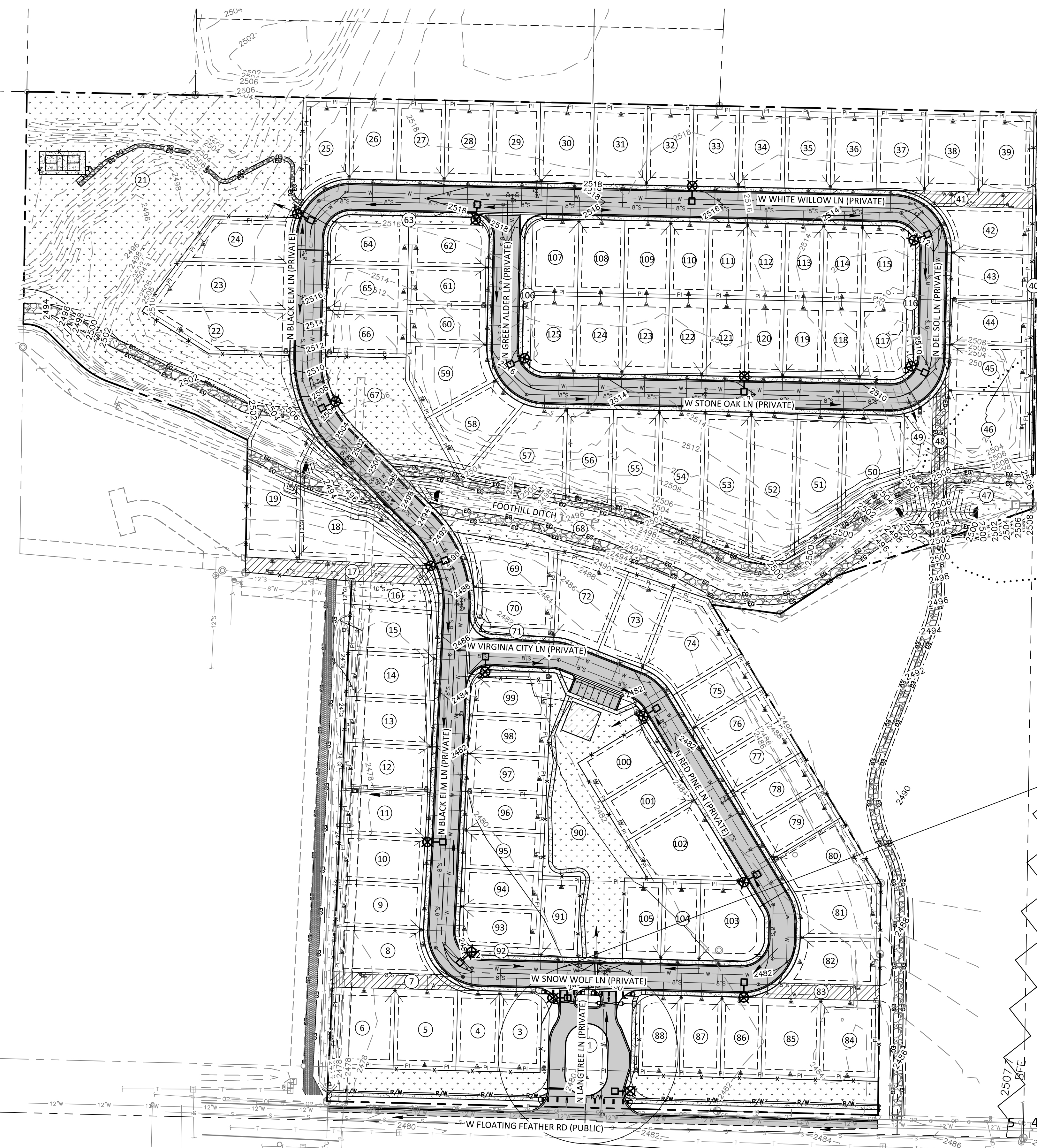
- BOUNDARY LINE
OFFSITE BOUNDARY LINE
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PROPOSED LOT LINE
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REVISED FEMA ZONE AE BOUNDARY
FEMA BASE FLOOD ELEVATION
PROPOSED IMPROVEMENTS
SEWER LINE
WATER LINE
STORMDRAIN LINE
PRESSURE IRRIGATION LINE
SEWER MANHOLE
WATER VALVE
WATER METER
FIRE HYDRANT
SINGLE WATER SERVICE
DOUBLE WATER SERVICE
DRAINAGE ARROWS
STREET LIGHT
FENCE
LIFT GATE
ASPHALT ROADWAY
GRAVEL ROADWAY



PRIVATE ROAD SECTION
SCALE: NTS



ALL-WEATHER GRAVEL ACCESS ROAD SECTION
SCALE: NTS



NOTES

- 1. DOMESTIC AND FIRE PROTECTION WATER SERVICE WILL BE PROVIDED BY STAR SEWER AND WATER...
2. WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
3. ALL DOMESTIC WATER MAINS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY MINIMUM STANDARDS...
4. ALL STREETS SHALL BE PRIVATE. ROADWAYS WILL BE CONSTRUCTED TO COMPLY WITH ACHD STANDARDS...
5. STORM DRAINAGE FROM THE ROADWAYS SHALL BE COLLECTED IN PONDS LOCATED IN THE COMMON LOTS...
6. STORM DRAINAGE RUNOFF FROM FLOATING FEATHER ROAD EAST OF THE PROPOSED LANGTREE LN ENTRANCE...
7. STORM DRAINAGE RUNOFF FROM STONE OAK LN, GREEN ALDER LN, DEL SOL LN, AND WHITE WILLOW LN...
8. SANITARY SEWER, WATER, AND STORM DRAINAGE FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY...
9. PROPERTY IS WITHIN THE MIDDLETON IRRIGATION DISTRICT. A PRESSURIZED IRRIGATION SYSTEM...
10. THE UTILITY AND GRADING AND DRAINAGE SHOWN ON THIS PLAN IS CONCEPTUAL AND SUBJECT TO MODIFICATION...
11. STREET LIGHTING SHALL CONFORM TO THE CITY OF STAR'S STREETLIGHT STANDARDS/DARK SKY ORDINANCE...

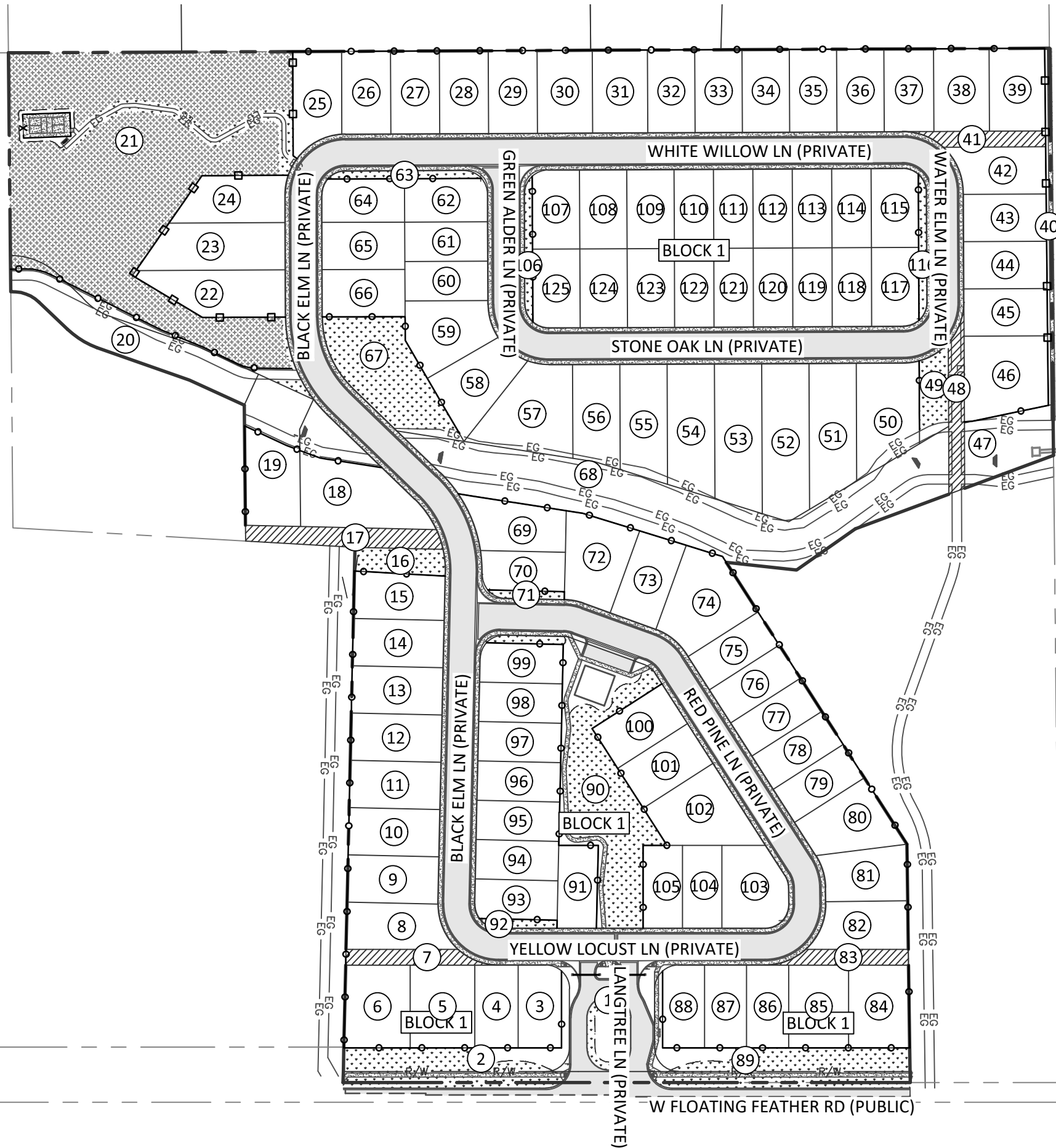
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LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT
PRELIMINARY ENGINEERING

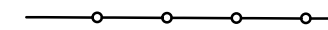
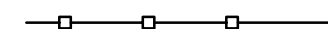

km ENGINEERING logo and contact information: 5725 NORTH DISCOVERY WAY, BOISE, IDAHO 83713, PHONE (208) 639-6939, kmeng@lp.com

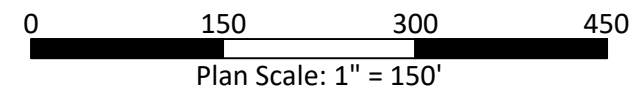
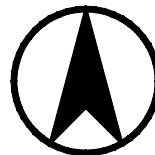
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FENCE SCHEDULE

-  6' HEIGHT VINYL PRIVACY FENCE.
-  5' HEIGHT OPEN VISION METAL FENCE.
-  4' HEIGHT OPEN VISION METAL FENCE.



LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO

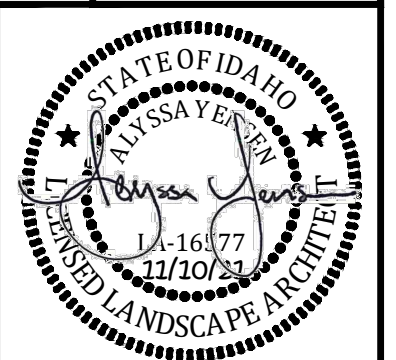
FENCH EXHIBIT

km

ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 5/6/21
PROJECT: 20-222

PPEX. 1.0





OPEN SPACE INFORMATION

OPEN SPACE DATA

TOTAL AREA OF SITE	27.10 ACRES
REQUIRED OPEN SPACE	04.06 ACRES 15.00%
QUALIFIED OPEN CALCULATIONS	
ACREAGE OF QUALIFIED OPEN SPACE	04.44 ACRES
PERCENTAGE OF QUALIFIED OPEN SPACE	16.39%

LEGEND

- █ IRRIGATION DITCH (QUALIFIED OPEN SPACE UP TO 20% REQUIRED)
- █ COMMON LOT (QUALIFIED BUFFER AND GENERAL OPEN SPACE)

COMMON LOT AREAS

BLOCK #	LOT #	LOT AREA (SF)	QUALIFIED OPEN SPACE (SF)	QUALIFIED OPEN SPACE (ACRES)
1	1	199,098	4,495	0.10
1	2	9,305	14,452 *	0.33
1	7	3,160	0	0.00
1	16	3,645	3,645	0.08
1	17	5,784	0	0.00
1	20	14,863	3,136	0.07
1	21	96,155	96,155	2.21
1	47	8,340	1,638	0.04
1	49	1,456	0	0.00
1	63	1,810	0	0.00
1	67	14,874	14,874	0.34
1	68	45,318	8,930	0.21
1	71	905	0	0.00
1	83	2,929	0	0.00
1	89	10,425	16,675 *	0.38
1	90	29,534	29,534	0.68
1	92	1,006	0	0.00
1	106	1,710	0	0.00
1	116	1,710	0	0.00
TOTAL			193,534	4.44

* AREA INCLUDES 100% OF BUFFER ALONG W. FLOATING FEATHER ROAD MEASURED FROM EDGE OF PAVEMENT

OPEN SPACE EXHIBIT

Plan Scale: 1" = 80'

**LANGTREE BUNGALOWS
STAR, IDAHO
OPEN SPACE EXHIBIT**

ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE:	04/28/21
PROJECT:	20-222
SHEET NO.	EX. 1.0

P:\20-222\20-222\LANDSCAPE\ITEMS\20-222_PP_LANDSCAPE PLAN.DWG, KWATEE CANDRIAN, 11/10/2021, DWG TO PDF, PLOT, 12X24 L (PP)

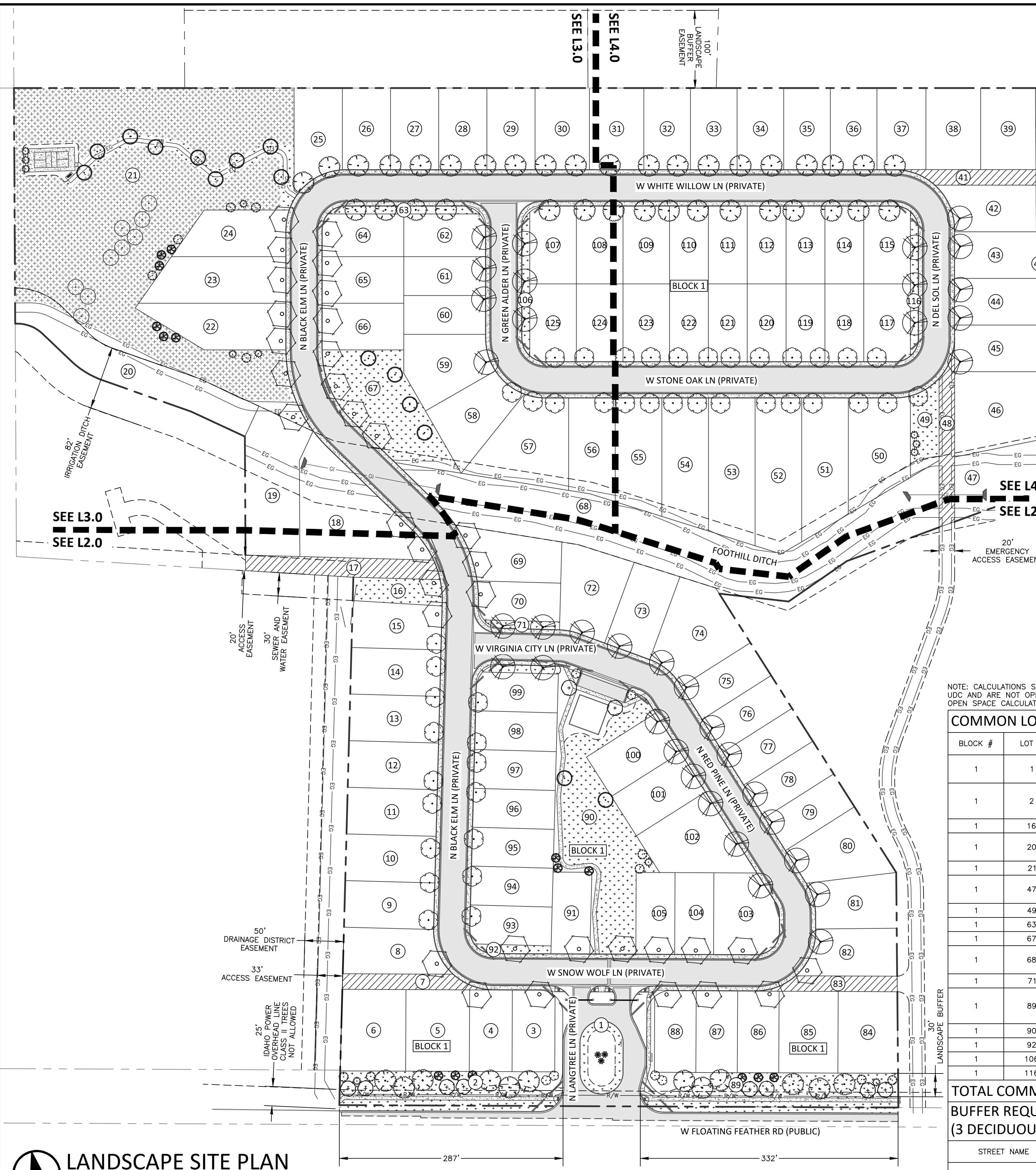


NO.	DATE	REVISIONS

LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT LANDSCAPE COVER

km
 ENGINEERING
 5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83713
 PHONE (208) 639-6939
 kmengllp.com

DESIGN BY: KAC
 DRAWN BY: KAC
 CHECKED BY: AY
 DATE: 11/8/21
 PROJECT: 20-222
 SHEET NO. PPL1.0



LANDSCAPE SITE PLAN

Plan Scale: 1" = 80'

CONTACT INFORMATION

OWNER WALSH GROUP P.O. BOX 1297 EAGLE, IDAHO 83616 PHONE: (208) 329-5715 EMAIL: kelli@walshgroup.com	LANDSCAPE CONSULTANT KM ENGINEERING, LLP 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE: (208) 639-6939 FAX: (208) 639-6930 CONTACT: ALYSSA YENSEN, PLA EMAIL: ayensen@kmengllp.com
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ACHD LANDSCAPE NOTES

- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

GENERAL IRRIGATION NOTES

- ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION WATER, AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

TREE PROTECTION NOTES

- THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE CRITICAL ROOT ZONE OF ALL TREES AT ALL TIMES THROUGHOUT PROJECT.
- PRIOR TO COMMENCING WORK, TEMPORARY FENCING SHALL BE INSTALLED IMMEDIATELY AROUND EACH TREE IMPACTED BY DEMOLITION OR CONSTRUCTION. FENCING SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.
- BULK MATERIAL, EQUIPMENT, VEHICLES, AND CONSTRUCTION DEBRIS AND WASTE SHALL NOT BE STOCKPILED WITHIN THE CRITICAL ROOT ZONE.
- COMPACTION BY EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THE CRITICAL ROOT ZONE.
- MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE. APPLY A MIN. 1.5" OF WATER OVER THE CRITICAL ROOT ZONE PER WEEK. THIS IS A MIN. RECOMMENDATION. CONTRACTOR IS RESPONSIBLE TO DETERMINE IF MORE WATER IS NECESSARY DURING CONSTRUCTION.
- ANY DAMAGE TO EXISTING TREES DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL PERFORM REMEDIAL WORK TO DAMAGED TREES AT THE CONTRACTOR'S EXPENSE.

NOTE: CALCULATIONS SHOWN BELOW ARE TO DETERMINE THE REQUIRED NUMBER OF TREES PER CITY OF STAR UDC AND ARE NOT OPEN SPACE CALCULATIONS. REFER TO THE OPEN SPACE EXHIBIT FOR OFFICIAL QUALIFIED OPEN SPACE CALCULATIONS.

COMMON LOT TREE REQUIREMENTS (1 TREE/4000 SF)

BLOCK #	LOT #	LOT AREA (SF)	OPEN SPACE TREE CALCULATION	REQUIRED	PROVIDED
1	1	204419	4576 EXCLUDES PRIVATE ROADWAYS	1	3
1	2	9305	907 EXCLUDES 30' LANDSCAPE BUFFER ALONG W. FLOATING FEATHER RD.	0	0
1	16	3645	3645	1	0*
1	20	14863	0 EXCLUDES IRRIGATION EASEMENT	0	0
1	21	96155	96155	24	26
1	47	8340	0 EXCLUDES IRRIGATION EASEMENT	0	0
1	49	3801	3801	1	3
1	63	1810	1810	0	0
1	67	14874	14874	4	4
1	68	45318	0 EXCLUDES IRRIGATION EASEMENT	0	0
1	71	905	905	0	0
1	89	10425	893 EXCLUDES 30' LANDSCAPE BUFFER ALONG W. FLOATING FEATHER RD.	0	0
1	90	29534	29534	7	10
1	92	1006	1006	0	0
1	106	1710	1710	0	0
1	116	1710	1710	0	0

TOTAL COMMON LOT TREES 38 46

BUFFER REQUIREMENTS (3 DECIDUOUS, 2 EVERGREEN, AND 8 SHRUBS/100 LF)

STREET NAME	LF	CALCULATION	REQUIRED	PROVIDED
W. FLOATING FEATHER RD.	619	DECIDUOUS = (619/100)*3	19	
		CLASS II DECIDUOUS		16
		CLASS I ORNAMENTAL (8 TOTAL)		4
		TOTAL DECIDUOUS		20
		EVERGREEN = (619/100)*2	12	12
		SHRUB = (619/100)*8	50	94

TOTAL STREET BUFFER TREES 31 32
TOTAL TREES REQUIRED/PROVIDED 69 78

* TREES RELOCATED TO BLOCK 1 LOT 22 DUE TO SEEPAGE BED EASEMENT.

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL B&B	35'X30'	CLASS II	48
	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	2" CAL B&B	35'X30'	CLASS II	43
	CARPINUS BETULUS EUROPEAN HORNBEAM	2" CAL B&B	50'X40'	CLASS II	36
	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK	2" CAL B&B	25'X35'	CLASS I	10
	LIQUIDAMBAR SYRTICIFLUA 'MORAINÉ' MORAINÉ SWEET GUM	2" CAL B&B	55'X45'	CLASS II	35
	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM EMERALD CITY TULIP TREE	2" CAL B&B	55'X25'	CLASS III	15
	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL B&B	35'X15'	CLASS II	6
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR	6'-8" B&B	35'X15'	EVERGREEN	15
	PICEA GLAUCA PENDULA WEeping WHITE SPRUCE	6'-8" B&B	25'X8'	EVERGREEN	3
	PICEA OMORICA 'BRUNS' BRUNS SPRUCE	6'-8" B&B	30'X10'	EVERGREEN	12
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8" B&B	25'X15'	EVERGREEN	11
EXISTING TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	EXISTING TREES TO BE PRESERVED SEE KEY NOTES	EXISTING	VARIES		9
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HXW		
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB	2 GAL.	3'X3'		75
	PINUS MUGO 'MOPS' MOPS MUGO PINE	2 GAL.	3'X3'		56
	ROSA X 'DOUBLE KNOCKOUT' (RED) RED DOUBLE KNOCKOUT ROSE	2 GAL.	4'X4'		85
	VIBURNUM CARLESII 'SMVCB' TM SPICE BABY KOREANSPICE VIBURNUM	2 GAL.	4'X6'		37
GRASSES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW		
	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	1 GAL.	5'X4'		90
	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM	1 GAL.	3'X3'		56
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	MATURE HXW		
	HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY	1 GAL.	1.5'X1.5'		96
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	1 GAL.	2'X3'		149
	RUBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK-EYED SUSAN	1 GAL.	1.5'X1.5'		122
SOD/SEED	BOTANICAL / COMMON NAME	CONT			
	NATIVE VEGETATION TO REMAIN PRESERVE AND PROTECT EXISTING NATIVE VEGETATION TO REMAIN. REPAIR AND PATCH BACK AS NECESSARY AFTER CONSTRUCTION. SEE KEY NOTES.	NONE			84,811 SF
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD			79,906 SF

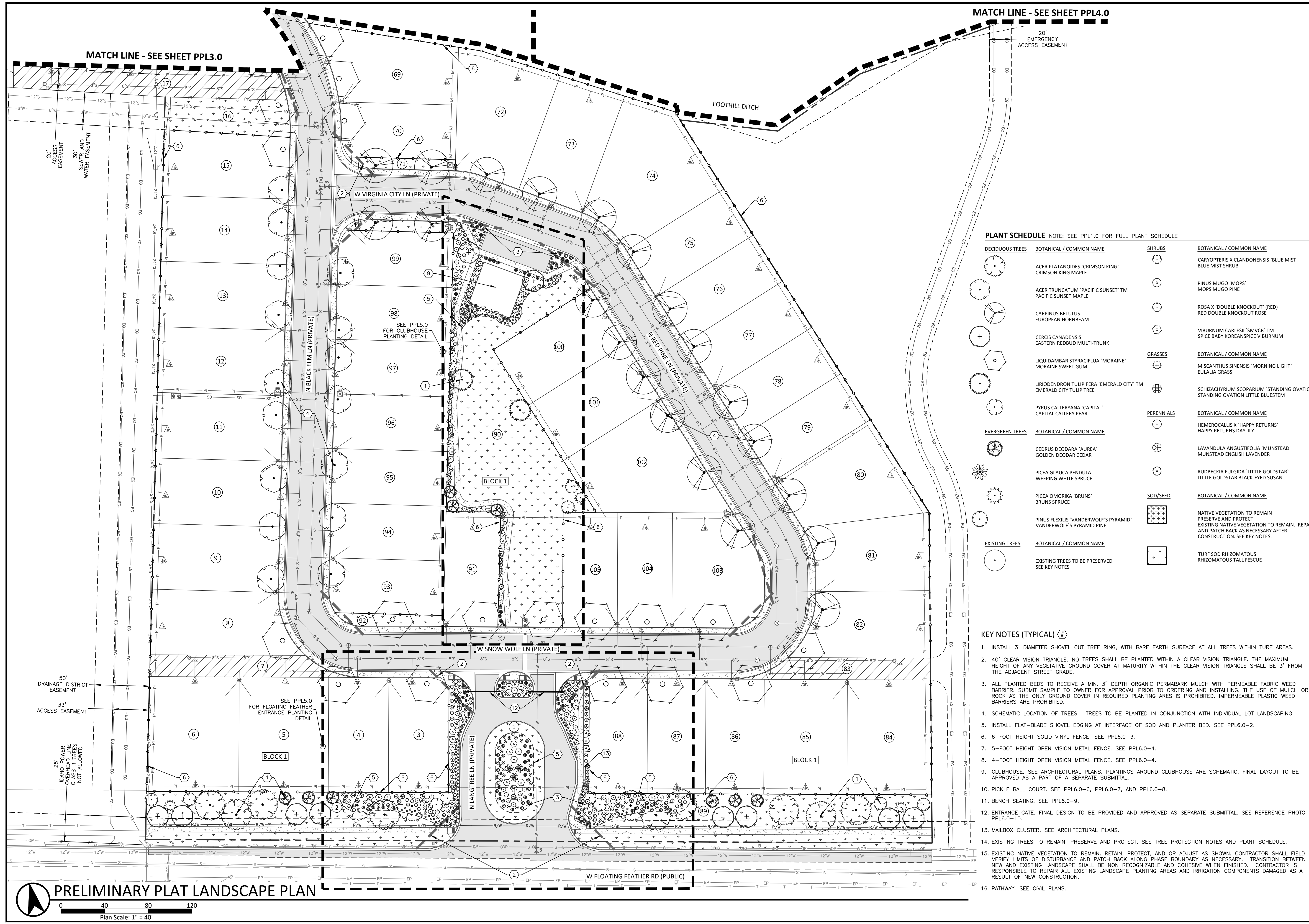


NO.	REVISIONS	DATE

LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN



DESIGN BY:	KAC
DRAWN BY:	KAC
CHECKED BY:	AY
DATE:	11/8/21
PROJECT:	20-222
SHEET NO.	PPL2.0



PLANT SCHEDULE NOTE: SEE PPL1.0 FOR FULL PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SHRUBS	BOTANICAL / COMMON NAME
	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE		CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB
	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE		PINUS MUGO 'MOPS' MOPS MUGO PINE
	CARPINUS BETULUS EUROPEAN HORNBEAM		ROSA X 'DOUBLE KNOCKOUT' (RED) RED DOUBLE KNOCKOUT ROSE
	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK		VIBURNUM CARLISII 'SMVCB' TM SPICE BABY KOREANSPICE VIBURNUM
	LIQUIDAMBAR STYRACIFLUA 'MORAINE' MORAINES SWEET GUM	GRASSES	BOTANICAL / COMMON NAME
	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM EMERALD CITY TULIP TREE		MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS
	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR		SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
EVERGREEN TREES	BOTANICAL / COMMON NAME	PERENNIALS	BOTANICAL / COMMON NAME
	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR		HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY
	PICEA GLAUCA PENDULA WEeping WHITE SPRUCE		LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER
	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE		RUDEBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK-EYED SUSAN
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	SOD/SEED	BOTANICAL / COMMON NAME
	EXISTING TREES	BOTANICAL / COMMON NAME	BOTANICAL / COMMON NAME
	EXISTING TREES TO BE PRESERVED SEE KEY NOTES		NATIVE VEGETATION TO REMAIN PRESERVE AND PROTECT EXISTING NATIVE VEGETATION TO REMAIN. REPAIR AND PATCH BACK AS NECESSARY AFTER CONSTRUCTION. SEE KEY NOTES.
			TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE

KEY NOTES (TYPICAL) (#)

- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- SCHEMATIC LOCATION OF TREES. TREES TO BE PLANTED IN CONJUNCTION WITH INDIVIDUAL LOT LANDSCAPING.
- INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL6.0-2.
- 6-FOOT HEIGHT SOLID VINYL FENCE. SEE PPL6.0-3.
- 5-FOOT HEIGHT OPEN VISION METAL FENCE. SEE PPL6.0-4.
- 4-FOOT HEIGHT OPEN VISION METAL FENCE. SEE PPL6.0-4.
- CLUBHOUSE. SEE ARCHITECTURAL PLANS. PLANTINGS AROUND CLUBHOUSE ARE SCHEMATIC. FINAL LAYOUT TO BE APPROVED AS A PART OF A SEPARATE SUBMITTAL.
- PICKLE BALL COURT. SEE PPL6.0-6, PPL6.0-7, AND PPL6.0-8.
- BENCH SEATING. SEE PPL6.0-9.
- ENTRANCE GATE. FINAL DESIGN TO BE PROVIDED AND APPROVED AS SEPARATE SUBMITTAL. SEE REFERENCE PHOTO PPL6.0-10.
- MAILBOX CLUSTER. SEE ARCHITECTURAL PLANS.
- EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTION NOTES AND PLANT SCHEDULE.
- EXISTING NATIVE VEGETATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION.
- PATHWAY. SEE CIVIL PLANS.

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LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO

NO.	DATE	DESCRIPTION

LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglp.com

DESIGN BY: KAC
DRAWN BY: KAC
CHECKED BY: AY
DATE: 11/8/21
PROJECT: 20-222

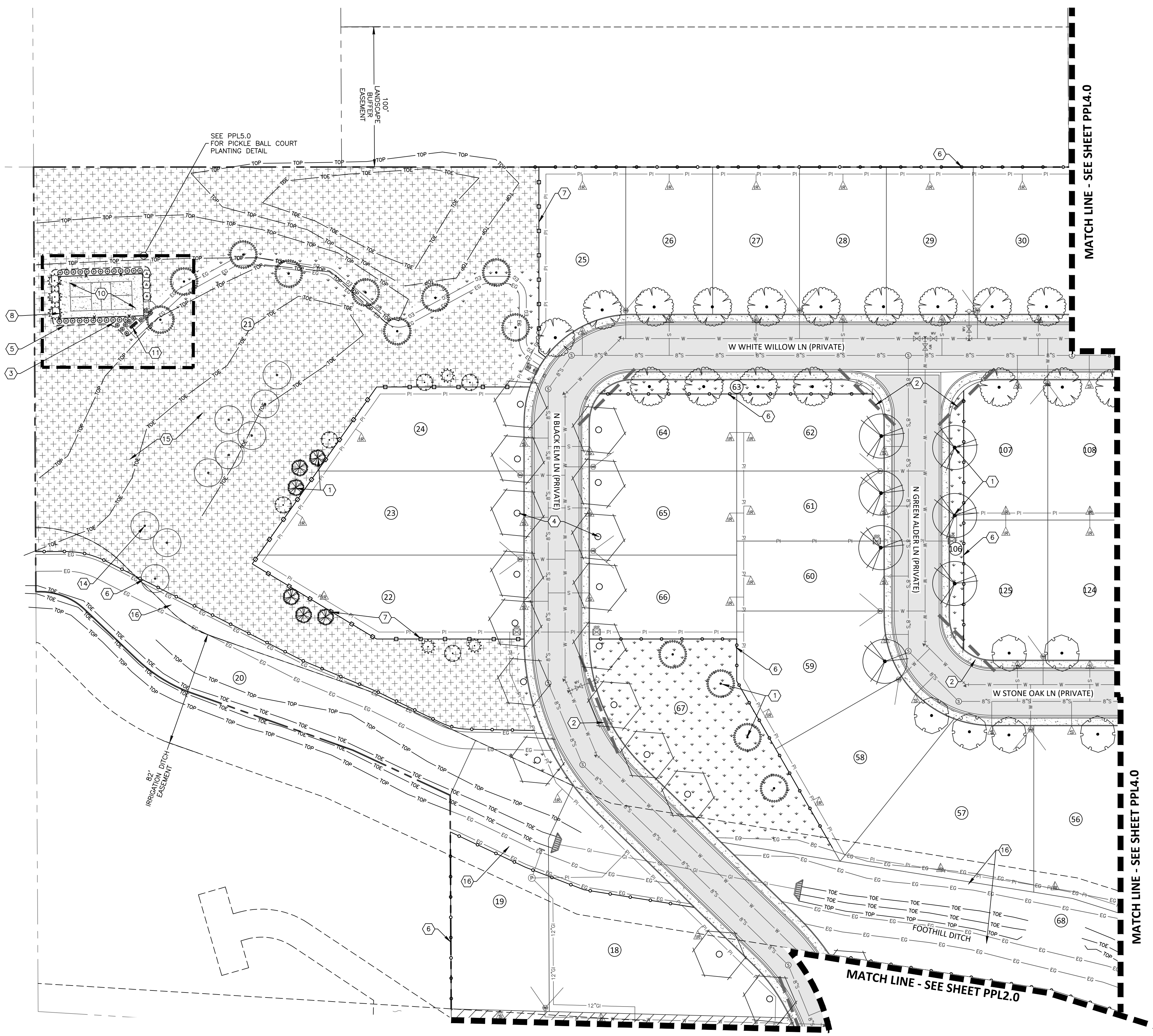
SHEET NO. PPL3.0

PLANT SCHEDULE NOTE: SEE PPL1.0 FOR FULL PLANT SCHEDULE

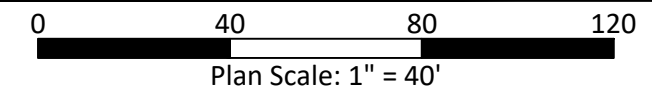
DECIDUOUS TREES	BOTANICAL / COMMON NAME	SHRUBS	BOTANICAL / COMMON NAME
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ACER TRUNCATUM 'PACIFIC SUNSET' TM	PACIFIC SUNSET MAPLE	PINUS MUGO 'MOPS'	MOPS MUGO PINE
CARPINUS BETULUS	EUROPEAN HORNBEAM	ROSA X 'DOUBLE KNOCKOUT' (RED)	RED DOUBLE KNOCKOUT ROSE
CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	VIBURNUM CARLESII 'SMVCS' TM	SPICE BABY KOREANSPICE VIBURNUM
LIQUIDAMBAR STYRACIFLUA 'MORAIN'	MORAIN SWEET GUM	GRASSES	BOTANICAL / COMMON NAME
LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM	EMERALD CITY TULIP TREE	MISCANTHUS SINENSIS 'MORNING LIGHT'	EULALIA GRASS
PYRUS CALLERYANA 'CAPITAL'	CAPITAL CALLERY PEAR	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM
EVERGREEN TREES	BOTANICAL / COMMON NAME	PERENNIALS	BOTANICAL / COMMON NAME
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PICEA GLAUCA PENDULA	WEeping WHITE SPRUCE	LAVANDULA ANGSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER
PICEA OMORIKA 'BRUNS'	BRUNS SPRUCE	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR BLACK-EYED SUSAN
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	SOD/SEED	BOTANICAL / COMMON NAME
EXISTING TREES	BOTANICAL / COMMON NAME	NATIVE VEGETATION TO REMAIN	PRESERVE AND PROTECT
EXISTING TREES TO BE PRESERVED	SEE KEY NOTES	EXISTING NATIVE VEGETATION TO REMAIN. REPAIR AND PATCH BACK AS NECESSARY AFTER CONSTRUCTION. SEE KEY NOTES.	
		TURF SOD RHIZOMATOUS	RHIZOMATOUS TALL FESCUE

KEY NOTES (TYPICAL) (4)

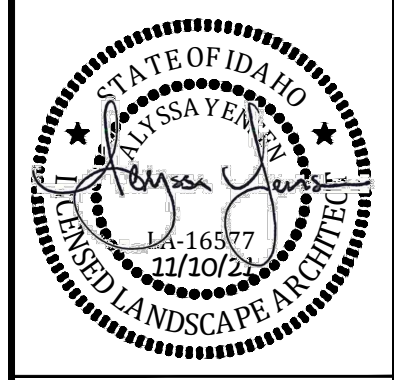
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- 6-FOOT HEIGHT SOLID VINYL FENCE. SEE PPL6.0-3.
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- PICKLE BALL COURT. SEE PPL6.0-6, PPL6.0-7, AND PPL6.0-8.
- BENCH SEATING. SEE PPL6.0-9.
- ENTRANCE GATE. FINAL DESIGN TO BE PROVIDED AND APPROVED AS SEPARATE SUBMITTAL. SEE REFERENCE PHOTO PPL6.0-10.
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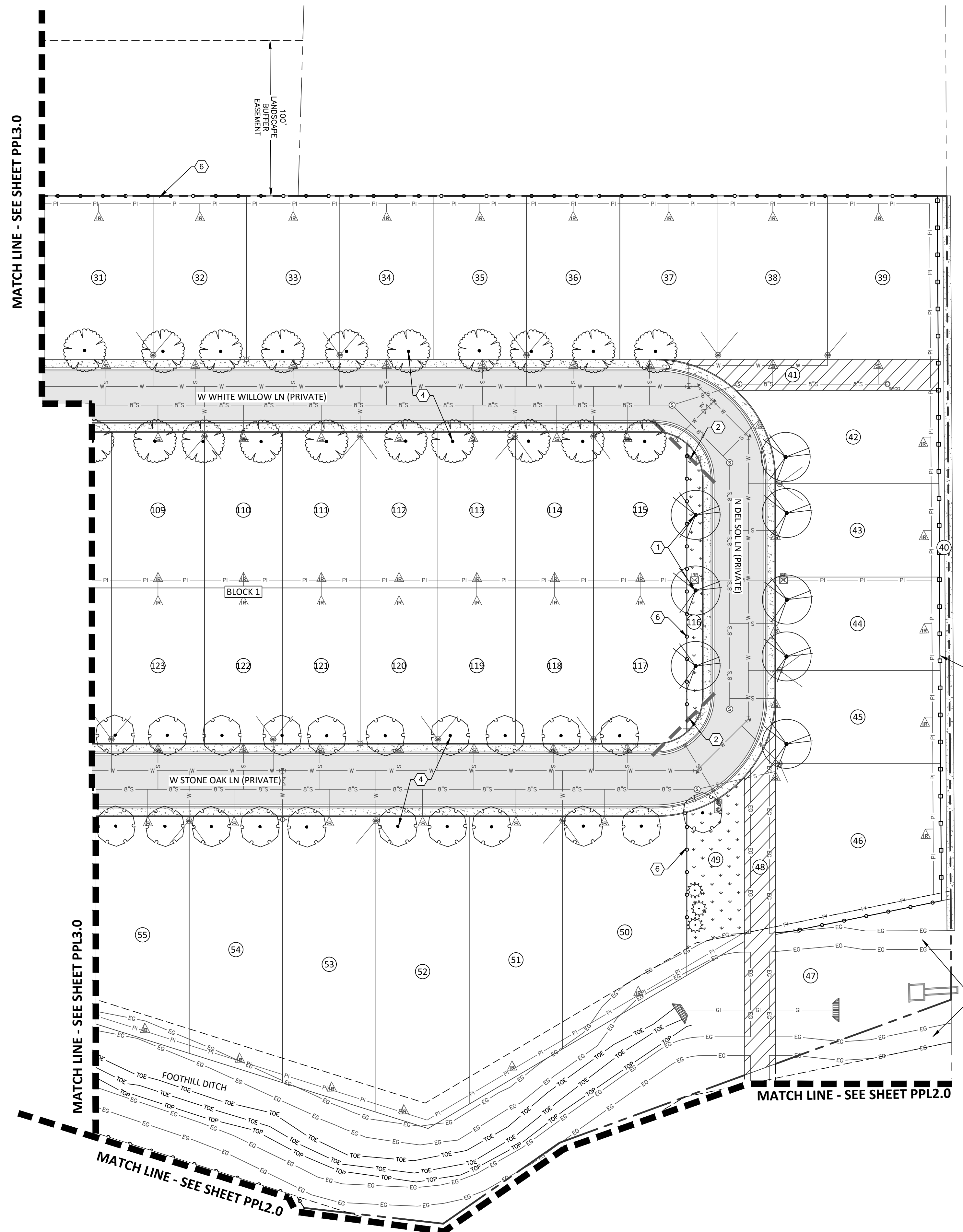
PRELIMINARY PLAT LANDSCAPE PLAN



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MATCH LINE - SEE SHEET PPL3.0



PLANT SCHEDULE NOTE: SEE PPL1.0 FOR FULL PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SHRUBS	BOTANICAL / COMMON NAME
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	CARPINUS BETULUS EUROPEAN HORNBEAM		ROSA X 'DOUBLE KNOCKOUT' (RED) RED DOUBLE KNOCKOUT ROSE
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	PICEA GLAUCA PENDULA WEeping WHITE SPRUCE		LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER
	PICEA OMORIKIA 'BRUNS' BRUNS SPRUCE		RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK-EYED SUSAN
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	SOD/SEED	BOTANICAL / COMMON NAME
EXISTING TREES	BOTANICAL / COMMON NAME		NATIVE VEGETATION TO REMAIN PRESERVE AND PROTECT EXISTING NATIVE VEGETATION TO REMAIN. REPAIR AND PATCH BACK AS NECESSARY AFTER CONSTRUCTION. SEE KEY NOTES.
	EXISTING TREES TO BE PRESERVED SEE KEY NOTES		TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE

KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
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4. SCHEMATIC LOCATION OF TREES. TREES TO BE PLANTED IN CONJUNCTION WITH INDIVIDUAL LOT LANDSCAPING.
5. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL6.0-2.
6. 6-FOOT HEIGHT SOLID VINYL FENCE. SEE PPL6.0-3.
7. 5-FOOT HEIGHT OPEN VISION METAL FENCE. SEE PPL6.0-4.
8. 4-FOOT HEIGHT OPEN VISION METAL FENCE. SEE PPL6.0-4.
9. CLUBHOUSE. SEE ARCHITECTURAL PLANS. PLANTINGS AROUND CLUBHOUSE ARE SCHEMATIC. FINAL LAYOUT TO BE APPROVED AS A PART OF A SEPARATE SUBMITTAL.
10. PICKLE BALL COURT. SEE PPL6.0-6, PPL6.0-7, AND PPL6.0-8.
11. BENCH SEATING. SEE PPL6.0-9.
12. ENTRANCE GATE. FINAL DESIGN TO BE PROVIDED AND APPROVED AS SEPARATE SUBMITTAL. SEE REFERENCE PHOTO PPL6.0-10.
13. MAILBOX CLUSTER. SEE ARCHITECTURAL PLANS.
14. EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTION NOTES AND PLANT SCHEDULE.
15. EXISTING NATIVE VEGETATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION.
16. PATHWAY. SEE CIVIL PLANS.

NO.	REVISIONS	DATE

LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN



DESIGN BY:	KAC
DRAWN BY:	KAC
CHECKED BY:	AY
DATE:	11/8/21
PROJECT:	20-222

SHEET NO. PPL4.0

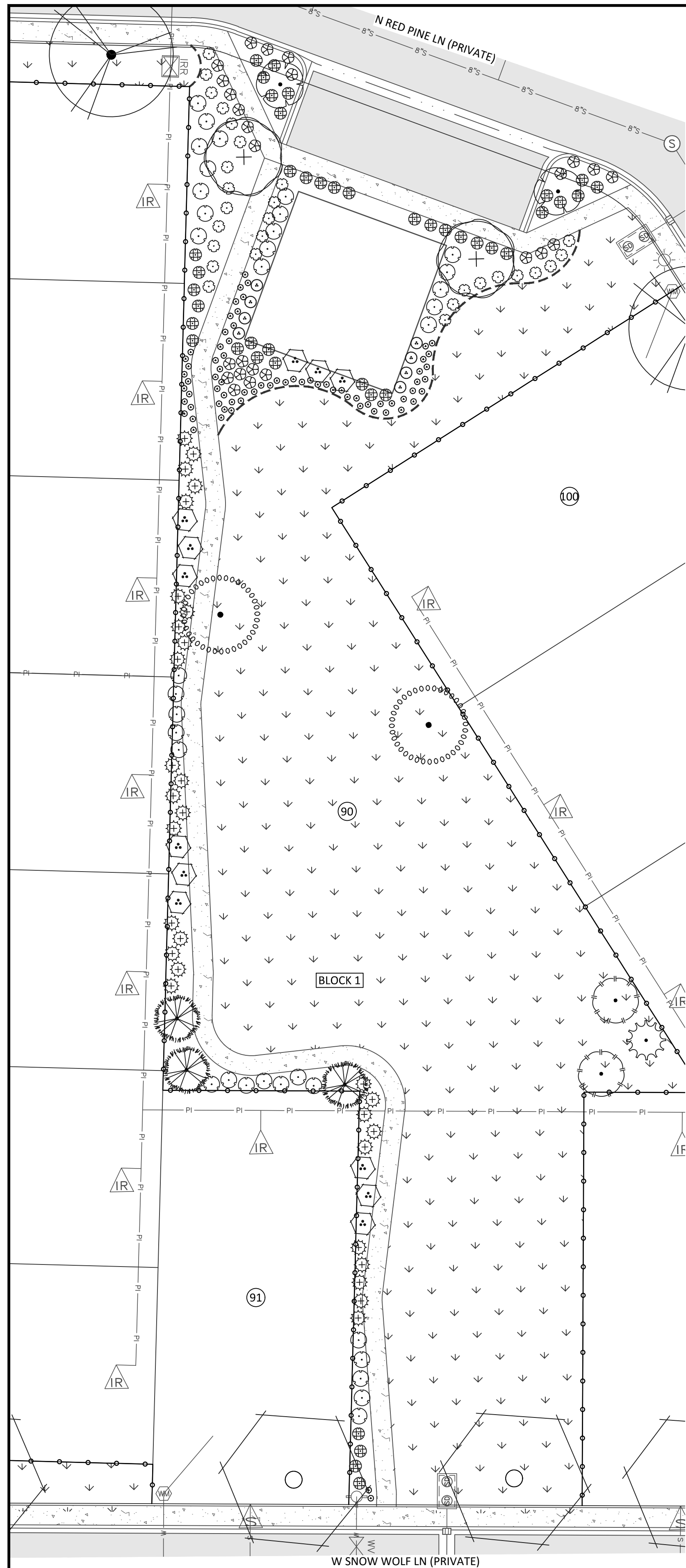
MATCH LINE - SEE SHEET PPL3.0

MATCH LINE - SEE SHEET PPL2.0

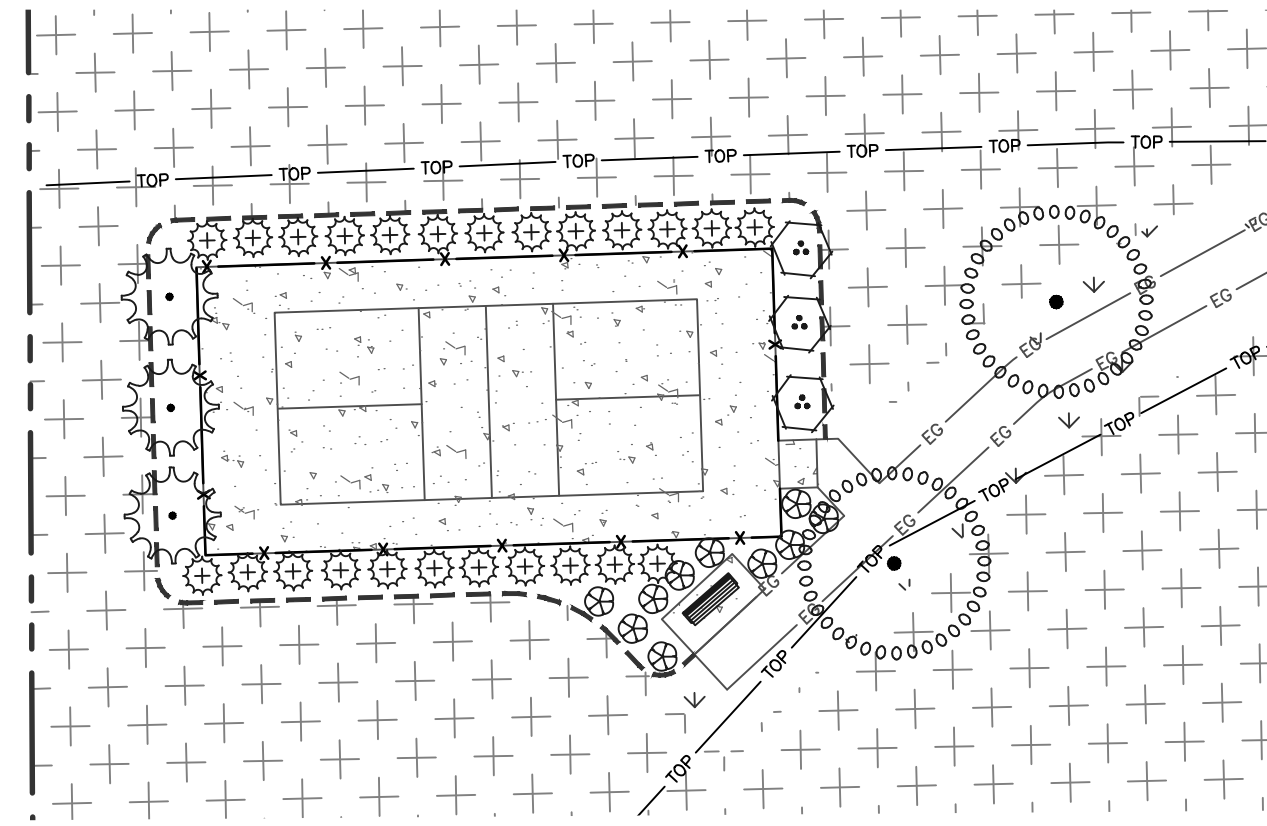
PRELIMINARY PLAT LANDSCAPE PLAN

Plan Scale: 1" = 40'

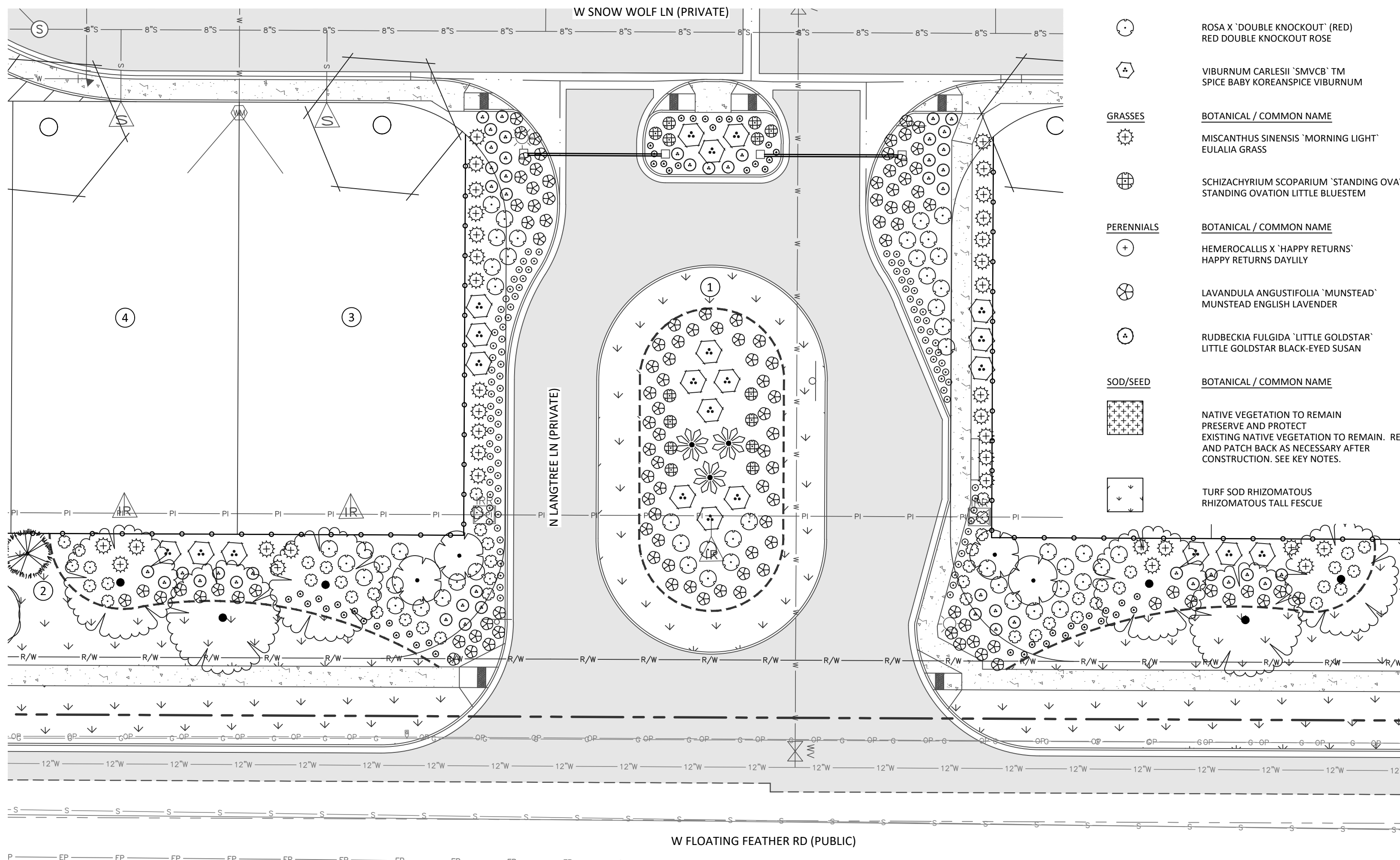
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CLUBHOUSE SCHEMATIC PLANTING DETAIL
Plan Scale: 1" = 20'



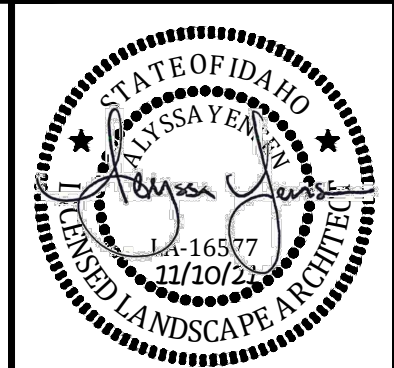
PICKLEBALL COURT PLANTING DETAIL
Plan Scale: 1" = 20'



FLOATING FEATHER ENTRANCE PLANTING DETAIL
Plan Scale: 1" = 20'

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HWK	CLASS	QTY
	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL. B&B	35'X30'	CLASS II	48
	ACER TRUNCATUM 'PACIFIC SUNSET'™ PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II	43
	CARPINUS BETULUS EUROPEAN HORNBEAM	2" CAL. B&B	50'X40'	CLASS II	36
	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK	2" CAL. B&B	25'X35'	CLASS I	10
	LIQUIDAMBAR STYRACIFLUA 'MORAINÉ' MORAINÉ SWEET GUM	2" CAL. B&B	55'X45'	CLASS II	35
	LIRIODENDRON TULIPIFERA 'EMERALD CITY'™ EMERALD CITY TULIP TREE	2" CAL. B&B	55'X25'	CLASS III	15
PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS II	6	
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HWK	CLASS	QTY
	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR	6'-8" B&B	35'X15'	EVERGREEN	15
	PICEA GLAUCA PENDULA WEeping WHITE SPRUCE	6'-8" B&B	25'X8'	EVERGREEN	3
	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE	6'-8" B&B	30'X10'	EVERGREEN	12
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8" B&B	25'X15'	EVERGREEN	11
EXISTING TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HWK	CLASS	QTY
EXISTING TREES TO BE PRESERVED SEE KEY NOTES		EXISTING	VARIES		9
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HWK	CLASS	QTY
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB	2 GAL.	3'X3'		75
	PINUS MUGO 'MOPS' MOPS MUGO PINE	2 GAL.	3'X3'		56
	ROSA X 'DOUBLE KNOCKOUT' (RED) RED DOUBLE KNOCKOUT ROSE	2 GAL.	4'X4'		85
	VIBURNUM CARLESII 'SMVCB'™ SPICE BABY KOREANSPICE VIBURNUM	2 GAL.	4'X6'		37
	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	1 GAL.	5'X4'		90
GRASSES	BOTANICAL / COMMON NAME	SIZE	MATURE HWK	CLASS	QTY
	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM	1 GAL.	3'X3'		56
	PERENNIALS <th>BOTANICAL / COMMON NAME</th> <th>SIZE</th> <th>MATURE HWK</th> <th>CLASS</th> <th>QTY</th>	BOTANICAL / COMMON NAME	SIZE	MATURE HWK	CLASS
	HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY	1 GAL.	1.5'X1.5'		96
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	1 GAL.	2'X3'		149
	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK-EYED SUSAN	1 GAL.	1.5'X1.5'		122
SOD/SEED	BOTANICAL / COMMON NAME	CONT.	MATURE HWK	CLASS	QTY
	NATIVE VEGETATION TO REMAIN PRESERVE AND PROTECT EXISTING NATIVE VEGETATION TO REMAIN. REPAIR AND PATCH BACK AS NECESSARY AFTER CONSTRUCTION. SEE KEY NOTES.	NONE			84,811 SF
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD			79,906 SF



NO.	REVISIONS	DATE

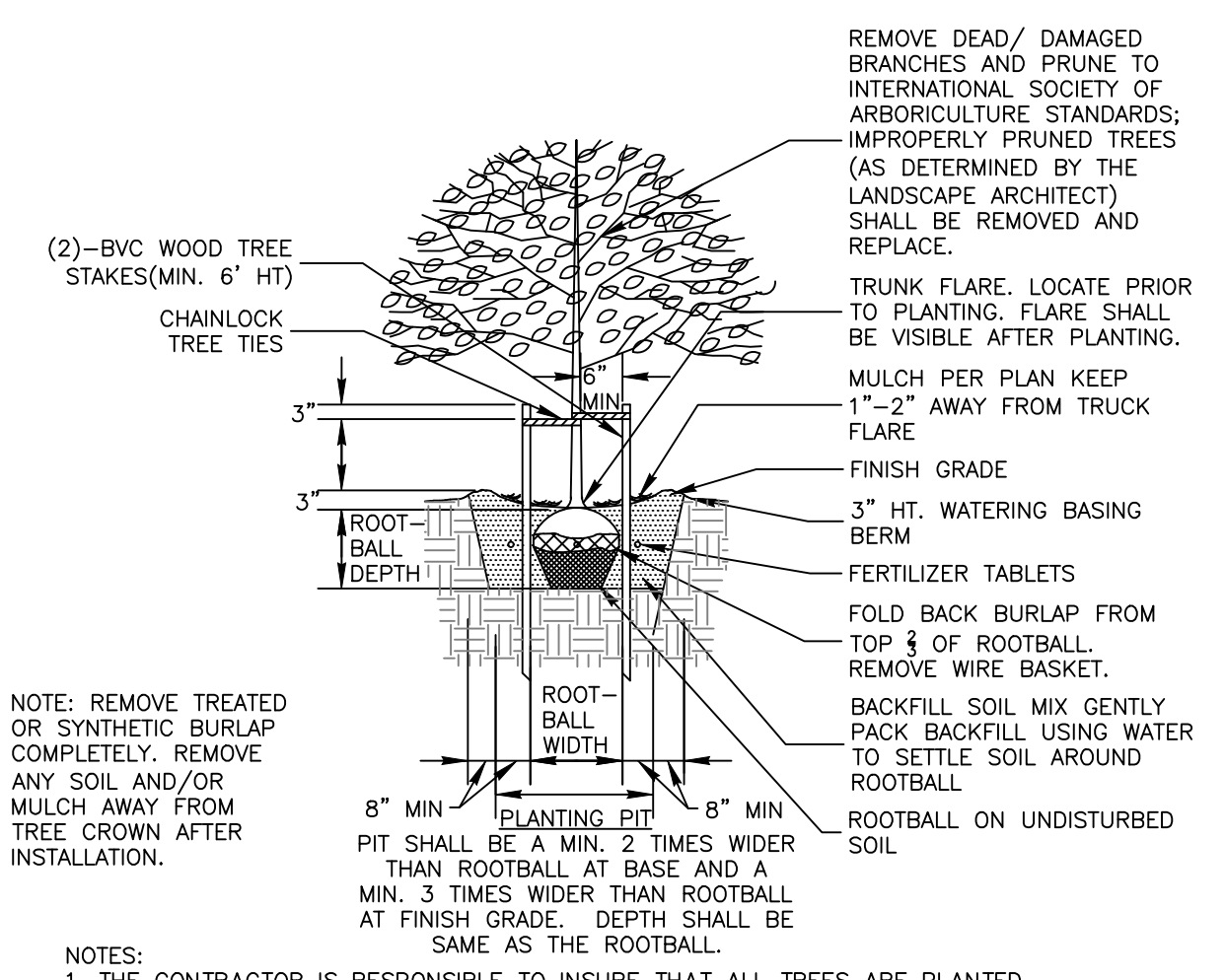
LANGTREE BUNGALOWS SUBDIVISION
 STAR, IDAHO
 PRELIMINARY PLAT LANDSCAPE PLANTING DETAIL



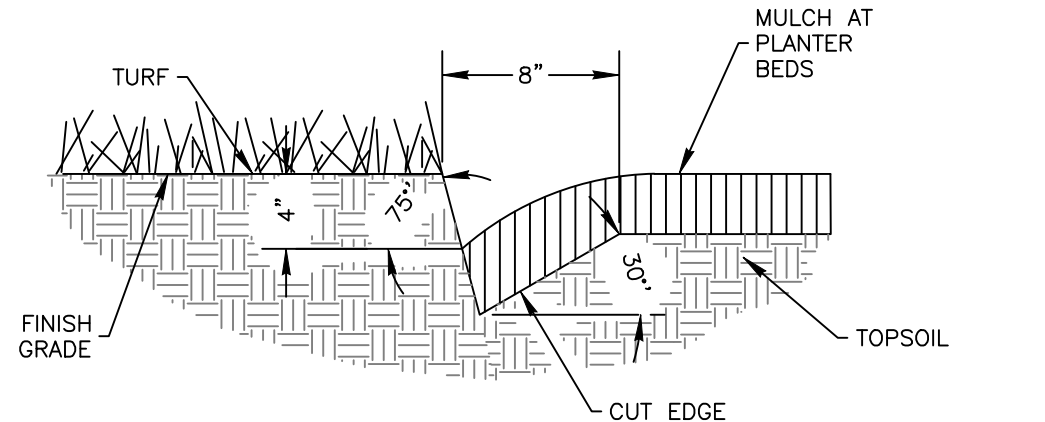
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DRAWN BY:	KAC
CHECKED BY:	AY
DATE:	11/8/21
PROJECT:	20-222

SHEET NO. PPL5.0

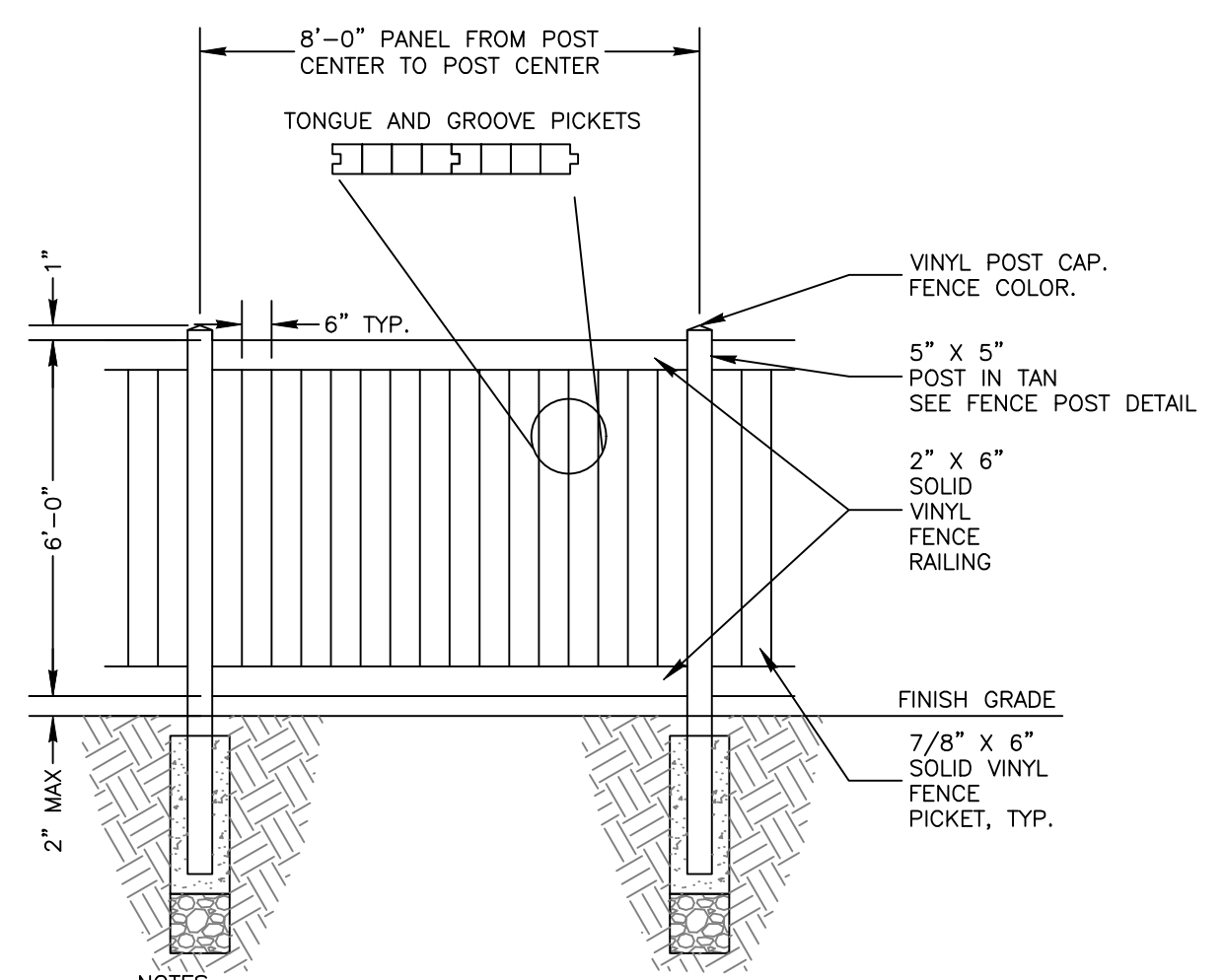
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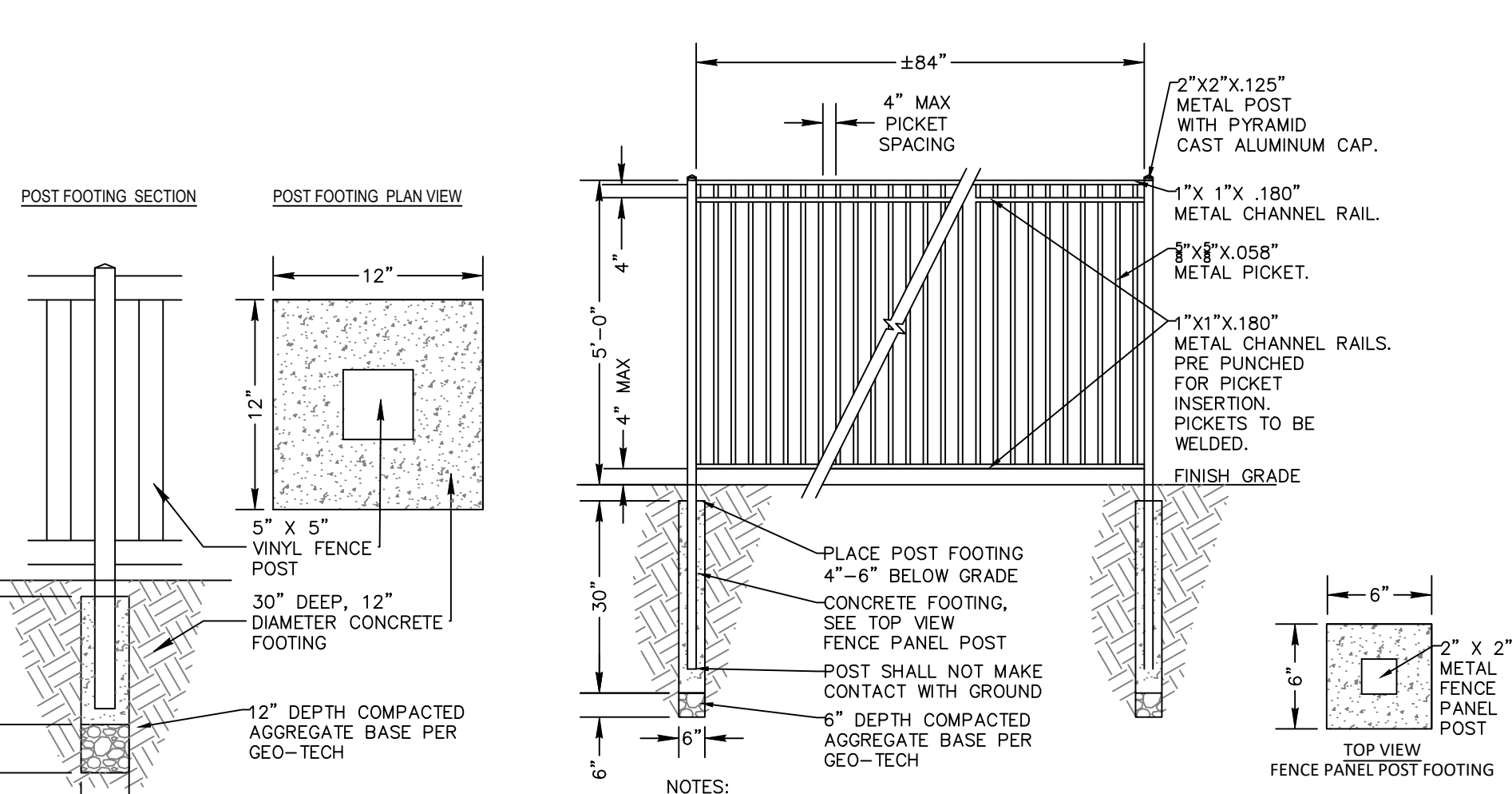
1 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS



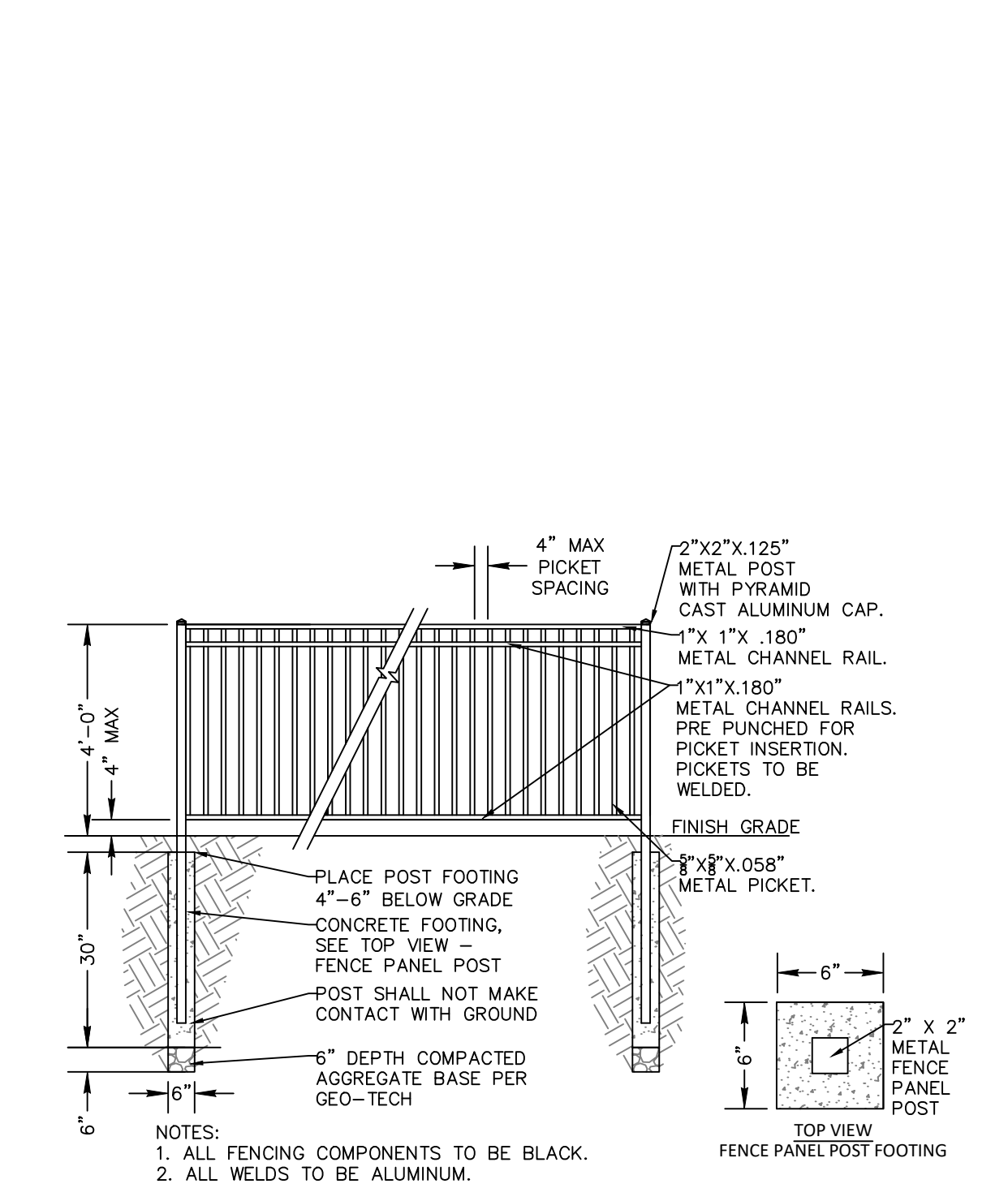
2 SHOVEL CUT EDGE
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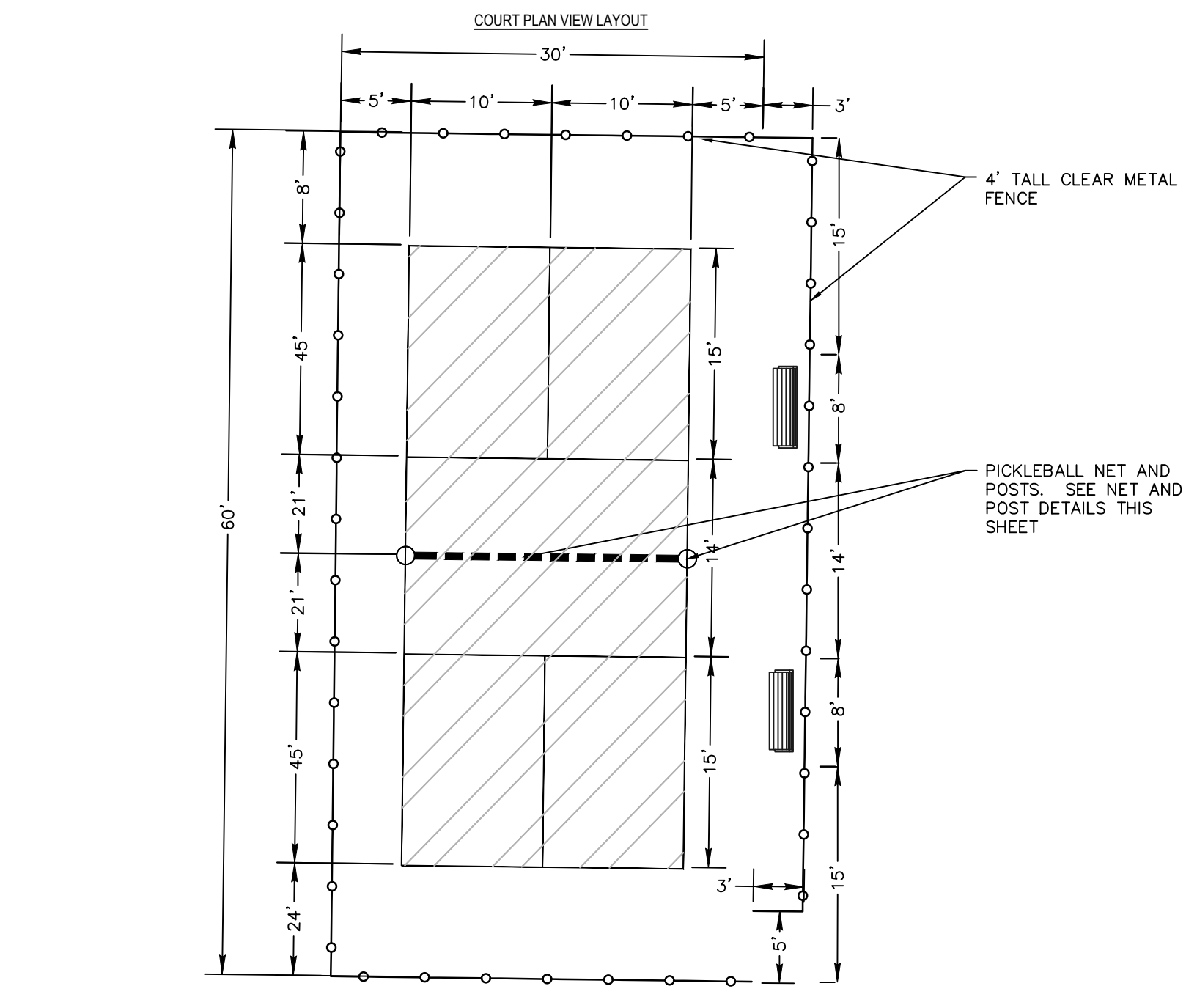
3 6' VINYL FENCE AND POST
NTS



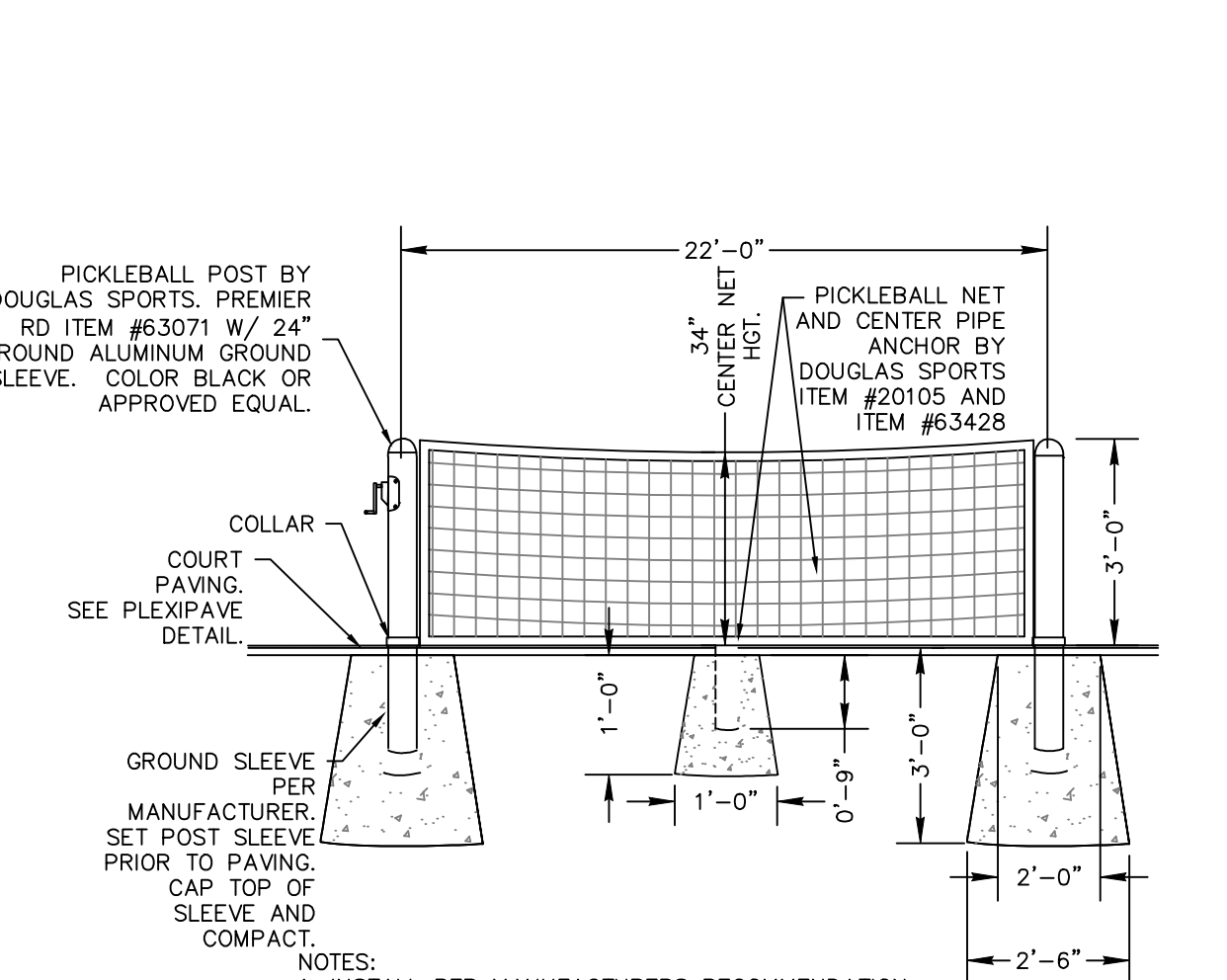
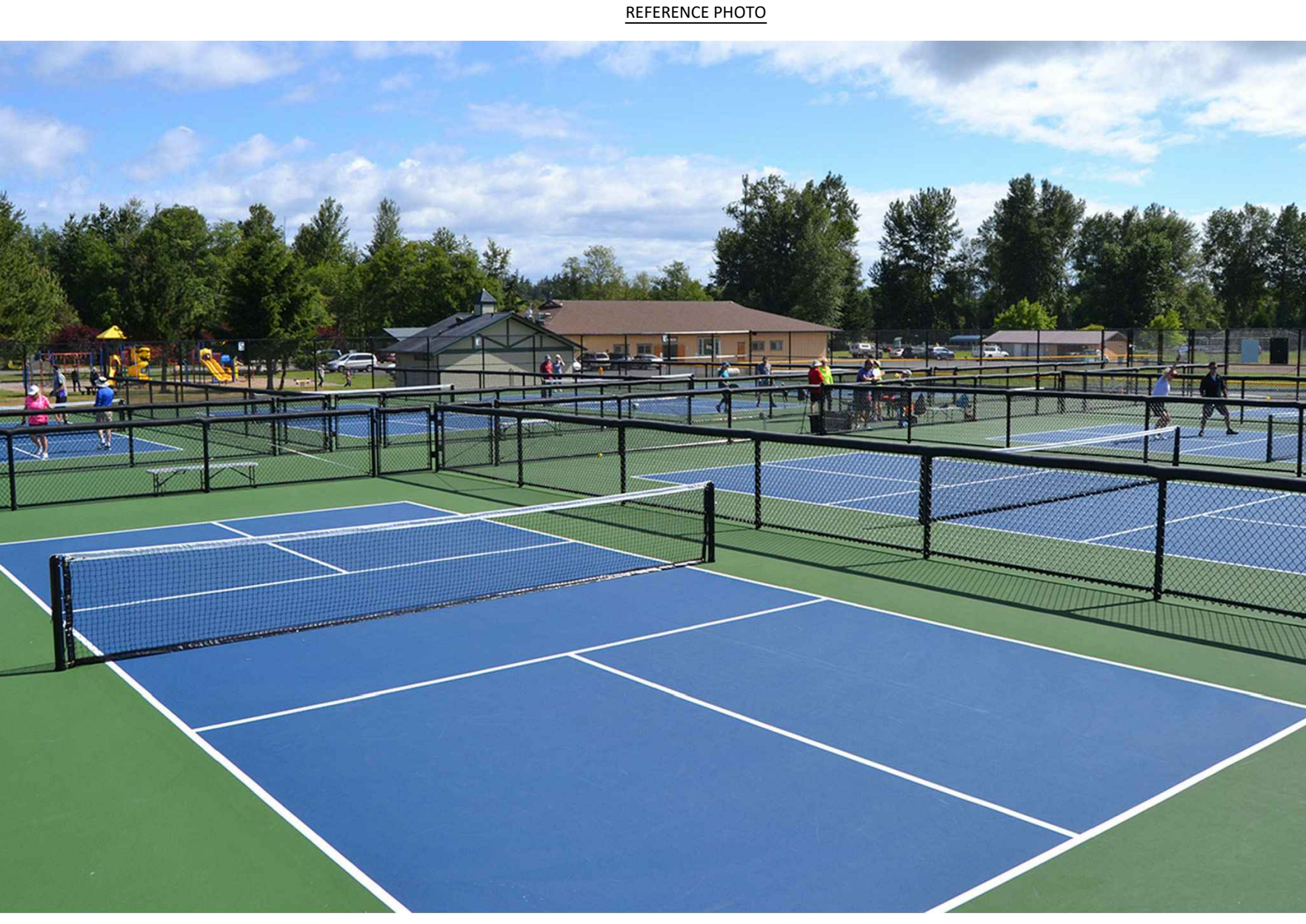
4 5' METAL FENCE
NTS



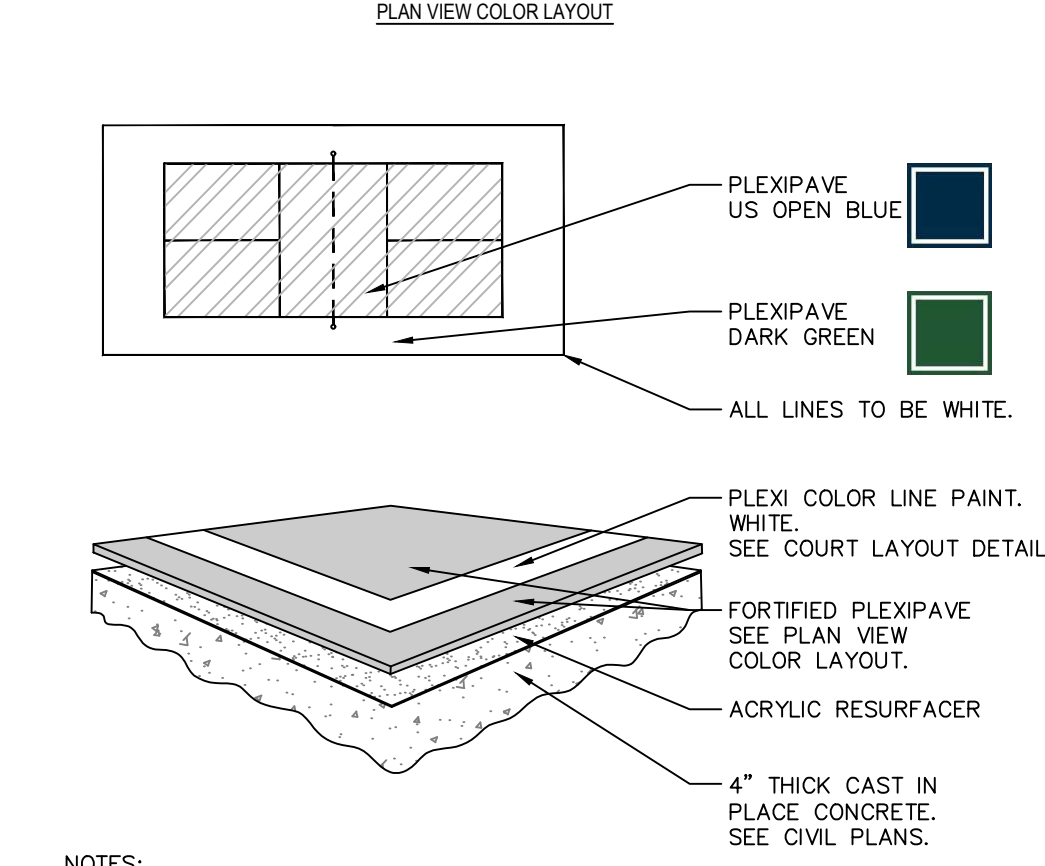
5 4' METAL FENCE
NTS



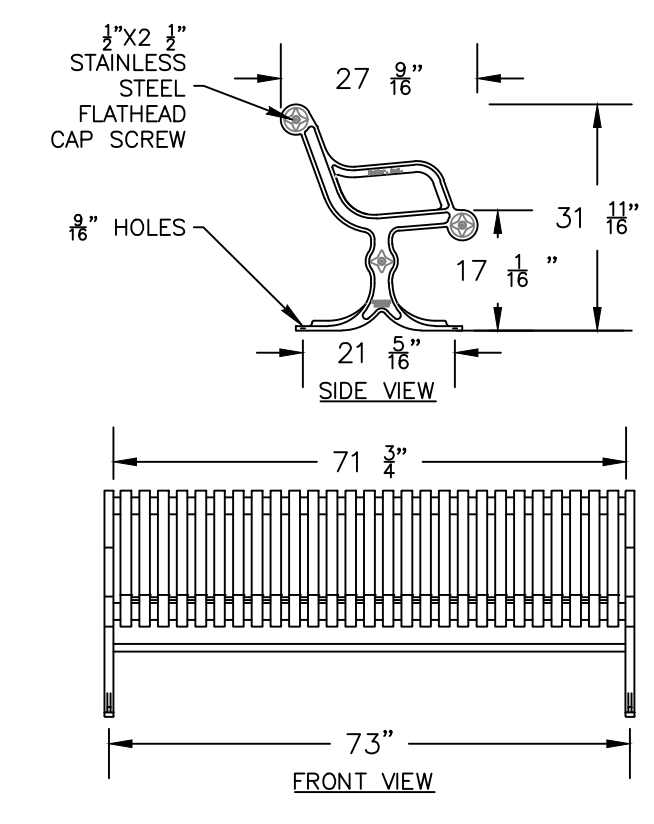
6 PICKLEBALL COURT LAYOUT
NTS



7 PICKLEBALL COURT POSTS AND NET
NTS



8 PLEXIPAVE COLOR LAYOUT
NTS



9 BENCH DETAIL
NTS



10 ENTRANCE GATE EXAMPLE PHOTO
NTS

NO.	REVISIONS	DATE

LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT LANDSCAPE DETAILS

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