



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star – Planning & Zoning Department

**MEETING DATE:** February 4, 2025

**FILE(S):** FP-24-14, Final Plat, Lake Haven Estates Subdivision

### REQUEST

Applicant is seeking approval of a Final Plat for Lake Haven Estates Subdivision, consisting of 30 residential lots and 8 common lot on 65.30 acres. The subject property is located south of State Street, east of Bent Lane on Koa Lane in Canyon County. Canyon County Parcel Numbers R34035010A0, R34035010A1, R3403901100.

**APPLICANT/REPRESENTATIVE:**

Cheryl Health  
KM Engineering, LLP  
5725 N. discovery Way  
Boise, Idaho 83642

**OWNER:**

Tradition Capital Partners  
8454 Brookhaven Place  
Middleton, Idaho 83644

### PROPERTY INFORMATION

Land Use Designation - Residential R-2-DA

Acres - **65.30** acres

Residential Lots - **30**

Common Lots - 8

Light Office Lots - 0

Commercial Lots - 0

## HISTORY

- March 5, 2024 Council approved applications for Annexation and Zoning (AZ-24-01), and Development Agreement (DA-24-01) for Lake Haven Subdivision consisting of 64.70 acres. Property was zoned residential (R-2-DA)
- July 16, 2024 Council approved applications for Preliminary Plat (PP-24-03) and Private Road (PR-24-02) for Lake Haven Estates Subdivision. The Preliminary Plat was approved for a maximum of 30 residential lots on 65.30 acres.

## GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for Lake Haven Estates Subdivision consisting of 30 residential lots and 7 common lots on 65.30 acres.

The Final Plat layout generally complies with the approved Preliminary Plat.

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

#### **PRELIMINARY PLAT & PRIVATE STREET:**

The Preliminary Plat contains 30 single family residential lots, 6 common area lots and 1 common driveway for a total of 37 lots on 64.70 acres. This equates to 0.46 dwelling units per acre. The lots will have access and frontage from the proposed private streets. The private streets are proposed to be gated. The residential lots range in size from 13,200 square feet to 812,392 square feet with the average buildable lot being 70,712 square feet. The private street will be built to ACHD (& HD4), City of Star and Star Fire District standards. The submitted preliminary plat shows three different roadway sections.

**KOA LANE:** is proposed in a 60-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Sidewalks are proposed to be detached with a 6-foot-wide landscape strip and a 5-foot wide, concrete sidewalk.

**LAKE HAVEN LANE:** is proposed in a 49-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Sidewalk is proposed along the east side of the road only, to be 5-foot-wide, detached with a 60-foot-wide landscape strip.

**CHATEAU PLACE:** is proposed in a 69-foot wide right of way with paved streets measuring 42 feet from back of curb to back of curb with a 12-foot-wide island dividing the entrance into two separate lanes. Sidewalks are proposed to be detached with an 8-foot-wide landscape strip and a 5-foot wide, concrete sidewalk on the north side of the road only. This access will be controlled by a gate.

**The UDC allows the applicant to request a modification or waiver of sidewalks in certain low-density subdivisions. In this case, sidewalk in specific areas are requested to be on one side of the private street.**

The applicant has included a draft private street maintenance plan, including proposed funding, with this application. Street names must be obtained by working with the City of Star and Canyon County prior to signature of the final plat. The subdivision name has been reserved already, and the applicant has provided documentation supporting the reservation. The applicant is proposing 10.89 acres (16.61%) of open space, including 6.53 acres (14.2%) usable open space including areas that are in the AE flood zone and will not be developed.

The current Unified Development Code, Section 8-4E-2, requires a development of this size to have a minimum of 4 site amenities. The applicant is proposing a central pond, pickleball courts and a pathway along the canal with connecting sidewalks. These amenities satisfy the code requirement for development amenities.

**The applicant has not provided approval from the Postmaster for the location of the mailbox cluster. This will be required prior to signing the final plat. Mailbox clusters must also be covered and adequately lit per the Unified Development Code.**

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

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight plan. All other proposed light locations satisfy City code. **Applicant has not provided a streetlight design/cut sheet for City approval. This will be required at submittal of the final plat.**

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.

The applicant is not requesting any setback waivers and will adhere to the R-2 requirements outlined earlier in this report.

The Unified Development Code, Section 8-6B-2, paragraph F states that In the residential districts, no block shall be more than seven hundred fifty feet (750') in length without an intersecting street, alley, or other City and ACHD/CHD4 approved remedy. **The proposed streets are longer than 750 feet, however they do end in a cul-de-sac. The applicant is requesting a block length waiver from the Council with this application.**

**Staff Analysis of Final Plat Submittal:**

The approved preliminary plat consisted of a maximum of 30 residential lots and they are all being platted at this time.

Lot Layout – The density of Lake Haven Estates Subdivision is 2.17 du/acre. The Final Plat indicates lot sizes range in size from .30 acre to 18.5 acres with the average lot being 1.61 acres. This is in line with the approved preliminary plat.

Common/Open Space and Amenities – The development is proposing approximately 16% usable open space. Amenities include a pickleball court, walking paths and landscaped area around a large pond. **The letter of intent for the final plat indicates that the walking path north of Lots 16-18, along with fencing, has been excluded from the development, as it was “inconsistent with the vision for the subdivision”. This is inconsistent with the approved preliminary plat and landscape plan and will be required to be provided within the development.**

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 appears to satisfy these requirements. If street trees are to be planted by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted.**

Setbacks – The applicant has not been approved for any special setbacks and the development will comply with the standard setbacks of the R-2 zone as follows:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side

R-2	35'	20'	20'	10'	20'
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Mailbox Cluster – **Applicant has not provided documentation from the appropriate Postmaster depicting the approved location for the mailbox cluster. This will be required before 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:

1. Residential Elevations:
  - i. 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.
  - ii. 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:

1. 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:



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
4. **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.**

5. Additional landscaping buffers may also be required.
  
2. 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:
  - a. **1 to 50 units = minimum of 5 architectural styles and/or floorplans**
  - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
  - c. 101 and over units = minimum of 10 architectural styles and/or floorplans
  
3. 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.

Street Names – The applicant has not provided documentation from the Canyon County Street Naming Committee that the proposed street names are approved. **This will be required before signing the final plat.**

Subdivision Name – The applicant has provided documentation that the proposed subdivision name has been approved by Canyon County Development Services. The name is reflected accurately on the final plat.

Lighting - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. **The applicant has not submitted a proposed streetlight plan or cut sheet. This will be required prior to signing the final plat.**

Fencing – **Applicant has only provided proposed fencing for the pickleball court. The letter of intent states that the open vision fence throughout the subdivision has been excluded,**

**as it was “inconsistent with the vision for the subdivision”. A complete fencing plan will be required to be submitted and approved before signing the final plat.**

Sidewalks - Internal sidewalks are proposed at five-foot (5') widths and will be detached with an eight-foot (8') wide planter strip.

Floodplain – The property is located in a Flood Hazzard Area and will need to meet all related requirements prior to issuing building permits and/or as required by the Flood Plain Administrator or applicable agency or district.

### **PUBLIC NOTIFICATIONS**

Notifications of this application were sent to agencies having jurisdiction on January 9, 2025.

### **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.**

- Council hereby approves private streets and gates with this development.
- Council hereby approves a waiver of sidewalks on the west side of Lake Haven Lane and along the southern entrance street (Koa Lane).
- Council hereby approves waivers to block length within the development.

### **Conditions Specific to Signature of Final Plat.**

1. The applicant shall receive approval of all Floodplain applications and meet all FEMA requirements, if applicable, prior to approval of the final plat. The applicant shall also submit a Permit to Develop in an Area of Special Flood Hazard to the Floodplain Manager for review and approval prior to any development work on the property.
2. 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 \$1,000 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$30,000. \$30,000 is due (30 residential lots x \$1000) to be paid before signing the final plat.
3. A streetlight plan and cutsheet shall be provided to staff prior to signing the final plat. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative. Even after installation, streetlights may require shielding to prevent light trespass.
4. Approval from the Postmaster for the mailbox cluster shall be provided to Staff prior to signing the final plat.
5. The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC.
6. Approval for the street names shall be provided prior to signing the final plat.
7. As built plans for pressurized irrigation systems shall be submitted to the City of Star prior to signature of the final plat.
8. The walking path north of Lots 16-18 shall be included in the development as originally approved by Council. A revised landscape plan shall be submitted for approval by Staff prior to signature.
9. A fencing plan shall be submitted showing all proposed fencing throughout the development prior to signature of final plat.

## **Additional Conditions of Approval.**

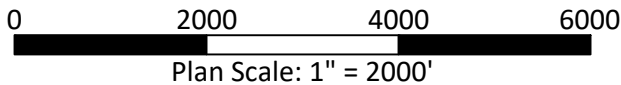
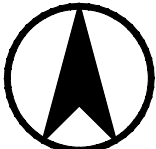
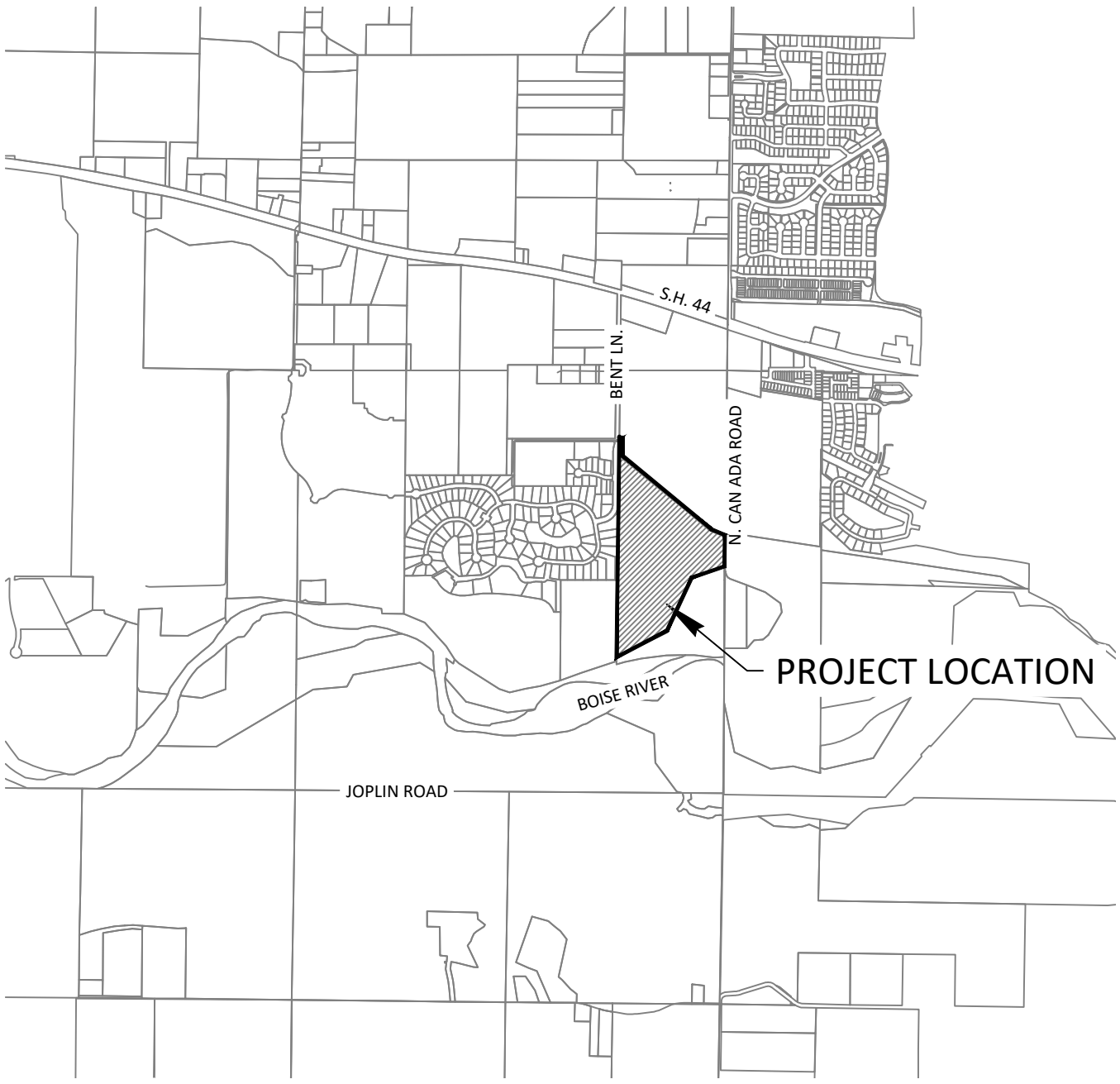
1. The approved Final Plat for Lake Haven Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. Council has approved the following as part of the preliminary plat:
  1. Sidewalk waivers for one-side of private streets, as approved by Council.
  2. Council approves waivers to maximum block length.
  3. Private Streets with gates are hereby approved by Council.
3. **The applicant shall pay all required public safety mitigation fees to the City, as determined by City Council.**
4. 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.
5. **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
6. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
7. 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. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**
8. All streets shall have a minimum street width of 36' and shall be constructed to HD#4/ACHD standards.
9. 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.
10. 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.

11. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
12. 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.
13. 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)
14. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
15. 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.
16. 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.)
17. 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.
18. A separate sign application is required for any subdivision sign.
19. 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.
20. 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.
21. 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.
22. All common areas shall be maintained by the Homeowners Association.
23. 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.**
24. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
25. **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.
26. Any additional Condition of Approval as required by Staff and City Council.

**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File # FP-24-14 Lake Haven Estates Subdivision, on  
\_\_\_\_\_, \_\_\_\_\_ 2025.



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

DATE: 11/8/24  
 PROJECT: 24-193

SHEET:  
 1

LAKEHAVEN ESTATES SUBDIVISION  
 STAR, ID

VICINITY MAP

P:\24-193\CIVIL\CAD\BASE\24-193 X-VICINITY MAP.DWG, JACOB O'GORMAN, 11/7/2024, DWG TO PDF.PC3, ----

November 18, 2024  
Project No.: 24-193

Mr. Shawn Nickel  
Planning Director and Zoning Administrator  
City of Star  
10769 W. State Street  
Star, ID 83669

RE: Lakehaven Estates Subdivision No. 1– Star, ID  
Final Plat Letter of Intent and Statement of Compliance

Dear Mr. Nickel,

On behalf of Tradition Capital Partners, LLC., we are pleased to submit the attached application and required supplements for the final plat of Lakehaven Estates Subdivision No. 1. Please accept this letter as the required written narrative regarding the project.

Lakehaven Estates Subdivision No. 1 is a single-family residential community located on four parcels (R3403510A0, R34035010A1, R3403901100 and R3403942000) off Koa Lane, South of Catagnola Lane. This subdivision encompasses approximately 65.30 +/- acres of the overall site and is comprised of 30 buildable lots and 8 common lots. Buildable lots range in size from 0.303 +/- acres to 18.51 +/- acres, with an average lot size of 1.61 +/- acres. The gross density of this phase of development is 0.46 du/acre and has 16.6% of qualified open space in compliance with the approved preliminary plat. Amenities for this development include a pickleball court and pathways.

This subdivision plat follows all dimensional standards for the R-2 District and as outlined in the staff report.

Please note that several site elements shown in the preliminary plat were modified or removed from the enclosed construction plans. A walking path north of Lots 16-18 and open vision fence throughout the subdivision was determined to be inconsistent with the vision for the subdivision and is now excluded. Additionally, Lakehaven Lane's cul-de sac alignment was modified slightly to eliminate an unnecessary curve and increase open space.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Thank you,  
KM Engineering, LLP



Cheryl Heath  
Development Coordinator



# FINAL PLAT APPLICATION

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

FILE NO.: <b>FP-24-14</b>
Date Application Received: <b>11-22-24</b> Fee Paid: <b>\$2680.00</b>
Processed by: City: <b>BN</b>

## Applicant Information:

**PRIMARY CONTACT IS:** Applicant  Owner  Representative

Applicant Name: Tradition Capital Partners  
Applicant Address: 8454 Brookhaven Place, Middleton, ID Zip: 83644  
Phone: (208) 863-5164 Email: spencer@tcpidaho.com

Owner Name: Tradition Capital Partners  
Owner Address: 8454 Brookhaven Place, Middleton, ID Zip: 83644  
Phone: (208) 863-5164 Email: spencer@tcpidaho.com

Representative (e.g., architect, engineer, developer):  
Contact: Cheryl Heath Firm Name: KM Engineering, LLP.  
Address: 5725 N. Discovery Way, Boise, ID Zip: 83713  
Phone: (208) 639-6939 Email: cheath@kmengllp.com

## Property Information:

Subdivision Name: Lakehaven Estates Subdivision Phase: 1

Parcel Number(s): R3403942000, R34035010A1, R34035010A0, R3403901100

Approved Zoning: R-2 (Residential) Units per acre: +/-0.46 dwelling units per acre

Total acreage of phase: +/- 65.3 AC Total number of lots: 38

Residential: 30 Commercial: 0 Industrial: 0

Common lots: 8 Total acreage of common lots: 12.5 AC Percentage: 19%

Percent of common space to be used for drainage: 28% Acres: +/- 3.5 AC

Special Flood Hazard Area: total acreage +/- 65 AC number of homes 29

Changes from approved preliminary plat pertaining to this phase: Lakehaven Lane cul-de sac realignment, removal of fence, removal of pathway north of Lots 16-18. See narrative.

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>1 existing, 29 Proposed</u>	<u>1 existing, 29 proposed</u>
Number of Common Lots:	<u>6 open space, 2 PUT Road</u>	<u>6 open space, 2 PUT Road</u>
Number of Commercial Lots:	<u>n/a</u>	<u>n/a</u>
Roads:	<u>Chateau Place</u> <u>Koa Lane</u>	<u>Lakehaven Lane</u>

Amenities: Pickleball Court Pathway

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

Subdivision Name: Lakehaven Estates Subdivision Phase: 1

Special Flood Hazard Area: total acreage +/- 65.30 AC number of homes 29

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16027C0267G, 16027C0259G  
 FIRM effective date(s): mm/dd/year 06/07/2019  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone AE, Zone X  
 Base Flood Elevation(s): AE .0 ft., etc.: ~ 2454.4 - 2455.7
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

**Application Requirements:**

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

Applicant (√)	Description	Staff (√)
X	Completed and signed copy of Final Plat Application	BN
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.	BN
X	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> <li>• Gross density of the phase of the Final Plat submitted</li> <li>• Lot range and average lot size of phase</li> <li>• Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities</li> <li>• List any specific approved building setbacks previously approved by Council.</li> </ul>	BN
forthcoming	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	BN
X	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	BN
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	BN
forthcoming	Copy of the "final" street name evaluation/approval or proof of submittal request from <del>Ada</del> Canyon County Street Naming	
X	Electronic copy of vicinity map showing the location of the subject property	BN
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	BN
X	One (1) 11" X 17" paper copy of the Final Plat	BN
X	Electronic copy of the Final landscape plan**	BN



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

**FEE REQUIREMENT:**

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

  
 Applicant/Representative Signature

November 18, 2024  
 Date



# PRELIMINARY PLAT SHOWING LAKE HAVEN ESTATES

PORTIONS OF THE EAST 1/2 OF THE NORTHEAST  
1/4, GOVERNMENT LOT 1, AND ACCRETION  
LAND SITUATED IN THE NORTHEAST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 4  
NORTH, RANGE 2 WEST, BOISE MERIDIAN,  
CANYON COUNTY, IDAHO  
MARCH, 2024

#	PARCEL NO.	PRIMARY OWNER	PROPERTY ADDRESS
1	R3403940400	STAR RIVER RANCH ESTATES HOA	6633 TRINITY CREEK LANE
2	R3403941300	MICHAEL PIERCE	6315 SALMON FALLS LANE
3	R3403941400	MIKELLE LAW	6303 SALMON FALLS LANE
4	R3403941500	ROBERT HUEBNER	6293 SALMON FALLS LANE
5	R3403941600	JUSTIN MASON	6287 SALMON FALLS LANE
6	R3403941700	RADCON INDUSTRIES INC	6271 SALMON FALLS LANE
7	R3403941800	DAS INVESTMENTS LLC	6263 SALMON FALLS LANE
8	R3403941900	DREW URNESS	6251 SALMON FALLS LANE
9	R3403933200	ENDURANCE HOLDINGS LLC	21492 SALMON FALLS LANE
10	R3403933100	ENDURANCE HOLDINGS LLC	21510 SALMON FALLS LANE
11	R3403933000	ENDURANCE HOLDINGS LLC	21528 SALMON FALLS LANE
12	R3403932900	KENDALL MATSON	21546 SALMON FALLS LANE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°58'49"E	45.05
L2	S00°33'15"W	232.29
L3	S68°13'43"E	175.54
L4	S00°38'24"W	50.00
L5	N89°10'17"W	7.11
L6	S89°27'59"E	4.25
L7	N00°49'43"E	139.96
L8	S89°47'53"E	3.81
L9	N00°41'41"E	50.10

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	208.50'	119.78'	32°54'57"	N16°58'45"E	118.14'

### PRELIMINARY PLAT NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSISTENT WITH THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
- DIRECT LOT ACCESS FROM RIVER RANCH LANE IS PROHIBITED UNLESS APPROVED BY THE CANYON COUNTY HIGHWAY DISTRICT AND THE CITY OF STAR.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE 5 FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, OVER THE 10 FEET ADJACENT TO ANY PRIVATE STREET AND OVER THE 12 FEET FOR REAR LOT LINE OR SUBDIVISION BOUNDARY UNLESS OTHERWISE NOTED.
- THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREON."
- LOTS 1 & 2, BLOCK 1; LOTS 1, 2, 34 & 35, BLOCK 2 ARE COMMON LOTS.
- LOT 13, BLOCK 2 IS A COMMON DRIVE FOR THE BENEFIT OF PARCEL No. R3403501080
- LOTS 20, BLOCK 2 IS AN EXISTING RANCHETTE TO REMAIN.
- IRRIGATION WATER HAS BEEN PROVIDED FROM CANYON COUNTY WATER COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CANAL COMPANY.
- RESTRICTIVE COVENANTS AND CONDITIONS RECORDED IN CONJUNCTION WITH THE FINAL PLAT WILL BE IN EFFECT FOR THIS SUBDIVISION.
- INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL DESIGN.
- CROSS-ACCESS EASEMENTS AND UTILITY EASEMENT MAY BE PROVIDED ACROSS LOT LINES, AS DETERMINED, DURING FINAL DESIGN.

### PROJECT TEAM

#### PROPERTY OWNER

NAME: TRADITION CAPITAL PARTNERS LLC  
 PARCEL: R34035010A1  
 SITE ADDRESS: 0 KOA LANE  
 CITY/STATE/ZIP: STAR, IDAHO 83669

NAME: TRADITION CAPITAL PARTNERS LLC  
 PARCEL: R3403942000  
 SITE ADDRESS: 0 RIVER RANCH LANE  
 CITY/STATE/ZIP: STAR, IDAHO 83669

NAME: NATHAN OGDEN  
 PARCEL: R34035010A0  
 SITE ADDRESS: 21831 KOA LANE  
 CITY/STATE/ZIP: STAR, IDAHO 83669

#### ENGINEERING

NAME: KM ENGINEERING, LLP.  
 CONTACT: JEFF DOERSCH, P.E.  
 ADDRESS: 5725 N. DISCOVERY WAY  
 CITY/STATE/ZIP: BOISE, IDAHO 83713  
 PHONE: 208.639.6939  
 EMAIL: jdoersch@kmenllp.com

#### LANDSCAPE ARCHITECT

NAME: KM ENGINEERING, LLP.  
 CONTACT: ALYSSA YENSEN, PLA  
 ADDRESS: 5725 N. DISCOVERY WAY  
 CITY/STATE/ZIP: BOISE, IDAHO 83713  
 PHONE: 208.639.6939  
 EMAIL: ayensen@kmenllp.com

#### DEVELOPER

NAME: TRADITION CAPITAL PARTNERS LLC  
 CONTACT: SPENCER KOEDEL  
 ADDRESS: 8454 BROOKHAVEN PLACE  
 CITY/STATE/ZIP: MIDDLETON, IDAHO 83644  
 EMAIL: spencer@tcpidaho.com  
 PHONE: 208.863.5164

### LEGEND

---	BOUNDARY LINE
- - -	ADJACENT PROPERTY LINE
---	ROAD CENTERLINE
---	SECTION LINE
-R/W-	RIGHT-OF-WAY LINE
---	LOT LINE

### INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	PRELIMINARY PLAT - COVER
PP2.0	PRELIMINARY PLAT - EXISTING CONDITIONS
PP3.0	PRELIMINARY PLAT - PRELIM. ENGINEERING
PP3.1	PRELIMINARY PLAT - PRELIM. ENGINEERING
EX 1.0	OPEN SPACE EXHIBIT
PPL1.0	PRELIMINARY PLAT LANDSCAPE COVER
PPL2.0	PRELIMINARY PLAT LANDSCAPE PLAN
PPL3.0	PRELIMINARY PLAT LANDSCAPE PLAN
PPL4.0	PRELIMINARY PLAT LANDSCAPE PLAN
PPL5.0	PRELIMINARY PLAT LANDSCAPE FENCE PLAN

### PRELIMINARY PLAT DATA

#### SITE DATA

PARCEL NUMBER(S):	R3403942000, R34035010A1, R34035010A0 & R3403901100
CURRENT ZONING:	R-R & R-2
REQUESTED ZONING:	R-2 (RESIDENTIAL DISTRICT)
PROJECT AREA:	±65.30 ACRES (GROSS)
DEVELOPABLE LOTS:	29 LOTS ±46.89 ACRES
EXISTING RANCHETTE:	1 LOT ±1.82 ACRES
COMMON LOTS:	6 LOTS ±12.43 ACRES
COMMON DRIVE LOTS:	1 LOT ±0.26 ACRES
PRIVATE ROADWAY:	~ ±3.90 ACRES
MINIMUM LOT SIZE:	±13,200 SF ±0.30 ACRES
MAXIMUM LOT SIZE:	±812,392 SF ±18.65 ACRES
AVERAGE LOT SIZE:	±70,712 SF ±1.62 ACRES
DENSITY:	±0.46 UNITS PER ACRE

#### DIMENSIONAL STANDARDS FOR THE R-2 DISTRICT (PER TABLE 8-3A-4)

MAXIMUM HEIGHT:	35'
FRONT YARD SETBACK:	20'
REAR YARD SETBACK:	20'
INTERIOR SIDE YARD SETBACK:	10'
STREET SIDE SETBACK:	20'

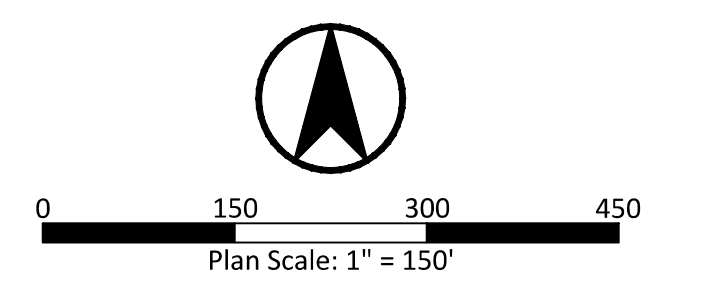
- FRONT YARD SETBACK SHALL BE MEASURED FROM THE FACE OF THE GARAGE TO THE FACE OF THE SIDEWALK, ALLOWING FOR 20' OF PARKING ON THE DRIVEWAY WITHOUT OVERHANGING ONTO THE SIDEWALK.

#### UTILITIES

WATER:	STAR WATER & SEWER DISTRICT
SEWER:	STAR WATER & SEWER DISTRICT
IRRIGATION:	CANYON COUNTY WATER COMPANY
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK

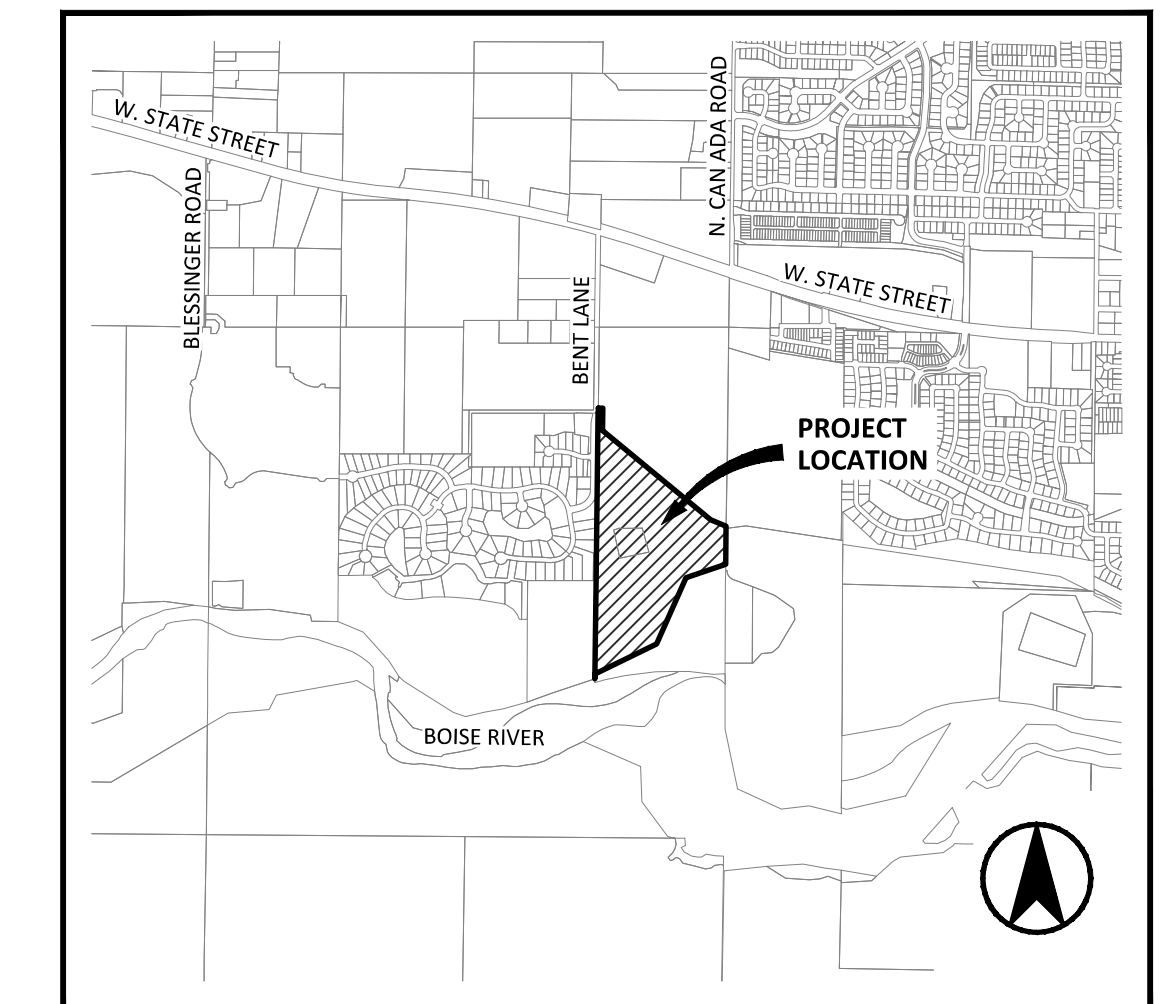
### SURVEY CONTROL NOTES

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



### VICINITY MAP

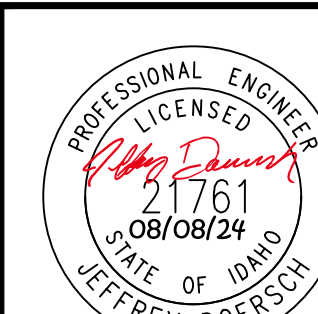
NOT TO SCALE



### LAKE HAVEN ESTATES STAR, IDAHO PRELIMINARY PLAT - COVER

#### REVISIONS

NO.	ITEM	DATE
1	CITY COMMENT REVISIONS	8/8/24



Digitally signed by Jeffrey W. Doersch, PE  
 Date: 2024.08.08 13:01:30 -0600



DATE: 8/8/24  
 PROJECT: 22-192  
 SHEET NO. PP1.0

# PRELIMINARY PLAT SHOWING LAKE HAVEN ESTATES

PORTIONS OF THE EAST 1/2 OF THE NORTHEAST 1/4, GOVERNMENT LOT 1, AND ACCRETION LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO

MARCH, 2024

## PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF STAR. THE PROPERTY WILL BE SERVED BY EXTENDING AND CONNECTING TO EXISTING INFRASTRUCTURE ALONG RIVER RANCH LANE. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY STAR SEWER DISTRICT. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE ALONG RIVER RANCH LANE. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN AND WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY & CITY OF STAR REQUIREMENTS.
- STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURB AND GUTTER AND ROUTED TO STORM INFILTRATION FACILITIES IN COMMON AREAS SHOWN ON THE PLAN. THE STORM INFILTRATION FACILITIES SHOULD BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CITY OF STAR'S REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- ALL STREETS SHALL BE PRIVATE ROADWAYS. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM CITY OF STAR STANDARDS. SEE PRELIMINARY CROSS SECTION ON SHEET PP3.1.
- ANY PEDESTRIAN RAMPS, CROSSINGS AND PATHWAYS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
- SANITARY SEWER, WATER, STORM DRAINAGE AND GRAVITY IRRIGATION FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED A PERMANENT PUBLIC UTILITY EASEMENT.

## KEYNOTES

- CONNECT TO EXISTING WATER
- STUB WATER FOR FUTURE CONNECTION
- CONNECT TO EXISTING SEWER
- STUB SEWER FOR FUTURE CONNECTION
- GRAVITY IRRIGATION CONNECTION
- EXISTING RANCHETTE
- PICKLE-BALL COURTS & (1) TENNIS COURT
- POND EXPANSION AREA
- ENTRYWAY GATES
- IRRIGATION PUMP STATION
- STORMWATER TREATMENT FOREBAY
- STORMWATER RETENTION POND
- PRESSURE IRRIGATION CONNECTION
- CLUSTER MAILBOX

## LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	SANITARY SEWER LINE
	PRESSURE SEWER LINE
	WATER LINE
	STORM DRAIN LINE
	GRAVITY IRRIGATION LINE
	PRESSURE IRRIGATION LINE
	EDGE OF GRAVEL
	OVERHEAD POWER LINE
	TOP OF BANK
	TOE OF BANK
	SEWER MANHOLE
	ASPHALT ROADWAY
	COMMON AREA
	COMMON DRIVE
	CONCRETE PAVERS

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S89°58'49"E	45.05	
L2	N89°50'25"W	30.00	
L3	N89°10'17"W	7.11	
L4	S89°27'59"E	4.25	
L5	S89°47'53"E	3.81	
L6	S00°38'24"W	50.00	

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG
C1	208.50'	119.78'	32°54'57"	N16°58'45"E
				118.14'

### LAKE HAVEN ESTATES STAR, IDAHO

PRELIMINARY PLAT - IDAHO. ENGINEERING

REVISIONS		
NO.	ITEM	DATE
1	CITY COMMENT REVISIONS	8/8/24

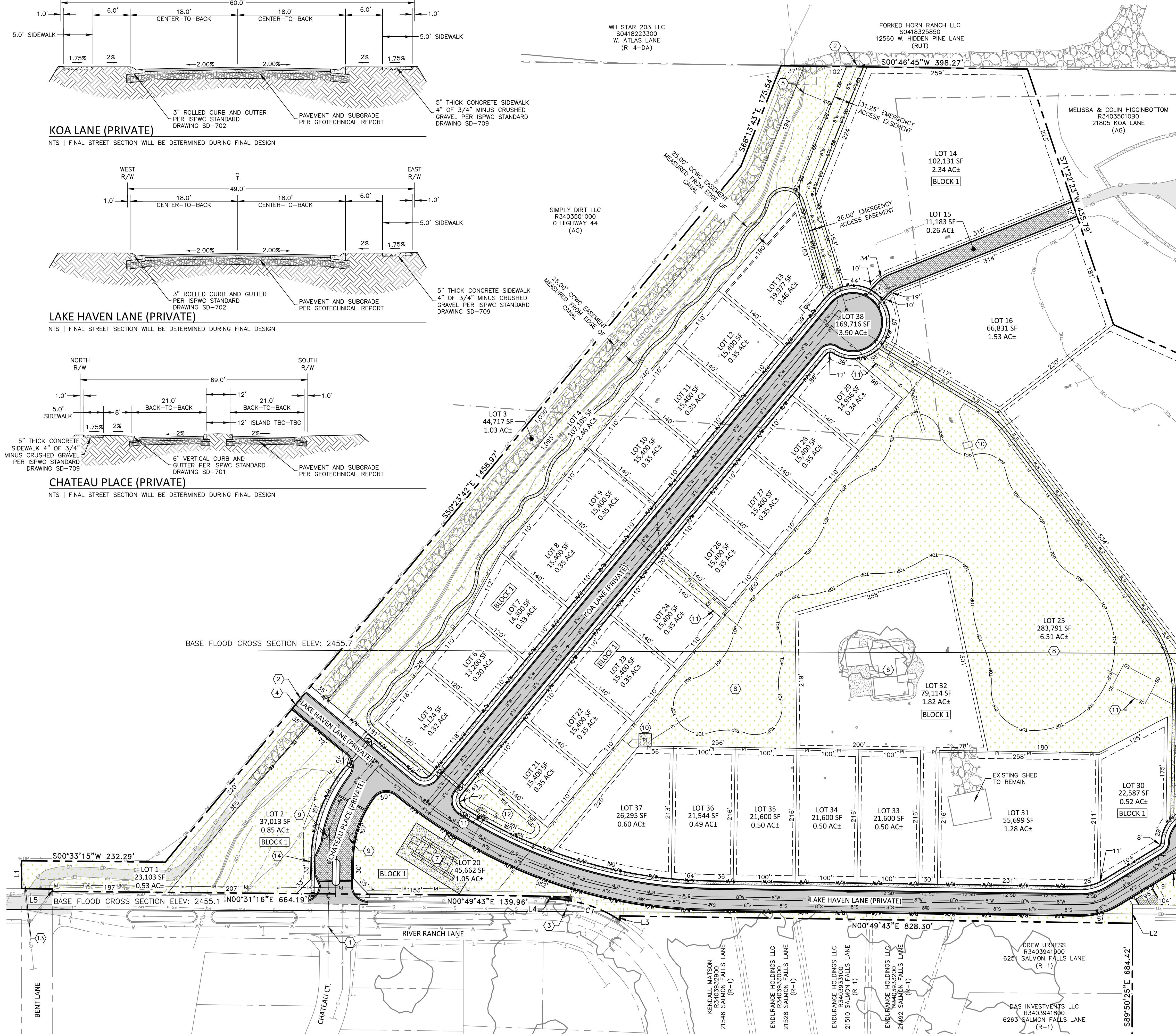
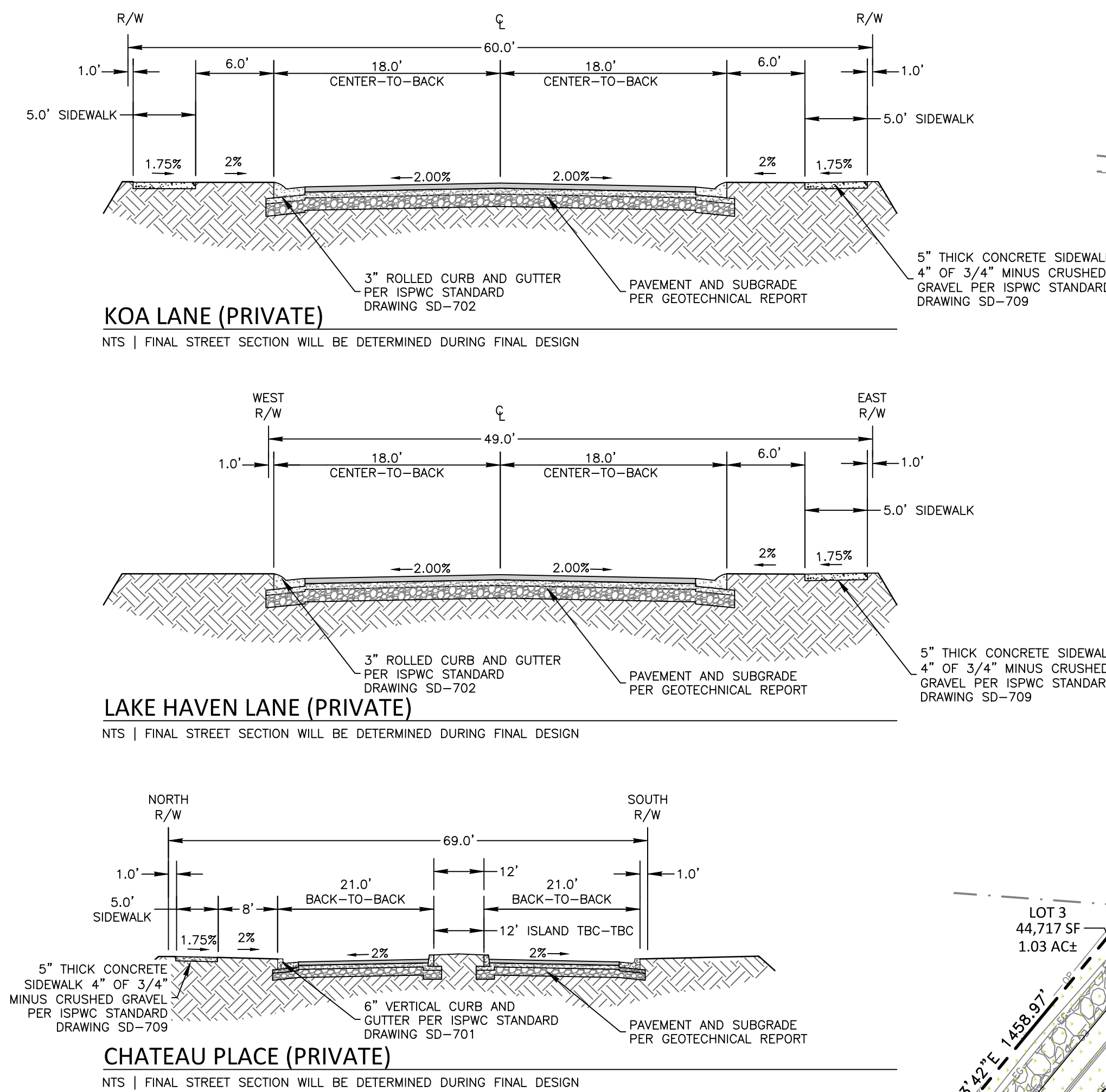
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmengllp.com

DATE: 8/8/24

PROJECT: 22-192

SHEET NO. PP3.0

Scale: 1" = 80'



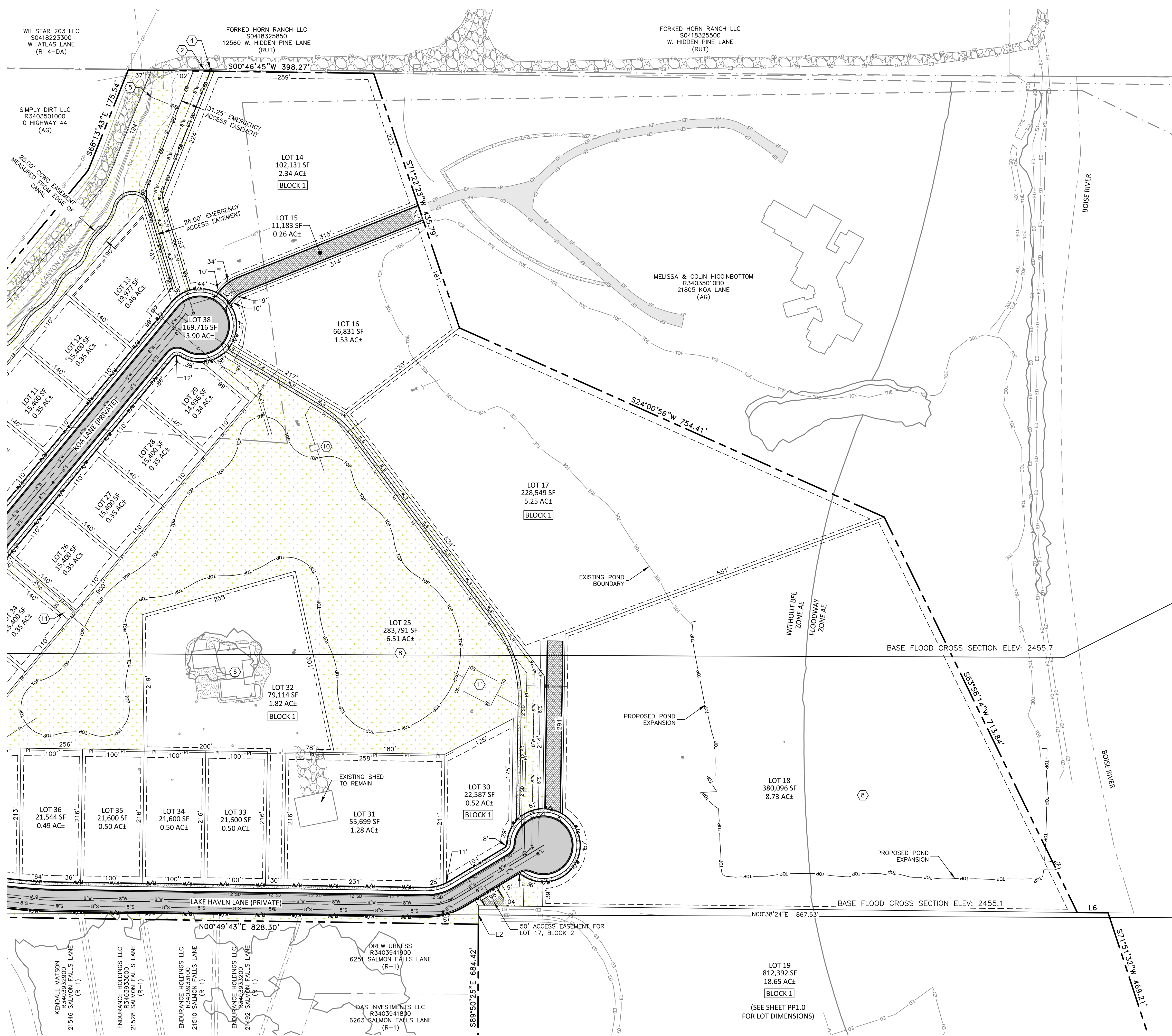
MATCH LINE - SEE SHEET PP3.1

P:\22-192\CAD\PLAT\PRELIMINARY\22-192 PP3.0 - LOT DIMENSIONS.DWG, JOSHUA.LANTZ, 8/8/2024, DWG TO PDF, PLOT, 24081, [PP3]

# PRELIMINARY PLAT SHOWING LAKE HAVEN ESTATES

PORTIONS OF THE EAST 1/2 OF THE NORTHEAST 1/4, GOVERNMENT LOT 1, AND ACCRETION LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO  
MARCH, 2024

MATCH LINE - SEE SHEET PP3.0



- KEYNOTES**
- 1 CONNECT TO EXISTING WATER
  - 2 STUB WATER FOR FUTURE CONNECTION
  - 3 CONNECT TO EXISTING SEWER
  - 4 STUB SEWER FOR FUTURE CONNECTION
  - 5 GRAVITY IRRIGATION CONNECTION
  - 6 EXISTING RANCHETTE
  - 7 (2) PICKLE-BALL COURTS & (1) TENNIS COURT
  - 8 POND EXPANSION AREA
  - 9 ENTRYWAY GATES
  - 10 IRRIGATION PUMP STATION
  - 11 STORMWATER TREATMENT FOREBAY
  - 12 STORMWATER RETENTION POND
  - 13 PRESSURE IRRIGATION CONNECTION

- LEGEND**
- BOUNDARY LINE
  - ADJACENT PROPERTY LINE
  - ROAD CENTERLINE
  - SECTION LINE
  - R/W R/W RIGHT-OF-WAY LINE
  - LOT LINE
  - EASEMENT LINE
  - S S S SANITARY SEWER LINE
  - PS PS PS PRESSURE SEWER LINE
  - W W W WATER LINE
  - SD SD SD STORM DRAIN LINE
  - GI GI GI GRAVITY IRRIGATION LINE
  - PI PI PI PRESSURE IRRIGATION LINE
  - EG EG EG EDGE OF GRAVEL
  - OP OP OP OVERHEAD POWER LINE
  - TOP TOP TOP TOP OF BANK
  - TOE TOE TOE TOE OF BANK
  - S SEWER MANHOLE
  - ASPHALT ROADWAY
  - COMMON AREA
  - COMMON DRIVE
  - CONCRETE PAVERS

LINE TABLE			
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
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**LAKE HAVEN ESTATES**  
STAR, IDAHO  
PRELIMINARY PLAT - PRELIM. ENGINEERING

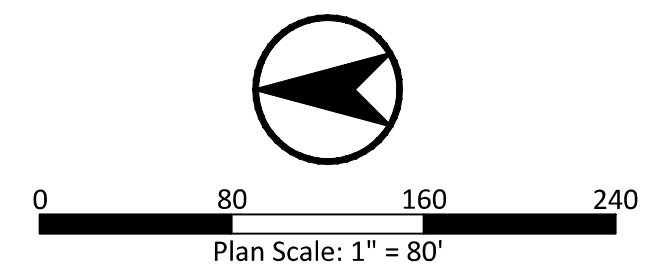
REVISIONS

NO.	ITEM	DATE
1	CITY COMMENT REVISIONS	8/8/24

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

DATE: 8/8/24  
PROJECT: 22-192  
SHEET NO. PP3.1

DATE: 8/8/24  
PROJECT: 22-192  
SHEET NO. PP3.1



P:\22-192\CAD\PLAT\PRELIMINARY\22-192 PP 3.1 - LOT DIMENSIONS.DWG, JOSHUA JANTZ, 8/8/2024, DWG TO PDF, PLOT, 2x36 IN, [PDF]

**GENERAL LANDSCAPE NOTES**

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL TREE, TURF, PLANT MATERIAL, AND IRRIGATION PROPOSED WITHIN THE PLANTER STRIP BETWEEN BACK OF CURB AND SIDEWALK SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT.
- ALL TREES PLANTED IN THE PARK STRIP (BY BUILDER) TO BE CENTERED BETWEEN BACK OF CURB AND SIDEWALK AND ARE SUBJECT TO THE ACHD DEVELOPMENT AGREEMENT FOR LANDSCAPING.
- FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

**GENERAL IRRIGATION NOTES**

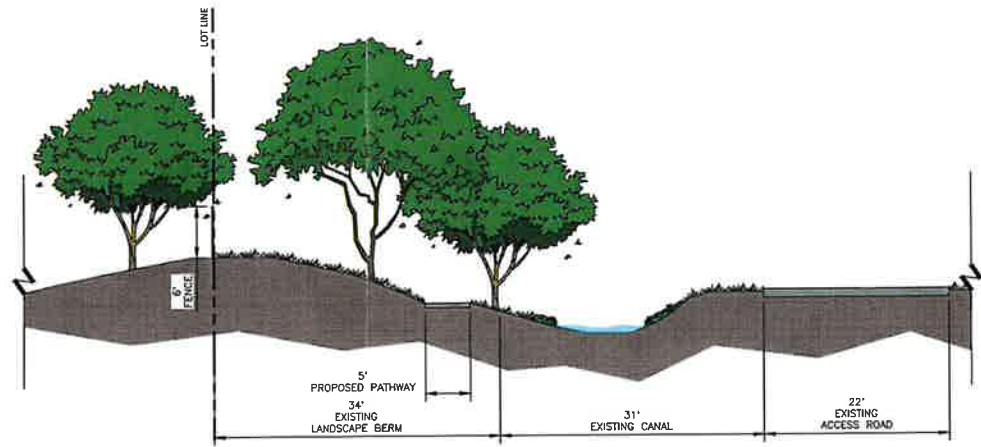
- ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION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

**TREE PROTECTION NOTES**

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

**OPEN SPACE TREE CALCULATIONS**

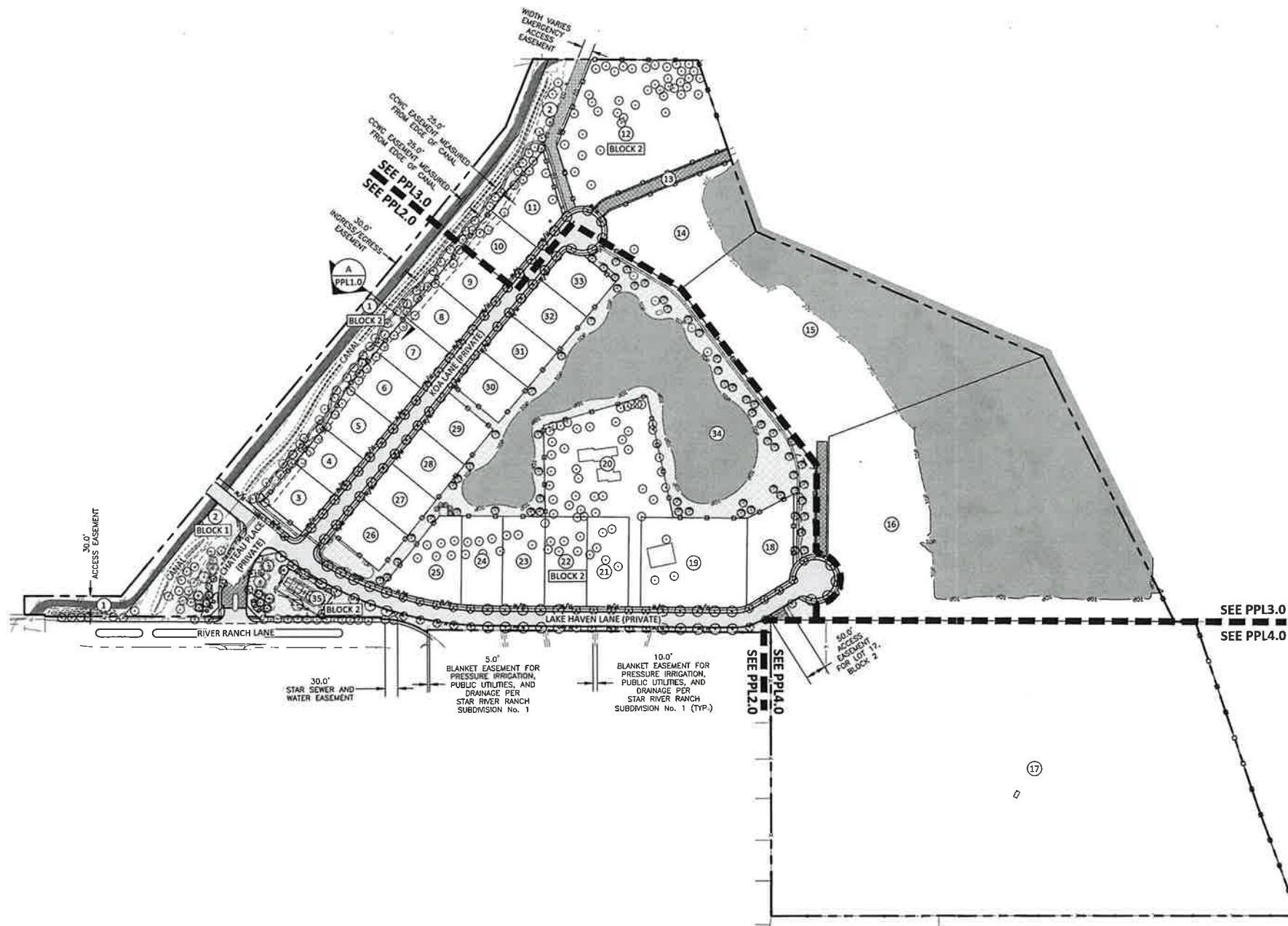
OPEN SPACE TREES PROVIDED AT A MINIMUM OF (1) TREE PER 4,000 SF					
BLOCK #	LOT #	LOT AREA (SF)	LOT AREA (AC)	REQ	PRVD
1	2	37,394	0.86	9	25
2	2	107,098	2.46	27	55
2	34	284,111	6.52	71	71
2	35	45,718	1.05	11	49
				118	200
<b>TOTAL OPEN SPACE TREES</b>					
<b>TOTAL STREET TREES</b>				0	125
<b>TREE SPECIES MIX</b>				5	10



**A LANDSCAPE SECTION VIEW**  
NTS

**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	MATURE HWT	CLASS
<b>DECIDUOUS TREES</b>					
(+)	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	37	2" CAL. B&B	35'X38'	CLASS II
(+)	ACER X FREEMANII 'JEFFREY'	5	2" CAL. B&B	50'X38'	CLASS II
(+)	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULL-TRUNK	24	2" CAL. B&B CLUMP	35'X38'	CLASS II
(+)	GLEDTISIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST	29	2" CAL. B&B	40'X38'	CLASS II
(+)	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM	3	2" CAL. B&B	28'X28'	CLASS I
(+)	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	38	2" CAL. B&B	35'X28'	CLASS II
<b>EVERGREEN TREES</b>					
(+)	CEDRUS DEODARA 'GOLD CONE' GOLD CONE DEODAR CEDAR	6	6"-8" B&B	25'X18'	EVERGREEN
(+)	PICEA PUNGENS 'BABY BLUE' BABY BLUE COLORADO SPRUCE	6	5"-8" B&B	55'X25'	EVERGREEN
(+)	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	7	6"-8" B&B	25'X15'	EVERGREEN
<b>EXISTING TREES</b>					
(+)	EXISTING TREE TO BE RELOCATED TREES TO BE SPADED, STORED AND REPLANTED	62	EXISTING	VARIES	
(+)	EXISTING TREE TO BE REMOVED	25	EXISTING	VARIES	
(+)	EXISTING TREE TO REMAIN PRESERVE AND PROTECT SEE TREE PROTECTION NOTES AND KEY NOTES	233	EXISTING	VARIES	
(+)	RELOCATED TREES PRESERVE AND PROTECT	62	TRANSPLANTED	VARIES	
<b>OTHER</b>					
(+)	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES	138,684 SF	NONE		
(+)	PLANTING BED SHRUBS, PERENNIALS, OR GRASSES	24,559 SF	-		
<b>SOD/SEED</b>					
(+)	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	198,523 SF	SOD		



**CONTACT INFORMATION**

**DEVELOPER**  
TRADITION CAPITAL PARTNERS LLC  
8454 BROOKHAVEN PLACE  
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CONTACT: SPENCER KOFOD  
EMAIL: spencer@lcpidaho.com

**LANDSCAPE CONSULTANT**  
KM ENGINEERING, LLP  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE: (208) 639-6939  
FAX: (208) 639-6930  
CONTACT: ALYSSA YENSEN, PLA  
EMAIL: ayensen@kmenllp.com

**LAKE HAVEN ESTATES  
STAR, IDAHO  
PRELIMINARY PLAT LANDSCAPE COVER**

REVISIONS		
NO.	ITEM	DATE

**STATE OF IDAHO**  
ALYSSA YENSEN  
REGISTERED LANDSCAPE ARCHITECT  
EX-16572  
3/28/24

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

DATE: 3/28/24  
PROJECT: 22-192  
SHEET NO.  
**PPL1.0**



# Plat of Lakehaven Estates Subdivision

A parcel of land being a portion of Lots 1, 2, 3, 4, and 5, Block 3 of Star River Ranch Subdivision No. 1, all of Lot 66, Block 4 of Star River Ranch Subdivision No. 2, and portions of the East 1/2 of the Northeast 1/4, Government Lot 1 and Accretion Land situated in the North 1/2 of the Southeast 1/4 of Section 13, Township 4 North, Range 2 West, B.M., Canyon County, Idaho 2024



0 200 400 600  
Plan Scale: 1" = 200'

### SHEET INDEX

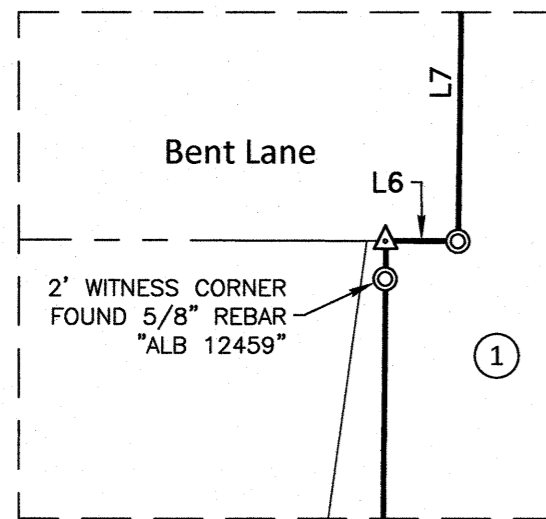
- SHEET 1 - SUBDIVISION PLAT AND LEGEND
- SHEET 2 - DETAIL PLAT MAP
- SHEET 3 - DETAIL PLAT MAP
- SHEET 4 - DETAIL PLAT MAP AND CURVE AND LINE TABLES
- SHEET 5 - CERTIFICATE OF OWNERS AND NOTES
- SHEET 6 - CERTIFICATES AND APPROVALS

### LEGEND

- FOUND BRASS CAP, AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 12459" UNLESS NOTED OTHERWISE
- FOUND 5/8" REBAR WITNESS CORNER WITH PLASTIC CAP MARKED "WC ALB 12459" UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- WITNESS CORNER, SET 5/8" REBAR WITH PLASTIC CAP MARKED "WC ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- CALCULATED POINT
- LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ROAD CENTERLINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE

### REFERENCES

- R1. PLAT OF STAR RIVER RANCH SUBDIVISION No. 1, BOOK 48 OF PLATS AT PAGE 12, RECORDS OF CANYON COUNTY, IDAHO.
- R2. PLAT OF STAR RIVER RANCH SUBDIVISION No. 2, BOOK 52 OF PLATS AT PAGE 26, RECORDS OF CANYON COUNTY, IDAHO.
- R3. RECORD OF SURVEY No. 2009002858, RECORDS OF CANYON COUNTY, IDAHO.
- R4. RECORD OF SURVEY No. 2010041590, RECORDS OF CANYON COUNTY, IDAHO.
- R5. RECORD OF SURVEY No. 2016-042405, RECORDS OF CANYON COUNTY, IDAHO.
- R6. RECORD OF SURVEY No. 2022-044247, RECORDS OF CANYON COUNTY, IDAHO.
- R7. RECORD OF SURVEY No. 2023-15722, RECORDS OF CANYON COUNTY, IDAHO.



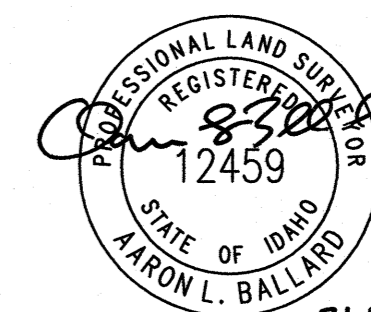
DETAIL "A"  
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S00°38'24"W	50.00'
L2	S70°06'39"W	282.67'
L3	N89°10'17"W	7.11'
L4	S89°27'59"E	4.25'
L5	N00°49'43"E	139.96'
L6	S89°47'53"E	3.81'
L7	N00°41'41"E	50.10'
L8	S89°58'49"E	45.05'
L9	S00°33'15"W	232.29'
L10	S68°13'43"E	175.54'

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	208.50'	119.78'	32°54'57"	N16°58'45"E	118.14'

### SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

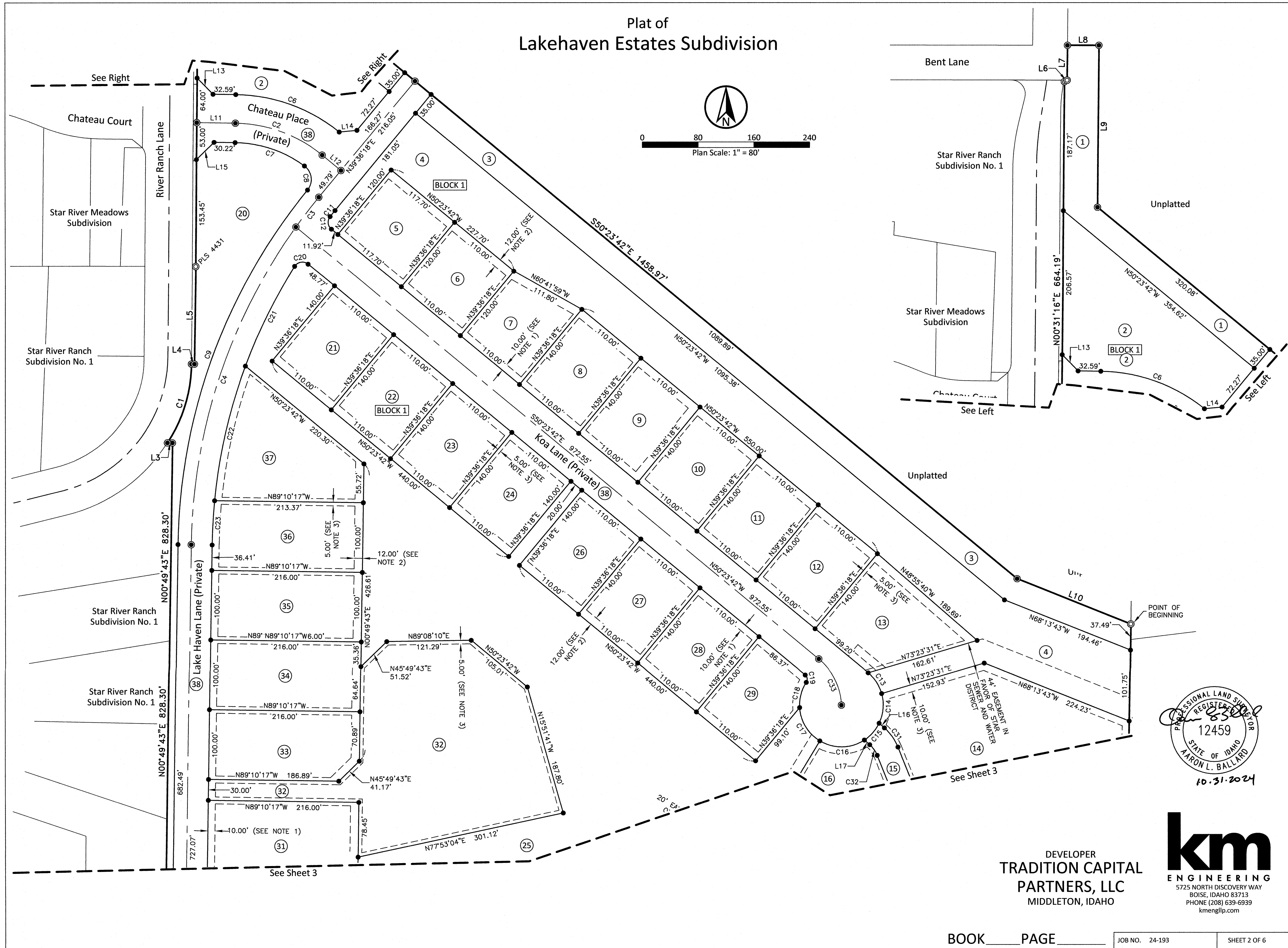
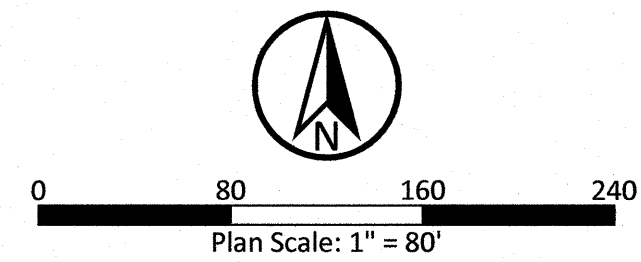


DEVELOPER  
**TRADITION CAPITAL PARTNERS, LLC**  
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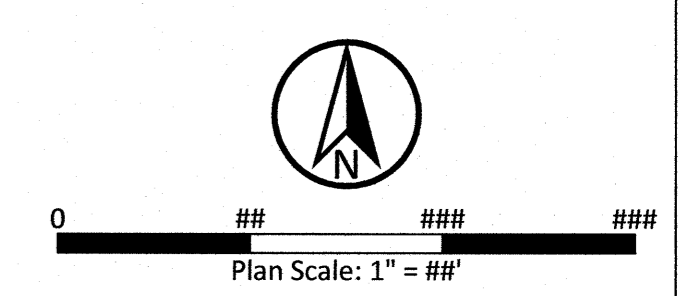
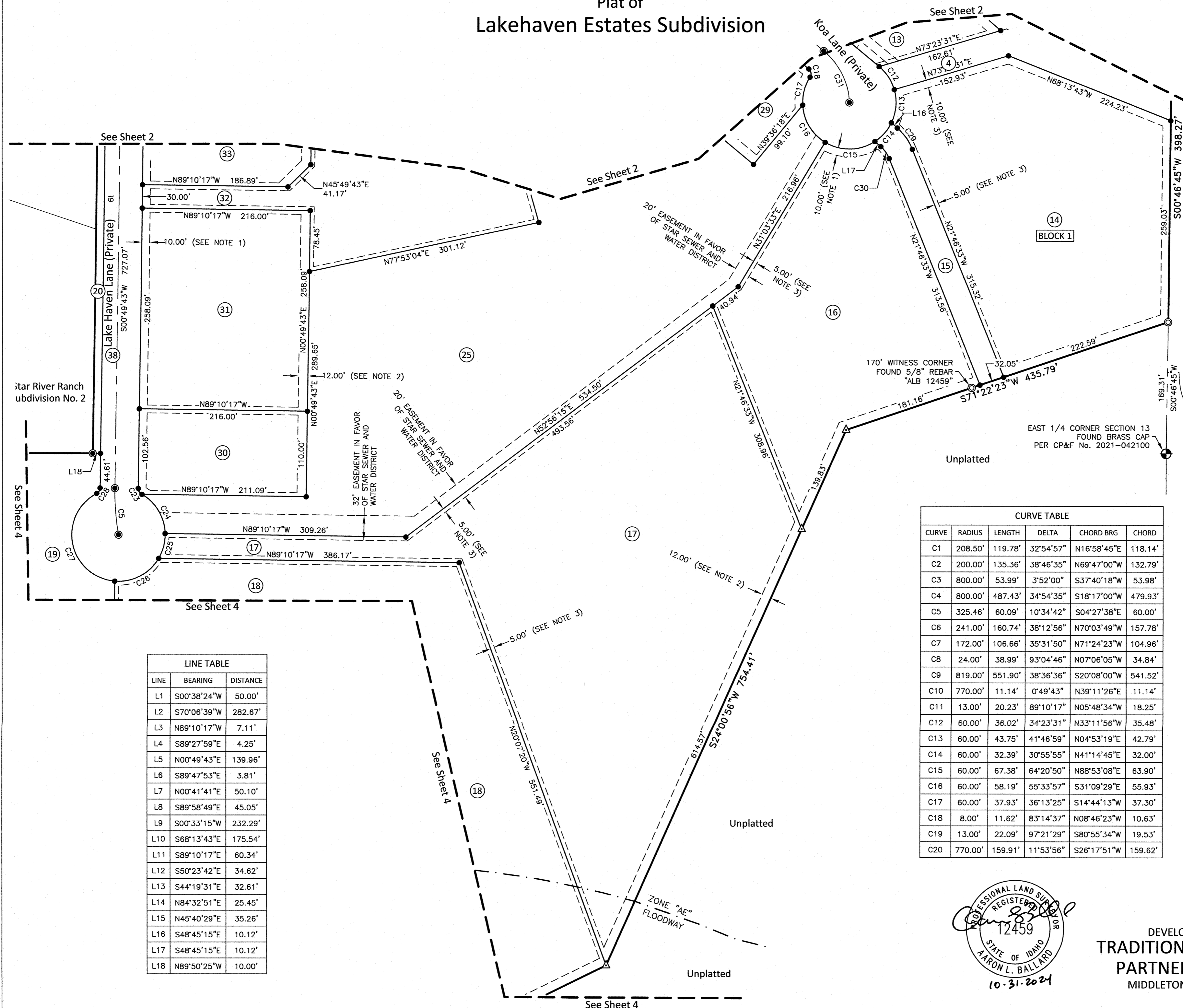
# Plat of Lakehaven Estates Subdivision



DEVELOPER  
**TRADITION CAPITAL  
PARTNERS, LLC**  
MIDDLETON, IDAHO



# Plat of Lakehaven Estates Subdivision



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°38'24"W	50.00'
L2	S70°06'39"W	282.67'
L3	N89°10'17"W	7.11'
L4	S89°27'59"E	4.25'
L5	N00°49'43"E	139.96'
L6	S89°47'53"E	3.81'
L7	N00°41'41"E	50.10'
L8	S89°58'49"E	45.05'
L9	S00°33'15"W	232.29'
L10	S68°13'43"E	175.54'
L11	S89°10'17"E	60.34'
L12	S50°23'42"E	34.62'
L13	S44°19'31"E	32.61'
L14	N84°32'51"E	25.45'
L15	N45°40'29"E	35.26'
L16	S48°45'15"E	10.12'
L17	S48°45'15"E	10.12'
L18	N89°50'25"W	10.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	208.50'	119.78'	32°54'57"	N16°58'45"E	118.14'
C2	200.00'	135.36'	38°46'35"	N69°47'00"W	132.79'
C3	800.00'	53.99'	3°52'00"	S37°40'18"W	53.98'
C4	800.00'	487.43'	34°54'35"	S18°17'00"W	479.93'
C5	325.46'	60.09'	10°34'42"	S04°27'38"E	60.00'
C6	241.00'	160.74'	38°12'56"	N70°03'49"W	157.78'
C7	172.00'	106.66'	35°31'50"	N71°24'23"W	104.96'
C8	24.00'	38.99'	93°04'46"	N07°06'05"W	34.84'
C9	819.00'	551.90'	38°36'36"	S20°08'00"W	541.52'
C10	770.00'	11.14'	0°49'43"	N39°11'26"E	11.14'
C11	13.00'	20.23'	89°10'17"	N05°48'34"W	18.25'
C12	60.00'	36.02'	34°23'31"	N33°11'56"W	35.48'
C13	60.00'	43.75'	41°46'59"	N04°53'19"E	42.79'
C14	60.00'	32.39'	30°55'55"	N41°14'45"E	32.00'
C15	60.00'	67.38'	64°20'50"	N88°53'08"E	63.90'
C16	60.00'	58.19'	55°33'57"	S31°09'29"E	55.93'
C17	60.00'	37.93'	36°13'25"	S14°44'13"W	37.30'
C18	8.00'	11.62'	83°14'37"	N08°46'23"W	10.63'
C19	13.00'	22.09'	97°21'29"	S80°55'34"W	19.53'
C20	770.00'	159.91'	11°53'56"	S26°17'51"W	159.62'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C21	770.00'	198.67'	14°46'58"	S12°57'24"W	198.67'
C22	770.00'	63.66'	4°44'13"	S03°11'49"W	63.66'
C23	8.00'	8.58'	61°28'44"	N29°54'39"W	8.11'
C24	60.00'	61.23'	58°28'07"	N30°36'53"W	58.66'
C25	60.00'	33.37'	31°51'53"	N14°33'07"E	32.61'
C26	60.00'	67.19'	64°09'27"	N62°33'47"E	63.79'
C27	60.00'	154.57'	147°36'20"	S11°33'19"E	115.57'
C28	8.00'	8.58'	61°25'09"	S31°32'17"W	8.11'
C29	72.00'	33.90'	26°58'42"	N35°15'54"W	33.90'
C30	40.00'	18.83'	26°58'42"	N35°15'54"W	18.83'
C31	91.00'	76.09'	47°54'27"	N26°26'29"W	73.31'



DEVELOPER  
**TRADITION CAPITAL  
PARTNERS, LLC**  
MIDDLETON, IDAHO





# Plat of Lakehaven Estates Subdivision

## CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND BEING A PORTION OF LOTS 1, 2, 3, 4, AND 5, BLOCK 3 OF STAR RIVER RANCH SUBDIVISION NO. 1 (BOOK 48, PAGE 12, RECORDS OF CANYON COUNTY, IDAHO), ALL OF LOT 66, BLOCK 4 OF STAR RIVER RANCH SUBDIVISION NO. 2 (BOOK 52, PAGE 26, RECORDS OF CANYON COUNTY, IDAHO), AND PORTIONS OF THE EAST 1/2 OF THE NORTHEAST 1/4, GOVERNMENT LOTS 1 AND 2, AND ACCRETION LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 13, WHICH BEARS N00°46'45"E A DISTANCE OF 2,640.00 FEET FROM A BRASS CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 13, THENCE FOLLOWING THE EASTERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, S00°46'45"W A DISTANCE OF 2,072.42 FEET TO A 5/8-INCH REBAR BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID EASTERLY LINE, S00°46'45"W A DISTANCE OF 398.27 FEET TO 5/8-INCH REBAR;  
THENCE LEAVING SAID EASTERLY LINE, S71°22'23"W A DISTANCE OF 435.79 FEET TO A POINT BEING WITNESSED BY A 5/8-INCH REBAR WHICH BEARS N71°22'23"E A DISTANCE OF 170.00 FEET FROM SAID POINT;  
THENCE S24°00'56"W A DISTANCE OF 754.41 FEET TO A POINT BEING WITNESSED BY A 5/8-INCH REBAR WHICH BEARS S63°58'14"W A DISTANCE OF 450.00 FEET FROM SAID POINT;  
THENCE S63°58'14"W A DISTANCE OF 713.84 FEET TO A 5/8-INCH REBAR ON THE EXTENDED WESTERLY LINE OF SAID GOVERNMENT LOT 1;  
THENCE FOLLOWING SAID EXTENDED WESTERLY LINE, S00°38'24"W A DISTANCE OF 50.00 FEET TO A 5/8-INCH REBAR;  
THENCE LEAVING SAID EXTENDED WESTERLY LINE, S71°51'32"W A DISTANCE OF 469.21 FEET TO A 5/8-INCH REBAR;  
THENCE S70°06'39"W A DISTANCE OF 282.67 FEET TO A 5/8-INCH REBAR;  
THENCE N00°23'36"E A DISTANCE OF 863.05 FEET TO A 5/8-INCH REBAR ON THE BOUNDARY OF STAR RIVER RANCH SUBDIVISION NO. 2 (BOOK 52, PAGE 26, RECORDS OF CANYON COUNTY, IDAHO);

THENCE FOLLOWING SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. N00°23'36"E A DISTANCE OF 402.95 FEET TO A 5/8-INCH REBAR;  
2. S89°50'25"E A DISTANCE OF 684.42 FEET TO A 5/8-INCH REBAR MARKING THE SOUTHWEST CORNER OF LOT 66, BLOCK 4 OF SAID STAR RIVER RANCH SUBDIVISION NO. 2 AND THE SOUTHWEST CORNER OF PARCEL "B" AS SHOWN ON RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 2023-015722;

THENCE LEAVING THE BOUNDARY OF SAID STAR RIVER RANCH SUBDIVISION NO. 2 AND FOLLOWING THE BOUNDARY OF SAID PARCEL "B" THE FOLLOWING FOUR (4) COURSES:

1. N00°49'43"E A DISTANCE OF 828.30 FEET TO A 5/8-INCH REBAR;  
2. N89°10'17"W A DISTANCE OF 7.11 FEET TO A 5/8-INCH REBAR ON THE EASTERLY RIGHT-OF-WAY OF RIVER RANCH LANE;  
3. FOLLOWING SAID EASTERLY RIGHT-OF-WAY, 119.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 208.50 FEET, A DELTA ANGLE OF 32°54'57", A CHORD BEARING OF N16°58'45"E AND A CHORD DISTANCE OF 118.14 FEET TO A 5/8-INCH REBAR;  
4. LEAVING SAID EASTERLY RIGHT-OF-WAY, S89°27'59"E A DISTANCE OF 4.25 FEET TO A 5/8-INCH REBAR MARKING THE NORTHEAST CORNER OF SAID PARCEL "B" AND THE BOUNDARY OF SAID STAR RIVER RANCH SUBDIVISION NO. 1;

THENCE LEAVING THE BOUNDARY OF SAID PARCEL "B" AND FOLLOWING THE BOUNDARY OF SAID STAR RIVER RANCH SUBDIVISION NO. 1 THE FOLLOWING TWO (2) COURSES:

1. N00°49'43"E A DISTANCE OF 139.96 FEET TO A 5/8-INCH REBAR;  
2. N00°31'16"E A DISTANCE OF 664.19 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BENT LANE, SAID POINT BEING WITNESSED BY A 5/8-INCH REBAR WHICH BEARS S00°31'16"W A DISTANCE OF 2.00 FEET FROM SAID POINT;  
THENCE LEAVING SAID BOUNDARY AND FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY, S89°47'53"E A DISTANCE OF 3.81 FEET TO A 5/8-INCH REBAR ON THE EASTERLY RIGHT-OF-WAY OF SAID BENT LANE;  
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND FOLLOWING SAID EASTERLY RIGHT-OF-WAY, N00°41'41"E A DISTANCE OF 50.10 FEET TO A 5/8-INCH REBAR;  
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, S89°58'49"E A DISTANCE OF 45.05 FEET TO A 5/8-INCH REBAR;  
THENCE S00°33'15"W A DISTANCE OF 232.29 FEET TO A 5/8-INCH REBAR;  
THENCE S50°23'42"E A DISTANCE OF 1,458.97 FEET TO A 5/8-INCH REBAR;  
THENCE S68°13'43"E A DISTANCE OF 175.54 FEET TO A 5/8-INCH REBAR TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 65.28 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM AN EXISTING STAR SEWER AND WATER DISTRICT WATER SYSTEM, AND SAID DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

SPENCER KOFOED, MANAGER  
TRADITION CAPITAL PARTNERS, LLC

## ACKNOWLEDGMENT

STATE OF IDAHO

\_\_\_\_\_ COUNTY

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 202\_\_, BY SPENCER KOFOED,  
MANAGER OF TRADITION CAPITAL PARTNERS, LLC.

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES

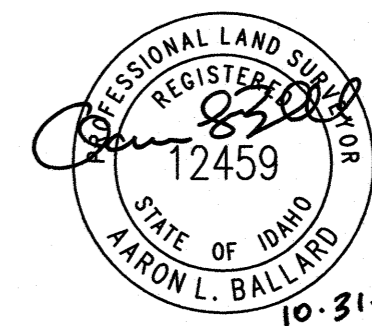
## NOTES

1. ALL FRONT LOT LINES COMMON TO THE STREET RIGHT-OF-WAY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE.
2. UNLESS OTHERWISE DIMENSIONED, ALL REAR LOT LINES AND ALL LINES ADJACENT TO THE SUBDIVISION BOUNDARY LINES SHALL CONTAIN A 12.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
3. UNLESS OTHERWISE DIMENSIONED, ALL INTERIOR SIDE LOT LINES SHALL CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
4. IRRIGATION WATER HAS BEEN PROVIDED FROM THE CANYON CANAL COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CANYON CANAL COMPANY.
5. THIS SUBDIVISION WILL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE AND MAY BE AMENDED FROM TIME TO TIME.
6. ALL LOTS WITHIN THIS PLAT WILL BE PROVIDED SEWER VIA A STAR SEWER AND WATER DISTRICT GRAVITY SEWER SYSTEM.
7. LOTS 1, 2, 3, 4, 15, 20, 25 AND 38, BLOCK 1 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND DRAINAGE.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
9. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH APPLICABLE ZONING REGULATION IN EFFECT AT THE TIME OF RESUBDIVISION.
10. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
11. MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
12. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
13. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
14. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
15. THE HOMEOWNER'S ASSOCIATION, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ANY AND ALL AMENITIES (LAWNS, SPRINKLERS, SIDEWALKS, PATHWAYS, LANDSCAPING, ETC..) APPROVED BY THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT-OF-WAY.
16. DIRECT LOT ACCESS TO RIVER RANCH LANE AND BENT LANE IS PROHIBITED.

## CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF LAKEHAVEN ESTATES SUBDIVISION AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL 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.

AARON L. BALLARD, P.L.S. 12459



DEVELOPER  
**TRADITION CAPITAL  
PARTNERS, LLC**  
MIDDLETON, IDAHO

**km**  
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5725 NORTH DISCOVERY WAY  
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PHONE (208) 639-6939  
kmengllp.com

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

JOB NO. 24-193

SHEET 5 OF 6

Plat of  
Lakehaven Estates Subdivision

**CERTIFICATE AND APPROVAL OF COUNTY SURVEYOR**

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, IN AND FOR CANYON COUNTY, IDAHO DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE, TITLE 50, CHAPTER 13, RELATING TO PLATS AND SURVEYS.

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

\_\_\_\_\_  
DATE

**CERTIFICATE AND APPROVAL OF CANYON COUNTY COMMISSIONERS**

I, THE UNDERSIGNED, CHAIRMAN OF THE CANYON COUNTY COMMISSIONERS, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE COMMISSIONERS HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 202\_\_, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CLERK

\_\_\_\_\_  
DATE

**CERTIFICATE AND APPROVAL OF CANYON HIGHWAY DISTRICT No. 4**

PLATS WITH PRIVATE ROADS AND PUBLIC ROAD RIGHT-OF-WAY DEDICATION(S): "CANYON HIGHWAY DISTRICT NO. 4 DOES HEREBY ACCEPT THIS PLAT, AND THE DEDICATED PUBLIC STREETS, HIGHWAYS AND RIGHTS-OF-WAY AS ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF I.C. § 50-1312. PRIVATE STREETS DEPICTED ON THIS PLAT ARE NOT MAINTAINED BY OR UNDER THE JURISDICTION OF THE HIGHWAY DISTRICT. THERE IS NO LEGAL OBLIGATION OR ASSURANCES THAT THE PRIVATE STREETS WILL BE ACCEPTED AS PUBLIC STREETS IN THE FUTURE."

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE

**CERTIFICATE AND APPROVAL OF THE COUNTY TREASURER**

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, PER THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 50, CHAPTER 13, SECTION 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THE SUBDIVISION PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

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

\_\_\_\_\_  
DATE

**SANITARY RESTRICTION**

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

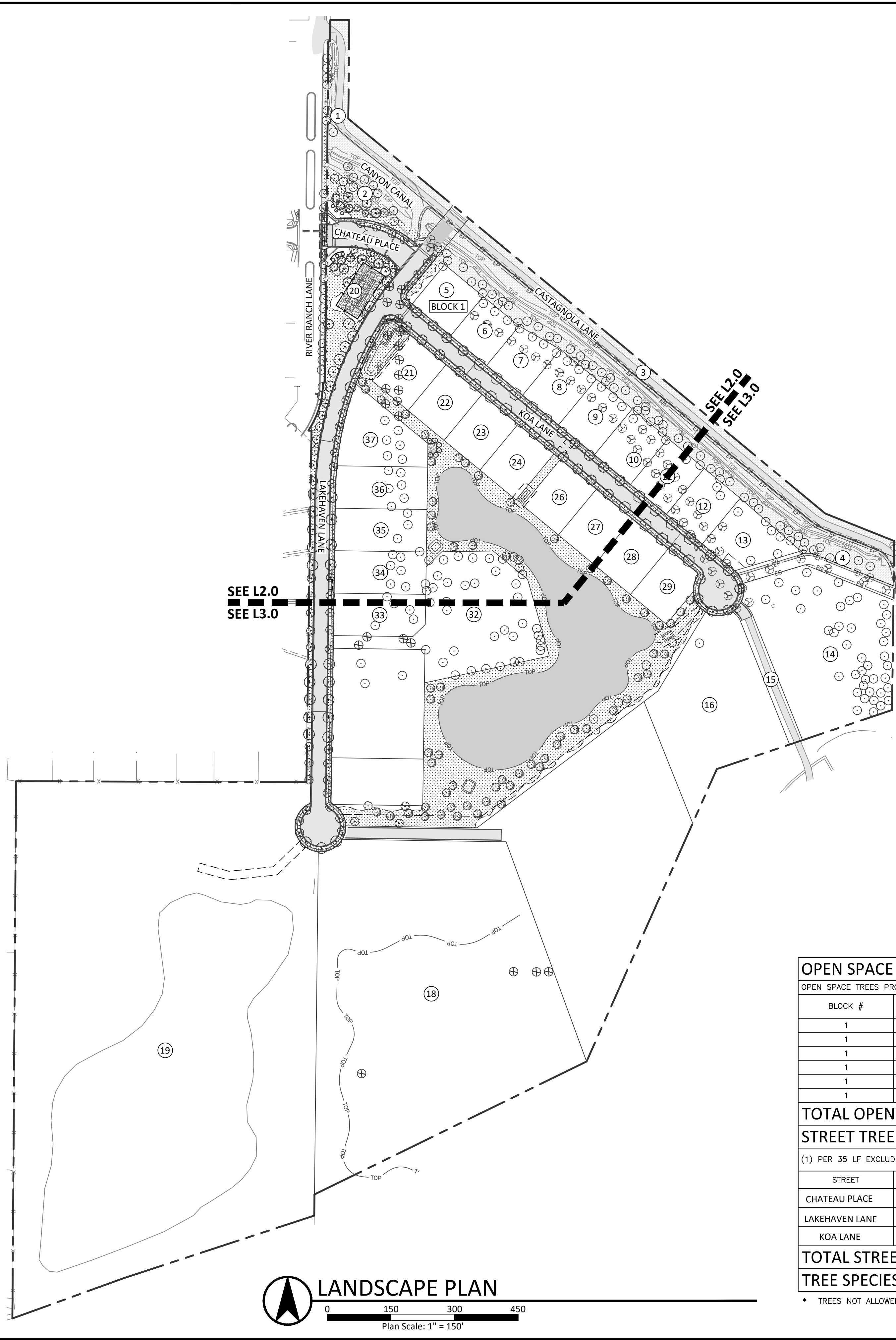
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HEALTH DISTRICT SIGNATURE

\_\_\_\_\_  
DATE



DEVELOPER  
**TRADITION CAPITAL  
PARTNERS, LLC**  
MIDDLETON, IDAHO





**PLANT SCHEDULE** NOTE: SEE L2.0 FOR COMPLETE PLANT SCHEDULE.

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
<b>DECIDUOUS TREES</b>			
(Symbol)	AP2	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	35
(Symbol)	AJ	ACER X FREEMANII 'JEFFREY' AUTUMN BLAZE MAPLE	19
(Symbol)	BD	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI-TRUNK	9
(Symbol)	GS	GLEDITSIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST	25
(Symbol)	PVC2	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM	8
(Symbol)	TG3	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	51
<b>EVERGREEN TREES</b>			
(Symbol)	CC6	CEDRUS DEODARA 'GOLD CONE' GOLD CONE DEODAR CEDAR	6
(Symbol)	PB2	PICEA PUNGENS 'BABY BLUE' BABY BLUE COLORADO SPRUCE	6
(Symbol)	PV	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6
<b>EXISTING TREES</b>			
(Symbol)	SP2	EXISTING TREE TO BE RELOCATED TREES TO BE SPADED, STORED AND REPLANTED	62
(Symbol)	RM	EXISTING TREE TO BE REMOVED	25
(Symbol)	SP	EXISTING TREE TO REMAIN PRESERVE AND PROTECT SEE TREE PROTECTION NOTES AND KEY NOTES	233
(Symbol)	SP3	RELOCATED TREES PRESERVE AND PROTECT	62
<b>SHRUBS</b>			
(Symbol)	BF3	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	132
(Symbol)	HL2	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA	99
(Symbol)	JB	JUNIPERUS SCOOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	116
(Symbol)	PM2	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE	122
<b>GRASSES</b>			
(Symbol)	BB	BOULETELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITIONS BLUE GRAMMA GRASS	64
(Symbol)	CK3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	66
<b>PERENNIALS</b>			
(Symbol)	EP3	ECHINACEA X 'ORANGE PASSION' ORANGE PASSION CONEFLOWER	205
(Symbol)	NJ	NEPETA X FAASSENII 'JUNIOR WALKER' JUNIOR WALKER CATMINT	67
(Symbol)	RG2	RUBROCKIA FULGIDA 'GOLDSTRUM' GOLDSTRUM BLACK-EYED SUSAN	189
<b>OTHER</b>			
(Symbol)	EP2	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES	140,657 SF
(Symbol)	TR	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	212,919 SF

**GENERAL LANDSCAPE NOTES**

- VERIFICATION OF TOTAL LANDSCAPE MATERIAL QUANTITIES AS SHOWN ON THIS LANDSCAPE PLAN AND IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. IF QUANTITIES LISTED DO NOT CORRELATE WITH WHAT IS SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. THIS INCLUDES, BUT IS NOT LIMITED TO TREE, SHRUB, ROCK, TOPSOIL, MULCH, SEED OR SOD, EDGING, AND DRIP LINE QUANTITIES.
- IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE LANDSCAPE ARCHITECT OF AVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. IF A SPECIFIED PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- PROVIDE REQUIRED SOIL EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE MITIGATION, NOTIFY THE RESPONSIBLE PERSON IMMEDIATELY. FAILURE TO NOTIFY THE RESPONSIBLE PERSON IMPLIES ACCEPTANCE OF THE SITE IN ITS EXISTING CONDITION.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIAL SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC., SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FINISH GRADES TO BE SMOOTH AND EVEN. GRADIENTS TO REMOVE LOW AND HIGH POINTS AND TO PROVIDE POSITIVE DRAINAGE.
- FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL, AS PER SPECIFICATIONS. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. REUSE EXISTING SURFACE TOPSOIL IF AVAILABLE.
- TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIALS AND A PH OF 6.5 TO 7.0. ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: PROVIDE APPROVED IMPORTED TOPSOIL OR, AMEND THE ON-SITE TOPSOIL.
- TOPSOIL DEPTHS SHALL BE AS FOLLOWS (WHERE APPLICABLE): LAWN AREAS-6" MIN.; PLANTER BEDS - 12" MIN.; CURB ISLANDS - 18" MIN. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE.
- FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 3:1.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN HEALTHY GROWING CONDITION.
- ALL WRAPPING MATERIAL SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PORTION OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOW IN HEALTHY CONDITION IMMEDIATELY WITH COMPARABLE SIZE AND SPECIES AT NO COST TO THE OWNER.
- FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR'S MAINTENANCE SHALL INCLUDE:
  - PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE UNTIL FINAL ACCEPTANCE BY OWNER.
  - RE-SET SETTLED PLANTS TO A PROPER GRADE AND POSITION.
  - RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE AND REPLACE DEAD MATERIAL.
  - TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED ONLY IF ORIGINALLY NEEDED.
  - CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOMES APPARENT AND WEATHER AND SEASON PERMIT.

**TREE PROTECTION NOTES**

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

**CONTACT INFORMATION**

DEVELOPER	LANDSCAPE CONSULTANT
TRADITION CAPITAL PARTNERS LLC 8454 BROOKHAVEN PLACE MIDDLETON, IDAHO 83644 PHONE: (208) 863-5164 CONTACT: SPENCER KOFOED EMAIL: spencer@tcpidaho.com	KM ENGINEERING, LLP 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE: (208) 639-6939 FAX: (208) 639-6930 CONTACT: ALYSSA YENSEN, PLA EMAIL: ayensen@kmengrp.com

**GENERAL IRRIGATION NOTES**

- NO GUARANTEE IS MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR SHOWN CORRECTLY. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. THE WORK SHALL CONSIST OF PROVIDING AND INSTALLING ALL MATERIALS NECESSARY FOR A COMPLETE SYSTEM INCLUDING POINT OF CONNECTION, PIPE, VALVES, FITTINGS, HEADS, AUTOMATIC CONTROLS, AND ALL ASSOCIATED LABOR. THE CONTRACTOR SHALL FURNISH THE LANDSCAPE ARCHITECT WITH A SHOP DRAWING SHOWING THE DESIGN LAYOUT, PIPE SIZE AND TYPE, VALVE LOCATIONS AND TYPE, HEAD LOCATIONS AND TYPE, CONTROLLER LOCATION AND TYPE, WIRE SIZING, ETC... FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK
- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
- POINT OF CONNECTION: COMPLY WITH REQUIREMENTS OF UTILITY SUPPLYING WATER FOR PREVENTION OF BACKFLOW AND BACK-SIPHONAGE
- COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON SEPARATE ZONES FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.
- PRIOR TO COMMENCING WORK, CONTRACTOR TO CONFIRM PSI IS ADEQUATE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. SHOULD THE PSI BE LESS THAN ADEQUATE, NOTIFY THE ARCHITECT IMMEDIATELY. IN THE EVENT THAT THE ARCHITECT IS NOT NOTIFIED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- WHERE APPLICABLE, LABEL ALL IRRIGATION RISERS, FAUCETS, VALVE BOXES, AND VAULTS WITH DURABLE TAGS CARRYING THE WARNING "DANGER-UNSAFE WATER OR NON-POTABLE WATER."
- INSTALL ALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM EDGE OF PAVEMENT FOR EASE OF ACCESS.
- PROVIDE UNDERGROUND IRRIGATION SYSTEM AS A COMPLETE UNIT PRODUCED BY A SINGLE ACCEPTABLE MANUFACTURER, INCLUDING HEADS, VALVES, CONTROLS, AND ACCESSORIES.
- A MIN. OF 4" POP-UPS ARE TO BE USED IN ALL LAWN AREAS. DRIP IRRIGATION TO BE USED IN ALL PLANTER BEDS.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO SIZE CIRCUIT PIPING. WATER VELOCITY IN ALL PIPES SHALL NOT EXCEED FIVE FEET PER SECOND. MINIMUM PIPE SIZE TO BE 1".
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL ROADWAY, PARKING, AND WALKWAY SURFACES. EXTEND 6" MINIMUM BEYOND SURFACE EDGE. IDENTIFY ENDPPOINTS OF SLEEVING.
- ALL IRRIGATION HEADS LOCATED ADJACENT TO ROAD SURFACES NOT PROTECTED BY A VERTICAL CONCRETE CURB SHALL BE PLACED 18" FROM THE EDGE OF THE ROAD SURFACE.
- WHERE APPLICABLE, CONTRACTOR IS RESPONSIBLE TO PROVIDE 120 VOLT POWER AND ALL REQUIRED CIRCUITS FROM THE ELECTRICAL PANEL TO THE IRRIGATION CONTROLLER. SIZE WIRE AND CONDUIT AS REQUIRED.
- CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION, INCLUDING ADJACENT PROPERTIES. REPAIR INCLUDES BUT IS NOT LIMITED TO PIPING, VALVES, HEADS, DRIP COMPONENTS, CONTROL WIRES AND EQUIPMENT, AND SLEEVES. IF APPLICABLE, IRRIGATION CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT.
- CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES BETWEEN DESIGN DRAWINGS AND ACTUAL SITE CHARACTERISTICS. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PROVIDED ON DRAWINGS. CONTRACTOR SHALL STOP CONSTRUCTION AND CONTACT THE OWNER IMMEDIATELY FOR FURTHER DIRECTION IF DISCREPANCIES OCCUR.
- UPON COMPLETION, AND PRIOR TO FINAL PAYMENT, THE IRRIGATION CONTRACTOR SHALL PROVIDE A NEAT AND LEGIBLE AS-CONSTRUCTED IRRIGATION PLAN, AN OPERATION AND MAINTENANCE MANUAL, AND UP TO (8) HOURS OF ORIENTATION AND/OR TRAINING FOR THE OWNERS MAINTENANCE AND OPERATIONS STAFF.
- THE ENTIRE SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ITS ACCEPTANCE. REPAIR OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THAT YEAR SHALL BE COMPLETED PROMPTLY BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL COST TO THE OWNER, SPRING START UP AND WINTERIZATION DURING THE GUARANTEE PERIOD.

**ACHD LANDSCAPE NOTES**

- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL ACHD CURBS AND/OR ATTACHED SIDEWALK, UNLESS PLANTED WITHIN THE PARKSTRIP. ALL TREES PLANTED IN PARKSTRIP SHALL BE CENTERED.

**OPEN SPACE TREE CALCULATIONS**

OPEN SPACE TREES PROVIDED AT A MINIMUM OF (1) TREE PER 4,000 SF

BLOCK #	LOT #	LOT AREA (SF)	LOT AREA (AC)	REQ	PRVD
1	1	23,103	0.53	6	24
1	2	37,013	0.85	9	25
1	3	44,717	1.03	11	0 *
1	4	107,105	2.46	27	55
1	20	40,945	0.94	10	48
1	25	294,569	6.76	74	74
				137	226

**TOTAL OPEN SPACE TREES**

TOTAL OPEN SPACE TREES	137	226
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**STREET TREE CALCULATIONS**

(1) PER 35 LF EXCLUDING RESIDENTIAL DRIVEWAYS

STREET	LF	NUMBER OF DRIVES	CALCULATION	REQ	PRVD
CHATEAU PLACE	402 LF	0	402 LF / 35	11	12
LAKEHAVEN LANE	2772 LF	7	2590 LF / 35	74	74
KOALA LANE	2037 LF	19	1543 LF / 35	44	44

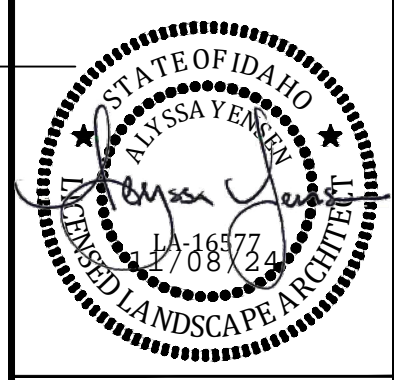
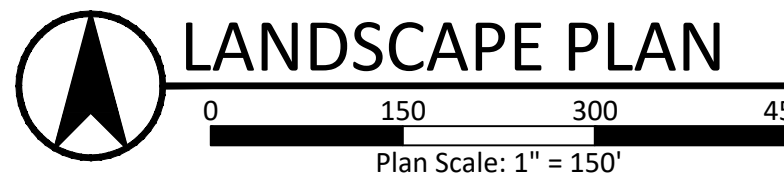
**TOTAL STREET TREES**

TOTAL STREET TREES	129	130
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**TREE SPECIES MIX**

TREE SPECIES MIX	5	9
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\* TREES NOT ALLOWED WITHIN PUBLIC ACCESS EASEMENT



REVISIONS	DATE	ITEM
NO.		

LAKEHAVEN ESTATES SUBDIVISION  
STAR, ID

LANDSCAPE IMPROVMENT PLANS  
LANDSCAPE COVER



DESIGN BY:	MPH
DRAWN BY:	MPH
CHECKED BY:	AY
DATE:	11/8/24
PROJECT:	24-193
SHEET NO.	L1.0

P:\24-193\LANDSCAPE\CONSTRUCTION PLANS\24-193 LANDSCAPE PLAN.DWG, DATE: 11/7/2024, DWG TO PDF A3, ...



**KEY NOTES (TYPICAL) (#)**

1. INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L4.0-5.
5. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
6. PICKLEBALL COURT. SEE L4.0-7.
7. 4' HEIGHT SPORT COURT METAL FENCE. SEE L5.0 FOR FENCE PLAN AND L4.0-9.
8. EXISTING TREES TO BE RELOCATED. SEE KEY NOTE #9 AND PLANT SCHEDULE.
9. RELOCATED EXISTING TREE. SEE KEY NOTE #8 AND PLANT SCHEDULE.
10. EXISTING CANAL. PRESERVE AND PROTECT.
11. EXISTING TREES TO REMAIN. PERSEVERE AND PROTECT.
12. MAILBOX CLUSTER. SEE ARCHITECTURAL PLANS.
13. 2'-3" HEIGHT LANDSCAPE BERM.
14. SUBDIVISION GATE ENTRY.
15. BENCH. 140-60 DUMOR BENCH OR APPROVED EQUAL. SEE L4.0-8.
16. EXISTING ACCESS ROAD. PRESERVE AND PROTECT.
17. MONUMENT SIGN BY OTHERS.
18. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
19. 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.

**PLANT SCHEDULE NOTE: SEE L2.0 FOR COMPLETE PLANT SCHEDULE.**

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
<b>DECIDUOUS TREES</b>			
	AP2	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	35
	AJ	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE	19
	BD	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULTI-TRUNK	9
	GS	GLEDTISIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST	25
	PVC2	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM	8
	TG3	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	51
<b>EVERGREEN TREES</b>			
	CC6	CEDRUS DEODARA 'GOLD CONE' GOLD CONE DEODAR CEDAR	6
	PB2	PICEA PUNGENS 'BABY BLUE' BABY BLUE COLORADO SPRUCE	6
	PV	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
	SP2	EXISTING TREE TO BE RELOCATED TREES TO BE SPADED, STORED AND REPLANTED	62
	RM	EXISTING TREE TO BE REMOVED	25
	SP	EXISTING TREE TO REMAIN PRESERVE AND PROTECT SEE TREE PROTECTION NOTES AND KEY NOTES	233
	SP3	RELOCATED TREES PRESERVE AND PROTECT	62
<b>OTHER</b>			
	EP2	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES	140,657 SF
	TR	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	212,919 SF



NO.	REVISIONS	DATE

**LAKEHAVEN ESTATES SUBDIVISION  
STAR, ID  
LANDSCAPE IMPROVEMENT PLANS  
LANDSCAPE PLAN**



DESIGN BY:	MPH
DRAWN BY:	MPH
CHECKED BY:	AY
DATE:	11/8/24
PROJECT:	24-193

SHEET NO.  
**L3.0**

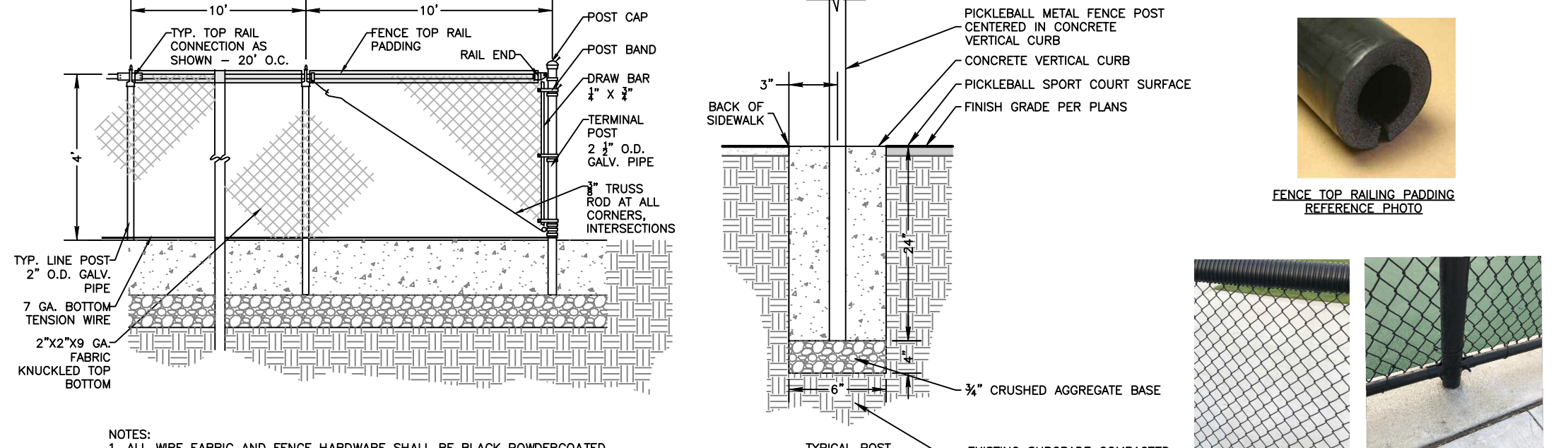
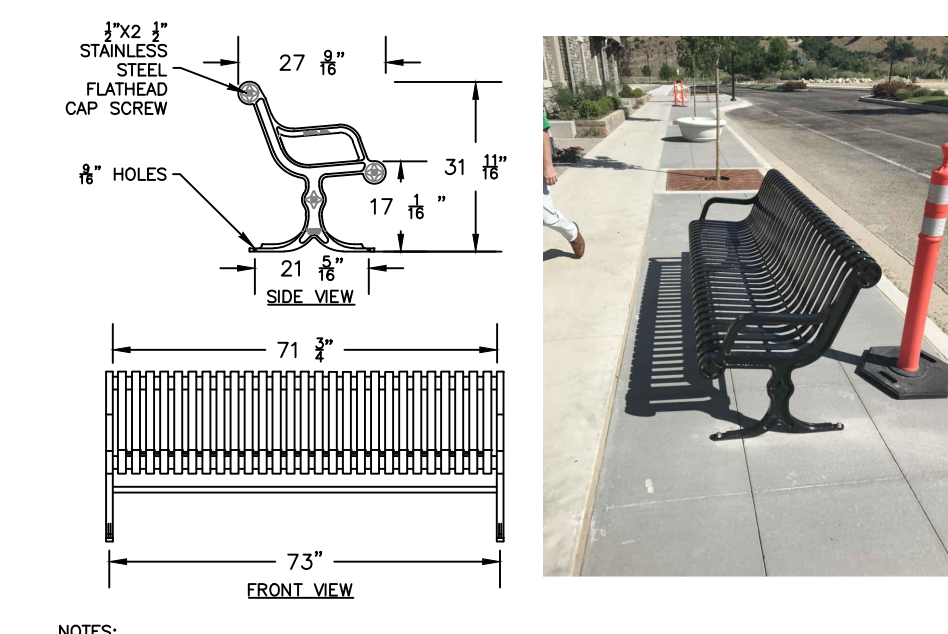
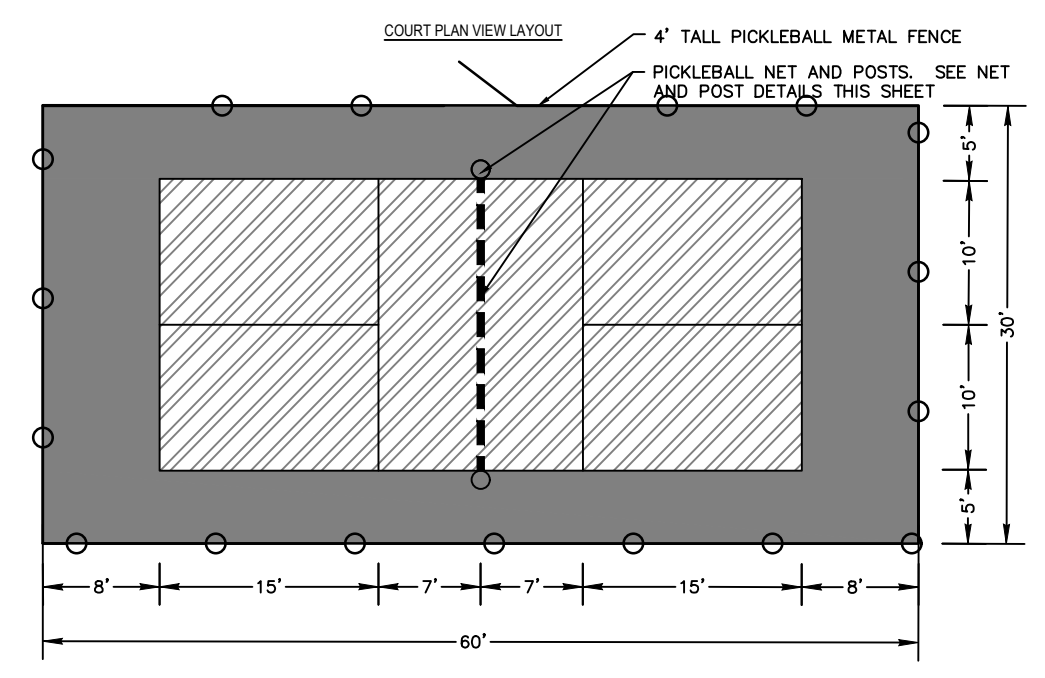
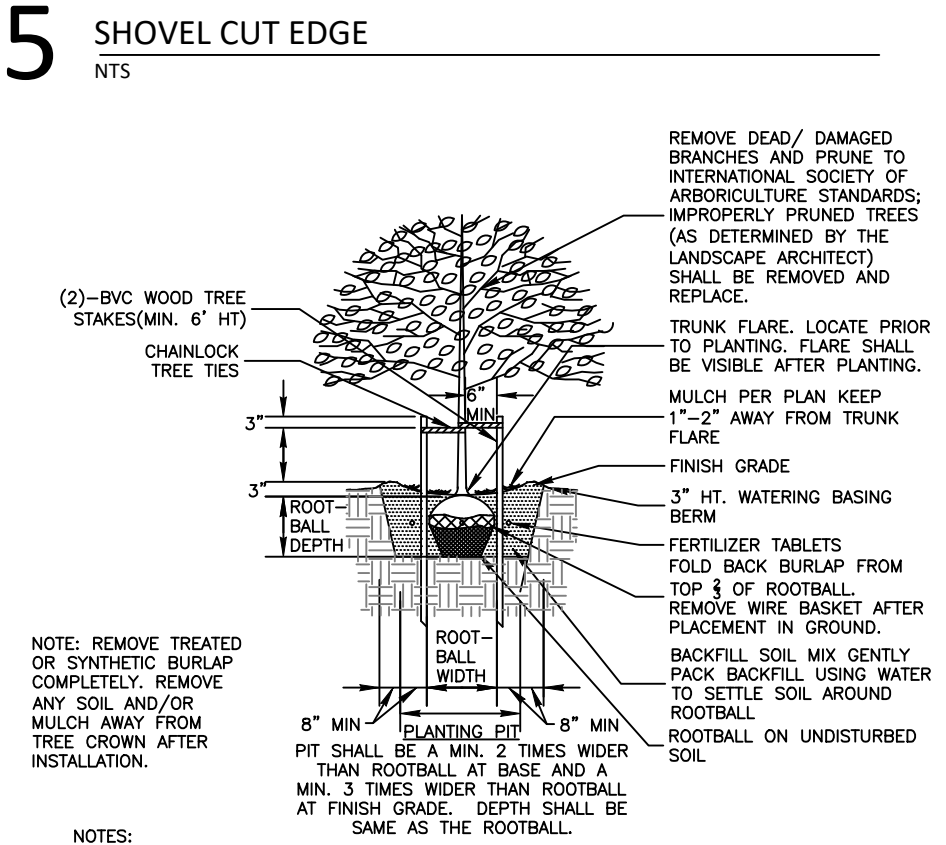
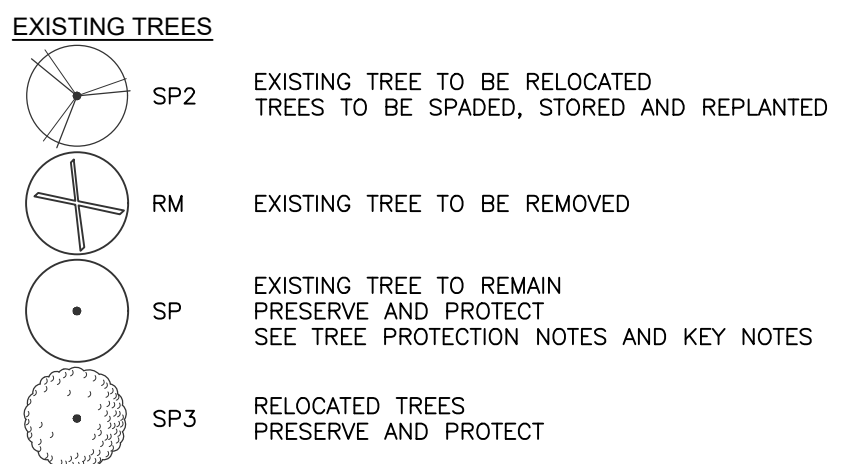
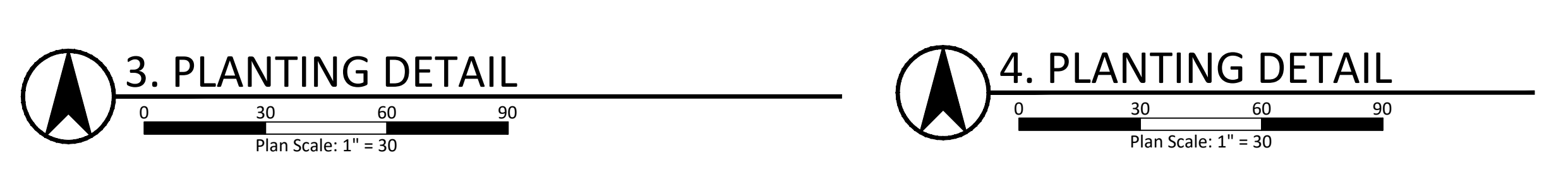
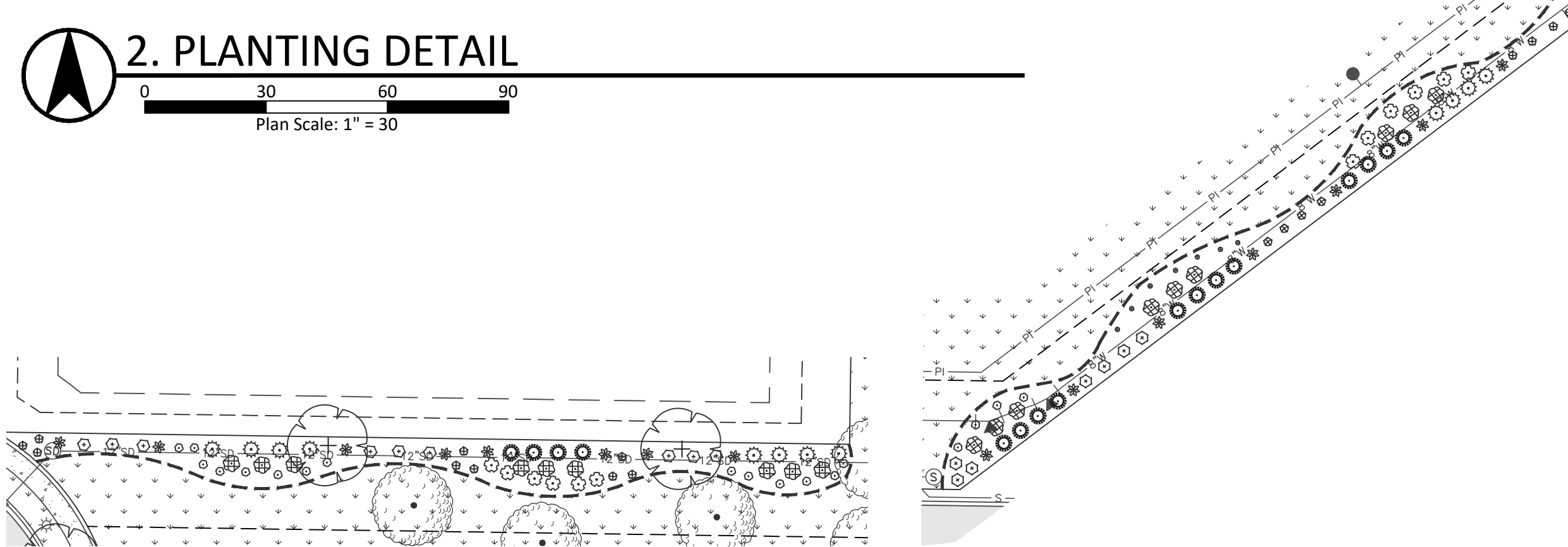
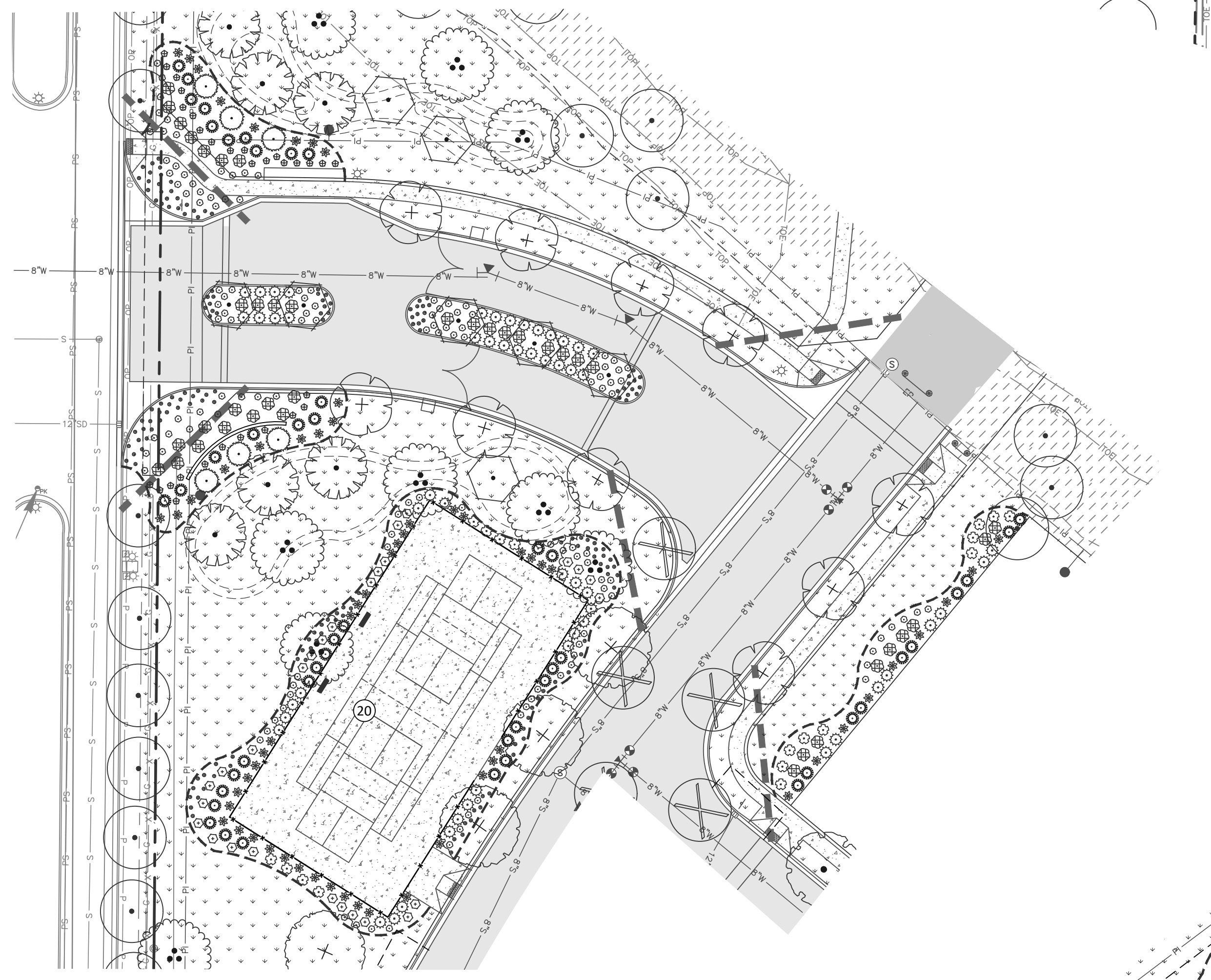
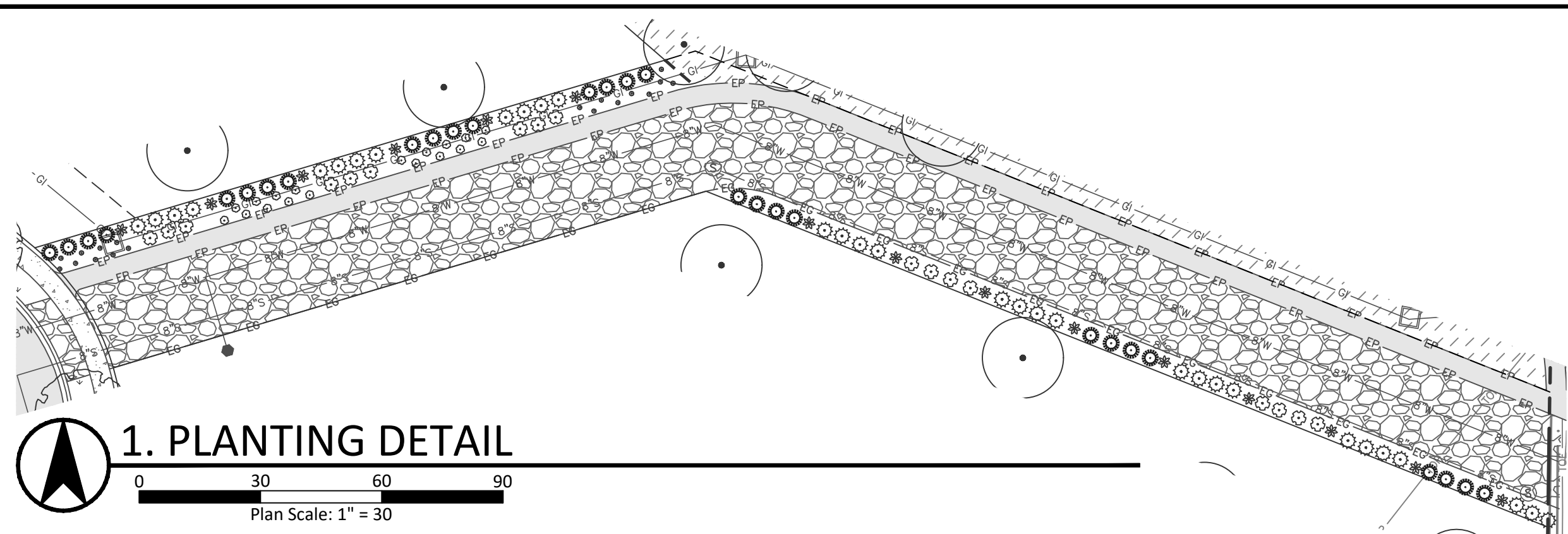
P:\24-193\LANDSCAPE\CAD\CONSTRUCTION PLANS\24-193 LANDSCAPE PLAN DWG.MXD KATEE CANBRAN, 11/17/2024, DWG TO PDF P3, ---





PLANT SCHEDULE NOTE: SEE L2.0 FOR COMPLETE PLANT SCHEDULE.

SYMBOL	CODE	BOTANICAL / COMMON NAME
<b>DECIDUOUS TREES</b>		
	AP2	ACER TRUNCATUM 'PACIFIC SUNSET'™ PACIFIC SUNSET MAPLE
	AJ	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE
	BD	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULTI-TRUNK
	GS	GLEDITSIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST
	PVC2	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM
	TG3	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR
<b>EVERGREEN TREES</b>		
	CC6	CEDRUS DEODARA 'GOLD CONE' GOLD CONE DEODAR CEDAR
	PB2	PICEA PUNGENS 'BABY BLUE' BABY BLUE COLORADO SPRUCE
	PV	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE
<b>EXISTING TREES</b>		
	SP2	EXISTING TREE TO BE RELOCATED TREES TO BE SPADED, STORED AND REPLANTED
	RM	EXISTING TREE TO BE REMOVED
	SP	EXISTING TREE TO REMAIN PRESERVE AND PROTECT SEE TREE PROTECTION NOTES AND KEY NOTES
	SP3	RELOCATED TREES PRESERVE AND PROTECT
<b>SHRUBS</b>		
	BF3	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD
	HL2	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA
	JB	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER
	PM2	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE
<b>GRASSES</b>		
	BB	BOUTELLOU GRACILIS 'BLONDE AMBITION' BLONDE AMBITIONS BLUE GRAMA GRASS
	CK3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS
<b>PERENNIALS</b>		
	EP3	ECHINACEA X 'ORANGE PASSION' ORANGE PASSION CONEFLOWER
	NJ	NEPETA X FAASSENI 'JUNIOR WALKER' JUNIOR WALKER CATMINT
	RG2	RUDBECKIA FULGIDA 'GOLDSTRUM' GOLDSTRUM BLACK-EYED SUSAN
<b>OTHER</b>		
	EP2	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES
<b>SOD/SEED</b>		
	TR	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE



NO.	REVISIONS	ITEM	DATE

LAKEHAVEN ESTATES SUBDIVISION  
STAR, ID  
LANDSCAPE IMPROVEMENT PLANS  
LANDSCAPE PLANTINGS ENLARGMENTS



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