

City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsén
Kevan Wheelock
David Hershey

September 8, 2022

**CITY OF STAR
NOTICE OF PUBLIC HEARING**

Dear Agency Representative:

You have been identified as an agency having jurisdiction on the following matter, which will come before the Star City Council at a future date.

Application: Junction Crossing Subdivision
Files #'s PP-22-08 Preliminary Plat

Applicant/Representative: Chris Todd, Green Mountain RP, LLC

Owner: John Browning

Action: The Applicant is seeking approval of a Preliminary Plat with 3 mixed use lots, 3 commercial lots and 3 future buildable lots with 2 common lots. The property is located at 7884 W. State Street in Star, Idaho, and consists of 8.84 acres.

Property Location: The subject property is generally located on the north side of State Street (Hwy 44), between N. Hamlin Ave. and N. Short Lane. Ada County Parcel No. R37200000247 & R3720000226.

Information/Comments: Additional materials are available for review at Star City Hall. Please submit any comments on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669 or at snickel@staridaho.org **within 30 days of the date of this transmittal**, or your agency's response will be documented as "No Comment". For further information, please call 208-286-7247.

Shawn L. Nickel
Planning Director and Zoning Administrator



VICINITY MAP

1"= 800'

JUNCTION CROSSING SUBDIVISION NO. 2

BEING LOT 2 AND A PORTION OF LOT 1 OF R.L. HON SUBDIVISION
 LOCATED IN THE SW 1/4, SW 1/4 OF SECTION 10 T.4N, R.1W
 BOISE MERIDIAN, ADA COUNTY, IDAHO



ROCK SOLID CIVIL
 Civil Engineering and Land Development Consulting
 270 North 27th Street, Boise, ID 83702
 Office Phone: 208.342.3277
www.rocksolidcivil.com

City of Star Planning
c/o Shawn Nickel
10769 West State Street
Star, Idaho 83669

June 30, 2022

**Subject Property- Junction Crossing Phase II
previously known as (Amazon Falls Phase IV)
Application for PUD(Preliminary Plat) and Development Agreement**

Dear Mr. Nickel,

On behalf of the owners, we are excited to continue with the build out of the approved Amazon Falls Development located at 7672/7884 W State St Star ID 83669. The parcel #'s for this application are R3720000226, R3720000247 and is approximately 8.5 acres. The site is located on the NW corner of Short Rd and Highway 44(State St) Star, ID 83669, approximately 1/3mile from the Highway 16/44 intersection. The entire Amazon Falls site was previously approved (annexation/zoning) for 316 total residential units and commercial development. Currently Phase 1 consists of 184 townhome styled apartments to the north of the site. Full build out is slated for January 2023. Phase II consisting of approximately 90 townhomes with garages has commenced site construction. Junction Crossing Phase I (Amazon III) commercial development is working toward the completion of their certificate of zoning application for commercial development and has started horizontal improvements. This application is for Junction Crossing II (Amazon IV). Through multiple pre application meetings, review of previous approvals and site analysis we are excited to bring forth this plan to tie all the phases together and complete the site.

Junction Crossing Phase II will be a great commercial destination for the City of Star. The Focal Point of this phase is the center of the site that will be designed and landscaped to mimic a boulevard or promenade style walkway. The site exceeds the city's open space requirements for mixed use/commercial zones. The eye catching, landscaped promenade will flow south with a mix of heavy landscaping, outdoor fireplaces, seating and commercial patios to a common lot. The meandering stamped promenade connects with the main common lot that will hold the Junction Crossing Amphitheatre. The amphitheater space is designed to have a Stage, a greenscaped pocket park and common areas that welcome visitors, residents, and businesses. The goal is to create a park on Lot 5 that can be dedicated to the City of Star. We see this area as a focal point of Junction Crossing, Amazon Falls and the whole area, where residents can enjoy live music, theatre performances, movie nights, farmers markets or just enjoy passive/active entertainment in a beautiful setting next to where they live. Future residential connections to the north and east will allow residents to walk or bike to the development. During events the private drive (East/West Dr.) could be blocked to through traffic in order to have larger events.

The landscape plan is a great reference to the aspiration that we are trying to accomplish. To the west of the amphitheater there will be an active play area with seating. Our goal was to create a mix that we see as successful at other destinations in the valley. The stage at Indian Creek Plaza (Caldwell), the walkability of the Village in Meridian and the business makeup of Bowns Crossing are great local examples. Junction Crossing will offer Star a destination and all valley residents nearby, the opportunity to walk and bike to entertainment, a variety of dining options, local shopping along with opportunities for work and play!

Junction Crossing Phase II consists of three large commercial building lots (Lots 2, 3, 6) totaling a potential ground floor square footage of ~ 80,000 sq ft. We are asking the city for a height exemption to 50' for the phase. The height exemption will allow the developer and potential users flexibility in designing future commercial and mixed-use buildings. We foresee Lot 6 being a large restaurant site with 2nd story patio dining or a rooftop feature. Lots 2 and 3 will be standalone commercial buildings along Highway 44. Lots 7-9 are mixed use buildings that allow for ground floor commercial space with the 2nd and 3rd floors offering condo or apartment living. Lots 7&8 would have 8 condo/apartments and Lot 9 would have 16 condo/apartments. Total number of residential units for the phase would be 32 condo/apartments. This is 10 units less than the approval allowed for the entire project. Having livable units within the mixed-use buildings has many benefits, such as a built-in customer base, safety/self-policing and adds to fabric of a mixed use development.

The main access to the site is Short Rd. off Highway 444(State St) A future connection of Amazon Dr will connect Hamlin Rd. A emergency access if needed can be accommodated along Highway 44. All utilities are stubbed to the site and the main ditch has been piped and relocated along the south and west sides of the property with a license agreement and approval from the appropriate jurisdictions.

This proposed development meets the criteria and goals of the City's comprehensive plan, the current Development Agreement for the project, while diversifying the city's tax base with a large inflow of commercial property. Along with creating economic development this project at buildout will offer space for businesses to grow, relocate, expand or start in the Star area. The location being near two major road corridors that are slated for significant expansion over the next 5 years benefits the businesses that will locate at the property along with the customers, clients, employees and city at large that visit the property. We are actively engaged with all jurisdictional agencies with a presence on or near the site including ITD, ACHD, SSWD, ID Power, Intermountain Gas, Middleton Mill and DD#4.

With this application we have asked for a Development Agreement with the City of Star. This tool will assist us and protect the city with measures put in place to make sure the owner, future owners and their teams perform. Within the Development Agreement we are asking for the following:

1. A height variance to allow the commercial building/s to exceed the height requirement to 58' feet maximum. Located along a highway and near other commercial, parking lot and high density residential the requests will not negatively impact neighboring developments and allow us the opportunity to market to larger employers and destination commercial users
2. Request that a landscape plan, CCRS and building plans be submitted with a CZC (Certificate of Zoning Compliance) if the current application is approved. Applicant to hold preapplication with City, SSWD, Star Fire prior to CZC submittal. Within the application the city will find examples that the owner has designed with an architect to show the type of buildings the can fit the area, look great and match some of the existing multi-family developments currently under construction.
3. A reduction in the commercial parking requirement by 10%. The property will be served by 5 large parking areas. With the current design on the preliminary plat we are 6% under the requirement. Justification for reduction would be proximity of residences and walkability/bikability.
4. In order to ensure some flexibility the owner requests that Lot 10 or Lot 11 be available for future commercial build site.

5. Final construction drawings to be provided after architectural drawings are complete and applicants meet with city for pre application of the CZC.

Thank you for your time, look forward to presenting and please contact me with any questions.

Chris Todd

Owner

Green Mountain Resources and Planning LLC

12537 W Goldcrest St Star ID 83669

Star, ID 83669





PRELIMINARY PLAT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: John Browning
Applicant Address: 880 E Hubbard Rd., Kuna, ID Zip: 83634
Phone: 208.850.4044 Email: firstservicegroup@gmail.com

Owner Name: John Browning
Owner Address: 880 E Hubbard Rd., Kuna, ID Zip: 83634
Phone: 208.850.4044 Email: firstservicegroup@gmail.com

Representative (e.g., architect, engineer, developer):
Contact: Chris Todd Firm Name: First Service Group
Address: 53 N Plummer Road, Star, ID Zip: 83669
Phone: 208.899.0451 Email: chris@firstservicegroup.com

Property Information:

Subdivision Name: Junction Crossing No. 2
Site Location: 7884 W State Street, Star, ID 83616
Approved Zoning Designation of Site: Mixed Use (MU)
Parcel Number(s): R3720000247 & R3720000226

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	MU		Mixed Use
Proposed	MU		Mixed Use
North of site	MU		Residential
South of site			Public Street (S.H.44)
East of site			Public Street (Short Rd.)
West of site			Public Street (Hamlin Ave.)

SITE DATA:



Acreages for Cutting Edge, LLC & Robert Charles Owen Trust

Total Acreage of Site - 8.84 Acres

Breakdown of Acreage of Land in Contiguous Ownership - _____

Total Acreage of Site in Special Flood Hazard Area - N/A

Dwelling Units per Gross Acre - 6 Bldgs per 8.84 AC = 0.68 Bldgs/ac

Minimum Lot Size - 14,114 SF (Lots 7 & 8)

Minimum Lot Width - +/-85'

Total Number of Lots - 11

Residential - 3 MU (Lots 7, 8 & 9)

Commercial - 3 Commercial (Lots 2, 3 & 6)

~~Industrial~~ - Future Buildable - 3 (Lots 4, 10 & 11)

Common - 2 (Lots 1 & 5)

Total Number of Units - 32 Apartments

Single-family - _____

Duplex - _____

Multi-family - 32 Apartments

Percent of Site and Total Acreage of Common Area - 27%(2.39/8.84) % / 2.39 acres

Percent of Common Space to be used for drainage - 19% (Lot 5 0.46 ac/ Common area 2.39 ac)

Describe Common Space Areas (amenities, landscaping, structures, etc.) - _____
Amphitheater, terraced seating, outdoor plaza & pavilion, perimeter landscape buffers, fire pit, bike storage facility and other amenities.

Proposed Dedicated Lots & Acreage (school, parks, etc): _____
Lot 5 (0.46 ac) for outdoor stage & seating.

Public Streets - _____ Private Streets - Proposed private streets.

Describe Pedestrian Walkways (location, width, material) - _____
+/-30' wide plaza/walk provides central connectivity for MU and commercial buildings. Materials TBD.

Describe Bike Paths (location, width, material) - _____
4-ft wide bike paths are proposed via private streets. Bike storage facilities are proposed throughout development.

FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):

Total Acreage of Site in Special Flood Hazard Area - N/A

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0130H
 FIRM effective date(s): mm/dd/year Revised 2/19/2003
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Outside of 0.2% annual floodplain.
 Base Flood Elevation(s): AE ____ .0 ft., etc.: No BFEs.
- 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.

- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - SSWD
 Irrigation Water- Private PI & Little Pioneer surface irrigation supply
 Sanitary Sewer- SSWD
 Fire Protection - Star Fire Protection District
 Schools - West Ada School District.
 Roads - ACHD

SPECIAL ON-SITE FEATURES (Yes or No – If yes explain in your narrative):

Areas of Critical Environmental Concern - No Floodplain - No
 Evidence of Erosion - No Fish Habitat - No
 Historical Assets - No Mature Trees - No
 Riparian Vegetation - No Steep Slopes - No
 Stream/Creek - No Unstable Soils - No
 Unique Animal Life - No Unique Plant Life - No

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Annexation, CUP, etc.) please include one paper copy for all applications**)

Applicant (√)	Description	Staff (√)
	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
	Completed and signed Preliminary Plat Application	
	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.	
	Narrative explaining the project. (must be signed by applicant)	
x	Legal description of the property (word.doc and pdf version with engineer's seal)	
x	Recorded warranty deed for the subject property	
	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
	Approval of the proposed subdivision name from Ada County Surveyor's office.	
x	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
x	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
x	Electronic copy in pdf. format of Preliminary Plat	
x	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
x	Electronic copy in pdf. format of landscape plan	
x	Electronic copy in pdf. format of preliminary site grading & drainage plans	
	Phasing plan shall be included in the application if the project is to be phased.	

	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	
See pre-plat	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
x	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
	Special Flood Information – Must be included on Preliminary Plat and Application form.	
x	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.	
	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).	
	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study 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. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

FEE REQUIREMENT:

**** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. 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

Date

AFFIDAVIT OF LEGAL INTEREST

STATE OF _____)
) ss
COUNTY OF _____)

I _____, _____
 (name) (address)
_____, _____ _____
 (city) (state) (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property described on the attached, and I grant my permission to _____, _____
 (name)
_____, _____ _____
 (address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: _____

I agree to indemnify, defend and hold the City of Star and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

I understand there may be direct costs incurred by the City in obtaining a review of the application by architects, engineers, or other professionals necessary to enable the City to approve or disapprove the application. I understand that I will be billed on a monthly basis and will remit payment within 30 days.

I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Type of application: _____

Dated this _____ day of _____, 20_____.

(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

POSTING REQUIREMENTS OF THE CITY OF STAR
STAR CITY CODE 8-1 A-6

Posting Notice: Not less than ten (10) days prior to the hearing, the applicant shall post a copy of the public hearing notice of the application on the property under consideration. Posting of the property must be in substantial compliance with the following requirements:

1. Signage Requirements:

- a. The sign(s) shall consist of 4’x4’ plywood or other hard surface mounted on two (2) 4”x4” posts in such manner that it is perpendicular to the roadway along which the sign is posted and the bottom of the sign is at least three (3) feet above the ground.
- b. Centered at the top of the 4’x4’ sign board(s), in six-inch (6”) letters shall be the words “City of Star Public Hearing Notice.” In addition, each sign will inform the public of the name of the nature of the hearing, the date, time and address of the hearing location, a summary of the proposal to be considered, proposed zoning, a City contact phone number, the location of the development and the name of the applicant, and if applicable, the proposed development. Each sign shall be painted white, and the letters shall be painted black and shall appear on both sides. An example of this sign is set forth below:

Size =
six (6) inches

Size =
two (2) inches

Size =
one and one-half
(1.5) inches



CITY OF STAR
PUBLIC HEARING NOTICE
THE CITY OF STAR WILL HOLD A PUBLIC HEARING
DATE: September 15, 2009
TIME: 7:00 p.m.
LOCATION: Star City Hall 10769 W. State Street, Star, Idaho
PURPOSE: <i>(Required Information)</i>
<i>Examples: Annexation and Zoning – Sun River Property, Approximately 210 Acres, Requested Zoning MU, C-1 and R-4</i>
(OR)
<i>Preliminary Plat - Pleasant View Subdivision, Approximately 7.66 acres, 29 single-family dwelling lots and 3 Commercial Lots</i>
(OR)
<i>Conditional Use Permit - to Operate a Convenience Store with Fuel Sales</i>
PROPERTY LOCATION:
SW corner of the intersection of South Star Road and Idaho State Highway 44 (State Street)
APPLICATION BY: John Q. Citizen
CONTACT: The City of Star at 286-7247 for additional Information

- 2. **Sign Placement:** The sign(s) shall be posted on the land being considered along each roadway that is adjacent to the subject property boundaries. The sign(s) shall be located on the property, outside of the public right-of-way. If the sign cannot be placed on the property and still be clearly visible, the sign may be placed within the right-of-way if the applicant can obtain the consent of the owner of the right-of-way.
- 3. **Proof of Posting:** The applicant shall submit a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless the certificate is received by such date, the public hearing will be continued.
- 4. **Sign Removal:** The signs shall be removed no later than three (3) days after the public hearing for which the sign had been posted. A penalty of ten (\$10.00) per day shall be imposed against each applicant for late removal of the signs.

City of Star
Certification of Posting

I, _____, applicant or representative
(Name)

for the application of file # _____, commonly referred to as
_____ which requires a public hearing,

(Subdivision /Parcel #)

have posted the subject property with a public hearing notice sign as required by
Star City Code 8-1 A-6D on _____ (*date of posting – must be
no less than 10 days prior to the hearing*). I am further herewith notified that I must
remove the sign within three (3) days after the hearing or any continuation thereof. I
understand that failure to remove the sign within the three (3) days shall result in a
penalty of ten (\$10.00) per day after the third day. (Resolution 2012-02)

Applicant or Representative Signature

Dated

SUBSCRIBED AND SWORN to before me the _____ day of _____, 20_____.

Notary Public for Idaho

Residing at: _____

My Commission Expires: _____

Note: *This certification must be submitted to Star Planning Department no later than
seven (7) days prior to the public hearing. Please attach photos of the posted
signs to this certification.*

(Check Off For Applicant)

- Signed/Notarized Certification of Posting
- Picture(s) of Posted Sign Attached

City of Star
Unified Development Code
Neighborhood Meeting Requirements

1. Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.
2. Notice of the neighborhood meeting shall be provided to all property owners of record within three hundred feet (300') of the exterior boundary of the application property. Notice of the meeting shall be either hand delivered or mailed to the recipients.
3. Notice of the meeting shall be provided at least seven (7) days prior to the meeting. The meeting shall be held not more than three (3) months or less than five (5) days prior to the submittal of an application.
4. Neighborhood meetings shall be on a weekend between ten o'clock (10:00) A.M. and seven o'clock (7:00) P.M., or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a holiday, a holiday weekend, or on the day before a holiday or holiday weekend.
5. Neighborhood meetings shall be held at one of the following locations: on the subject property, at the nearest available public meeting place including, but not limited to, a fire station, library, school or community center; or at an office space with suitable meeting facilities, provided that the facilities are within a one-mile radius of the nearest public meeting place.
6. The application materials shall include a copy of the provided neighborhood meeting notice, and written verification of the neighborhood meeting, which shall include an attendance roster.
7. **Please contact the City of Star Planning Department for updated information and instructions for holding neighborhood meetings during COVID-19 restrictions.**

Requirements and Procedures
for

Engineering Plans for Residential and Commercial Developments

as prepared by

Middleton Irrigation Assoc., Inc. and Middleton Mill Ditch Co.

(including Canyon Hill Ditch Co., Lemp Lateral, Inc., Newman Ditch Co., Flake Ditch Co.
and Foothill Ditch Co.)

**ANY DIVIATION FROM THE FOLLOWING MUST RECEIVE
WRITTEN PERMISSION FROM THE IRRIGATION BOARD.**

1. Prior to obtaining any signatures on a Licensing/Crossing Agreement, or any Agreement for a development or other encroachment on the right-of-way signifying approval of said document, all appropriate transfers of ownership of water shares in the Middleton Irrigation Association, Inc., Middleton Mill Ditch Co. and appropriate Laterals shall be complete.
 - a.. Prior to, or at the time of, presenting engineering plans to the Board Members representing the Middleton Irrigation Association Inc., Middleton Ditch Co. and the five Major Laterals under the aforementioned irrigation companies (also referred to as the Seven-Man Board) for approval consideration, the following information shall be provided to the Secretary of the Middleton Irrigation Association, Inc./Middleton Mill Ditch Co. and to the attorney representing the Middleton Irrigation Association, Inc./Middleton Mill Ditch Company:
 - i. Name of the Development
 - ii. Correct Vesting—Identifying Ownership of Development Property/Deed
 - iii. Contact Information; including mailing address, telephone numbers, and name(s) of primary contact(s), etc.
 - iv. Legal Description of Development Property/Deed
 - v. Number of Acres for Development
 - vi. Number of water shares in: Middleton Irrigation Assoc., Inc.
Middleton Mill Ditch Co.
Each Lateral delivering water to property

Email this information to the secretary: irrigation.mm.mi@gmail.com

2. All appropriate application fees shall be paid to the canal companies' attorney **and** the Middleton Irrigation Association, Inc. and Middleton Mill Ditch Co. in advance of any consideration for approval of the development plans. **There is a \$500 review fee** payable to the canal companies. **You will not be allowed on the agenda until the review fee is paid.**
3. A designated representative of the Irrigation Board is available to meet with developers and/or engineers to review plans and for on-site inspections and design evaluations. There will not be any charge to the developer for the first such meeting. For any and all subsequent meetings with the Board's designated representative(s), the Middleton Mill Ditch Co./Middleton Irrigation Association will bill the developer/development for time spent and services rendered at a rate of fifty dollars (\$50.00) per hour. Payment is to be remitted to the ditch companies' secretary upon receipt of applicable billing.
4. **Where a canal runs through a development, the easements MUST be staked out so that the easements can be clearly seen and said stakes MUST remain in place until any and all construction/development is completed so that there is NO MISTAKING WHERE THE EASEMENT LINES ARE LOCATED.**
 - a. The normal right-of-way is 30 ft. from top of bank on each side of the canal/lateral, but circumstances could vary that width, depending on the physical characteristics of the right-of-way.
 - b. If the canal/lateral is piped, the width of the right-of-way may be reduced to 30 feet —15 feet per side from center of pipe.
 - c. Natural fall in the ditch, topography, soil texture of the area and historical maintenance requirements shall dictate right-of-way requirements.
 - d. Changes or modifications of the right-of-way widths shall be at the sole discretion of Board Members representing the Middleton Irrigation Association Inc., Middleton Mill Ditch Co. and the five Major Laterals under the afore mentioned irrigation companies.
5. Common lots should be included along any major canal or lateral (piped or open ditch). **The board will not consider an application unless the areas along the canals are in a common lot—NO exceptions.**

Common lots shall be maintained by the developer and/or homeowner association. .

Pump stations shall be constructed on a common lot outside the right-of-way, not on a private lot.
6. The installation of trash or weed racks with the canal system is strictly forbidden unless prior written authorization from the board is obtained.
7. Pressurized irrigation systems shall be designed for accurate monitoring of water usage and the pump system shall be designed not larger than is necessary to deliver the quantity of water equal to amount of water shares held in Middleton Irrigation Association, Inc. or Middleton Mill Ditch Co.
 - a. A non-digitalized macrometer flow meter shall be installed.

- b. Where possible, a weir and weir structure shall be installed.
 - c. The pump station shall be constructed on a common lot within the development.
8. Installation of ponds for water storage within a subdivision/development shall not interfere with the normal delivery of irrigation water – verification of approval by the Idaho Department of Water Resources shall be provided to the attorney for the Middleton Irrigation Association, Inc./Middleton Mill Ditch Co.
9. Access roads utilized by the canal companies along the major canals or laterals shall have a surface of gravel or native material – NO paving of the access roads shall be approved.
10. Access roads (rights-of-way) utilized by the canal companies along the major canals or laterals shall be kept open and passable at all times.
11. All roads or other improvements in the right-of-way shall be constructed so as to allow necessary equipment to access the right-of-way. Curb cuts in roadways should be used. The canal companies will not be responsible for damage to curbs or sidewalks from equipment crossing roads or accessing the right-of-way.
12. No trees, shrubs, fences, or permanent structures shall be allowed in the right-of-way area of the major canals or laterals.
13. A performance bond, at the sole discretion of Board Members representing the Middleton Irrigation Association Inc., Middleton Mill Ditch Co. and the five Major Laterals, may be required as a condition of approval for a Licensing/Crossing Agreement or other Construction Agreement. A performance bond would generally be required when the construction project will be significantly modifying or altering a major irrigation canal and/or lateral.
14. Any relocation of irrigation canals or laterals is discouraged and shall not be approved unless there is a significant material benefit to the irrigation companies.
 - a. If approved, the relocated section of the lateral or canal shall mirror said canal/lateral upstream and downstream with comparable widths at bottom of canal, high water line, and at the top of bank.
 - b. Law prohibits moving canals/laterals without written permission of the owner of said ditch/lateral.
15. Any modifications to **private** ditches shall have approval by the majority of the shares of all affected shareholders on that ditch. Documentation of the majority approval shall be presented to Seven-Man Board before final consideration will be given to any construction or Licensing/Crossing Agreement. Modifications cannot interfere with the delivery of water or cause injury to any water users on the ditch.
16. If the canal or lateral is approved to be piped, the distance between manhole covers shall not exceed 400 feet. Adequate fall or slope must be maintained to allow natural scouring of the pipe. The use and requirement of weed screens, trash racks, cement abutments, etc. is at the sole discretion of the ditch companies.

17. Delivery of irrigation shall not be disrupted to any of the shareholders of the Middleton Irrigation Association, Inc. or Middleton Mill Ditch Co. for any reason.
18. Any work affecting the major canals or laterals; i.e.: installation of water systems, sewer lines, bridges, etc., shall not begin until November 1st and shall be completed by March 15th.
19. The size of any culvert or pipe installed in the any of the major canals or laterals shall be **equal to or larger** than comparable structures immediately upstream.

In addition:

- a. There shall be prior approval from the canal companies before installation of any structure.
 - b. Notification of the start of construction shall be given to appropriate personnel of the Middleton Mill Ditch Co. or the Middleton Irrigation Association. Inspections are required during the construction phase by said personnel representing the two canal companies.
20. There shall be no pumping of water from any canal, lateral or private ditches during the construction phase, nor shall there be any dumping of debris (i.e.: grass clippings, trash of any sort, construction debris, Styrofoam, etc.). In addition, there shall be no discharge of any water into the canals, laterals or private ditches during the construction phase without prior written consent of the Middleton Irrigation Association, Inc. and the Middleton Mill Ditch Co. Those found in violation of any part of section 18 will be subject to legal action for all damages sustained as a result of the violation.
 21. Middleton Irrigation Association, Inc., Middleton Mill Ditch Co. will accept storm run-off and street run-off in our **Main** canals *if* properly treated. We will **NOT** accept storm run-off in the five associated laterals unless expressly approved in writing (excluding historical irrigation wastewater.)
 22. The Board Members representing the Middleton Irrigation Association Inc., Middleton Ditch Co. and the five Major Laterals strongly recommends approval be postponed or denied for final plat and/or a construction project until such time as documentation is presented verifying a **signed Licensing/Crossing Agreement** exists between the appropriate Ditch Companies and the Land Developer/Owner. This pertains to any proposed residential, commercial or municipal construction project located within the irrigation service area boundaries of the Middleton Mill Ditch Company and/or the Middleton Irrigation Association.

DEVELOPMENT FEATURES:

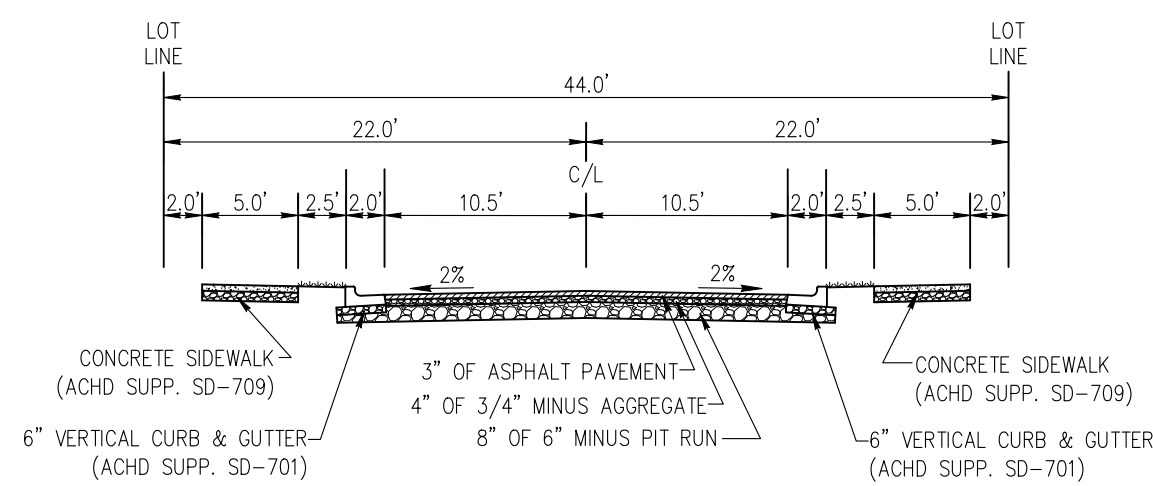
TOTAL ACRES.....	8.84
TOTAL LOTS.....	11
BUILDABLE LOTS.....	9
EXISTING ZONING (ADA COUNTY).....	MU
PROPOSED ZONING (CITY OF STAR).....	MU
MINIMUM LOT SIZE.....	14,114 sq. ft.
AVERAGE LOT SIZE.....	42,803 sq. ft.
COMMON AREA (LOTS 1 & 5).....	158,433 sq. ft. (41.18%)
BUILDING 1.....	13,140 sq. ft.
BUILDING 2.....	13,140 sq. ft.
BUILDING 3.....	24,142 sq. ft. (10,006 SF RESTAURANT)
BUILDING 4 (8 PLEX MIXED USE)	
1st FLOOR: COMMERCIAL.....	4,075 sq. ft.
2nd FLOOR: RESIDENTIAL.....	3,906 sq. ft.
3rd FLOOR: RESIDENTIAL.....	3,888 sq. ft.
BUILDING 5 (8 PLEX MIXED USE)	
1st FLOOR: COMMERCIAL.....	4,075 sq. ft.
2nd FLOOR: RESIDENTIAL.....	3,906 sq. ft.
3rd FLOOR: RESIDENTIAL.....	3,888 sq. ft.
BUILDING 6 (16 PLEX MIXED USE).....	23,730 sq. ft.
.....	8,150 sq. ft. COMMERCIAL
.....	15,580 sq. ft. RESIDENTIAL

BUILDING SETBACKS:

FRONT.....	.20'
REAR.....	5'
SIDE (FOR BOTH STORIES).....	0'
STREET SIDE.....	.20'

PARKING STALLS:

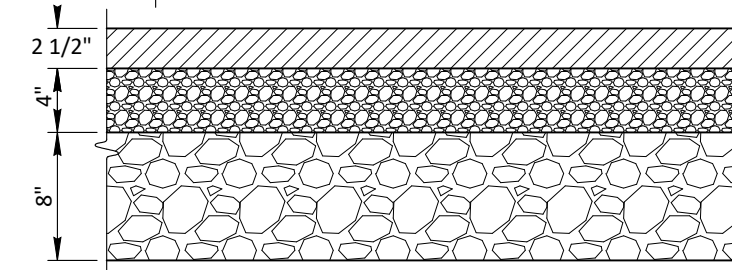
PHASE 1.....	205
PHASE 2.....	122
TOTAL.....	327



PRIVATE DRIVE
(25.0' STREET SECTION - 44.0' LOT WIDTH)
1"=10'

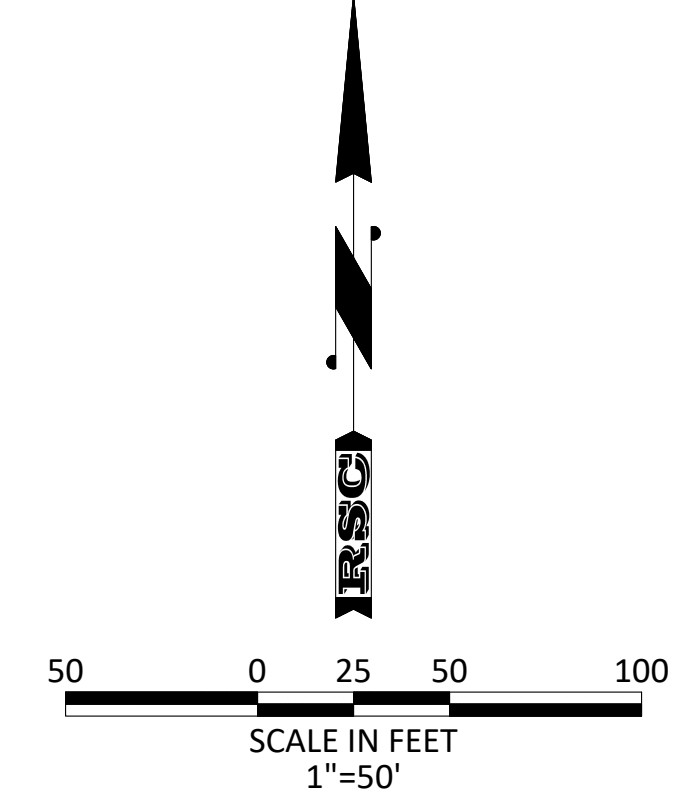
AMAZON FALLS REF ACQUISITIONS
7850 W. AMAZON DR.
R3720000162

PRELIMINARY PLAT FOR
JUNCTION CROSSING NO. 2
BEING LOT 2 AND A PORTION OF LOT 1 OF R.L. HON SUBDIVISION
LOCATED IN THE SW 1/4, SW 1/4 OF SECTION 10 T.4N, R.1W
BOISE MERIDIAN, ADA COUNTY, IDAHO
2022



2 1/2" OF ASPHALT CONCRETE;
OVER 4" OF 3/4" MINUS CRUSHED AGGREGATE BASE COURSE;
OVER 8" OF 6" MINUS PIT RUN
NOTES
1. PAVEMENT THICKNESS RECOMMENDATIONS ARE ADOPTED FROM THE GEOTECHNICAL ENGINEERING REPORT, BY MATERIALS TESTING AND INSPECTION (MTI). FILE NUMBER B190699, STAMPED DATE MAY 13, 2019.

STRUCTURAL SECTION - PARKING
(NO TRUCK ACCESS)
-NTS-



VICINITY MAP
1"= 800'

GENERAL LEGEND

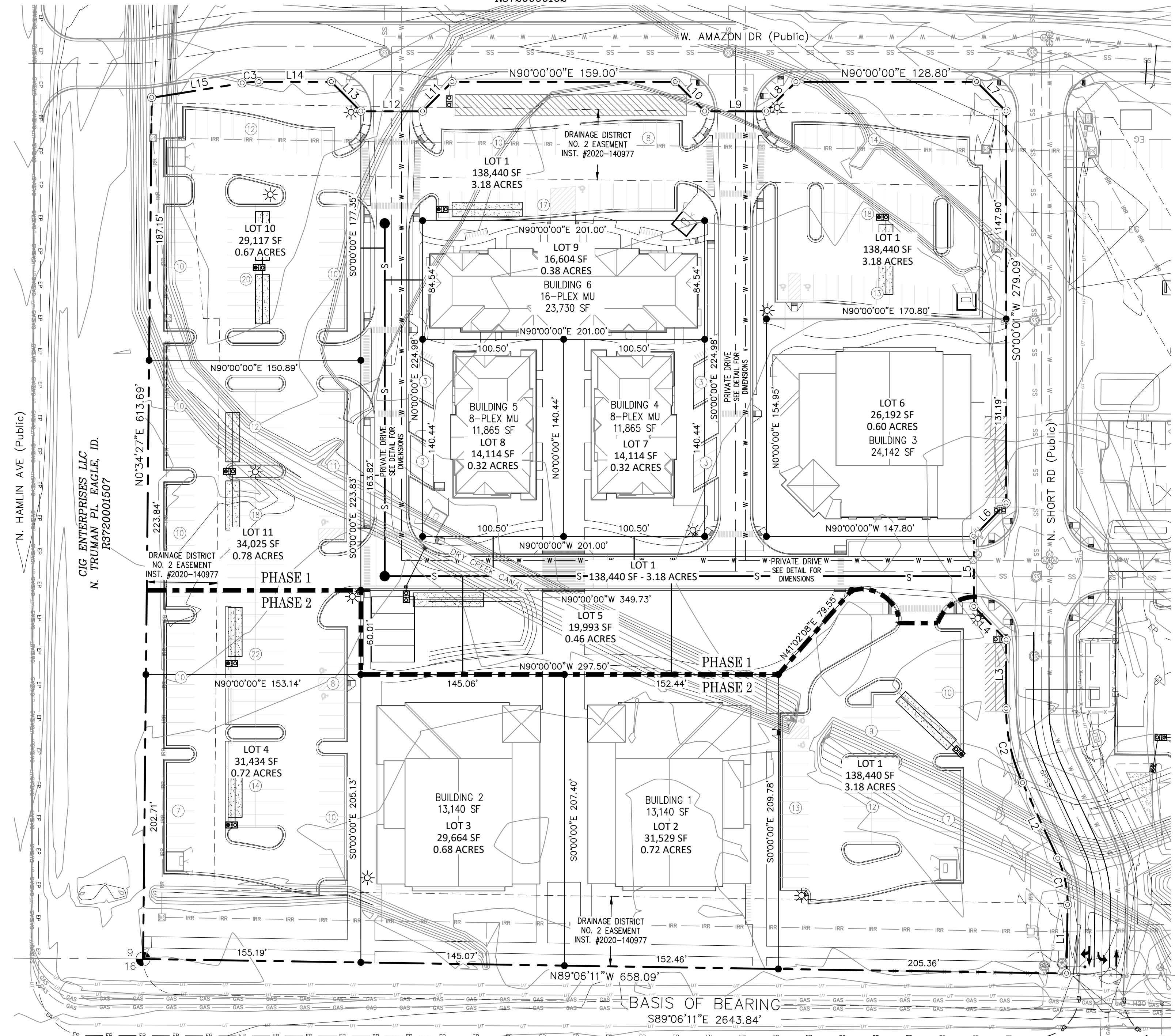
●	SET 5/8" IRON PIN
○	SET 1/2" IRON PIN
○	FOUND BRASS CAP MONUMENT
○	FOUND 5/8" IRON PIN
---	PROPERTY BOUNDARY
---	UTILITY EASEMENT
---	CENTERLINE
---	LOT LINE
---	PROPOSED GRADE BREAK
SD	PROPOSED STORM DRAIN
---	PROPOSED CATCH BASIN
---	PROPOSED CLEANOUT
---	PROPOSED STREET LIGHT
---	FINISH GRADE VERTICAL CURB
---	FINISH GRADE PAVEMENT
---	FINISH GRADE FLOW LINE VALLEY GUTTER
---	EXISTING CONTOUR LINE
S	EXISTING SEWER MAIN
W	EXISTING WATER MAIN
UP	EXISTING UNDERGROUND POWER
OP	EXISTING OVERHEAD POWER
IRR	EXISTING IRRIGATION
X	EXISTING FENCE
EG	EXISTING EDGE OF GRAVEL
UT	EXISTING TELEPHONE LINE
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SEWER SERVICE
---	EXISTING IRRIGATION MANHOLE
---	EXISTING WELL
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING SEWER MANHOLE
---	EXISTING CLEANOUT
---	EXISTING FIRE HYDRANT
---	EXISTING STREET LIGHT
---	EXISTING POWER POLE
---	EXISTING WATER VALVE
---	EXISTING CATCH BASIN
---	EXISTING TRANSFORMER
---	EXISTING TELEPHONE JUNCTION
---	EXISTING CABLE BOX
---	EXISTING SIGN
---	EXISTING STORM DRAIN MANHOLE
---	EXISTING WATER MANHOLE

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S0°53'38"W	49.06	L6	S44°04'12"W	33.07	L11	N45°00'00"E	29.70
L2	S24°59'06"E	59.42	L7	S45°00'00"E	29.70	L12	N90°00'00"E	44.00
L3	S0°00'00"E	49.01	L8	N45°00'00"E	29.70	L13	S45°00'00"E	29.70
L4	S44°04'12"E	33.07	L9	N90°00'00"E	44.00	L14	N90°00'00"E	51.59
L5	S0°00'00"E	50.00	L10	S45°00'00"E	29.70	L15	N80°49'58"E	59.28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	33.88	75.00	25°52'40"	S12°02'40"E	33.59
C2	54.51	125.00	24°59'10"	S12°29'30"E	54.08
C3	12.00	75.00	91°0'00"	N85°25'00"E	11.99

NOTES:

- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THAT TIME.
- ALL PROPOSED BUILDABLE LOTS WILL BE SERVED WITH CENTRAL WATER AND SEWER BY STAR SEWER AND WATER DISTRICT.
- IRRIGATION WATER HAS BEEN PROVIDED FROM THE LITTLE PIONEER DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION FOR AMAZON FALLS SUBDIVISION NO. 4. LOTS WITHIN THE SUBDIVISION WILL ENTITLED TO IRRIGATION RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENT FROM THE PIONEER DITCH COMPANY.
- THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 19, 2020 AS INSTRUMENT NO. 2020-158879. OFFICIAL RECORDS OF THE ADA COUNTY INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDED OF ADA COUNTY, IDAHO.
- A PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, AND PRESSURE IRRIGATION IS HEREBY DESIGNATED AS FOLLOWS, UNLESS OTHERWISE NOTED:
a. 10' ALONG SUBDIVISION BOUNDARY AS PLOTTED HEREON.
b. 5' ALONG EACH SIDE OF THE INTERIOR LOT LINES AS PLOTTED HEREON.
c. ALL LOT LINES COMMON TO ANY PUBLIC RIGHT OF WAY AND REAR LOT LINES ARE HEREBY DESIGNATED AS HAVING A PERMANENT 10' EASEMENT AS PLOTTED HEREON.
- THIS DEVELOPMENT RECOGNIZES SECTION _____ OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: NO AGRICULTURE OPERATION, AGRICULTURE FACILITY OR EXPANSION THEREOF SHALL BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURE 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 AGRICULTURE OPERATION, AGRICULTURE FACILITY OR EXPANSION THEREOF.
- LOT 1 IS SUBJECT TO A BLANKET PUBLIC UTILITIES AND ACCESS EASEMENT.
- ALL ONSITE LANDSCAPING WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA). LANDSCAPE IRRIGATION SHALL BE BY AMAZON FALLS HOA PUMP STATION VIA SURFACE WATER RIGHTS.
- STORMWATER SHALL BE RETAINED ONSITE VIA SURFACE/SUBSURFACE STORMWATER MANAGEMENT FACILITIES.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH STAR CITY CODE.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THE SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OR AS SPECIFICALLY APPROVED BY THE CITY OF STAR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.



OWENS, ROBERT CHARLES TRUST
7884 W. STATE ST.
R3720000247

CUTTING EDGE REAL ESTATE LLC.
W. STATE ST. EAGLE, ID.
R3720000225

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	(208) 385-2144
SEWER	STAR SEWER & WATER DISTRICT	(208) 286-7388
WATER	STAR SEWER & WATER DISTRICT	(208) 286-7388
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 454-8135
IRRIGATION	PIONEER DITCH COMPANY	(208) 459-3617
FIRE	STAR FIRE DISTRICT	(208) 286-7772

DEVELOPER
JOHN BROWNING
CUTTING EDGE REAL ESTATE LLC.
880 E HUBBARD RD.
KUNA, ID. 83634
(541) 580-8988
cuttingedgerealestate.land

LAND SURVEYOR
RICHARD GRAY
COMPASS LAND SURVEYING
623 11th STREET SOUTH
NAMPA, ID. 83651
(208) 442-0115
580-8988
rgray.cls@gmail.com

CIVIL ENGINEER
JIM E. COSLETT, P.E.
ROCK SOLID CIVIL LLC
270 N. 27TH STREET
BOISE, ID. 83702
(208) 342-3277
jcoslett@rocksolidcivil.com

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Revisions

Date	Description
1	
2	
3	
4	

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
Office Phone: 208-342-3277
www.rocksolidcivil.com

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Project Name: JUNCTION CROSSING NO. 2
Sheet Name: PRELIMINARY PLAT

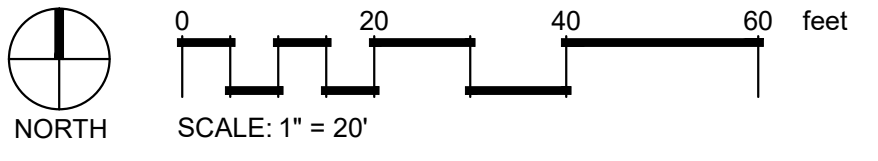
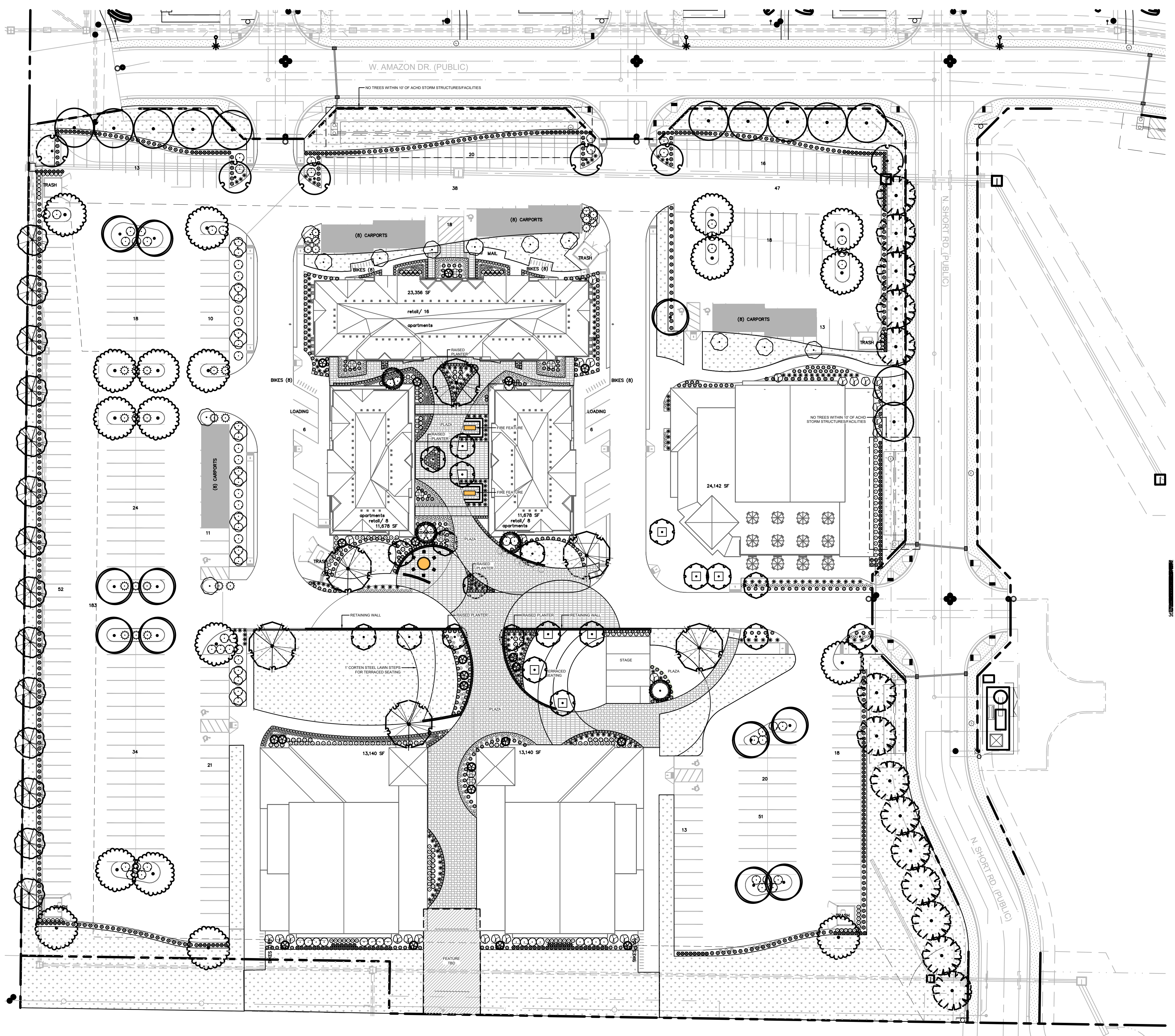
PROFESSIONAL ENGINEER
JIM E. COSLETT
No. 9-10692
5/6/22
STATE OF IDAHO

Project No. RSC 21-20
Drawn By: JEC
Date: May 6, 2022
Sheet No. 1 of 1

AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION

PLANT SCHEDULE							
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	ACE GIN	Acer ginnala 'Flame' / Flame Amur Maple	B&B	2"		21	20' H x 20' W, CLASS I
	ACE PAR	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		6	CLASS II, 25' H x 25' W
	BET CUL	Betula nigra 'Cully' TM / Heritage Birch	B&B	2.5"		6	50' H x 40' W
	FP	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		11	40' h x 20' w Class II
	GLE SH2	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		18	35' H x 35' W, CLASS II
	LS2	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		14	40' h x 27' w, Class II
	LIR FAS	Liriodendron tulipifera 'Fastigiata' / Tulip Tree	B&B	2"		22	50' H x 15' W, CLASS II
	PIC BUR	Picea omorika 'Bruns' / Bruns Spruce	B&B		7'-8'	22	30' H x 8' W
	PIN FLE	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	4	20'-25' tall & 10'-15' wide
	TIL SEN	Tilia americana 'Sentry' / American Linden	B&B	2"		12	Class II, 45' H x 30' W
	TIL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		14	35' H x 25' W, Class II
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	ART FRI	Artemisia frigida / Fringed Sage	2 gal			192	30" H x 30" W
	BER S13	Berberis thunbergii 'Sunjoy' / Sunjoy Gold Pillar Barberry	5 gal			153	4' H x 2' W
	CAL KAR	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			350	30" H x 3' W
	HEL BLU	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal			321	30" H x 30" W
	JUN W12	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	5 gal			28	8" H x 8" W
	NAS PON	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	2 gal			426	2' H x 2' W
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	ROS FL5	Rosa x 'Flower Carpet Red' / Rose	3 gal			242	18" H x 3' W
	SAM BL3	Sambucus nigra 'Black Lace' / Black Lace Elderberry	5 gal			8	6' H x 8' W
	VIB BUR	Viburnum x burkwoodii / Burkwood Viburnum	5 gal			16	6' H x 8' W
	YUC GOL	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			208	3' H x 4' W

- LAWN: TALL TURF-TYPE FESCUE
SODDED IN ROW, SEEDED ELSEWHERE
- PLAZA & FOUNDATION PLANTINGS: TBD
- PAVING INTEREST TYPE 1 (TBD)
- PAVING INTEREST TYPE 2 (TBD)



STACK ROCK GROUP
 LANDSCAPE ARCHITECTURE & MASTER PLANNING
 (208) 345-0500
 404 S 8th St. #154
 Boise, ID 83702
 StackRockGroup.com
 WILLET C HOWARD, PLA OFFICE: (208) 345.0500 EMAIL: WILLET@STACKROCKGROUP.COM WWW.STACKROCKGROUP.COM

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AMAZON FALLS 4

STAR, IDAHO

REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO:	21-2194
DATE:	12.13.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN OVERVIEW

SHEET NUMBER

L100

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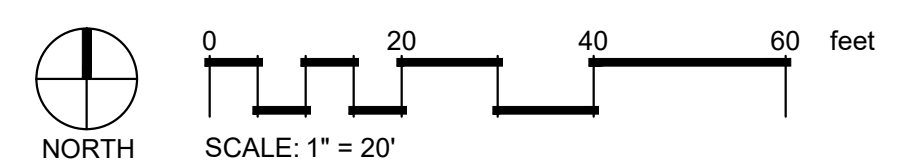
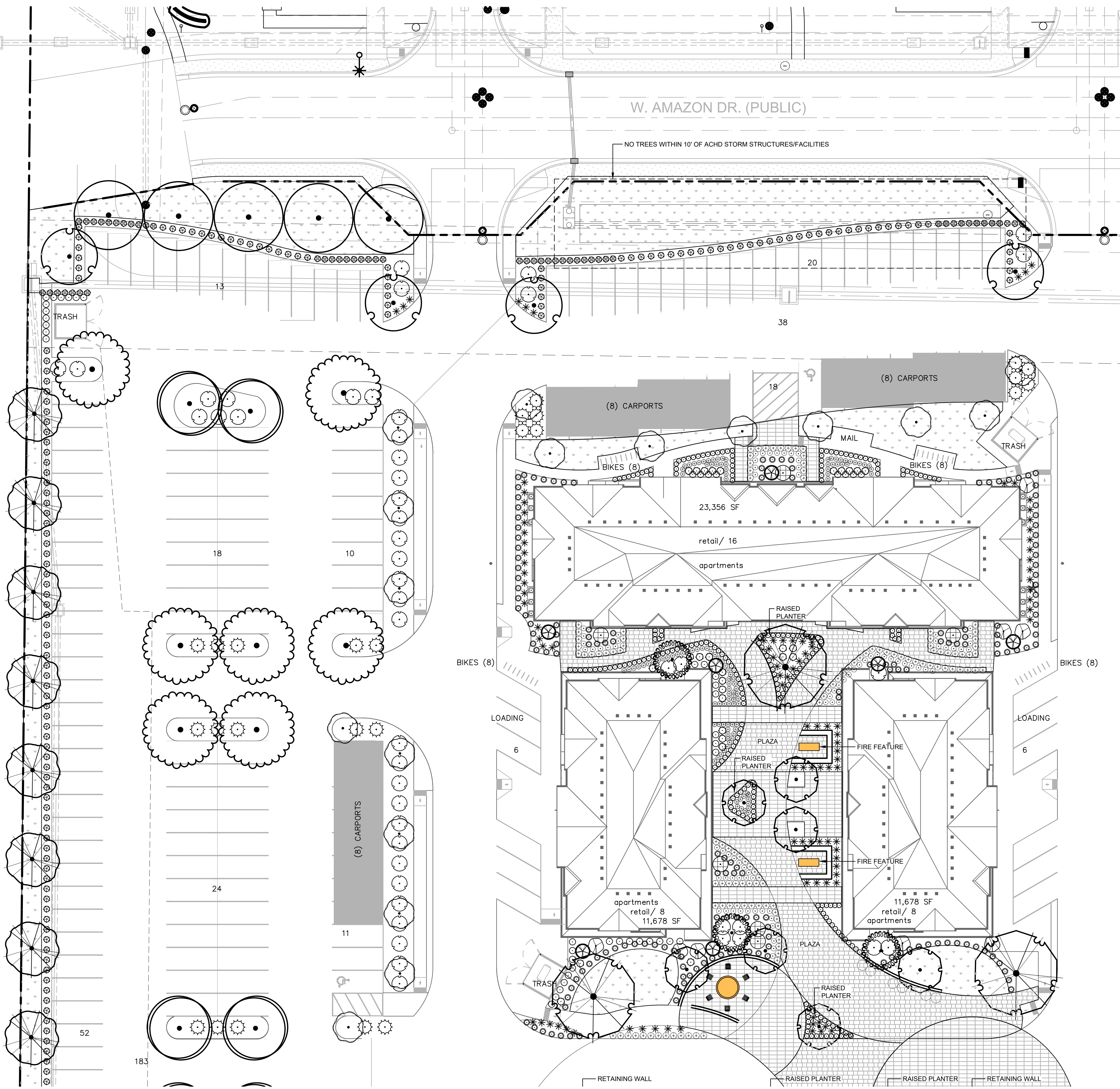
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AMAZON FALLS 4
STAR, IDAHO

REVISIONS

MRK	DATE	Description
△	**	**

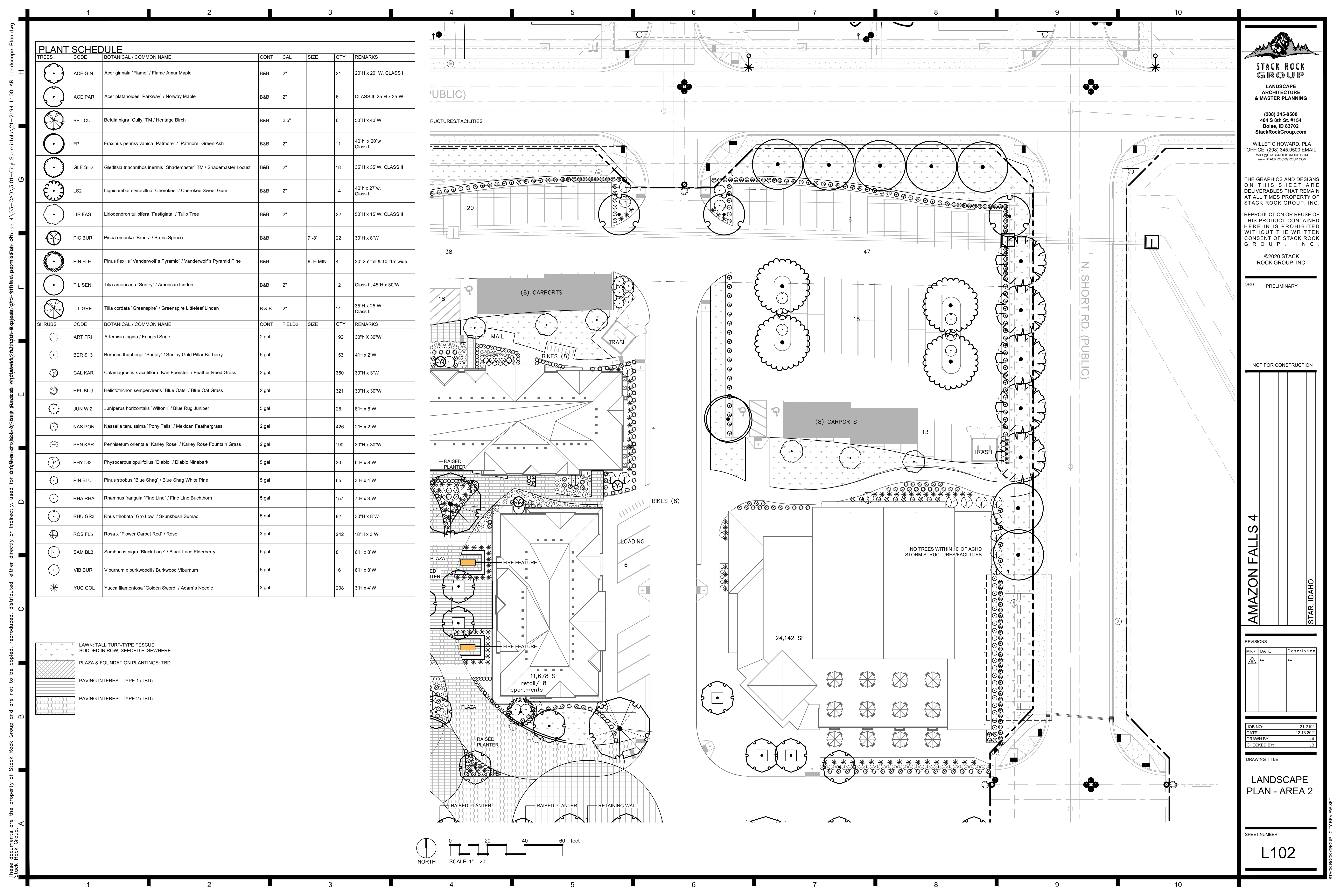
DRAWING TITLE

LANDSCAPE PLAN - AREA 1

JOB NO: 21-2194
 DATE: 12.13.2021
 DRAWN BY: JB
 CHECKED BY: JB

SHEET NUMBER
L101

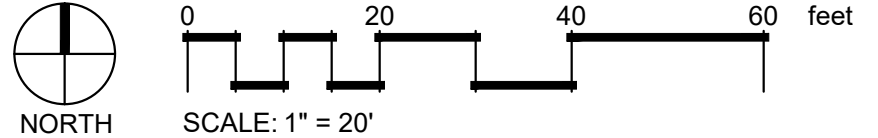
STACK ROCK GROUP - CITY REVIEW SET



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	ACE GIN	Acer ginnala 'Flame' / Flame Amur Maple	B&B	2"		21	20'H x 20' W, CLASS I
	ACE PAR	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		6	CLASS II, 25'H x 25' W
	BET CUL	Betula nigra 'Cully' TM / Heritage Birch	B&B	2.5"		6	50'H x 40' W
	FP	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		11	40'h x 20' w Class II
	GLE SH2	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		18	35'H x 35' W, CLASS II
	LS2	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		14	40'h x 27' w, Class II
	LIR FAS	Liriodendron tulipifera 'Fastigiata' / Tulip Tree	B&B	2"		22	50'H x 15' W, CLASS II
	PIC BUR	Picea omorika 'Bruns' / Bruns Spruce	B&B		7'-8'	22	30'H x 8' W
	PIN FLE	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	4	20'-25' tall & 10'-15' wide
	TIL SEN	Tilia americana 'Sentry' / American Linden	B&B	2"		12	Class II, 45'H x 30' W
	TIL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		14	35'H x 25' W, Class II
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	ART FRI	Artemisia frigida / Fringed Sage	2 gal			192	30"h x 30"W
	BER S13	Berberis thunbergii 'Sunjoy' / Sunjoy Gold Pillar Barberry	5 gal			153	4'H x 2' W
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			350	30"H x 3' W
	HEL BLU	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal			321	30"H x 30"W
	JUN W12	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	5 gal			28	8"H x 8' W
	NAS PON	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	2 gal			426	2'H x 2' W
	PEN KAR	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	2 gal			190	30"H x 30"W
	PHY D12	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 gal			30	6'H x 8' W
	PIN BLU	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			65	3'H x 4' W
	RHA RHA	Rhamnus frangula 'Fine Line' / Fine Line Buchthorn	5 gal			157	7'H x 3' W
	RHU GR3	Rhus trilobata 'Gro Low' / Skunkbush Sumac	5 gal			82	30"H x 8' W
	ROS FL5	Rosa x 'Flower Carpet Red' / Rose	3 gal			242	18"H x 3' W
	SAM BL3	Sambucus nigra 'Black Lace' / Black Lace Elderberry	5 gal			8	6'H x 8' W
	VIB BUR	Viburnum x burkwoodii / Burkwood Viburnum	5 gal			16	6'H x 8' W
	YUC GOL	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			208	3'H x 4' W

- LAWN: TALL TURF-TYPE FESCUE
SODDED IN ROW, SEEDED ELSEWHERE
- PLAZA & FOUNDATION PLANTINGS: TBD
- PAVING INTEREST TYPE 1 (TBD)
- PAVING INTEREST TYPE 2 (TBD)



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AMAZON FALLS 4

STAR, IDAHO

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 21-2194
DATE: 12.13.2021
DRAWN BY: JB
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE
PLAN - AREA 2

SHEET NUMBER
L102

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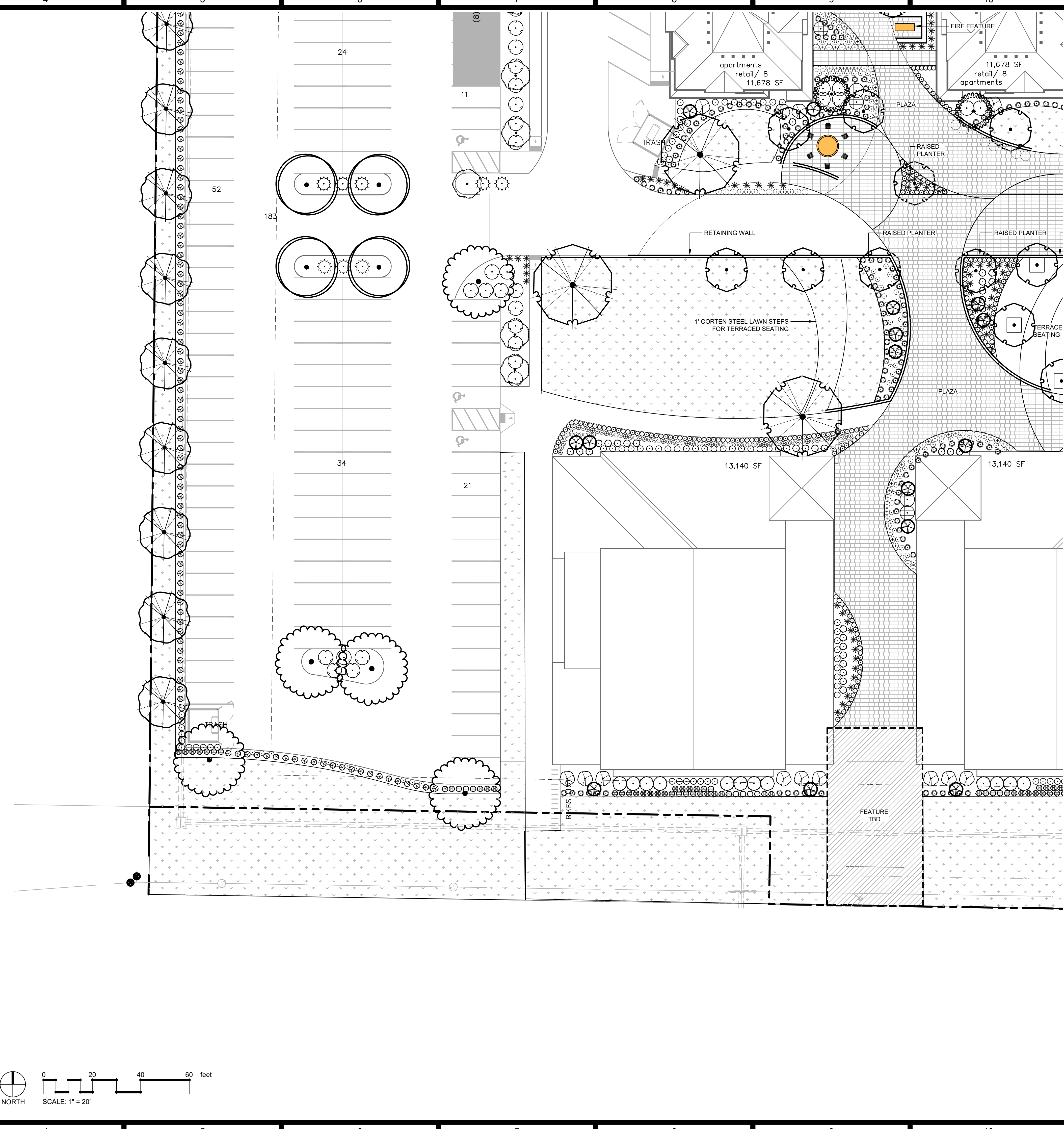
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SODDED IN ROW, SEEDS ELSEWHERE
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STACK ROCK GROUP
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AMAZON FALLS 4
STAR, IDAHO

REVISIONS

MRK	DATE	Description
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JOB NO: 21-2194
 DATE: 12.13.2021
 DRAWN BY: JB
 CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

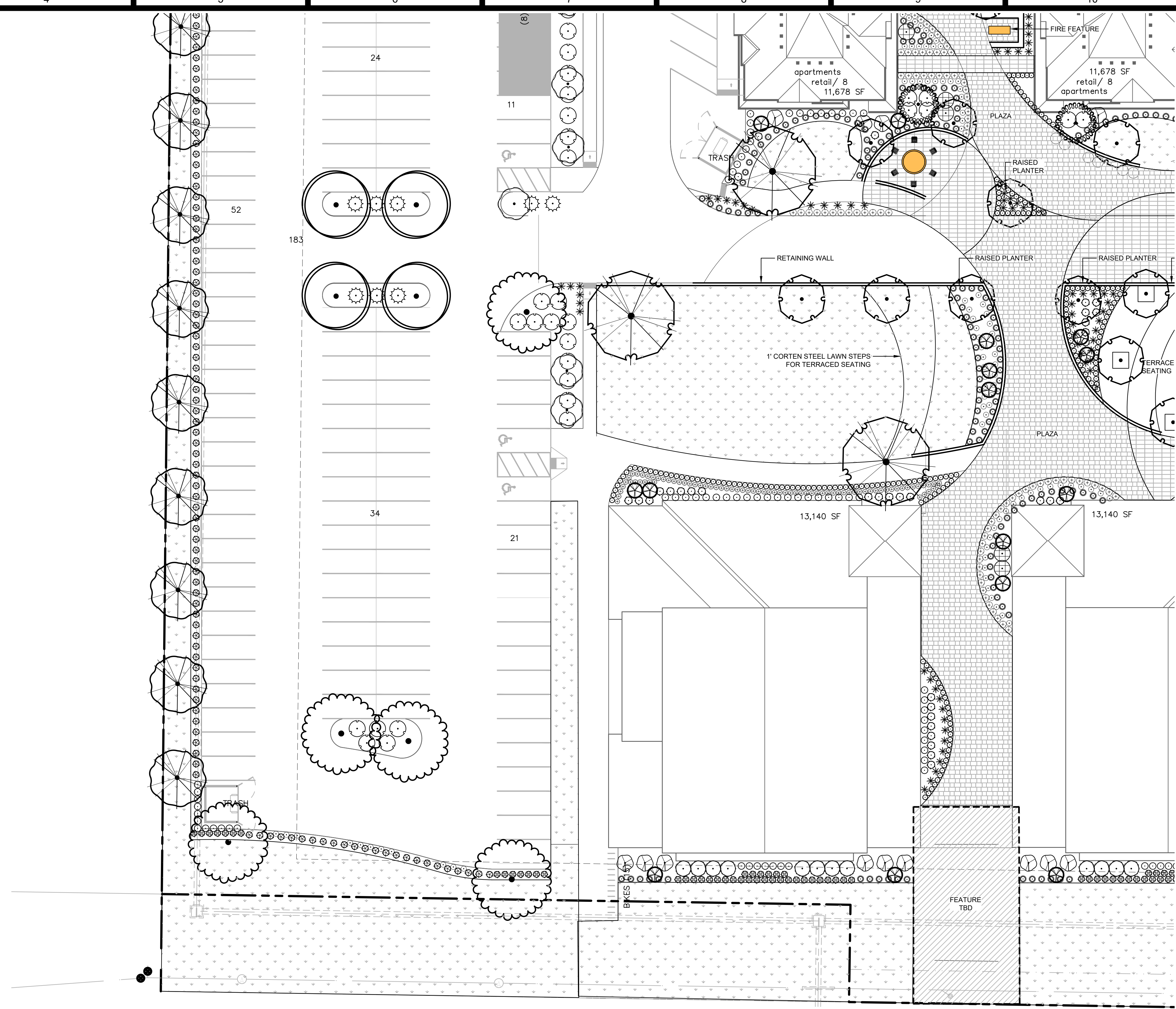
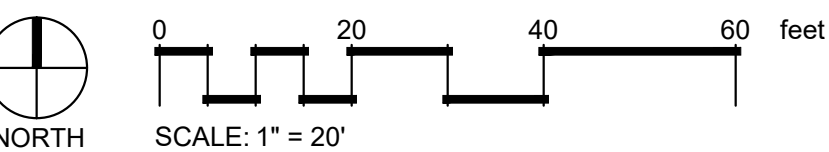
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AMAZON FALLS 4
 STAR, IDAHO

REVISIONS

MRK	DATE	Description
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JOB NO:	21-2194
DATE:	12.13.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

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STACK ROCK GROUP - CITY REVIEW SET

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AMAZON FALLS 4

STAR, IDAHO

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JOB NO:	21-2194
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DRAWN BY:	JB
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LANDSCAPE DETAILS

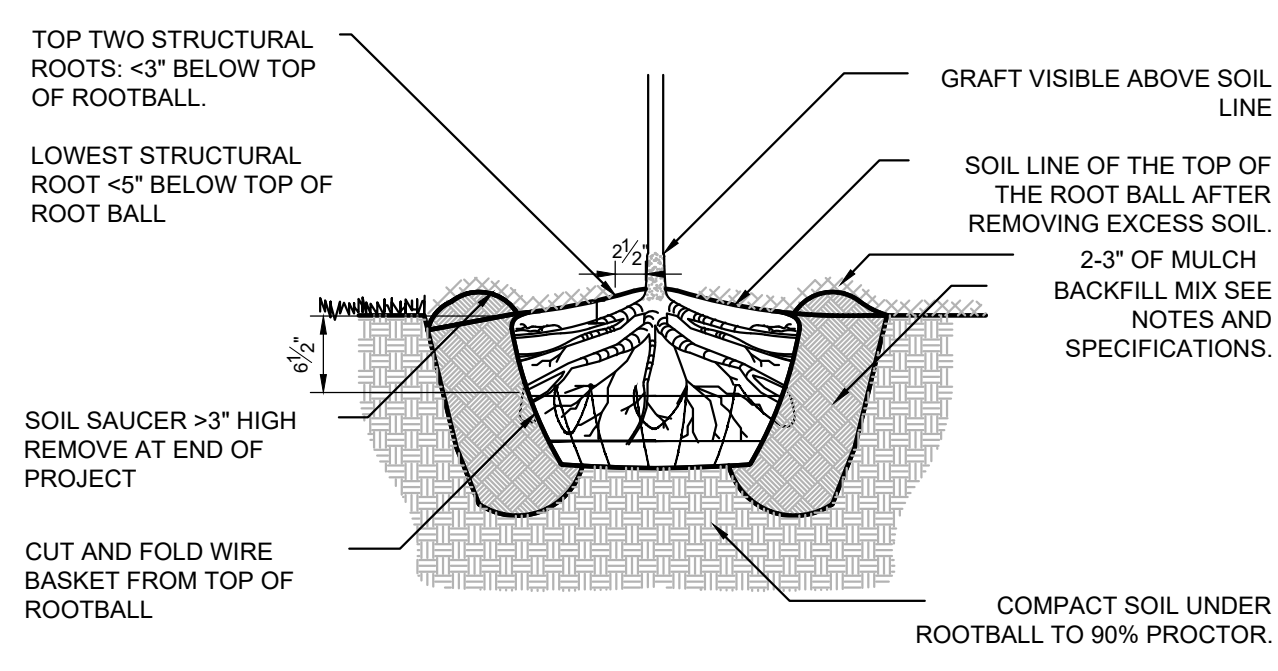
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L150

STACK ROCK GROUP - CITY REVIEW SET

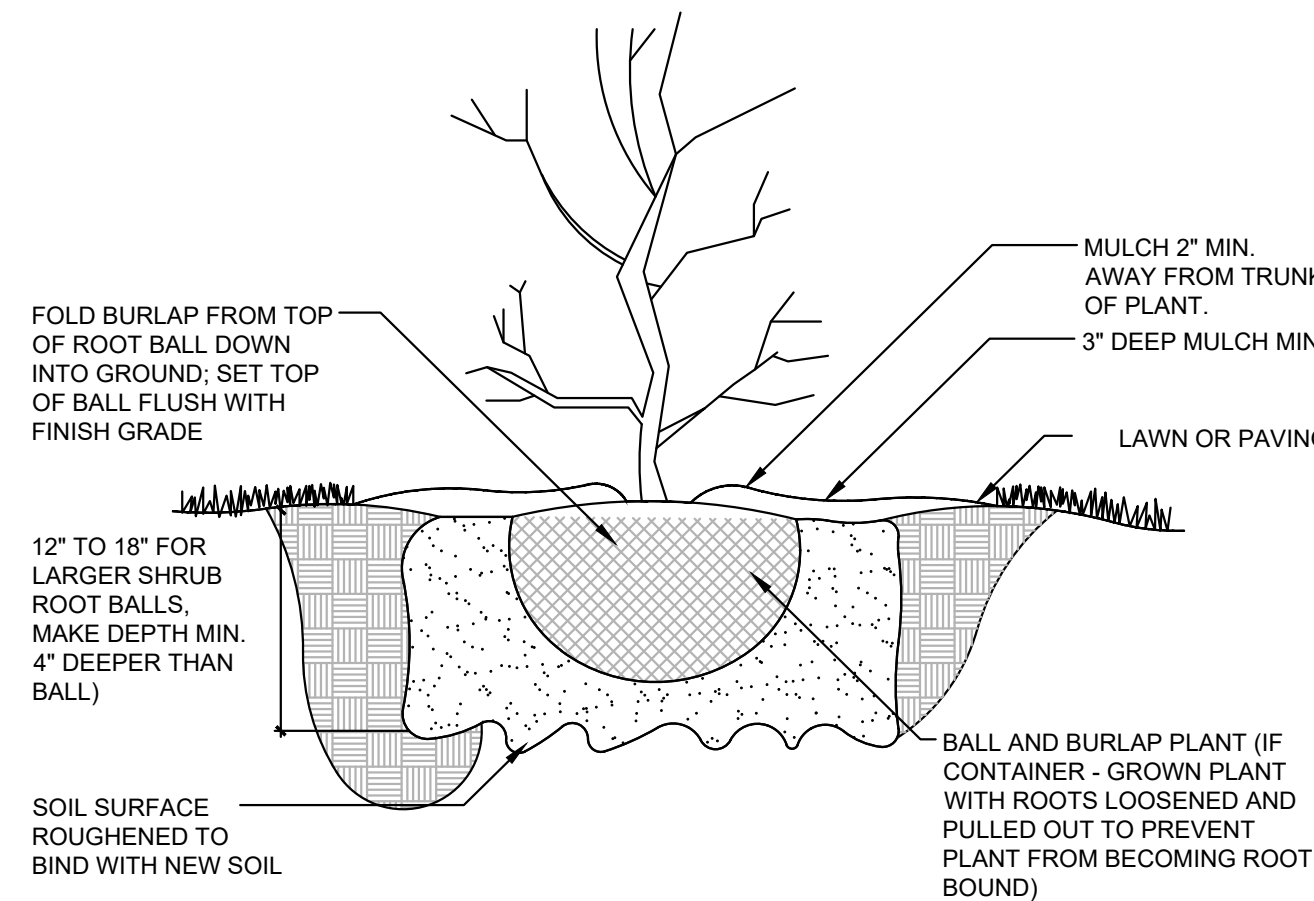
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- NOTES:**
- DO NOT DAMAGE OR CUT LEADER
 - DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
 - TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
 - WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
 - REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/3 OF THE ROOTBALL.
 - 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



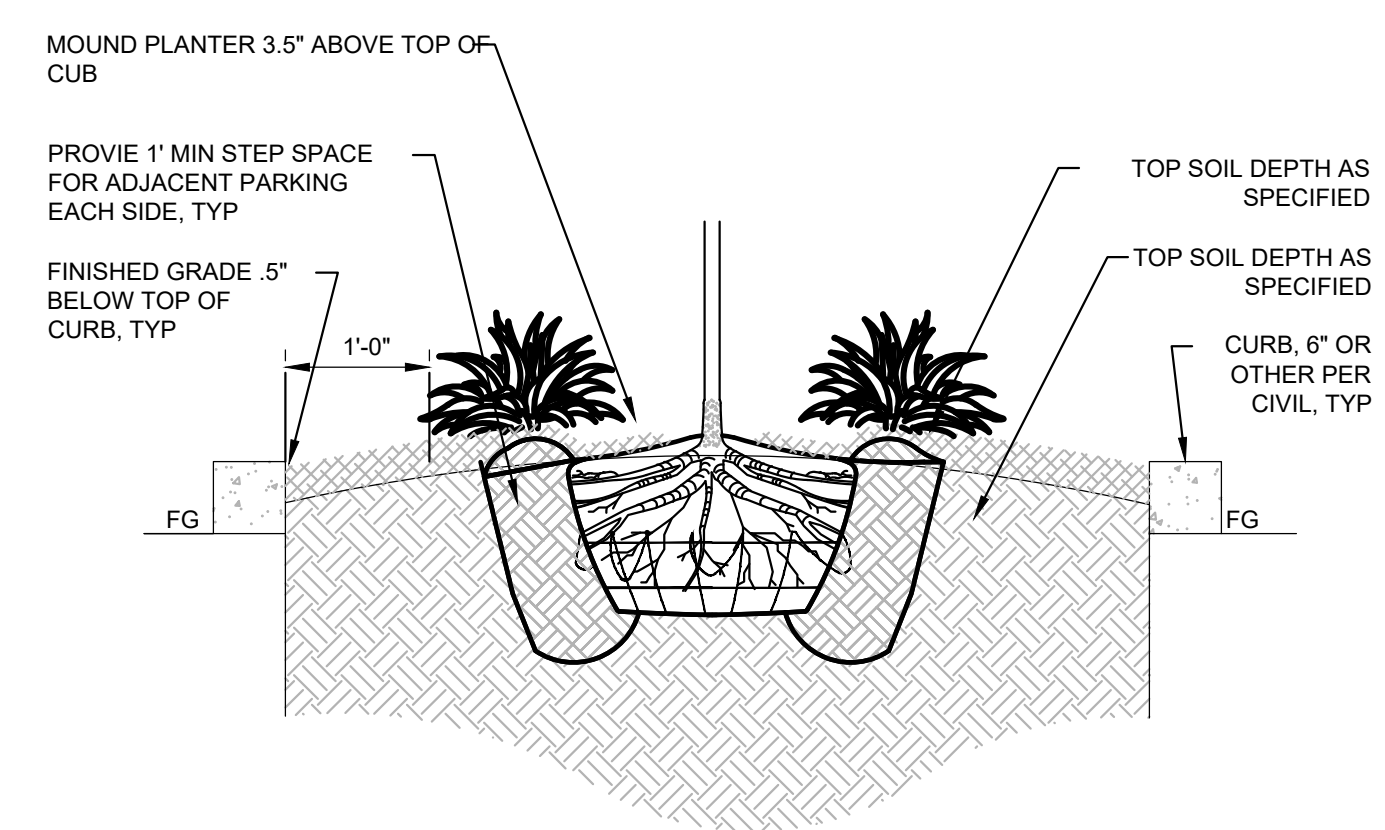
1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0" 3293-01

- NOTE:** REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.
- BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 1/2" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

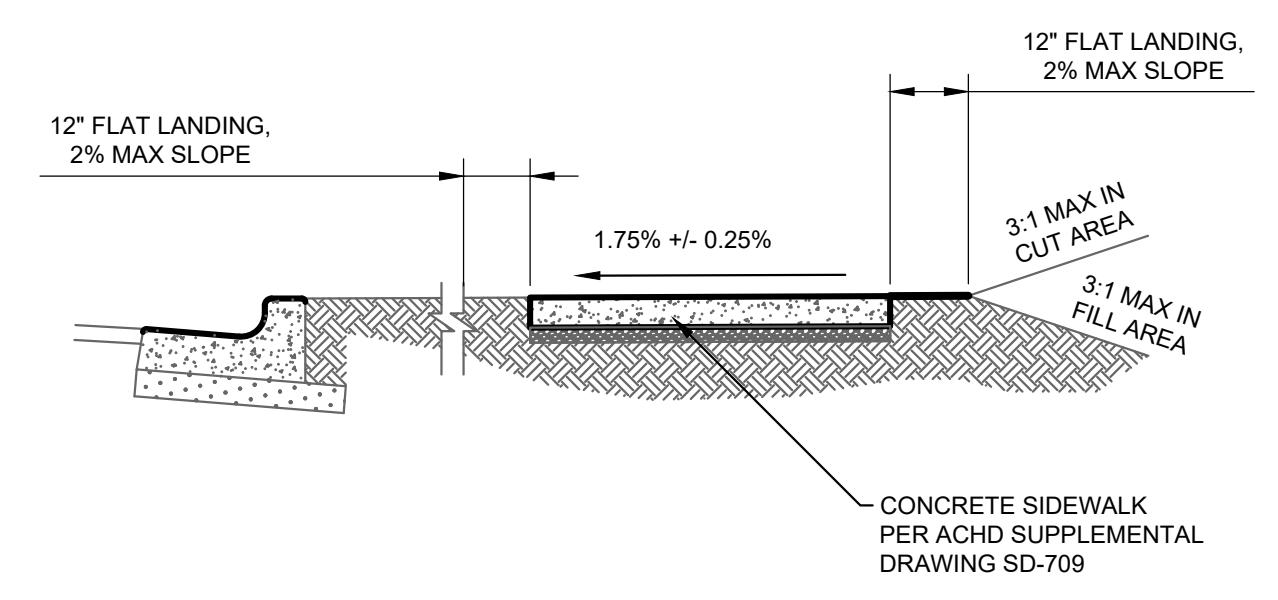


2 SHRUB PLANTING
1" = 1'-0" 329333-03

- NOTE:**
- *CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
 - *TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
 - *PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL
3/4" = 1'-0" P-CO-01



4 CONCRETE SIDEWALKS ADJ LANDING-12"
3/8" = 1'-0" 329320-05