CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star - Planning & Zoning Department

MEETING DATE: **August 19, 2025**
FILE(S) #: FP-25-09, Final Plat, Fountain Park Subdivision Phase 2

REQUEST

The Applicant is requesting approval of a Final Plat for Fountain Park Subdivision Phase 1 consisting of 82 residential lots and 9 common lots on 18.44 acres. The subject property is generally located on the west side of N. Palmer Lane, approximately ¼ mile north of W. State Street. Ada County Parcel No. S0410315100

REPRESENTATIVE:

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

OWNER/APPLICANT:

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

PROPERTY INFORMATION

Land Use Designation - Residential R-5-DA

	Phase 2
Acres -	18.44 acres
Residential Lots – Single Family	49
Residential Lots – Town Homes	33
Common Lots -	8
Commercial Lots -	0

HISTORY

September 7, 2021	Council Tabled applications for Annexation and Zoning (AZ-20-19), Development Agreement (DA-20-24) and Preliminary Plat (PP-20-17) for Fountain Park Subdivision to October 12, 2021.
October 12, 2021	Council approved applications for Annexation and Zoning (AZ-20-19), Development Agreement (DA-20-24), and Preliminary Plat (PP-20-17) for Fountain Park Subdivision. The preliminary plat was approved for 173 single family residential units, 78 townhomes and 27 common lots on 60.21 acres.
December 5, 2023	Council approved applications for the Final Plat of Fountain Park Subdivision, Phase 1 (FP-23-17). Phase 1 included 88 residential lots and 9 common lots on 25.40 acres.

GENERAL DISCUSSION

The Final Plat layout generally complies with the approved Preliminary Plat. The preliminary plat was approved with 173 single family residential lots, 78 townhomes and 27 common lots. Phase 1 contained 88 single family residential lots. Phase 2 includes 49 single family residential lots and 33 Townhome lots. After Phase 2, there are 36 single family residential lots available and 45 Townhome lots available for future phase of Fountain Park.

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

The Preliminary Plat submitted contains 173 single family residential lots, 78 townhomes and 27 common area lots on 60.21 acres. This equates to 4.15 dwelling units per acre. The lots will have access and frontage from public streets. The single-family residential lots will have a range of widths, including 40, 50, 60, and 70 feet with depths ranging from 100 to 120 feet. Lots will range in size from 4,200 square feet to 15,8002 square feet with the average buildable lot being 6,503 square feet. The Townhome lots will range in size from 2,800 square feet to 7,598 square feet with the average buildable lot being 3,769 square feet. The submitted preliminary plat is showing all local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Sidewalks are proposed to be attached with a 5-foot, concrete sidewalk on the majority of the internal streets, with detached sidewalk along the collector street from Palmer. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 14.66 acres (24.22%) of open space, including 10.96 acres (18.11%) of usable open space, which satisfies the Unified Development Code.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 6 site amenities. The applicant is proposing a pool facility, playground equipment, a picnic gazebo, a pond, pocket park with a pickleball court and multiple pathways and micro

pathways that connect the development to the common areas and amenities. There is also a 1.03-acre open area with a pathway. These amenities satisfy the code requirement for development amenities.

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

ADDITIONAL DEVELOPMENT FEATURES:

• Gravel Extraction of Ponds

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

• Ponds

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

• Sidewalks

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

• Lighting

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

• Street Names

Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat. Current

names on the preliminary plat do not conform to the private road naming standards.

• Subdivision Name

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

• Landscaping

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

• Setbacks

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

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

• Mailbox Cluster

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

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

Staff analysis of Final Plat Submittal:

Lot Layout

The gross density of Fountain Park Subdivision, Phase 2 is 4.35 du/acre, with single family residential lots ranging in size from 4,200 square feet to 11,092 square feet with the average buildable lot size of 5,760 square feet. Phase 2 single family residential lots range in size from 40' to 70' wide, with depths of 105' to 120'.

Townhome lots range in size from 2,628 square feet to 6,506 square feet. These lots are between 26' to 38' wide with depths from 100' to 131 feet.

Common/Open Space and Amenities – Phase 2 will contain;

- Community Pool & Clubhouse
- Play Equiptment
- Picnic Shelter
- Pocket Pare with Pickleball Courts
- Open Space in Phase 2 is 5.88 acres or 31.21%

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks

  This subdivision was approved for internal, five feet (5') wide attached sidewalks on all streets other than Palmer Road and both sides of Wilder Farms Drive. The Sidewalk along Palmer Lane was approved with a minimum of seven feet (7') wide by Council. The applicant is providing ten feet (10') wide sidewalk on Palmer.

- Roadways

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

- Lighting

  Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan**.** All proposed light locations satisfy City code. **The Applicant has provided a streetlight plan that satisfies code for location of the streetlights. The Applicant has also provided a streetlight design/cut sheet that satisfies city requirements. Streetlights shall be the same throughout the development.**

- Street Names

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

- Subdivision Name

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

- Landscaping

  As required by the Unified Development Code, Chapter 8, Section 8-8C-2- M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree

Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for the open areas and detached sidewalks. All other streets in the development do not show street trees. These will need to be added once driveways are designed to receive occupancy permits.**

- Setbacks

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

- Block lengths

  All blocks meet the 750' block length requirement.

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

  The Unified Development Code Section 8-4A-21: states that All mailbox clusters shall be approved by the postmaster prior to installation. **All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times**. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



Section 8-3B-3 of the Unified Development Code sets forth additional residential district standards in the City of Star.

J. Additional residential standards applying to all new residential subdivisions:

- Residential Elevations:

  - Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
  - Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
    - Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. **A minimum of three (3) architectural elements shall be provided for all single-family residential structures.** These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

Section 8-3B-3 designates EXTERIOR ARCHITECTURAL ELEMENTS:



- Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
- A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
- **Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.**
- Additional landscaping buffers may also be required.

- Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
    - **1 to 50 units = minimum of 5 architectural styles and/or floorplans**
    - 51 to 100 units = minimum of 7 architectural styles and/or floorplans

- 101 and over units = minimum of 10 architectural styles and/or floorplans

- Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.

- Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

- Phasing

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

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on July 8, 2025.

July 9, 2025	ITD	No Comments
July 22, 2025	Central District Health	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.
Staff finds that all public services are available and able to accommodate this development.

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

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

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

CONDITIONS OF APPROVAL

Conditions Included in the Findings of Fact or Development Agreement.

- Provide a 7-foot-wide sidewalk along Palmer Lane. The applicant is providing a 10-foot-wide sidewalk.
- Provide a public pathway easement along the south side of the canal.

Conditions Specific to Signature of Final Plat.

- As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat**.
- **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City $1,244.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at $312,380. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 2 has 82 residential lots for a fee of $102,008.00 (82 x $1244.00).**
- **Postmaster approval of mailbox cluster shall be provided prior to signing the mylar.**
- **Street name approval from Ada County shall be provided and street names shall be reflected correctly on the final plat.**
- A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
- **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.

Additional Conditions of Approval.

- **All roads shall be 36 feet from back of curb to back of curb as required in the Unified Development Code Section 8-6B-2.**
- **All internal attached sidewalks shall be a minimum of 5 feet wide as per Council approval. W. Wilder Farms Drive shall be detached.**
- **The Applicant shall provide a public pathway easement along the Drainage District No. 2 main drain.**
- Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Even once lights are approved by**

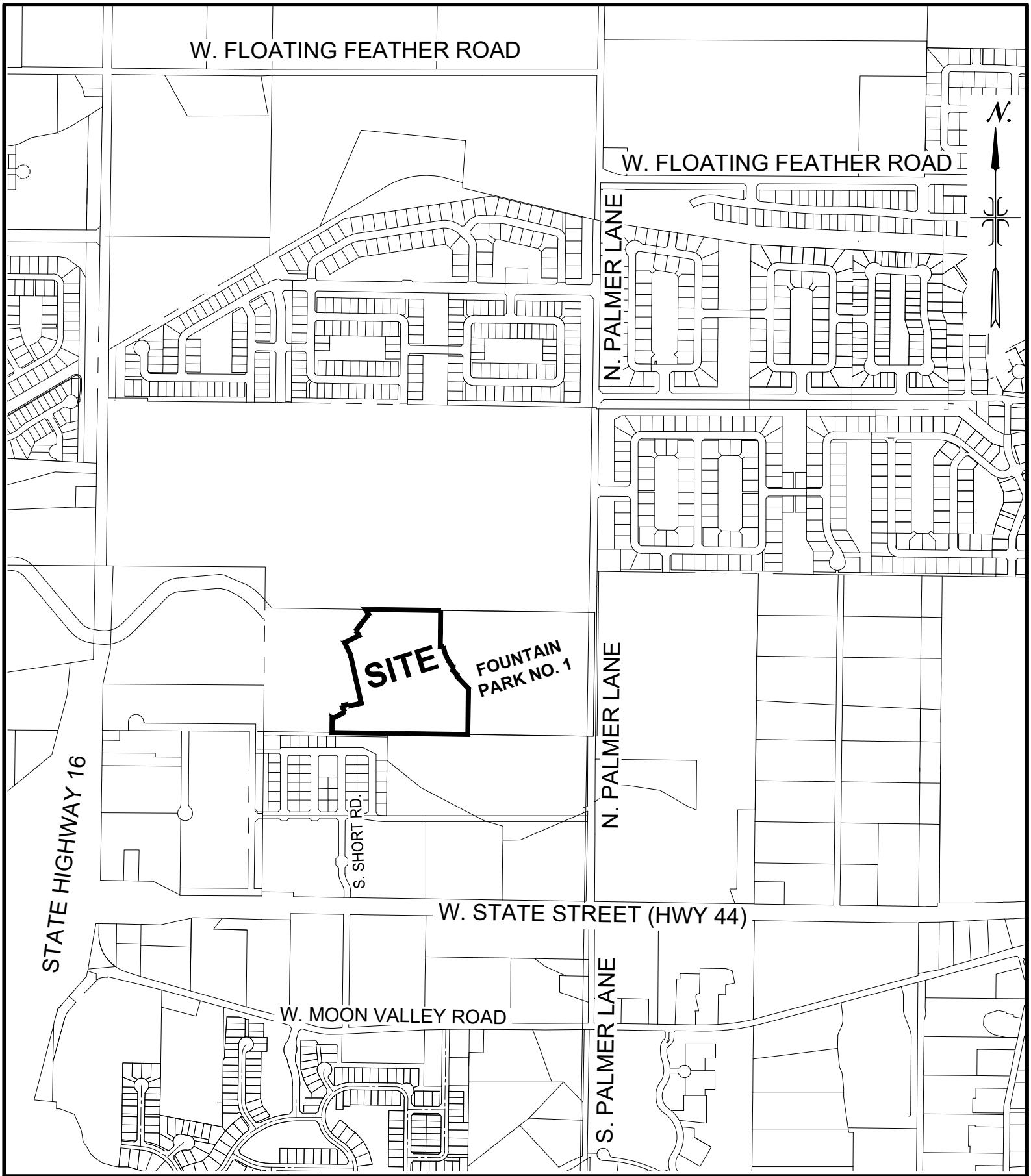
Staff and meet City guidelines, shields may need to be installed to prevent light trespass, as necessary.

- **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
- **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
- **The mailbox cluster shall be covered and internally lit with white LED lights. A plan of the cover will be required to be submitted to Staff for review prior to signing the mylar.**
- As required by the Unified Development Code, Chapter 8, Section 8-8C-2- M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The Applicant agrees that builder planted street trees shall be installed or Certificate of Occupancy may be withheld until verified by Staff.**
- The approved Preliminary Plat for Fountain Park Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
- The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
- All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
- The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
- A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.

- A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
- The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
- Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
- A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
- A separate sign application is required for any subdivision sign.
- Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
- Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
- The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
- All common areas shall be maintained by the Homeowners Association.
- The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
- A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
- Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-25-09 Fountain Park Subdivision Final Plat, Phase 2 on _____ _____, 2025.



ENGINEERING SOLUTIONS LLP

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

VICINITY MAP

SCALE = 1" = 1000'

FOUNTAIN PARK SUBDIVISION NO. 2

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

FOUNTAIN PARK SUBDIVISION NO. 2
Final Plat Application
NARRATIVE

Introduction:

Challenger Development Inc. is applying for the final plat of Fountain Park Subdivision No. 2, 82 single-family lots and 8 common lots on 18.84 acres. The property is located west of N. Palmer Lane and north of State Highway 44. The original preliminary plat (PP-20-17) was approved by Council on December 7, 2021. Fountain Park Subdivision No. 1 was approved on December 5, 2023, and construction is underway.

Existing Use on the Property:

The property was formerly in agricultural production along with an existing cattle operation present on the site. Any structures remaining will be removed.

Residential Lots and Density:

Fountain Park Subdivision No. 2 provides 49 single-family residential lots with widths ranging from 40 feet to 70 feet and depths from 105 to 120 feet. Single-family lots range in size from 4,200 square feet to 11,092 square feet, with an average lot size of 5,760 square feet. This phase includes 33 townhome lots with widths ranging from 26 to 38 feet and depths between 100 and 131 feet. Townhome lots range in size from 2,628 square feet to 6,506 square feet. The gross density of this phase is 4.35 dwelling units per acre (du/a), with a net density of 8.50 du/a.

Amenities:

Common lots within this phase total 5.88 acres, or 31.21 percent of the acreage. Amenities within this phase include a community pool and clubhouse with parking, play equipment, a picnic shelter, pocket park with a pickleball court, linear open space with pathways and micro-paths within other common lots.

Phase 2 (Final Plat Data):

Total Site Area: 18.84 acres
Single-Family Residential Area: 6.48 acres (34.40%)
Townhome Residential Area: 3.16 acres (16.77%)
Common Area: 5.88 acres (31.21%)
Public Right-of-way: 3.32 acres (17.62%)

Single-Family Lots: 49
Townhome Lots: 33
Minimum Townhome Lot Size: 2,628 s.f.
Average Townhome Lot Size: 4,177 s.f.
Minimum Single-Family Residential Lot Size: 4,200 square feet
Average Residential Lot Size: 5,760 square feet

Residential Lots: 82
Common Lots: 8
Total Lots: 90
Gross Residential Density: 4.35 du/ac

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

- Minimum Residential Lot Frontage: 20 feet
- Front Setback (Measured from the back of walk or property line): 20 feet to garage or 15 feet to living area.
- Rear Setback: 15 feet
- Interior Side Setback: 5 feet and 0 feet for interior townhome lots
- Local Street Side Setback: 20 feet
- Maximum Building Height: 35 feet

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

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

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

Submitted by:

ENGINEERING SOLUTIONS, LLP

Becky McKay

Becky McKay, Partner and Chief Planner

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

FINAL PLAT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

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

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

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

Property Information:

Subdivision Name: Fountain Park Subdivision Phase: 2
Parcel Number(s): S0410315120
Approved Zoning: R-5 Units per acre: 4.35
Total acreage of phase: 18.84 Total number of lots: 90
Residential: 82 Commercial: _____ Industrial: _____
Common lots: 8 Total acreage of common lots: 5.88 Percentage: 31.21
Percent of common space to be used for drainage: (underground) Acres: N/A
Special Flood Hazard Area: total acreage N/A number of homes N/A

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	82	82
Number of Common Lots:	8	8
Number of Commercial Lots:	0	0
Roads:	Public - ACHD	Public - ACHD

Amenities: Swimming pool, changing rooms, picnic shelter, pickleball court

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

Subdivision Name: Fountain Park Phase: 2

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

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

b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001 Uninc. Ada Co.
FIRM effective date(s): mm/dd/year 6/19/20
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
Base Flood Elevation(s): AE____.0 ft., etc.: _____

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

Application Requirements:

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

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

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

FEE REQUIREMENT:

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

Becky McKay

Applicant/Representative Signature

June 17, 2025
Date

PRELIMINARY PLAT

FOUNTAIN PARK SUBDIVISION

STAR, IDAHO

N 1/2 OF THE SW 1/4, SECTION 10,
T.4N., R.1W., B.M., ADA COUNTY, IDAHO

2021

LEGEND

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

PRELIMINARY PLAT NOTES

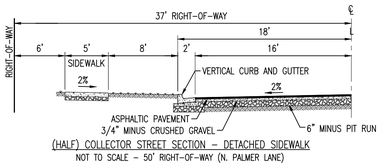
1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
2. SUBJECT PROPERTY DOES NOT FALL WITHIN FEMA FLOOD HAZARD ZONES A AND X. SEE FIRM PANEL 16001C0130J, DATED JUNE 19, 2020.
3. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
4. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
5. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
6. IRRIGATION WATER SHALL BE PROVIDED FROM THE MIDDLETON MILL IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS SHALL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
7. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR.
8. DIRECT LOT ACCESS TO N. PALMER LANE IS PROHIBITED. (EXCEPT EMERGENCY VEHICLE ACCESS)
9. LOT 1, BLOCK 1; LOTS 1 AND 28, BLOCK 2; LOTS 1 AND 5, BLOCK 3; LOTS 1, 2 AND 19, BLOCK 4; LOTS 1, 8, 14, 21, 42, 65, 66, 67 AND 80, BLOCK 5; LOT 1, BLOCK 6; LOT 1, BLOCK 7; LOT 1, BLOCK 8; LOTS 1, 5, 11 AND 19, BLOCK 9; LOTS 16, 17, 24 AND 52, BLOCK 10; LOTS 1, 5, AND 12, BLOCK 11, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. A STAR SEWER & WATER DISTRICT EASEMENT WILL BE PROVIDED ON LOT 8C, BLOCK 5.
11. THE MOSSMAN LATERAL WILL BE RELOCATED AND PIPED. A BLANKET EASEMENT OR A DEFINED EASEMENT WILL BE PROVIDED ON LOT 1C, BLOCK 4; LOT 14C, BLOCK 5; LOT 1C, BLOCK 7; LOT 1C, BLOCK 8; LOTS 16C, 17C, 24C, BLOCK 10 AND LOT 5C, BLOCK 11.

PRELIMINARY PLAT DATA

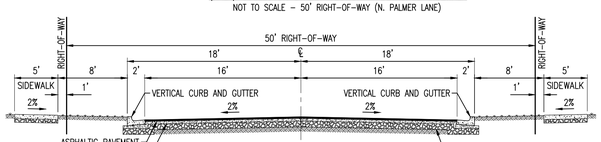
TOTAL ACRES		60.52 AC
SINGLE-FAMILY RESIDENTIAL	(42.68%)	25.83 AC
TOWNHOUSE RESIDENTIAL	(11.15%)	6.75 AC
PUBLIC RIGHT-OF-WAY	(20.24%)	12.25 AC
N. PALMER LANE RIGHT-OF-WAY	(1.70%)	1.03 AC
OPEN SPACE	(24.22%)	14.66 AC
TOTAL LOTS		278
SINGLE-FAMILY RESIDENTIAL LOTS		173
TOWNHOUSE RESIDENTIAL LOTS		78
OPEN SPACE LOTS		27
LOT DISTRIBUTION		251
TOWNHOUSE LOTS	(31.08%)	78
40' WIDE SINGLE-FAMILY LOTS	(13.95%)	35
50' WIDE SINGLE-FAMILY LOTS	(23.90%)	60
60' WIDE SINGLE-FAMILY LOTS	(19.12%)	48
70' WIDE SINGLE-FAMILY LOTS	(11.95%)	30
USEABLE OPEN SPACE	(18.11%)	10.96 AC
CENTRAL AMENITY AREA	(5.91%)	3.58 AC
LINEAR OPEN SPACE	(1.70%)	1.03 AC
COLLECTOR BUFFERS	(4.36%)	2.64 AC
POCKET PARK	(0.94%)	0.57 AC
MEW OPEN SPACE	(1.62%)	0.98 AC
POLLARD LATERAL PATHWAY	(2.15%)	1.30 AC
TOWNHOUSE OPEN SPACE	(1.42%)	0.86 AC
OTHER OPEN SPACE		3.70 AC
END BLOCK BUFFERS	(0.43%)	0.26 AC
DD NO. 2 DRAIN/PATHWAY	(5.52%)	3.34 AC
MISCELLANEOUS LOTS	(0.17%)	0.10 AC
ZONING		
EXISTING: RUT		PROPOSED: R-5
RESIDENTIAL DENSITY (Du/AC)		
GROSS RESIDENTIAL DENSITY		4.15
NET RESIDENTIAL DENSITY		7.70
LOT AREA DATA		
MINIMUM LOT SIZE (SINGLE-FAMILY)		4,200 SF
MINIMUM LOT SIZE (TOWNHOUSE)		2,800 SF
AVERAGE LOT SIZE		5,552 SF

SITE AMENITIES

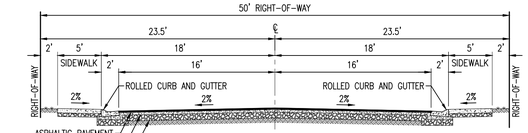
SWIMMING POOL FACILITY, PLAYGROUND EQUIPMENT, PICKLEBALL COURT, PICNIC GAZEBO, POND, AND MULTI-USE PATHS



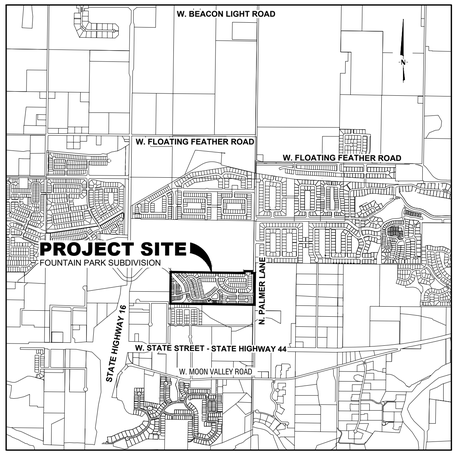
(HALF) COLLECTOR STREET SECTION – DETACHED SIDEWALK
NOT TO SCALE – 50' RIGHT-OF-WAY (N. PALMER LANE)



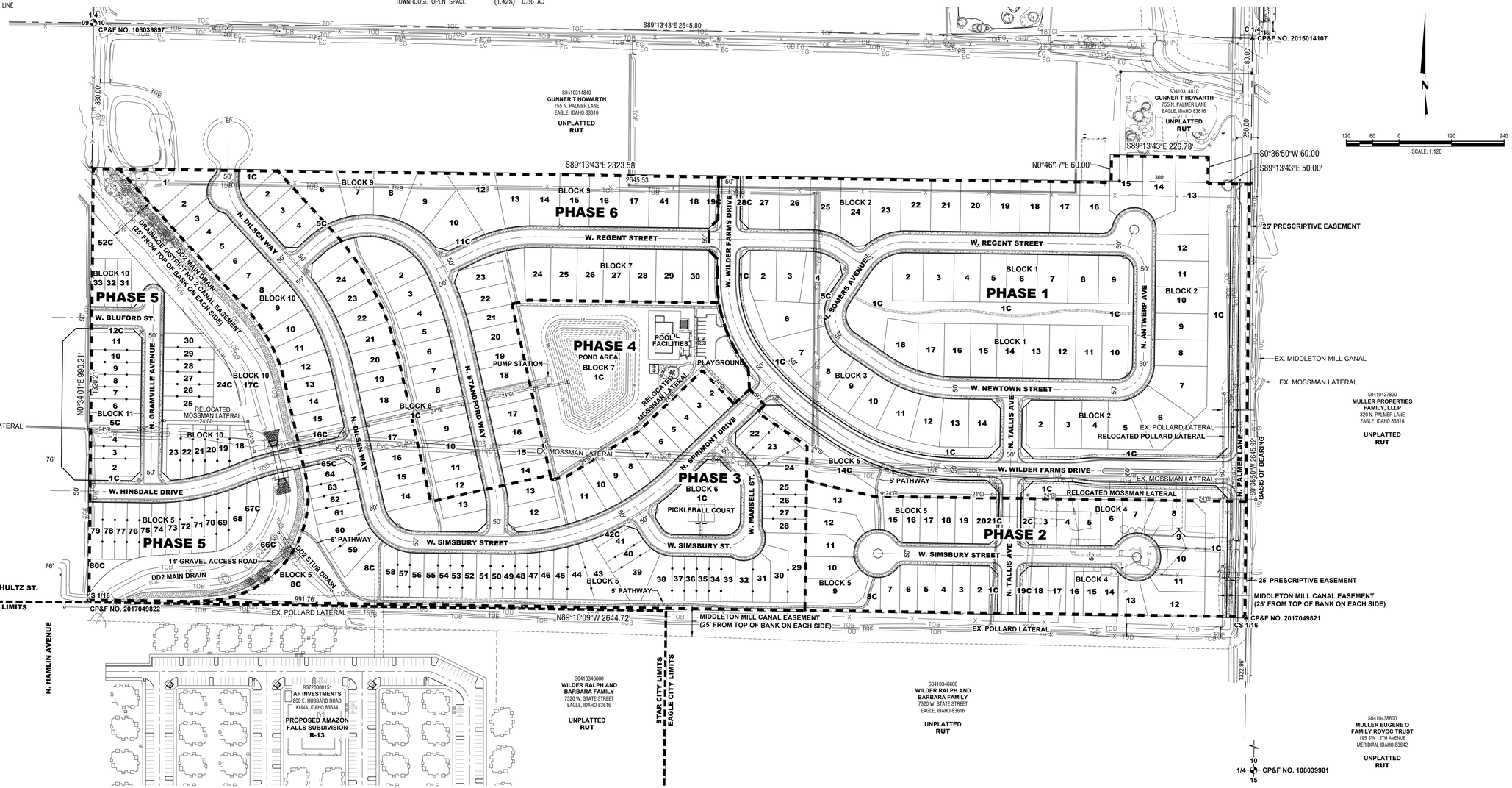
TYPICAL COLLECTOR STREET SECTION – DETACHED SIDEWALK
NOT TO SCALE – 50' RIGHT-OF-WAY
(W. WILDER FARMS ST. & A PORTION OF N. TALLIS AVE.)



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



VICINITY MAP
NOT TO SCALE



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DEVELOPER
CHALLENGER DEVELOPMENT INC
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REVISIONS		
DATE	BY	
08-06-2021	rls	
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FOUNTAIN PARK SUBDIVISION
LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R.1W., B.M.

PRELIMINARY PLAT

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

PREL-1
SHEET 01 OF 03

N

60 30 0 60 120
SCALE: 1:60

W. BLUFORD ST.
W. HINSDALE DRIVE
W. SHULTZ ST.
W. REGENT STREET
W. SIMSBURY STREET
W. SIMSBURY ST.
W. MANSELL ST.
W. WILDER FARMS DRIVE
N. DILSEN WAY
N. STANDFORD WAY
N. SPRIMONT DRIVE
N. GRAMVILLE AVENUE
N. HAMLIN AVENUE
EX. DITCH TO BE ABANDONED
EX. MOSSMAN LATERAL
EX. POLLARD LATERAL
DRAINAGE DISTRICT NO. 2 CANAL EASEMENT (25' FROM TOP OF BANK ON EACH SIDE)
DD2 MAIN DRAIN
DD2 STUB DRAIN
MIDDLETON MILL CANAL EASEMENT (25' FROM TOP OF BANK ON EACH SIDE)
EAGLE CITY LIMITS
STAR CITY LIMITS
PROPOSED AMAZON FALLS SUBDIVISION
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
POND AREA
PUMP STATION
POOL
POOL FACILITIES
PLAYGROUND
PICKLEBALL COURT
10' SD EASE. (TYP.)
5' PATHWAY
14' GRAVEL ACCESS ROAD
SEWER AND WATER EASEMENT
SEE SHEET 3

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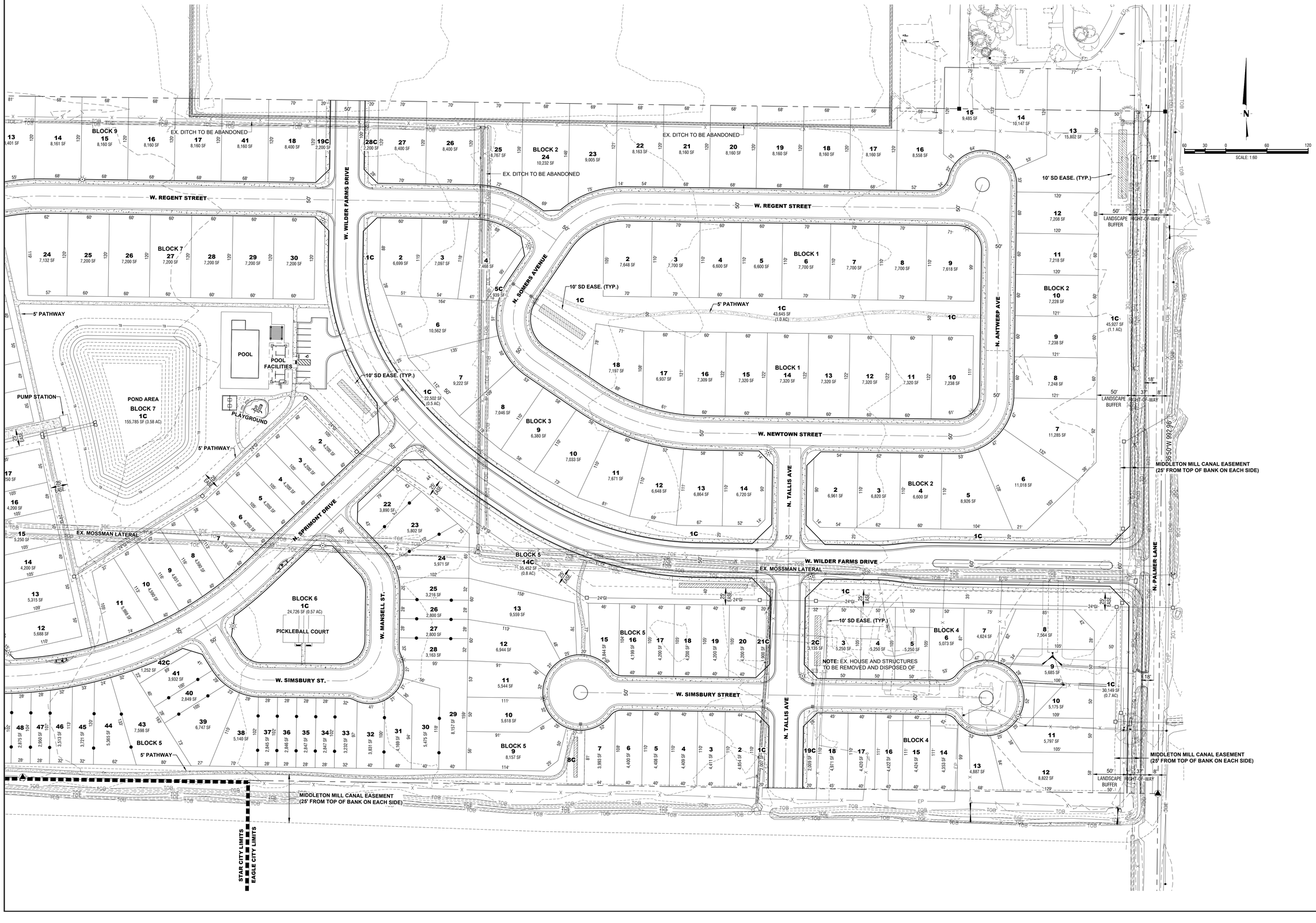
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FOUNTAIN PARK SUBDIVISION
LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R.1W., B.M.

PRELIMINARY PLAT

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PROJECT NO.	191204
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CHECKED BY	BLM

PREL-2
SHEET 02 OF 03



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FOUNTAIN PARK SUBDIVISION

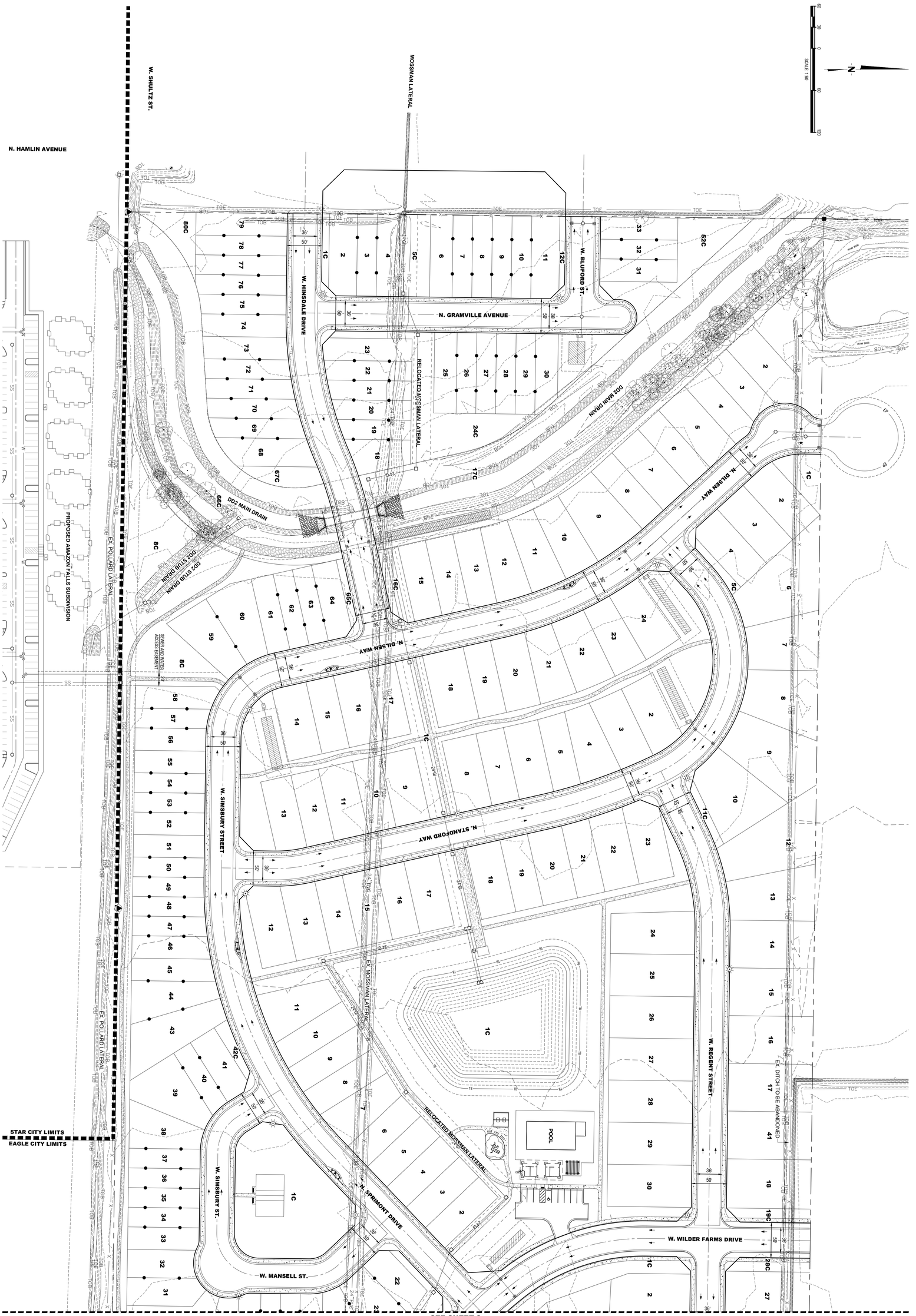
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PREL-3

SHEET 03 OF 03



SEE SHEET 2

FOUNTAIN PARK SUBDIVISION

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

PRELIMINARY ENGINEERING PLAN (PE)

DATE ISSUED	04-21-2021
PROJECT NO.	19120A
DWG. FILE	19120A-P-PREL.dwg
SCALE	AS SHOWN
DRAWN BY	RDH
CHECKED BY	RLM

ENGR-1
SHEET 01 OF 02

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08-09-2021	rls
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MERIDIAN, IDAHO 83642
PHONE: (208) 288-5560

SEE SHEET 1

W. REGENT STREET
W. WILDER FARMS DRIVE
N. SOMERS AVENUE
N. AHTWERP AVE
W. NEWTOWN STREET
N. TALLIS AVE
N. PALMER LANE
W. SPRIMONT DRIVE
W. MANSELL ST.
W. SIMSBURY ST.
W. SIMSBURY STREET
W. WILDER FARMS DRIVE
RELOCATED MOSSMAN LATERAL
POOL
EX. DITCH TO BE ABANDONED
EX. MOSSMAN LATERAL
EX. POLLARD LATERAL
RELOCATED POLLARD LATERAL
EX. MIDDLETON MILL CANAL
RELOCATED UNKNOWN DRAIN
EX. ARTESIAN WELL (TO BE CAPPED AND SEALED)
EX. FIELD DRAIN
STAR CITY LIMITS
EAGLE CITY LIMITS

N

40 20 0 40 80
SCALE: 1:40

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FOUNTAIN PARK SUBDIVISION

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

PRELIMINARY ENGINEERING PLAN (PE)

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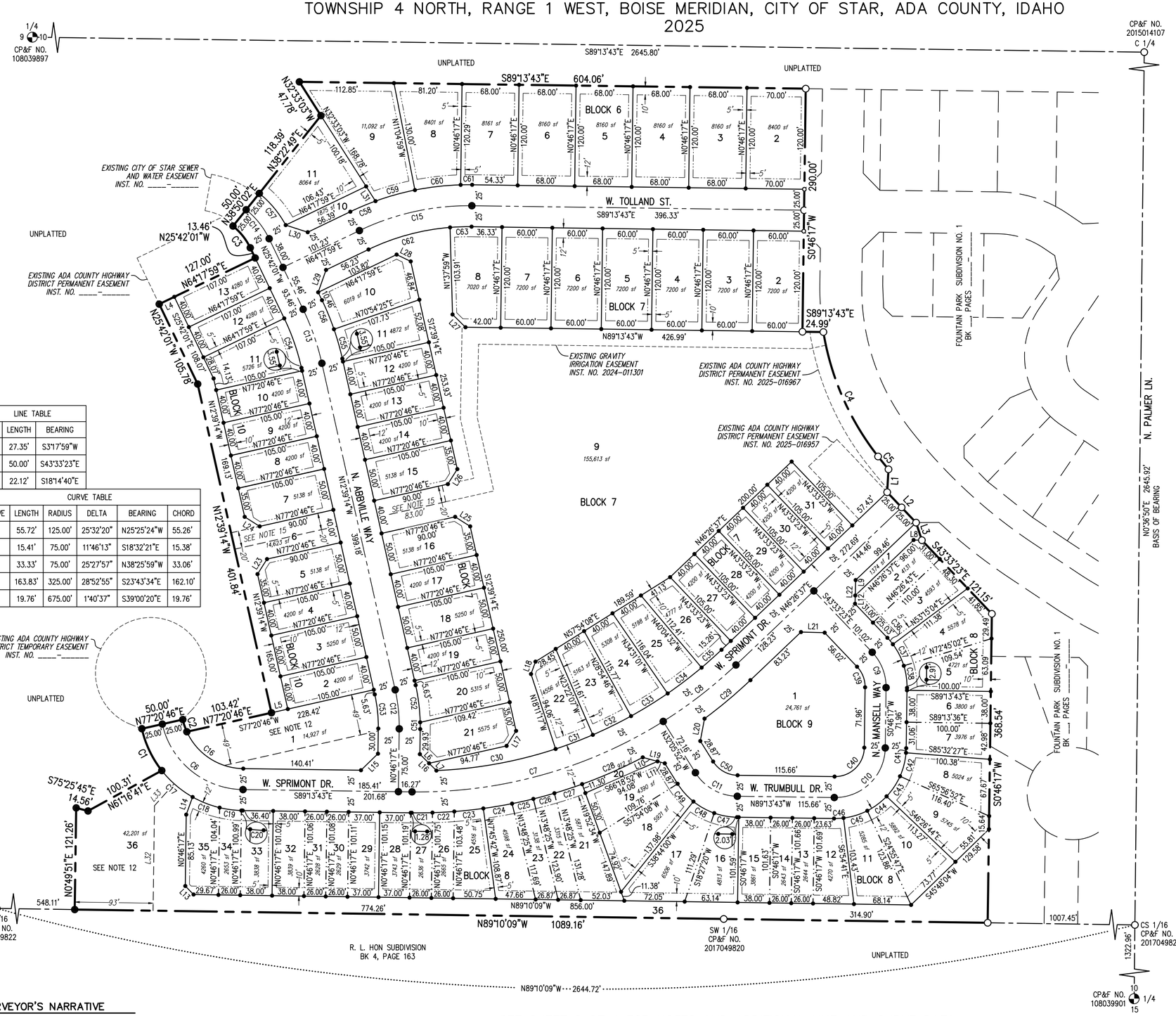
ENGR-2

SHEET 02 OF 02

BOOK ____ , PAGE _____

FOUNTAIN PARK SUBDIVISION NO. 2

A PARCEL OF LAND BEING A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO
2025



LINE TABLE		
LINE	LENGTH	BEARING
L1	27.35'	S3°17'59"W
L2	50.00'	S43°33'23"E
L3	22.12'	S18°14'40"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	55.72'	125.00'	25°32'20"	N25°25'24"W	55.26'
C2	15.41'	75.00'	11°46'13"	S18°32'21"E	15.38'
C3	33.33'	75.00'	25°27'57"	N38°25'59"W	33.06'
C4	163.83'	325.00'	28°52'55"	S23°43'34"E	162.10'
C5	19.76'	675.00'	1°40'37"	S39°00'20"E	19.76'

0' 40' 80' 160'
SCALE: 1" = 80'

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- ZERO SET-BACK LOT LINE
- EXISTING PARCEL LINE
- SURVEY TIE LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE – SEE NOTES 1 & 2
- EXISTING EASEMENT LINE AS NOTED
- OTHER EASEMENT LINE AS NOTED
- FOUND BRASS CAP AS NOTED
- SET 5/8"x24" REBAR w/PLASTIC CAP
- SET 1/2"x24" REBAR w/PLASTIC CAP
- FOUND 5/8" REBAR, PLS 11118 OR AS NOTED
- FOUND 1/2" REBAR, PLS 11118 OR AS NOTED
- 11 LOT NUMBER

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF R.L. HON SUBDIVISION, FOUNTAIN PARK SUBDIVISION NO. 1, INFORMATION FROM RECORD OF SURVEY NUMBER 703, 8102, 10926, 11789, 13136, 13365, 13758, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

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

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 1/06/1625 STATE OF IDAHO CLINTON W. HANSEN

JOB NO. 19-17
SHEET 1 OF 4

ENGINEERING SOLUTIONS, LLP
MERIDIAN, IDAHO

LandSolutions
Land Surveying and Consulting
231 E. 5th St. Ste. A, Meridian ID 83642
(208) 288-2040 – (208) 288-2557 fax

FOUNTAIN PARK SUBDIVISION NO. 2

BOOK ____ , PAGE _____

NOTES

1. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS AND WALKWAYS TO EACH BUILDABLE LOT.
2. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
4. IRRIGATION WATER SHALL BE PROVIDED FROM THE MIDDLETON MILL DITCH COMPANY, MIDDELTON MILL IRRIGATION ASSOCIATION, NEW DRY CREEK DITCH COMPANY AND THE FOOTHILLS IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES.
5. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
7. LOT 10, BLOCK 6; LOT 9, BLOCK 7; LOTS 1, 20 AND 36, BLOCK 8; LOT 1, BLOCK 9; AND LOTS 1 AND 6, BLOCK 10 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE FOUNTAIN PARK SUBDIVISION HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, AS WELL AS ANY OTHER EASEMENTS AS SHOWN.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
9. REFER TO RECORD OF SURVEY NO. 11789, RECORDS OF ADA COUNTY, IDAHO, FOR ADDITIONAL SURVEY INFORMATION.
10. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. ____-_____, RECORDS OF ADA COUNTY, IDAHO.
11. THIS SUBDIVISION SHALL BE SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOUNTAIN PARK SUBDIVISION, TO BE RECORDED IN ADA COUNTY, IDAHO AND AS SUBSEQUENTLY AMENDED.
12. PORTIONS OF LOT 9, BLOCK 7; LOT 36, BLOCK 8 AND LOT 1, BLOCK 10 AS SHOWN ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
13. DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH THE EFFECTIVE BUILDING AND ZONING REQUIREMENTS AT TIME OF BUILDING PERMIT ISSUANCE.
14. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A LICENSE AGREEMENT WITH THE MIDDLETON MILL DITCH COMPANY, MIDDLETON IRRIGATION ASSOCIATION, INC AND POLLARD LATERAL DITCH ASSOCIATION, INC., RECORDED AS INSTRUMENT NO. 2024-011300, RECORDS OF ADA COUNTY, IDAHO.
15. LOT 9, BLOCK 7 AND LOT 6, BLOCK 10 ARE SUBJECT TO AN EASEMENT FOR GRAVITY IRRIGATION AS SHOWN.

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.35'	S3°17'59"W
L2	50.00'	S43°33'23"E
L3	22.12'	S18°14'40"E
L4	20.00'	N64°17'59"E
L5	20.00'	N77°20'46"E
L6	15.46'	N45°15'02"W
L7	12.32'	N45°15'02"W
L8	9.90'	S88°33'23"E
L9	18.38'	N1°26'37"E
L10	18.30'	S74°55'45"E
L11	8.90'	S74°55'45"E
L12	9.90'	N1°26'37"E
L13	14.15'	N44°11'56"W
L14	22.34'	N19°48'53"E
L15	28.28'	N45°46'17"E
L16	27.78'	S45°15'02"E
L17	21.21'	N32°20'46"E
L18	15.75'	N19°51'26"E
L19	27.19'	N74°55'45"W
L20	27.19'	N10°44'01"E
L21	28.28'	N88°33'23"W
L22	28.28'	S1°26'37"W
L23	21.21'	S32°20'46"W
L24	21.21'	S57°39'14"E
L25	21.21'	S57°39'14"E
L26	21.21'	S32°20'46"W
L27	21.65'	S45°25'51"E
L28	18.67'	S64°10'37"E
L29	28.28'	S19°17'59"W
L30	27.59'	N72°05'02"W
L31	20.82'	S32°33'03"E
L32	125.27'	N0°46'17"E
L33	35.09'	N41°53'22"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	55.72'	125.00'	25°32'20"	N25°25'24"W	55.26'
C2	15.41'	75.00'	11°46'13"	S18°32'21"E	15.38'
C3	33.33'	75.00'	25°27'57"	N38°25'59"W	33.06'
C4	163.83'	325.00'	28°52'55"	S23°43'34"E	162.10'
C5	19.76'	675.00'	1°40'37"	S39°00'20"E	19.76'
C6	133.65'	100.00'	76°34'29"	S50°56'28"E	123.92'
C7	315.52'	550.00'	32°52'09"	N74°20'12"E	311.21'
C8	110.00'	550.00'	11°27'31"	N52°10'22"E	109.81'
C9	46.42'	60.00'	44°19'40"	N21°23'33"W	45.27'
C10	94.25'	60.00'	90°00'00"	N45°46'17"E	84.85'
C11	59.83'	60.00'	57°07'51"	S60°39'48"E	57.38'
C12	46.86'	200.00'	13°25'31"	N5°56'28"W	46.76'
C13	68.31'	300.00'	13°02'47"	N19°10'37"W	68.16'
C14	44.45'	100.00'	25°27'57"	N38°25'59"W	44.08'
C15	138.61'	300.00'	26°28'18"	S77°32'08"W	137.38'
C16	84.83'	75.00'	64°48'16"	S56°49'35"E	80.38'
C17	48.77'	125.00'	22°21'21"	S49°22'15"E	48.46'
C18	34.74'	125.00'	15°55'22"	S68°30'36"E	34.63'
C19	26.23'	125.00'	12°01'22"	S82°28'57"E	26.18'
C20	1.60'	125.00'	0°44'05"	S88°51'41"E	1.60'
C21	24.73'	575.00'	2°27'50"	N89°32'22"E	24.73'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C22	26.06'	575.00'	2°35'48"	N87°00'33"E	26.06'
C23	34.85'	575.00'	3°28'21"	N83°58'28"E	34.84'
C24	34.75'	575.00'	3°27'46"	N80°30'25"E	34.74'
C25	26.01'	575.00'	2°35'30"	N77°28'47"E	26.01'
C26	26.01'	575.00'	2°35'30"	N74°53'17"E	26.01'
C27	34.81'	575.00'	3°28'07"	N71°51'29"E	34.80'
C28	79.12'	575.00'	7°53'03"	N66°10'54"E	79.06'
C29	71.47'	575.00'	7°07'16"	N50°00'15"E	71.42'
C30	144.99'	525.00'	15°49'26"	N79°43'26"E	144.53'
C31	47.47'	525.00'	5°10'50"	N69°13'18"E	47.45'
C32	50.80'	525.00'	5°32'39"	N63°51'34"E	50.78'
C33	51.35'	525.00'	5°36'16"	N58°17'06"E	51.33'
C34	50.93'	525.00'	5°33'31"	N52°42'13"E	50.91'
C35	31.90'	525.00'	3°28'51"	N48°11'02"E	31.89'
C36	10.10'	85.00'	6°48'28"	N40°09'10"W	10.09'
C37	28.93'	85.00'	19°29'58"	N26°59'57"W	28.79'
C38	26.73'	85.00'	18°01'15"	N8°14'21"W	26.62'
C39	27.08'	35.00'	44°19'40"	N21°23'33"W	26.41'
C40	54.98'	35.00'	90°00'00"	N45°46'17"E	49.50'
C41	5.47'	85.00'	3°41'16"	N2°36'55"E	5.47'
C42	29.06'	85.00'	19°35'23"	N14°15'15"E	28.92'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C43	28.94'	85.00'	19°30'20"	N33°48'06"E	28.80'
C44	28.84'	85.00'	19°26'27"	N53°16'29"E	28.70'
C45	29.81'	85.00'	20°05'37"	N73°02'31"E	29.66'
C46	11.40'	85.00'	7°40'58"	N86°55'48"E	11.39'
C47	27.79'	85.00'	18°43'54"	S79°51'46"E	27.67'
C48	28.53'	85.00'	19°13'50"	S60°52'55"E	28.40'
C49	28.44'	85.00'	19°10'08"	S41°40'56"E	28.31'
C50	34.90'	35.00'	57°07'51"	S60°39'48"E	33.47'
C51	8.06'	225.00'	2°03'06"	N01°15'16"W	8.06'
C52	44.66'	225.00'	11°22'25"	N6°58'02"W	44.59'
C53	41.01'	175.00'	13°25'31"	N5°56'28"W	40.91'
C54	62.62'	275.00'	13°02'47"	N19°10'37"W	62.48'
C55	36.52'	325.00'	6°26'21"	N15°52'24"W	36.51'
C56	37.48'	325.00'	6°36'26"	N22°23'48"W	37.46'
C57	49.52'	125.00'	22°41'56"	N39°49'00"W	49.20'
C58	32.60'	325.00'	5°44'51"	S67°10'25"W	32.59'
C59	48.88'	325.00'	8°37'00"	S74°21'20"W	48.83'
C60	55.00'	325.00'	9°41'49"	S83°30'45"W	54.94'
C61	13.67'	325.00'	2°24'37"	S89°33'58"W	13.67'
C62	101.36'	275.00'	21°07'06"	S74°51'32"W	100.79'
C63	25.69'	275.00'	5°21'12"	S88°05'41"W	25.68'

PROFESSIONAL LAND SURVEYOR
REGISTERED
11,118
6/16/25
STATE OF IDAHO
CLINTON W. HANSEN

JOB NO. 19-17
SHEET 2 OF 4

ENGINEERING SOLUTIONS LLP
MERIDIAN, IDAHO

LandSolutions
Land Surveying and Consulting
231 E. 5th St. Ste. A, Meridian ID 83642
(208) 288-2040 - (208) 288-2557 fax

FOUNTAIN PARK SUBDIVISION NO. 2

BOOK ____ , PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF FOUNTAIN PARK SUBDIVISION NO. 1;

A PARCEL BEING LOCATED IN THE N ½ OF THE SW ¼ OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF THE SW ¼ OF SAID SECTION 10, FROM WHICH A 5/8 INCH DIAMETER REBAR MARKING THE NORTHEAST CORNER OF SAID SW ¼ BEARS N 0°36'50" E A DISTANCE OF 2645.92 FEET;

THENCE N 0°36'50" E ALONG THE EASTERLY BOUNDARY OF SAID SW ¼ A DISTANCE OF 1322.96 FEET TO A 5/8 INCH DIAMETER REBAR MARKING THE SOUTHEAST CORNER OF SAID N ½ OF THE SW ¼;

THENCE N 89°10'09" W ALONG THE SOUTHERLY BOUNDARY OF SAID N ½ OF THE SW ¼ A DISTANCE OF 1007.45 FEET TO THE SOUTHWEST CORNER OF FOUNTAIN PARK SUBDIVISION NO. 1 AS SHOWN IN BOOK ___ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY N 89°10'09" W A DISTANCE OF 1089.16 FEET TO A POINT;

THENCE LEAVING SAID SOUTHERLY BOUNDARY N 0°49'51" E A DISTANCE OF 121.26 FEET TO A POINT;

THENCE S 75°25'45" E A DISTANCE OF 14.56 FEET TO A POINT;

THENCE N 61°16'41" E A DISTANCE OF 100.31 FEET TO A POINT;

THENCE A DISTANCE OF 55.72 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 25°32'20" AND A LONG CHORD BEARING N 25°25'24" W A DISTANCE OF 55.26 FEET TO A POINT;

THENCE N 77°20'46" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE A DISTANCE OF 15.41 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 11°46'13" AND A LONG CHORD BEARING S 18°32'21" E A DISTANCE OF 15.38 FEET TO A POINT;

THENCE N 77°20'46" E A DISTANCE OF 103.42 FEET TO A POINT;

THENCE N 12°39'14" W A DISTANCE OF 401.84 FEET TO A POINT;

THENCE N 25°42'01" W A DISTANCE OF 105.78 FEET TO A POINT;

THENCE N 64°17'59" E A DISTANCE OF 127.00 FEET TO A POINT;

THENCE N 25°42'01" W A DISTANCE OF 13.46 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 33.33 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 25°27'57" AND A LONG CHORD BEARING N 38°25'59" W A DISTANCE OF 33.06 FEET TO A POINT;
THENCE N 38°50'02" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N 38°22'49" E A DISTANCE OF 118.39 FEET TO A POINT;

THENCE N 32°33'03" W A DISTANCE OF 47.78 FEET TO A POINT;

THENCE S 89°13'43" E A DISTANCE OF 604.06 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID FOUNTAIN PARK SUBDIVISION NO. 1;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID FOUNTAIN PARK SUBDIVISION NO. 1 THE FOLLOWING DESCRIBED COURSES:

THENCE S 0°46'17" W A DISTANCE OF 290.00 FEET TO A POINT;

THENCE S 89°13'43" E A DISTANCE OF 24.99 FEET TO A POINT;

THENCE A DISTANCE OF 163.83 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 28°52'55" AND A LONG CHORD BEARING S 23°43'34" E A DISTANCE OF 162.10 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE A DISTANCE OF 19.76 FEET ALONG THE ARC OF A 675.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 1°40'37" AND A LONG CHORD BEARING S 39°00'20" E A DISTANCE OF 19.76 FEET TO A POINT;

THENCE S 3°17'59" W A DISTANCE OF 27.35 FEET TO A POINT;

THENCE S 43°33'23" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 18°14'40" E A DISTANCE OF 22.12 FEET TO A POINT;

THENCE S 43°33'23" E A DISTANCE OF 121.15 FEET TO A POINT;

THENCE S 0°46'17" W A DISTANCE OF 368.54 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 18.84 ACRES MORE OR LESS.

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

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

CHALLENGER DEVELOPMENT INC., AN IDAHO CORPORATION

_____

BY: COREY D. BARTON, PRESIDENT

ACKNOWLEDGEMENT

STATE OF IDAHO)
) SS
COUNTY OF ADA)

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

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

_____
NOTARY PUBLIC FOR IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

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

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 06/16/25

CLINTON W. HANSEN
PLS 11118

JOB NO. 19-17
SHEET 3 OF 4

ENGINEERING SOLUTIONS LLP
MERIDIAN, IDAHO

LandSolutions
Land Surveying and Consulting
231 E. 5th St. Ste. A, Meridian ID 83642
(208) 288-2040 - (208) 288-2557 fax

FOUNTAIN PARK SUBDIVISION NO. 2

BOOK ____ , PAGE _____

ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

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

_____
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CENTRAL DISTRICT HEALTH

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

_____
CENTRAL DISTRICT HEALTH

CERTIFICATE OF COUNTY TREASURER

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

_____ _____
COUNTY TREASURER DATE

APPROVAL OF CITY ENGINEER

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

_____
STAR CITY ENGINEER

CERTIFICATE OF COUNTY SURVEYOR

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

_____
COUNTY SURVEYOR

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. _____

STATE OF IDAHO)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF

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

THIS _____ DAY OF _____, 20____, IN MY OFFICE AND WAS DULY

RECORDED IN BOOK _____ OF PLATS AT PAGES _____.

_____ _____
DEPUTY EX-OFFICIO RECORDER

FEE: _____

APPROVAL OF CITY COUNCIL

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

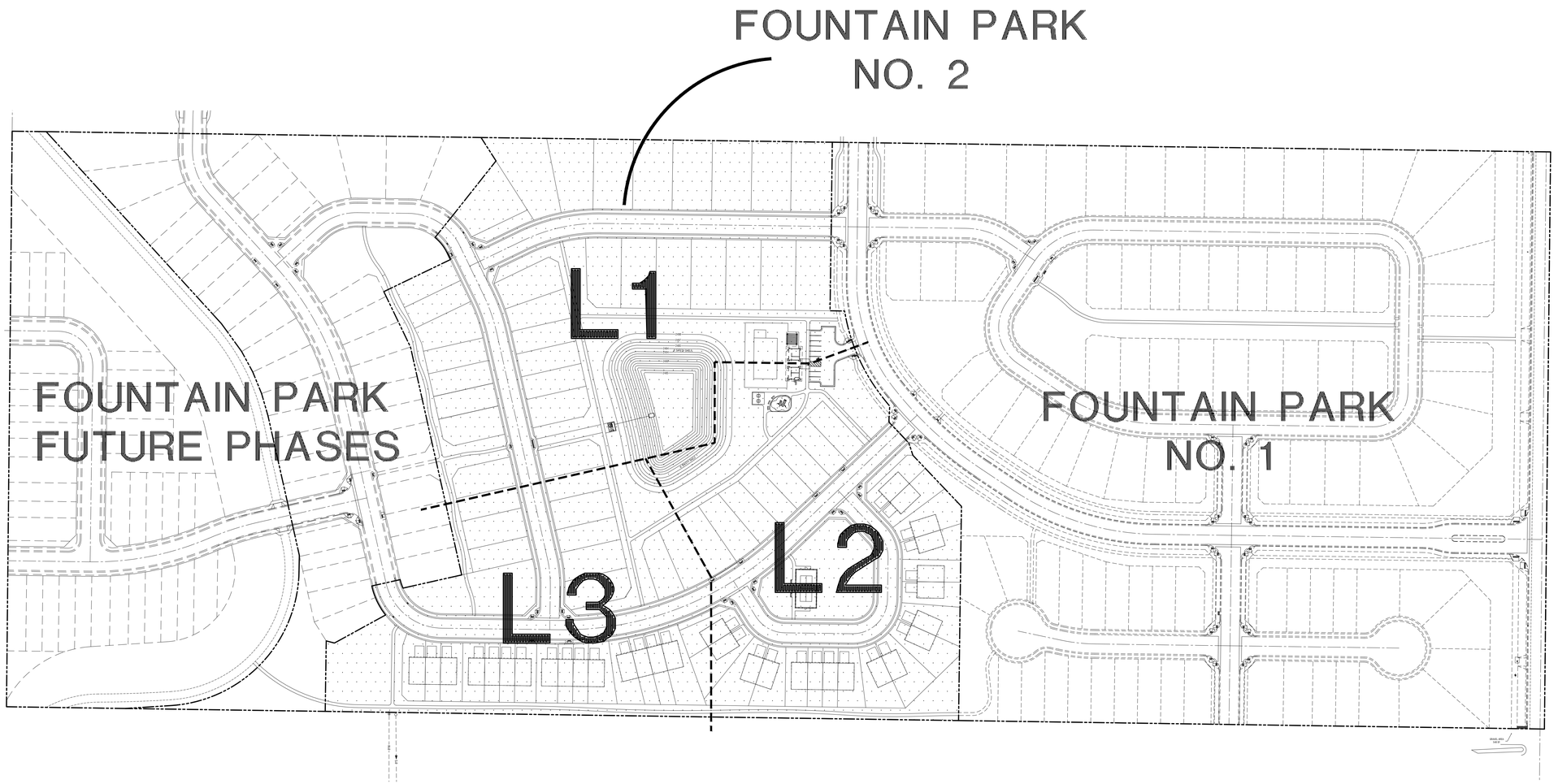
_____
STAR CITY CLERK

PROFESSIONAL LAND SURVEYOR
REGISTERED
11118
06/16/25
STATE OF IDAHO
CLINTON W. HANSEN

JOB NO. 19-17
SHEET 4 OF 4

ENGINEERING SOLUTIONS, LLP
MERIDIAN, IDAHO

LandSolutions
Land Surveying and Consulting
231 E. 5th St. Ste. A, Meridian ID 83642
(208) 288-2040 - (208) 288-2557 fax



NOTES

1. REFER TO EACH INDIVIDUAL SHEET (L1-L3) FOR COMPLETE LANDSCAPE PLANTING PLANS.
2. REFERENCE SHEETS L4 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
3. REFERENCE SHEET L5 FOR LANDSCAPE AND IRRIGATION (PERFORMANCE) SPECIFICATIONS.

NORTH

0' 100' 200' 300'

SCALE 1" = 100'

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7175 www.jensenbelts.com

OWNERS OF RECORD
OPEN DOOR RENTALS, LLC
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
PHONE: (208) 288-3560

DEVELOPER
CHALLENGER DEVELOPMENT, INC
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
PHONE: (208) 288-3560

PLANNER
BECKY McKAY
ENGINEERING SOLUTIONS
1029 N. ROSARIO STREET, STE. 100
MERIDIAN, ID 83842
PHONE: (208) 938-0980
FAX: (208) 938-0941
EMAIL: beckym@engsol.org

STATE OF IDAHO — Louis Stanley Leguellec — 6535 — LANDSCAPE ARCHITECT

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

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

PHASE 2 FINAL PLAT LANDSCAPE PLAN

DATE ISSUED	5-13-25
PROJECT NO.	JBA-2318
DWG. FILE	Fountain Park.dwg
SCALE	AS SHOWN
DRAWN BY	KCS
CHECKED BY	KCS

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SHEET 01 OF 06

X:\PROJECTS\2020\2099 - FOUNTAIN PARK PRE-PLAT\TURNING\FOUNTAIN PARK PRE-PLAT LANDSCAPE.DWG USER: JOSH LAST MODIFIED: 04/26/2021

PLANT SCHEDULE

(REFERENCE SHEET L4)

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

LAWN SOD
SEE NOTE II, SHT L4

5' VINYL SLAT TOP FENCE.
SEE DTL 4, SHT L4. (TYP)

5' OPEN VISION IRON FENCE
SEE DTL 5, SHT L4. (TYP)

NOTES

1. REFERENCE SHEET L4 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
2. REFERENCE SHEET L5 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

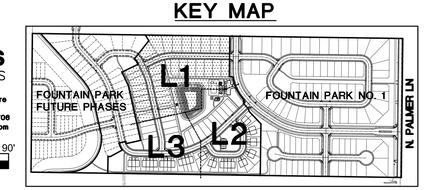
NORTH

0' 30' 60' 90'

SCALE 1" = 30'

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KEY MAP



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CITY OF MERIDIAN — Livable & Elegant — LANDSCAPE ARCHITECT — 6535

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FOUNTAIN PARK SUBDIVISION

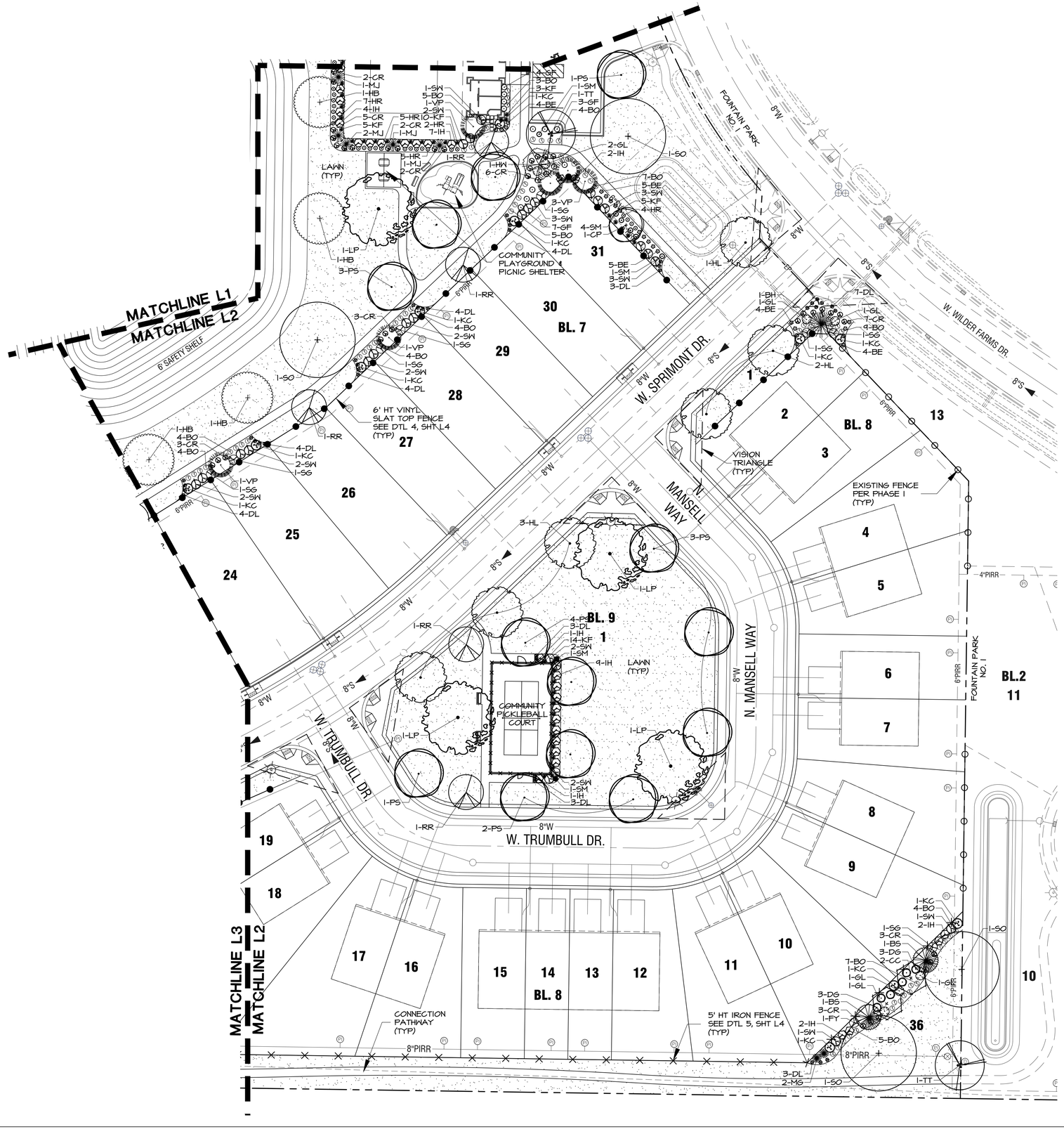
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PHASE 2 FINAL PLAT LANDSCAPE PLAN

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SHEET 02 OF 06

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PLANT SCHEDULE

(REFERENCE SHEET L4)

SYM	COMMON NAME
EVERGREEN TREES	
BH	BLACK HILLS SPRUCE
BS	HOOP'S BLUE SPRUCE
KC	KARL FUCHS CEDAR
MJ	MOONGLOW JUNIPER
VP	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
LP	BLOODGOOD LONDON PLANETREE
SO	SWAMP OAK
SHADE/STREET TREES (CLASS II)	
CO	CRIMSON SPIRE OAK
HB	HIMALAYAN BIRCH
HL	SKYLINE HONEYLOCUST
PS	PACIFIC SUNSET MAPLE
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
CC	CANADA RED CHOKECHERRY
CP	CHANTICLEER PEAR
HW	HOTWINGS MAPLE
RR	ROYAL RAINDROPS CRABAPPLE
SS	SPRING SNOW CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
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MG	MAIDEN GRASS
SG	SPRING GLORY FORSYTHIA
SM	SLOWMOUND MUGO PINE
SW	SUMMERWINE NINEBARK

LAWN SOD
SEE NOTE 11, SHT L4

5' VINYL SLAT TOP FENCE.
SEE DTL 4, SHT L4. (TYP)

5' OPEN VISION IRON FENCE
SEE DTL 5, SHT L4. (TYP)

NOTES

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2. REFERENCE SHEET L5 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

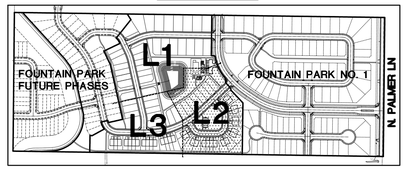
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LANDSCAPE ARCHITECT — STATE OF IDAHO — 6535 — Louis Stephen Elgethun

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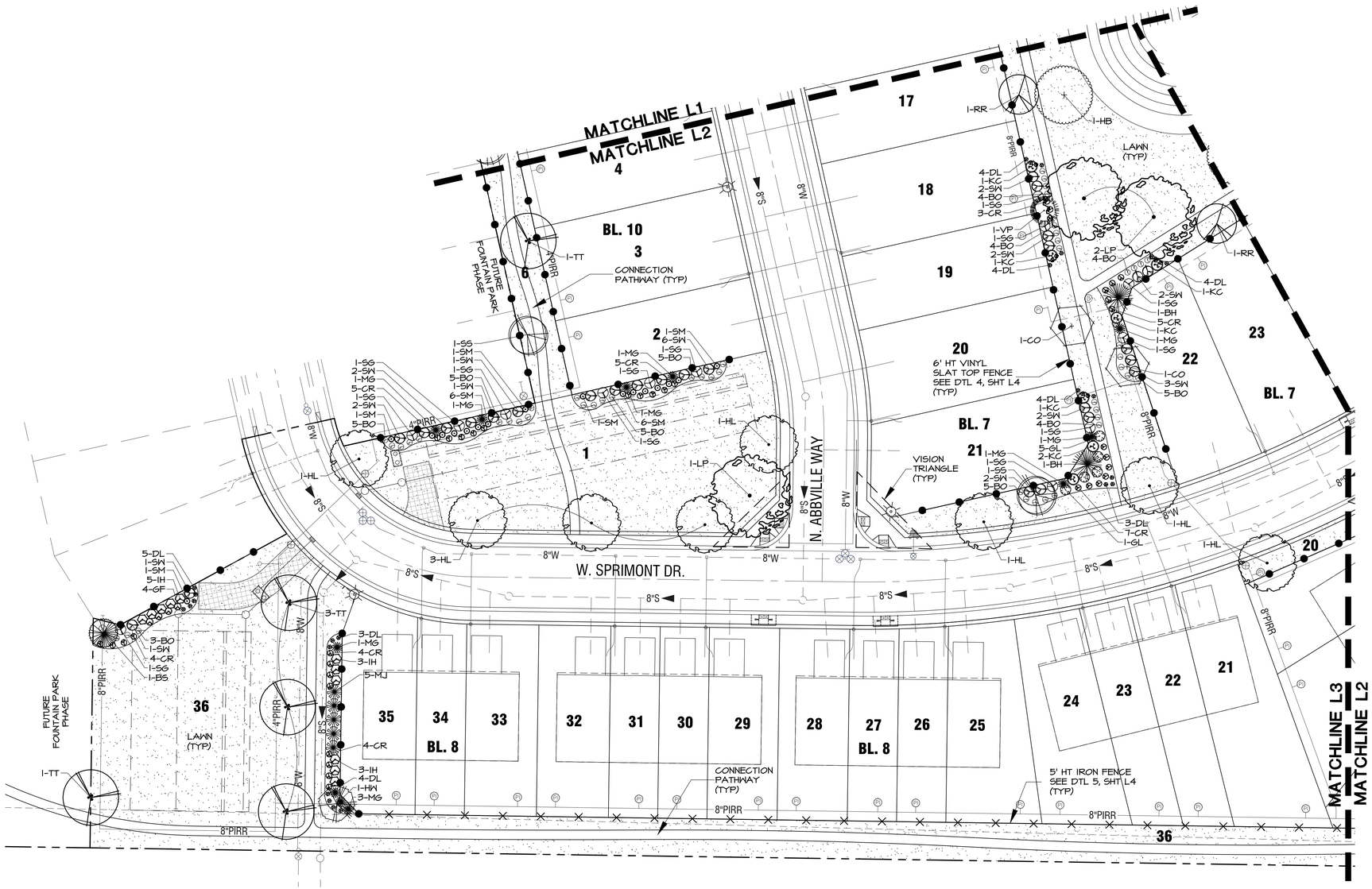
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PLANT SCHEDULE

(REFERENCE SHEET L4)

SYM	COMMON NAME
EVERGREEN TREES	
BH	BLACK HILLS SPRUCE
BS	HOOP'S BLUE SPRUCE
KC	KARL FUCHS CEDAR
MJ	MOONGLOW JUNIPER
VP	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
LP	BLOODGOOD LONDON PLANETREE
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SW	SUMMERWINE NINEBARK

LAWN SOD
SEE NOTE 11, SHT L4

5' VINYL SLAT TOP FENCE.
SEE DTL 4, SHT L4. (TYP)

5' OPEN VISION IRON FENCE
SEE DTL 5, SHT L4. (TYP)

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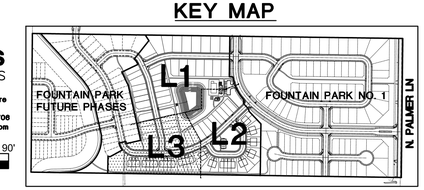
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STATE OF IDAHO — Louis Scott Clegg — 6535 — LANDSCAPE ARCHITECT

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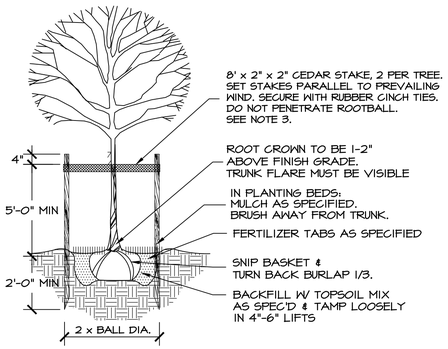
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SHEET 04 OF 06

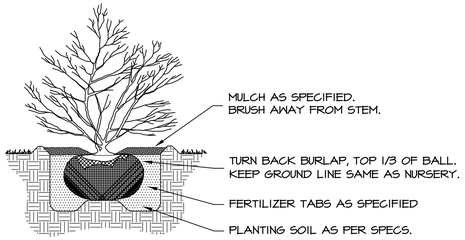
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NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S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

(1) TREE PLANTING/STAKING

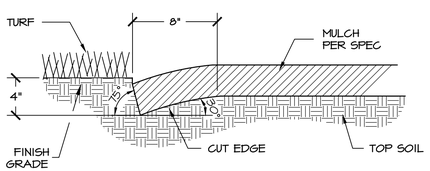
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

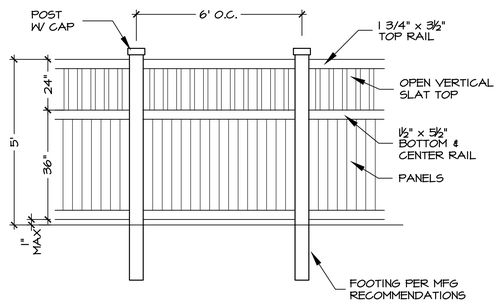
(2) SHRUB PLANTING

NOT TO SCALE



(3) PLANTER CUT BED EDGE

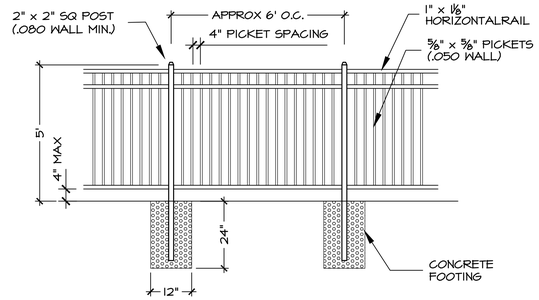
NOT TO SCALE



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

(4) 5' VINYL SLAT TOP FENCE

NOT TO SCALE



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

(5) 5' IRON FENCE

NOT TO SCALE

LANDSCAPE CALCULATIONS

LOCATION	PROVIDED
COMMON OPEN SPACE	178 TREES
TOTAL NUMBER OF TREES:	178 TREES

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
BH	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B&B
BS	HOOP'S BLUE SPRUCE	PICEA PUNGENS 'HOOPSII'	6-8' HT B&B
KC	KARL FUCHS CEDAR	CEDRUS DEODARA 'KARL FUCHS'	6-8' HT B&B
MJ	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B&B
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
SHADE TREES (CLASS III)			
LP	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
SO	SWAMP OAK	QUERCUS BICOLOR	2" CAL B&B
SHADE/STREET TREES (CLASS II)			
CO	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL B&B
HB	HIMALAYAN BIRCH	BETULA UTILIS var. JACQUEMONTII	2" CAL B&B
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
PS	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED'	2" CAL B&B
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
CC	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
HA	HOTWINGS MAPLE	ACER TATARICUM 'GARANN'	6-8' HT. MULTI-STEM
RR	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KW5'	2" CAL B&B
SS	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
BO	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
DG	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL
DL	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
GF	GOLD FLAME SPIRAEA	SPIRAEA x BUMALDA 'GOLDFLAME'	3 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
HR	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA K.F.'	1 GAL
MG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
SG	SPRING GLORY FORSYTHIA	FORSYTHIA x INTERMEDIA 'SPRING GLORY'	5 GAL
SM	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL
SW	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL

LAWN SOD
SEE NOTE 11, THIS SHT

5' VINYL SLAT TOP FENCE.
SEE DTL 4, THIS SHT. (TYP)

5' OPEN VISION IRON FENCE
SEE DTL 5, THIS SHT. (TYP)

NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF STAR CODE. REFER TO SHEET L5 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L5 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. ACCESS TO INLETS AND OUTLETS OF ACHD DRAINAGE AREAS SHALL NOT BE PLANTED WITH TREES, SHRUBS, OR ANY LANDSCAPING THAT WOULD IMPEDE HEAVY EQUIPMENT VEHICLE ACCESS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS. LANDSCAPING WITHIN ACHD STORMWATER BASINS AND SWALES MUST COMPLY WITH THE ACHD VEGETATION GUIDANCE MANUAL AND SECTION 8200 OF THE ACHD POLICY MANUAL.
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
8. PLAYGROUND, PICNIC STRUCTURE, AND AMENITIES ARE SHOWN SCHEMATICALLY. FINAL DESIGN BY OTHERS. AMENITIES MAY VARY SLIGHTLY IN FINAL DESIGN FOR AMENITY CONFIGURATIONS AND ADA COMPLIANCE.
9. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
10. THERE ARE NO EXISTING TREES IN THIS PHASE. EXISTING TREES ADJACENT TO DRAINS IN FUTURE PHASE SHALL BE RETAINED.
11. TURF GRASS TO BE PLACED IN THE BOTTOM AND SIDES OF SWALES OR BASINS FACILITIES TO BE WASHED SOD OR SOD GROWN IN SANDY SOILS TO ENSURE PROPER INFILTRATION. BARRIERS SHALL BE USED TO PROTECT THE INFILTRATION AREAS FROM OTHER SODDED AREAS UNTIL VEGETATION IS ESTABLISHED.

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REVISIONS			
NO.	DESCRIPTION	DATE	BY

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

PHASE 2 FINAL PLAT LANDSCAPE PLAN

DATE ISSUED	5-13-25
PROJECT NO.	JBA-2318
DWG. FILE	Fountain Park.dwg
SCALE	AS SHOWN
DRAWN BY	KCS
CHECKED BY	KCS

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SHEET 05 OF 06

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SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

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

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

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

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

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

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

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

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

PART 2 - PRODUCTS

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

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

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

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

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

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

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

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

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

PART 3 - EXECUTION

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

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

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

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

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

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

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

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

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

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

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

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

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

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

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

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

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

PART 2 - PRODUCTS

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

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

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

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

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

PART 3 - EXECUTION

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

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

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

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

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

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

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

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

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

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

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

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

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

END OF SECTION

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STATE OF IDAHO — Louis E. Hegstrom — 6535 — LANDSCAPE ARCHITECT

NO.	DESCRIPTION	REVISIONS	DATE	BY

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

PHASE 2 FINAL PLAT LANDSCAPE PLAN

DATE ISSUED	5-13-25
PROJECT NO.	JBA-2318
DWG. FILE	Fountain Park.dwg
SCALE	AS SHOWN
DRAWN BY	KCS
CHECKED BY	KCS

L5
SHEET 06 OF 06

X:\PROJECTS\2020\2099 - FOUNTAIN PARK PRE-PLAT\ORIGINAL\FOUNTAIN PARK PRE-PLAT LANDSCAPE.DWG USER: JOSH LAST MODIFIED: 04/26/2021

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☐ Kuna
- ☒ Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat FP-25-09

Development Name/Section Fountain Park No.2 CDH File # _____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☒ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

☒ 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water

☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☐ 14. _____

_____

_____

_____ Reviewed By: Rob Bay Date: 7/22/25

3/22 lb