CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: **May 6, 2025 – PUBLIC HEARING**

FILE(S) #: PP-24-05 Preliminary Plat for **The Quarry at River Park Subdivision**
PR-24-04 Private Road

OWNER/APPLICANT/REPRESENTATIVE

Owner:
H5 Land Holdings 6
School House Ranch, LLC
923 S. Bridgeway Place
Eagle, Idaho 83616

Applicant:
Todd Tucker
Boise Hunter Homes
923 S. Bridgeway Place
Eagle, Idaho 83616

Representative:
Shadow Jungenberg
CK Engineering
1300 E. State Street, Ste. 102
Eagle, Idaho 83616

REQUEST

Request: The Applicant is requesting approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 228 residential lots, 19 common and 3 commercial lots. The property is located at 21339 Blessinger Road in Star, Idaho, and consists of 186.15 acres with a proposed density of 1.23 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the south side of State Highway 44 between Trigger Ranch Lane and Blessinger Road. Canyon County Parcel No. R3404900000

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Residential (R-2-DA) Commercial (C-1-DA)	Estate Urban Residential Commercial/Industrial Corridor	Agricultural/Single Family Residential
Proposed	Residential (R-2-DA) Commercial (C-1-DA)	Estate Urban Residential Commercial/Industrial Corridor	Single Family Residential Commercial
North of site	AG (Canyon County)	Estate Urban Residential	Single Family Residential
South of site	AG (Canyon County)	Estate Urban Residential/Flood Way	Single Family Residential/Boise River
East of site	Residential (R-2-DA)	Estate Urban Residential	Approved River Park Subdivision
West of site	RR (Canyon County)	Rural Residential w/Special Transition Overlay/Commercial/Industrial Corridor	Leighton Lakes Subdivision (Canyon County)

Existing Site Characteristics: The property currently has a single-family residential home with 2 ponds.

Irrigation/Drainage District(s): Canyon County Water Company LTD
P.O. Box 11
Star, Idaho 83669

Middleton Irrigation Association
Middleton Mill Ditch Company
P.O. Box 848
Middleton, Idaho 83644

Flood Zone: This property is located in a Special Flood Hazzard Area and Flood Way.
Flood Zone: Zone AE
FEMA FIRM Panel Number: 16027C0258G & 16027C0266G
Effective Date: 6/7/2019

Special On-Site Features:

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No evidence.
- ✪ Fish Habitat – Yes, adjacent to Boise River; existing ponds
- ✪ Floodplain – Yes, Zone AE
- ✪ Mature Trees – Yes.
- ✪ Riparian Vegetation – Yes.
- ✪ Steep Slopes – None.

- ✪ Stream/Creek – Yes.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Historical Assets – No historical assets have been observed.
- ✪ Wildlife Habitat – Yes. No sensitive wildlife observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	March 7, 2024
Neighborhood Meeting Held	April 18, 2024
Application Submitted & Fees Paid	June 21, 2024
Application Accepted	June 21, 2024
Residents within 300' Notified	April 21, 2025
Agencies Notified	July 24, 2024
Legal Notice Published	April 19, 2025
Property Posted	April 24, 2025

HISTORY

October 4, 2022	Council approved applications for Annexation and Zoning (AZ-22-12), and Development Agreement (DA-22-13) for Quarry at River Park consisting of 185.93 acres. Property was zoned residential (R-2-DA) and commercial (C-1-DA).

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-1E-1: TERMS DEFINED:

COMMERCIAL USE: An occupancy of a building, structure or other property which involves any retail sale, wholesale distribution, office, entertainment service, recreational area, restaurant, room for rent, manufacturing, hybrid production facility or other nonresidential use. However, this definition shall not include home occupations, churches, public schools, hospitals, public civic centers or public recreation facilities, or other facilities owned by, or operated strictly for the benefit of the public.

8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

R RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per

acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

(C-1) NEIGHBORHOOD COMMERCIAL DISTRICT: To provide for the establishment of convenience business uses which tend to meet the daily needs of the residents of an immediate neighborhood while establishing development standards that prevent adverse effects on residential uses adjoining a C-1 district. Such districts are typically appropriate for small shopping clusters or integrated shopping centers located within residential neighborhoods, where compatible.

8-3A-3: USES WITHIN ZONING DISTRICTS

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses.

ZONING DISTRICT USES	**R**	**C-1**
Dwelling:		
Multi-Family	C	N
Secondary	A	N
Single Family Attached	P	N
Single Family Detached	P	N
Two-Family Duplex	P	N
Live/Work Multi-Use	N	N

ZONING DISTRICT USES	**C-1**		**C-1**
Accessory structure - Residential or Commercial	A	Concrete batch plant 1	N
Adult business/adult entertainment	N	Conference/convention center	P
Agriculture, forestry, fishing	N	Contractor's yard or shop 1	N
Airport	N	Convenience store	C
Animal care facility 1	P	Dairy farm	N
Artist studio1	P	Drive-through establishment/drive-up service window 1	C
Arts, entertainment, recreation facility1	C	Dwelling:	
Asphalt plant 1	N	Multi-family 1	N
Auction facility	N	Secondary 1	N
Automated Teller Machine (ATM) 1	A	Single-family attached	N
Automotive hobby 1	N	Single-family detached	N
Automotive mechanical/electrical repair and maintenance	C	Two-family duplex [1]	N
Bakery- Retail or Manufacturing	P	Live/Work Multi-Use 1	N
Bar/tavern/lounge/drinking establishment	C	Educational institution, private	C
Barbershop/styling salon	P	Educational institution, public	C
Bed and breakfast	P	Equipment rental, sales, and services	C
Beverage bottling plant	N	Events/Entertainment Facility, public or private (indoor/outdoor) 1	C
Boarding house	N	Fabrication shop	N
Brewery/Distillery	C	Farm	N
Brewpub/Wine Tasting	C	Farmers' or Saturday market	C
Building material, garden equipment and supplies	C	Feedlot	N
Campground/RV park 1	N	Financial institution	P

	C-1		C-1
Caretaker Unit 1	A	Flammable substance storage	N
Cement or clay products manufacturing	N	Flex Space	C
Cemetery 1	N	Food products processing	C
Chemical manufacturing plant 1	N	Fracking	N
Child Care center (more than 12) 1	C	Gasoline, Fueling & Charging station with or without convenience store 1	C
Child Care family (6 or fewer) 1	A	Golf course/Driving Range	C
Child Care group (7-12) 1	C	Government office	P
Child Care-Preschool/Early Learning1	C	Greenhouse, private	N
Church or place of religious worship1	C	Greenhouse, commercial	C
Civic, social or fraternal organizations	P	Guesthouse/granny flat	N
Healthcare and social services	P	Power plant	N
Heliport	N	Processing plant	N
Home occupation 1	N	Professional offices	P
Hospital	C	Public infrastructure; Public utility major, minor and yard 1	C
Hotel/motel	C	Public Utility Yard	C
Ice manufacturing plant	N	Recreational vehicle dump station	C
Institution	C	Recycling center	C
Junkyard	N	Research activities	P
Kennel	N	Restaurant	C
Laboratory	P	Retail store/retail services	C
Laboratory, medical	P	Retirement home	C
Laundromat	P	Riding Arena or Stable, Private/ Commercial	N

	C-1		C-1
Laundry and dry cleaning	P	Salvage yard	N
Library	P	Sand and gravel yard	N
Manufactured home 1	N	Service building	P
Manufactured home park 1	N	Shooting range (Indoor/Outdoor)	C/N
Manufacturing plant	N	Shopping or Commercial center	C
Meatpacking plant	N	Short Term Rentals 1	N
Medical clinic	P	Solid waste transfer station	N
Mining, Pit or Quarry (excluding accessory pit) 1	N	Storage facility, outdoor (commercial)1	C
Mining, Pit or Quarry (for accessory pit) 1	A	Storage facility, self-service (commercial)1	C
Mortuary	C	Swimming pool, commercial/public	P
Multiple Use Building 1	C	Television station	N
Museum	P	Temporary living quarters 1	N
Nursery, garden center and farm supply	P	Terminal, freight or truck 1	N
Nursing or residential care facility 1	P	Truck stop	N
Office security facility	P	Turf farm	N
Parking lot/parking garage (commercial)	C	Vehicle emission testing 1	P
Parks, public and private	P	Vehicle impound yard 1	N
Pawnshop	P	Vehicle repair, major 1	C
Personal and professional services	P	Vehicle repair, minor 1	C
Pharmacy	P	Vehicle sales or rental and service 1	C
Photographic studio	P	Vehicle washing facility 1	C
Portable classroom/modular building (for private & public Educational Institutions) [1]	P		

	C-1		
Vehicle wrecking, junk or salvage yard1	N		
Veterinarian office	P		
Vineyard	N		
Warehouse and storage	N		
Wholesale sales	P		
Winery	N		
Wireless communication facility 1	C		
Woodworking shop	N		

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to living area/side load garage 20' to garage face	15'	7.5' (2)	20'
C-1	35'	20'	5'	0' 4	20'

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhanging onto the sidewalk.
2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the

potential to redevelop as a non-residential use in the future.

4. As approved by the Fire District.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

8-3B-3: RESIDENTIAL DISTRICTS: ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

I. Transitional Lots. For proposed residential developments located adjacent to a Special Transition Area only, as determined on the current Comprehensive Plan Land Use Map, transitional standards listed below shall be required if reasonable evidence is presented that adjacent properties will not be further subdivided in the future. This shall be through a legal encumbrance that prevents the adjacent land from being further subdivided. These encumbrances shall include:

1. Property with a Future Comprehensive Plan Land Use Map designation that does not allow future redevelopment to densities lower than one dwelling unit per acre.
2. Subdivision CC&R's preventing further redevelopment;
3. Easements granted to municipal or other political entities, voluntary development easements granted to conservation land trusts, or other, legal encumbrances conserving the property in perpetuity, such as deed restrictions.

This specifically excludes statements from landowners regarding future intent without proof of legal encumbrance.

The allowed Transitional Density for new development adjacent to Special Transition Areas, shall be as follows:

Existing Transitional Lot Sizes	Allowed Immediately Adjacent Minimum Lot Size	Allowed Immediately Across the Road from Transitional Lot
Lots larger than 1.1-acre	1 acre lots	½ acre lots
Lots of 1 to 1.1-acre	½ acre lots	1/3 acre lots
Lots smaller than 1-acre	1/3 acre lots	R-3 density Maximum

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. <u>A minimum of three (3) architectural elements shall be provided for all single-family residential structures.</u> 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.

8-3B-3 - FIGURE 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. <u>Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and</u>

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.

8-4A-21: MAILBOXES:

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.

8-4D-3: STANDARDS (PRIVATE STREETS):

All private streets shall be designed and constructed to the following standards:

A. Design Standards:

1. Easement: The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot (with access easement) that provides access to all applicable properties.

2. Connection Point: Where the point of connection of the private street is to a public street, the private street shall be approved by the transportation authority.

3. Emergency Vehicle: The private street shall provide sufficient maneuvering area for emergency vehicles as determined and approved by the Star Fire District.

4. Gates: Private gates or other obstacles shall not be allowed, unless approved by Council and the Fire District.

B. Construction Standards:

1. Obtain approval from the county street naming committee and/or City for a private street name(s);

2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;

3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.

4. Street Width and Construction: The private street may be constructed within an easement for low density developments of R-1 or less with a Fire District approved base and width of no less than 28′. All other residential developments shall be constructed within a common lot and shall have a 36′ street width, and shall meet ACHD/CHD4 construction standards, unless otherwise determined by the Council and Star Fire District.

5. Sidewalks: A minimum five foot (5') detached sidewalk shall be provided on at least

one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists. Residential private streets in some lower density developments may request a modification or waiver of sidewalks to be approved by Council. All other residential developments shall have a minimum 5' detached sidewalks on both sides of the street and shall further meet the requirements of 8-4A-17 of this title.

6. All private streets shall be paved unless a waiver is obtained by Council. Waivers for paving shall only be considered in low density developments of R-1 or less. Any unpaved streets shall be required to meet all Highway District standards for paving the approaches onto public streets.

7. Fire Lanes: All drive aisles as determined by the Star Fire District to be fire lanes, shall be posted as fire lanes with no parking allowed. In addition, if a curb exists next to the drive aisle, it shall be painted red.

8. Permits shall not be issued for any structure using a private street until the private street has been approved and inspected by the City Engineer and Fire District, and the transportation authority has signed off on all permits associated with access to a public street.

C. The applicant or owner shall establish an on-going maintenance fund through the Owner's association with annual maintenance dues to ensure that funds are available for future repair and maintenance of all private streets. This shall be a requirement in a development agreement and/or as part of a planned unit development. A reserve account condition shall be included in the recorded CC&R's and shall be provided to the City for review. The condition of approval shall include the following:

1. Private Street_Reserve Study Requirements.
    a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private street components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.
    b. The study required by this section shall at a minimum include:
        i. Identification of the private street components that the association is obligated to repair, replace, restore, or maintain.
        ii. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.

iii. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).
iv. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.
v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all private street components.

c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

8-4D-4: REQUIRED FINDINGS (PRIVATE STREETS):

In order to approve the application, the administrator and/or Council shall find the following:

A. The design of the private street meets the requirements of this article;

B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and

C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

8-4E-2: STANDARDS FOR COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS:

A. Open Space and Site Amenity Requirement (see also Chapter 8 "Architectural Review"):

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.

2. Each development is required to have at least one site amenity.

3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.

4. Developments with a density of 1 dwelling unit per acre or less may request a waiver of open space and amenities to the Council. 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.

5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Usable Area Open Space: The following qualifies to meet the usable area open space requirements:

1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:

a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;

b. Qualified natural areas, as determined by the Administrator;

c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify. Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;

d. A plaza.

e. Common lots that include a pathway providing local or regional connectivity that is a minimum of 20' in width.

f. Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).

2. Additions to a public park or other public open space area.

3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.

4. Parkways along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:

a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.

b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.

c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:

1. Must be at least fifty feet by one hundred feet (50' x 100') in area;

2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.
3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

5. Visual natural space, including open ditches, wetlands, slopes or other areas that may not be readily accessible to residents, and is provided with open-style fencing, may qualify for up to 20% of the required open space total, as determined by the Administrator.

C. Qualified Site Amenities: Qualified site amenities shall include, but not be limited to, the following:

1. Clubhouse;

2. Fitness facilities, indoors or outdoors;

3. Public art;

4. Picnic area; or

5. Recreation amenities:

a. Swimming pool with an enlarged deck and changing and restroom facility (pools shall count towards 3 required site amenities).

b. Children's play structures.

c. Sports courts.

d. Additional open space in excess of 10% qualified usable space.

e. RV parking for the use of the residents within the development.

f. School and/or Fire station sites if accepted by the district.

g. Pedestrian or bicycle circulation system amenities meeting the following requirements:

(1) The system is not required for sidewalks adjacent to public right of way;

(2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and

(3) The system is designed and constructed in accord with standards set

forth by the city of Star;

h. Pond and/or waterway amenities including, but not limited to docks, shade structures, ADA access, and fish stocking.

6. Community Gardens.

D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

E. Maintenance:

1. All common open space and site amenities shall be owned by and be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

8-6A-3: PRELIMINARY PLAT PROCESS

A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title, and the criteria and standards contained herein.

B. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in conformance with Section 8-1A-6C to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. Any unresolved access or traffic generation issues related to ACHD or ITD regulated roadways shall be resolved by the applicant prior to acceptance of any application. A letter from the appropriate transportation agency or servient property owner shall be submitted with the application.

D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator the following:

1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.

2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.

3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;

4. Additional information on the preliminary plat and separately submitted information to include the following:

    a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;
    b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
    c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
    d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
    e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
    f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
    g. Contour lines, shown at five-foot (5') intervals where the land slope is greater than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;
    h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
    i. Any flood zone information including FEMA FIRM panels;
    j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;

k. Phasing plan showing all proposed phases of the development;
l. Preliminary irrigation analysis showing availability of water rights and distribution of irrigation to the lots within the proposed subdivision, or waiver request;
m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).
o. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;
r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.

5. Additional information in the application as determined by the administrator may include the following:
   a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
   b. Colored site plan and renderings of a subdivision detailing residential lot locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

E. Acceptance: Upon receipt of the preliminary plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

c. F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Estate Urban Residential

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 3 dwelling units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed immediately adjacent to existing residential lots of greater than one acre where those existing larger lots are not likely to be subdivided in the future. Clustering is allowed to preserve open space.

Commercial

Suitable primarily for the development of a wide range of commercial activities including offices, retail, and service establishments. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. Light industrial uses may be considered at the discretion of the City Council without amending this plan.

Commercial/Industrial Corridor

This area is located along the Hwy 44 corridor and is approximately 1,000 feet deep on both sides of the highway. Suitable primarily for the development of a wide range of commercial and light industrial activities including offices, retail, service establishments, manufacturing, warehousing, mini-storage and open storage, multi-tenant industrial park, and similar uses. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. All development within this land use shall be free of hazardous or objectionable elements such as excessive noise, odor, dust, smoke, or glare. Uses on the fringes shall transition to and be compatible with existing and future residential uses.

8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational

opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

A. The Estate and Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
B. Low densities within the Estate and Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.
C. Site layout adjacent to and within the Special Transition Overlay Area shall provide for a transition in density and lot sizing.
D. High Density residential uses should be located in close proximity to commercial centers located near highway corridors and on upper floors within the Central Business District land use area. High Density residential uses otherwise should not be dispersed throughout the community and should not be located along the Boise River.
E. High Density residential may be limited to ensure compatibility and transition between uses adjacent to the site.
F. High Density residential design specifications may include increased setbacks for multi-story buildings and increased landscape buffers.

8.5.4 Policies Related to the Special Transition Overlay Areas:

A. Development adjacent to and within the Special Transition Overlay Area is to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past.
B. Site layout is to provide for a transition in density and lot sizing with all policies regarding compatibility herein applying.

C. Modified street sections, such as with no curbs gutters or sidewalks, should be encouraged for adjacent compatibility where determined appropriate.
D. When an urban density residential development is planned with lots that directly abut lots within a Special Transition Overlay Area an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints that provide transitional lots and/or open space area avoiding urban lots directly abutting Special Transition Overlay Area lots.
E. Larger setbacks should be required for new lots planned to abut existing Special Transition Overlay Area lots.

8.5.6 Policies Related Mostly to the Commercial Planning Areas

A. Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star's role as the urban core while protecting existing property rights.
B. Encourage commercial facilities to locate on transportation corridors.
C. Locate neighborhood services within walking distance to residential development.
D. Discourage the development of strip commercial areas.
E. Maintain and develop convenient access and opportunities for shopping and employment activities.
F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.
G. Allow for some light industrial uses within the Commercial areas at the sole discretion of the City Council.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.

- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.

18.4 Implementation Policies:

F. Development Agreements allow the city to enter into a contract with a developer upon rezoning. The Development Agreement may provide the city and the developer with certain assurances regarding the proposed development upon rezoning.

PROJECT OVERVIEW

PRELIMINARY PLAT:

The applicant is requesting approval of the Preliminary Plat for The Quarry at River Park Subdivision on 185.92 acres. The plat includes a total of 227 single family detached residential lots, 19 common/open space lots and 3 commercial lots (C-1 zoned lots). The residential lots range in size from 7,659 square feet to 66,804 square feet with an average buildable lot of 13,480 square feet.

Sewer and Water will be provided by the Star Sewer and Water District and is in close proximity to the property. The property has already been annexed into the Star Sewer and Water District.

The preliminary plat will be accessed primarily from State Highway 44 on the north and Blessinger Road on the east. Landruff Lane will provide east and west access as a collector road. A new road into the community from State Highway 44 will also serve as a collector road and run south from Highway 44. This will be a public road with future plans to connect to the east and west.

As per Highway District 4 policy, all sidewalks are located outside of the right of way, which will put ownership and maintenance on the HOA. It is also the policy of HD4 to have all street drainage above ground.

The amenities being provided with this preliminary plat include two large lakes and two smaller ponds. There will be a sandy beach with shade cabanas along the northeastern portion of the largest lake. The northern lake will have a fishing dock, and the southern lake will have a boat ramp. Both canals will have walking paths along them and additional pedestrian pathways will connect the development together. There is room for a future community center at the southern lake. The preliminary plat total open space equates to 88.76 acres or 47%. The preliminary plat qualified open space area is 84 acres or 45%.

ADDITIONAL DEVELOPMENT FEATURES:

- 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 plan and design with the application packet. The proposed plan and design satisfy City code.

- Street Names – **Applicant will work with City Staff and Canyon County on the approval of the street names. This will be required at final plat.**

- Subdivision Name – Applicant has provided approval from Canyon County for the proposed subdivision name.

- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements. If street trees are to be placed by the builder, Certificate of Occupancy may be withheld until trees are verified in place per code.**

- Setbacks – The applicant is not requesting any set back waivers, and the proposed preliminary plat will adhere to the R-3 setbacks outlined in this report.

- Block lengths – **Not all blocks meet the 750' block length requirement and will require a waiver from the Council.**

- Mailbox Cluster – **Applicant is working with the appropriate Postmaster to obtain approval on the location of mailbox clusters. This will be required at final plat. Mailbox clusters shall be covered and provided with lighting.**

- Phasing – The Applicant is proposing multiple phases until full build out. They are asking for flexibility on the phasing due to market conditions. The initial proposal is fully build out after approximately 23 phases.

- **Fencing – Neighbors adjacent to the development to the west have requested specific fencing and buffering from the applicant. This should be discussed at Council, or the applicant should agree to these requests in advance of the public hearing. A condition of approval will be placed on the applicant to provide a fencing plan for boundary and internal fencing types and locations.**

- Building Elevations – The applicant has provided residential building elevations that have been included in the Council Packet.

- Sidewalks

  Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the majority of the subdivision, with an eight (8') foot landscape strip. Due to some physical constraints, the Applicant is asking for some attached sidewalks and some streets with sidewalks on one side of the street only. The illustration above shows the proposed sidewalk plan.

- Mitigation fees – All future building permits shall be subject to emergency service mitigation fees, as determined by Council.

- Future Home Elevations/Building Permits – The applicant shall meet all future residential building standards associated with Section 8-3B-3J of the UDC. The Applicant has provided elevations that appear to comply with the 3 visual elements required on the front of the home.

PRIVATE STREETS:

- Public Collector – Staff is requesting that the Applicant create a public collector that will come south, off State Highway 44 and then east, through the commercial portion of the development and terminate at the easter property line. When the parcel to the east develops, the public collector will be continued. This will provide public cross-access and circulation east-west and to Blessinger Road. HD#4 will need to accept this request.

- **Landruff Lane (Public Collector) – The proposed Landruff Lane collector roadway stubs to the west to provide future connectivity. It is undetermined at this time whether that roadway will ever be extended unless the Kingsbury Road river crossing becomes reality. Because of this, Staff, and some of the neighboring property owners to the west, are concerned that this stub will turn into a parking area that could entice trespassers onto private property and the private lakes. Staff would recommend that the right of way be granted, but the stub not be built and that the applicant should landscape it until the status of the connection is determined. HD#4 will need to accept this request.**

- Private Streets – The streets in the development, except for the public collector roadway (Landruff) and the recommended commercial collector, are proposed to be private. Council originally approved private streets as part of the annexation and original Development Agreement. The Applicant is proposing to build all streets, with the exception of one, at 36 feet from back of curb to back of curb with 5-foot detached sidewalks and 8-foot landscape strips.

  The exception, that is serving a total of 7 homes along the western edge of the northern pond is requested by the applicant to be built at 27 feet from back of curb to back of curb with a 5-foot attached sidewalk. This is due to the physical constraints of the property with the pond taking up most of the buildable land. The narrower street will allow deeper lots to accommodate single story homes on each of these 7 lots. Parking would be allowed on one side of the street only. Staff is supportive of this proposal.

  Since the allowance of private streets in the River Park Subdivision to the east and the Council approval of private streets in the Development Agreement for the annexation of the subject property, concerns have been raised by City Staff regarding private streets in higher density developments. These concerns mostly revolve around police enforcement of traffic laws, including speeding, driving under the influence and illegal parking. With private streets, the police department has no jurisdiction to enforce these laws. The higher the residential density, the greater chance of violation within these subdivisions, and a higher expectation from residents who assume that the police will take care of these violations. This leaves enforcement strictly in the hands of the homeowners associations. If Council

approves the private streets in this application, Staff recommends that these roadways, along with the private streets in the River Park Subdivision, ultimately be dedicated to the public once the subdivisions are built out.

COMMERCIAL USES:

Council approved an RV Park as an allowed use for the commercial lots as part of the original Development Agreement. Staff recommends that Council review additional uses as part of this current application. The C-1 zoned commercial lots should be limited to uses compatible with the adjacent residential uses. Staff is recommending that the Council consider the following uses for the future commercial.

- **Allowed uses outright* (principally permitted & conditional use) within the C-1 zoned properties:** ***Campground/RV Park (Approved Per DA)*****; Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare and Social Services; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices. Other principally permitted uses in C-1 unless otherwise listed herein.**

  *** Subject to CZC and Design Review Approval**

- **Uses Allowed only as Conditional Uses within the C-1 zoned properties: Animal Care Facility; Drive-through establishment /drive-up service window; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Educational Institution, Flex Space; Government Office; Laundromat; Laundry and Dry Cleaning; Portable Classroom/Modular Building; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Restaurant; Retirement Home; Warehouse and Storage; Shooting range (indoor/outdoor); Shopping or Commercial center; Storage facility, outdoor (commercial); Storage facility, self-service (commercial)**

- **Prohibited Uses in this Development other than already approved through PUD (not already listed as prohibited in the Code): Automotive Mechanical/Electrical Repair and Maintenance; Bar/Tavern/Lounge/ Drinking Establishment; Brewpub/Wine Tasting; Convenience Store; Conference/Convention Center; Equipment rental, sales, and services; Events/Entertainment Facility, public or private (indoor/outdoor); Golf Course/Driving Range; Hospital (for profit); Hotel/motel; Mortuary; Pawnshop; Public; Farmers or Saturday Market; Fireworks Stand; Hospital (non-profit); Gasoline, Fueling & Charging Station with or without Convenience Store; Laboratory; Laboratory, Fabrication shop; Food products processing; Greenhouse commercial; Vehicle repair, major; Vehicle repair, minor; Vehicle sales or rental and service; Vehicle washing**

facility; Medical; Multi-family residential; Multiple Use Building; Office Security Facility; Parking Lot/Parking Garage-Commercial; Public Infrastructure; Public Utility major, minor and yard; Recreational vehicle dump station; Recycling center; Research Activities; Swimming Pool, Commercial/Public; Wireless Communication Facility;

DEVELOPMENT AGREEMENT:

Council approved a Development Agreement for The Quarry as part of the annexation in 2022. The applicant has not submitted a Development Agreement Modification as part of this application. Given the additional, proposed conditions of approval and potential conditions Council may impose on this development, Staff recommends that the existing Development Agreement be updated. Items that should be considered by the applicant and Council include the following:

- Private Streets
- Approved Commercial Uses
- Fencing and Buffering
- Collector Roads
- Residential Building Elevations
- Compliance With Weed Abatement Code
- Future Emergency Mitigation Fees
- Future Residential Building Elevations
- Maintenance of Residential Sidewalks

AGENCY RESPONSES

ITD	Pending
Highway District #4	March 5, 2025
Flood Control District # 10	July 29, 2024
DEQ	August 5, 2024
Star City Engineer	April 25, 2025

PUBLIC RESPONSES

Trace Leighton	April 29, 2025
Leighton Lake Estates HOA	April 30, 2025

STAFF ANALYSIS AND RECOMMENDATION

Based upon the information provided to staff in the applications and agency comments received to date, the proposed preliminary plat meets the requirements, standards and intent for

development as they relate to the Comprehensive Plan and Unified Development Code. The proposed future density of 1.23 dwelling units per acre is well below the maximum of 3 dwelling units per acre allowed in the Estate Urban Residential Comprehensive Plan Future Land Use Map or 2 dwelling units per acre as allowed in the approved zoning of the property. Given the density and overall layout of the development, Staff is supportive of having sidewalk on one side of the street sections as outlined in the staff report.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the application, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

FINDINGS

The Council may **approve**, **conditionally approve**, **deny** or **table** this request. In order to approve these applications, the Unified Development Code requires that Council must find the following:

PRELIMINARY PLAT FINDINGS:

1. The plat is in compliance with the Comprehensive Plan.
   The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential development and meets several of the objectives of the Comprehensive Plan such as:
   1. *Designing development projects that minimize impacts on existing adjacent properties, and*
   2. *Managing urban sprawl to protect outlying rural areas.*

2. Public Services are available or can be made available and are adequate to accommodate the proposed development.
   The City must find that Agencies having jurisdiction on this parcel were notified of this action, and that it has not received notice that public services are not available or cannot be made available for this development.

3. There is public financial capability of supporting services for the proposed development;
   The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.

4. The development will not be detrimental to the public health, safety or general welfare;
   The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.

5. The development preserves significant natural, scenic or historic features;

The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

PRIVATE STREET FINDINGS:

A. The design of the private street meets the requirements of this article;

The City must find that the proposed private streets meets the design standards in the Code.

B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity:

The City must find that it has not been presented with any facts stating this private road will cause damage, hazard or nuisance, or other detriment to persons, property or uses in the vicinity.

C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

The City must find that the use is not in conflict with the comprehensive plan and/or regional transportation plan.

Upon granting approval or denial of the application, the Council shall specify:

1. The Ordinance and standards used in evaluating the application;
2. The reasons for recommending approval or denial; and
3. The actions, if any, that the applicant could take to obtain approval.

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Quarry at River Park Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. Council hereby approves the following:
    A. Sidewalk waivers for one-side of private streets. (<u>if approved</u>)
    B. Council approves waivers to maximum block length. (<u>if approved</u>)
    C. Council approves waivers for street width for the road along the western edge of the northern pond that serves 7 houses. This street is approved to be 27 feet from back of curb to back of curb with street parking allowed on one side only. *<u>(if approved)</u>*

3. The applicant shall receive approval of all Floodplain applications and meet all FEMA requirements, if applicable, prior to approval of the final plat. The applicant shall also

submit a Permit to Develop in an Area of Special Flood Hazard to the Floodplain Manager for review and approval prior to <u>any</u> development work on the property.

4. **The applicant has entered into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at $1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.**
5. The private streets shall have a minimum street width of 36' and shall otherwise be constructed to ACHD/HD4 standards. The private street shall meet all requirements of the Star Fire District.
6. **The Applicant shall work with Canyon County and City of Star Staff for street name approval. This will need to be finalized before the final plat is signed.**
7. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.**
8. 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. Lights may need to be shielded after installation as necessary.**
9. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
10. The property associated with this approved 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. Failure to comply with the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
11. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
12. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
13. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
14. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.

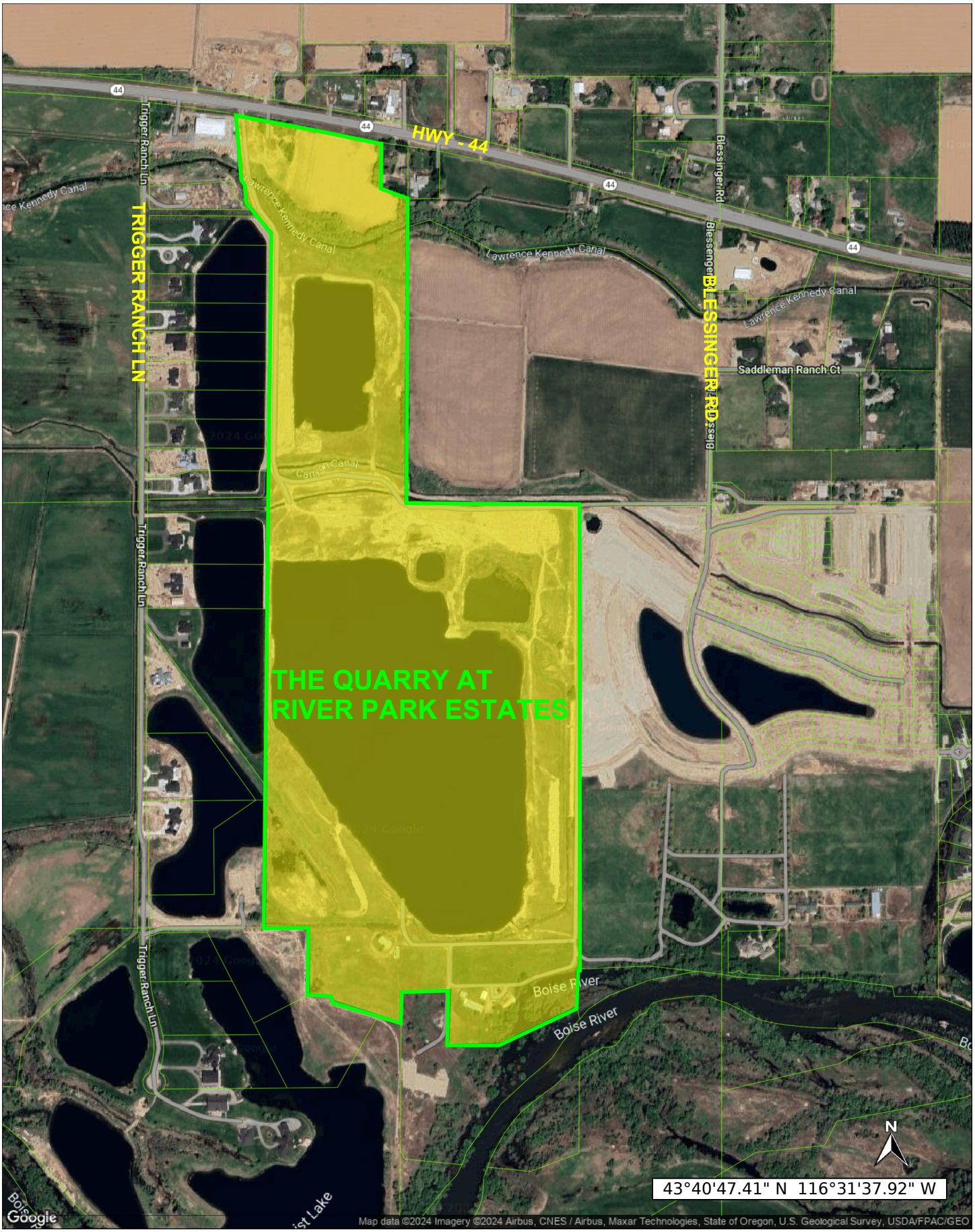
15. **A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service and the location of the mailbox cluster. The mailbox cluster must be covered and reasonably lit.**
16. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
17. 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, unless amended in the Development Agreement or CUP conditions.
18. 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.
19. All common areas shall be owned and maintained by the Homeowners Association.
20. 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.**
21. A sign application is required for any subdivision signs.
22. **Any additional Condition of Approval as required by Staff and City Council.**

COUNCIL DECISION

The Star City Council _____ File Number PP-24-05 and PR-24-04 for the Quarry at River Park Subdivision on _____ _____, 2025.

The Quarry At River Park Estates

Vicinity Map



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CHRIS YAMAMOTO
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Canyon County Recorder's Office Document Cover Sheet

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3/15/2023

DEVELOPMENT AGREEMENT
THE QUARRY AT RIVER PARK SUBDIVISION ANNEXATION

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and H5 Land Holdings 6, LLC, and Schoolhouse Ranch, LLC, hereinafter referred to as "Owner".

WHEREAS, Owner owns a parcel of land of approximately 185.93 acres in size, currently located within Canyon County, zoned AG and more particularly described in **Exhibit A** of Ordinance 373-2022, which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Owner has requested that the Property be annexed into the City and developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be rezoned in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for various parcels within the Property to be rezoned in accordance with this Agreement;

WHEREAS, Owner filed with the City of Star, a Request for Annexation and Rezone of the Property and Zoning of R-2-DA and C-1-DA, as File No. AZ-22-12/DA-22-03, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances;

WHEREAS, the intent of this Agreement is to protect the rights of Owner's use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Parcel shown on **Exhibit A**, Owner is allowed to develop 185.93 acres as follows:

- Zoning Classification: The zoning classification shall be a R-2-DA and C-1-DA.
- The Owner shall comply with all city ordinances relating to the property except as otherwise provided herein.

2.2 Site Design. The Concept Plan, as set forth in **Exhibit B**, is hereby approved. Council approves the use of private streets within the development, except that the future east-west collector roadway will be a future public street. The applicant may plat/construct the collector roadway as a private street provided that it is constructed to public street standards and easements are dedicated for public access and future dedication. A note shall be placed on the final plat and a recognition of future public dedication shall be noted in the CC&R's.

2.3 Uses. The development is hereby approved for a maximum of 228 single-family residential lots. Commercial uses have been approved for the area fronting Highway 44.

2.4 Setbacks. The development shall include the following residential setbacks ad approved by Council:

- R-3 setbacks for all residential lots, excluding the lots immediately adjacent to the western boundary (1-plus acre lots). These lots shall have R-2 setback standards for all construction. Setbacks are based on the current setbacks in place within the Star Unified Development Code as of the date of approval of the annexation.

2.5 Additional Requirements:

- An RV Park may be allowed in this zone (C-1) subject to approval of a Conditional Use Permit;
- The Applicant requested 5' side yard setbacks are not approved as part of this agreement but may be requested at preliminary plat. If approved, this Agreement shall be updated accordingly;
- Clubhouse shall be relocated to the eastern side of the development, as indicated in the public hearing;
- The Applicant shall cul-de-sac the western north/south road and provide an emergency access as indicated in the public hearing;
- A detailed landscape plan shall be reviewed as part of the future preliminary plat;

- The Applicant shall provide a revised conceptual plan to detail all Council revisions prior to recordation of this document;

2.6 **Proportionate Share Agreement for ITD Improvements**. Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the $228,000.00 traffic mitigation fee determined, or revised, by the Idaho Transportation Department as follows: the Developer will pay the City $1,000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase. The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

2.7 **Changes and Modifications.** No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fail to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

2.8 **Conditions, Bonding for Completion**. All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

Section 3. Affidavit of Property Owner. Owner shall provide an affidavit agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the. Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not

been developed in accordance with this Agreement shall revert its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67- 6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or

certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star: City of Star
Attn: City Clerk
P.O. Box 130
Star, ID 83669

Owner: James H. Hunter
H5 Land Holdings 6, LLC
923 S. Bridgeway Place
Eagle, Idaho 83616-6098

James H. Hunter
Schoolhouse Ranch, LLC
H5 Land Holdings 6, LLC
923 S. Bridgeway Place
Eagle, Idaho 83616-6098

7.5 **Effective Date.** This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 **Attorney Fees.** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this 21 day February, 2023.

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

THE SEAL OF THE CITY OF STAR IDAHO

OWNER:
H5 Land Holdings 6, LLC

By: James H. Hunter
Its: Manager

STATE OF ~~Ada~~ Idaho)
) ss.
County of Ada)

On this 27th day of January, 2023, before me the undersigned, a Notary Public in and for said state, personally appeared James H. Hunter, known or identified to me to be the Manager of H5 Land Holdings 6, LLC, who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company's name.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.

Notary Public for State of Idaho
Residing at: Ada County
My Commission Expires: 9-2-27

KARA SCHOFIELD
COMMISSION #40616
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/02/2027

OWNER:
Schoolhouse Ranch, LLC

By: James H. Hunter
Its: Manager

STATE OF Idaho)
) ss.
County of Ada)

On this 27th day of January, 2023, before me the undersigned, a Notary Public in and for said state, personally appeared James H. Hunter, known or identified to me to be the Manager of Schoolhouse Ranch, LLC, who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company's name.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.

Kara Schofield
Notary Public for State of Idaho
Residing at: Ada County
My Commission Expires: 9-2-27

KARA SCHOFIELD
COMMISSION #40616
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/02/2027

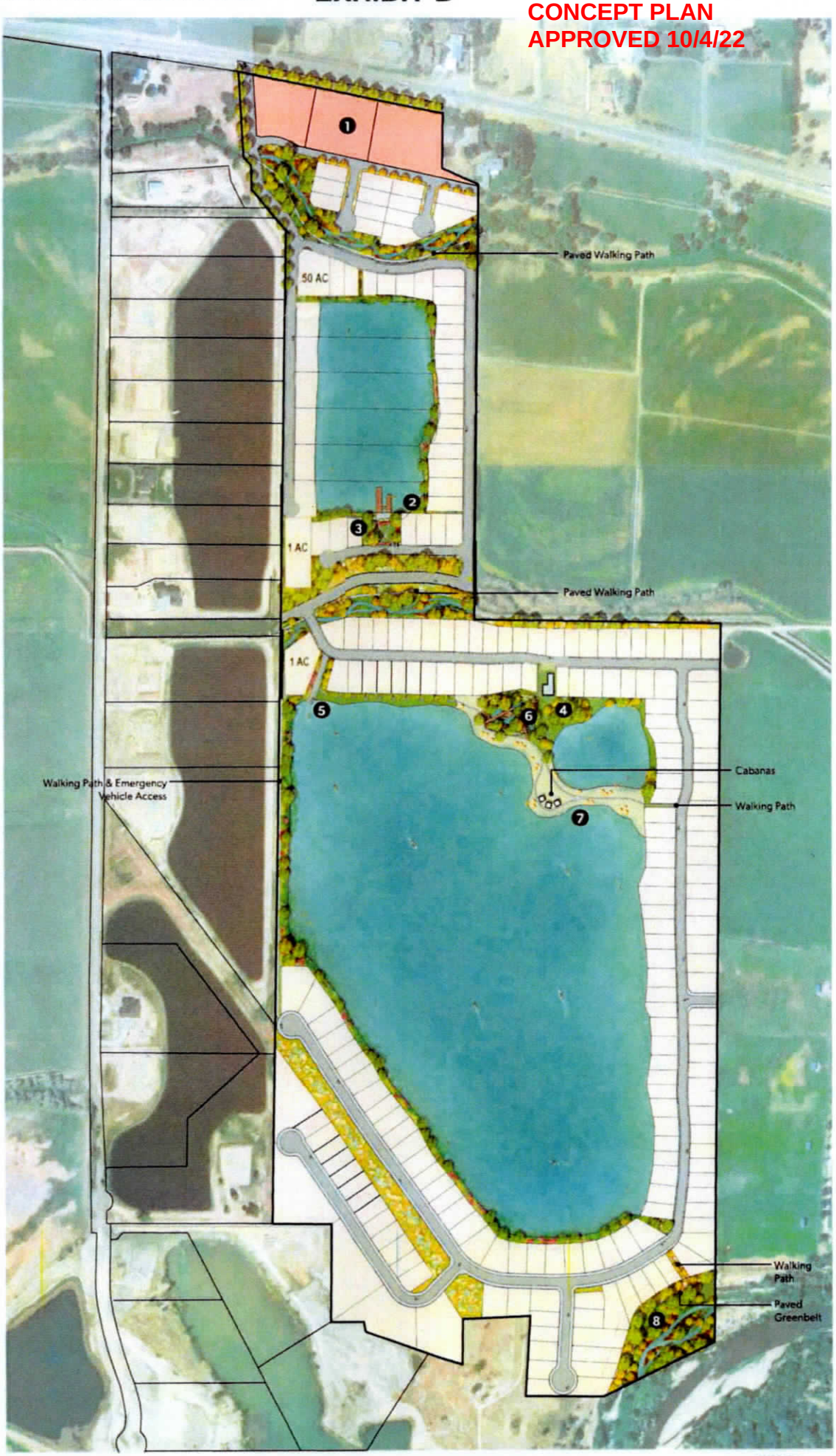
CONCEPTUAL DEVELOPMENT PLAN

EXHIBIT B

ORIGINAL CONCEPT PLAN APPROVED 10/4/22

LEGEND

1. Commercial Area
2. Fishing Docks
3. Open Space/ Park
4. Community Center
5. Boat Launch
6. Kiddie Play Pond
7. Beach
8. Native Open Space



0' 90' 180' 360'

BOISE HUNTER HOMES

The Quarry at River Park Estates
Preliminary Plat

Boise Hunter Homes (H5 Land Holdings 6, LLC and School House Ranch, LLC) are pleased to submit the following application for a preliminary plat for the Quarry at River Park Estates Subdivision.

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Vicinity Map

Site Location and Existing Uses

The subject property is an approximately 186-acre parcel of land located on the south side of State Highway 44 between Trigger Ranch Lane and Blessinger Road. The property is currently improved with a single-family home and contains two large lakes and 2 small ponds totaling ±93 acres.

History
On October 4, 2022 the Star City Council approved the annexation of the property with a conceptual development plan. The Council zoned the majority of the property (approximately 179.5 acres) R-2-DA and the remainder (approximately 6.5 acres) C-1-DA. On February 21, 2023, the Star City Council approved the associated Development Agreement. The Development Agreement allows for the lots within the R-2-DA area to use the R-3 setbacks, except for those along the western border.

Preliminary Plat
The preliminary plat for the Quarry at River Park Estates subdivision is in conformance with the previously approved Conceptual Development Plan and the conditions of the Development Agreement approved by the City Council. The subdivision includes 228 single-family lots, three commercial lots and 22 common lots.

Two different residential lot sizes are provided within the subdivision. The largest lots are at least ½ acre in size. These lots are located along the western perimeter of the subdivision as a transition to the larger lots on the west. The vast majority of the residential lots within the subdivision are 70 feet wide and average 13,480 square feet.

We are proposing that all streets within the subdivision be private streets. The majority of the streets within the subdivision are 36 feet wide from back-of-curb to back-of-curb with five-foot wide detached sidewalks located on both sides of the street. However, we are requesting a deviation from that standard for a few streets.

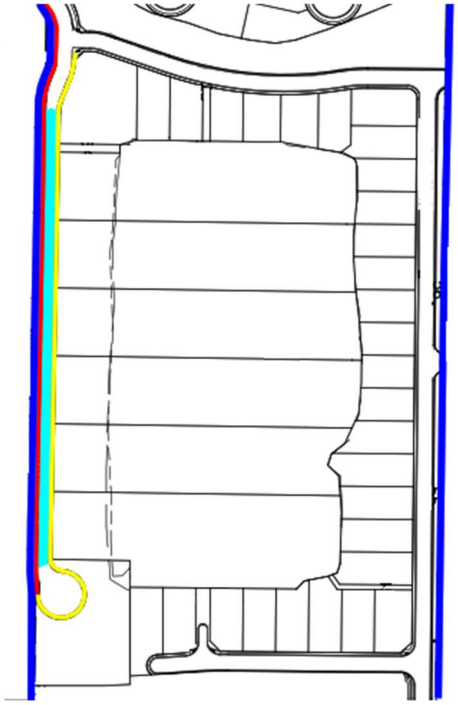
The exhibit on the right illustrates the streets that will be improved with detached sidewalks (shown in green) versus attached sidewalks (shown in yellow). The physical constraints of the property necessitate a waiver of detached sidewalks in certain locations.

The northern half of the property is narrow and is impacted by the existing pond which takes up approximately 60 percent of the overall property width. The Lawrence Kennedy canal that courses through the property on the north and the Canyon Canal that courses through the property on the south also constrain the buildable area of the property.

The southern portion of the property is wider but impacted by three ponds with the largest being approximately 62 acres in size and consuming approximately 80 percent of the width of the property. In addition, the Canyon Canal courses through the northern portion limiting the developable area between the pond and the canal.

There are four streets located in the northern portion of the development, around the norther pond that will only have homes located on one side of the street. In these locations (shown in red) we are requesting a waiver to construct sidewalks only on one side of the street.

Additionally, there is one street within the subdivision that we are requesting a waiver of the 36-foot-wide street section for. The street is located on the western side of the northern pond. It provides access to just seven lots. We are proposing to construct a 27-foot-wide street section which will allow parking on one side of the street. The request for the narrower street section is to allow for deeper buildable area on those shallow lots. We are trying to create lots large enough to accommodate one story homes in this location.



Development Statistics

Total Area	186.15 acres
Residential Area	179.65 acres
Commercial Area	6.5 acres
Commercial Lots	3
Residential Lots	228
Residential Density	1.23 DU/AC
Private Street Lots	1
Common Open Space Lots	18
Total Open Space (AC)	88.76
Total Open Space (%)	47.74%
Useable Open Space (AC)	84
Useable Open Space (%)	45%

Open Space and Amenities

The Star Unified Development Code requires residential subdivisions provide a total of 15% open space with a minimum usable open space requirement of 10%. The residential portion of the Quarry at River Park Estates Subdivision is 179.65 acres requiring a total open space of 26.95 acres, and a usable open space requirement of 17.96 acres. We are providing approximately 88.76 acres of total open space with approximately 84 acres being usable open space.

Numerous amenities are provided throughout the subdivision for use by the residents. Most notable of these amenities are the two large lakes located within the interior the subdivision. These lakes provide abundant opportunities for recreation in the form of fishing, swimming, boating, kayaking, canoeing, and paddle boarding. There are also two smaller lakes located within the development. We anticipate improving the northeastern edge of the largest lake with a sandy beach with shade cabanas. In addition, there will be pedestrian access to all of the lakes. A fishing dock is provided on the northern lake and a boat launch on the southern lake.

Pathways will be provided along the two canals that traverse through the property. The Lawrence Kennedy Canal is located in the norther portion of the development while the Canyon County Canal runs through the center of the subdivision.

In addition to the open space, there is a possibility for a community center located at the northwest corner of the large southern lake.

Comprehensive Plan Compliance
This property has two land use designations on the Future Land Use Map for the City of Star. The portion of the property that abuts State Highway 44 is Commercial/Industrial and the remainder of the property is Estate Urban Residential. The proposed project is in alignment with the goals and objectives identified in the Comprehensive Plan. Below is a list of goals and objectives that apply to this project and an explanation of how the development is in compliance with those goals and objectives:

7.4 Objectives
H – Develop a mixture of commercial, service, and residential developments that encourage walking.

The proposed development has a mixture of residential and commercial property. The two uses are located within close proximity to each other to provide a walkable community.

7.5 Implementation Policies
A – Concentrate appropriate commercial and office development onto relatively small amounts of land, in close proximity to housing and consumers for neighborhood commercial centers.

As previously noted, the proposed development has a commercial component located on a small portion of the land located along Highway 44. This commercial property is in close proximity to existing and proposed housing in the area.

8.3 Goal
Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

The proposed subdivision provides a variety of lot sizes to accommodate various housing sizes. The lots range from approximately 7,600 square feet to over two acres in size with an average lot size of 13,480 square feet. Numerous recreational opportunities are provided for the residents of the subdivision. In addition, a portion of the property along Highway 44 will be developed with commercial uses providing employment options.

8.4 Objectives
A – Preserve the family friendly feel of Star.

This subdivision is comprised primarily of single-family residential lots with home sizes to accommodate families of all sizes. With the community parks, lakes, and overall community design we are excited for the future HOA to bring together residents through a variety of events and neighborhood gatherings.

B – Implement the Land Use Map and associated policies as the official guide for development.

As previously noted, this property is located within the Commercial/Industrial Corridor and Estate Urban Residential land use areas. The proposed development was largely dictated by the uses and policies outlined by the Future Land Use map for this area.

C – Manage Urban sprawl in order to minimize costs of urban services and to protect rural areas.

The proposed subdivision is located adjacent to property that was recently annexed into the City of Star with an approved subdivision. Urban services will be provided to this property from the adjacent subdivision to the east. In addition, this subdivision will provide a critical link of water and sewer services from the existing services located to the east of this property to the properties located on the north side of Highway 44.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas
A – The Estate Urban Residential Land Use encourages urban style development densities to limit urban sprawl.

The proposed subdivision is located within the Estate Urban Residential land use area and is located between two residential subdivisions. The density of the proposed subdivision is 1.23 dwelling units per acre which is less than half of the 3 dwelling units per acre anticipated with Estate Urban Residential land use.

B – Low densities within the Estate and Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lot of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

The property is located within Estate Urban Residential land use and the floodplain. The subdivision will be graded in a way to raise the buildable lots and street infrastructure out of the floodplain. The property is not located adjacent to any land that is not either already developed or is not likely to be subdivided in the future.

C – Site layout adjacent to and within the Special Transition Overlay Area shall provide for a transition in density and lot sizing.

As required in the Development Agreement we are providing a transition in the lot sizing along the western border of the development. The residential subdivision located to the west is within Canyon County and has larger lots. We are providing a minimum of one acre lots along the western boundary as a transition to those existing lots.

Transportation
As previously noted, all streets within the development are 36 feet wide from back-of-curb to back-of-curb with the exception of one cul-de-sac street. The sidewalks will be five feet wide and be a mixture of attached and detached.

The proposed development will be extending two streets that will be stubbed to the property from the subdivision to the east. In addition, we will be extending the Landruff Lane Collector Road through the subdivision as shown on the Master Street Map.

Conclusion
The proposed Preliminary Plat for the Quarry at River Park Estates subdivision was created after carefully considering the Star Unified Development Code, Comprehensive Plan, and approved Development Agreement. We look forward to discussing the application with you in greater detail.

If you have any questions regarding this submittal, please contact me at 208-618-2157 or ttucker@boisehunterhomes.com.

Sincerely,

Todd Tucker
Planning and Entitlement Manager

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

PRELIMINARY PLAT APPLICATION

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

FILE NO.: PP-24-05
Date Application Received: 6/21/2024 Fee Paid: _____
Processed by: City: Barbara Norgrove

Applicant Information:

PRIMARY CONTACT IS: Applicant ✓ Owner ___ Representative ___

Applicant Name: Todd Tucker
Applicant Address: 923 S. Bridgeway Place, Eagle, ID Zip: 83616
Phone: 208-618-2157 Email: ttucker@boisehunterhomes.com

Owner Name: H5 Land Holdings 6, LLC & School House Ranch, LLC
Owner Address: 923 S. Bridgeway Place, Eagle, ID Zip: 83616
Phone: 208-577-5501 Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Shadow Jungenberg Firm Name: CK Engineering
Address: 1300 E. State Street #102, Eagle, ID Zip: 83616
Phone: 208-639-1992 Email: shadow@ck-engineers.com

Property Information:

Subdivision Name: The Quarry at River Park Estates
Site Location: 21339 Blessinger Road, Star, ID 83669
Approved Zoning Designation of Site: R-2-DA and C-1-DA
Parcel Number(s): R3404900000

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-2-DA & C-1-DA	Estate Urban Residential / Floodway / Commercial/Industrial Corridor	Retired Rock Quarry Single-Family Home
Proposed	No Change	No Change	Mixed-Use Subdivision
North of site	AG (Canyon County)	Commercial/Industrial Corridor	Single-Family Residential Sewer Lift Station
South of site	RR (Canyon County) AG (Canyon County)	Floodway	Boise River
East of site	R-2-DA	Estate Urban Residential	Single-Family Residential
West of site	RR (Canyon County)	Rural Residential with Special Transition Overlay & Commercial/Industrial Corridor	Single-Family Residential

SITE DATA (to be noted on the Preliminary Plat):

Total Acreage of Site - 186.15
Breakdown of Acreage of Land in Contiguous Ownership - 186.15
Total Acreage of Site in Special Flood Hazard Area - +/- 161 Acres
Dwelling Units per Gross Acre (Density) - 1.23
Minimum Lot Size - 7,613 square feet
Minimum Lot Width - 70 feet

Total Number of Lots - 250
Residential - 228
Commercial - 3
Industrial - 0
Common - 19

Total Number of Residential Units - 228
Single-family - 228
Duplex - 0
Multi-family - 0

Percent of Site and Total Acreage of Common Area (min 15% of entire site) -
56.4 % / 105 acres
Percent of Site and Total Usable Open Space Area (min 10% of entire site) -
54.7 % / 102 acres
Percent of Common Space to be used for drainage - +/- 5%
Describe Common Space Areas (amenities, landscaping, structures, etc.) –
Ponds, Fishing Dock, Community Center, Beachs, Cabanas, Pedestrian Pathways

Public Streets - 0 Private Streets - 14
Describe Pedestrian Walkways (location, width, material) - See detailed letter of explanation.
Describe Bike Paths (location, width, material) - _____

FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):
Total Acreage of Site in Special Flood Hazard Area - +/- 161

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.: 16027C0258G, 16027C0266G
FIRM effective date(s): mm/dd/year 06 / 07 / 2019
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE
Base Flood Elevation(s): AE____.0 ft., etc.: 2,439.9', 2,442.4', 2,443.7', 2,445.9'

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 - Star Sewer and Water
Irrigation Water- Canyon County Canal
Sanitary Sewer- Star Sewer and Water
Fire Protection - Star Fire Protection District
Schools - Middleton School District
Roads - Highway District #4, Idaho Transportation Department

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

Areas of Critical Environmental Concern - No
Evidence of Erosion - No
Historical Assets - No
Riparian Vegetation - Yes
Stream/Creek - Yes
Unique Animal Life - No
Floodplain - Yes
Fish Habitat - Yes
Mature Trees - Yes
Steep Slopes - No
Unstable Soils - 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 (√)
3/7/24	✓	Pre-application meeting with Planning Department required prior to neighborhood meeting.	BN
Tab 1	✓	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.)	BN
Tab 2	✓	Completed and signed Preliminary Plat Application	BN
	✓	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
Tab 3	✓	Narrative explaining the project. (must be signed by applicant)	BN
Tab 4	✓	Legal description of the property (word.doc and pdf version with engineer's seal)	BN
Tab 5	✓	Recorded warranty deed for the subject property	BN
Tab 6	✓	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.	BN
Tab 7	✓	Approval of the proposed subdivision name from Ada County Surveyor's office.	BN
Tab 8	✓	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	BN
Tab 9	✓	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	BN
	✓	Electronic copy in pdf. format of Preliminary Plat	BN

Tab 10 ✓	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	BN
✓	Electronic copy in pdf. format of landscape plan	BN
Tab 11 ✓	Electronic copy in pdf. format of preliminary site grading & drainage plans	BN
Tab 12 ✓	Phasing plan shall be included in the application if the project is to be phased.	BN
Tab 13 ✓	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.	BN
Tab 14 ✓	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	BN
Tab 15 ✓	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.	BN
Tab 16 ✓	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	BN
✓	Special Flood Information – Must be included on Preliminary Plat and Application form.	BN
Tab 17 ✓	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.	BN
Tab 18 ✓	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).	BN
✓	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.	BN
Understood	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.	
Understood	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.***

Todd Tucker

Applicant/Representative Signature

06 / 17 / 2024

Date

PRELIMINARY PLAT SHOWING

THE QUARRY AT RIVER PARK ESTATES SUBDIVISION

SITUATED IN THE S1/2 OF SECTION 11, THE N1/2 OF SECTION 14, AND THE N1/2 OF THE SE1/4 OF SECTION 14, T.4N., R.2W., B.M., STAR, CANYON COUNTY, IDAHO.
2024

0 220' 440'
SCALE 1" = 220'

- LEGEND -

EXISTING PROPERTY BOUNDARY LINE	SUBDIVISION BOUNDARY LINE
EXISTING LOT LINE	LOT LINE
EXISTING SECTION LINE	SECTION LINE
EXISTING RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EXISTINGEASEMENT LINE	EASEMENT LINE
EXISTINGFENCE	FENCE
EXISTING SANITARY SEWER LINE W/ MANHOLE	SANITARY SEWER LINE W/ MANHOLE
EXISTING GAS LINE	WATER MAIN
EXISTING OVERHEAD POWER LINE	IRRIGATION LINE
EXISTING WATER MAIN	EDGE OF PAVEMENT
EXISTING IRRIGATION LINE	EDGE OF DIRT ROAD
EXISTING EDGE OF PAVEMENT	BOTTOM OF DITCH
EXISTING EDGE OF DIRT ROAD	TOP OF BANK
EXISTING BOTTOM OF DITCH	NEW SIDEWALK
EXISTING TOP OF BANK	CURVE LENGTH DIMENSION
EXISTING SIDEWALK	

NOTES:

1. NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO STATE HIGHWAY 44
2. INGRESS/EGRESS TO EXISTING TWO PARCELS (R34049010 & R34049010A) AT 21309 BLESSINGER ROAD SHALL BE KEPT THROUGH DEVELOPEMENT. PROVISIONS FOR AN EASEMENT, PRIVATE ROAD OR PUBLIC ROAD MUST BE MADE TO SERVE THESE EXISTING PROPERTIES DURING CONSTRUCTION UNTIL THE FINAL BUILD OUT OF ALL ADJACENT PHASES.
3. ALL LOTS SHALL HAVE SEWER SERVICE PROVIDED BY STAR SEWER AND WATER.
4. ALL LOTS SHALL HAVE DOMESTIC WATER PROVIDED BY STAR SEWER AND WATER.
5. THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3805 BY PROVIDING PRESSURE IRRIGATION TO ALL LOT PER THE CITY OF STAR STANDARDS.
6. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
7. STORM WATER DRAINAGE SHALL BE COLLETED AND OR RETAINED ON SITE BY CATCH BASINS, UNDERGROUND PIPING, SWALES, DRAINAGE PONDS AND SEEPAGE BEDS PER THE CITY OF STAR STORM WATER POLICY MANUAL.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, IDAHO CODE "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE YEAR, WHEN THE OPERATIONS WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPEARANCE TO IT".
9. THE LAWRENCE-KENNEDY CANAL IS CONTAINED WITHIN LOT 22 BLOCK 1. THE DAHLBERG LATERAL IS CONTAINED WITHIN LOT 63 BLOCK 1. THE CANYON CANAL IS CONTAINED WITHIN LOT 1 BLOCK 2.
10. LOT 1, 2, 6, 14, 21, 22, 23, 27, 53, 63, BLOCK 1 AND LOT 1, 2, 3, 86, 105, 108, 121, 127, & 128 BLOCK 2 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE QUARRY AT RIVER PARK ESTATES HOMEOWNERS ASSOCIATION.
11. LOTS 3, 4, AND 5 BLOCK 1 ARE COMMERCIAL LOTS.
12. LOT 2 BLOCK 1 AND LOT 2 BLOCK 2 ARE PRIVATE ROADWAYS AND SHALL BE OWNED AND MAINTAINED BY THE QUARRY AT RIVER PARK ESTATES HOMEOWNER'S ASSOCIATION.
13. THE BOISE RIVER ACCESS EASEMENT IS CONTAINED WITHIN LOT 127 AND 128 BLOCK 2.
14. THE ENTIRE PROPERTY IS LOCATED WITHIN FLOOD ZONE AE.
15. THE PORTION OF THE SITE LOCATED NORTH OF THE LAWRENCE KENNEDY CANAL IS LOCATED WITHIN THE MIDDLETON IRRIGATION ASSOCIATION INC, AND MIDDLETON MILL DITCH CO.
16. THE PORTION OF THE SITE LOCATED SOUTH OF THE LAWRENCE KENNEDY CANAL IS LOCATED WITHIN THE CANYON COUNTY WATER COMPANY LTD.
17. ALL PRIVATE ROADWAYS SHALL BE ENCOMPASSED BY PUBLIC INGRESS/EGRESS EASEMENT.
18. PUBLIC STORM DRAIN POND FOR LANDRUFF ROAD TO BE CONTAINED WITHIN LOT 1 OF BLOCK 2. THE HOMEOWNER ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT OF WAY INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
19. LOTS 85, 86, 105, 106, 114, AND A PORTION OF LOT 2, BLOCK 2 ARE SUBJECT TO WILLIAMS PIPELINE RESTRICTIONS. CONTACT THE WILLIAMS PIPELINE COMPANY AT 295 CHIPETA WAY, SALT LAKE CITY, UT 84108 OR 801-583-8800

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	185.92 AC
TOTAL LOTS	250
SINGLE FAMILY LOTS (R-2-DA)	228
COMMON/OPEN SPACE LOTS	19
COMMERCIAL LOTS (C-A-DA-LOT 2,3,4)	3
RESIDENTIAL DENSITY	1.23 UNITS/ACRE
AREA OF OPEN SPACE PROVIDED	3,866,662 SF OR 88.766 AC
PERCENTAGE OF OPEN SPACE PROVIDED	47.74%

FLOOD PLAIN NOTES:

1. FEMA FIRM PANELS:
   1.1. 16027C0258G, JUNE, 7 2019
   1.2. 16027C0266G, JUNE 7 2019
2. FLOOD ZONE: "AE"
3. BASE FLOOD ELEVATIONS: 2439.90', 2442.40', 2443.70', 2445.90'

SURVEYOR

IDAHO SURVEY GROUP
MICHAEL S. BYRNS
9955 W. EMERALD ST.
BOISE, ID 83704
208-846-8570
MIKEB@IDAHOSURVEY.COM

DEVELOPER

BOISE HUNTER HOMES. LLC.
TODD TUCKER
923 S. BRIDGEWAY PLACE
EAGLE, ID 83616
208-570-3626
TTUCKER@BOISEHUNTERHOMES.COM

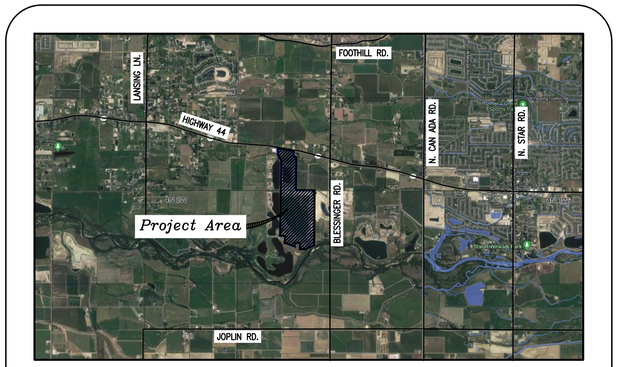
ENGINEER

CK-ENGINEERING
SHADOW JUNGENBERG
1300 E. STATE ST, SUITE 102
EAGLE, ID 83616
208-639-1992
SHADOW@CK-ENGINEERS.COM

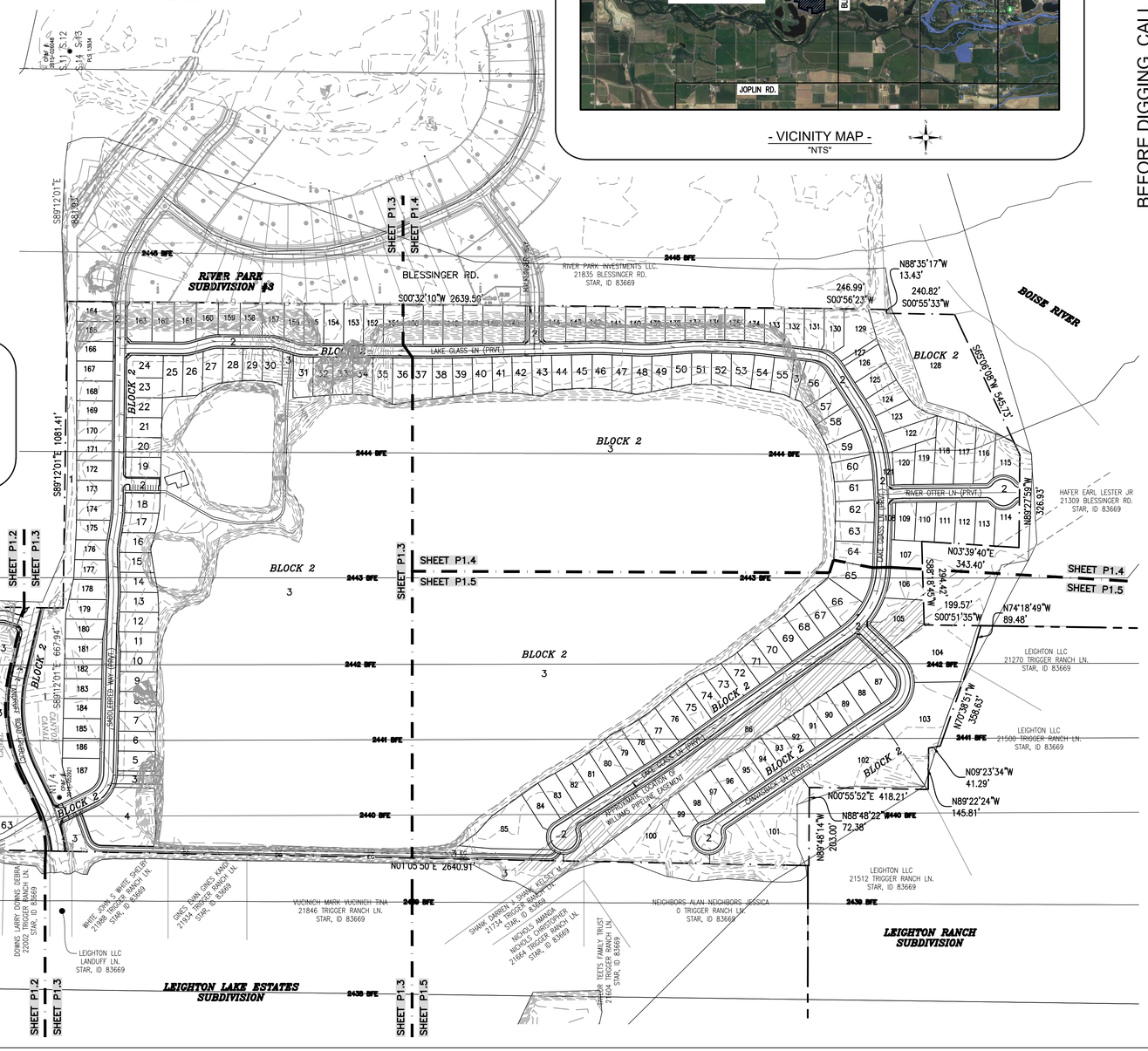
- BENCHMARKS -

-NAVD 1988-

CONTROL POINT
BRC 1"
NORTHING: 739314.5040
EASTING: 2415324.6680
ELEVATION: 2443.356'



- VICINITY MAP -
"NTS"



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
BOISE HUNTER HOMES
STAR, CANYON COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE: 208-639-1992

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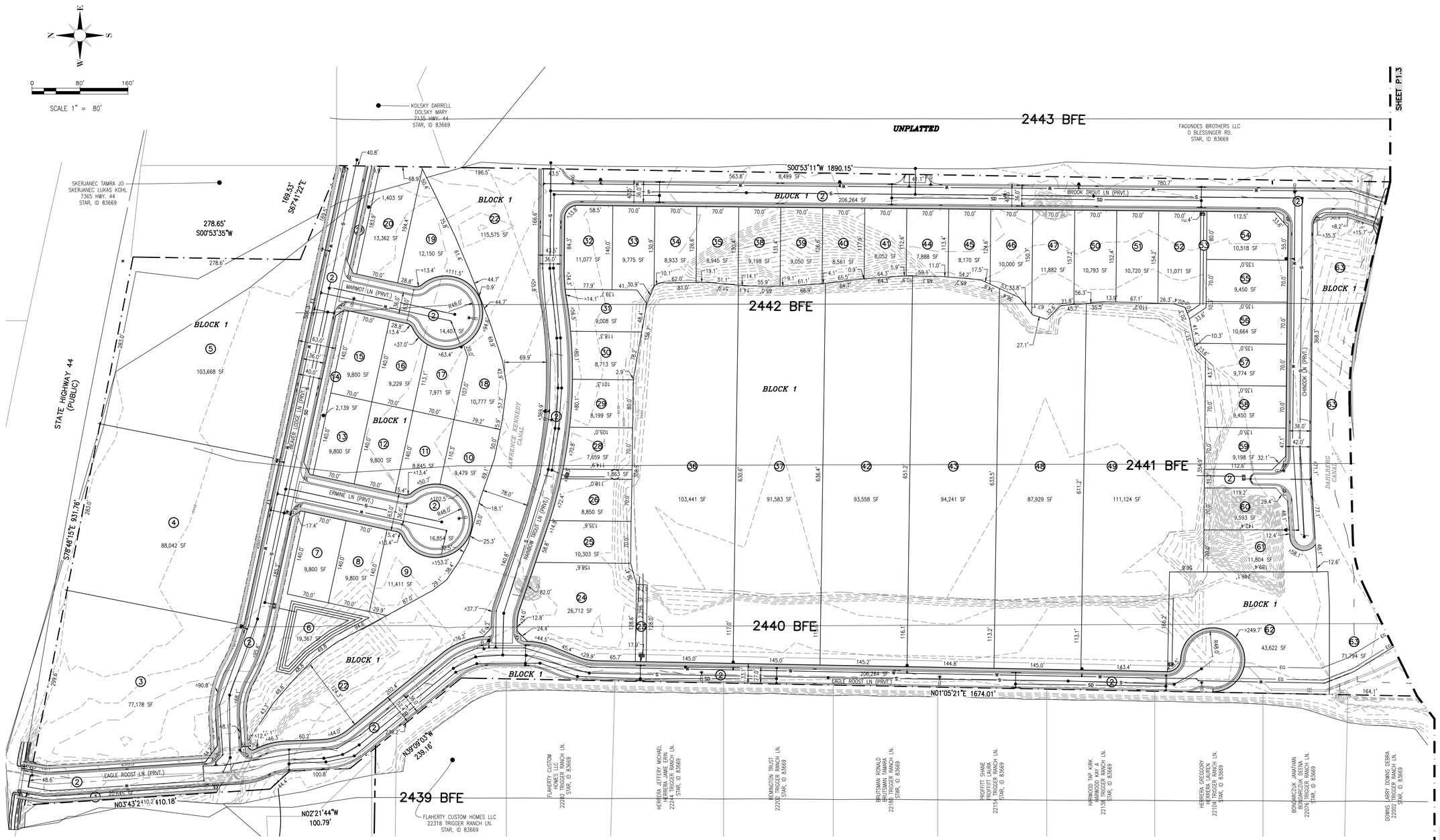
CHECKED BY: CSK
DATE: 04/11/25
FILE: P-PLAT-BHH QUARRY.DWG
DIR: D:\BOISE HUNTER HOMES\QUARRY\P-PLAT

PROFESSIONAL ENGINEER
9412
04/11/25
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.1



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REVISIONS:

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
BOISE HUNTER HOMES
STAR, CANYON COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: HN
CHECKED BY: CSK
DATE: 04/11/25
FILE: P-PLAT-BHH QUARRY.DWG
DIR: J:\BOISE HUNTER HOMES\QUARRY\P-PLAT

PROFESSIONAL ENGINEER
REGISTERED
9412
04/11/25
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.2

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
BOISE HUNTER HOMES
STAR, CANYON COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: HN
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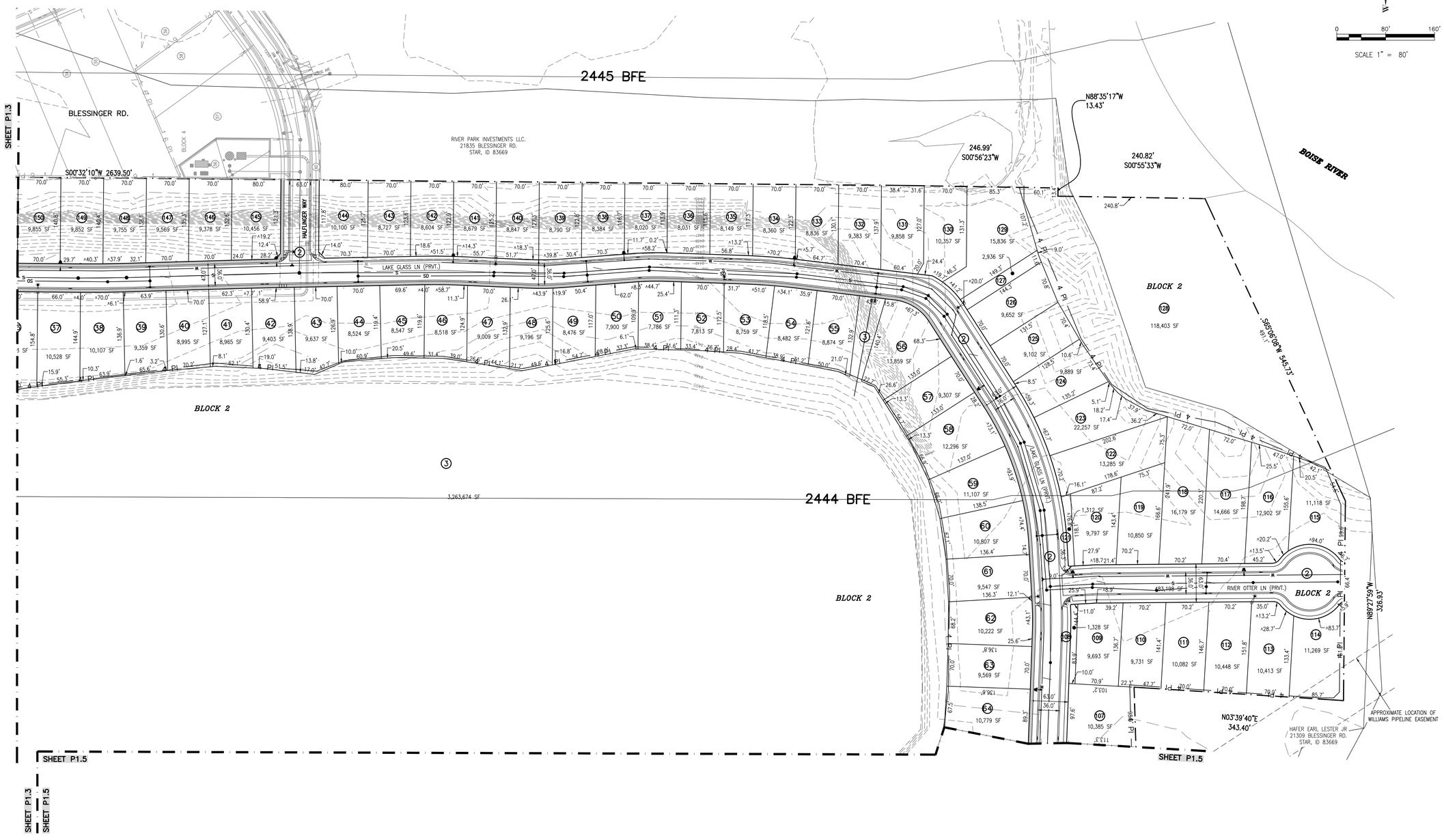
PROFESSIONAL ENGINEER REGISTERED 9412 04/11/25 STATE OF IDAHO CHAD S. KINKELA

SHEET
P1.3



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
BOISE HUNTER HOMES
STAR, CANYON COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-939-1992

DRAWN BY: HN
CHECKED BY: CSK
DATE: 04/11/25
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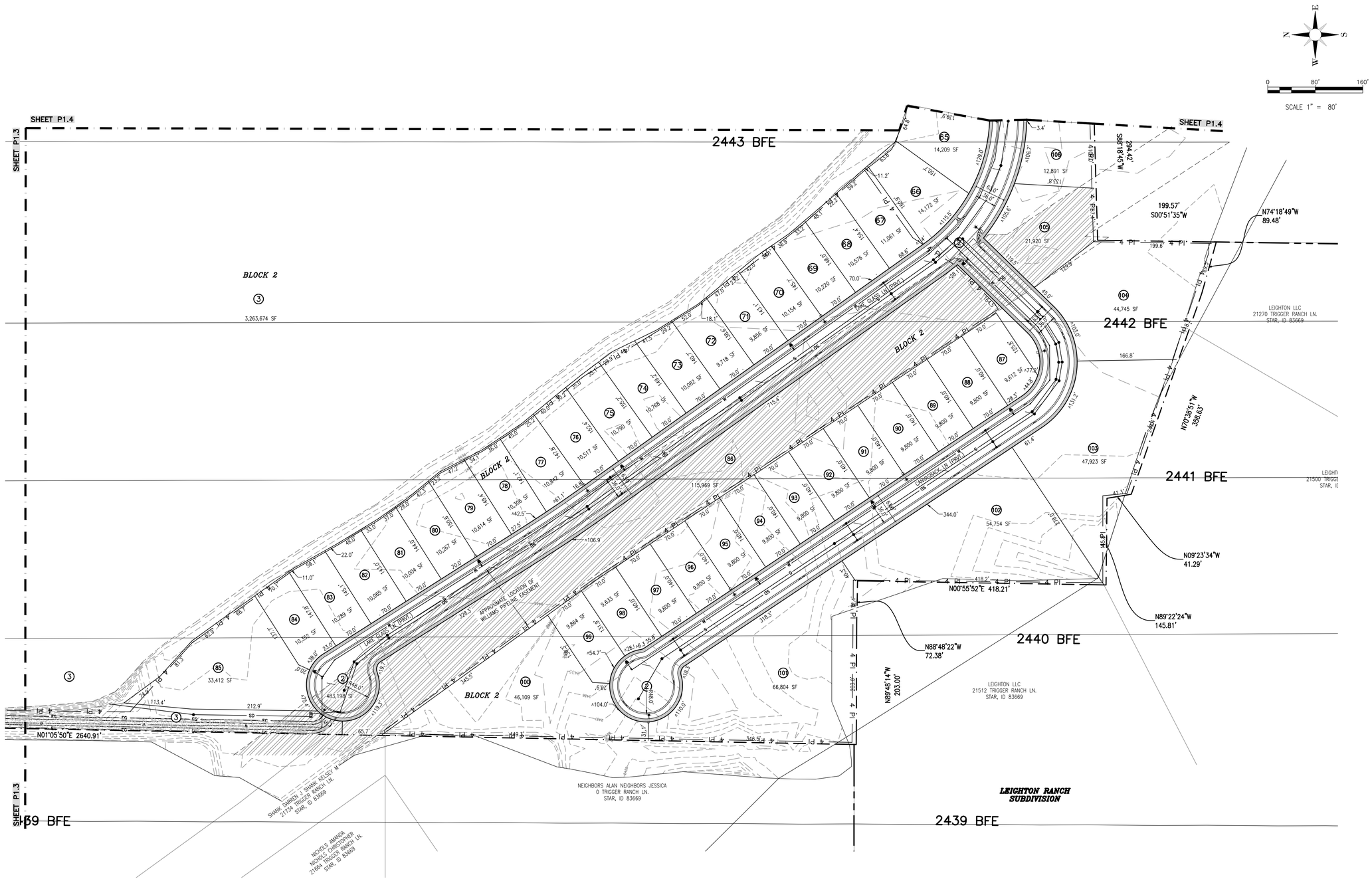
PROFESSIONAL ENGINEER
REGISTERED
9412
04/11/25
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.4



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REVISIONS:

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
BOISE HUNTER HOMES
STAR, CANYON COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

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DATE: 04/11/25
FILE: P-PLAT-BHH QUARRY.DWG
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PROFESSIONAL ENGINEER REGISTERED 9412 04/11/25 STATE OF IDAHO CHAD S. KINKELA

SHEET
P1.5

= USABLE OPEN SPACE LOTS

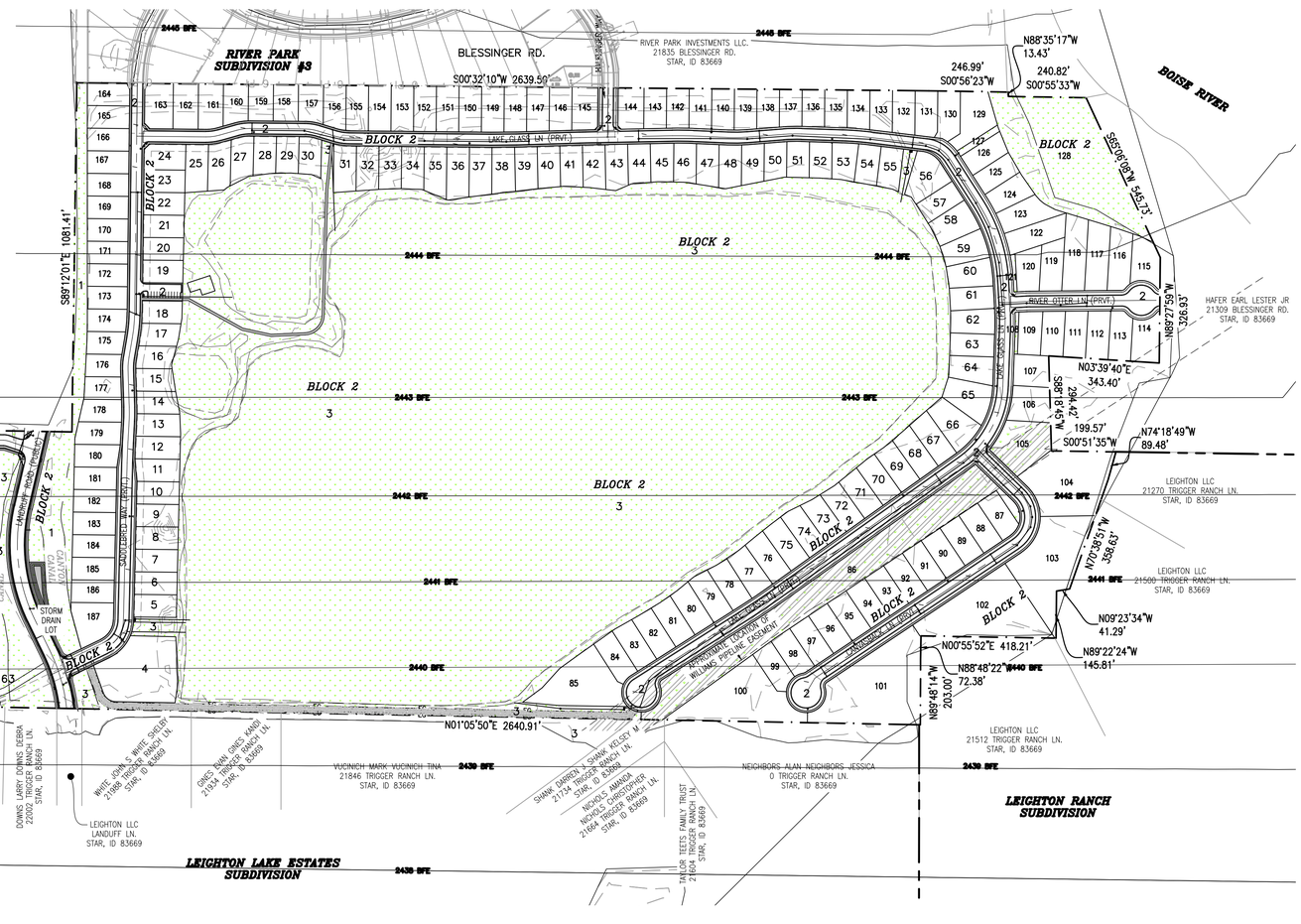
PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	185.92 AC
TOTAL LOTS	250
SINGLE FAMILY LOTS (R-2-DA)	228
COMMON/OPEN SPACE LOTS	19
COMMERCIAL LOTS (C-4-DA-LOT 2,3,4)	3
RESIDENTIAL DENSITY	1.23 UNITS/ACRE
AREA OF OPEN SPACE PROVIDED	3,866,662 SF OR 88.766 AC
PERCENTAGE OF OPEN SPACE PROVIDED	47.74%

N E S W

0 220' 440'

SCALE 1" = 220'



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REVISIONS:

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
BOISE HUNTER HOMES
STAR, CANYON COUNTY, IDAHO

OPEN SPACE AND CONNECTIVITY

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

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PROFESSIONAL ENGINEER REGISTERED 9412 04/11/25 STATE OF IDAHO CHAD S. KINKELA

SHEET
P1.6

PHASE #1	
SINGLE FAMILY LOTS	9
PROPOSED ZONING	R-2-DA

PHASE #2	
SINGLE FAMILY LOTS	11
PROPOSED ZONING	R-2-DA

PHASE #3	
SINGLE FAMILY LOTS	11
PROPOSED ZONING	R-2-DA

PHASE #4	
SINGLE FAMILY LOTS	11
PROPOSED ZONING	R-2-DA

PHASE #5	
SINGLE FAMILY LOTS	11
PROPOSED ZONING	R-2-DA

PHASE #6	
SINGLE FAMILY LOTS	12
PROPOSED ZONING	R-2-DA

PHASE #7	
SINGLE FAMILY LOTS	10
PROPOSED ZONING	R-2-DA

PHASE #8	
SINGLE FAMILY LOTS	16
PROPOSED ZONING	R-2-DA

PHASE #9	
SINGLE FAMILY LOTS	6
PROPOSED ZONING	R-2-DA

PHASE #10	
SINGLE FAMILY LOTS	9
PROPOSED ZONING	R-2-DA

PHASE #11	
SINGLE FAMILY LOTS	10
PROPOSED ZONING	R-2-DA

PHASE #12	
SINGLE FAMILY LOTS	15
PROPOSED ZONING	R-2-DA

PHASE #13	
SINGLE FAMILY LOTS	10
PROPOSED ZONING	R-2-DA

PHASE #14	
SINGLE FAMILY LOTS	9
PROPOSED ZONING	R-2-DA

PHASE #15	
SINGLE FAMILY LOTS	10
PROPOSED ZONING	R-2-DA

PHASE #16	
SINGLE FAMILY LOTS	9
PROPOSED ZONING	R-2-DA

PHASE #17	
SINGLE FAMILY LOTS	9
PROPOSED ZONING	R-2-DA

PHASE #18	
SINGLE FAMILY LOTS	9
PROPOSED ZONING	R-2-DA

PHASE #19	
SINGLE FAMILY LOTS	10
PROPOSED ZONING	R-2-DA

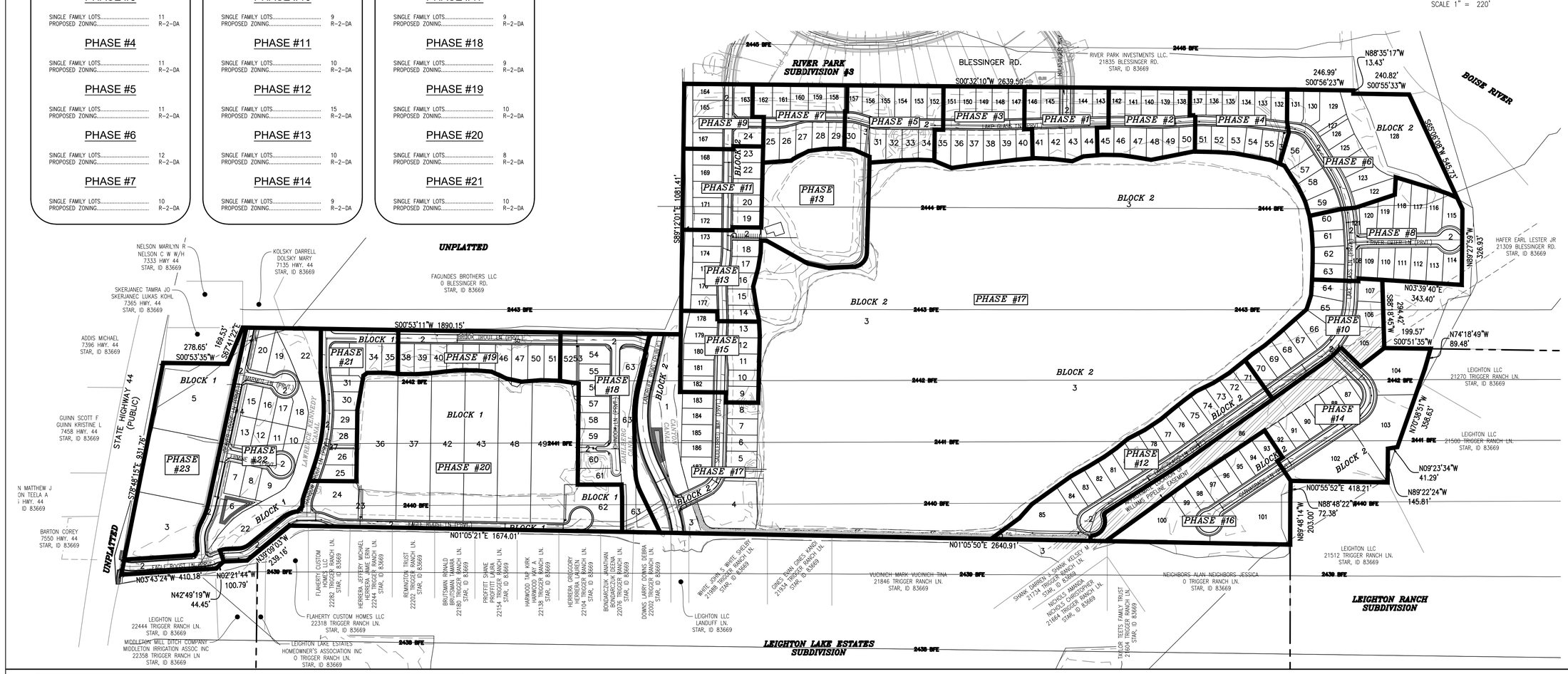
PHASE #20	
SINGLE FAMILY LOTS	8
PROPOSED ZONING	R-2-DA

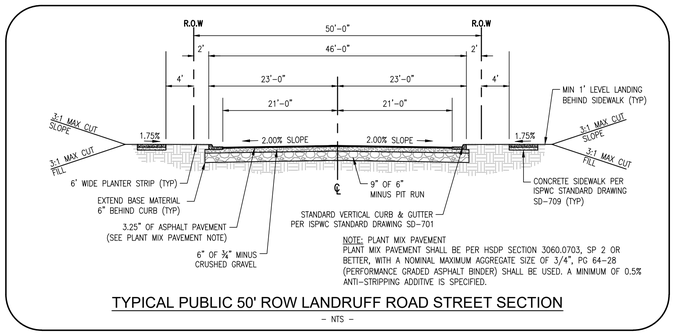
PHASE #21	
SINGLE FAMILY LOTS	10
PROPOSED ZONING	R-2-DA

PHASE #22	
SINGLE FAMILY LOTS	13
PROPOSED ZONING	R-2-DA

PHASE #23	
COMMERCIAL LOTS	3
PROPOSED ZONING	C-2-DA

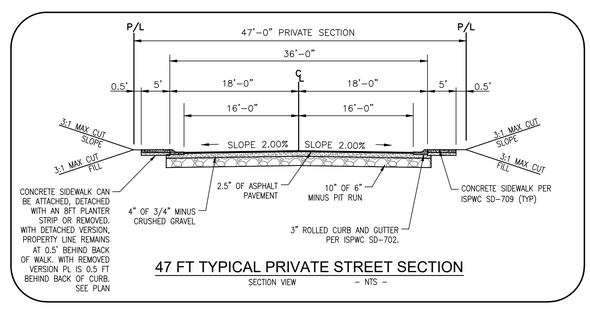
TOTAL SITE	
SINGLE FAMILY LOTS	228
PROPOSED ZONING	R-2-DA
COMMERCIAL LOTS	3
PROPOSED ZONING	C-2-DA





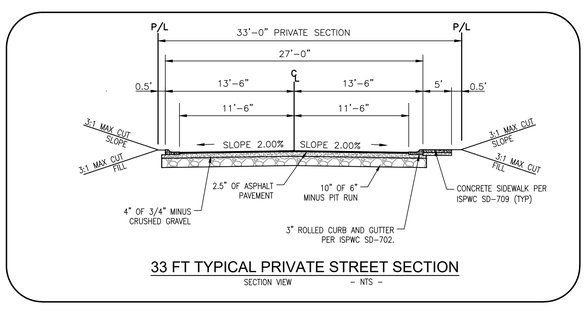
TYPICAL PUBLIC 50' ROW LANDRUFF ROAD STREET SECTION

– NTS –



47 FT TYPICAL PRIVATE STREET SECTION

SECTION VIEW – NTS –



33 FT TYPICAL PRIVATE STREET SECTION

SECTION VIEW – NTS –

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
BOISE HUNTER HOMES
STAR, CANYON COUNTY, IDAHO

PHASING PLAN & TYPICAL ROAD SECTIONS

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

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PROFESSIONAL ENGINEER REGISTERED 9412 04/11/25 STATE OF IDAHO CHAD S. KINKELA

SHEET

P1.7

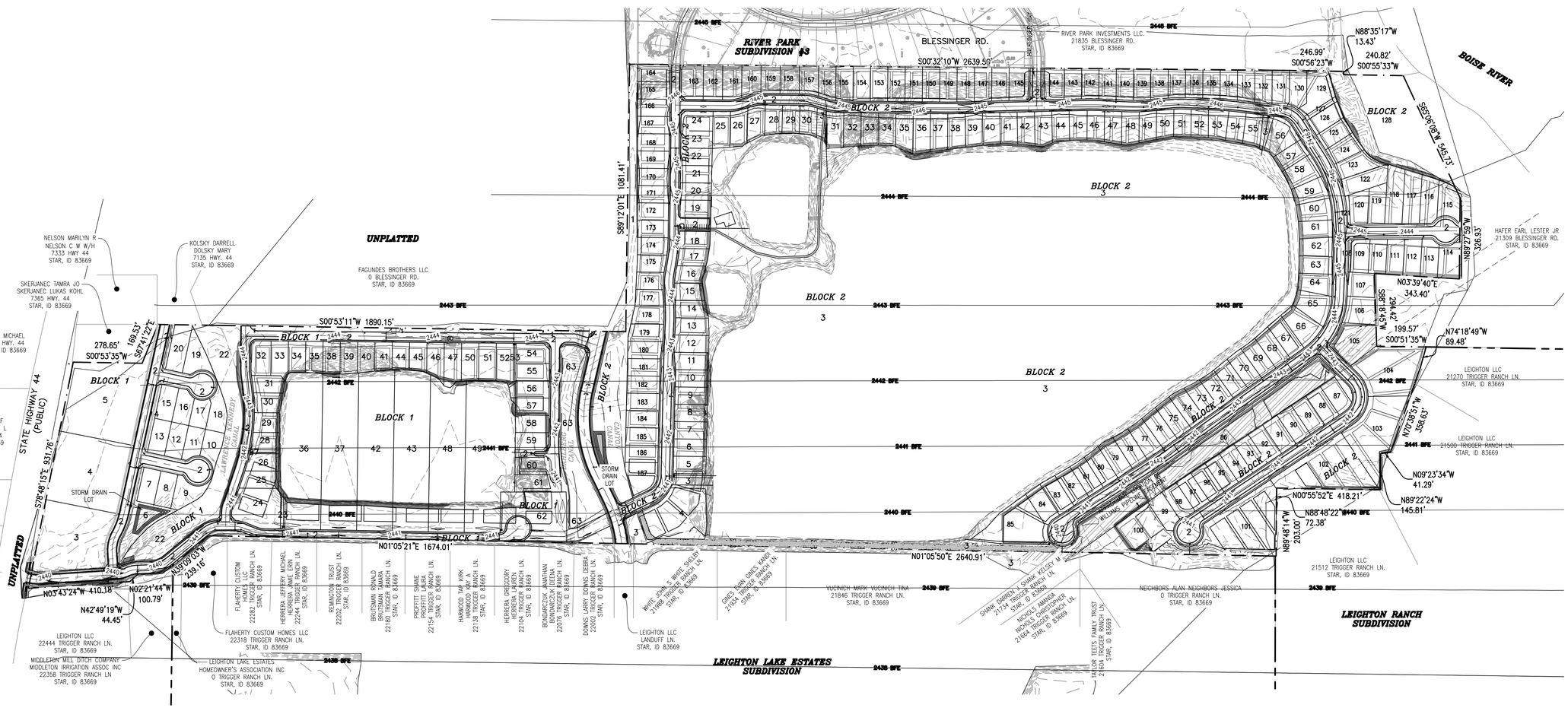
PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	185.92 AC
TOTAL LOTS	250
SINGLE FAMILY LOTS (R-2-DA)	228
COMMON/OPEN SPACE LOTS	19
COMMERCIAL LOTS (C-A-DA-LOT 2,3,4)	3
RESIDENTIAL DENSITY	1.23 UNITS/ACRE
AREA OF OPEN SPACE PROVIDED	3,866,662 SF OR 88.766 AC
PERCENTAGE OF OPEN SPACE PROVIDED	47.74%

N E S W

0 220' 440'

SCALE 1" = 220'



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
BOISE HUNTER HOMES
STAR, CANYON COUNTY, IDAHO

PRELIMINARY GRADING

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE: 208-639-1992

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DATE: 04/11/25
FILE: P-PLAT-BHH QUARRY.DWG
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PROFESSIONAL ENGINEER REGISTERED 9412 04/11/25 STATE OF IDAHO CHAD S. KINKELA

SHEET
P1.8

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	185.92 AC
TOTAL LOTS	250
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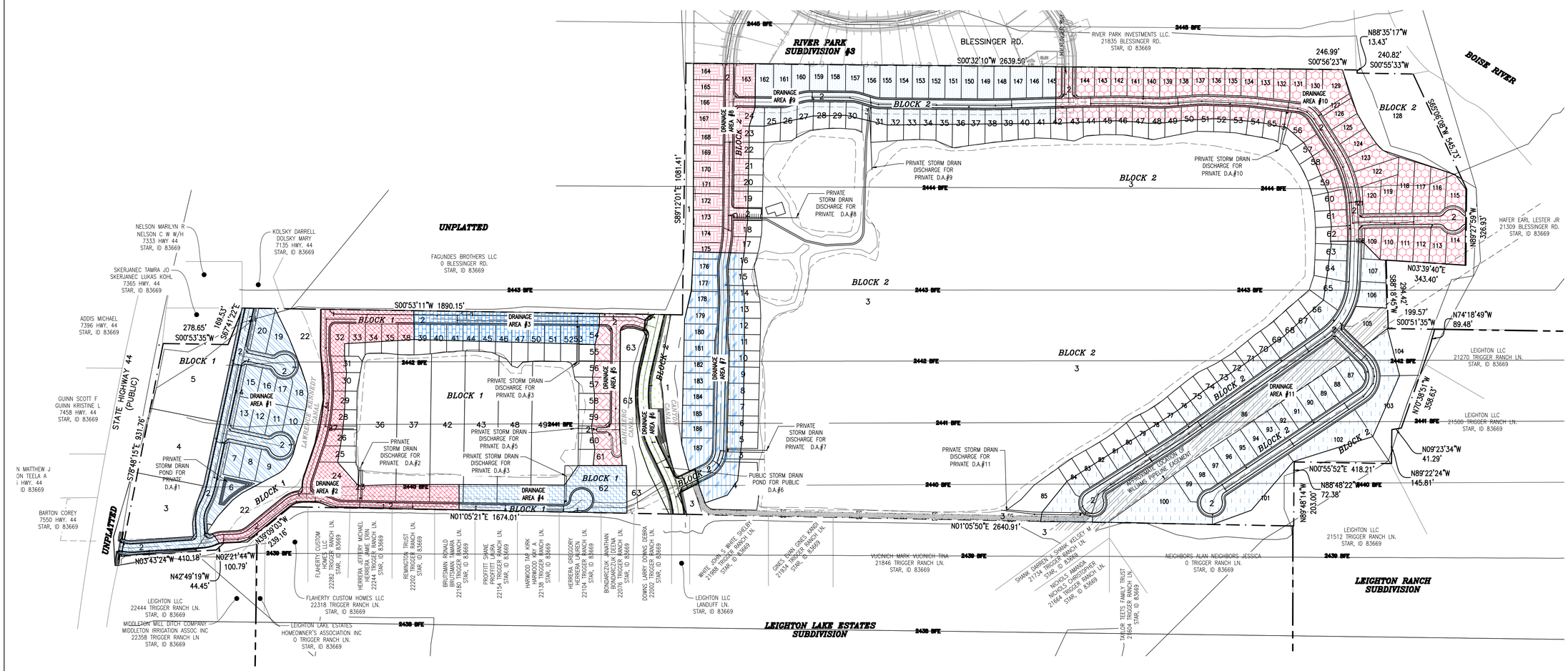
RESIDENTIAL DENSITY	1.23 UNITS/ACRE
AREA OF OPEN SPACE PROVIDED	3,866,662 SF OR 88.766 AC
PERCENTAGE OF OPEN SPACE PROVIDED	47.74%

N W E S

0 220' 440'

SCALE 1" = 220'



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
BOISE HUNTER HOMES
STAR, CANYON COUNTY, IDAHO

DRAINAGE PLAN

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE: 208-939-1992

DRAWN BY: HN
CHECKED BY: CSK
DATE: 04/11/25
FILE: P-PLAT-BHH QUARRY.DWG
DIR: D:\BOISE HUNTER HOMES\QUARRY\P-PLAT

PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORITY
9412
04/11/25
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.9

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

- (1) TREE PER 35 LINEAL FEEL.
- 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
- ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
*ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
*ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	19,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	558,251	139	178 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3 LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		**TREES REQUIRED: 312**	**TREES PROVIDED: 623**

BIODIVERSITY REQUIREMENTS:

- 11-20: 2 SPECIES REQ, 21-30: 3 SPECIES REQ, 31-40: 4 SPECIES REQ, 41+: 5 SPECIES REQ.

TOTAL TREES ON SITE	NUMBER OF SPECIES REQUIRED	NUMBER OF SPECIES PROVIDED
1,280	5	16

MINIMUM PLANT SIZES:

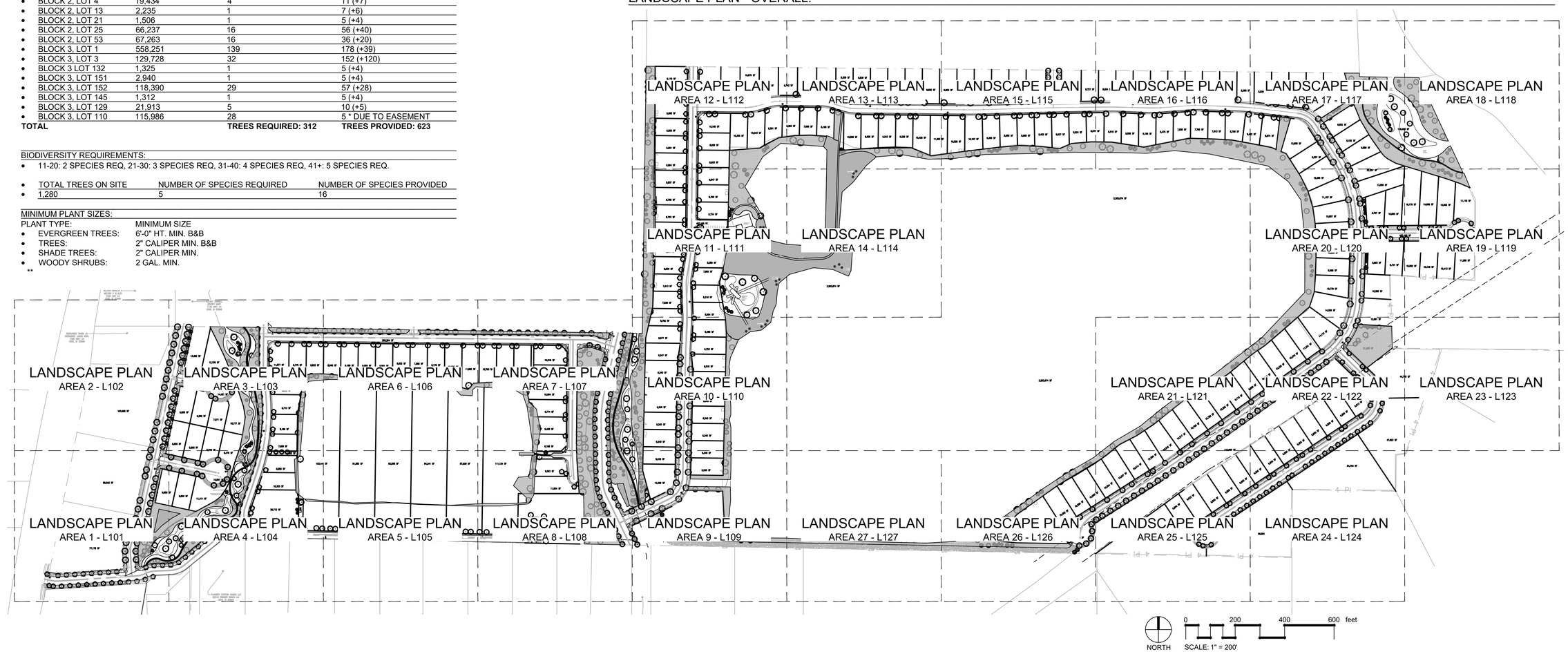
PLANT TYPE:	MINIMUM SIZE
EVERGREEN TREES:	6'-0" HT. MIN. B&B
TREES:	2" CALIPER MIN. B&B
SHADE TREES:	2" CALIPER MIN.
WOODY SHRUBS:	2 GAL. MIN.

**

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of Star, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
     - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. All lawn areas shall be sodded with tall turf type fescue.
   - 5.2. Sod shall be regionally harvested, laid within 24 hours of harvesting, and laid with tight fitting joints.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of permabark rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
   - 8.2. Adhere to city codes when connecting to city water.
   - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
     - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   - 8.5. All remote control valves (including master control valve) to have flow control device.
   - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   - 8.8. Use common trenching where possible..
   - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   - 8.11. Connect mainline to point of connection in approximate location shown on plan.
   - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.14. All drip irrigation to be buried 2" below finished grade.
   - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   - 8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE PLAN - OVERALL:



STACK ROCK GROUP

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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 06.13.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE OVERALL & NOTES

SHEET NUMBER

L100

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:
* (1) TREE PER 35 LINEAL FEEL.
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
** *ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
** *ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:
* MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	19,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	558,251	139	178 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3 LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL	**TREES REQUIRED: 312**	**TREES PROVIDED: 623**	

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PRELIMINARY

STATE OF IDAHO
WILLET C. HOWARD
LA-16733
06.13.24
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BHJB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:
* (1) TREE PER 35 LINEAL FEEL.
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
** *ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
** *ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) -470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:
- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
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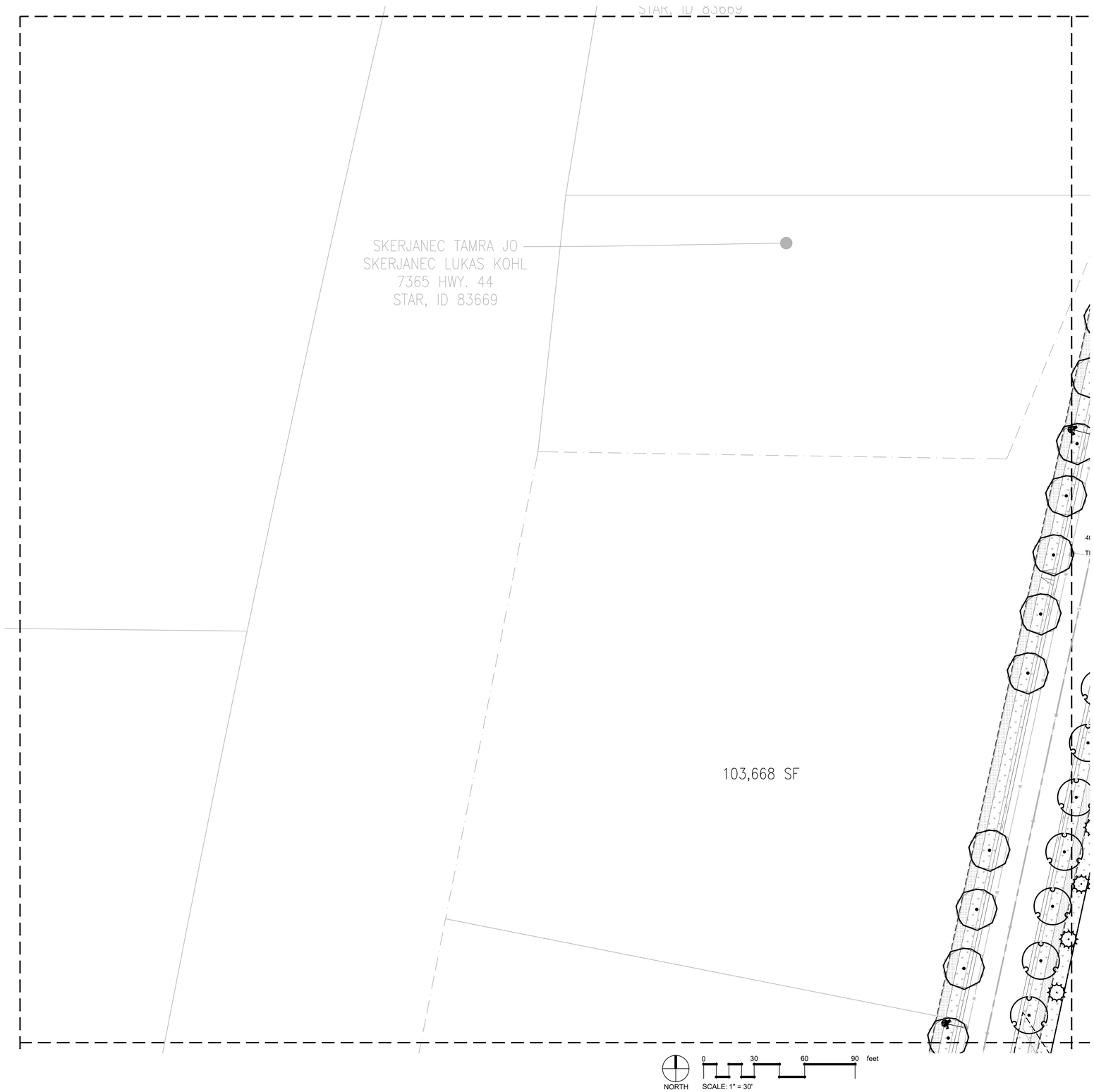
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL	**TREES REQUIRED: 312**	**TREES PROVIDED: 623**	



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PRELIMINARY

STATE OF IDAHO
WILLET C. HOWARD
LA-16733
06.13.24
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

* (1) TREE PER 35 LINEAL FEEL
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
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** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
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TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

* MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
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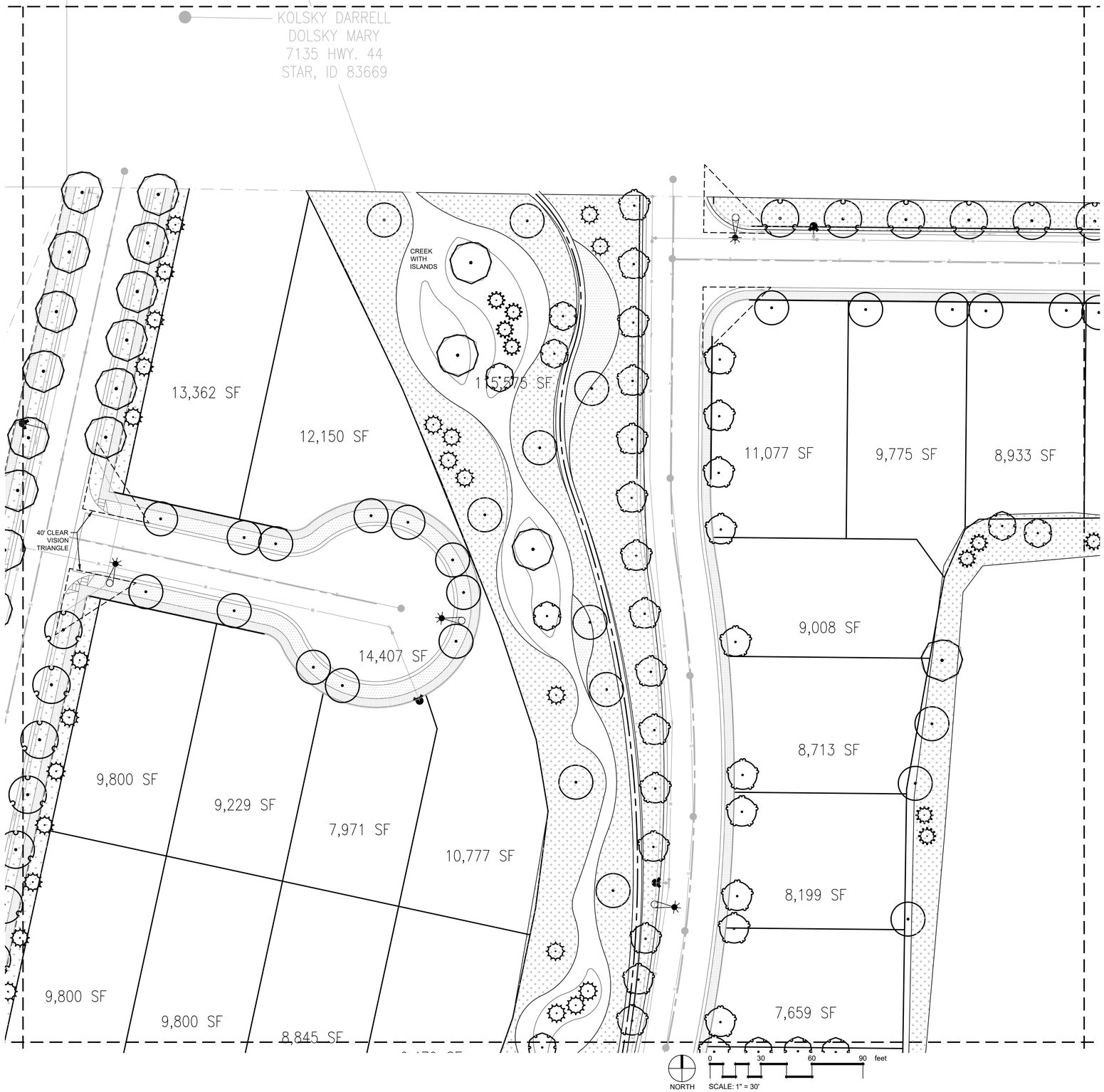
TOTAL	**TREES REQUIRED: 312**	**TREES PROVIDED: 623**	



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WILLET HOWARD
LA-16733
06.13.24
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

* (1) TREE PER 35 LINEAL FEEL.
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

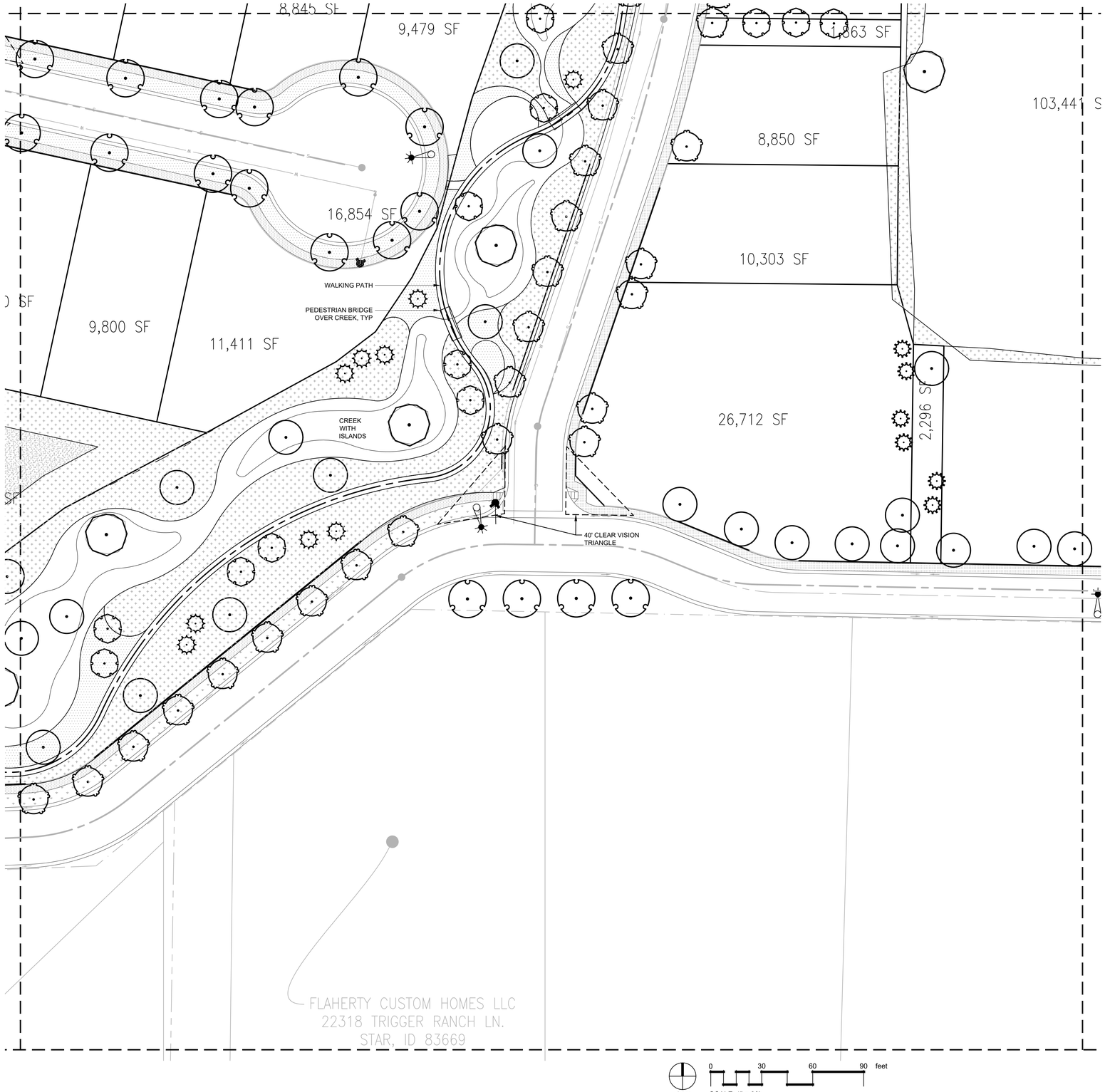
STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
** *ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
** *ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

* MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	19,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	558,251	139	178 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3 LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL	**TREES REQUIRED: 312**	**TREES PROVIDED: 623**	



STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 06.13.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

* (1) TREE PER 35 LINEAL FEEL
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
** *ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
** *ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

* MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
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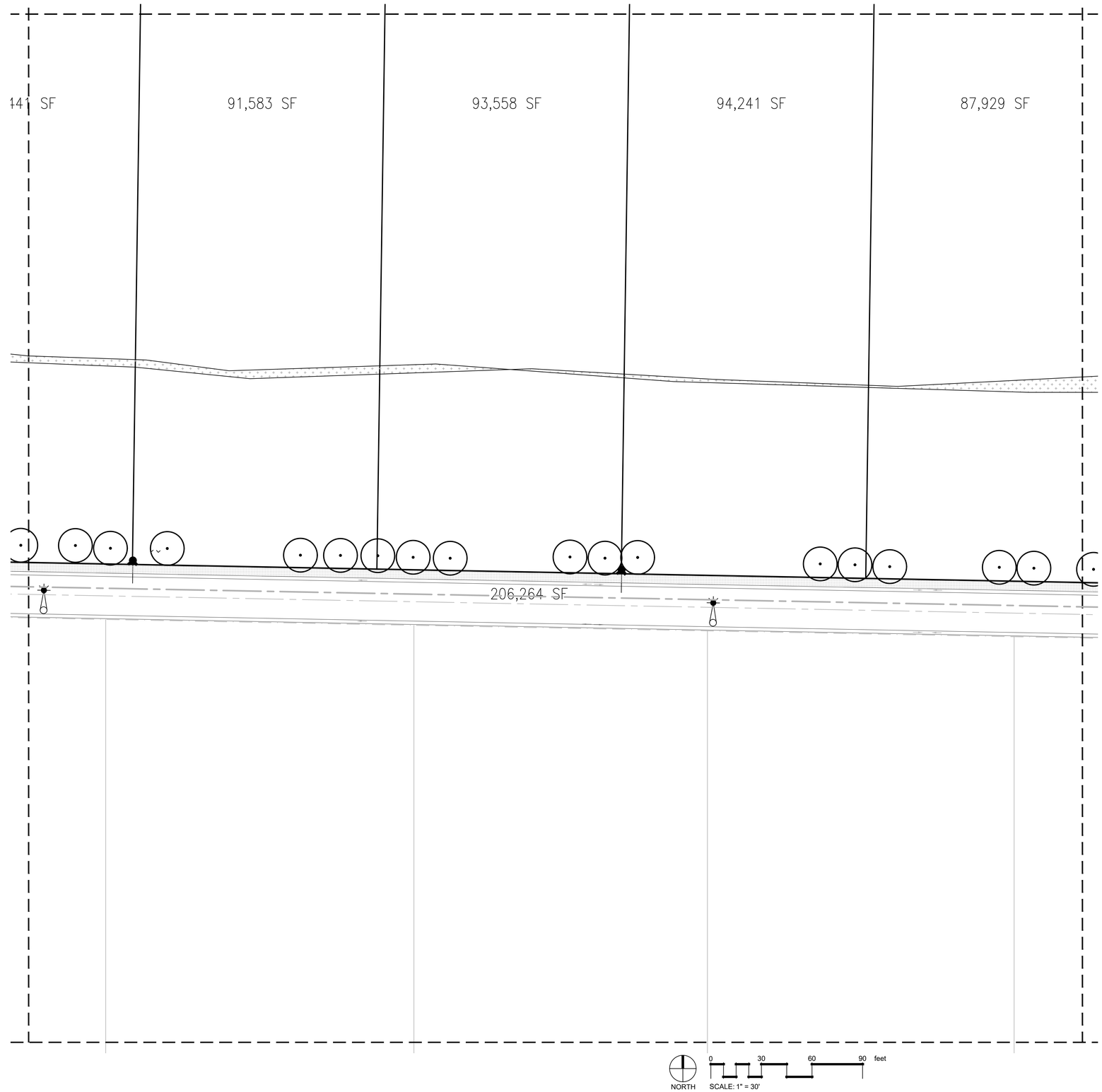
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL	**TREES REQUIRED: 312**	**TREES PROVIDED: 623**	



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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 06.13.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 5

SHEET NUMBER

L105

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

* (1) TREE PER 35 LINEAL FEEL.
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
** ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
** ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
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ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
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TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

* MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
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BLOCK 2, LOT 13	2,235	1	7 (+6)
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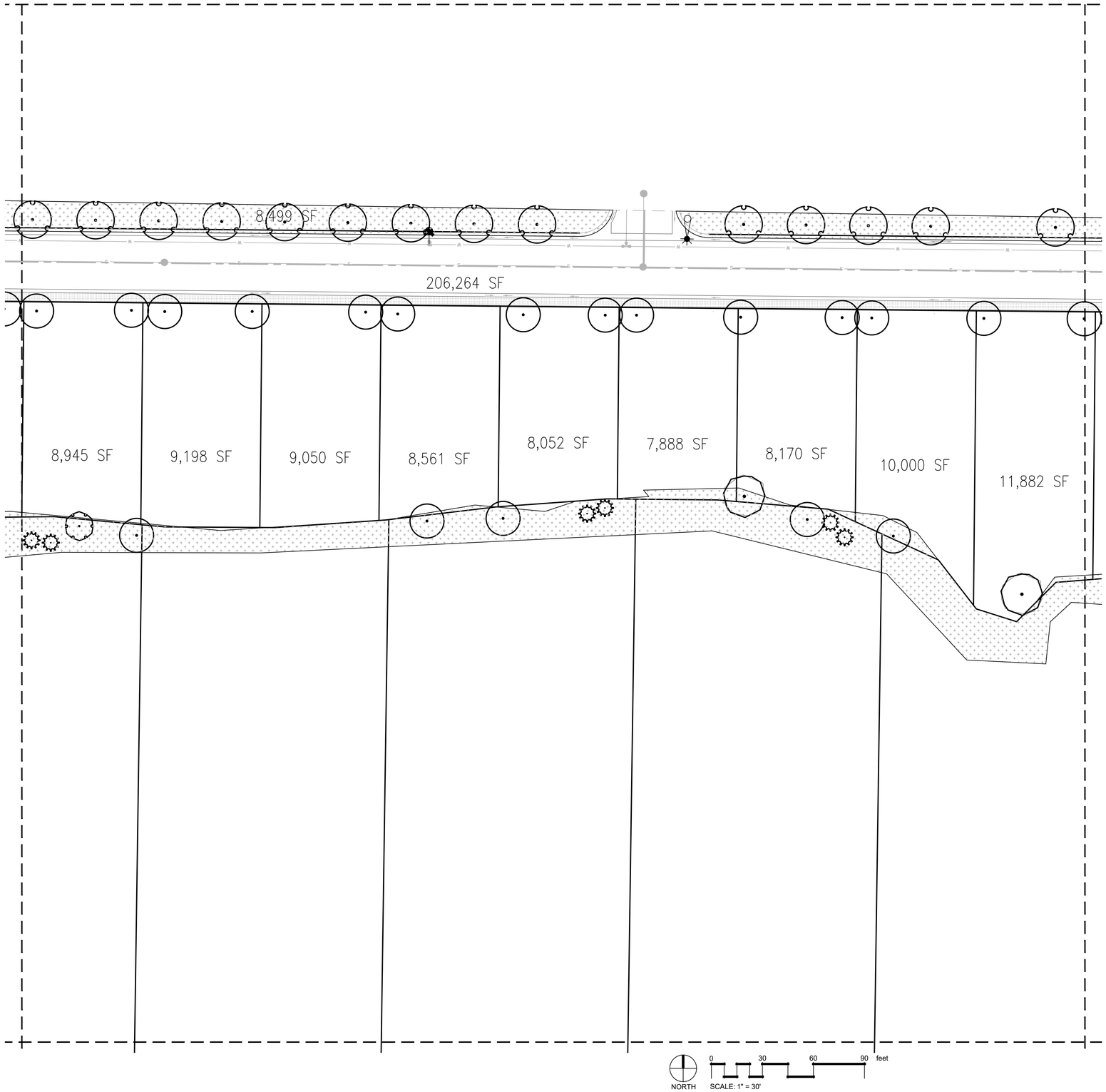
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		**TREES REQUIRED: 312**	**TREES PROVIDED: 623**

BIODIVERSITY REQUIREMENTS:

* 11-20: 2 SPECIES REQ, 21-30: 3 SPECIES REQ, 31-40: 4 SPECIES REQ, 41+: 5 SPECIES REQ.

TOTAL TREES ON SITE	NUMBER OF SPECIES REQUIRED	NUMBER OF SPECIES PROVIDED
1,280	5	16



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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 06.13.24 — REGISTERED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 6

SHEET NUMBER

L106

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
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	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

- (1) TREE PER 35 LINEAL FEEL.
- 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
- ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
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ROAD A (S) - 818'	23	25 (+2)
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** ALT. COMPLIANCE ON ROAD H (S)		
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HALFLINGER WAY (E) - 99'	2	4
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TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

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COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
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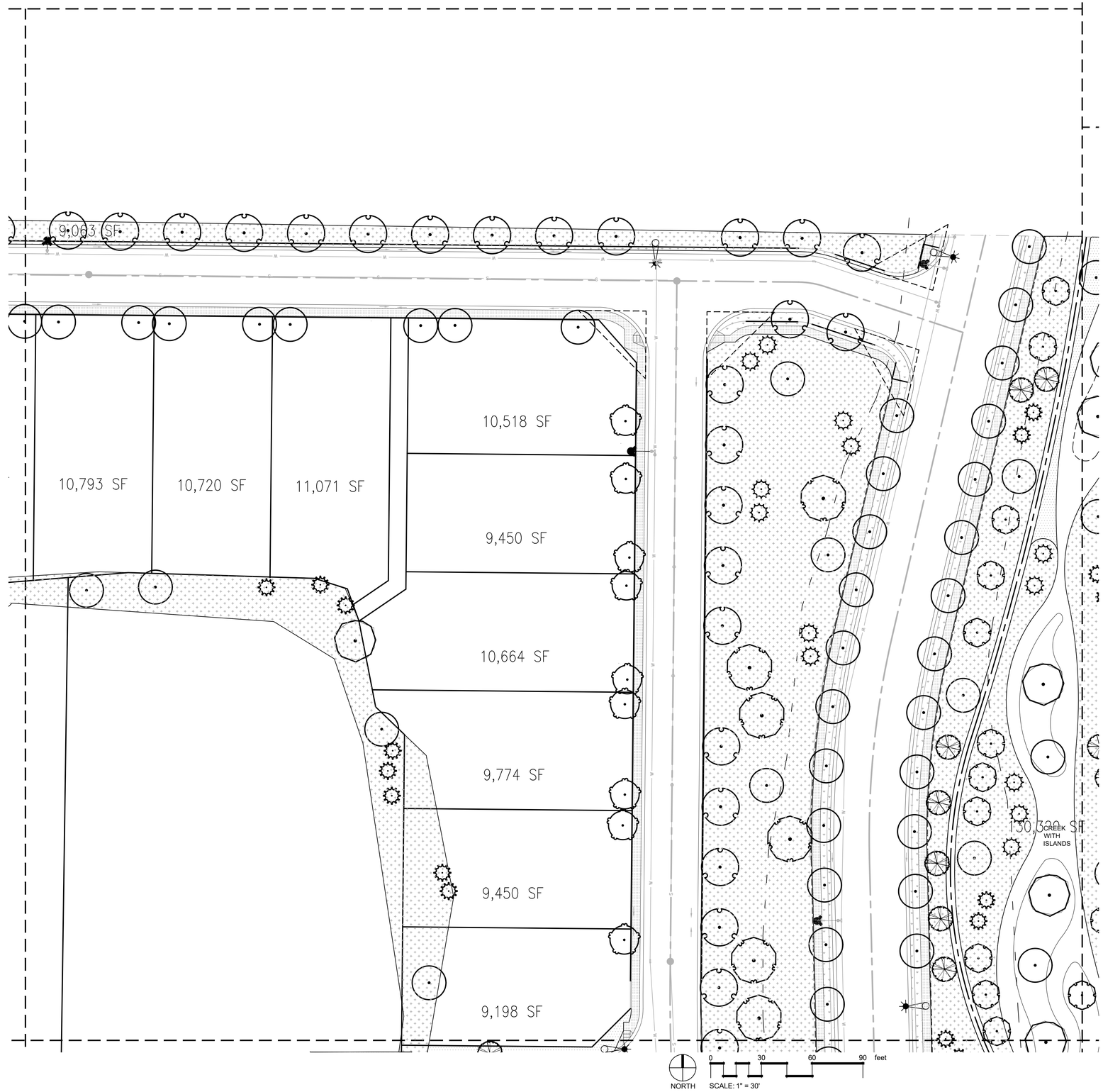

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 06.13.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 7

SHEET NUMBER

L107

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

* (1) TREE PER 35 LINEAL FEEL.
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
** *ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
** *ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

* MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	19,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	558,251	139	178 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3 LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL	**TREES REQUIRED: 312**	**TREES PROVIDED: 623**	

STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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Boise, ID 83702
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WILLET C HOWARD, PLA
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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 06.13.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 8

SHEET NUMBER

L108

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

* (1) TREE PER 35 LINEAL FEEL
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
** *ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
** *ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

* MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	19,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
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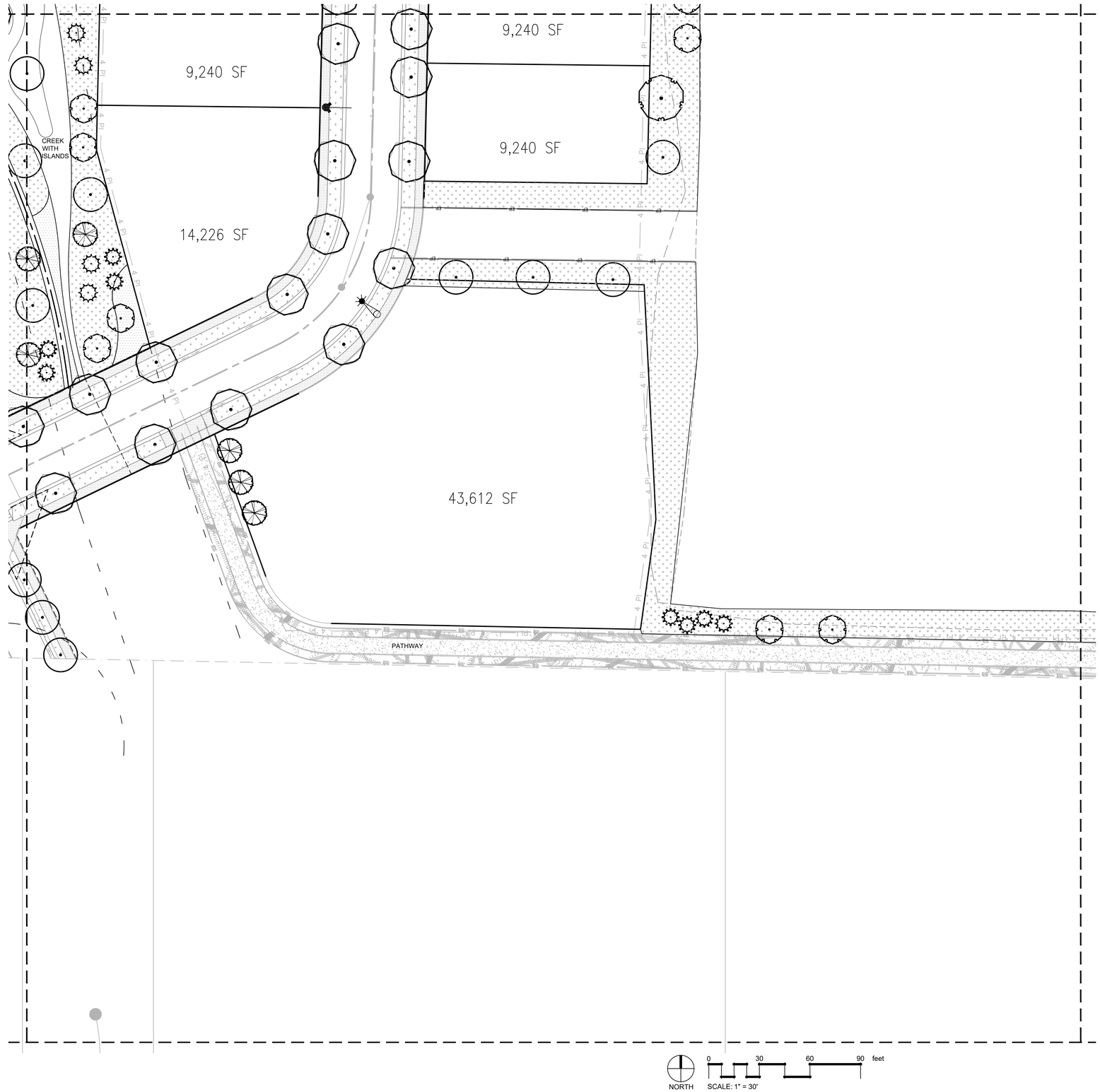
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL	**TREES REQUIRED: 312**	**TREES PROVIDED: 623**	



STACK ROCK GROUP

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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 06.13.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 9

SHEET NUMBER

L109

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:
* (1) TREE PER 35 LINEAL FEEL.
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
** *ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
** *ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
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ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:
* MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
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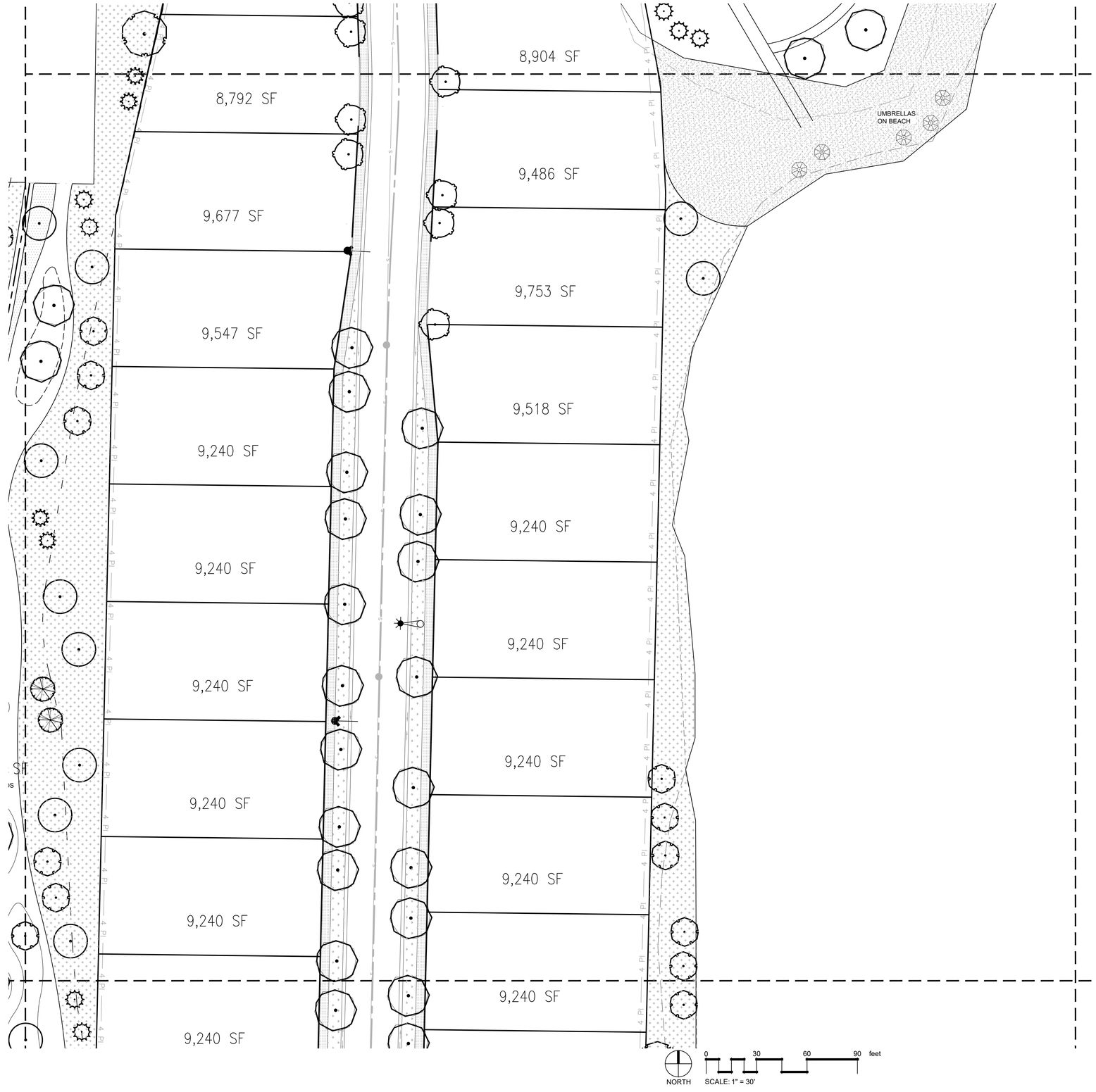
TOTAL	**TREES REQUIRED: 312**	**TREES PROVIDED: 623**	



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PRELIMINARY

STATE OF IDAHO
WILLET C. HOWARD
LA-16733
06.13.24
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 10

SHEET NUMBER

L110

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
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** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:
* (1) TREE PER 35 LINEAL FEEL
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
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ROAD D (N (1)) - 564'	16	27 (+11)
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HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:
* MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
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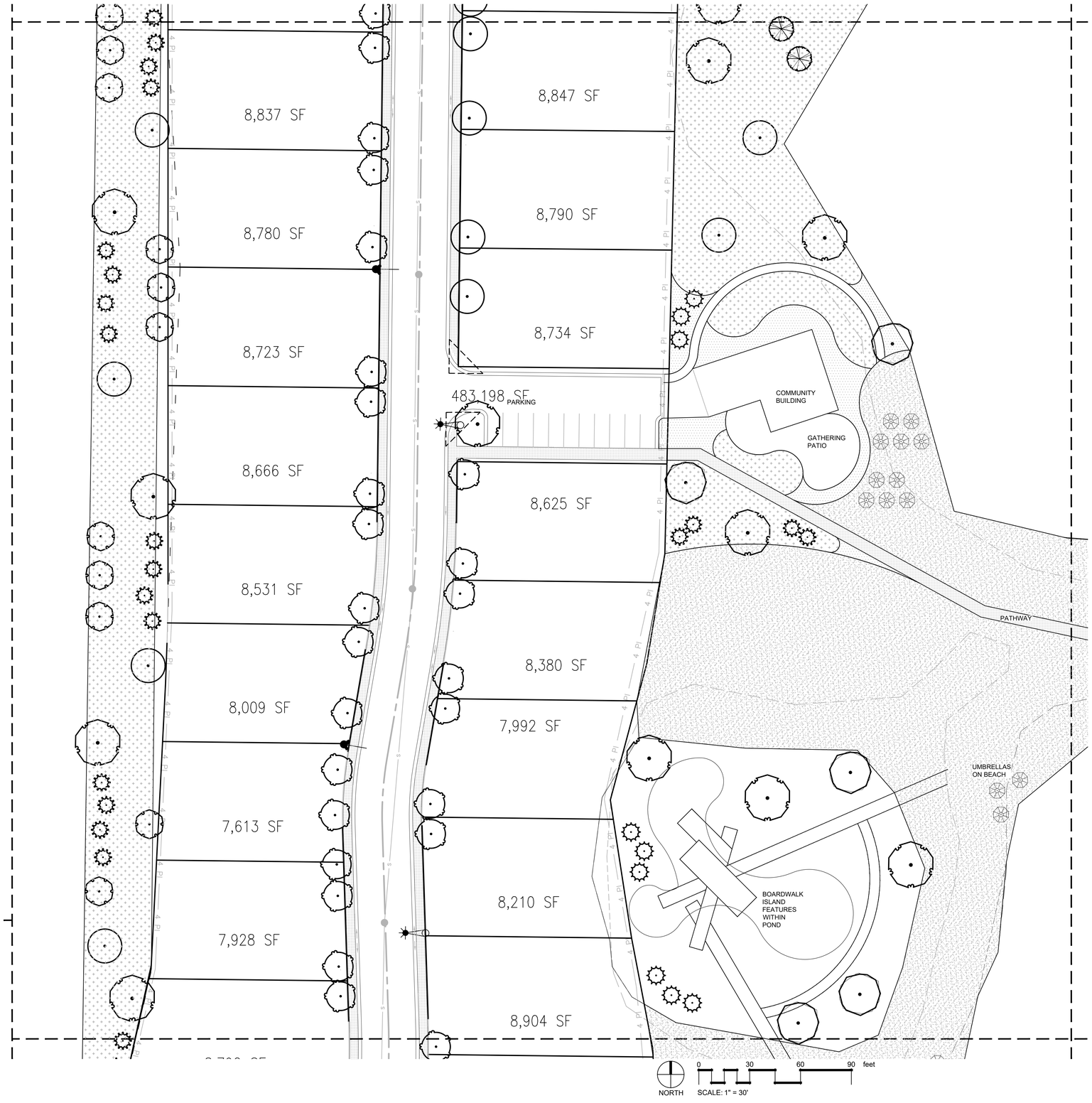
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL	**TREES REQUIRED: 312**	**TREES PROVIDED: 623**	



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Seals

PRELIMINARY

STATE OF IDAho
WILLET C. HOWARD
LA-16733
06.13.24
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 11

SHEET NUMBER

L111

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

- (1) TREE PER 35 LINEAL FEEL.
- 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
- ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

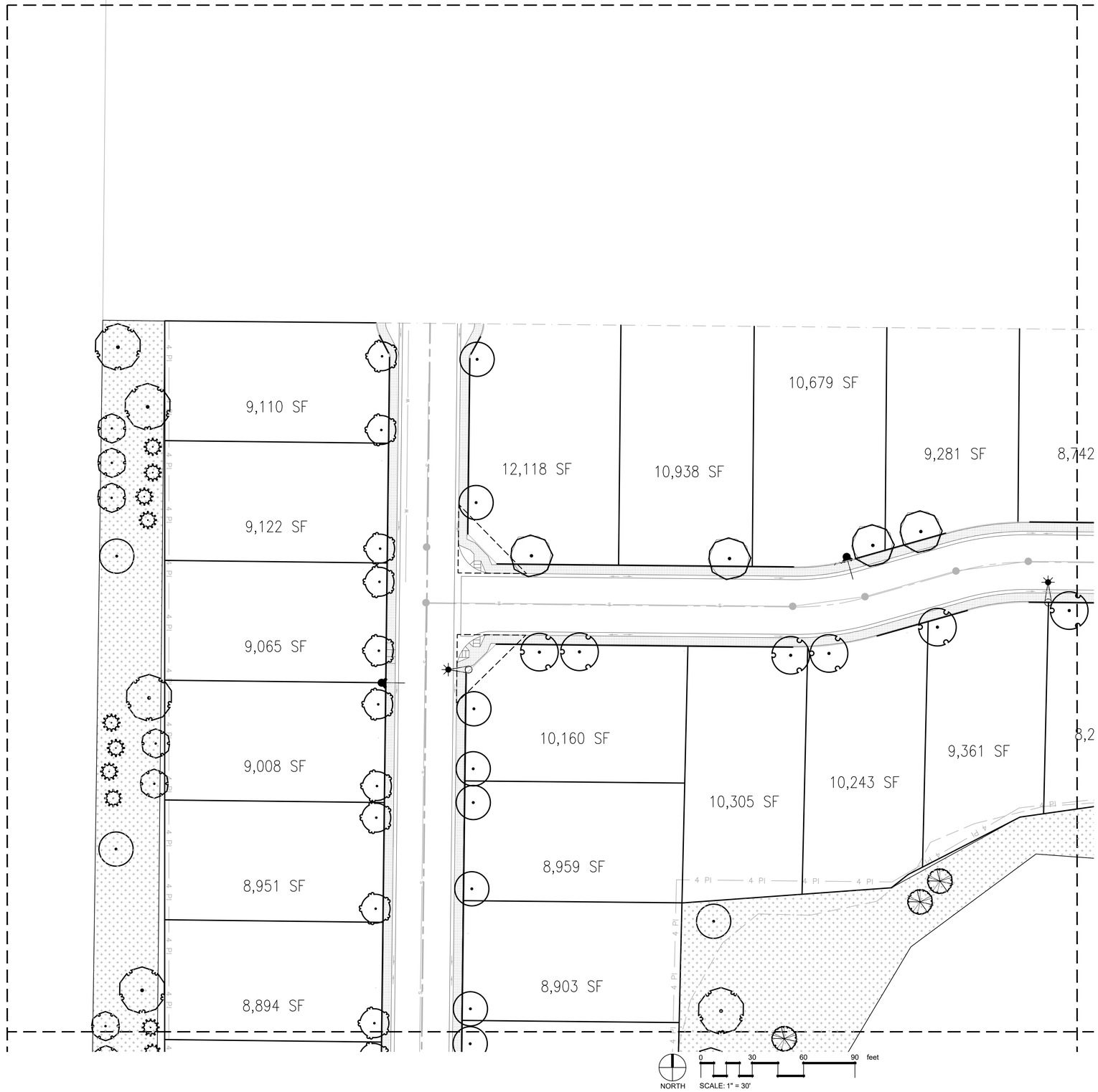
STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
***ALT. COMPLIANCE ON ROAD B**		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
***ALT. COMPLIANCE ON ROAD C**		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	19,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	558,251	139	178 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3,LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL	**TREES REQUIRED: 312**	**TREES PROVIDED: 623**	



STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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Boise, ID 83702
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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 06.13.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 12

SHEET NUMBER

L112

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

* (1) TREE PER 35 LINEAL FEEL
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
•• *ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
•• *ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
•• ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

* MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	19,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
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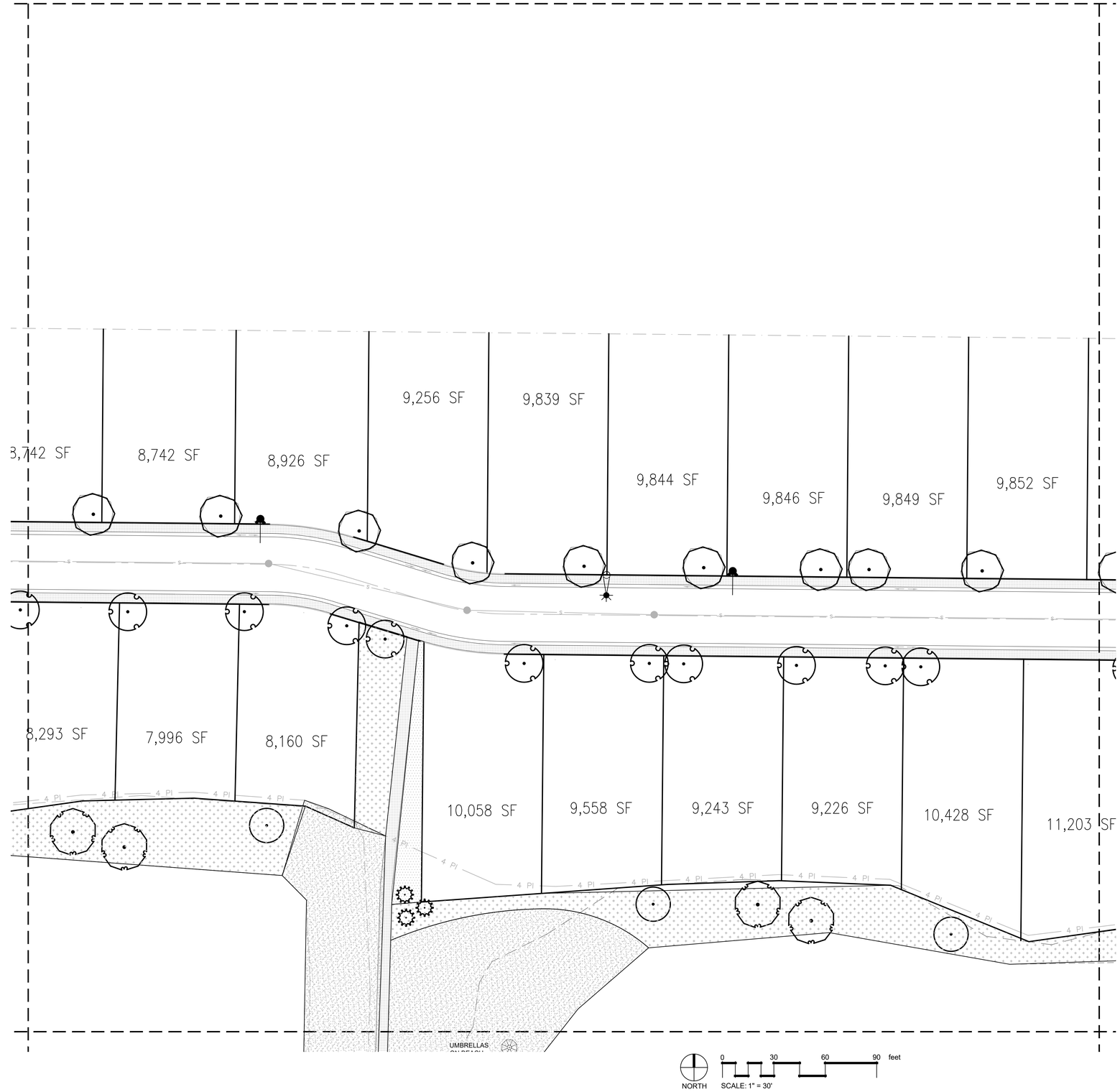
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL	**TREES REQUIRED: 312**	**TREES PROVIDED: 623**	



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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 06.13.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 13

SHEET NUMBER

L113

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

- (1) TREE PER 35 LINEAL FEEL.
- 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
- ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
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SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
** *ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
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ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
** *ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
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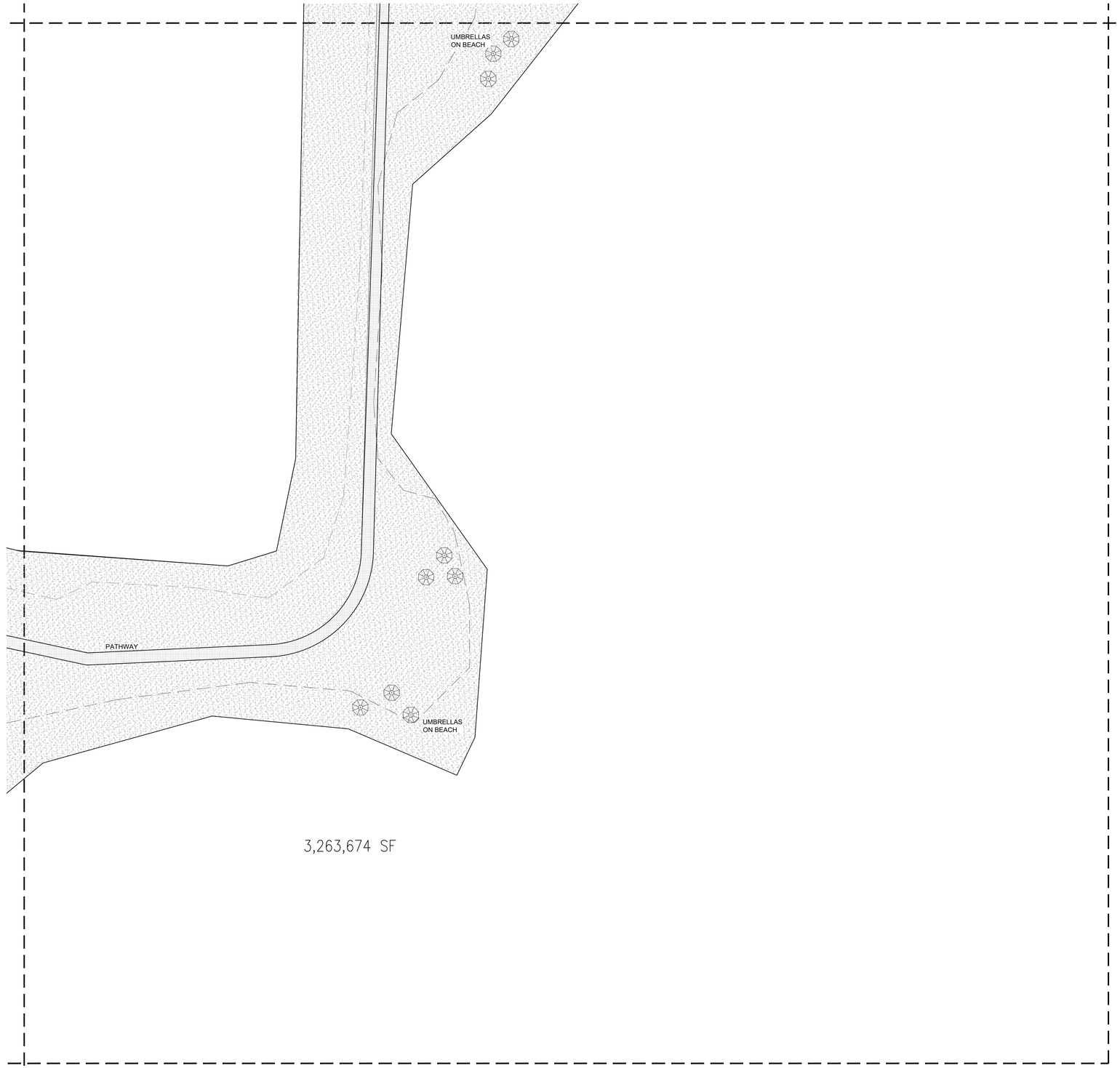
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL	**TREES REQUIRED: 312**	**TREES PROVIDED: 623**	



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

STACK ROCK GROUP

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PRELIMINARY

STATE OF IDAHO
WILLET C. HOWARD
LA-16733
06.13.24
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 14

SHEET NUMBER

L114

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
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	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
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	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

- (1) TREE PER 35 LINEAL FEEL
- 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
- ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
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TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
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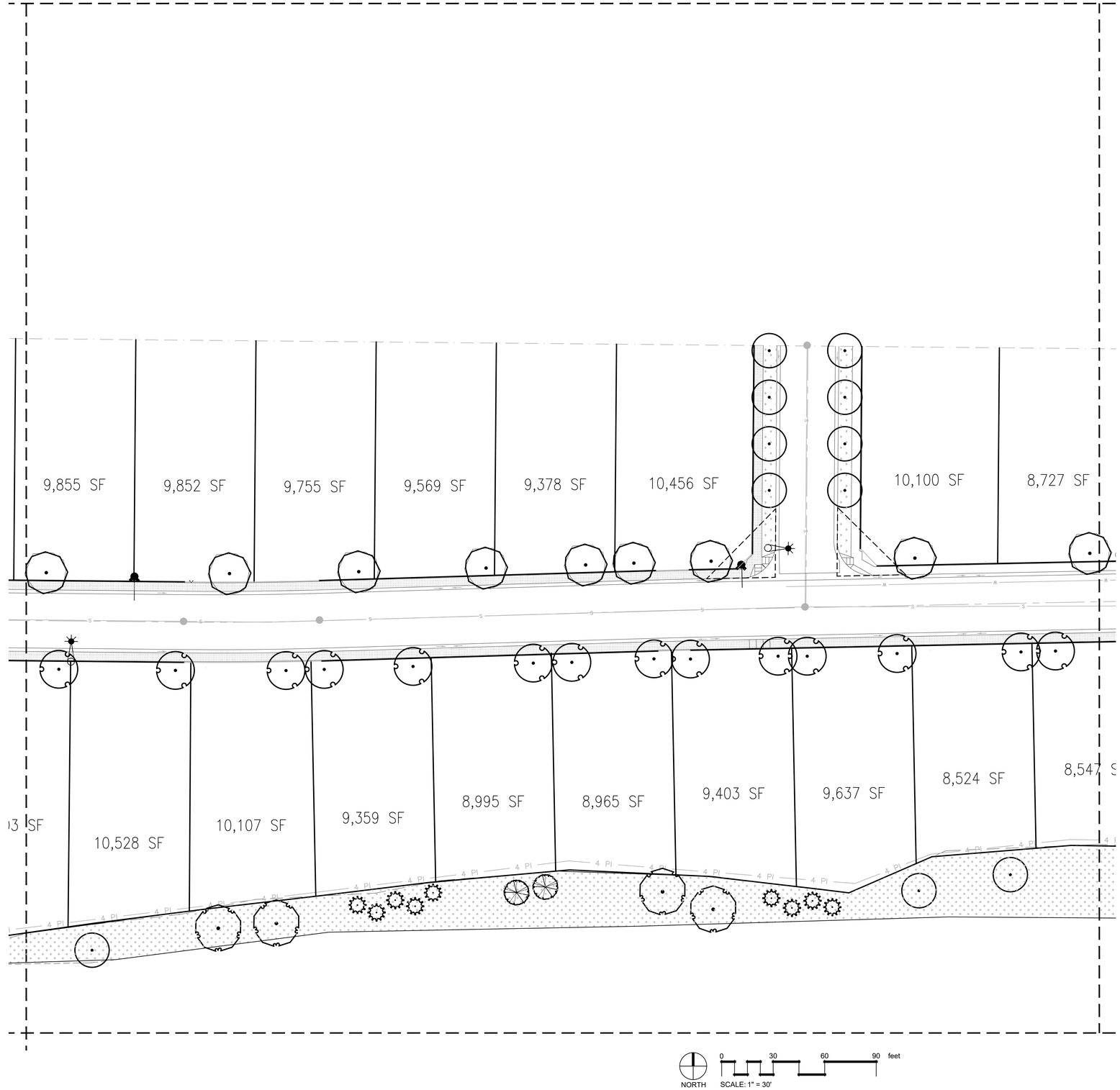

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 06.13.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 15

SHEET NUMBER

L115

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

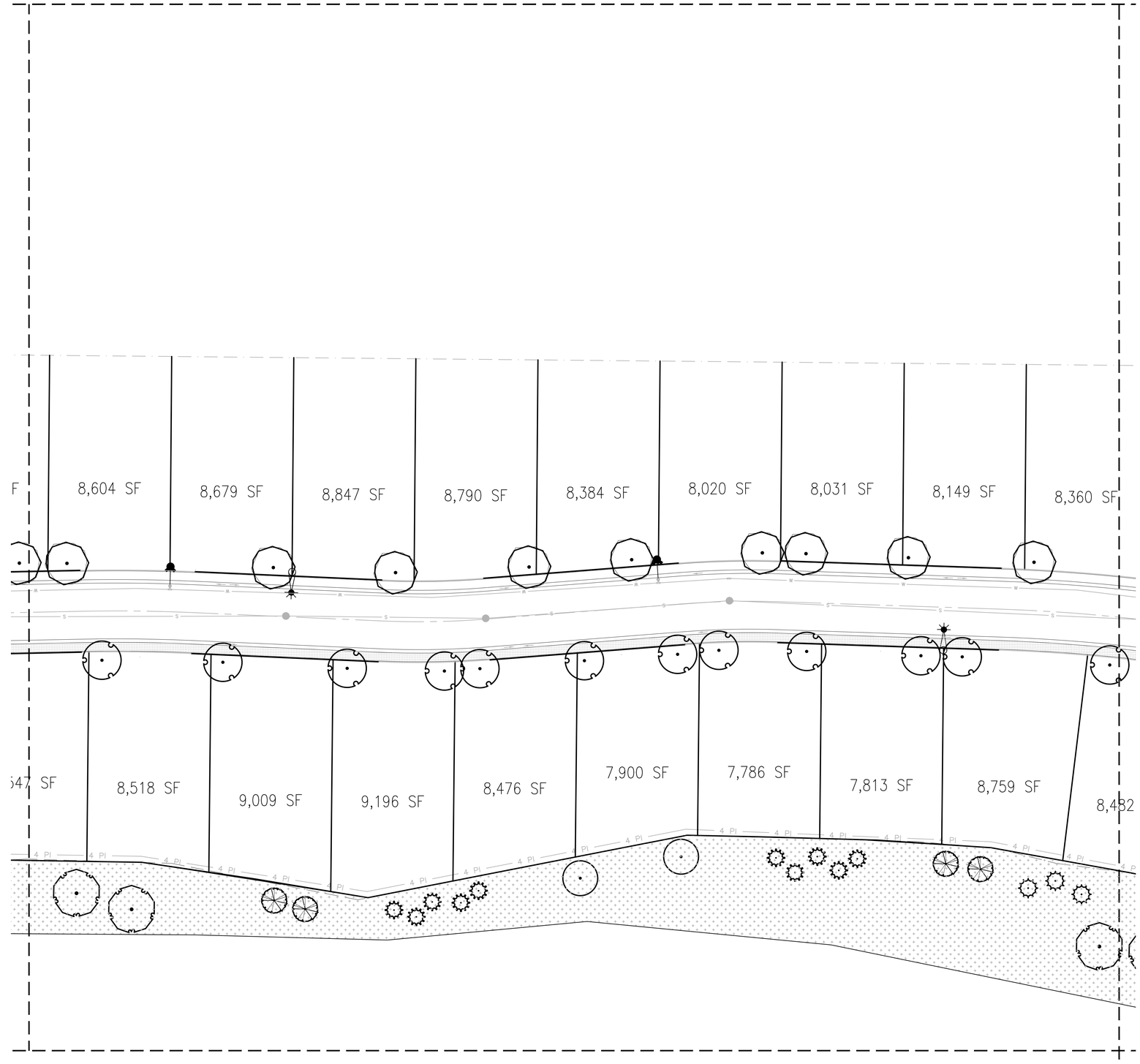
PARKWAY STRIP REQUIREMENTS:
* (1) TREE PER 35 LINEAL FEEL.
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
** *ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
** *ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:
* MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	19,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	558,251	139	178 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3 LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL	**TREES REQUIRED: 312**	**TREES PROVIDED: 623**	



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
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PRELIMINARY

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WILLET C. HOWARD
LA-16733
06.13.24
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NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK ESTATES SUBDIVISION

LOCATION: STAR, ID

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CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 16

SHEET NUMBER

L116

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

- (1) TREE PER 35 LINEAL FEEL.
- 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
- ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
** *ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
** *ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	19,434	4	11 (+7)
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BLOCK 3, LOT 145	1,312	1	5 (+4)
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BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL	**TREES REQUIRED: 312**	**TREES PROVIDED: 623**	

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ESTATES SUBDIVISION

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1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 17

SHEET NUMBER

L117

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
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	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
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	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
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** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

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STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
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ROAD A (N) - 986'	28	22 (-6)
**ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
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ROAD F (E) - 2,359'	67	35 (-32)
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ROAD H (N) - 1,045'	29	26 (-3)
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TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

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COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
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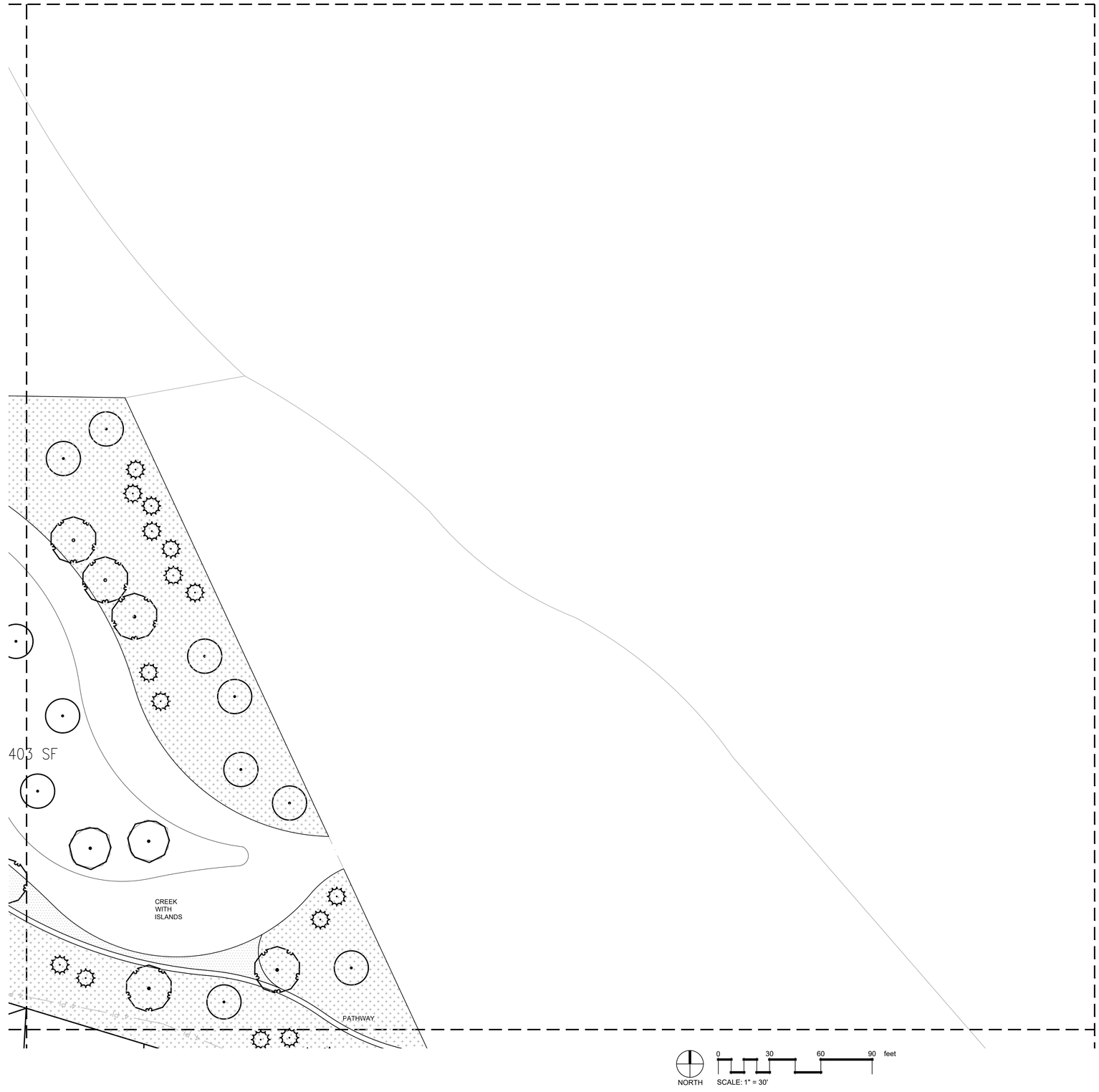

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1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 18

SHEET NUMBER

L118

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
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***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

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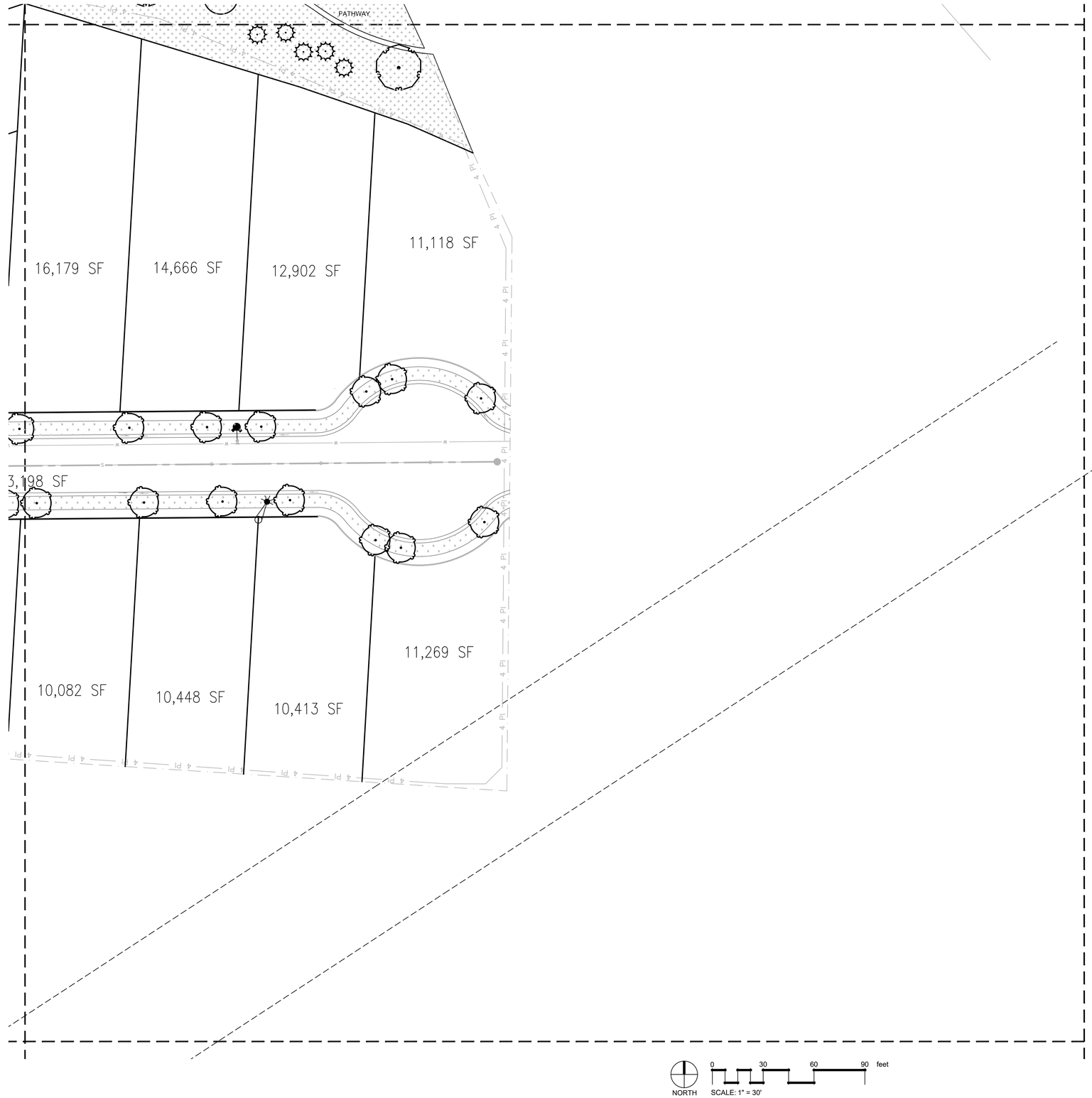

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STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 06.13.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 19

SHEET NUMBER

L119

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

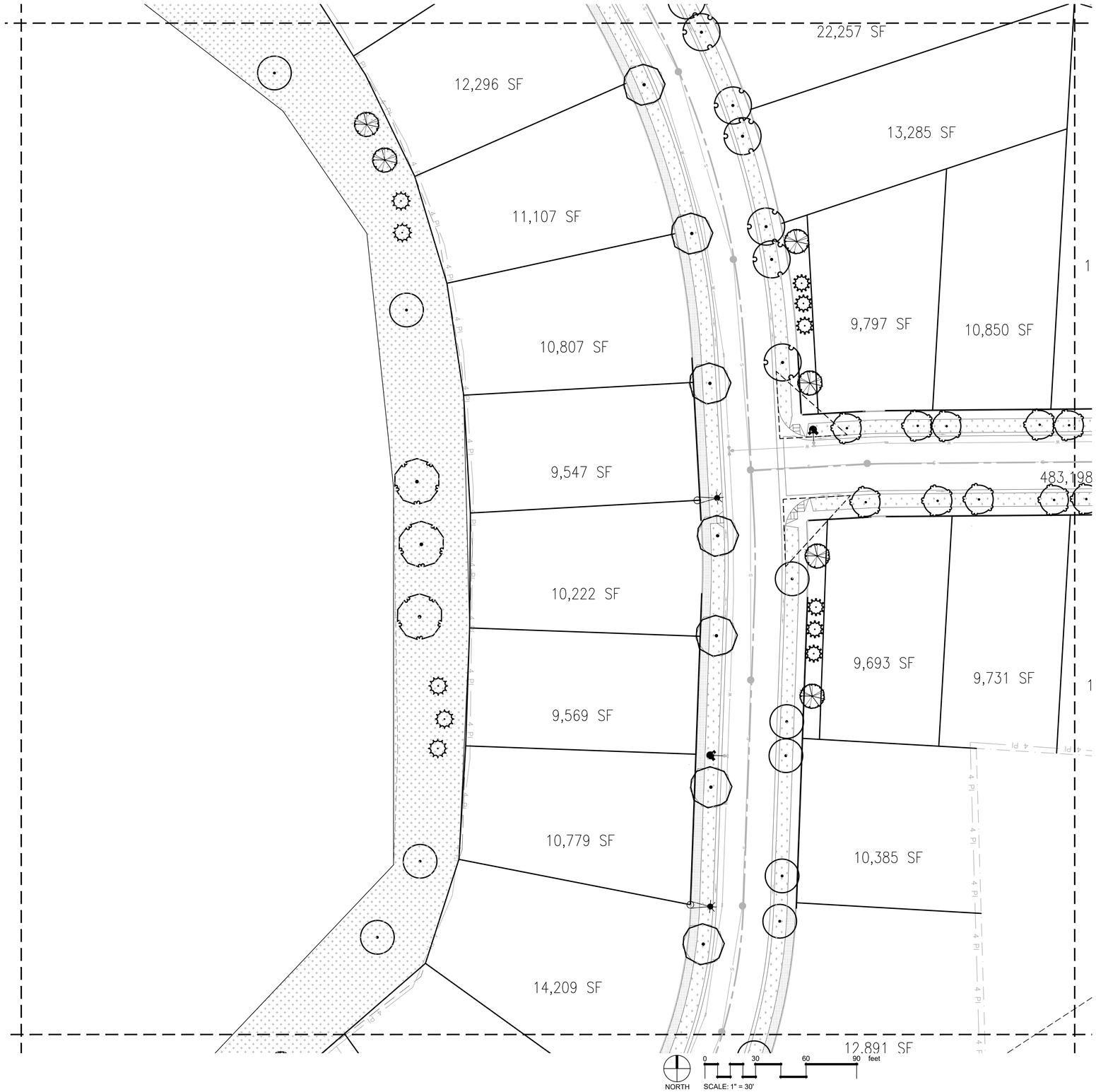
PARKWAY STRIP REQUIREMENTS:
* (1) TREE PER 35 LINEAL FEEL.
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
•• *ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
•• *ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
•• ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:
* MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	19,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	558,251	139	178 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3 LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL	**TREES REQUIRED: 312**	**TREES PROVIDED: 623**	



STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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Boise, ID 83702
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PRELIMINARY

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WILLET C. HOWARD
LA-16733
06.13.24
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
LOCATION: STAR, ID

REVISIONS

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JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 20

SHEET NUMBER

L120

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

- (1) TREE PER 35 LINEAL FEEL
- 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
- ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
** *ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
** *ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	19,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
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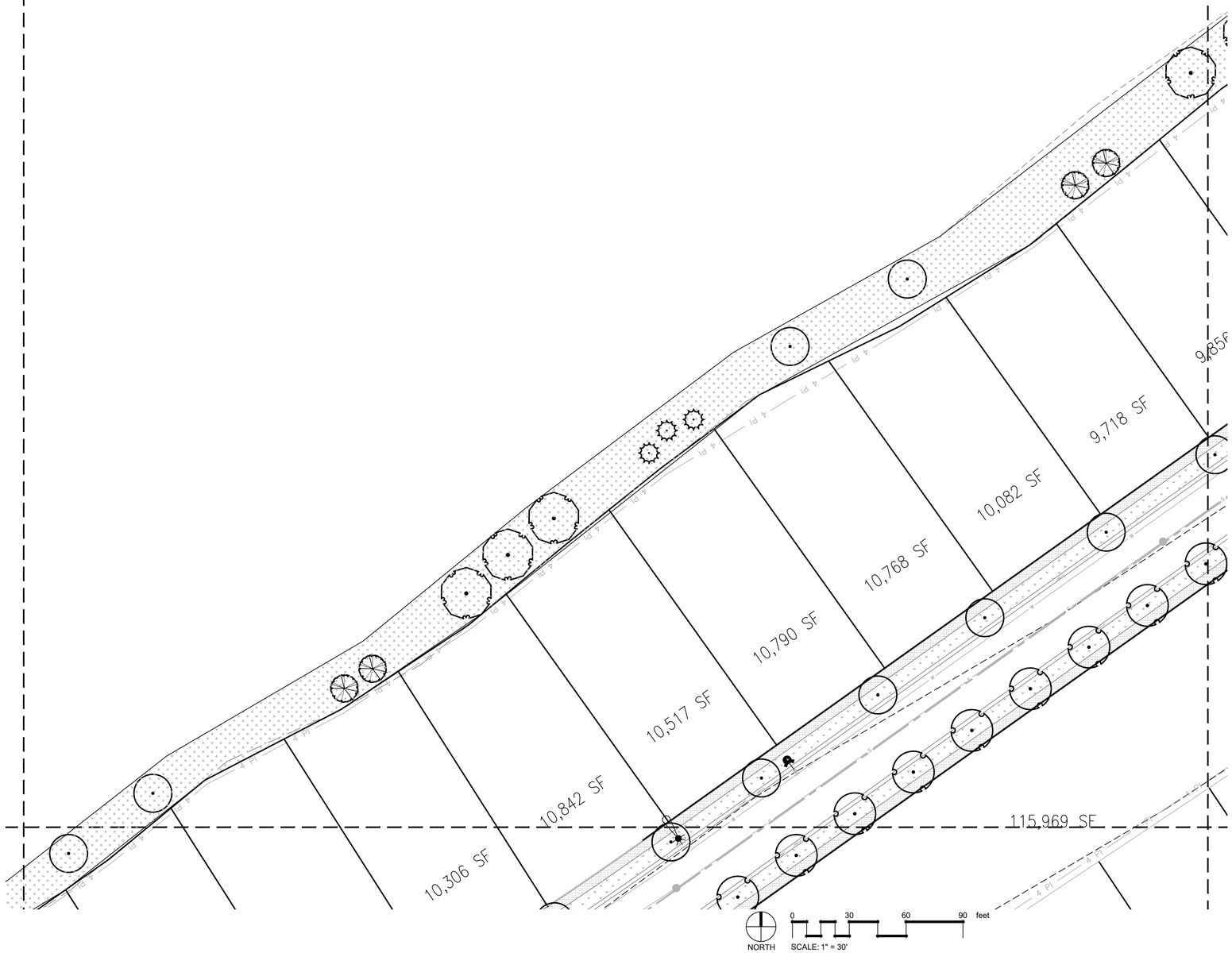
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL	**TREES REQUIRED: 312**		**TREES PROVIDED: 623**



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ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 21

SHEET NUMBER

L121

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
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** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

- (1) TREE PER 35 LINEAL FEEL.
- 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
- ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
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SADDLE BRED WAY (S) - 1,822	52	37 (-15)
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***ALT. COMPLIANCE ON ROAD B**		
ROAD A (S) - 818'	23	25 (+2)
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***ALT. COMPLIANCE ON ROAD C**		
ROAD D (N (1)) - 564'	16	27 (+11)
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ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
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TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

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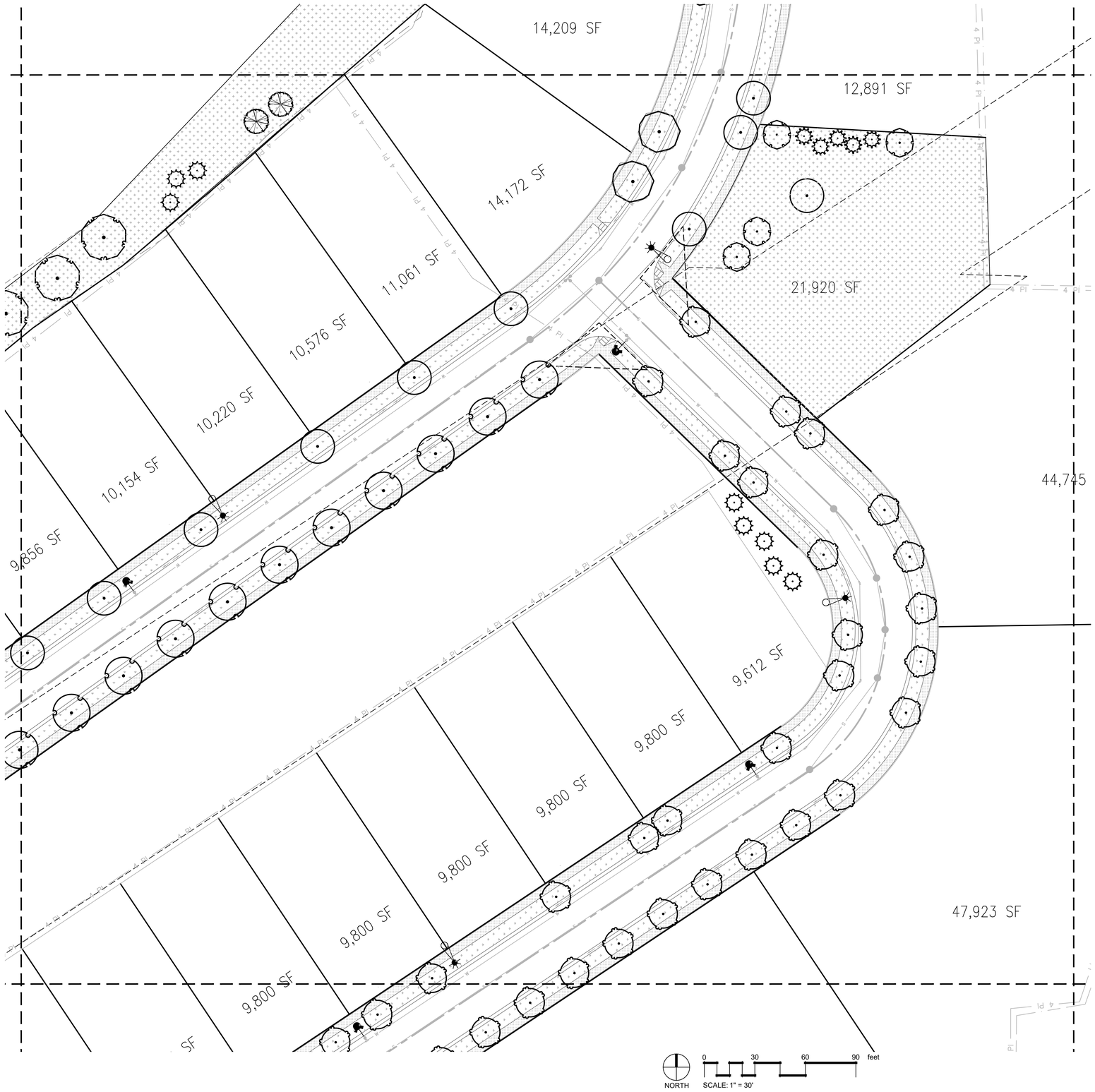

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JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 22

SHEET NUMBER

L122

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
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LANDSCAPE REQUIREMENTS:

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* (1) TREE PER 35 LINEAL FEEL.
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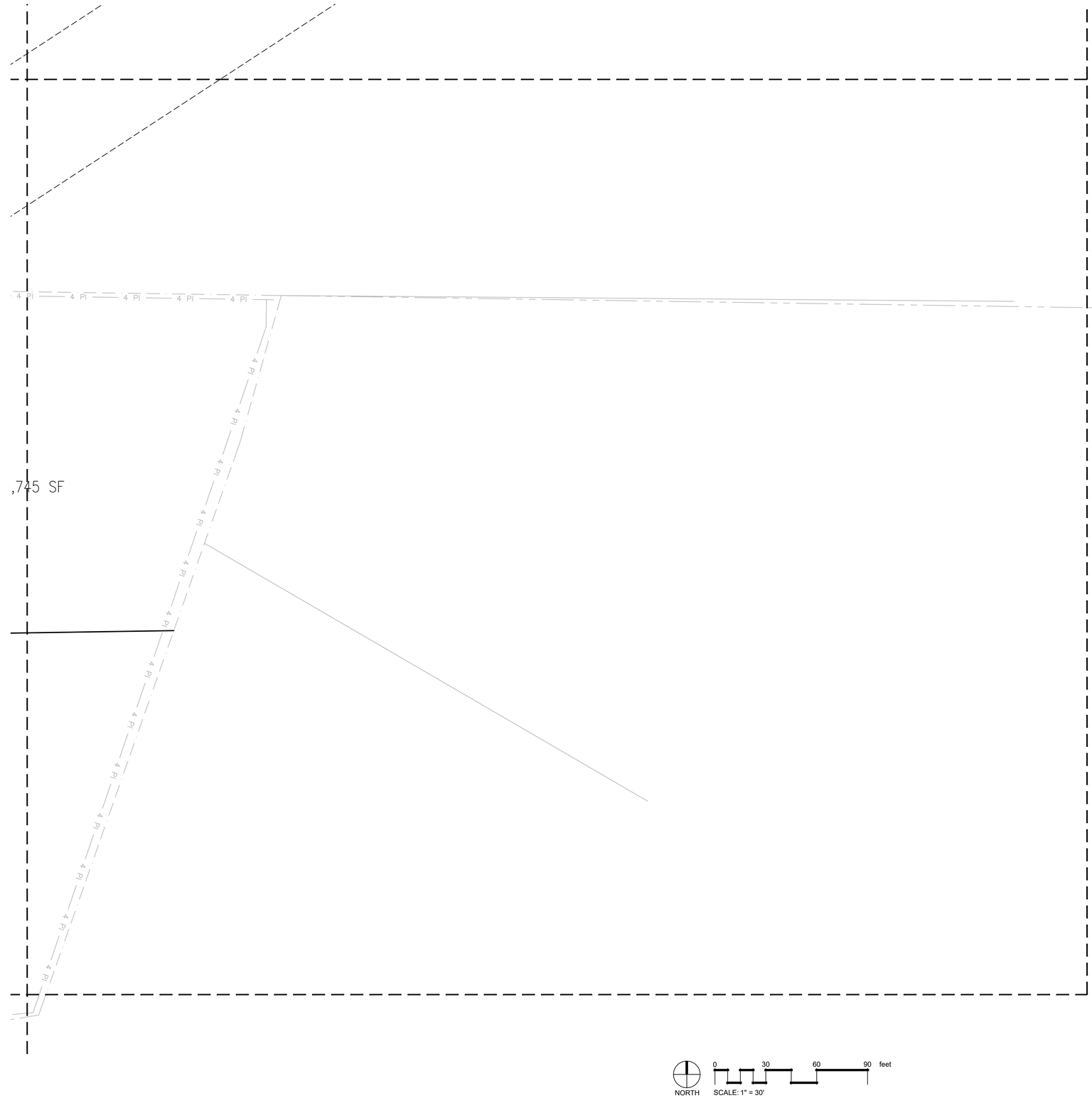

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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 06.13.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 23

SHEET NUMBER

L123

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

* (1) TREE PER 35 LINEAL FEEL
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

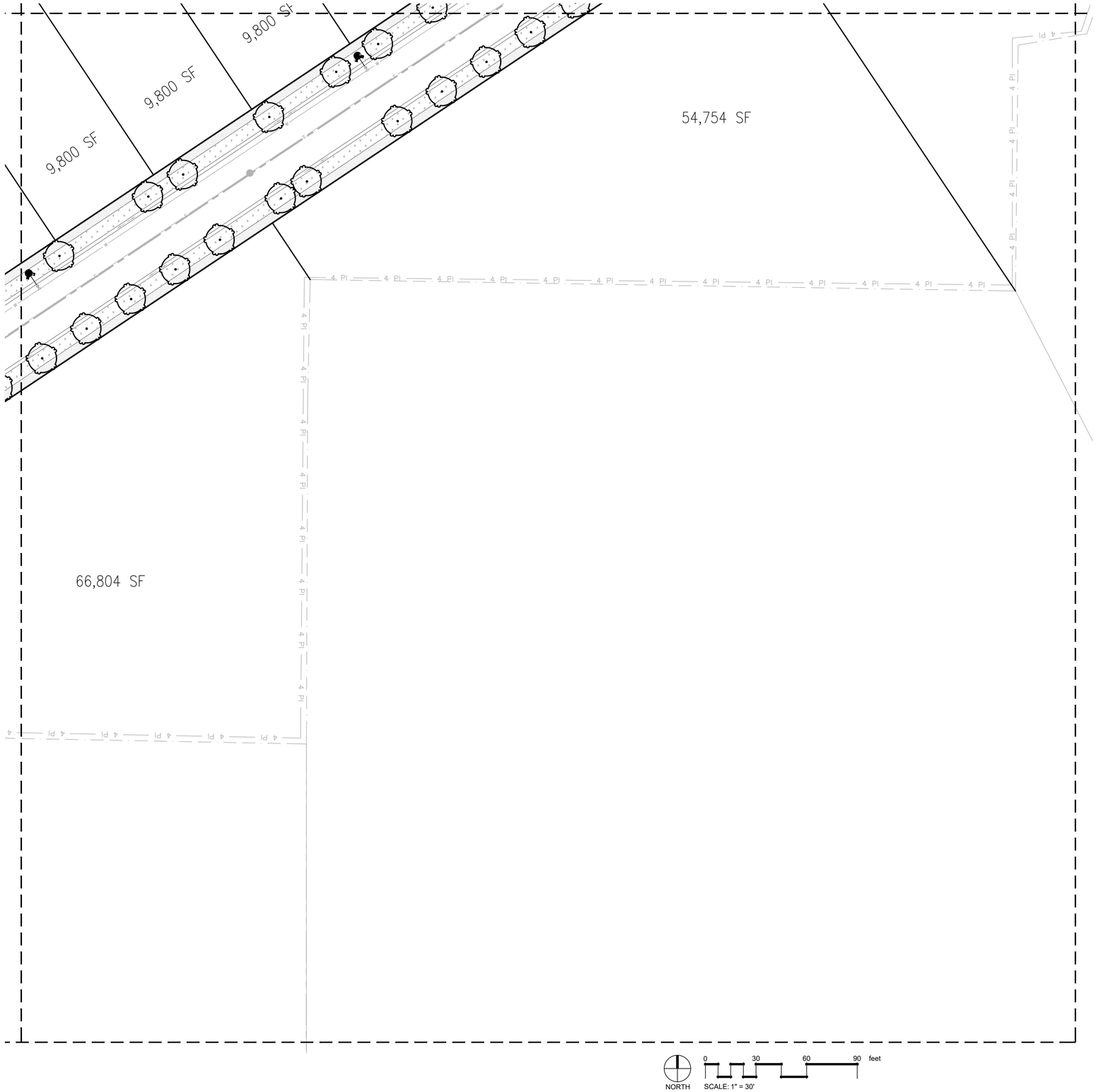
STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
** *ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
** *ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

* MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	19,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	558,251	139	178 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3 LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL	**TREES REQUIRED: 312**		**TREES PROVIDED: 623**



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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 06.13.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 24

SHEET NUMBER

L124

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:
* (1) TREE PER 35 LINEAL FEEL.
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
** *ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
** *ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:
* MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	19,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
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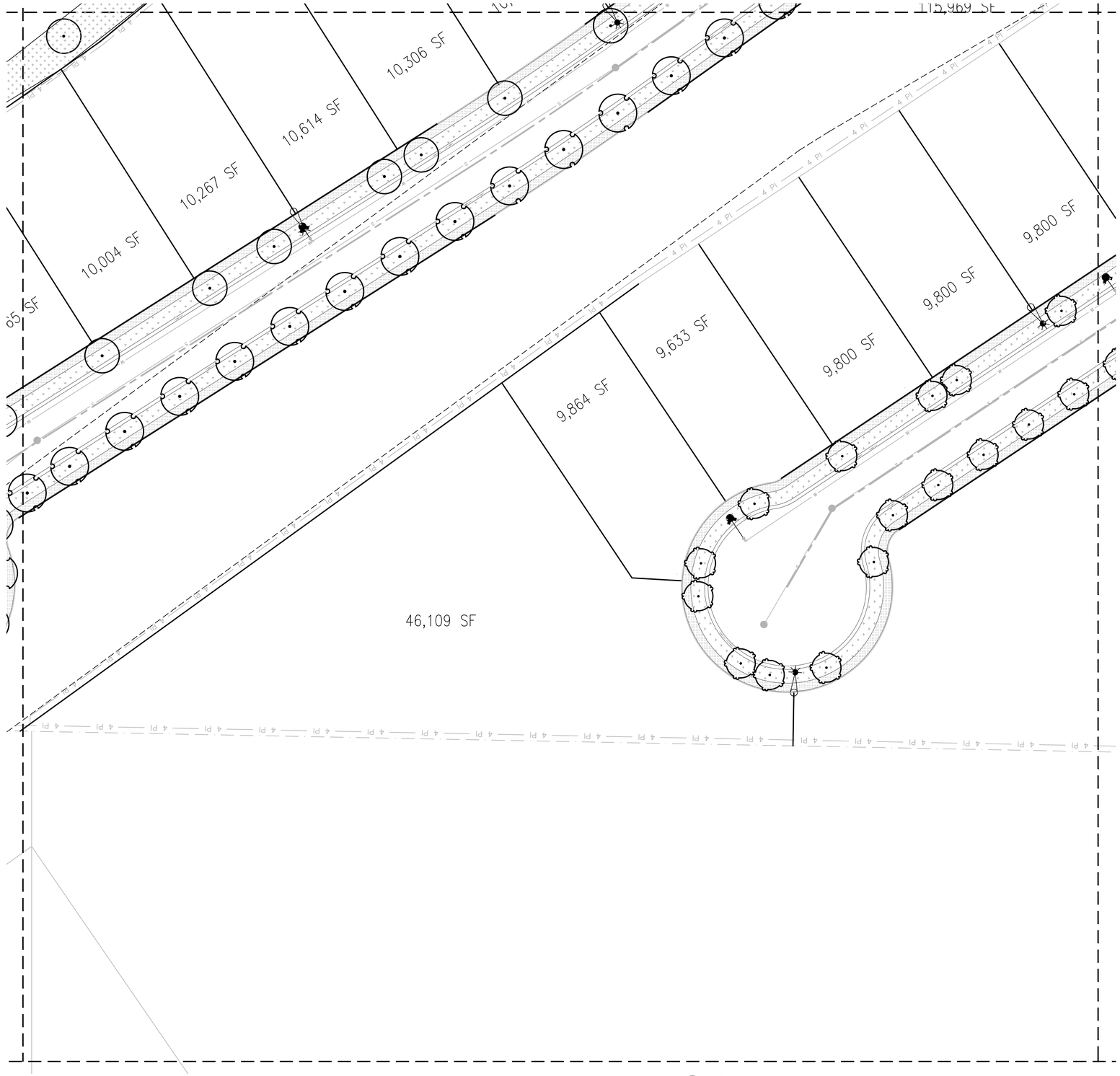
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3 LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL	**TREES REQUIRED: 312**	**TREES PROVIDED: 623**	



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PRELIMINARY

STATE OF IDAHO
WILLET C. HOWARD
LA-16733
06.13.24
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 25

SHEET NUMBER

L125

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua `Rotundiloba` / Rotundiloba Sweetgum 45`H x 25`W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum 40`H x 25`W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear 35`-45` H & 20` W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30`H & 15` W	B & B		8` H	118
	PH	Picea pungens `Hoopsi` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25` H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

- (1) TREE PER 35 LINEAL FEEL
- 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
- ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
** *ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
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ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (- 4)
ROAD D (W) - 1,204	34	27 (-7)
** *ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
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ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) -97'	2	4
TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
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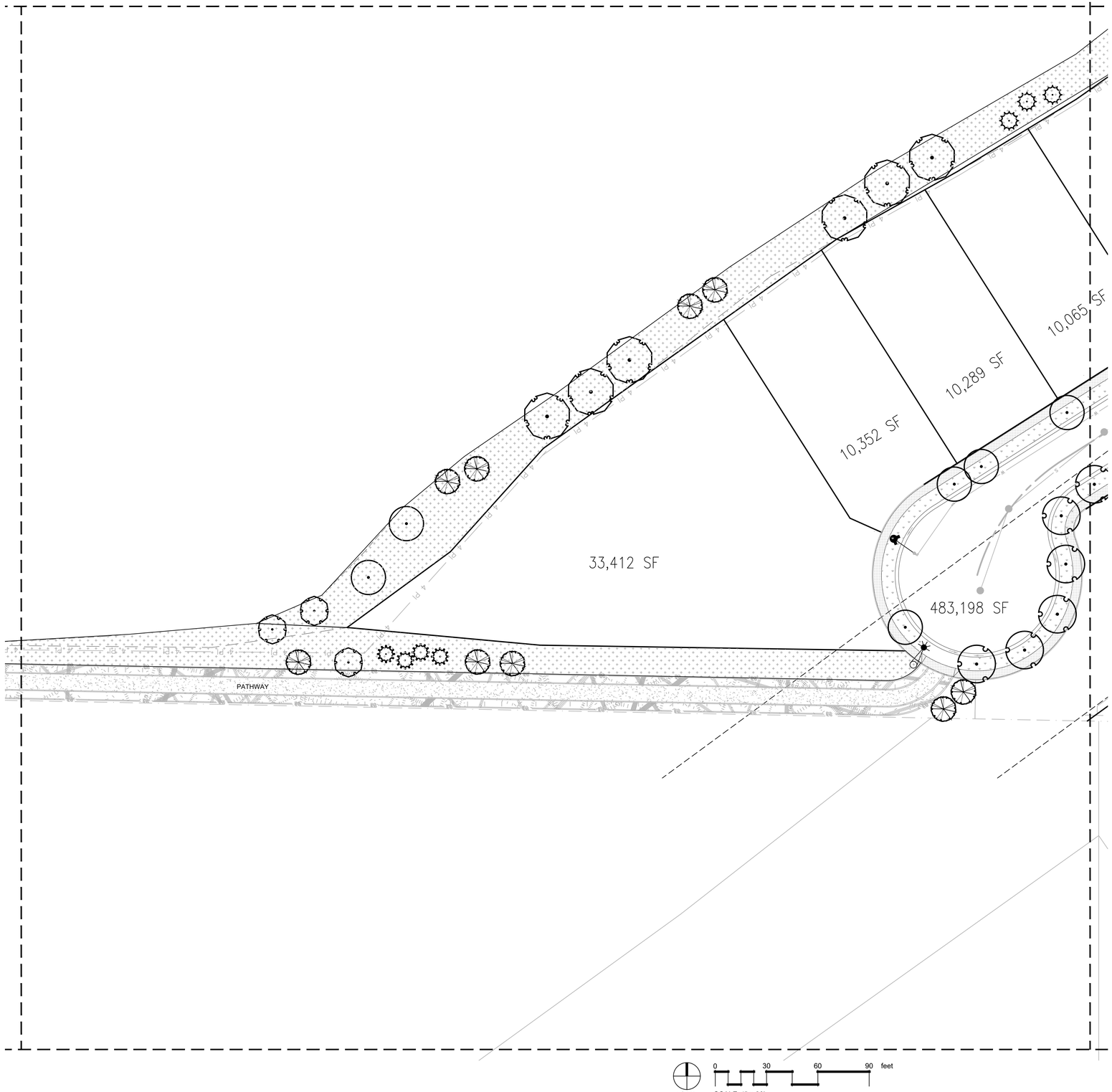
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL	**TREES REQUIRED: 312**	**TREES PROVIDED: 623**	



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Seals

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STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 06.13.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 26

SHEET NUMBER

L126

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum `October Glory` TM / October Glory Maple 40`H x 35`W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple 35` H & 25` W CLASS II	B & B	3" Cal		287
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EVERGREEN TREE						
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	PH	Picea pungens `Hoopsii` / Hoopsi Blue Spruce 30`- 50` H & 10`- 20` W	B&B		8` H	122
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	PT	Prunus cerasifera `Thundercloud` / Thundercloud Plum 20` H & W	B&B	3" Cal		83
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** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT, FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

- (1) TREE PER 35 LINEAL FEEL
- 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
- ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
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TOTAL	**TREES REQUIRED: 744**	**TREES PROVIDED: 657**

***ADDITIONAL TREES ADDED IN COMMON SPACE AREAS**

COMMON LOTS:

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COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
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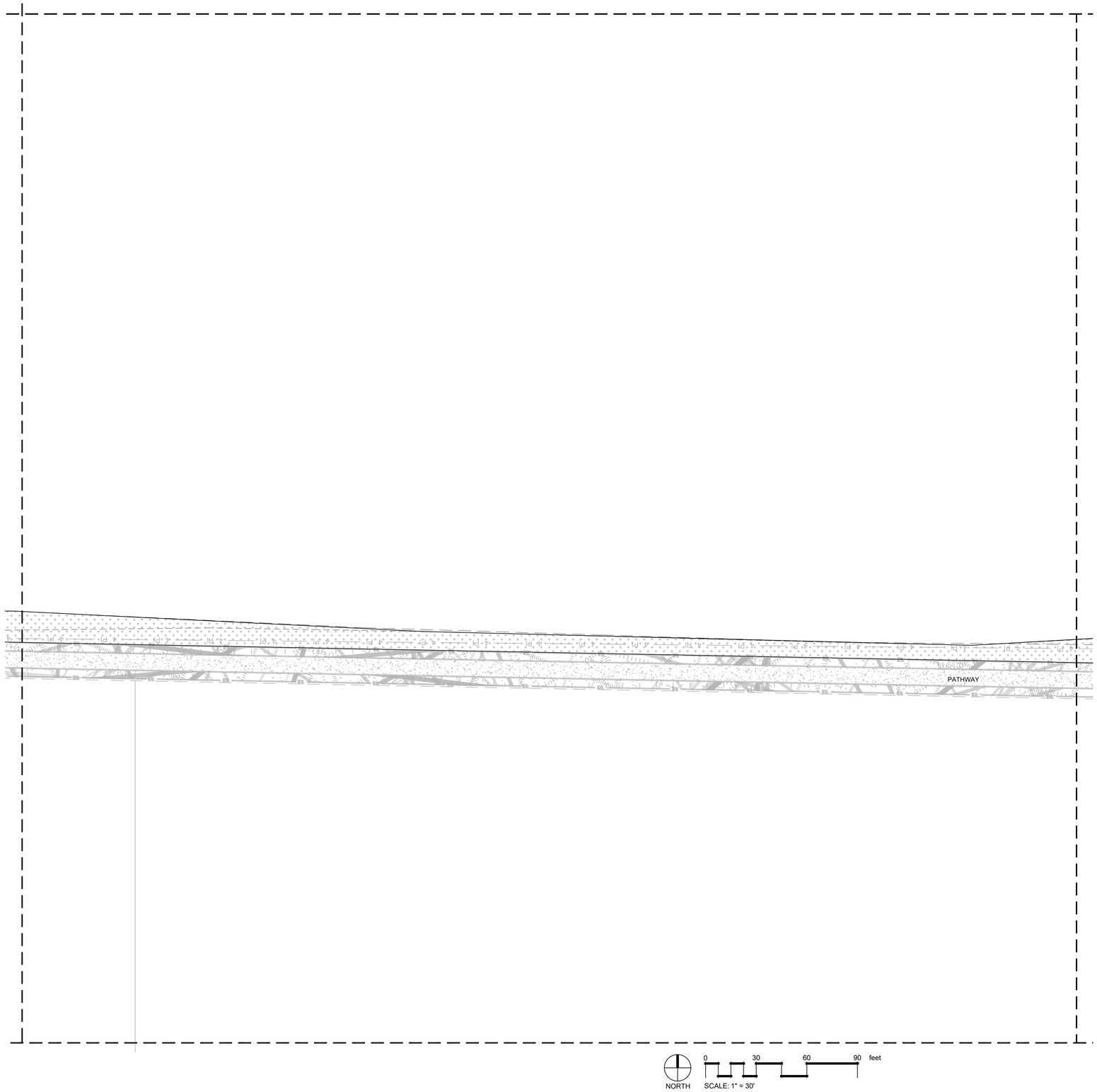

STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
www.STACKROCKGROUP.COM

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 06.13.24 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

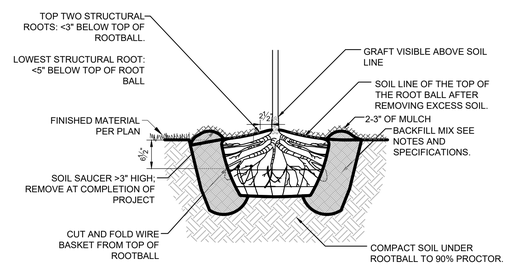
LANDSCAPE PLAN - AREA 27

SHEET NUMBER

L127

STACK ROCK GROUP - CITY REVIEW SET

NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{1}{3}$ OF THE ROOTBALL.
6. 4' 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.

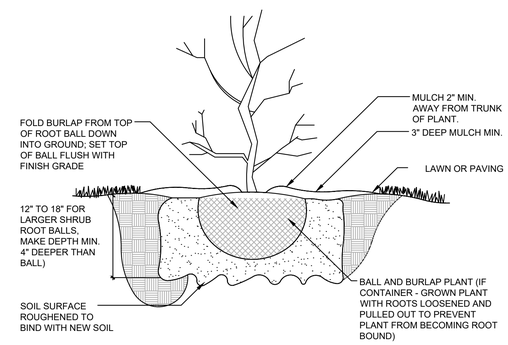


1 BALL AND BURLAP TREE PLANTING

3/4" = 1'-0"

NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

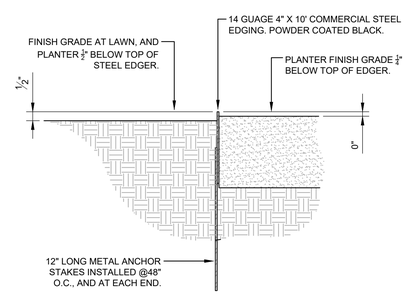
BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS $\frac{3}{4}$" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



2 SHRUB PLANTING

1" = 1'-0"

329333.16-01

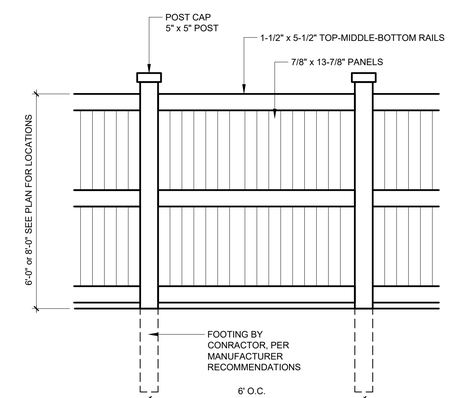


3 STEEL LANDSCAPE EDGING

3" = 1'-0"

329413.23-02

NOTES:
*VINYL FENCE STYLE MAY VARY SLIGHTLY
*LOCATE FENCE ON COMMON LOT SIDE OF P/L



4 6'-8' VINYL FENCE

1/2" = 1'-0"

323123-04

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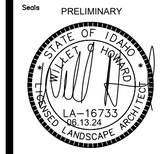
Seals

PRELIMINARY



NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE DETAILS

SHEET NUMBER

L150

STACK ROCK GROUP - CITY REVIEW SET

Shawn Nickel

From: Trace Leighton <Trace.leighton@outlook.com>
Sent: Tuesday, April 29, 2025 5:55 PM
To: Shawn Nickel
Subject: quarry at river park

Hey Shawn

Please find below my comments regarding the Quarry at River Park Preliminary Plat approval. I represent all properties owned by Leighton LLC and Leighton Family Trust which include 22444 Trigger Ranch Ln and all properties within Leighton Ranch.

I would like to see the following requirements enforced by the Star City Ciuncil and Star Planning and Zoning as part of the approval of this Preliminary Plat and Final Plat.

1. I'm in agreement with ITD that the connection of Eagle Roost lane to Highway 44 can only be a "Right In, Right Out" access or an "Emergency Only Access" to and from Highway 44. Until the time Highway 44 is widened to 5 lanes and a stop light has been installed. Left in and left out traffic would take away the Trigger Ranch excelleration distance onto 44 and cause a serious traffic hazard for all residents on Trigger Ranch Ln as that being their only entrance and exit. The Quarry has 2 other routes to enter and exit their development.
2. That the Star Sewer and Water requirement be upheld that sewer and water connection stubs be placed in 4 locations to adjoining properties or developments. These locations are to be 2 stubs at 22444 Trigger Ranch ln. One on each side of the Lawrence Kennedy canal, One of these being for the Middleton Mills, Canyon Ditch and Waste Ditch 2 shop and my piece on the South side of the canal and the other to feed my piece on the North side of the canal. The 3rd stub to be located on the future Landruff Ln connection to Lot 12 of Leighton Lakes . The 4th stub being into Leighton Ranch Subdivision somewhere in the area of lots 101 through 104 Block 2 where gravity flow sewer will still flow through their development
3. A berm with landscaping and a privacy fence, similar to what Hunter has installed at River Walk Sub, wherever their lots101, 102, 103 and 104 of Block 2 and where any other lots or common areas share a property line with Leighton Ranch.
4. An open view fence (similar to the existing fence on the North side of Lawrence Kennedy canal) along the west side of Eagle Roost Ln from the Lawrence Kennedy canal south to the southern property line of Leighton LLC property.
5. That Eagle Roost ln have a public cross access agreement from Highway 44 south to the furthest south property line of 22444 Trigger Ranch ln.
6. That Landruff ln paving and sidewalks stop at the intersection of Landruff and Saddlebred Way. If it continues on to the property line of Leighton Lakes I feel it will just create a parking spot for nonresidents to park and trespass on others property to fish in both developments' private ponds along with interfering with the irrigation districts ditch rider access to patrol the ditches. This area needs to be landscaped and irrigated until the time Landruff lane is extended to the West.

Thank you all for your time and we'll see you on the 6th.

Regards,

Trace Leighton
21270 Trigger Ranch Ln
Star, ID

Leighton Lake Estates HOA
P.O. Box 223
Star, Idaho 83669

Shawn:

Please find below our comments regarding the Quarry at River Park Preliminary Plat approval meeting this Tuesday May 6th. Our board represents all (17) property owners in the Leighton Lake Estates Subdivision.

We would like to see the following requirements enforced by the Star City Council and Star Planning and Zoning as part of the approval of this Preliminary Plat and Final Plat.

1. We are in agreement with ITD that the connection of Eagle Roost Lane to Highway 44 can only be a "Right In, Right Out" access or an "Emergency Only Access" to and from Highway 44. Until the time Highway 44 is widened to 5 lanes and a stop light has been installed. Left in and left out traffic would take away the Trigger Ranch acceleration distance onto 44 and cause a serious traffic hazard for all residents on Trigger Ranch Ln as that being their only entrance and exit. The Quarry has 2 other routes to enter and exit their development.
2. That the Star Sewer and Water requirement be upheld for sewer and water connection stubs be placed at common lot #12 of Leighton Lake Estates Subdivision. These sewer and water connections must be adequately sized for all properties/lots in Leighton Lake Estates Subdivision.
3. A berm with landscaping and open view/privacy fence, similar to what Hunter has installed at River Walk Sub(see photo attached as an example), On the entire Quarry's western property line in where it makes contact with Leighton Lake Estates Subdivision eastern property lines.
4. That Landruff Ln paving and sidewalks stop at the intersection of Landruff and Saddlebred Way. If it continues on to the property line of Leighton Lakes Estates Subdivision, We feel it will just create a parking spot for nonresidents to park and trespass on others property to fish in both developments' private ponds along with interfering with the irrigation districts ditch rider access to patrol the ditches. This area needs to be landscaped and irrigated until the time Landruff Ln is extended to the West.

Leighton Lake Estates HOA Board appreciates your consideration of these ideas and thank you for all your time in looking out for our community. We look forward to seeing you on the 6th of May.

Thanks again,

Leighton Lake Estates HOA Board

310-497-2902

Shawn Nickel

From: Mark Zirschky <projectmgr@boiseriver.org>
Sent: Monday, July 29, 2024 9:59 AM
To: Shawn Nickel
Subject: Fwd: FW: Agency Transmittal - The Quarry at Riverpark Estates Subdivision
Attachments: Agency Transmittal - The Quarry at Riverpark Estates Subdivision.pdf

Shawn,

Flood Control District 10 requests that access to the river be provided and unobstructed for purposes of routine river inspection and performing tree/gravel removal and bank erosion activities.

Should you have any questions, please do not hesitate to contact me.

Mark Zirschky
District Manager
Flood Control District 10
208-861-2766
www.boiseriver.org

---------- Forwarded message ---------
From: **Barbara Norgrove** <bnorgrove@staridaho.org>
Date: Wed, Jul 24, 2024 at 3:04 PM
Subject: FW: Agency Transmittal - The Quarry at Riverpark Estates Subdivision
To: sheriff@adaweb.net <sheriff@adaweb.net>, Daniel.Weed@cableone.biz <Daniel.Weed@cableone.biz>, GIS@tax.idaho.gov <GIS@tax.idaho.gov>, D3Development.Services@itd.idaho.gov <D3Development.Services@itd.idaho.gov>, irrigation.mm.mi@gmail.com <irrigation.mm.mi@gmail.com>, bryce@sawtoothlaw.com <bryce@sawtoothlaw.com>, Melvin.B.Norton@usps.gov <Melvin.B.Norton@usps.gov>, ERIC.GRZEBINSKI@mdu.com <ERIC.GRZEBINSKI@mdu.com>, BRO.Admin@deq.idaho.gov <BRO.Admin@deq.idaho.gov>, kris.margheim@idwr.idaho.gov <kris.margheim@idwr.idaho.gov>, permits@midstarfire.org <permits@midstarfire.org>, lbuckway@msd134.org <lbuckway@msd134.org>, projectmgr@boiseriver.org <projectmgr@boiseriver.org>, bcrawforth@canyonco.org <bcrawforth@canyonco.org>, rstewart@middletoncity.com <rstewart@middletoncity.com>, zoninginfo@canyoncounty.id.gov <zoninginfo@canyoncounty.id.gov>, brandy.walker@centurylink.com <brandy.walker@centurylink.com>, samuel.flores@sparklight.biz <samuel.flores@sparklight.biz>, jack.nygaard@phd3.idaho.gov <jack.nygaard@phd3.idaho.gov>, oocc@canyonco.org <oocc@canyonco.org>, kdahl@canyonco.org <kdahl@canyonco.org>, zoninginfo@canyonco.org <zoninginfo@canyonco.org>, info@pioneerirrigation.com <info@pioneerirrigation.com>, syarrington@adacounty.id.gov <syarrington@adacounty.id.gov>, hday@starswd.com

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

August 5, 2024

Shawn L. Nickel
Planning Director and Zoning Administrator
Star City Hall
P.O. Box 130
Star, Idaho 83669
snickel@staridaho.org

Subject: Quarry at Riverpark Estates Subdivision
File No. PP-24-05 Preliminary Plat
PR-24-04 Private Street

Dear Mr. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: *https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/.*

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. **AIR QUALITY**
   - Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
   - For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
   - DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

  For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/. For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.

  For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of

waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

  For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

Aaron Scheff

Aaron Scheff
Regional Administrator

c:

2021AEK

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 Salmonsen
Kevan Wheelock
David Hershey

18 November 2024

Shadow Jungenberg
CK Engineering
1300 E State Street #102
Eagle, ID 83616

Re: The Quarry at River Park – Preliminary Plat Application

Dear Mr. Jungenberg

The City of Star Engineering Department has reviewed the Preliminary Plat for the Quarry at River Park dated June 21, 2024. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and question based on our review.

1. The proposed project is located within the Special Flood Hazard Area, a floodplain application shall be submitted prior to approval of the preliminary plat. Site plan must include BFE cross sections.
2. Preliminary Grading Plan must include preliminary road layouts, including preliminary contours for road alignments.
3. All irrigation ditches, drains and canals shall be shown, delineated and labeled on the Preliminary Site Grading and Drainage Plans. Show all ditch and drainage easements on both the Preliminary Site Grading and Drainage Plans as well as the Preliminary Plat.
4. Preliminary stormwater information shall be included with the application. Information shall include a narrative describing the intent of the stormwater plan plus preliminary locations of all stormwater improvements, including pipes and drainage facilities.

5. Per discussions with the design engineer additional water mains shall be included in the final construction drawings for better service of the potable water system for both the proposed development and adjacent property owners.
6. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Construction plans for a subdivision-wide pressure irrigation system will be required for each final plat. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required.
7. Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
8. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
9. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
10. 10-foot easements for pressure irrigation lines will need to be shown once the applicant determines the alignment location(s) for the facilities.
11. Easements for sewer/water facilities will be required where placed outside of public right of way.

We are requiring that the conditions 1 through 4 listed above be addressed prior to approval of the Preliminary Plat. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above-referenced Preliminary Plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to contact City Hall

Sincerely,

Ryan V. Morgan, P.E.
City Engineer

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 Salmonsen
Kevan Wheelock
David Hershey

29 April 2025

Shadow Jungenberg
CK Engineering
1300 E State Street #102
Eagle, ID 83616

Re: The Quarry at River Park – Preliminary Plat Application

Dear Mr. Jungenberg

The City of Star Engineering Department has reviewed the Preliminary Plat for the Quarry at River Park. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and question based on our review.

1. The property is located within the Special Flood Hazard Area, prior to approval of construction drawings a detailed Floodplain Application shall be submitted.
2. Per discussions with the design engineer additional water mains shall be included in the final construction drawings for better service of the potable water system for both the proposed development and adjacent property owners.
3. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Construction plans for a subdivision-wide pressure irrigation system will be required for each final plat. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required.
4. Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
5. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.

6. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
7. 10-foot easements for pressure irrigation lines will need to be shown once the applicant determines the alignment location(s) for the facilities.
8. Easements for sewer/water facilities will be required where placed outside of public right of way.

We recommend that the preliminary plat be APPROVED with the conditions listed above. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above referenced preliminary plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to contact City Hall

Sincerely,

Ryan V. Morgan, P.E.
City Engineer

HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

March 5, 2025

City of Star Planning & Zoning Commission &
City Council
PO Box 130
Star, Idaho 83669
Attention: Shawn Nickel, Administrator

H5 land Holdings 6, LLC & School House
Ranch LLC
923 S Bridgeway Place Eagle,
Idaho 83616
Attention: Todd Tucker

RE: The Quarry at River Park Estates Subdivision
PP-2024-05 Preliminary Plat-2nd Review

Jurisdiction
By agreement with the City (Highway District 4/Star Public Agency Coordination Agreement, June 6th, 2007), HD4 acts as the supervisory authority for all public roads within the City limits that also lie within Canyon County (except those highways under the jurisdiction of Idaho Transportation Department). This supervisory authority includes highway planning, the establishment of design and use standards, access controls, review and approval of plats and development plans, and other operations and management duties assigned to highway districts under Idaho Code. For consistency within the city, HD4 has adopted the ACHD Policy Manual Sections 3000 – 3005, 7200 – 7211, and the associated exhibits for use within Star city limits for roadway cross sections and geometric standards.

General
Highway District No. 4 (HD4) has received a Preliminary Plat/TIS for the above referenced development within the City of Star, Idaho. HD4 offers the following comments in this matter:

Preliminary Plat

1. Revise note #17 to specify ***"The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance."*** HD4 will not allow a License Agreement for Storm Drain responsibility.
2. Revise to show geometry of Landruff alignment with Leighton Lakes, add to show horizontal TBC/CL/ROW curve as it matches future. As shown, layout will need to be revised, at a minimum, move the tangent portion south for sidewalk to be within unimproved ROW of Leighton Lakes.(see attached), ***or*** revise to stub Landruff perpendicular to west boundary (by curve or tangency).
3. *Many developments within the vicinity have encountered high ground water provide high groundwater monitoring dates and elevation*.
4. Revise to add notation on the Preliminary Plat to continue existing access for the two parcels (R34049010 & R34049010A) at 21309 Blessinger Rd, that appears to be located adjacent to the subject property. Provision for an easement, private road, or public road should be made to serve these existing properties during construction until the final build out of adjacent phases that provides access.
5. Revise note #12 Lot ±127 and 128…

TIS Comments

1. *Determine a proportionate share of impacts to the SH 44/Blessinger & SH 44/ Kingsbury intersection for The Quarry at River Park, using the current background traffic + new development.*
2. *Determine the timing (in terms of new residential units = 1 PM peak hour trip added to the current background) where improvements to the SH 44/Blessinger intersection are required for capacity and/or safety concerns. Improvement stages to be considered, at a minimum, include:*
    a. *Re-alignment of Blessinger Rd approaches at SH 44 to correct the existing approach offset (approximately 55-feet) and reduce left-turn conflicts for NB & SB Blessinger; and*
    b. *Installation of 3x3 traffic signal at SH 44/Blessinger intersection.*
    c. *Other interim intersection control types may be considered.* (not found in safety section)
3. Evaluate the phasing plans of the Quarry and River Park Estates, specify the timing of future improvements to the Blessinger/SH 44 intersection are recommended as follows:
    a. **Minor re-alignment of Blessinger approaches to correct offset:** 235th Home (of combined Quarry/River Park or adjacent development) or with River Park Phase 4, which ever happens first.
    b. **Capacity improvements to Blessinger/SH 44 intersection:** 301st Home (of combined Quarry/River Park or adjacent development) or with River Park Phase 5, which ever happens first. (Both NB and SB Blessinger approaches at LOS F in AM and PM peak hours).
    c. Timing of these improvements and/or approval of additional development phases should be subject to change if operational or safety concerns are determined by the District to be in the public interest.
4. Revise to specify mitigation measures for SH 44/Blessinger to satisfy the threshold requirements, above.
5. *Determine a similar proportionate share of impacts to the SH 44/Kingsbury intersection, assuming Landruff Lane is extended between Blessinger Rd and Kingsbury.*
6. *Evaluate the need and/or timing of improvements to the SH 44/Kingsbury intersection (in terms of new residential units = 1 PM peak hour trip added to the current background) where improvements or modifications to intersection control are required for capacity or safety*.
7. Revise/Verify Figures 2 & 3 (AM & PM site generated trips) Blessinger/SH 44 intersection indicates no NB-LT(am) and no EB-RT(pm) trips. If 30% of the site generated trips are to/from the west via HW-44 why are they not shown. *(2034 Tolal traffic show movements on Fig 2 thru 5).*
8. Coordinate with ITD on their comments for Preliminary Plat/TIS topics.

A development agreement will be required by HD4 as a condition of preliminary plat approval, which will include an obligation to provide a proportionate share of costs for interim safety and capacity improvements on the SH 44 corridor which may become necessary prior to action by Idaho Transportation Department. HD4 has received in the past months many applications for preliminary plats along the SH 44 corridor between Can Ada Rd and Kingsbury Rd (and anticipates several more), generating more than 25,000 new vehicle trips per day.

Improvements to the SH 44 corridor are under jurisdiction of ITD, which is currently undertaking a planning study to identify necessary future improvements. It is possible capacity and/or safety issues will reach critical levels prior to the design and construction of SH 44 corridor improvements by the state, which are not anticipated to be constructed prior to 2028 at the earliest. Longer timelines for improvements to this corridor by the state are more probable, such that HD4 expects local agencies and developers will need to fund interim improvements at several intersections along SH 44 (Can-Ada Rd, Bent Lane, Blessinger Rd, & Kingsbury Rd) to accommodate traffic growth in west Star.

Preliminary plats are presented to the HD4 Board of Commissioners for approval after review by staff. Please revise the preliminary plat and TIS to address the comments above, and submit 1 paper copy and an electronic copy of both items, accompanied by a comment response letter on how the comments were addressed/revised, for subsequent review. Preliminary plats can generally be included on a board agenda for consideration within two weeks of staff approval, subject to available space.

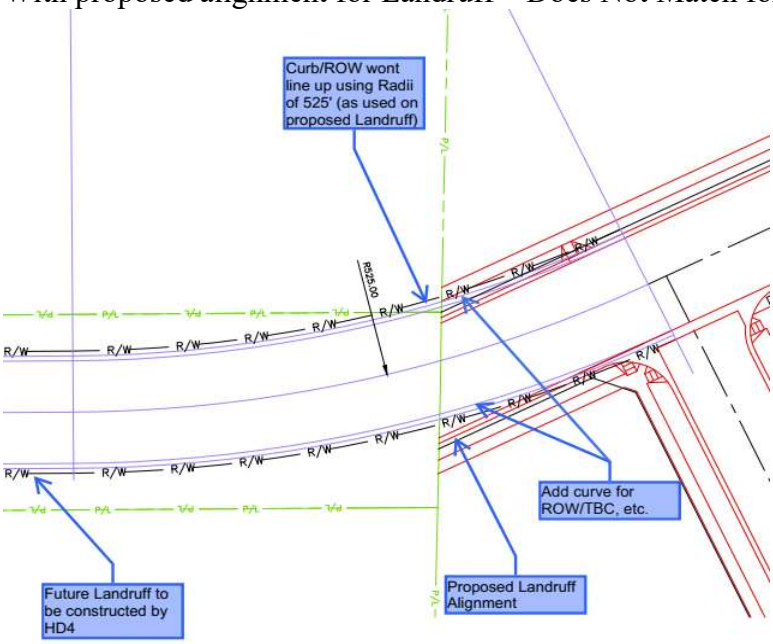
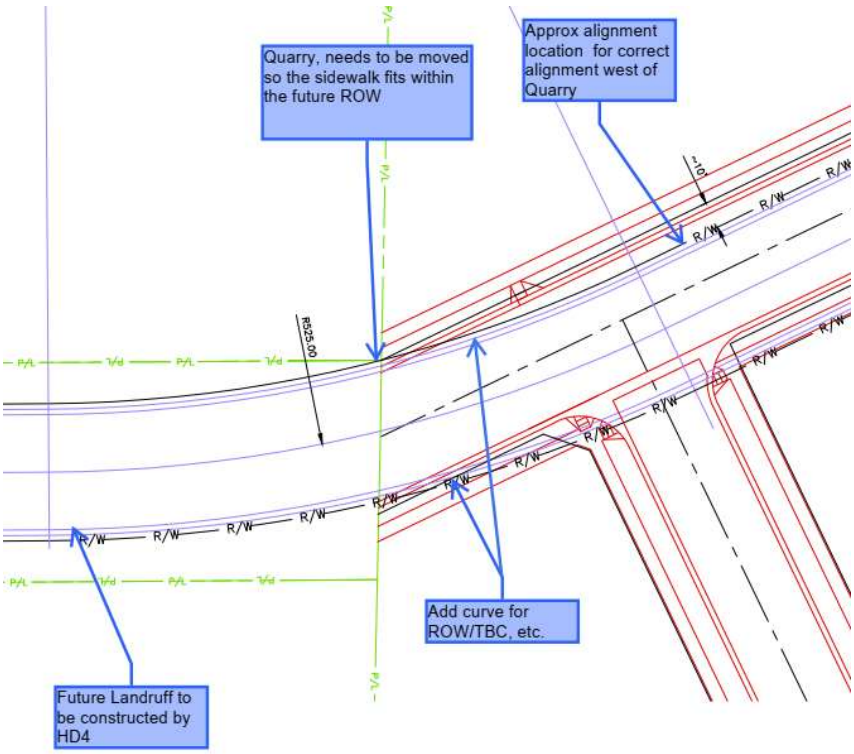
Please feel free to contact me with any questions on this matter.

Respectfully,

Kraig Wartman
Senior Engineering Tech.
Highway District No. 4

File: The Quarry at River Park Estates Subdivision
Chris Hopper, District Engineer

With proposed alignment for Landruff – Does Not Match for Future



Revising the alignment of Landruff – Meets Future Alignment