



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **October 15, 2024 – PUBLIC HEARING**

FILE(S) #: CUP-24-06 – Dowdy's Automotive

OWNER/APPLICANT/REPRESENTATIVE

Representative:

Jeff Likes
ALC
1119 E. State Street, Ste. 120
Eagle, Idaho 83616

Applicant:

Dakota Gullickson
350 N. 9th St. Ste. 200
Boise, Idaho 83702

Owner:

Norterra Holdings LLC
Travis Stroud
1980 S. Meridian Road, Ste. 140
Meridian, Idaho 83616

REQUEST

Request: The Applicant is seeking approval of a Conditional Use Permit to construct an automotive repair facility. The property is located at 12645 W. Norterra Lane in Star, Idaho. The property size is approximately .80 acres and currently zoned Central Business District (CBD-DA).

PROPERTY INFORMATION

Property Location: The subject property is generally located east of Can Ada Road and north of W. State Street (Hwy 44). Ada County Parcel Numbers R6119280400.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held
Neighborhood Meeting Held

August 15, 2024
August 27, 2024

Application Submitted & Fees Paid	August 28, 2024
Application Accepted	September 5, 2024
Residents within 300' Notified	September 23, 2024
Agencies Notified	September 5, 2024
Legal Notice Published	September 26, 2024
Property Posted	September 25, 2024

HISTORY

October 6, 2020	Council approved Annexation and Rezone (AZ-20-05), Development Agreement (DA-20-05), Preliminary Plat (PP-20-07) and Private Road (PR-20-03) for Norterra Subdivision.
March 3, 2021	Annexation recorded via Ordinance 327.
June 1, 2021	Council approved Final Plat (FP-21-10) for Norterra Subdivision, Phase 1. This phase consists of 118 residential lots and 8 common lots on 19.95 acres.
October 19, 2021	Council approved Final Plat (FP-21-23) for Norterra Subdivision, Phase 2. This phase consists of 0 residential lots, 2 common lots and 32 commercial lots on 27.67 acres.

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-1B-4: CONDITIONAL USES:

A. Purpose: The purpose of this section is to establish procedures that allow for a particular use on a specific property subject to specific terms and conditions of approval.

B. Applicability: The provisions of this section apply to all uses identified as conditional use within this title. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through issuance of a conditional use permit, development agreement or PUD, upon approval by Council.

C. Process:

1. The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a conditional use.

2. A neighborhood meeting shall be held by the applicant pursuant to Section 8-1A-6C of this title.

3. An application and appropriate application fees shall be submitted to the City on forms provided by the city.

4. Prior to issuing the conditional use permit, the administrator may require additional information, including studies, concerning the social, economic, fiscal or environmental effects of the proposed conditional use. Traffic studies may be required by the transportation authority prior to acceptance of an application.

D. Standards: In approving any conditional use, the city council may prescribe appropriate conditions, bonds and safeguards in conformity with this title that:

1. Minimize adverse impact of the use on other property.
2. Control the sequence and timing of the use.
3. Control the duration of the use.
4. Assure that the use and the property in which the use is located is maintained properly.
5. Designate the location and nature of the use and the property development.
6. Require the provision for on site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this title.
8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, that provides services within the city.

E. Findings: The council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
2. That the proposed use shall meet the intent of the Star comprehensive plan and be in compliance with the requirements of this title.
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance as determined by the City.

8-1B-4E. FINDINGS: The council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

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8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

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

The following zoning districts are hereby established for the interpretation of this title, the zoning districts have been formulated to realize the general purposes as set forth in this title. In addition, the specific purpose of each zoning district shall be as follows:

(CBD) CENTRAL BUSINESS DISTRICT: To provide for commercial, retail, civic, office, and entertainment uses. High density housing is encouraged on the upper floors of mixed-use buildings and may also be allowed at the fringes of the land use designation shown on the comprehensive plan. Live/work designed development is also encouraged in this district. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility. Special emphasis shall be placed on development in the central downtown area to encourage and create a vibrant, walkable downtown community that incorporates the Boise River as an active amenity.

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	CBD
Automotive mechanical/electrical repair and maintenance	C

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
CBD	35'	0'	0'	0' 4	0'

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 overhang onto the sidewalk.
2. Zero-Lot-Line 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 as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

8-4B-3: REQUIRED NUMBER OF OFF-STREET PARKING SPACES:

Automotive repair shop, body shop, or tire shop	1 for each 225 square feet of gross floor area.
-------------------------------------------------	-------------------------------------------------

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Central Business District

The Central Business District is planned to be a vibrant downtown center for the community. Uses encouraged are commercial, retail, civic, private offices, and entertainment. High density housing is encouraged on the upper floors of mixed-use

buildings and at the fringes of the land use designation. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility.

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.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

8.5.5 Policies Related Mostly to The Central Business District Planning Areas:

- The CBD zoning district should allow for a mix of commercial, office, institutional, and civic type uses with specific provisions for residential use in appropriate locations with compatible densities.
- The city should develop a street improvement plan for the CBD identifying drainage and street improvements with a functional grid system and use public private partnerships to assure the system is built and that "ad hoc" development of parcels within the CBD do not block good planning.
- The city should develop a downtown grid system, in part, planning for the easterly extension of Tempe Lane and easterly extension of West First Street to help provide better downtown access and parking facilities.
- The east west public road from the Heron River Development, south of the LDS Church on Main Street, should be extended to Star Road.
- Implement, review, and update the 2011 Star Downtown Revitalization Plan for development strategies within the plan intended to stimulate development within the CBD.
- As recommended in the 2011 Star Downtown Revitalization Plan, the city should create an Urban Renewal District to stimulate development within the CBD.
- The city should encourage assemblage of the smaller properties where appropriate.

8.5.6 Policies Related Mostly to the Commercial Planning Areas:

- 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.
- ### 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.

PROJECT OVERVIEW

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for an approximately 4,955 square foot automotive repair facility. The property is currently zoned Central Business District (CBD-DA). The Unified Development Code, Section 8-3A-3, and the recorded Development Agreement for Norterra Subdivision requires all automotive mechanical/electrical repair or maintenance uses to be approved through a Conditional Use Permit.

Section 8-4B-3 requires automotive repair shop, body shop or tire shop to provide 1 parking spot per 225 square feet of gross floor area. The proposed building size would require 22 parking spaces. The Applicant is proposing 19 external spots and 4 spots using the bays in the building for a total of 23 parking spaces. This will satisfy the parking requirements of the Unified Development Code. The Applicant is proposing 1 ADA parking stall.

Section 8-4B-2 of the UDC requires all parking stalls to be a minimum of nine feet (9') wide and twenty feet (20') deep.

- A. When a vehicle bumper overhangs onto a sidewalk or landscape area, the parking stall dimensions may be reduced two (2) feet in length if two (2) feet is added to the width of the sidewalk or landscaped area, and the additional area is planted in ground cover. In this case, wheel restraints may be removed.

The proposed site plan calls out the appropriate dimensions to satisfy these requirements.

Access is proposed to be taken from W. Norterra Lane on the north of the property and from the private lane to the south of the property.

The Unified Development Code (UDC), Section 8-4B-2 requires "all drive aisles adjacent to a building shall be a minimum of 25' 0" or as required by the fire code..." The proposed site plan appears to call out 25 feet at the narrowest section of the drive aisle, satisfying this portion of the UDC.

All signage, including building, directional and monuments will need separate permits and approval from Staff.

The applicant has not asked for any setback waivers and the site plan is compliant with the required Commercial setbacks.

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. **The Applicant has provided a landscape plan that appears to satisfy these requirements. The proposed plan also appears to satisfy the commercial parking lot requirements for landscaping.**

The applicant has provided exterior elevations and color renderings that will need to be reviewed by the Design Review Committee, as part of the Certificate of Zoning Compliance process, for approval.

The proposed dumpster location appears to be in a good location so as not to disturb any adjacent residences. The Applicant should gain approval on final location from Republic Services. Staff is supportive of a brick CMU trash enclosure with metal double gates.

The Applicant has not provided a site/building lighting plan. This will need to be submitted and reviewed as part of the Design Review/CZC process.

AGENCY RESPONSES

No agency comments have been received.

PUBLIC RESPONSES

No public comments have been received.

STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed conditional use permit meets the requirements, standards and intent for development as they relate to the Unified Development Code and Comprehensive Plan.

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 applications, 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

CONDITIONAL USE PERMIT FINDINGS:

- 1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

The Council must find that the site of the proposed use would be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located.

- 2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

The Council must find that the proposed use request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed development should meet the intent or purpose of the Mixed-Use District.

- 3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

The Council must find that the operation of the proposed use would be compatible with the other uses in the general area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

The Council must find that the proposed use, with imposed conditions of approval, would not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The Council must find that the proposed use be adequately served by essential public facilities and services.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

The Council must find that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The Council must find that the proposed use would involve activities that would not be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

The Council must find that the proposed use would not result in the destruction, loss or damage of natural, scenic or historic feature of major importance since none are apparent on this site.

CONDITIONS OF APPROVAL

1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Prior to issuance of a building permit, the applicant shall receive a certificate of zoning compliance and design review for compliance with the Architectural Design Guidelines.**
3. 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.
4. A form signed by the Star Sewer & Water District shall be submitted to the City prior to issuance of building permit stating that all conditions of the District have been met, including annexation into the District.

5. 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 occupancy 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 any construction.**
6. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy of the unit.
7. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
8. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
9. A Certificate of Zoning Compliance will be required prior to the start of construction.
10. Any additional Condition of Approval as required by Staff and City Council.
11. Any Conditions of Approval as required by Star Fire Protection District.
12. The property associated with this approved conditional use permit shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of the conditional use permit or building permit.
13. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File Number CU-24-06 for Dowdy's Automotive on _____, 2024.



CAN ADA

SITE

STATE STREET

ALBERTSONS

DOWDY'S STAR
12645 W. NORTERRA LN., STAR, ID 83669
VICINITY MAP



1
VIC

VICINITY MAP

NOT TO SCALE

REVISION:
FILE NO.:
PROJECT NO.:
DRAWING:
VIC



City of Star Planning and Zoning Department

Re: Conditional Use Request for Auto Repair Shop at Norterra Mixed-Use Development

Location: 12645 W Norterra Ln, Star, ID 83669

Parcel Number: R6119280400

Current Zoning: Central Business District (CBD)

Dear Members of the Planning and Zoning Commission,

We are writing to formally request a conditional use permit for an auto repair shop at the Norterra Mixed-Use Development, located at 12645 W Norterra Ln, Star, ID 83669. The subject parcel, identified as #R6119280400, is currently zoned as Central Business District (CBD) and is presently vacant.

Our proposal is to establish an auto repair shop within this location, aligning with the vibrant, mixed-use character envisioned for the Norterra development. We believe this use will complement the existing businesses and contribute positively to the area by:

1. **Enhancing Local Services:** The auto repair shop will offer essential services to residents and businesses in the area, filling a need that aligns with the convenience and accessibility goals of the Central Business District.
2. **Generating Economic Activity:** By attracting customers and creating job opportunities, the shop will stimulate economic activity within the Norterra Mixed-Use Development and the broader community.
3. **Maintaining Zoning Consistency:** We are committed to adhering to the Central Business District zoning regulations and do not seek any changes to the current zoning classification. The auto repair shop will operate in a manner that respects the CBD's objectives and integrates seamlessly with other permitted uses.
4. **Supporting Community Development:** Our business plan includes sustainable practices and community engagement, ensuring that the shop contributes positively to the overall ambiance and development of the Norterra area.

We are prepared to address any concerns and comply with all conditions that the Planning and Zoning Commission may require to ensure that our use aligns with the City's vision for the Central Business District. Thank you for considering our request.

Sincerely, 

Dakota Gullickson
Owners Representative
Rocky Mountain Companies



CONDITIONAL USE PERMIT APPLICATION

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

FILE NO.: CU-24-06	Date Application Received: 8-28-24	Fee Paid: \$1660.00
Processed by: City: BN		

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Dakota Gullickson

Applicant Address: 350 N 9th St, Suite 200, Boise, ID Zip: 83702

Phone: 208.345.7030 Email: dgullickson@rmcos.com

Owner Name: Travis Stroud - Norterra Holdings LLC

Owner Address: 1980 S Meridian Rd, Suite 140, Meridian, ID Zip: 83642

Phone: 208.577.5810 Email: travis@nwdevco.com

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

Contact: Jeff Likes Firm Name: ALC

Address: 1119 E State Street, Suite 120 Zip: 83616

Phone: 208.514.2713 x8200 Email: jeff@alcarchitecture.com

Property Information:

Site Address: 12645 W Norterra Ln, Star, ID 83669 Parcel Number: R6119280400

Requested Condition(s) for Conditional Use: Auto repair use in Central Business District (CBD)

	Zoning Designation	Comp Plan Designation
Existing	CBD-DA (Central Business District)	Central Business District
Proposed	CBD-DA (Central Business District)	Central Business District
North of site	R-7-DA (Residential)	Compact Residential
South of site	CBD-DA (Central Business District)	Central Business District
East of site	CBD-DA (Central Business District)	Central Business District
West of site	CBD-DA (Central Business District)	Central Business District

Site Data:

Total Acreage of Site: .8 acres

Proposed Percentage of Site Devoted to Bldg Coverage: 14%

Proposed Percentage of Site Devoted to Landscaping: 17.3%

Number of Parking spaces: Proposed 19 Required 2 per bay - 8 required

Requested Front Setback: 49' North Requested Rear Setback: 18' South

Requested Side Setback: 5'-6" East Requested Side Setback: 5'-6" West

Requested Side Setback: N/A

Existing Site Characteristics: _____

Site includes the entirety of Norterra Ln on North side and comes to the middle of the private drive on the south side.

Number and Uses of Proposed Buildings: 1

Location of Buildings: Center of the site

Gross Floor Area of Proposed Buildings: 4,955 SF

Describe Proposed On and Off-Site Traffic Circulation: Traffic circulation can come from Can Ada Road running North-South and enter on Norterra or the Private Drive. Traffic can also enter site by turning off State St onto Quincannon Ln and then accessing Norterra or the Private Drive.

Proposed Signs – number, type, location: (4) 3'x13' building signs

(include draft drawing) see elevations at end of application

Public Services (state what services are available and what agency is providing the service):

Potable Water - Star Sewer & Water - stubbed in from south on private drive

Irrigation Water - Star Sewer & Water - stubbed in from south on private drive

Sanitary Sewer - Star Sewer & Water - stubbed in from south on private drive

Schools - N/A

Fire Protection - Star Fire District - Star Fire Station 51

Roads - Ada County Highway District

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

Subdivision/Project Name: Norterra Mixed-Use Development Phase: 2

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

N/A

- a. A note must be provided on the site plan documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plan in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0125J
FIRM effective date(s): mm/dd/year 6/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: N/A
Base Flood Elevation(s): AE N/A .0 ft., etc.: N/A
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

Applicant (√)	Description	Staff (√)
✓	Pre-application meeting with Planning Department required prior to neighborhood meeting.	BN
	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
✓	Completed and signed Conditional Use 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. \$1660 + \$55.01 radius fee = \$1750.01	BN
✓	Narrative fully describing the existing use, and the proposed project. (must be signed by applicant)	BN
✓	Legal description of the property (word.doc and electronic version with engineer's seal):	BN
✓	Copy of recorded warranty deed.	BN
✓	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
✓	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
N/A	List of names(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
✓	Vicinity map showing the location of the subject property	BN
	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	BN
	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	BN
✓	Building elevations showing construction materials	BN
	Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, shall be submitted in original pdf format (no scans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	BN
DW	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.	

Site Plan (If applicable):

	The following items must be included on the site plan:	BN
✓	• Date, scale, north arrow, and project name	BN
✓	• Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan	BN
✓	• Existing boundaries, property lines, and dimensions of the lot	BN
✓	• Relationship to adjacent properties, streets, and private lanes	BN
✓	• Easements and right-of-way lines on or adjacent to the lot	BN
✓	• Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties	BN
✓	• Building locations(s) (including dimensions to property lines)	BN
✓	• Parking and loading areas (dimensioned)	BN
✓	• Traffic access drives and traffic circulation (dimensioned)	BN

✓	• Open/common spaces	BN
✓	• Refuse and service areas	BN
✓	• Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	BN
✓	• All on-site lighting proposed – Must Meet City “Dark Sky” Ordinances	BN

Landscape Plan (If applicable):

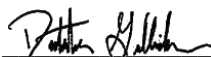
	The following items must be included on the landscape plan:	
✓	• Date, scale, north arrow, and project name	BN
✓	• Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan	BN
✓	• Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings	BN
✓	• Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed.	BN
✓	• Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements	BN
✓	• Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours	BN
✓	• Sight Triangles as defined in 8-4 A-7 of this Ordinance	BN
✓	• Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size	BN
✓	• Proposed screening structures	BN
✓	• Design drawings(s) of all fencing proposed	BN
✓	• Calculations of project components to demonstrate compliance with requirements of this ordinance, including: <ul style="list-style-type: none"> ➢ Number of street trees and lineal feet of street frontage ➢ Width of street buffers (exclusive of right-of-way) ➢ Width of parking lot perimeter landscape strip ➢ Buffer width between different land uses ➢ Number of parking stalls and percent of parking area with internal landscaping ➢ Total number of trees and tree species mix ➢ Mitigation for removal of existing trees, including number of caliper inches being removed 	BN

SIGNS (If applicable):

All signs will require separate submittal of a sign application.

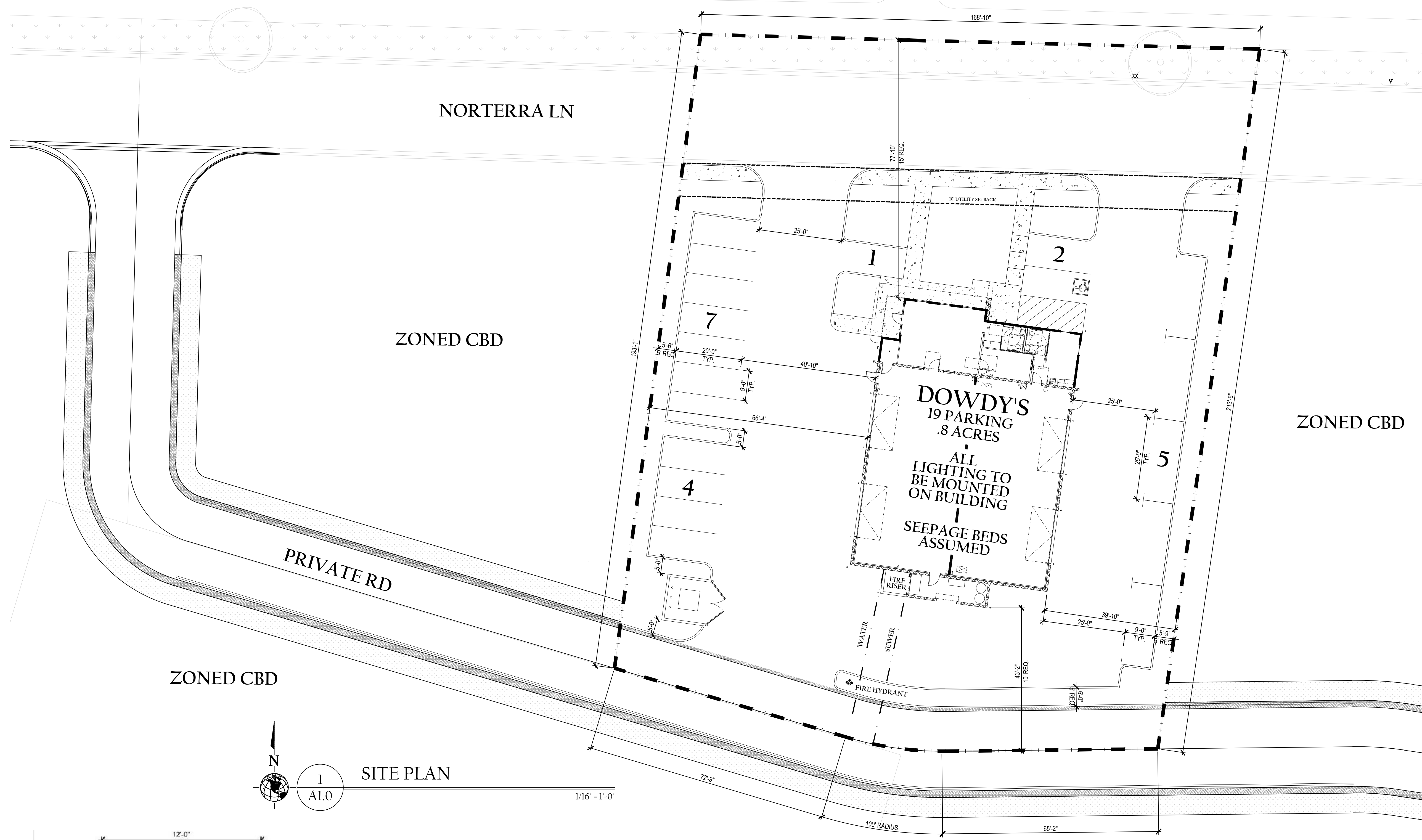
FEE REQUIREMENT:

**** 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.**

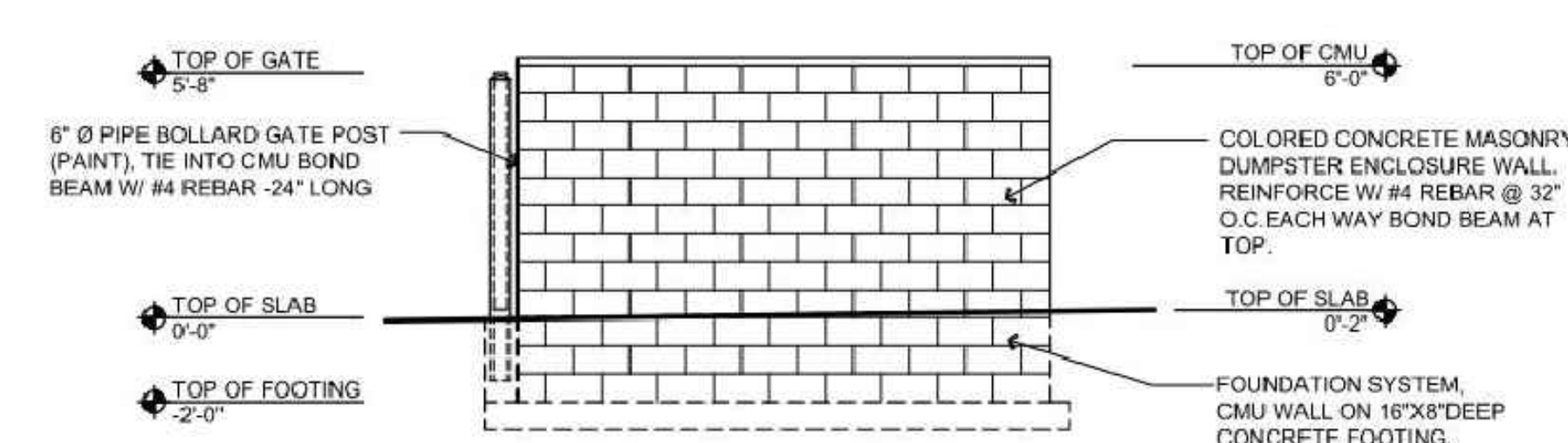
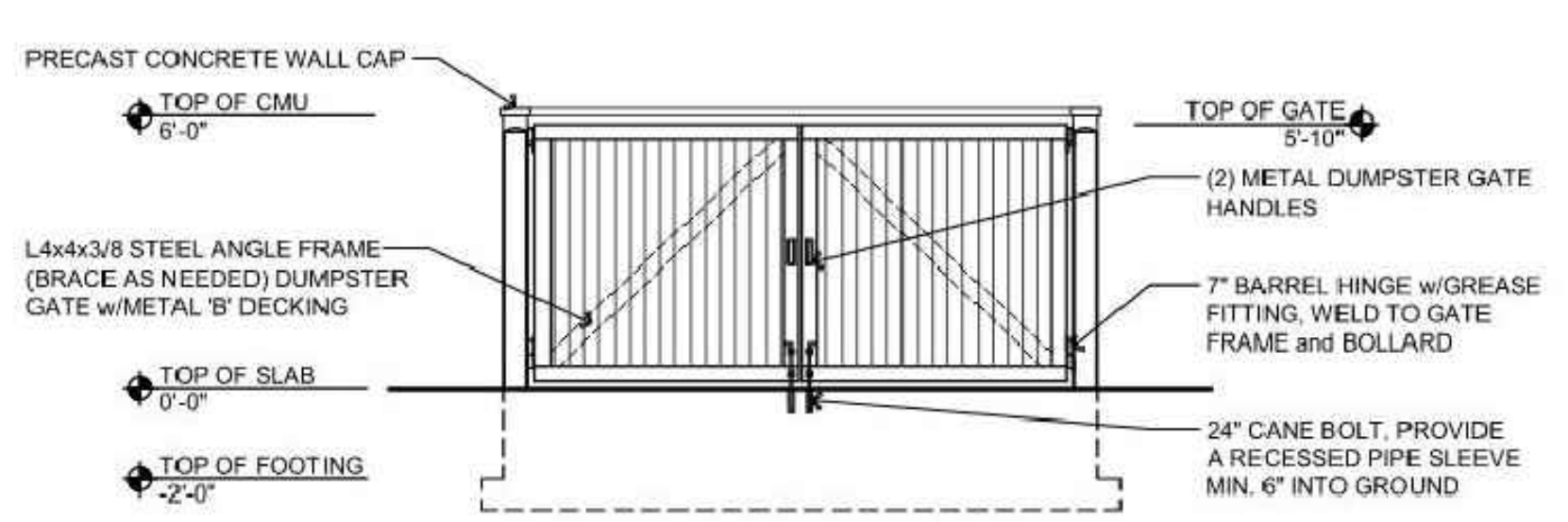
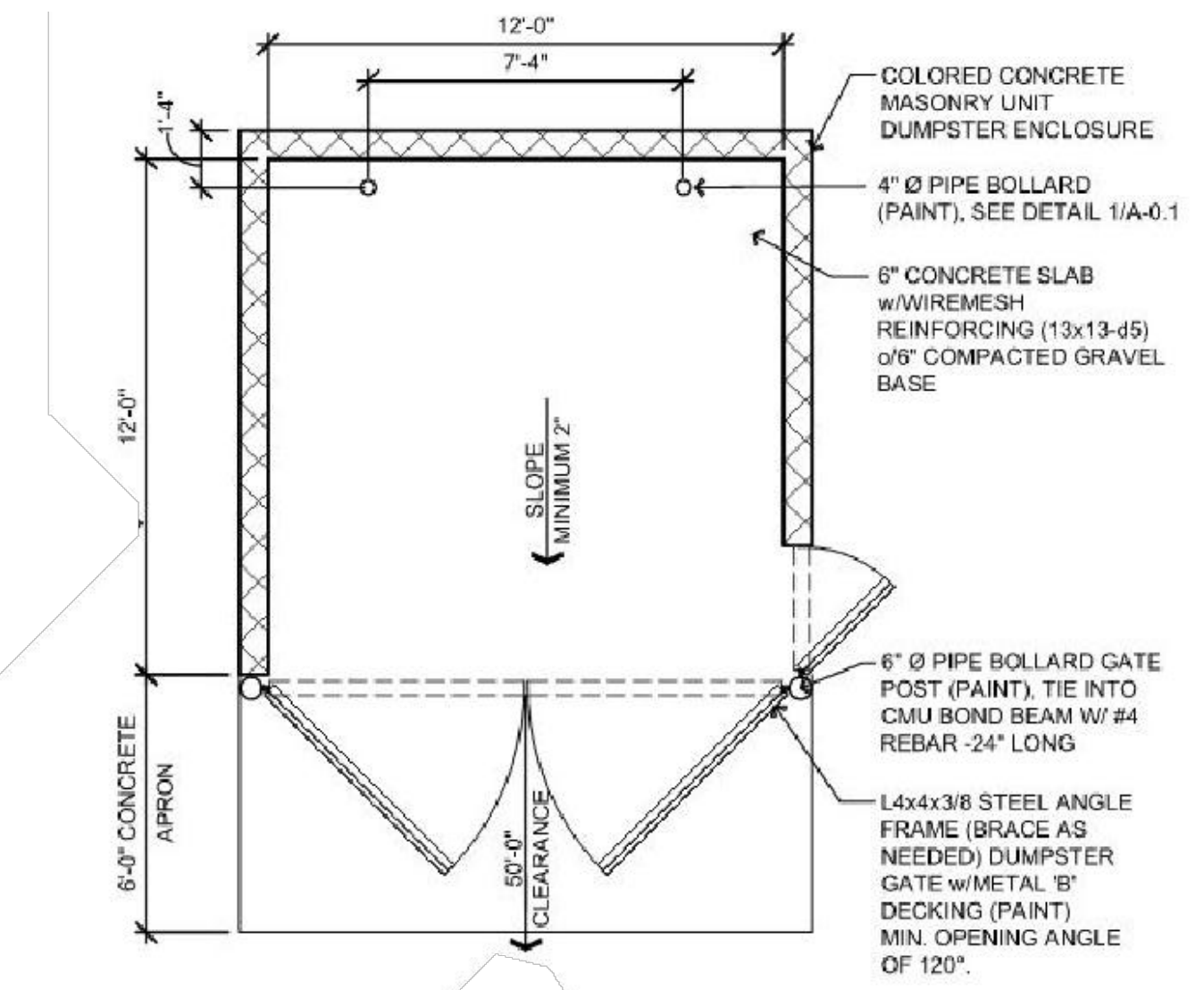


Dakota Gullickson

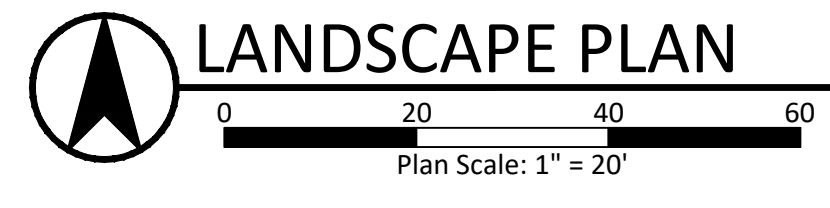
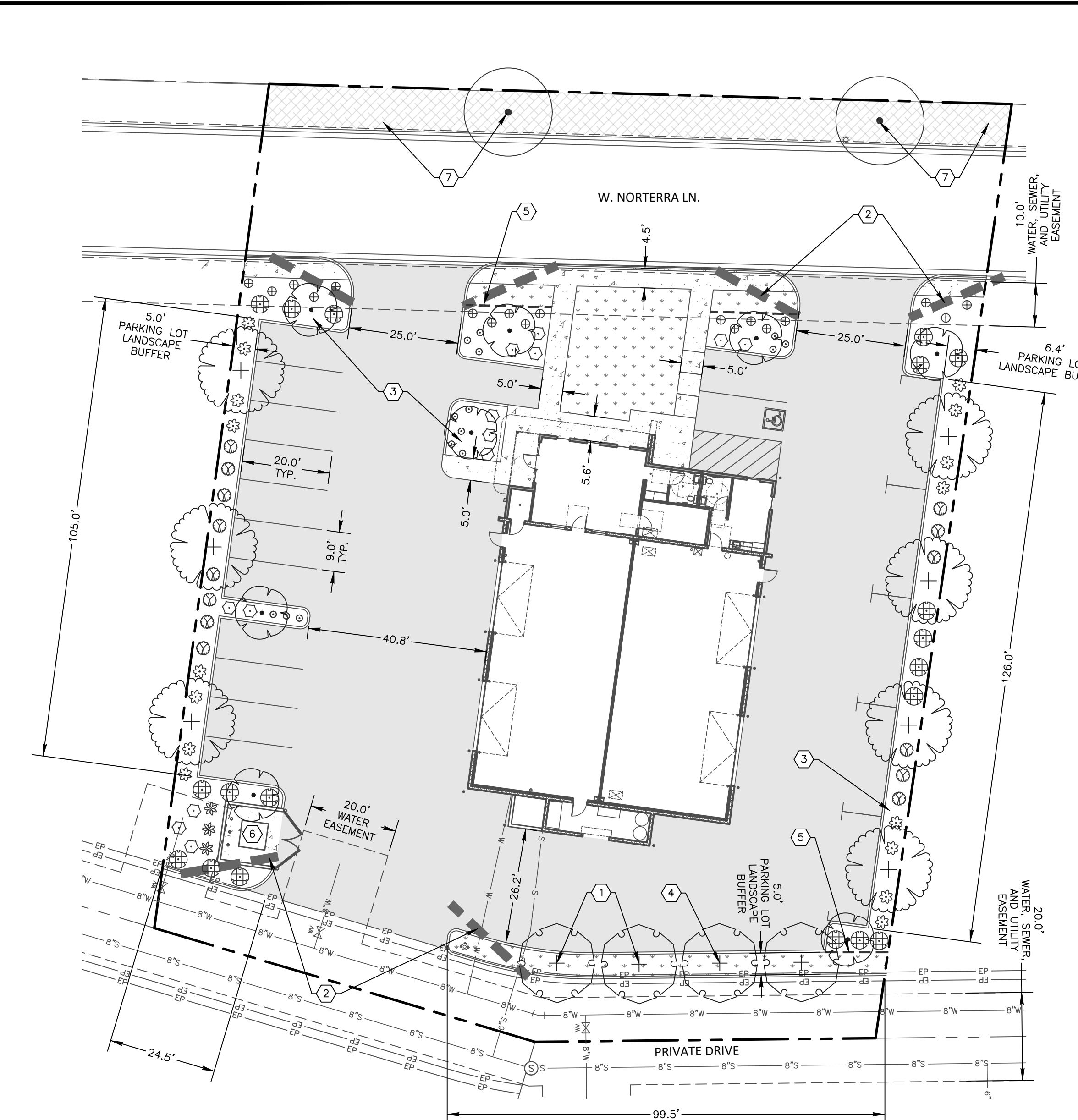
8/28/24



PROJECT INFORMATION	
PARKING: 2 SPACES PER SERVICE BAY (8-4B-3)	REQUIRED: 8 SPACES PROVIDED: 21 SPACES
BICYCLE PARKING: NO REQUIREMENT.	REQUIRED: 0 SPACES PROVIDED: 0 SPACES
Rocky Mountain COMPANIES 350 NORTH 9TH STREET BOISE, IDAHO 83702 208.345.7030 P 208.345.7210 F WWW.RMCOM.COM	
DRAWN BY: DAKOTA GULLICKSON	
EMAIL: DGULLICKSON@RMCOM.COM	
DATE: 08/22/2024	
PROJECT MANAGER:	
DOWDY'S STAR 12645 W NORTERRA LN, STAR, ID 83669 SITE PLAN	
REVISION:	
FILE NO.:	
PROJECT NO.:	
DRAWING:	A1.0

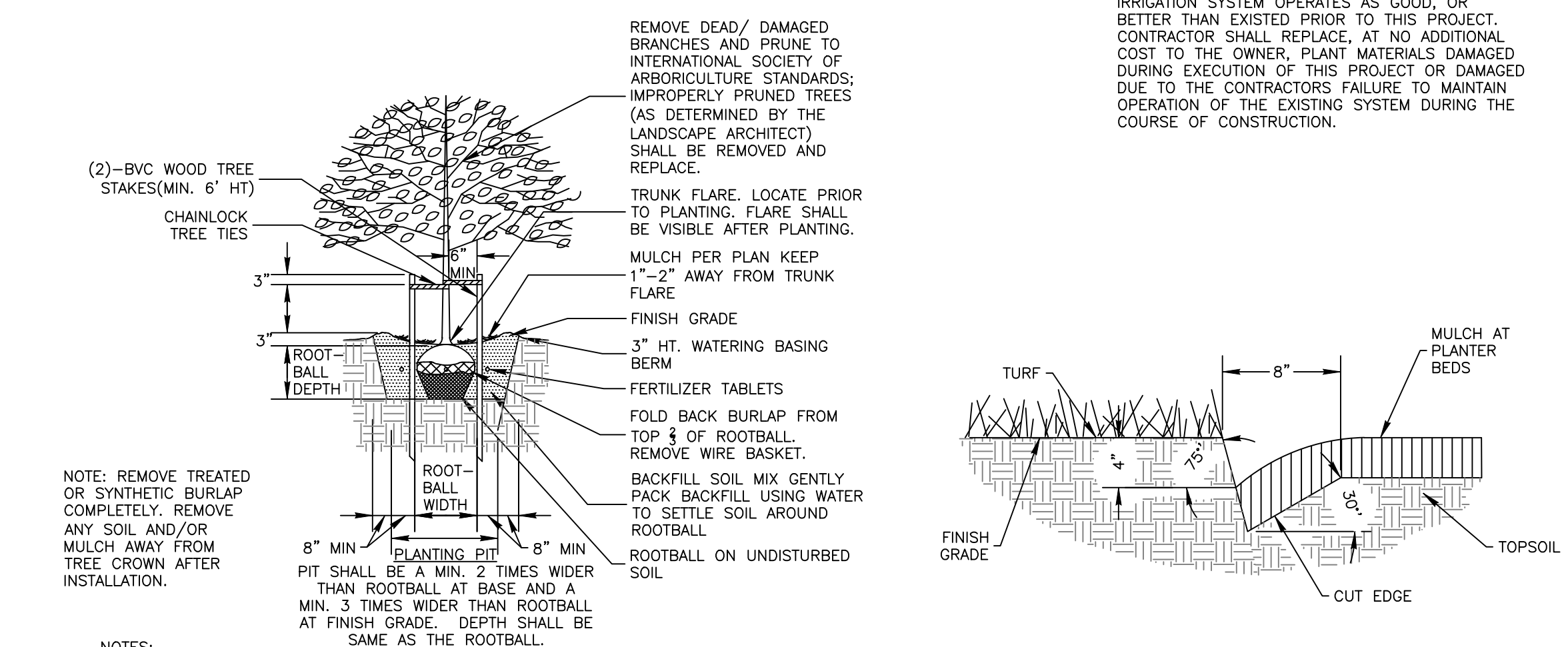


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 CONTACT: KAYLEE CANDRIAN, PLA
 EMAIL: kcandrian@kmenllp.com

- KEY NOTES (TYPICAL) (#)**
- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
 - CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
 - ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
 - TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
 - INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L1.0-2.
 - TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
 - EXISTING LANDSCAPING AND IRRIGATION PER NORTERRA SUBDIVISION LANDSCAPE PLANS TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON-RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTOR'S FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.



1 DECIDUOUS TREE PLANTING AND STAKING DETAIL
 NOTES:
 1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. STAKING SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.

2 SHOVEL CUT EDGE
 NOTES:
 1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. STAKING SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.

STREET TREE CALCULATIONS (1TREE/35 LF)

STREET NAME	LF	CALCULATIONS	REQ	EXST/PRVD
PRIVATE DRIVE	124	124 LF / 35	4	4
TOTAL STREET TREES			4	4

PARKING LOT BUFFER TREE CALCULATIONS (1TREE/35 LF)

LF	CALCULATIONS	REQ	PRVD	
231	231 LF / 35	7	7	
TOTAL PARKING LOT BUFFER TREES			7	7

PARKING CALCULATIONS

NUMBER OF STALLS = 19 TOTAL
 TOTAL SF OF INTERNAL LANDSCAPE = 4,364 SQUARE FEET
 INTERNAL PARKING LANDSCAPE PERCENT = 12.4%

REQ	PRVD
8	8

TOTAL PARKING ISLAND TREES
MITIGATION REQUIREMENTS
 THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL

REQ	PRVD
19	19

TOTAL SITE TREES

REQ	PRVD
2	3

TREE SPECIES MIX

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	CLASS
DECIDUOUS TREES					
+	4	ACER TRUNCATUM X PLATANOIDES 'LFS-KW19' URBAN SUNSET MAPLE	3" CAL. B&B	35'x20'	CLASS II
+	7	GINKGO BILOBA 'PNI 2728' PRINCETON SENTRY GINKGO MALE VARIETY ONLY	2" CAL. B&B	45'x20'	CLASS II
+	8	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'x15'	CLASS II
EXISTING TREES					
○	2	EXISTING TREE TO REMAIN PRESERVE AND PROTECT SEE TREE PROTECTION NOTES AND KEY NOTES	EXISTING	VARIES	
SHRUBS					
⊗	19	Buddleia x 'MISS VIOLET' MISS VIOLET BUTTERFLY BUSH	2 GAL.	4'x4'	
⊗	14	Cornus sericea 'KELSEY' KELSEY DOGWOOD	2 GAL.	2'x3'	
⊗	3	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6"-8" B&B	12'x3'	
⊗	18	ROSA x 'FARROWRSP' OSO EASY HOT PAPIKA ROSE	2 GAL.	2'x2'	
⊗	13	SPIRAEA JAPONICA 'NEON FLASH' NEON FLASH SPIRAEA	2 GAL.	3'x3'	
PERENNIALS					
○	14	HEMEROCALLIS x 'HAPPY RETURNS' HAPPY RETURNS DAYLILY	1 GAL.	1.5'x1.5'	
GRASSES					
✿	16	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM	1 GAL.	3'x3'	
SOD/SEED					
+	1,443 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE		SOD	
OTHER					
+	1,659 SF	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES		NONE	

GENERAL LANDSCAPE NOTES

- VERIFICATION OF TOTAL LANDSCAPE MATERIAL QUANTITIES AS SHOWN ON THIS LANDSCAPE PLAN AND IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. IF QUANTITIES LISTED DO NOT CORRELATE WITH WHAT IS SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. THIS INCLUDES, BUT IS NOT LIMITED TO, TREE, SHRUB, ROCK, TOPSOIL, MULCH, SEED OR SOD, EDGING, AND DRIP LINE QUANTITIES.
- IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE LANDSCAPE ARCHITECT OF AVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. IF A SPECIFIED PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- PROVIDE REQUIRED SOIL EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE MITIGATION, NOTIFY THE RESPONSIBLE PERSON IMMEDIATELY. FAILURE TO NOTIFY THE RESPONSIBLE PERSON IMPLIES ACCEPTANCE OF THE SITE IN ITS EXISTING CONDITION.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIAL SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC., SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FINISH GRADES TO BE SMOOTH AND EVEN. GRADIENTS TO REMOVE LOW AND HIGH POINTS AND TO PROVIDE POSITIVE DRAINAGE.
- FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL, AS PER SPECIFICATIONS. SOIL SHALL BE FREE OF ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. REUSE EXISTING SURFACE TOPSOIL IF AVAILABLE.
- TOPSOIL SHALL BE A LOOSE, FRABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIALS AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: PROVIDE APPROVED IMPORTED TOPSOIL OR, AMEND THE ON-SITE TOPSOIL.
- TOPSOIL DEPTHS SHALL BE AS FOLLOWS (WHERE APPLICABLE): LAWN AREAS-6" MIN.; PLANTER BEDS - 12" MIN.; CURB ISLANDS - 18" MIN. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE.
- FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 3:1.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSESMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN HEALTHY GROWING CONDITION.
- ALL WRAPPING MATERIAL SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PORTION OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN HEALTHY CONDITION IMMEDIATELY WITH COMPARABLE SIZE AND SPECIES AT NO COST TO THE OWNER.
- FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR'S MAINTENANCE SHALL INCLUDE:
 - PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE UNTIL FINAL ACCEPTANCE BY OWNER.
 - RE-SET SETTLED PLANTS TO A PROPER GRADE AND POSITION.
- RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE AND REPLACE DEAD MATERIAL.
- TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED ONLY IF ORIGINALLY NEEDED.
- CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOMES APPARENT AND WEATHER AND SEASON PERMIT.

TREE PROTECTION NOTES

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

GENERAL IRRIGATION NOTE

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

ACHD LANDSCAPE NOTES

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

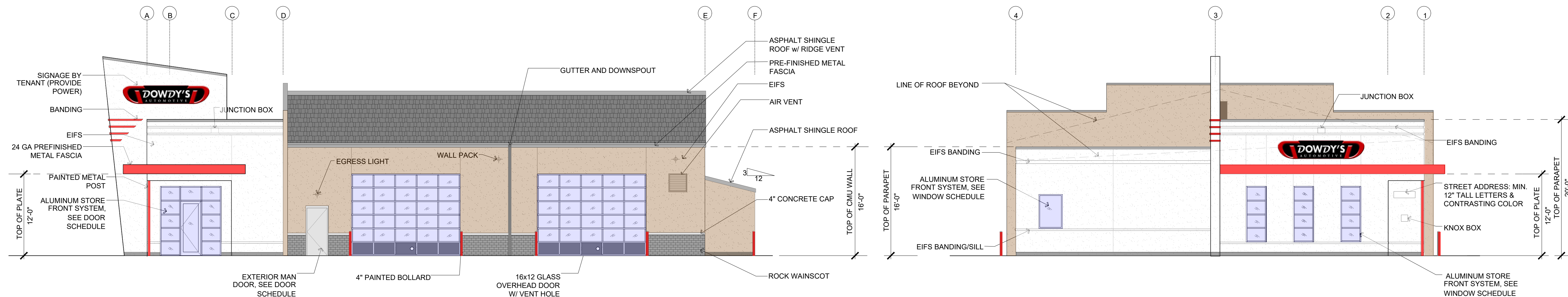
REVISED	DATE

DOWDY'S
 STAR, IDAHO
 LANDSCAPE PLAN

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 BOISE, IDAHO 83713
 PHONE (208) 639-6939
 kmengllp.com

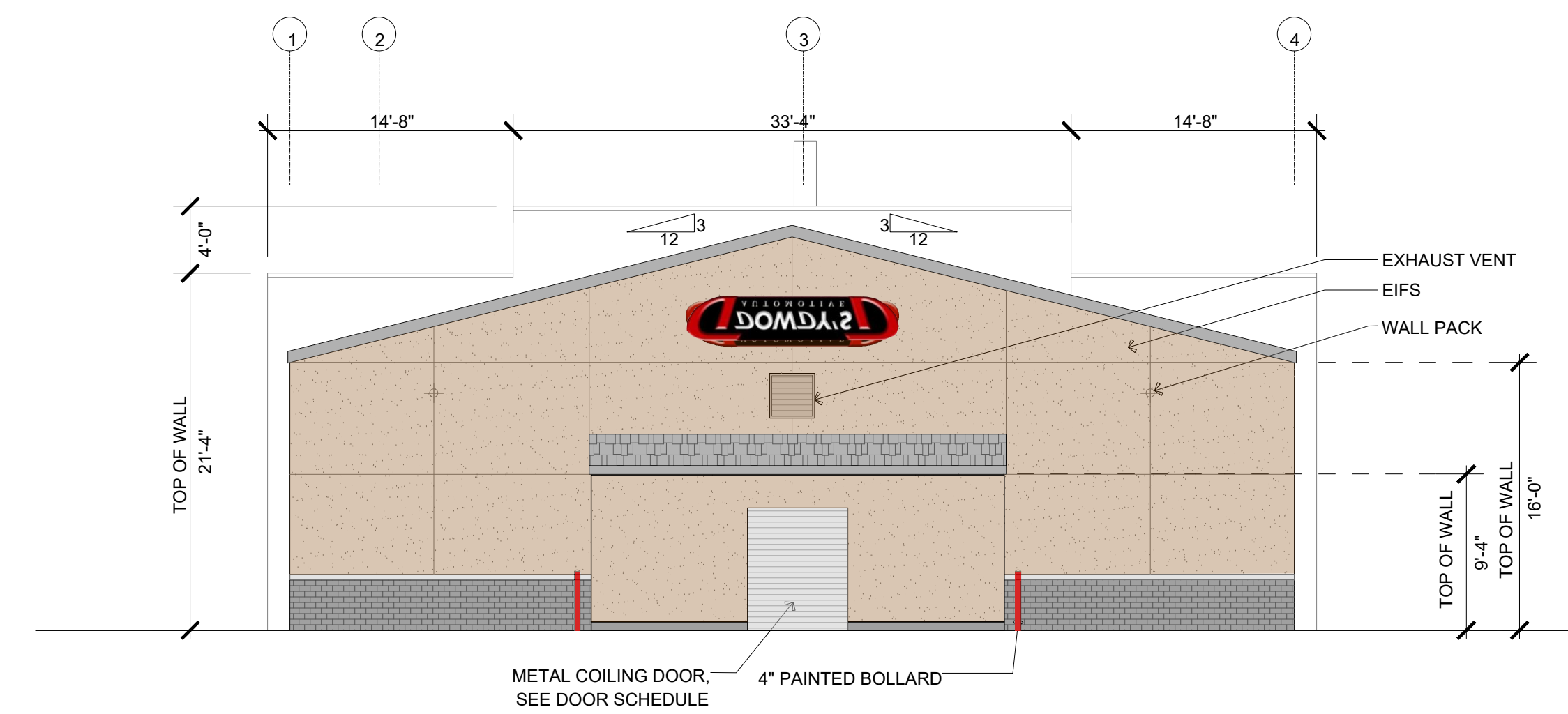
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CHECKED BY:	KAC
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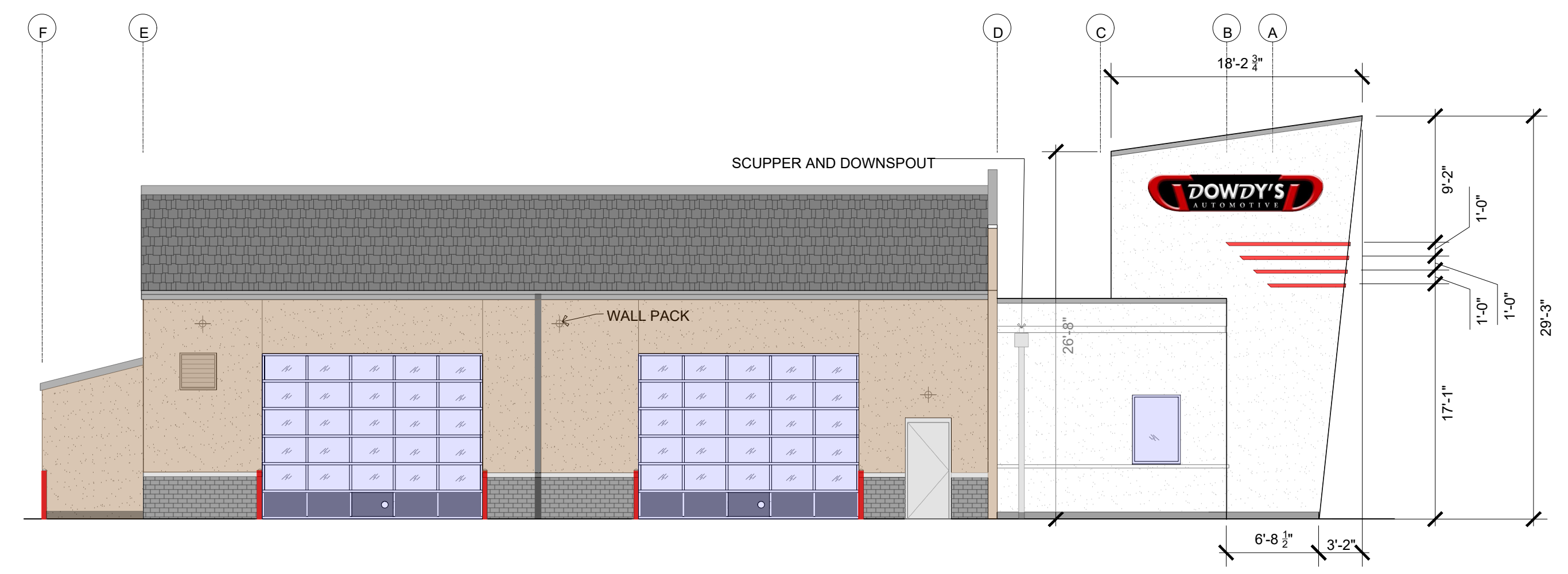


1 WEST ELEVATION
 SCALE 1/16" = 1'-0"

2 NORTH ELEVATION
 SCALE 1/16" = 1'-0"



3 SOUTH ELEVATION
 SCALE 1/16" = 1'-0"



4 EAST ELEVATION
 SCALE 1/16" = 1'-0"

DOWDY'S STAR
 12645 W. NORTERRA LN., STAR, ID 83669
 ELEVATIONS

REVISION:
FILE NO.:
PROJECT NO.:
DRAWING:
ELEV