



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: February 17, 2026

FILE(S) #: FP-26-01 Final Plat, Starpointe Subdivision No. 2

REQUEST

The Applicant is seeking approval of a Final Plat for Starpointe Subdivision No. 2 consisting of 6 residential lots on 3.08 acres. The property is located at 6777 & 6825 N. Star Road in Star, Idaho. The subject property is generally located on the west side of N. Star Road between W. Chinden Blvd and W. Joplin Road. Ada County Parcel No's. S0419449020 and S0419417750

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE:

Teller Bard
Kimley-Horn
950 W. Bannock St., Ste. 1100
Boise, Idaho 83702

OWNER/APPLICANT:

GHW Holdings, LLC
1861 S. Wells Ave., Ste. 200
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation -	Residential (R-4-DA)
Acres -	3.08
Residential Lots -	6
Common Lots -	2
Commercial -	N/A

HISTORY

October 3, 2023	Application was originally scheduled for public hearing and was tabled to December 5, 2023.
December 5, 2023	Application was scheduled for public hearing and tabled to January 16, 2024.
January 16, 2024	Application was scheduled for public hearing and tabled to February 20, 2024.
February 20, 2024	Council approved applications for Annexation and Zoning (AZ-23-03), Development Agreement Modification (DA-21-09), Preliminary Plat (PP-23-07), Private Road (PR-23-02) and Preliminary Plat Modification (PP-21-10) for Starpointe Subdivision No. 2. The preliminary plat was approved for a maximum of 12 residential lots and 2 common lots on 3.08 acres.
October 7, 2025	Council approved a Development Modification (DA-21-09MOD) updating the approved preliminary plat from 12 residential lots to 6 residential lots.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Starpointe Subdivision No. 2 consisting of 6 residential lots and 2 common lots on 3.08 acres.

The Final Plat generally complies with the approved Preliminary Plat.

This subdivision is located in FEMA Zone X; outside the 500-year floodplain. No special permits are required.

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

The new preliminary plat submitted contains 12 single-family attached residential lots and 2 common lots on a total of 3.08 acres and a proposed density of 3.89 dwelling units per acre. A portion of the area in the subdivision (1.08 acres) is part of the original Starpointe Subdivision preliminary plat, which requires the applicant to receive approval of an amendment to the original Starpointe Subdivision Preliminary Plat. Council may approve the attached single-family dwellings through the Development Agreement in-lieu-of a Conditional Use Permit. All lots will have access and frontage from private streets. The attached residential lots range in size from 2,500 square feet to 3,452 square feet with the average buildable lot being 2,806 square feet. The applicant is proposing private streets to access all lots within the development . All roads will be built to ACHD, City of Star and Star Fire District standards. The submitted preliminary plat

is showing a 28 ft wide easement with paved streets measuring 28 feet from back of curb to back of curb. Sidewalks are proposed to be 5 feet wide attached throughout the development. The UDC requires all streets to have a minimum street width of 36 feet and detached sidewalks with planter strips between the sidewalks and the roadway. The applicant will need to request approval from the City Council for a waiver modification of the roadway and sidewalk standards. The application has indicated that the proposed overall open space provided is 1.80 acres (58%), including at least (10%) usable open space. Amenities include a shade structure with tables and seating, in addition to access to the amenities within the Starpointe Subdivision.

The requested modification to the recorded Development Agreement for Starpointe 2 Subdivision to modify the approved preliminary plat (Exhibit B) was approved by Council. The original preliminary plat was approved for 12 single family lots with zero-lot-lines and reduced setbacks. The revised preliminary plat reduces the number of lots to a total of 6, removes the zero-lot-lines, and increases to the originally approved setbacks.

ADDITIONAL DEVELOPMENT FEATURES:

Pathways

Landscape plan shows some pathways within a portion of the common area. It does not show a pathway along the Phylliss Canal out to Star Road. Council shall review and consider the need for a pathway along the canal.

Lighting

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight location plan and but not a street light design. Applicant shall provide a streetlight design style for City approval. This will be required at submittal of the final plat.

Street Names

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

Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. The submitted landscape plan does not show street trees. A revised landscape plan shall be submitted at final plat application.

Setbacks – The applicant is requesting zero-lot-lines for the attached single-family dwelling lots within the development. The applicant is also requesting reductions in the front yard setbacks to

10' for living area and 5' street side setbacks for several internal lots. Per the UDC, this can be requested and approved as part of the Development Agreement process.

Fencing – The applicant has not indicated safety fencing of the Phylis Canal. Council should consider any needed fencing of the canal.

Mailbox Cluster – Applicant has not submitted a mailbox review from the Meridian Postmaster. The applicant shall provide this information to the City prior to signing the final plat. The mailbox cluster shall be covered with an architectural structure.

Staff Analysis of Final Plat Submittal:

The preliminary plat was approved with 12 residential lots. The proposed Final Plat consists of 6 residential lots and was approved as part of a Development Agreement Modification on October 7, 2025.

Common/Open Space and Amenities – Approved open space includes 1.05 acres of open, grassy area. These residents will be able to use the amenities in the Starpointe development.

Landscaping - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan as submitted appears to satisfy this requirement. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code. Developments with a density of 2 dwelling units per acre or less may request a 50% reduction in total required open space and amenities to the Council.

The included landscape plan shows trees along Inspirado Drive and Star Road as appropriate.

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model from the original Starpointe Subdivision. Applicant has provided a streetlight design that is in compliance with the city requirements. The street light plan shows a light at each end of the private road, satisfy code requirements.

Setbacks – **Council approved specific setbacks as part of the Development Agreement Modification on October 7, 2025.**

Max Height	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Interior Side Yard Setback	Min. Street Side Setback
35 feet	15' to living area/side load garage 20' to garage face	15'	7'	20'

Subdivision Name – Applicant has provided documentation that the proposed subdivision name has been accepted and reserved by Ada County.

Street Names – Applicant has provided documentation that the proposed streets do not need to be named and the units can be addressed from Inspirado Drive.

Mailbox Cluster – Applicant has requested approval from the Meridian Postmaster for the location of the mail clusters. To date, approval has not been provided. This will be required prior to signing the final plat. The Unified Development Code Section 8-4A-21: states that All mailbox clusters shall be approved by the postmaster prior to installation. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



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

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

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.
4. 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 Widths – Streets were approved by Council to be paved and measure 28 feet from back of curb to back of curb.

Sidewalks – Sidewalks were approved by Council to be on one side of the road, 5 feet wide and attached.

Fencing – **Applicant has not provided a fencing plan. Fencing shall be consistent throughout the development. A plan shall be submitted for Staff review/approval prior to signing the final plat.**

Pathways

Landscape plan shows some pathways within a portion of the common area. It does not show a pathway along the Phyliss Canal out to Star Road. **Staff has not received any information on the pathway or easement. Council shall review and consider the need for a pathway along the canal.**

PUBLIC/DEPARTMENTAL NOTIFICATIONS
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Notifications of this application were sent to agencies and City Departments having jurisdiction on January 27, 2026.

No agency comments have been received on this application.

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.

Staff 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 & Development Agreement.

- 1. The Preliminary Plat approved by Council dated 10-7-2025 is approved for a maximum of 6 residential lots.**
- 2. The Applicant shall provide a public easement along the canal, if accepted by the Irrigation District.**
- 3. The Development is approved to include paved, private streets measuring 28 feet from back of curb to back of curb. Sidewalks are approved for 5 feet wide attached throughout the development.**
- 4. No parking signs (fire lanes) signs shall be placed on the private streets and shall be included as part of the CC&R's.**
- 5. Side yard setbacks shall be 7 feet. All other setbacks shall follow the R-4 zone requirements.**
- 6. The Applicant shall be responsible for payment of all emergency services mitigation fees and ITD Proportionate Shares.**
- 7. The Applicant shall provide an Exhibit showing compliance with Section 8-3B-3J-2 of the UDC regarding Dwelling Unit Design.**

8. **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.**
9. **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.**
10. **The property associated with this approved Preliminary 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 is a direct violation of this Development Agreement and may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.**
11. **A minimum of three (3) architectural elements shall be provided for all single-family residential structures. A minimum of 5 architectural styles and/or floorplans shall be provided for this development.**

Conditions Specific to Signature of Final Plat.

1. **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 \$4,000. \$4,000 is due (4 residential lots x \$1,000) to be paid before signing the final plat. The applicant already paid for 2 of the lots, as they existed as part of another phase.**
2. **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.
3. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signing the final plat.**
4. **The applicant shall pay all required emergency services mitigation fees to the City at the time of building permit, as determined by the City Council.**
5. **The private street has been approved by Council with a minimum street width of 28'** and shall otherwise be constructed to ACHD standards, unless otherwise approved by Council and the Fire District. The private street shall meet all requirements of the Star Fire District.

6. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, prior to signature of the final plat.**
7. **Prior to signature of final plat, the applicant shall provide a fencing plan for Staff review/approval. Fencing shall be consistent throughout the development.**
8. **A letter from the US Postal Service shall be given to the City prior to final Mylar signature stating the subdivision is in compliance with the Postal Service.**
9. The applicant shall provide the City with a written Certificate of Completion that all landscaping and amenities have been installed in substantial compliance with the City approved landscape plan. The certification shall be prepared by the licensed landscape architect responsible for the landscape plan. **This shall be completed prior to final plat signature.**

Additional Conditions of Approval

1. The approved Final Plat for Starpointe Subdivision No. 2 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
3. **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
4. All entrances into the subdivision shall be cleaned nightly to include dirt, dust, rocks, mud, and other debris. All trash shall be secured on site and trash receptacles emptied on a regular basis to avoid blowing debris.
5. During the entire construction process, dust from the site must be minimized as much as possible. Water trucks should be used as appropriate. Excess dust could result in fines and/ or work stoppage.
6. 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. **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.**
7. **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.**
8. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
9. 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

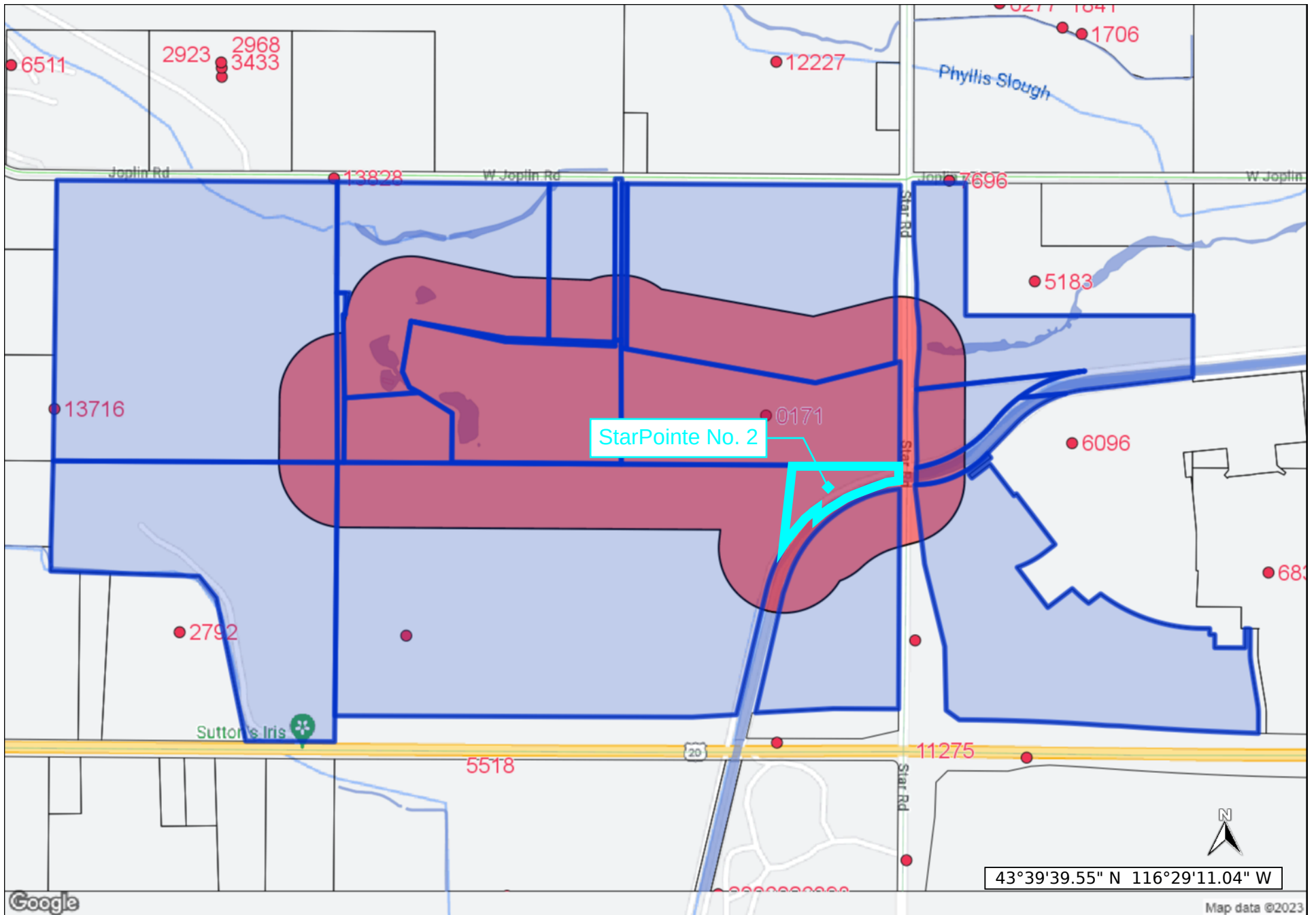
one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**

10. 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.
11. 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.
12. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
13. 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.
14. 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)
15. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
16. 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.
17. 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.)
18. 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.
19. A separate sign application is required for any subdivision sign.
20. Applicant shall provide the City with an electronic copy of the signed recorded final plat with all signatures, prior to any building permits being issued.

21. 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.
22. 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.
23. All common areas shall be maintained by the Homeowners Association.
24. 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.**
25. **A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.**
26. All common areas shall be maintained by the Homeowners Association.
27. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-26-01 Starpointe Subdivision No. 2, Final Plat,
on _____, _____ 2026.





January 19, 2026

City of Star
Ryan Morgan
10769 W. State Street
Star, ID 83669

Transmittal: StarPointe No. 2 Subdivision
Submitted via Email: 1/14/2026

Dear Ryan,

Attached for your review is the final plat submittal for the StarPointe No. 2 Subdivision. This plat has been prepared in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat for StarPointe No. 2 Subdivision, approved by Star City Council on October 7th, 2025. The following information shows the intent of the project and it's compliance with the Approved Preliminary Plat:

- Gross Density: 1.95 DU/AC
- Lot Range: 9,771 SF – 15,221 SF
- Average Lot Size: 11,647 SF
- Description of approved open space: Turfed area along Inspirado Dr. and along private street. Includes ornamental vegetation and fencing along property lines.
- Percentage of overall open space, number, and type of approved amenities: 23% Usable open space, 2 common lots, 0 amenities.
- Approved building setbacks:
 - Front: 20' (front load garage), 15' (living / side load garage)
 - Rear: 15'
 - Side: 7'

Attached with this submittal please find:

1. Final Plat Application
2. Final Plat
3. Legal Description
4. Construction Documents
5. Landscape Plans
6. Approved Preliminary Plat
7. Drainage Report
8. Geotechnical Report
9. Groundwater Monitoring Table
10. Warranty Deed
11. Subdivision Name Reservation
12. Street Name Approval
13. Project Vicinity Map
14. Idaho Power Company Preliminary Design
15. StarPointe No. 1 Irrigation Memo
16. Transmittal Letter

If you have any questions or need additional information, please reach out to me at 208-906-3871 or at teller.bard@kimley-horn.com.

Thanks for your review and assistance with this application,

A handwritten signature in black ink, appearing to read 'Teller Bard', with a stylized, cursive script.

Teller Bard, P.E.
Project Engineer



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

FINAL PLAT APPLICATION

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

FILE NO.: FP-26-01
Date Application Received: 01/21/2026 Fee Paid: \$2360.00
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative X

Applicant Name: Criterion Land Management LLC

Applicant Address: 1861 S. Wells Ave #200 Meridian, Idaho Zip: 83642

Phone: (208) 229-2021 Email: randy@criterionland.com

Owner Name: GHW Holdings, LLC

Owner Address: 1861 W. Wells Ave #200 Meridian, Idaho Zip: 83642

Phone: (208) 229-2021 Email: randy@criterionland.com

Representative (e.g., architect, engineer, developer):

Contact: Teller Bard, PE Firm Name: Kimley-Horn & Associates

Address: 1100 W Idaho Street, Suite 210, Boise, ID Zip: 83702

Phone: 208-510-6287 Email: teller.bard@kimley-horn.com

Property Information:

Subdivision Name: StarPointe No. 2 Subdivision Phase: 2

Parcel Number(s): S0419449020; R8108661520; R8108661540; R8108661560; R8108661580; R8108661600

Approved Zoning: R-4 (DA) Units per acre: 1.95

Total acreage of phase: 3.08 Total number of lots: 6

Residential: 6 Commercial: N/A Industrial: N/A

Common lots: 0 Total acreage of common lots: 0 Percentage: 0

Percent of common space to be used for drainage: 0.00% Acres: 0.00

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

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>6</u>	<u>6</u>
Number of Common Lots:	<u>0</u>	<u>0</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u></u>	<u>No Change</u>

Amenities: _____ No Change _____

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

Subdivision Name: StarPointe No. 2 Subdivision Phase: 2

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0120J
 FIRM effective date(s): mm/dd/year 06/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
 Base Flood Elevation(s): AE N/A .0 ft., etc.: N/A
- 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: - Gross density of the phase of the Final Plat submitted - Lot range and average lot size of phase - Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities - List any specific approved building setbacks previously approved by Council.	BN
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	BN
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 original 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
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	BN
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	
X	Electronic copy of the Final landscape plan**	BN

X	One (1) 11" X 17" copy of the Final landscape plan	
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 design and location information	
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	BN
X	Electronic copy of all easement agreements submitted to the irrigation companies	BN
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
X	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type.	BN
	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please.	
	After construction, a letter from the Star Sewer & Water District stating that subdivision information has been submitted to the District in GIS format and the property has been annexed into the Star Sewer & Water District. GIS to include pressurized irrigation, streetlights, and storm drains in addition to Star Sewer & Water requirements. This shall be a condition prior to Final Plat signature.	

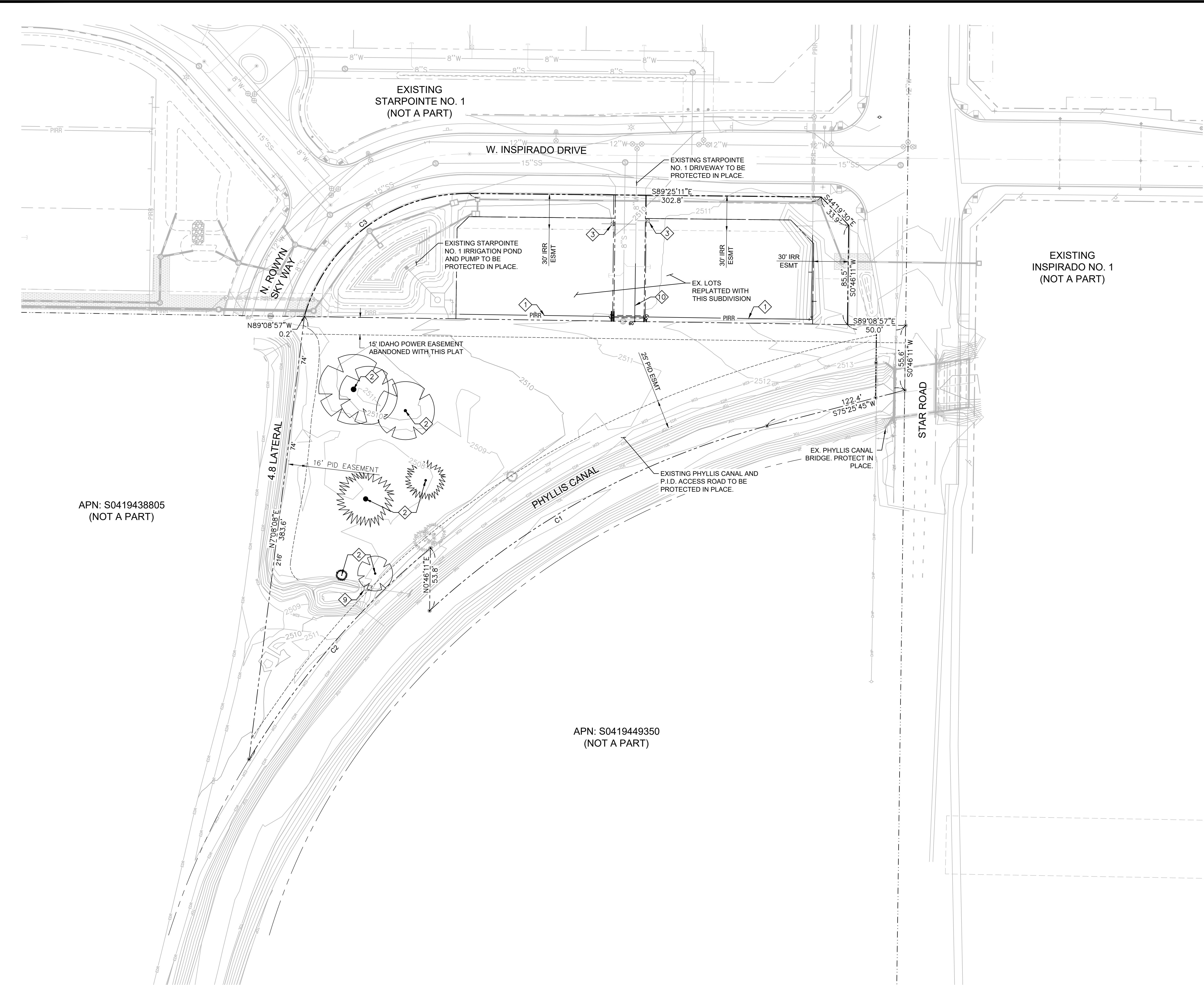
FEE REQUIREMENT:

*** 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

01/20/2026

Date

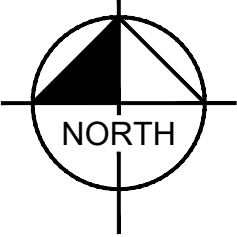
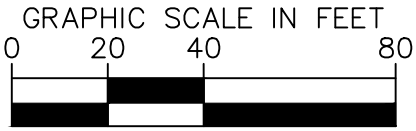


DEMOLITION NOTES

- EXISTING STARPOINTE NO. 1 PRESSURE IRRIGATION FACILITY TO BE REMOVED AND REPLACED.
- EXISTING TREE TO BE REMOVED.
- EXISTING STARPOINTE NO. 1 DOMESTIC WATER SERVICE TO BE REMOVED.
- EXISTING GRAVITY IRRIGATION PIPE TO BE REMOVED AND RELOCATED.
- EXISTING GRAVITY IRRIGATION BOX TO BE REMOVED AND REPLACED.
- EXISTING STARPOINTE NO. 1 DOMESTIC WATER MAIN TO BE REMOVED.

DEMOLITION, REMOVAL, AND ABANDONMENT NOTES

- ALL BUILDINGS, OUTBUILDINGS, FENCES, CONCRETE, AND OTHER SITE IMPROVEMENTS TO BE REMOVED AND DISPOSED OF BY DEVELOPER.
- TREES TO BE REMOVED PER LANDSCAPE PLAN.



CAUTION: NOTICE TO CONTRACTOR

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DRAWING NAME: 5013-DEMO-HDR.dwg			
PROJECT No.: 291015013		DRAWN BY: HES	
SCALE (H): 1"=40'		CHECKED BY: TRB	
SCALE (V): N/A		DESIGNED BY: TRB	
SEAL			
PROFESSIONAL ENGINEER JAMES H. SODERLUND 10/19/2025 SEALER BARR			
EXPIRES 10/31/25			
SHEET NO.			
02			
02 OF 03			

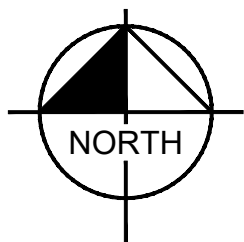
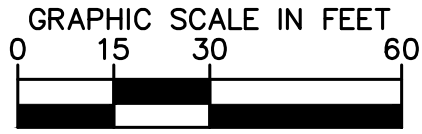
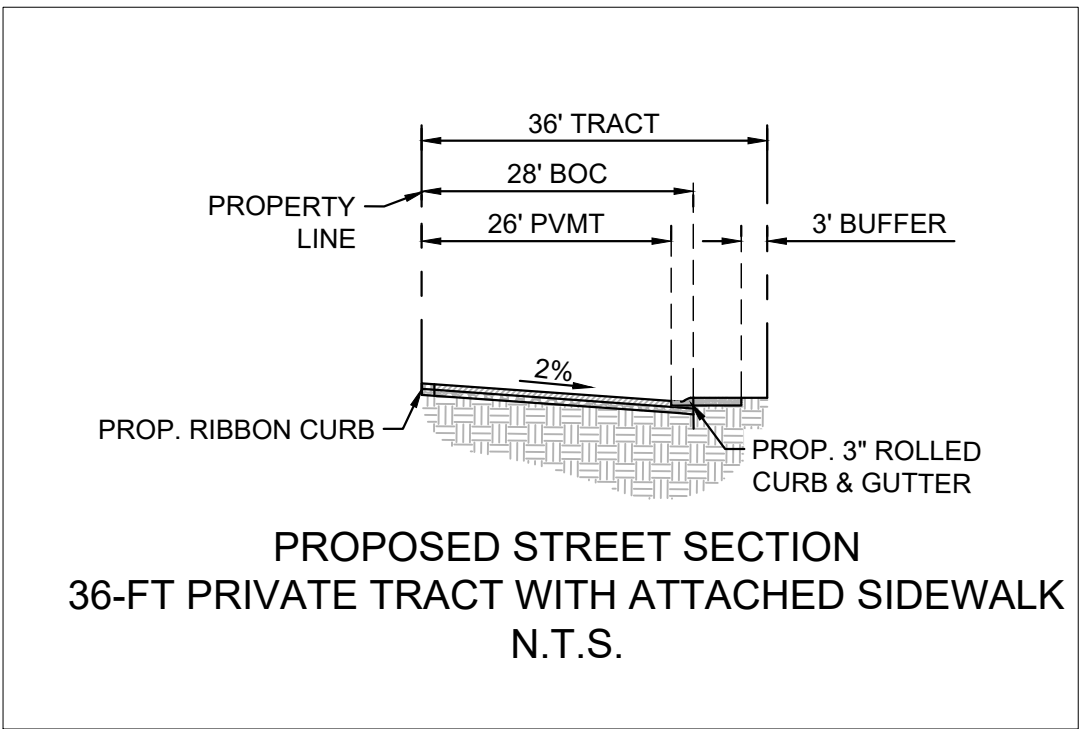
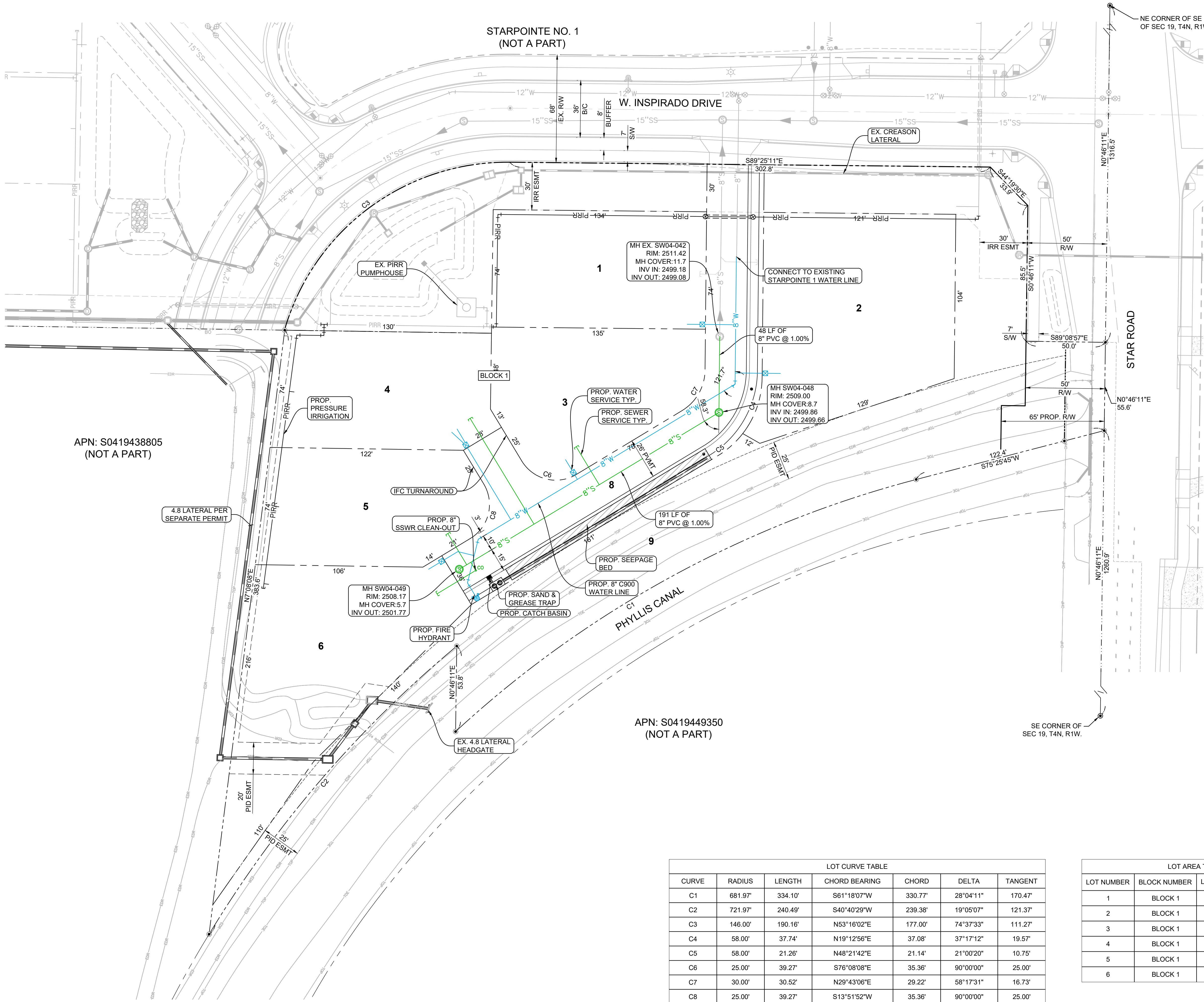
STARPOINTE SUBDIVISION NO. 2

DEMOLITION SHEET

STAR, IDAHO

Kimley»Horn

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1100 W. Idaho Street, Suite 210
Boise, Idaho 83702 (208) 297-8885



LOT CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	681.97'	334.10'	S61°18'07"W	330.77'	28°04'11"	170.47'
C2	721.97'	240.49'	S40°40'29"W	239.38'	19°05'07"	121.37'
C3	146.00'	190.16'	N53°16'02"E	177.00'	74°37'33"	111.27'
C4	58.00'	37.74'	N19°12'56"E	37.08'	37°17'12"	19.57'
C5	58.00'	21.26'	N48°21'42"E	21.14'	21°00'20"	10.75'
C6	25.00'	39.27'	S76°08'08"E	35.36'	90°00'00"	25.00'
C7	30.00'	30.52'	N29°43'06"E	29.22'	58°17'31"	16.73'
C8	25.00'	39.27'	S13°51'52"W	35.36'	90°00'00"	25.00'

LOT AREA TABLE			
LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 1	9,960	0.23
2	BLOCK 1	15,221	0.35
3	BLOCK 1	9,962	0.23
4	BLOCK 1	9,914	0.23
5	BLOCK 1	9,771	0.22
6	BLOCK 1	15,055	0.35

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DATE DESCRIPTION

Kimley»Horn

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Boise, Idaho 83702 (208) 297-2885

STARPOINTE SUBDIVISION NO. 2

ENGINEERING PLAN

STAR, IDAHO

DRAWING NAME: 5013-EP-HDR.dwg

PROJECT No.: 291015013

DRAWN BY: TRB

CHECKED BY: HES

DESIGNED BY: TRB

SCALE (H): 1"=30'

SCALE (V): N/A

SEAL

PROFESSIONAL ENGINEER

EXPIRES 10/31/25

SHEET NO.

03

03 OF 03

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS SUBDIVISION;

A RESUBDIVISION OF LOTS 1 THROUGH 5, BLOCK 5 OF STARPOINTE SUBDIVISION AS SHOWN IN BOOK 127 OF PLATS ON PAGES 20400 THROUGH 20406, RECORDS OF ADA COUNTY, IDAHO, AND A PORTION OF THE SE ¼ OF THE SE ¼ OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF THE SE ¼ OF SAID SECTION 19, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SE ¼ BEARS S 0°46'11" W A DISTANCE OF 2642.93 FEET;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID SE ¼ S 0°46'11" W A DISTANCE OF 1316.53 FEET TO AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SE ¼ OF THE SE ¼ AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY S 0°46'11" W A DISTANCE OF 55.61 FEET TO A POINT ON THE CENTERLINE OF THE PHYLLIS CANAL;

THENCE ALONG SAID CENTERLINE OF THE PHYLLIS CANAL THE FOLLOWING DESCRIBED COURSES AND DISTANCES:

THENCE S 75°25'45" W A DISTANCE OF 122.38 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 334.10 FEET ALONG THE ARC OF A 681.97 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 28°04'12" AND A LONG CHORD BEARING S 61°18'07" W A DISTANCE OF 330.78 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE N 0°46'11" E A DISTANCE OF 53.83 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 240.49 FEET ALONG THE ARC OF A 721.97 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 19°05'04" AND A LONG CHORD BEARING S 40°40'29" W A DISTANCE OF 239.37 FEET TO A POINT;

THENCE N 7°08'08" E A DISTANCE OF 383.60 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SE ¼ OF THE SE ¼ AND THE SOUTHERLY BOUNDARY OF SAID STARPOINTE SUBDIVISION;

THENCE ALONG SAID BOUNDARY N 89°08'57" W A DISTANCE OF 0.15 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID BLOCK 5;

THENCE ALONG THE BOUNDARY OF SAID BLOCK 5 THE FOLLOWING DESCRIBED COURSES AND DISTANCES:

THENCE A DISTANCE OF 190.16 FEET ALONG THE ARC OF A 146.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 74°37'33" AND A LONG CHORD BEARING N 53°16'02" E A DISTANCE OF 177.00 FEET TO A POINT OF TANGENCY;

THENCE S 89°25'11" E A DISTANCE OF 302.77 FEET TO A POINT;

THENCE S 44°19'30" E A DISTANCE OF 33.88 FEET TO A POINT;

THENCE S 0°46'11" W A DISTANCE OF 85.50 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID BLOCK 5;

THENCE LEAVING THE BOUNDARY OF SAID BLOCK 5 AND ALONG THE NORTHERLY BOUNDARY OF SAID SE ¼ OF THE SE ¼ S 89°08'57" E A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

THIS PARCEL CONTAINS 3.08 ACRES MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER, THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

THE OWNERS HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER SECTION 67-6537, IDAHO CODE, AND THAT THEY ARE IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____ , 20____.

GHW HOLDINGS, LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY GRAYE H. WOLFE SR., MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } s.s.

ON THIS ____ DAY OF _____ , 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED GRAYE H. WOLFE SR., KNOWN TO ME TO BE A MEMBER OF GHW HOLDINGS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES

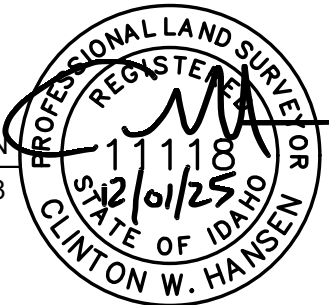
RESIDING AT _____

NOTARY PUBLIC FOR THE ~~STATE OF IDAHO~~ _____

CERTIFICATE OF SURVEYOR

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

CLINTON W. HANSEN
PLS 11118



231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

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

CENTRAL DISTRICT HEALTH, EHS DATE

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

CITY CLERK

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

CITY ENGINEER ~ STAR, IDAHO

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

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

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

ADA COUNTY SURVEYOR

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

DATE: _____ COUNTY TREASURER _____

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

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

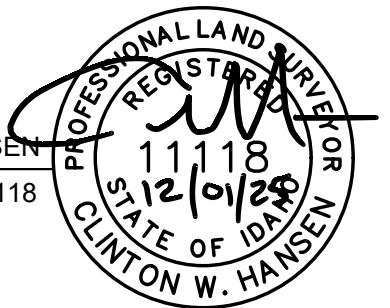
LAND SOLUTIONS, P.C., AT _____ MINUTES PAST ____ O'CLOCK __.M. ON

THIS ____ DAY OF _____, 20____, IN BOOK ____ OF PLATS AT PAGES _____.

DEPUTY	EX-OFFICIO RECORDER
--------	---------------------

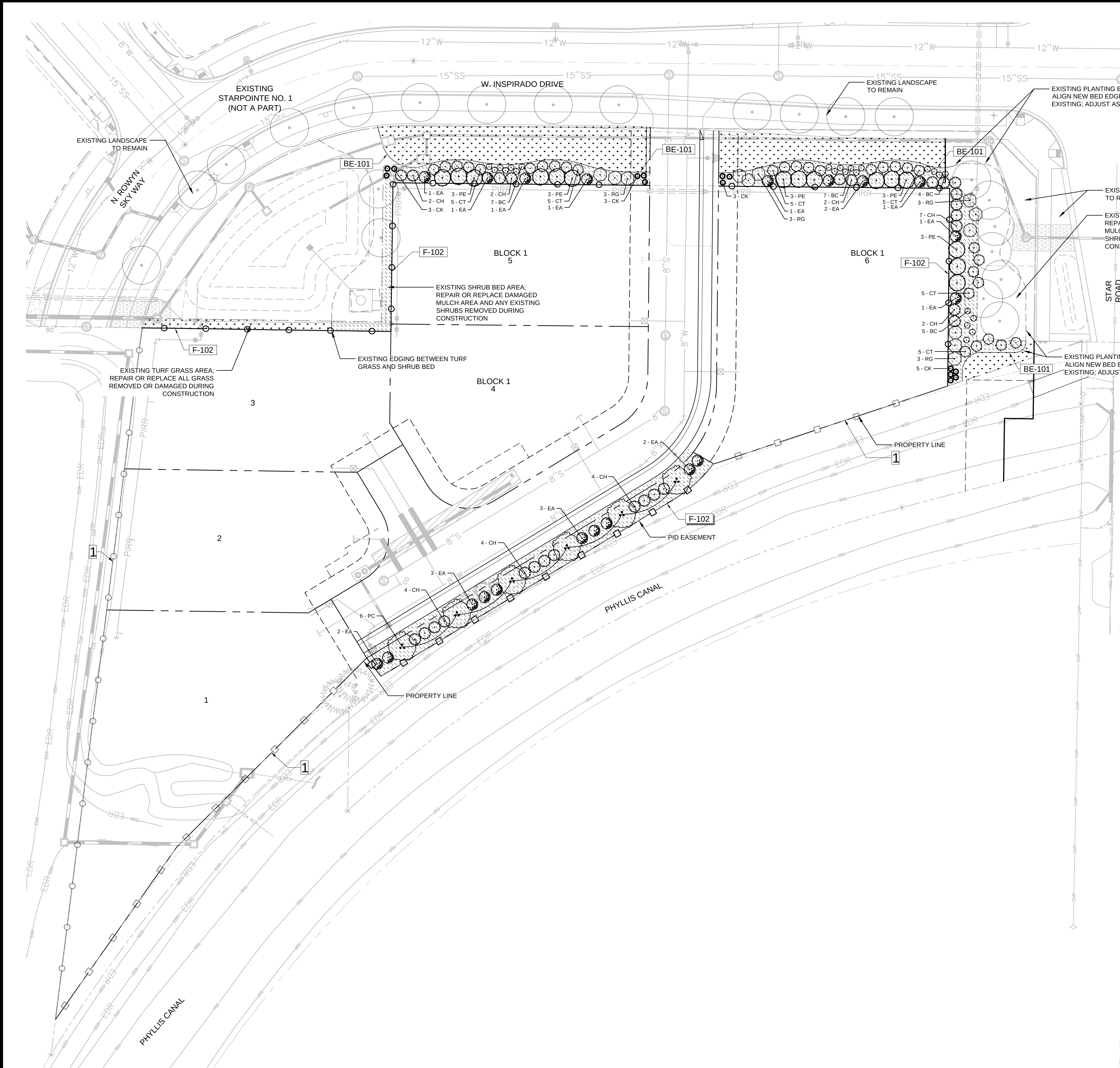
FEE: _____

CLINTON W. HANSEN
PLS 11118



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz



CAUTION: NOTICE TO CONTRACTOR

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Know what's below.
Call before you dig.

PLANT SCHEDULE

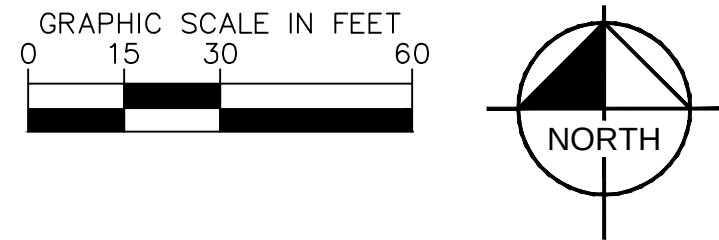
SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	QTY
TREES					
	EXT	Existing Tree to be protected in place	Existing		22
CLASS I TREES					
	PC	Prunus virginiana 'Canada Red' Canada Red Chokecherry	2" Cal.	8' Ht. Min.	6
SHRUBS					
	BC	Berberis thunbergii 'Concorde' Concorde Japanese Barberry	3 gal.	12" FULL	23
	CH	Cornus alba 'Bailhalo' Ivory Halo® Tatarian Dogwood	5 gal.	18" FULL	27
	CT	Cotoneaster horizontalis 'Tom Thumb' Tom Thumb Cotoneaster	1 gal.	12" FULL	30
	EA	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal.	18" FULL	20
	PE	Physocarpus opulifolius Diabolo Purple Leaf Ninebark	5 gal.	18" FULL	15
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	18" FULL	12
GRASSES					
	CK	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	3 gal.		14
GROUND COVERS					
		Bluegrass/Rye Sod (Match Previous Phase)			5,456 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
METAL		
	BE-101 Shovel-Cut Turf Edge, See Detail	330 lf
FENCE		
	F-101 6' Ht. Privacy Composite Wood Fence (Match Previous Phase)	207 lf
	F-102 6' Ht. Solid Privacy Fence, Avimore with 'Mocha' (by Butte Fence, Meridian, Idaho)	567 lf
MULCH		
	Bark Mulch (all shrub and groundcover planting beds) 3" Depth, Shredded Organic Hardwood Bark Mulch Over weed filter fabric (DeWitt pro 5 or equal)	7,401 sf
	1 6' PRIVACY FENCE TO BE INSTALLED BY HOME BUILDER	

LANDSCAPE NOTES

- All landscape shall be installed in accordance with the City of Star ordinance requirements.
- All planting areas to be watered with an automatic underground irrigation system.
- No trees shall impede the 40' vision triangles at all intersections, no coniferous trees or shrubs over 3' high at maturity will be located within vision triangle or ACHD ROW. As trees mature, the Owner shall be responsible for pruning tree canopies to meet ACHD requirements for maintaining clear visibility within 40' street and departure vision triangle. Trees shall be planted no closer than 50' from intersection stop signs. Trees shall not be planted within 5' of water meters or underground utility lines.
- Plant list is representative and subject to additions and/or substitutions of similar species that are subject to City Forester's pre-approval. Burlap and wire baskets to be removed from root ball as much as possible, at least halfway down the ball of the tree. All nylon ropes to be completely removed from trees.
- All existing trees along the frontage of Inspirado Drive and Star Road (within park strip and landscape buffer) are to remain in place; removal of existing trees may result in mitigation requirements and additional plan submittals and review.
- Existing street frontage and buffer trees (adjacent to Inspirado Drive and Star Road) shall remain in place and be protected during construction with protective fencing.
- All landscaping within the basins must be per 2017 ACHD Vegetation Guideline Manual.



STARPOINTE NO. 2 SUBDIVISION
LANDSCAPE PLANTING PLAN

STAR, ID

DRAWING NAME: 501.3-HDR-LP.dwg
PROJECT No.: 291015013
SCALE (H): 1"=30'
SCALE (V): N/A

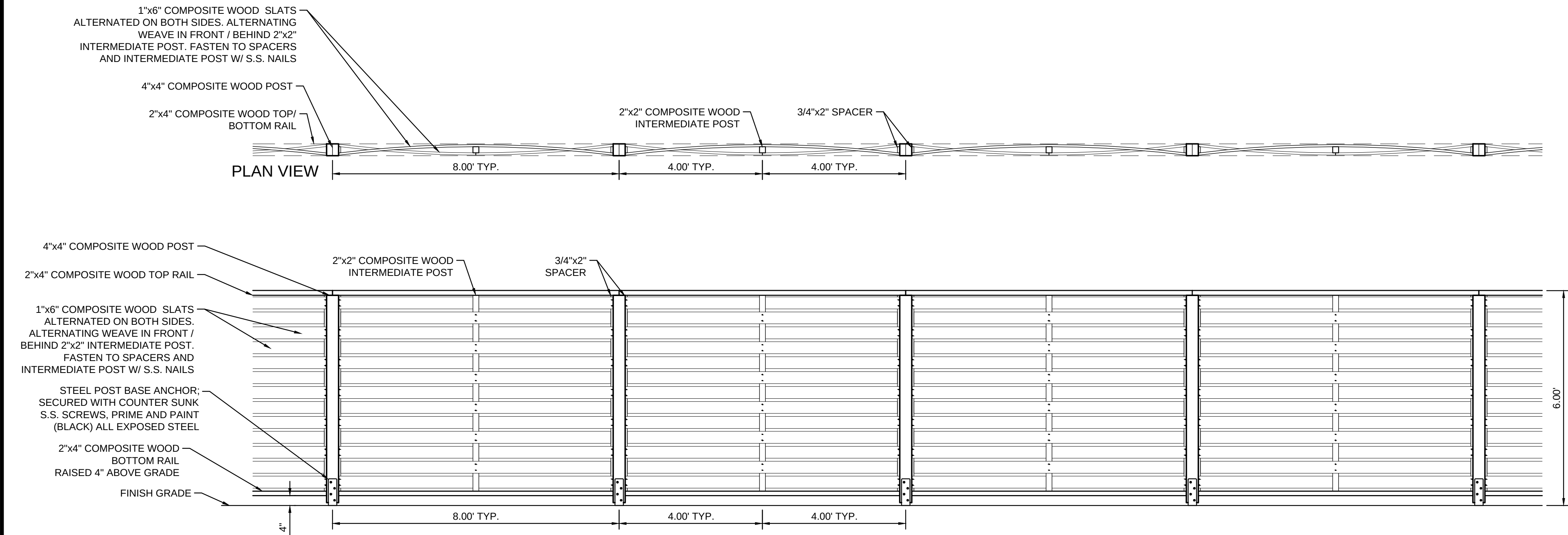
DRAWN BY: HCV
CHECKED BY: CMR
DESIGNED BY: CMR

Kimley»Horn

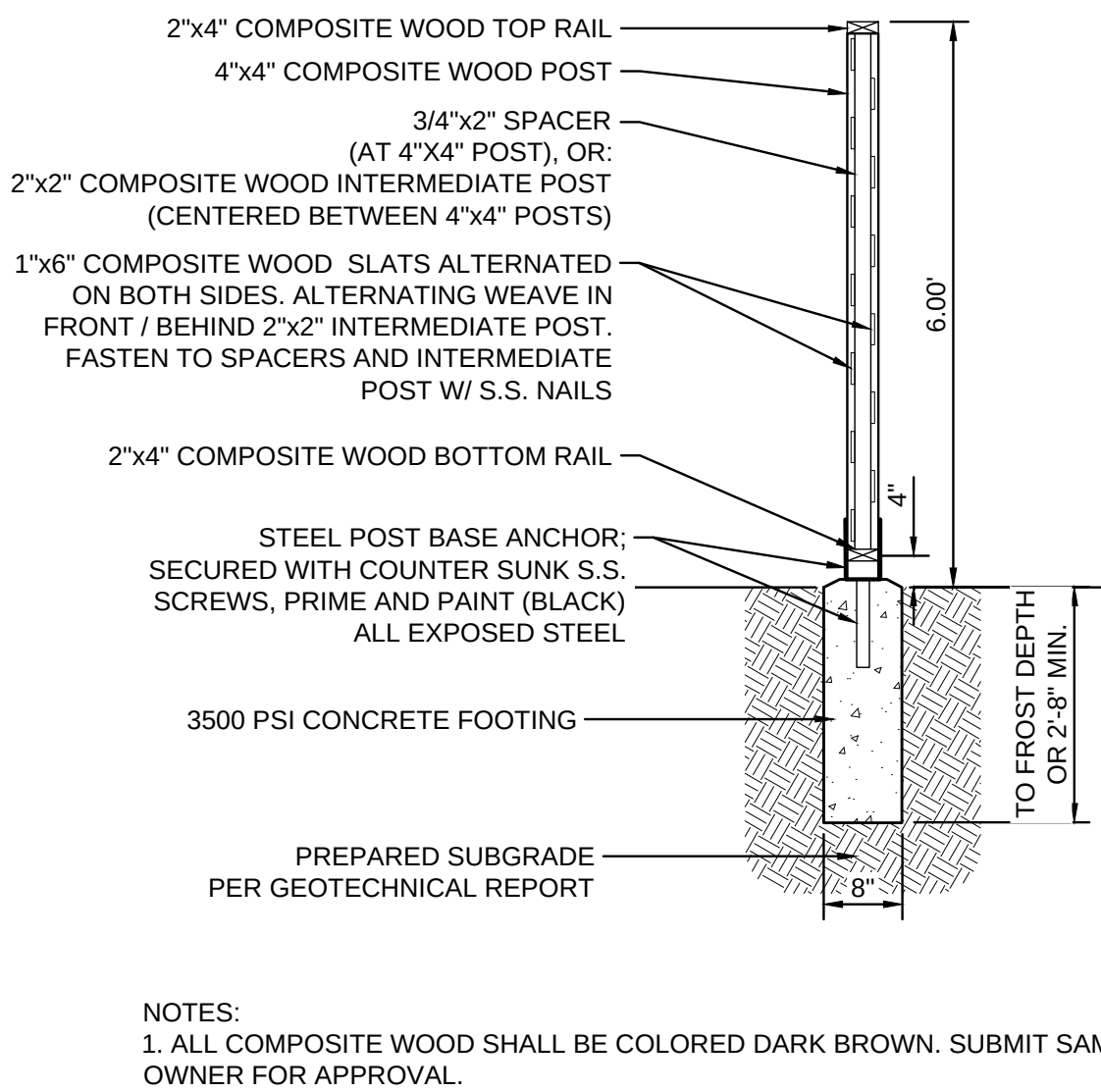
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1100 W. Idaho Street, Suite 210
Boise, Idaho 83702 (208) 966-3871

STATE OF IDAHO
LANDSCAPE ARCHITECT
LA-16751
12/4/2025
SHEET NO.

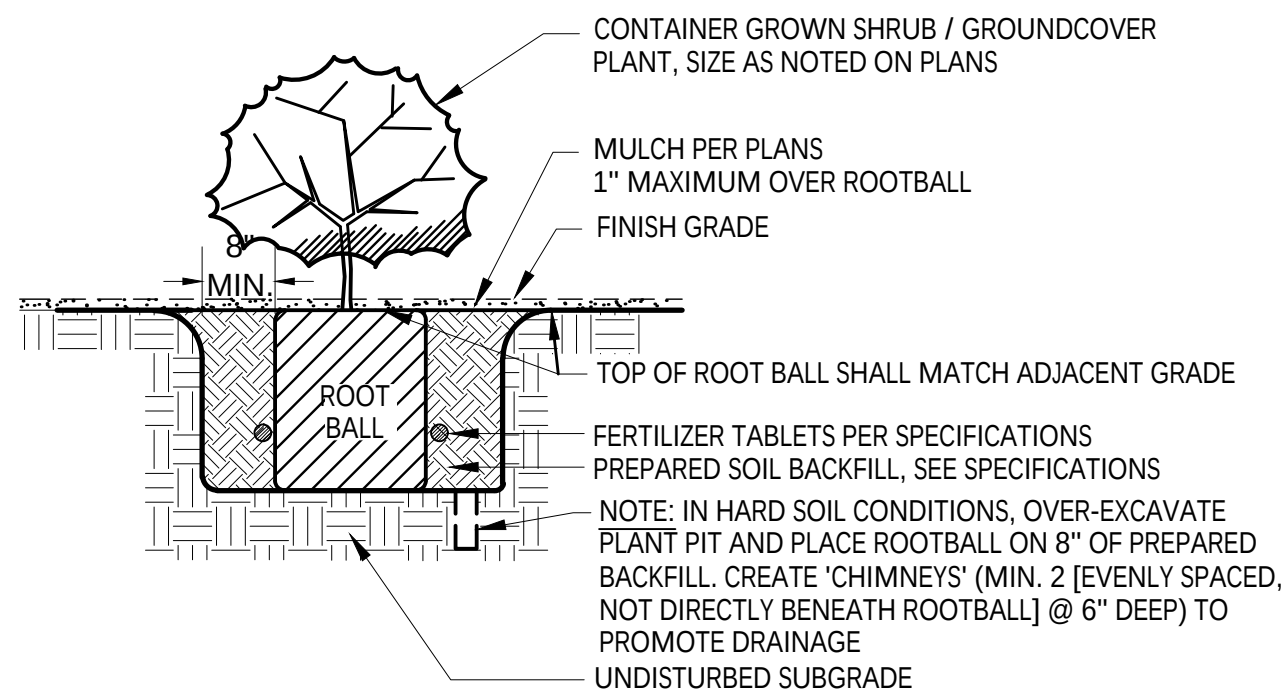
L1
1 OF 3



1 PRIVACY COMPOSITE WOOD BASKET WEAVE FENCE
SCALE: 1/2" = 1'-0"



2 PRIVACY COMPOSITE WOOD SHADOW BOX FENCE - SECTION DETAIL
SCALE: 1/2" = 1'-0"



3 SHRUB / GROUND COVER PLANTING
SCALE: N.T.S.

AMENDED PLANTING BACKFILL MIX

MIX SHALL CONSIST OF: 1/2 PART 'NATIVE' SITE SOIL (NO CALICHE IN BACKFILL) & 1/2 PART MULCH (*HUMUS) *NATURAL FERTILE, FRIABLE SOIL THOROUGHLY MIXED PRIOR TO BACKFILLING PIT. REMOVE ALL INORGANIC MATERIAL GREATER THAN 1" IN SIZE. SOIL BACKFILLING SHALL BE ACCOMPLISHED IN 6" LIFTS. EACH LIFT SHALL BE WATER SETTLED WITHOUT POOLING.

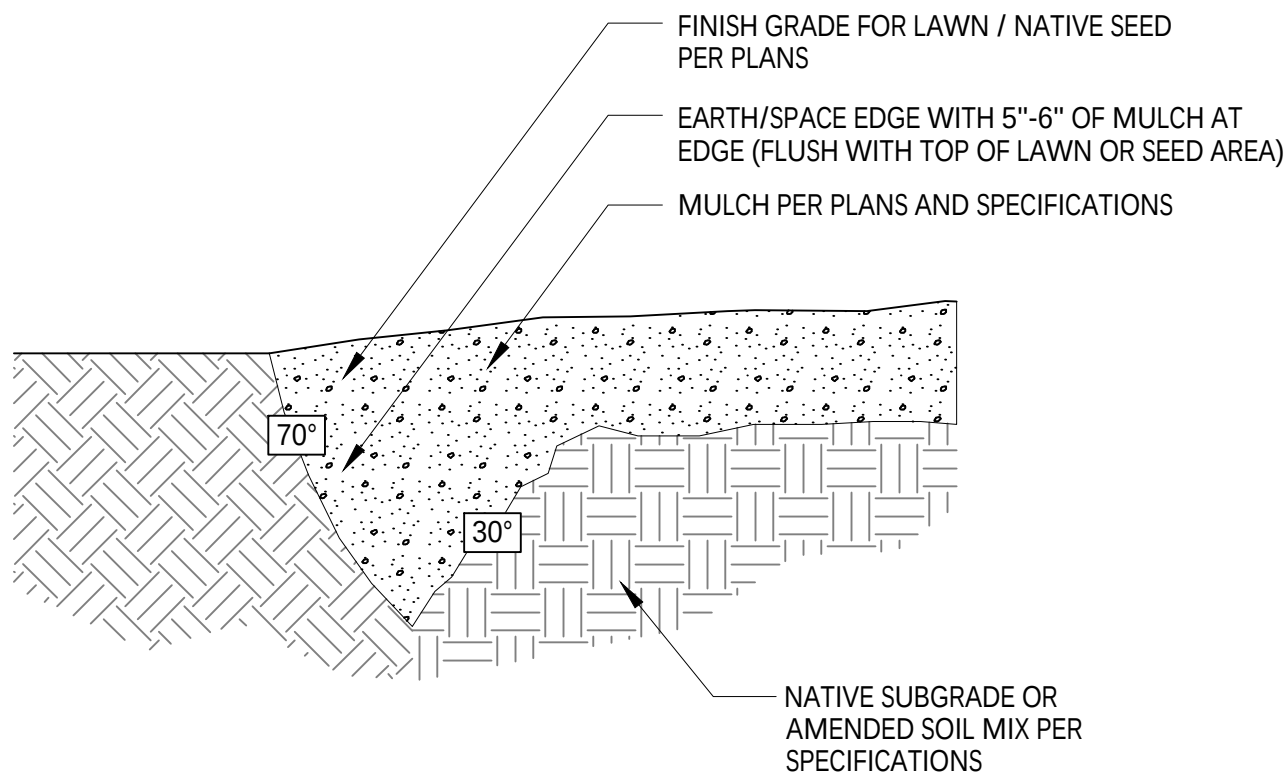
SLOW-RELEASE FERTILIZER TABLETS

FERTILIZER TABLETS SHALL BE AGRIFORM OR EQUAL (21 GRAM 20-10-5) SLOW RELEASE. TABLETS SHALL BE PLACED AT 1/2 THE DEPTH OF THE ROOTBALL AT THE FOLLOWING RATES.

1 TABLET PER 1-GALLON CONTAINER
2 TABLETS PER 5-GALLON CONTAINER
3 TABLETS PER 15-GALLON CONTAINER
4 TABLETS PER 24" BOX

AND AT A RATE OF 1 TABLET PER EACH ADDITIONAL 6" BOX SIZE. WHEN MULTIPLE QUANTITIES OF TABLETS ARE REQUIRED, THEY SHALL BE EQUALLY SPACED AT THE SPECIFIED DEPTH.

4 BACKFILL AND FERTILIZER NOTES



5 SHOVEL-CUT TURF EDGE

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A. SCOPE OF WORK

- ## PROTECTION OF EXISTING STRUCTURES

- ### PROTECTION OF EXISTING PLANT MATERIALS

- ## MATERIALS

2. PLANT MATERIALS

- ### SOIL MIXTURE

- ON: NOTICE TO CONTRACTOR



811
 Know what's below.
 Call before you dig.

- ## F. WATER

- *WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO JURISDICTIONAL AUTHORITY.

G. FERTILIZER

- * FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

- ## I. DIGGING AND HANDLING

- ## J. CONTAINER GROWN STOCK

- ## K. MATERIALS LIST

- L. FINE GRADING**

- ## M. PLANTING PROCEDURES

- WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
 7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
 8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
 9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
 10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
 11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
 12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
 13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
 14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
 15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
 16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
 17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
 18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
 19. ALL BURL, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
 20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
 21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATED ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 'E'. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
 22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
 23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY A QUALIFIED PERSONNEL TO ALL PLANTING AREAS. IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)
- LAWN SODDING**
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

- Table A. Topsoil Specifications**

	Soluble salts (dS/m or mm hol/cm)							% Coarse fragments (> 2 mm in diameter)**	Sodium Adsorption Ratio (SAR)*
Category	pH		Sand (%)	Silt (%)	Clay (%)	Texture class*	Organic Matter (%)		
Ideal	< 2	5.5 to 7.5	< 70	< 70	< 30	L, SIL	≥ 2.0	≤ 2	< 3 for any texture
Acceptable	< 4	5.0 to 8.2	< 70	< 70	< 30	SCL, SL, CL, S, SIL	≥ 1.0	2.1 to 5.0	3 to 7 (SIL, SICL, CL) 3 to 10 (SCL, SL, L)
Unacceptable	> 4	< 5.0 or > 8.2	> 70	> 70	> 30	LS, SIC, SIC, S, SIL, C	< 1.0	> 5.0	> 10 for any texture

*L = loam; SiL = silt loam; SCL = sandy clay loam; SL = sandy loam; CL = clay loam; SiCL = silty clay loam; LS = loamy sand; SC = sandy clay; SiC = silty clay; S = sand; Si = silt; C = clay.

****This guideline also includes no fragments larger than 1 ½ inch in diameter**

Category	Nitrate-nitrogen (ppm or mg N/kg soil)	Phosphorus (ppm or mg P/kg soil)	Potassium (ppm or mg K/kg soil)	Iron (ppm or mg Fe/kg soil)
Acceptable	> 20	> 15	> 150	> 10