




CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star - Planning & Zoning Department



MEETING DATE: **October 15, 2024**

FILE(S) #: FP-24-10, Final Plat, Cranefield Subdivision Phase 3

REQUEST

The Applicant is seeking approval of a Final Plat for Cranefield Subdivision Phase 3, consisting of 62 residential lots and 7 common lots on 15.6 acres. The property is located at 12667 W. State Street in Star, Idaho. Ada County Parcel Number S0418223300.

APPLICANT:

Williams Homes
24911 Avenue Stanford
Santa Clarita, CA 91355

OWNER:

WH Star 203, LLC
11760 W. Executive Dr., Ste. 120
Boise, Idaho 83713

REPRESENTATIVE:

Tim Nicholson
Kimley-Horn & Associates
1100 W. Idaho St., Ste. 210
Boise, Idaho 83702

PROPERTY INFORMATION

Land Use Designation - Residential R-4-DA

Phase 3

Acres - 15.60 acres
Residential Lots - **62**
Attached - 0
Detached - 62
Common Lots - 7
Commercial Lots - 0

HISTORY

- June 1, 2021 Council approved applications for Rezone (RZ-21-02), Preliminary Plat (PP-21-05), Private Road (PR-21-04) and Development Agreement (DA-21-04) for Cranefield Subdivision. The preliminary plat was approved for 137 detached single family residential lots and 66 attached single family residential lots and 12 common lots on 50.56 acres with a density of 4.0 dwelling units per acre.
- June 28, 2021 The Council received a request for reconsideration from Pinewood Lakes Community Association on June 28, 2021. On August 3, 2021, the Council granted the request for reconsideration and directed the Staff to provide revised Findings of Fact, conclusions of Law that address specific claims made by the Petitioner of the reconsideration request regarding the deficiencies in the record as it relates to Sections 8-1B-1C and 8-6A-7 of the Star Unified Development Code.
- May 2, 2023 The Council approved applications for the Final Plat of Cranefield Subdivision Phase 1 (FP-23-03). Phase 1 included 73 single family residential lots and 5 common lots on 10.66 acres. The residential lots consist of 66 attached and 7 detached units.
- October 17, 2023 The Council approved applications for the Final Plat of Cranefield Subdivision Phase 2 (FP-23-14). Phase 2 included 68 single family residential lots and 7 common lots on 24.28 acres. The residential lots in Phase 2 are all detached.

GENERAL DISCUSSION

The Final Plat layout for Cranefield Subdivision, Phase 3 generally complies with the approved Preliminary Plat. After Phase 3, there will be a total of 66 attached lots platted, leaving 0 attached residential lots for future phases and 137 detached lots platted, leaving 0 detached residential lots for future phases of the development. The preliminary plat was approved with a total of 203 residential lots (66 attached and 137 detached).

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

The Preliminary Plat submitted contains 203 single family residential lots, and 12 common area lots for a total of 215 total lots. The residential lots will include 137 detached single-family dwellings and 66 attached single-family townhomes. Lots range in size from 1,545 square feet (attached townhomes) to 25,586 square feet with the average lot size of 6,281.58 square feet. The street system within the development will be both public and private. Proposed local public streets and private streets measure 36 ft from back of curb to back of curb on the submitted

preliminary plat which meets the minimum City width requirement of the UDC. The private alleyways within the townhome section of the development will measure 24 feet in width. The Star Fire District has approved the width of the alleyways.

The applicant has indicated on the preliminary plat that the development will contain a total of 13.53 acres (26.8%) of open space with the majority being usable open space (over 15%). This exceeds the minimum requirements for total and usable open space in the current Unified Development Code, Section 8-4E-2. Amenities proposed include a community pool with on-site restroom and changing rooms, a tot lot, an open space park with picnic area, a public pathway along the Lawrence-Kennedy Lateral that will connect to the east and west, and a pond with a fishing dock.

The development has two current access points, including access to the east at W. Bridger Bay Drive (Pinewood Lakes Subdivision), and north at S. Quincannon Avenue (Stonecrest Subdivision). In addition, two stub streets to the west are included for future connection to S. Can Ada Road extension and a future planned collector road to the west.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Sidewalks are proposed at five-foot (5') widths and will be detached throughout the subdivision with 8-foot landscape strips.

- Streetlights
A streetlight location plan and design sample has been submitted by the applicant. 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 concept design for the streetlights that meet the intent of this criteria. The streetlight location plan submitted satisfies the code by having a light at all intersections.

- Pathways
The development contains several internal pathways throughout the development linking open space and amenities to the residents. City policy requires all pathways to be improved with a concrete or asphalt surface. The City has also been working towards public pathway connections along canals and other waterways with the individual irrigation districts. The applicant has included a pathway along the Lawrence-Kennedy lateral that will connect the proposed community to the east and eventually the north and west. The applicant shall provide a public easement for this pathway.

- Subdivision and Street Names

The Applicant has provided approval from Ada County for the proposed street names. The names are reflected correctly on the submitted final plat. The subdivision name has been approved by the County Surveyor.

- 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. The submitted landscape plan meets this requirement. Section 8-8C-2 also requires that common areas have a minimum of one deciduous shade tree per four thousand (4,000) square feet. The submitted landscape plan appears to satisfy this requirement.

- Floodplain

The property is located within a Special Flood Hazard Area. The applicant shall submit an application Permit to Develop in an Area of Special Flood Hazard to the City Engineer for review and approval.

- Block Length Waiver

Many of the block lengths in the proposed subdivision exceed the 750' maximum block length requirement. Given the physical constraints of the property, including the locations of existing stub street from the east and north, along with the unique, circuitous layout of the street system and use of private streets, Staff is supportive of a waiver to the block lengths in this development. The applicant should work with the Highway District with regards to traffic calming technics, if necessary.

- Phasing Plan

The applicant has submitted a phasing plan for this development.

- Setback Waiver

The applicant has requested the following setbacks through the Development Agreement for the attached single-family dwellings:

- **Zero (0') setback for interior lot lines, and**
- **3-foot rear setback from garage to alley.**
- **14-foot corner side yards from back of sidewalk.**
- **14-foot front yards from back of sidewalk.**
- **15 feet minimum between buildings.**

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 3 is 3.97 du/acre.

Common/Open Space and Amenities – Proposed in Phase 3:

- Passive open space along the Lawerance Kennedy Canal
- Connecting walking paths

Mailbox Clusters – The Star Postmaster, Mel Norton has approved the mailbox clusters for this development to be placed on the south side of Hwy 44, between N. Can Ada Road and S. Highbrook Way, which appears to be on the southeast corner of Block 4, Lot 31 of Phase 1. The Postmaster’s letter of approval was included in the application material. **All mailbox clusters shall be provided with architectural covers and be internally lit. The applicant shall submit a design to Staff for review and approval prior to installation.**

Streetlights –A Streetlight design has been provided with the final plat application and the proposed light style and type meet Dark Sky requirements and comply with the City Code. A streetlight plan was also included in the final plat application. Staff is supportive of the location of streetlights in this phase.

Street Names – Letter or approval of street names from Ada County was included in the application packet and are reflected accordingly on the submitted final plat.

Sidewalks – Sidewalks are proposed to be 5 foot wide and detached throughout the development with eight foot (8') wide landscape strips.

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.**

Council added to the Preliminary Plat application approval and Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

- Match rear lot widths of Lots 2-9, Block 6* of the approved Preliminary Plat with rear lot lines of the adjacent Pinewood Lakes Subdivision to the east. This may result in the removal of one (1) lot.
- Match rear lot lines of Lots 11-24, Block 6* of the approved Preliminary Plat with rear lot lines of the adjacent rectangular lots in Pinewood Lakes Subdivision to the east and utilize those lot widths adjacent to the pie shaped lots. This may result in the removal of one (1) or more lots.

- Construction traffic shall be directed north to W. State Street via the Stonecrest Subdivision access. No heavy equipment shall be transported to or from the construction site through adjacent subdivisions during normal school bus pick-up or drop-off hours.
- Twenty Foot (20') rear yard setbacks (R-2 standard) shall only be allowed on all lots along the eastern boundary of the development, south of the Lawrence Kennedy Canal (Lots 11-24, Block 6* of the approved Preliminary Plat).
- Single-story homes shall be required where abutting existing single-story homes in Pinewood Lakes Subdivision along the eastern boundary of the development, south of the Lawrence Kennedy Canal (Lots 11-24, Block 6* of the approved Preliminary Plat).
- Parking spaces shall be provided for the pool for guest parking. This shall be illustrated in the revised landscape plan.
- A Conditional Letter of Map Revision (CLOMR) shall be required prior to any construction on the property.
- **A six-foot (6') vinyl fence shall be constructed along the entire western boundary of the subdivision adjacent to the existing agricultural use to the west. A gate shall be required at the northern stub street to the west unless an emergency or secondary access connection is not obtained, at which point the fencing shall be solid at the stub.**
- The developer shall extend the right of way of the future extension of Bridger Bay Drive to the north boundary of the subdivision at the 3-way intersection in the northwest corner of the development in order to accommodate a potential four-way intersection and future northern roadway extension. If a connection to the north is not approved within one year of the approval date of Cranefield Subdivision, this condition shall not apply.
- Rear fences of lots, where fencing currently does not exist, abutting Pinewood Lakes Subdivision south of the Lawrence-Kennedy Lateral shall have wrought iron style fencing installed by the developer.
- The applicant shall dedicate a public access easement for the pathway along the Lawrence-Kennedy Lateral to the City for public use.
- The Council hereby allows, through the Development Agreement process, waivers to the 750' maximum block length and the allowance of attached single-family dwellings in the R-4 zoning district.
- The Council hereby allows the following setback waivers for the attached single-family dwellings:
 - Zero (0') setback for interior lot lines, and
 - 3-foot rear setback from garage to alley.
 - 14-foot corner side yards from back of sidewalk.
 - 14-foot front yards from back of sidewalk.
 - 15 feet minimum between buildings.

*Lot numbers subject to change with revised Preliminary Plat

STAFF COMMENT:

The submitted Final Plat for Phase 3 includes flag lots on Lots 74, 82, 83, and 106, Block 2. This layout does not match the approved Preliminary Plat and Star Unified Development Code, as flag lots are not permitted unless specifically approved by the Fire District. This same issue happened in Phase 2 of the development. Staff is requiring the same conditions be placed on Phase 3 per the Star Fire District requirements as outlined in the attached review letter for Phase 3. Per the letter issued by Star Fire dated October 9, 2024, the future homes on these four flag lots shall be required to install fire sprinklers in accordance with Fire District requirements. In addition, the driveways located on these flag lots shall be separated from each other using landscape strips, as common driveways are not permitted, per the UDC. This will be a condition of approval.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on September 20, 2024. The following agencies responded:

Star Fire District October 9, 2024

UNIFIED DEVELOPMENT CODE REQUIREMENTS

On May 30, 2024, Council approved the updated Unified Development Code for the City of Star. The following residential design standards have been adopted and will be enforced at building permit, as applicable. The applicant is hereby noticed of these revisions.

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

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

1. Residential Elevations:
 - i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
 - ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure

elements in all zones:

1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. A minimum of three (3) architectural elements shall be provided for all single-family residential structures. These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

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. Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.
 5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:

- a. 1 to 50 units = minimum of 5 architectural styles and/or floorplans
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural styles and/or floorplans
3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
 4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

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.



FINDINGS

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

the following:

A. The Plat is in conformance with the Comprehensive Plan.

The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.

B. Public services are available or can be made available and are adequate to accommodate the proposed development.

Staff finds that all public services are available and able to accommodate this development.

C. There is public financial capability of supporting services for the proposed development.

Staff knows of no financial hardship that would prevent services from being provided.

D. The development will not be detrimental to the public health, safety or general welfare; and,

Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.

E. The development preserves significant natural, scenic or historic features.

Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

- 1. Prior to approval of the Final Plat by Council, the applicant shall provide Staff with a letter acknowledging the Star Fire District requirements for Lots 74, 82, 83, and 106, Block 2. This shall include the requirements for fire sprinklers in the future homes on these specific lots in addition to the landscape buffers along the private driveways of each of these lots.**
- 2. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City approximately \$355 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$72,798.00. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 3 has 62 residential lots for a fee of \$22,010.00 (62 x \$355).**
- 3. The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, prior to signature of the final plat.**
- 4. The applicant shall provide a recorded public easement for the pathway located along the Lawrence-Kennedy Lateral prior to signature of the Final Plat.**
- 5. The applicant shall submit a revised Preliminary Plat matching rear lot widths of Lots 2-9, Block 6* of the approved Preliminary Plat with rear lot lines of the adjacent Pinewood Lakes Subdivision to the east and matching rear lot lines of Lots 11-24, Block 6* of the approved Preliminary Plat with rear lot lines of the adjacent rectangular lots in Pinewood Lakes Subdivision to the east and utilizing those lot**

widths adjacent to the pie shaped lots. The Preliminary Plat shall also show the right of way of Bridger Bay Drive in the northwest corner of the development at the intersection extending to the north property line for potential future extension to the north. If a connection to the north is not approved within one year of the approval date of Cranefield Subdivision, this condition shall not apply.

- 6. The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
- 7. The mailbox cluster must be covered and reasonably lit, as required in Section 8-4A-21 of the UDC.**
8. The approved Preliminary Plat for Cranefield Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
9. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
10. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
11. 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.
12. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
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 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.
15. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
16. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
17. A 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.
18. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.

19. A separate sign application is required for any subdivision sign.
20. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
21. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
22. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
23. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
24. All common areas shall be owned and maintained by the Homeowners Association.
25. 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.**
26. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
27. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-24-10 Cranefield Subdivision, Final Plat, Phase 3
 on _____, 2024.

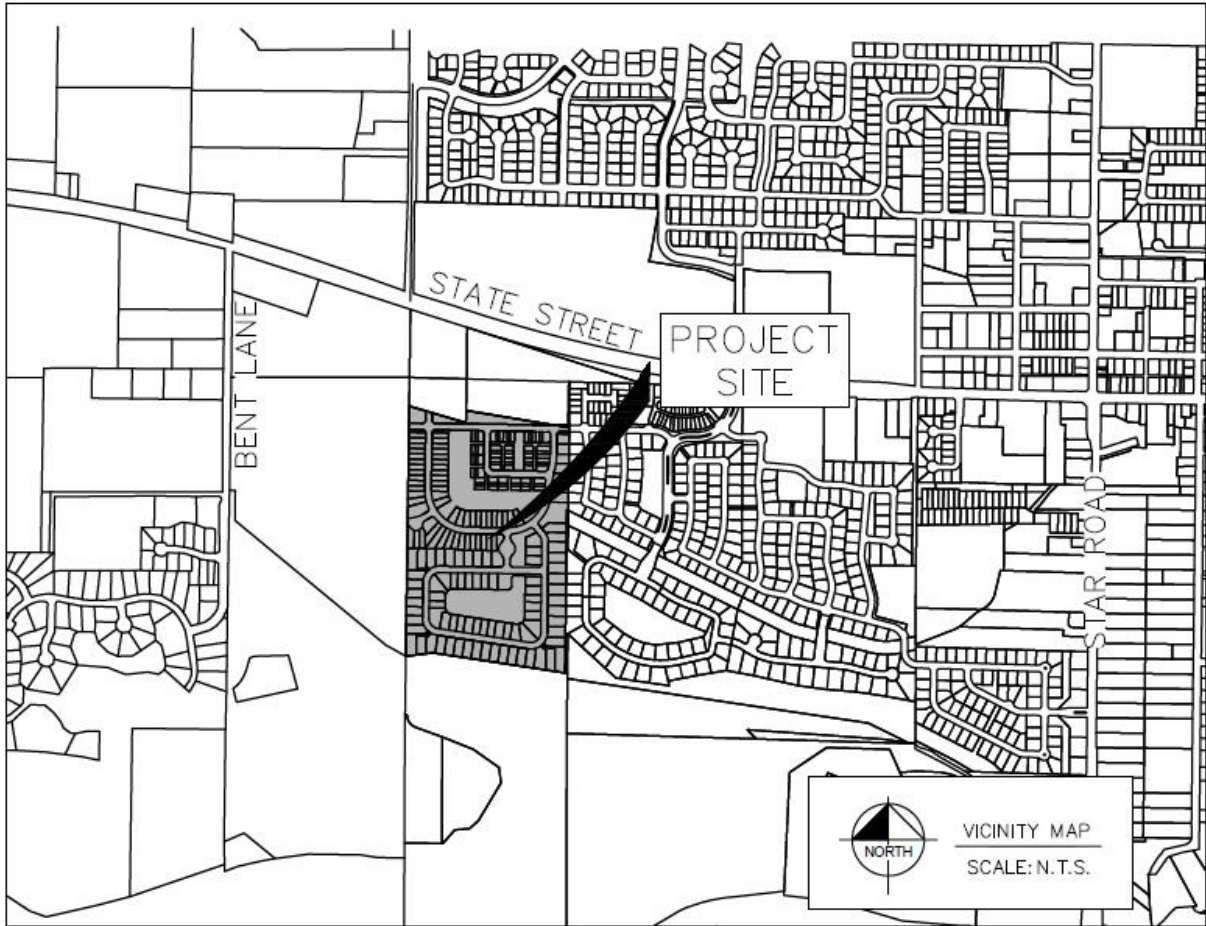


Figure 1: Vicinity Map

September 19, 2024

City of Star
Planning and Zoning
P.O. Box 130
Star, Idaho 83669

RE: Cranefield Subdivision No. 3

Dear City of Star Staff,

Attached for your review is the Final Plat application for Cranefield Subdivision No. 3. This plat has been submitted in conformance with the City of Star's Zoning Code and substantial compliance with the approved Preliminary Plat and Conditions of Approval.

Cranefield No. 3 includes 62 single-family detached residential lots and 7 common lots on approximately 15.6 acres. The gross density is 3.98 units per acre. The detached lots vary between two types of lots, one set with lot widths of approximately 40 feet and one set with 60-68' lot widths. Overall, the average lot size is approximately 8,500 SF. The overall open space for phase 3 is approximately 4 acres and includes portions of the Lawrence Kennedy Canal and usable open space areas for residents. Amenities proposed within this phase include passive open space area surrounding the Lawrence Kennedy Canal and the remaining landscape areas will be generously planted.

Construction of Cranefield Subdivision No. 3 will substantially comply the approved preliminary plat. If you have any questions or need additional information, please reach out to me at 208-410-6147 or at tim.nicholson@kimley-horn.com.

Thanks for your review and assistance with this application,



Tim Nicholson, P.E.
Project Engineer



FINAL PLAT APPLICATION

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

FILE NO.: <u>FP-24-10</u>
Date Application Received: <u>9-12-2024</u> Fee Paid: <u>\$2990.00</u>
Processed by: City: <u>BN</u>

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: WH STAR 203, LLC/Williams Homes (Developer)
Applicant Address: 24911 Avenue Stanford, Santa Clarita, CA Zip: 91355
Phone: 208-207-9869 Email: pseudner@williamshomes.com

Owner Name: WH Star 203, LLC
Owner Address: 24911 Avenue Stanford, Santa Clarita, CA Zip: 91355
Phone: 208-207-9869 Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Tim Nicholson Firm Name: Kimley-Horn & Associates
Address: 1100 W. Idaho Street, Suite 210, Boise, Idaho Zip: 83702
Phone: 208-410-6147 Email: Tim.Nicholson@kimley-horn.com

Property Information:

Subdivision Name: Cranefield Subdivision Phase: 3

Parcel Number(s): S0418223400

Approved Zoning: R4 Units per acre: 3.98

Total acreage of phase: 15.6 acres Total number of lots: 69

Residential: 62 Commercial: _____ Industrial: _____

Common lots: 7 Total acreage of common lots: 3.55 acres Percentage: 22.8%

Percent of common space to be used for drainage: 6.8% Acres: 0.24 acres (underground beds)

Special Flood Hazard Area: total acreage 1.37 acres (Approved CLOMR) number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>62</u>	<u>62</u>
Number of Common Lots:	<u>7</u>	<u>7</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>

Roads: W. Rosetta Street, W. Bridger Bay Dr, S. Turner Avenue, , W. Meloria Street W. Rosetta Street, W. Bridger Bay Dr, S. Turner Avenue, , W. Meloria Street

Amenities: _____

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

Subdivision Name: Cranefield Subdivision Phase: 3

Special Flood Hazard Area: total acreage 1.37 (Approved CLOMR) number of homes 0

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0125J, 16001C0120J
 FIRM effective date(s): mm/dd/year 06/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone AE
 Base Flood Elevation(s): AE ____ .0 ft., etc.: AE 2458.0 ft., AE 2460.0 ft.
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

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

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

FEE REQUIREMENT:

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


 Applicant/Representative Signature

8/23/2024

Date

CRANEFIELD SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE NW 1/4 OF SECTION 18,
TOWNSHIP 4 NORTH, RANGE 1 WEST
ADA COUNTY, IDAHO

CRANEFIELD LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 18 FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 18 BEARS SOUTH 88°25'08" EAST, 2,504.41 FEET; THENCE ON THE WEST BOUNDARY LINE OF SAID SECTION 18, SOUTH 00°47'01" WEST, 215.68 FEET TO THE REAL POINT OF BEGINNING;

THENCE SOUTH 73°34'03" EAST, 443.75 FEET;
THENCE NORTH 01°06'57" EAST, 92.00 FEET TO THE SOUTHWEST CORNER OF STONECREST SUBDIVISION NO. 1 AS FILED IN BOOK 119 OF PLATS AT PAGES 18528 THROUGH 18532, RECORDS OF ADA COUNTY, IDAHO;

THENCE ON THE SOUTHERLY BOUNDARY LINE OF SAID STONECREST SUBDIVISION NO. 1 AND THE EASTERLY EXTENSION THEREOF, SOUTH 80°37'42" EAST, 785.51 FEET TO THE WEST BOUNDARY LINE OF PINWOOD LAKES SUBDIVISION PHASE 1 AS FILED IN BOOK 87 OF PLATS AT PAGES 9974 THROUGH 9976, RECORDS OF ADA COUNTY, IDAHO;

THENCE ON THE WEST BOUNDARY LINE OF SAID PINWOOD LAKES SUBDIVISION PHASE 1 AND THE WEST BOUNDARY LINE OF PINWOOD LAKES SUBDIVISION PHASE 2 AS FILED IN BOOK 92 OF PLATS AT PAGES 11022 AND 11023, RECORDS OF ADA COUNTY, IDAHO, SOUTH 00°25'33" WEST, 623.85 FEET TO THE SOUTHWEST CORNER OF SAID PINWOOD LAKE SUBDIVISION PHASE 2;

THENCE LEAVING SAID WEST BOUNDARY LINE, NORTH 63°35'22" WEST, 14.96 FEET;

THENCE SOUTH 00°34'48" WEST, 1,225.82 FEET;

THENCE NORTH 81°23'03" WEST, 1,004.95 FEET;

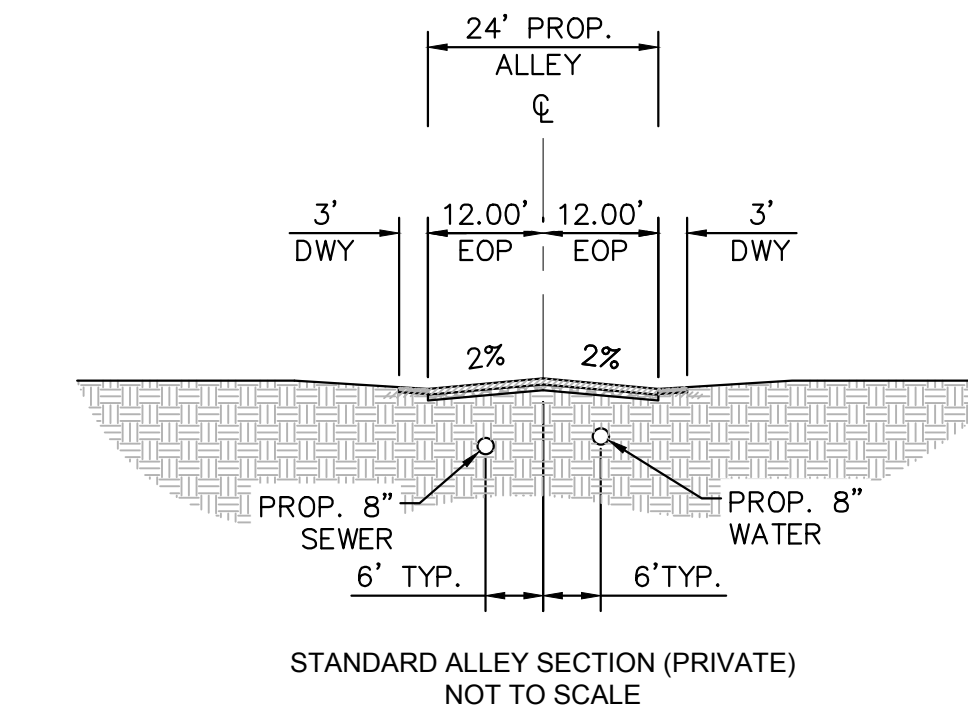
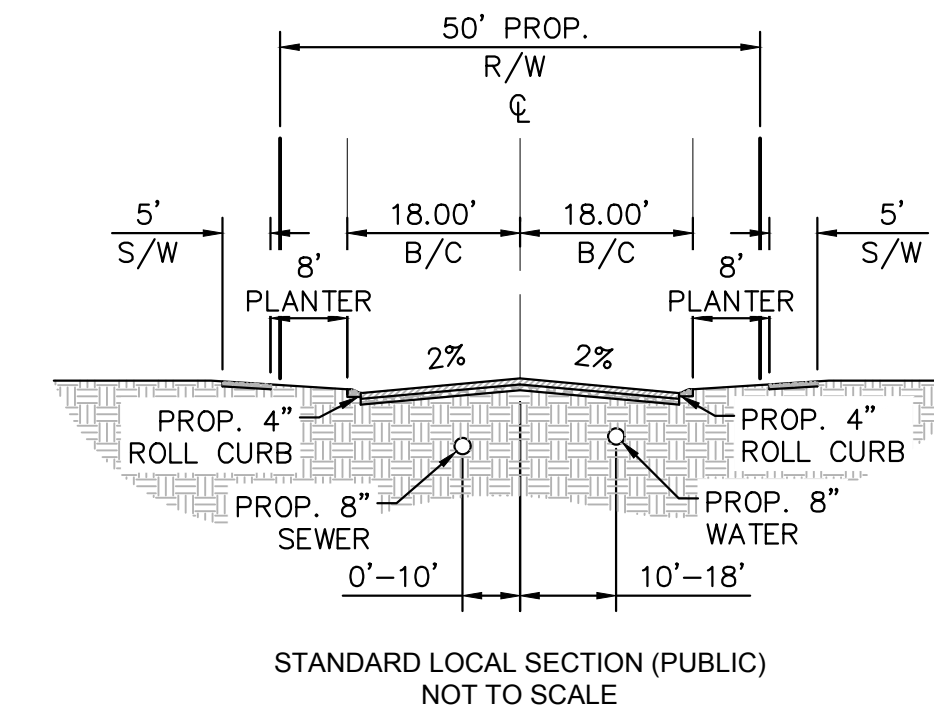
THENCE SOUTH 82°54'49" WEST, 205.67 FEET TO THE WEST BOUNDARY LINE OF SAID SECTION 18;

THENCE NORTH 00°47'01" EAST, 1,879.39 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 2,201,105 SQUARE FEET OR 50.53 ACRES, MORE OR LESS.
END OF DESCRIPTION.

PRELIMINARY PLAT NOTES

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCE TO NAVD '88 DATUM.
- THE PUBLIC STREETS IN THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACHD STANDARD FOR PUBLIC STREETS.
- LOT 14 BLOCK 2, LOT 1 BLOCK 4, LOT 37 BLOCK 5, LOTS 1, 10, AND 53 BLOCK 6, LOT 1 BLOCK 7, AND LOTS 18 AND 29 BLOCK 8 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE CRANEFIELD SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS SHALL BE USED FOR HOMEOWNER PEDESTRIAN ACCESS AND LANDSCAPING AND ARE SUBJECT TO A BLANKET EASEMENT ACROSS SAID LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- STORMWATER RUNOFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOA.
- DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF STAR CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT OR DEVELOPMENT AGREEMENT.
- THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF STAR AT THE TIME OF THE RE-SUBDIVISION.
- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED.
- FRONT AND REAR YARDS WILL BE SUBJECT TO A 10' EASEMENT AND ALL SIDE YARDS WILL BE SUBJECT TO A 5' EASEMENT FOR DETACHED HOMES, AS NEEDED. ATTACHED UNITS WILL BE SUBJECT TO DIFFERENT FRONT, REAR, AND SIDE YARD EASEMENTS.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.



OWNER/DEVELOPER

WILLIAMS HOMES
21080 CENTRE POINTE PARKWAY
SANTA CLARITA, CA 91350
TELEPHONE: (661) 222-9207
CONTACT: MIKE BADNER

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
950 W. BANNOCK STREET, SUITE 1100
BOISE, IDAHO 83702
PHONE: (208) 297-2885
CONTACT: TIM NICHOLSON, PE

LAND SURVEYOR

IDAHO SURVEY GROUP
9955 W. EMERALD ST.
BOISE, IDAHO 83704
PHONE: (208) 846-8570
CONTACT: CODY MCCAMMON, PLS

LEGEND

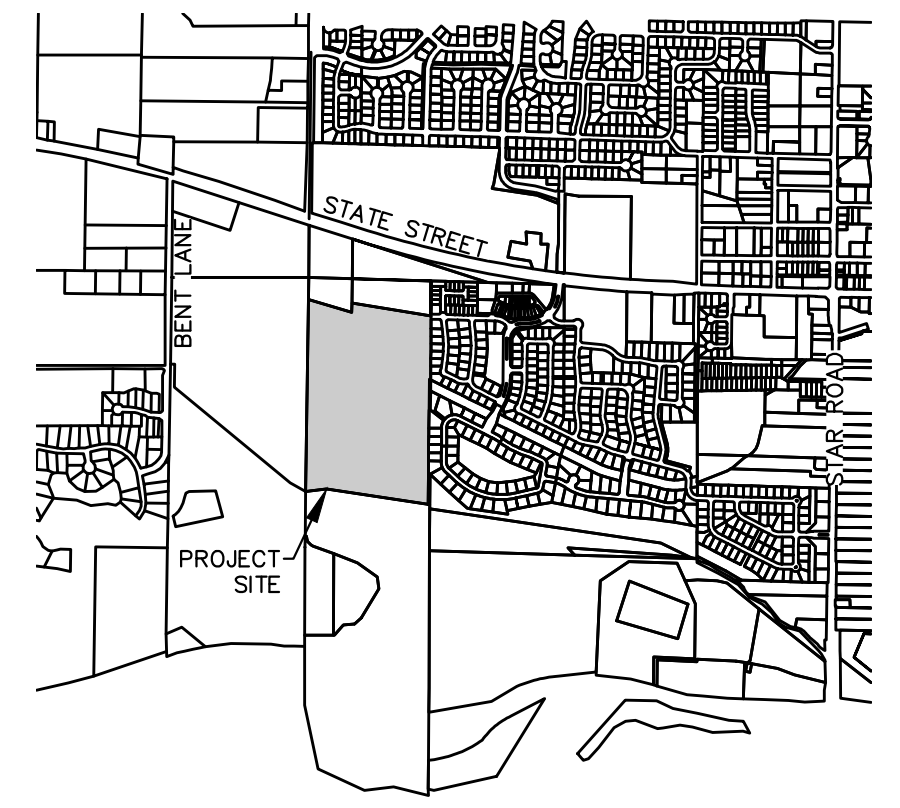
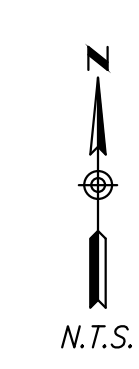
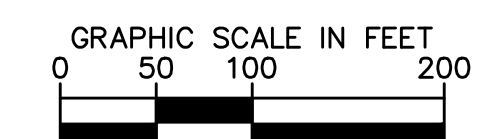
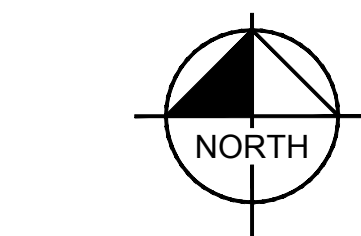
	PROPOSED CL/SECTION LINE		PROPOSED FIRE HYDRANT
	PROPOSED SWALE		PROPOSED GATE VALVE
	PROPOSED BOUNDARY		SIDEWALK RAMP
	ROAD RIGHT OF WAY		PROP. STORM DRAIN
	LOT LINE		PROP. CATCH BASIN
	EASEMENT		EXISTING CATCH BASIN
	PROPOSED 8" SEWER		EXISTING SEWER MAIN
	PROPOSED 8" WATER (3' COVER)		EXISTING WATER MAIN
	STORM WATER INFRASTRUCTURE EASEMENT		EXISTING EDGE OF PAVEMENT
	PROPOSED CURB		EXISTING EDGE OF GRAVEL ROAD
	PROPOSED STORM DRAIN MANHOLE		EXISTING FENCE
	PROPOSED CATCH BASIN		EXISTING OVERHEAD POWER
	PROPOSED SEWER MANHOLE		EXISTING GAS LINE

PRELIMINARY PLAT DATA

EXISTING ZONING: R-3-DA
PROPOSED ZONING: R-4-DA

GROSS ACREAGE: 50.56 AC
TOTAL LOTS: 215
RESIDENTIAL LOTS: 203
COMMON LOTS: 12
RESIDENTIAL GROSS DENSITY: 4.0 DU/AC
TOTAL OPEN SPACE: 13.53 AC (26.8%)

AVERAGE LOT AREA: 5,000 SF
MINIMUM LOT AREA: 1,449 SF



VICINITY MAP

NTS

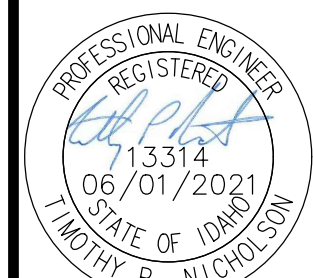
SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	PROPOSED CONDITIONS
4	LOT & CURVE DATA
5	PRESSURE IRRIGATION PLAN

Kimley-Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
950 BANNOCK STREET, SUITE 1100
BOISE, IDAHO 83702 (208) 297-2885

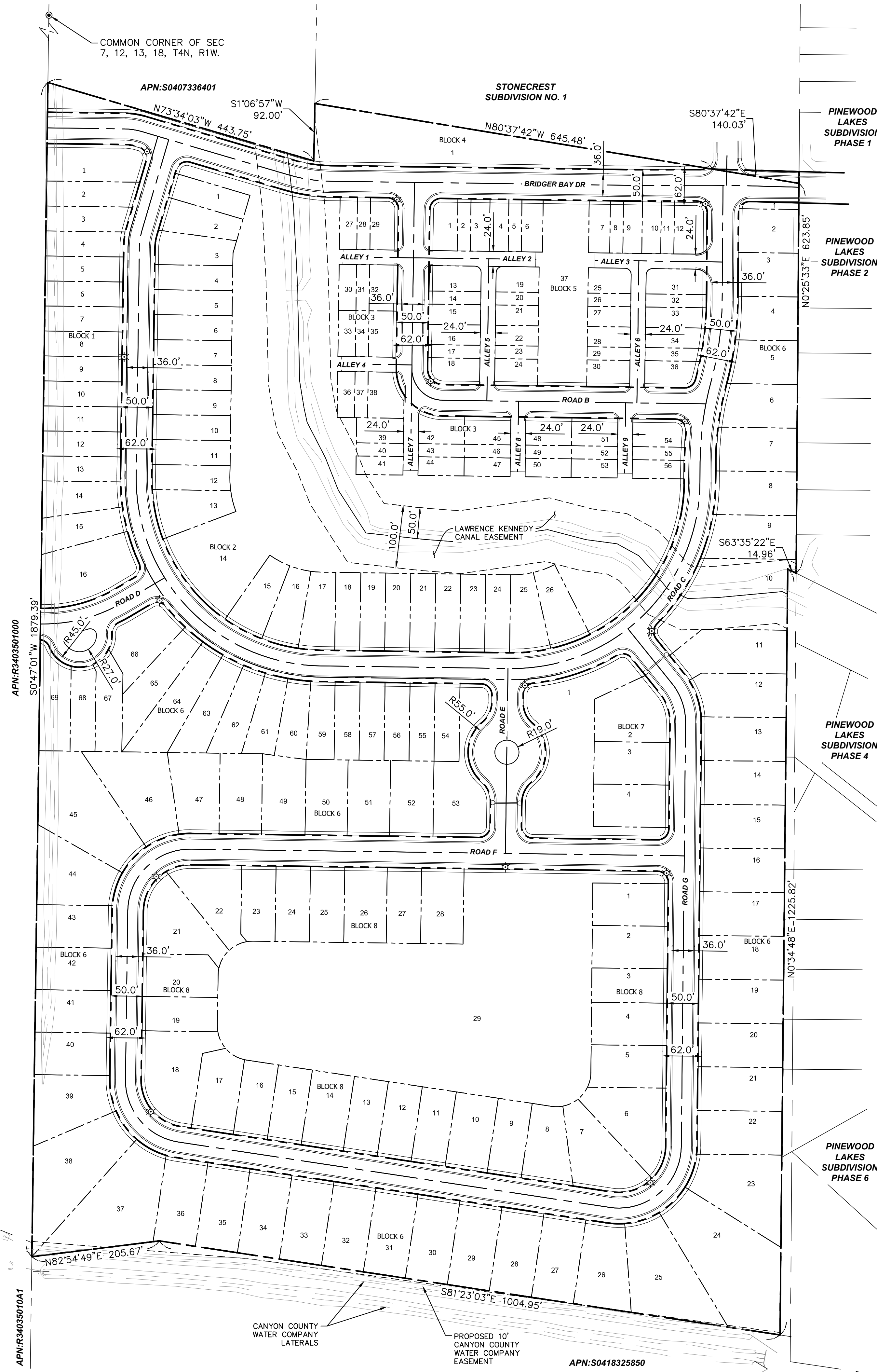
CRANEFIELD SUBDIVISION
COVER SHEET
STAR, IDAHO



PROJECT NO.
093683001

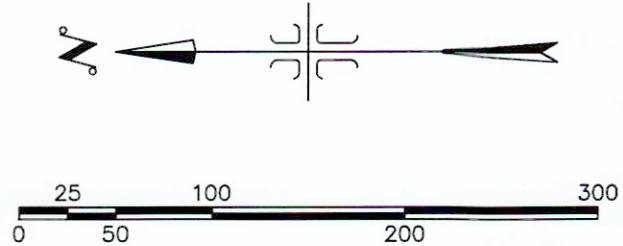
DRAWING NAME
PP-CVR

K:\B0_Civil\093683000_Cranefield\CAD\Plan Sheets\PP-CVR.dwg Jun 01, 2021 Tim Nicholson
 XREFS: swh_xfp_ktb-pp the concepts and designs presented herein, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PORTION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



Plat Showing Cranefield Subdivision No. 3

A portion of Government Lots 1 and 2 of Section 18,
Township 4 North, Range 1 West, Boise Meridian,
City of Star, Ada County, Idaho.
2024



Scale: 1" = 100'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	13.04'	88.00'	8°29'28"	S05°01'45"W	13.03'
C2	20.45'	112.00'	10°27'48"	S04°02'35"W	20.43'
C3	57.89'	112.00'	29°36'57"	S15°59'47"E	57.25'
C4	1.98'	150.00'	0°45'22"	S29°44'59"E	1.98'
C5	72.17'	275.00'	15°02'08"	N22°36'36"W	71.96'
C6	54.10'	325.00'	9°32'18"	S19°51'40"E	54.04'
C7	26.38'	18.00'	83°58'21"	S17°21'21"W	24.08'
C8	14.94'	275.00'	3°06'47"	S60°53'55"W	14.94'
C9	20.38'	18.00'	64°52'17"	S30°01'11"W	19.31'
C10	37.86'	57.00'	38°03'39"	S16°36'52"W	37.17'
C11	86.39'	55.00'	90°00'00"	S45°47'01"W	77.78'
C12	65.30'	55.00'	68°01'14"	S33°13'36"E	61.53'

Line Table		
Line	Bearing	Length
L1	S00°47'01"W	57.13'
L2	S89°12'59"E	25.96'
L3	S00°47'01"W	66.49'
L4	S09°16'29"W	88.79'
L5	S30°48'16"E	29.63'
L6	N43°14'16"E	61.07'
L7	S74°54'28"W	50.00'
L8	S32°40'47"E	50.03'
L9	S59°20'32"W	37.07'
L10	S30°17'09"E	38.78'
L11	S00°47'01"W	80.94'
L12	S81°23'03"E	4.00'
L13	S09°19'50"W	50.00'

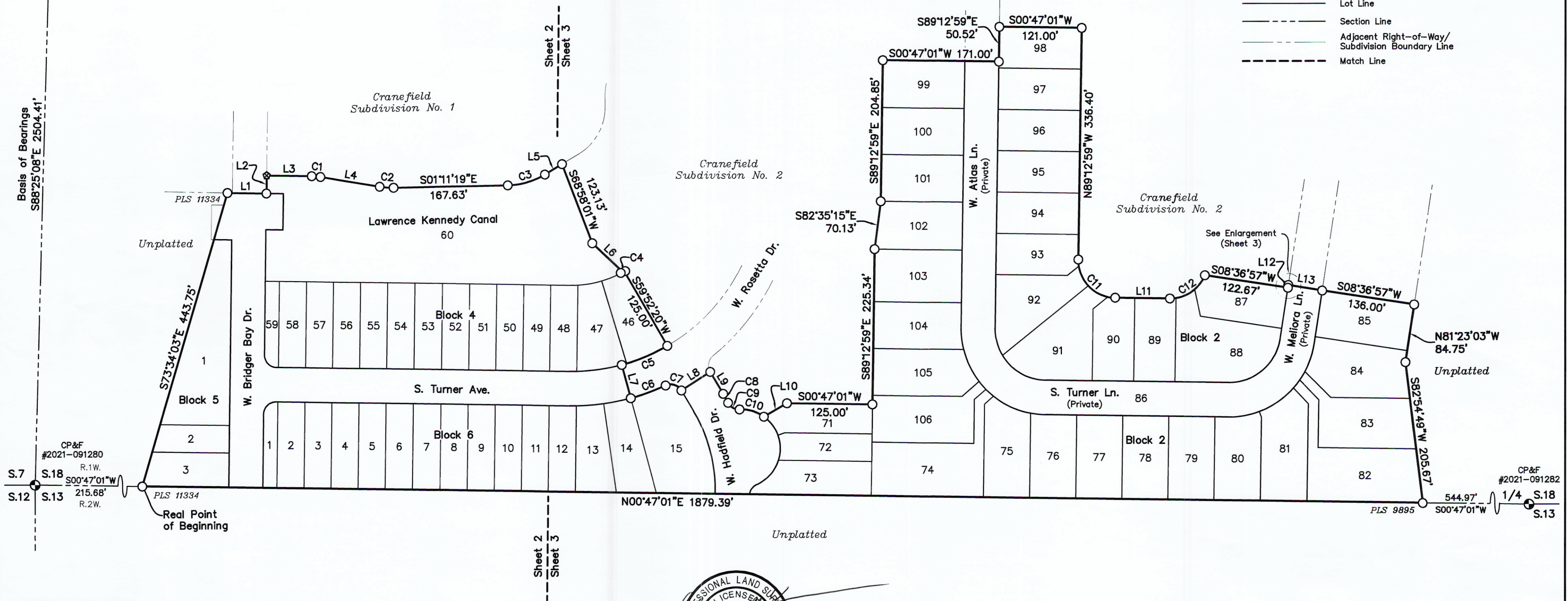
Surveyors Narrative:

The purpose of this survey is to subdivide the property shown hereon at the request of the property owner. The property is as conveyed by a Warranty Deed recorded as Instrument No. 2021-146351 and re-recorded as Instrument No 2021-169149, records of Ada County, Idaho. The property is a portion of parcels as shown on Record of Survey No. 7400 recorded as Instrument No. 106082242, records of Ada County, Idaho. The property is adjacent to Cranefield Subdivision No. 1 as filed in Book 126 of Plats at Pages 20362 through 20367 and Cranefield Subdivision No. 2 as filed in Book 127 of Plats at Pages 20488 through 20493, records of Ada County, Idaho. The monuments found per the above mentioned plat and surveys are in substantial agreement and were held as controlling corners.

The Basis of Bearings used for this project is taken to be South 88°25'08" East between found monuments at the Section corner common to Sections 7 and 18, T.4N., R.1W., and Sections 12 and 13, T.4N., R.2W., B.M. and the 1/4 corner common to said Sections 7 and 18, Ada County, Idaho.

Legend

- Found 5/8" Iron Pin, "ISG PLS 11779", unless otherwise noted.
- ⊗ Found 1" Magnetically Detectable Copper Disk Monument, "ISG PLS 11779"
- ⊕ Found Brass Cap Monument, "P.E. 1000"
- ⊙ Found Aluminum Cap Monument, "PLS 13550"
- 1 Lot Number
- Subdivision Boundary Line
- Right of Way Line
- Lot Line
- - - Section Line
- - - Adjacent Right-of-Way/ Subdivision Boundary Line
- - - Match Line



Reference Documents:

Deed Inst. No.'s: 2021-146351, 2021-169149, 2023-063622.
Ada County R.O.S. No.'s: 567, 1198, 2204, 2940, 3128, 3492, 7400, 9576, 11757, 12963
Canyon County R.O.S. Inst. No.'s: 1987-005547, 2010-041590, 2016-042405
Cranefield Sub. No. 1, Bk. 126, Pgs. 20362-20367.
Cranefield Sub. No. 2, Bk. 127, Pgs. 20488-20493.

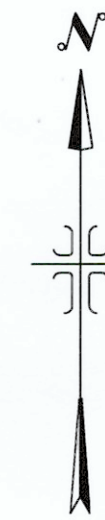


Book _____ Page _____

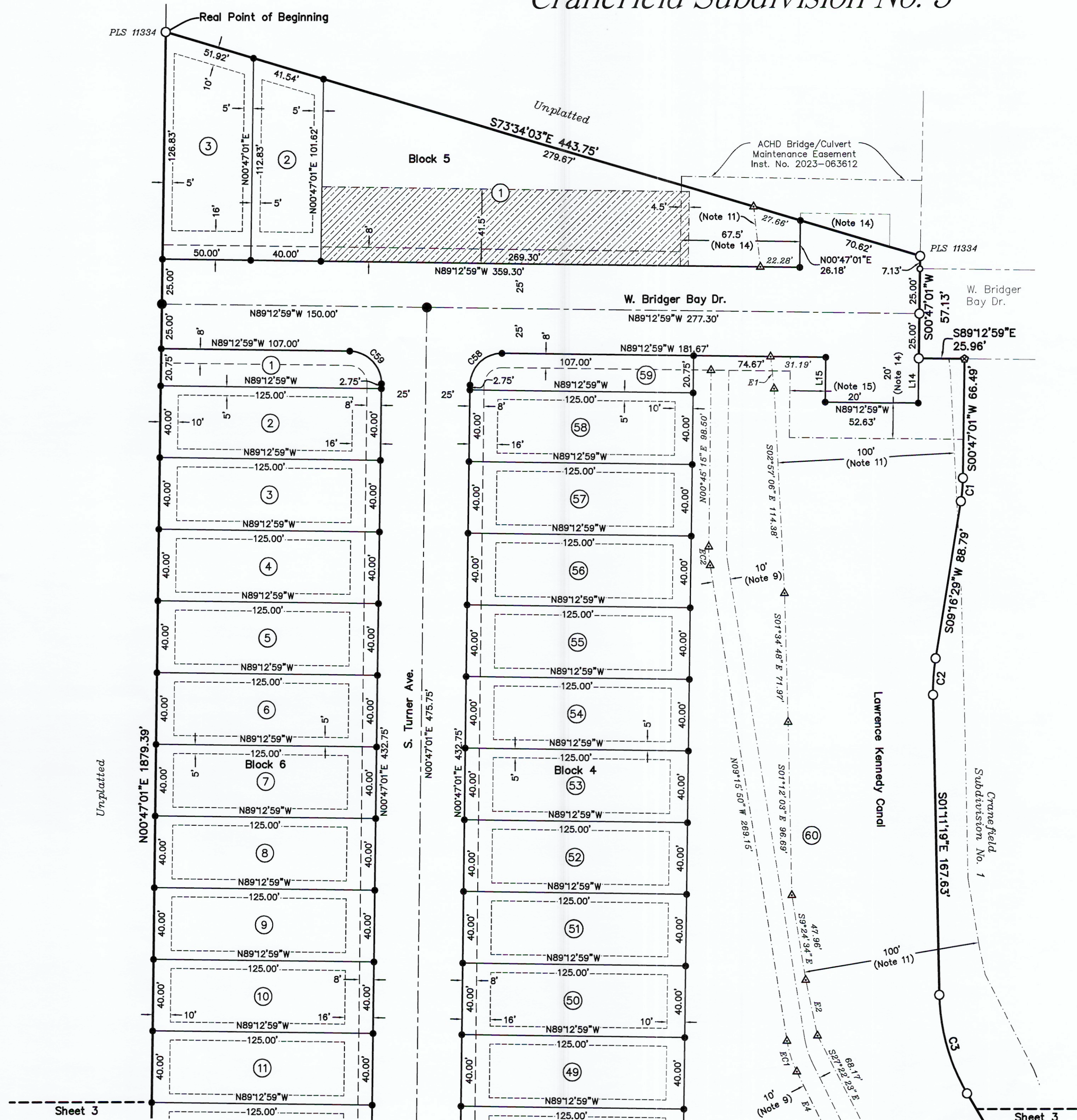
ISG IDAHO SURVEY GROUP, LLC
9399 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

Job No. 22-203
Sheet 1 of 6

Cranefield Subdivision No. 3



Scale: 1" = 40'



Legend

- Found 5/8" Iron Pin, "ISG PLS 11779", unless otherwise noted.
- ⊗ Found 1" Magnetically Detectable Copper Disk Monument, "ISG PLS 11779"
- Found 1/2" Iron Pin, "ISG PLS 11779"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- △ Calculated Point, Nothing Found or Set
- ① Lot Number
- Subdivision Boundary Line
- Right of Way Line
- Lot Line
- Centerline
- Adjacent Right-of-Way/Subdivision Boundary Line
- Match Line
- Easement Line (Note 6)
- ACHD Permanent Easement (Note 7)
- Easement Line, as Noted
- ▨ ACHD Storm Drain Easement (Note 10)
- 100.00' Easement Dimension

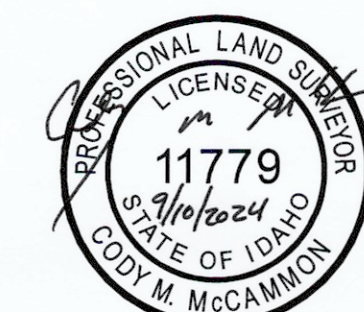
Easement Line Table

Line	Bearing	Length
E1	S06°35'02"E	17.99'
E2	S11°59'31"E	31.87'
E4	N26°31'22"W	75.69'

Easement Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
EC1	18.07'	60.00'	017°15'32"	N17°53'36"W	18.01'
EC2	10.49'	60.00'	010°01'06"	N04°15'17"W	10.48'

See Sheet 4 for Notes and Line & Curve Tables.



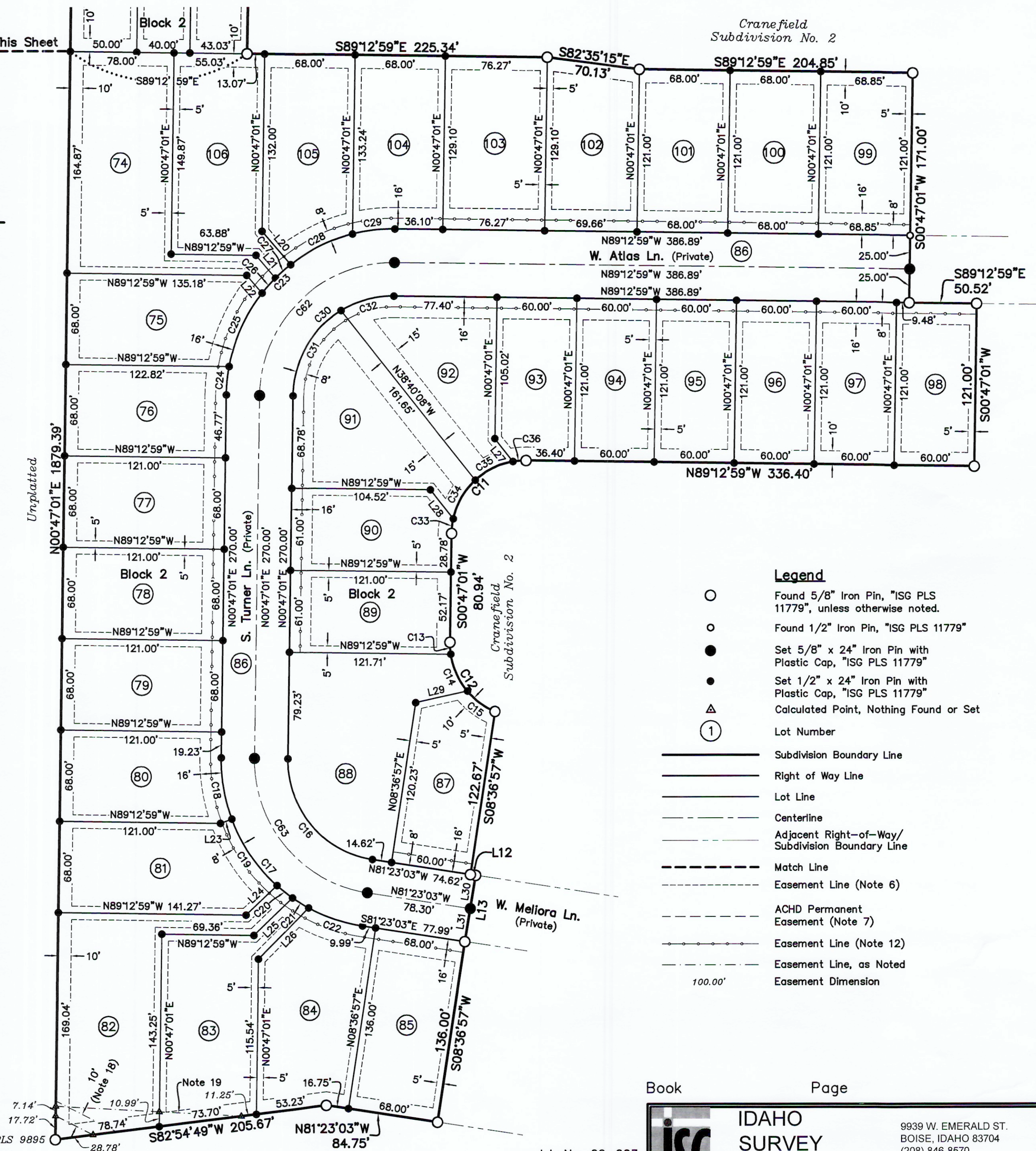
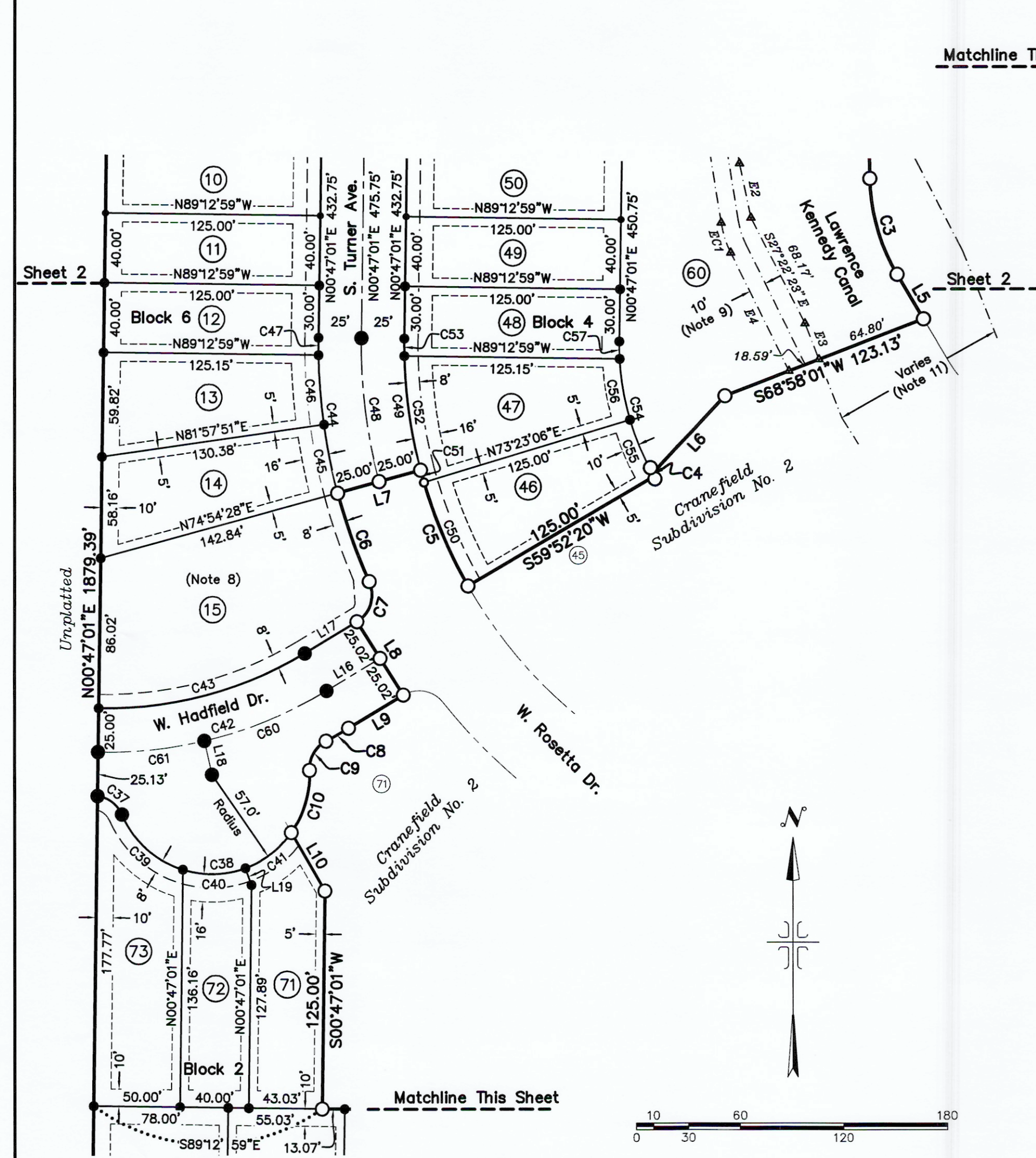
Book

Page

ISG
IDAHO SURVEY GROUP, LLC

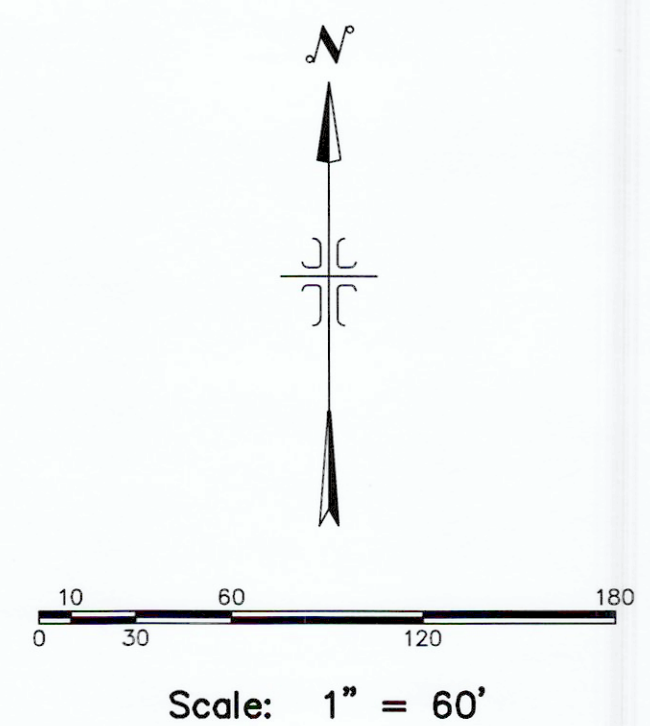
9939 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570
 WWW.IDAHOSURVEY.COM

Cranefield Subdivision No. 3



Line	Bearing	Length
E2	S11°59'31" E	31.87'
E3	S21°34'38" E	22.12'
E4	N26°31'22" W	75.69'

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
EC1	18.07'	60.00'	017°15'32"	N17°53'36" W	18.01'



See Sheet 4 for Notes and Line & Curve Tables.



- Legend**
- Found 5/8" Iron Pin, "ISG PLS 11779", unless otherwise noted.
 - Found 1/2" Iron Pin, "ISG PLS 11779"
 - Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
 - Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
 - ▲ Calculated Point, Nothing Found or Set
 - ① Lot Number
 - Subdivision Boundary Line
 - Right of Way Line
 - Lot Line
 - Centerline
 - Adjacent Right-of-Way/ Subdivision Boundary Line
 - - - Match Line
 - - - Easement Line (Note 6)
 - - - ACHD Permanent Easement (Note 7)
 - - - Easement Line (Note 12)
 - - - Easement Line, as Noted
 - 100.00' Easement Dimension

Book _____ Page _____

ISG IDAHO SURVEY GROUP, LLC

9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

Job No. 22-203
Sheet 3 of 6

Cranefield Subdivision No. 3

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	13.04'	88.00'	8°29'28"	S05°01'45"W	13.03'
C2	20.45'	112.00'	10°27'48"	S04°02'35"W	20.43'
C3	57.89'	112.00'	29°36'57"	S15°59'47"E	57.25'
C4	1.98'	150.00'	0°45'22"	S29°44'59"E	1.98'
C5	72.17'	275.00'	15°02'08"	N22°36'36"W	71.96'
C6	54.10'	325.00'	9°32'18"	S19°51'40"E	54.04'
C7	26.38'	18.00'	83°58'21"	S17°21'21"W	24.08'
C8	14.94'	275.00'	3°06'47"	S60°53'55"W	14.94'
C9	20.38'	18.00'	64°52'17"	S30°01'11"W	19.31'
C10	37.86'	57.00'	38°03'39"	S16°36'52"W	37.17'
C11	86.39'	55.00'	90°00'00"	S45°47'01"W	77.78'
C12	65.30'	55.00'	68°01'14"	S33°13'36"E	61.53'
C13	8.87'	55.00'	9°14'24"	S03°50'11"E	8.86'
C14	30.57'	55.00'	31°50'38"	S24°22'42"E	30.18'
C15	25.86'	55.00'	26°56'12"	S53°46'07"E	25.62'
C16	107.56'	75.00'	82°10'04"	S40°18'01"E	98.57'
C17	179.26'	125.00'	82°10'04"	S40°18'01"E	164.29'
C18	46.50'	125.00'	21°18'49"	S09°52'23"E	46.23'
C19	60.68'	125.00'	27°48'57"	S34°26'16"E	60.09'
C20	14.72'	125.00'	6°44'50"	S51°43'10"E	14.71'
C21	14.32'	125.00'	6°33'55"	S58°22'32"E	14.32'
C22	43.04'	125.00'	19°43'34"	S71°31'16"E	42.82'
C23	196.35'	125.00'	90°00'00"	S45°47'01"W	176.78'
C24	21.33'	125.00'	9°46'40"	S05°40'21"W	21.31'
C25	60.55'	125.00'	27°45'16"	S24°26'19"W	59.96'
C26	15.01'	125.00'	6°52'47"	S41°45'21"W	15.00'
C27	15.01'	125.00'	6°52'48"	S48°38'08"W	15.00'
C28	52.19'	125.00'	23°55'19"	S64°02'12"W	51.81'
C29	32.26'	125.00'	14°47'10"	S83°23'26"W	32.17'
C30	117.81'	75.00'	90°00'00"	S45°47'01"W	106.07'
C31	76.08'	75.00'	58°07'27"	S29°50'45"W	72.86'
C32	41.73'	75.00'	31°52'33"	S74°50'45"W	41.19'

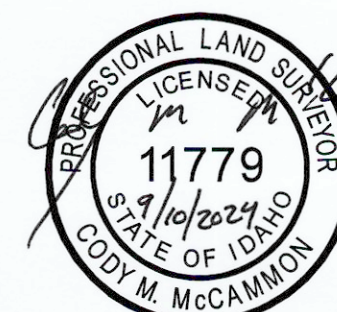
Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C33	10.95'	55.00'	11°24'16"	S06°29'09"W	10.93'
C34	33.65'	55.00'	35°03'24"	S29°42'59"W	33.13'
C35	32.01'	55.00'	33°20'39"	S63°55'01"W	31.56'
C36	9.79'	55.00'	10°11'40"	S85°41'11"W	9.77'
C37	18.53'	18.00'	58°59'42"	N53°02'48"W	17.73'
C38	120.18'	57.00'	120°48'22"	S83°57'08"E	99.13'
C39	48.85'	57.00'	49°06'25"	N48°06'10"W	47.37'
C40	37.05'	57.00'	37°14'46"	S88°43'14"W	36.40'
C41	34.27'	57.00'	34°27'10"	S52°52'16"W	33.76'
C42	139.28'	250.00'	31°55'17"	N75°18'10"E	137.49'
C43	125.56'	225.00'	31°58'29"	S75°19'46"W	123.94'
C44	90.05'	325.00'	15°52'33"	N07°09'15"W	89.76'
C45	40.03'	325.00'	7°03'22"	N11°33'50"W	40.00'
C46	40.03'	325.00'	7°03'22"	N04°30'28"W	40.00'
C47	10.00'	325.00'	1°45'48"	N00°05'53"W	10.00'
C48	83.13'	300.00'	15°52'33"	S07°09'15"E	82.86'
C49	76.20'	275.00'	15°52'33"	N07°09'15"W	75.95'
C50	64.86'	275.00'	13°30'46"	N23°22'17"W	64.71'
C51	7.31'	275.00'	1°31'23"	N15°51'13"W	7.31'
C52	66.20'	275.00'	13°47'30"	S08°11'46"E	66.04'
C53	10.00'	275.00'	2°05'02"	S00°15'30"E	10.00'
C54	78.95'	150.00'	30°09'19"	N14°17'38"W	78.04'
C55	33.40'	150.00'	12°45'23"	S22°59'36"E	33.33'
C56	35.54'	150.00'	13°34'34"	N09°49'37"W	35.46'
C57	10.01'	150.00'	3°49'21"	N01°07'40"W	10.01'
C58	28.27'	18.00'	90°00'00"	N45°47'01"E	25.46'
C59	28.27'	18.00'	90°00'00"	S44°12'59"E	25.46'
C60	77.18'	250.00'	17°41'16"	N68°11'10"E	76.87'
C61	62.11'	250.00'	14°14'01"	N84°08'48"E	61.95'
C62	157.08'	100.00'	90°00'00"	S45°47'01"W	141.42'
C63	143.41'	100.00'	82°10'04"	S40°18'01"E	131.43'

Line Table		
Line	Bearing	Length
L1	S00°47'01"W	57.13'
L2	S89°12'59"E	25.96'
L3	S00°47'01"W	66.49'
L4	S09°16'29"W	88.79'
L5	S30°48'16"E	29.63'
L6	N43°14'16"E	61.07'
L7	S74°54'28"W	50.00'
L8	S32°40'47"E	50.03'
L9	S59°20'32"W	37.07'
L10	S30°17'09"E	38.78'
L11	S00°47'01"W	80.94'
L12	N81°23'03"W	4.00'
L13	S09°19'50"W	50.00'
L14	N00°47'01"E	25.00'
L15	N00°47'01"E	25.00'
L16	N59°20'32"E	36.19'

Line Table		
Line	Bearing	Length
L17	S59°20'32"W	35.30'
L18	N12°58'12"W	19.83'
L19	N19°54'09"W	10.24'
L20	N40°43'26"W	32.79'
L21	N40°43'26"W	22.37'
L22	N41°01'42"W	17.55'
L23	N69°28'12"E	9.18'
L24	N46°39'09"E	31.95'
L25	N46°01'02"E	40.17'
L26	N44°42'57"E	53.57'
L27	S38°40'08"E	21.82'
L28	S38°40'08"E	27.65'
L29	S77°37'28"W	39.95'
L30	S09°19'50"W	25.00'
L31	S09°19'50"W	25.00'

Notes:

- Lot 86 and 88, Block 2; Lots 59 and 60, Block 4; Lot 1, Block 5 and Lots 1 and 15, Block 6 are common lots to be owned and maintained by the Cranefield Subdivision Homeowners' Association. Except for Lot 86, Block 2, these lots are subject to a blanket easement across said lots for pressure irrigation and lot drainage. Lot 86, Block 2 is subject to a blanket easement across said lot for common ingress/egress, Star Sewer and Water District, and public utilities. Lot 59, Block 4 and Lot 1, Block 6 are subject to a blanket public utilities easement.
- In compliance with the disclosure requirements of Idaho Code 31-3805(1)(b), irrigation water has been provided for by the Pioneer Ditch Company, LTD., in addition, the Lots within the subdivision will be entitled to receive water for irrigation purposes supplied by groundwater (IDWR Permit No. 63-35427) and surface water (Water Right No. 63-1) through a pressure system owned and maintained by the Homeowners' Association and shall be subject to assessments by Pioneer Ditch Company, LTD. and the Homeowners' Association.
- Any re-subdivision of this plat shall comply with the most recently approved subdivision standards of the City of Star at the time of the re-subdivision.
- Minimum Building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and/or required, or as shown on this plat.
- This development recognizes Idaho Code, Title 22, Chapter 45 Right to Farm Act, Section 22-4503, which states "no agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply whenever nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it."
- A sixteen (16) foot wide permanent pressure irrigation, public utilities, and lot drainage easement is hereby reserved adjacent all lot lines common to a public/private right-of-way, unless otherwise delineated and referenced. A ten (10) foot wide permanent pressure irrigation, lot drainage, and public utilities easement is hereby reserved adjacent along the rear lot lines, unless otherwise delineated and referenced. A five (5) foot wide pressure irrigation and lot drainage easement is hereby reserved on each side of interior lot lines, unless otherwise delineated and referenced.
- ACHD Permanent Easement. See Instrument No. 2024-012084.
- Lot 15, Block 6 is subject to a blanket ACHD Permanent Easement. See Instrument No. 2023-042701.
- Easement Agreement-Pedestrian Pathway - See Instrument No. 2023-063418.
- A portion of Lot 1, Block 5 is servient to and contain the ACHD storm water drainage system. These lots are encumbered by that first amended master perpetual storm water drainage easement recorded on November 10, 2015, as Instrument No. 2015-103256, official records of Ada county and incorporated herein by this reference as if set forth in full (the "master easement"). The master easement and the storm water drainage system are dedicated to ACHD pursuant to section 40-2312 Idaho code. The master easement is for the operation and maintenance of the storm water drainage system.
- Lot 60, Block 4 and Lot 1, Block 5 are subject to an easement for the benefit of Drainage District No. 2 for the maintenance and operation of the Lawrence Kennedy Canal as delineated and referenced. See License Agreement Instrument No. 2023-058558 and Instrument No. 2023-058559.
- An eight (8) foot wide sidewalk easement is hereby reserved adjacent to residential lot lines common to a private right-of-way, unless otherwise delineated and referenced for the benefit of the Cranefield Subdivision Homeowners' Association. The easement shall be maintained by said Homeowners' Association.
- A.C.H.D. Right-of-way Dedication Instrument No. 2023-063622.
- ACHD Bridge/Culvert Maintenance Easement. See Instrument No. 2024-013303.
- ACHD Temporary License Agreement - See Instrument No. 2024-017041.
- The subdivision is located within the FEMA determined Special Flood Hazard Zone "AE" per Firm Panel No. 18001C0125J, which bears an effective date of June 19, 2020. Flood zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 11-08 of the City of Star Code.
- Restrictive covenants will be in effect for this subdivision to be recorded in conjunction with this plat.
- Idaho Power Company easement - See Instrument No. 108050877.
- Canyon County Water Company Easement is hereby reserved for the benefit of the Canyon County Water Company as delineated and referenced. See License Agreement Instrument No. 2023-020720.



Book _____ Page _____

IDAHO
SURVEY
GROUP, LLC

9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

Cranefield Subdivision No. 3

Certificate Of Owners

Know all men by these presents: that WH Star 203 LLC, a Delaware Limited Liability Company, is the Owner of the Property described as follows:

Legal Description

A portion Government Lots 1 and 2 of Section 18, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho being more particularly described as follows:

Commencing at the Northwest corner of said Section 18 from which the North 1/4 corner of said Section 18 bears S88°25'08" E, 2,504.41 feet; thence on the west boundary line of said Section 18, S00°47'01" W, 215.68 feet to the REAL POINT OF BEGINNING;

thence leaving said west boundary line, South 73°34'03" East, 443.75 feet to the westerly boundary line of Cranefield Subdivision No. 1 as filed in Book 126 of Plats at Pages 20362 and 20367, records of Ada County, Idaho;

thence on said westerly boundary line the following nine (9) courses and distances:

- South 00°47'01" West, 57.13 feet;
- South 89°12'59" East, 25.96 feet;
- South 00°47'01" West, 66.49 feet;
- 13.04 feet on the arc of a curve to the right having a radius of 88.00 feet, a central angle of 08°29'28", and a long chord which bears South 05°01'45" West, 13.03 feet;
- South 09°16'29" West, 88.79 feet;
- 20.45 feet on the arc of a curve to the left having a radius of 112.00 feet, a central angle of 10°27'48", and a long chord which bears South 04°02'35" West, 20.43 feet;
- South 01°11'19" East, 167.63 feet;
- 57.89 feet on the arc of a curve to the left having a radius of 112.00 feet, a central angle of 29°36'57", and a long chord which bears South 15°59'47" East, 57.25 feet;
- South 30°48'16" East, 29.63 feet to the exterior boundary line of Cranefield Subdivision No. 2 as filed in Book 127 of Plats at Pages 20488 and 20493, records of Ada County, Idaho;

thence on said exterior boundary line the following twenty-nine (29) courses and distances:

- South 68°58'01" West, 123.13 feet;
- South 43°14'16" West, 61.07 feet;
- 1.98 feet on the arc of a non-tangent curve to the left having a radius of 150.00 feet, a central angle of 00°45'22", and a long chord which bears South 29°44'59" East, 1.98 feet;
- South 59°52'20" West, 125.00 feet;
- 72.17 feet on the arc of a curve to the right having a radius of 275.00 feet, a central angle of 15°02'08", and a long chord which bears North 22°36'36" West, 71.96 feet;
- South 74°54'28" West, 50.00 feet;
- 54.10 feet on the arc of a curve to the left having a radius of 325.00 feet, a central angle of 09°32'18", and a long chord which bears South 19°51'40" East, 54.04 feet;
- 26.38 feet on the arc of a reverse curve to the right having a radius of 18.00 feet, a central angle of 83°58'21", and a long chord which bears South 17°21'21" West, 24.08 feet;
- South 32°40'47" East, 50.04 feet;
- South 59°20'32" West, 37.07 feet;
- 14.94 feet on the arc of a curve to the right having a radius of 275.00 feet, a central angle of 03°06'47", and a long chord which bears South 60°53'55" West, 14.94 feet;
- 20.38 feet on the arc of a reverse curve to the left having a radius of 18.00 feet, a central angle of 64°52'17", and a long chord which bears South 30°01'11" West, 19.31 feet;
- 37.86 feet on the arc of a reverse curve to the right having a radius of 57.00 feet, a central angle of 38°03'39", and a long chord which bears South 16°36'52" West, 37.17 feet;
- South 30°17'09" East, 38.78 feet;
- South 00°47'01" West, 125.00 feet;
- South 89°12'59" East, 225.34 feet;
- South 82°35'15" East, 70.13 feet;
- South 89°12'59" East, 204.85 feet;
- South 00°47'01" West, 171.00 feet;
- South 89°12'59" East, 50.52 feet;
- South 00°47'01" West, 121.00 feet;
- North 89°12'59" West, 336.40 feet;
- 86.39 feet on the arc of a curve to the left having a radius of 55.00 feet, a central angle of 90°00'00", and a long chord which bears South 45°47'01" West, 77.78 feet;
- South 00°47'01" West, 80.94 feet;
- 65.30 feet on the arc of a curve to the left having a radius of 55.00 feet, a central angle of 68°01'14", and a long chord which bears South 33°13'36" East, 61.53 feet;
- South 08°36'57" West, 122.67 feet;
- South 81°23'03" East, 4.00 feet;

- South 09°19'50" West, 50.00 feet;
- South 08°36'57" West, 136.00 feet to the north boundary line of the Canyon County Water Company property as described in a Warranty Deed, Book 114 at Page 132, records of Ada County, Idaho;
- thence on said north boundary line the following two (2) courses and distances:
- North 81°23'03" West, 84.75 feet;
- South 82°54'49" West, 205.67 feet to the west boundary line of said Section 18;
- thence on said west boundary line, North 00°47'01" East, 1,879.39 feet to the REAL POINT OF BEGINNING.

Containing 15.586 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The private streets and easements indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated herein, no permanent structure other than for such utility purposes are to be erected within the limits of said easements. All lots in this plat will be eligible to receive domestic water and sanitary sewer service from an existing Star Sewer and Water District main line located adjacent to the subject Subdivision and Star Sewer and Water District has agreed in writing to serve all the lots in this Subdivision. (I.C. 50-1334) and (I.C. 50-1326).

In witness whereof I have hereunto set my hand:

WH Star 203 LLC, a Delaware limited liability company

By: Williams Communities, LLC a California limited liability company
Its: Manager

By: Lance K. Williams
Its: Authorized Signatory/Manager

Acknowledgment

A notary public or other officer completing this certificate verifies on the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California }
County of Los Angeles } s.s.

On this 23rd day of January, 2024, before me, Kelly Brown, Notary Public, personally appeared Lance K. Williams who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

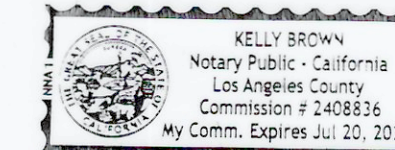
WITNESS my hand and official seal.

Signature:
Printed Name: Kelly Brown, Notary Public

My Commission Expires: July 20, 2026

My Principal Place of Business is in Los Angeles, County

My Commission No.: 2408836



Certificate of Surveyor

I, Cody M. McCammon, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" is drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Cody M. McCammon



P.L.S. No. 11779

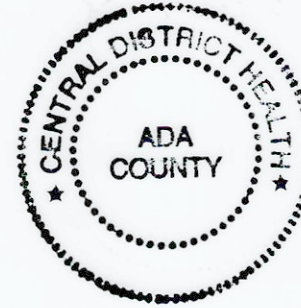
Book

Page

Cranefield Subdivision No. 3

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.



Don Bahj REHS 2.21.2024
 Central District Health Date

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

 County Surveyor

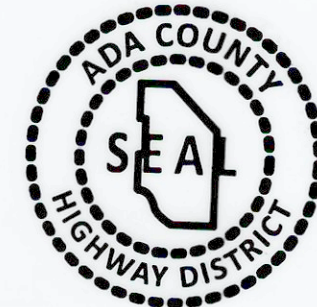
Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

 County Treasurer Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 28 day of March, 2024.



Don Bahj
 Commission President

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Star, Ada County, Idaho, on the _____ day of _____, 20____, hereby approve this plat.

 City Engineer Date

Approval of City Council

I, the undersigned, City Clerk in and for the City of Star, Ada County, Idaho do hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 20____, this plat was duly accepted and approved.

 City Clerk, Star, Idaho

County Recorder's Certificate

State of Idaho }
 County of Ada } ss. Instrument No. _____

I hereby certify that this instrument was filed at the request of _____
 at _____ minutes past _____ o'clock _____ M., this _____ day
 of _____, 20____ in Book _____ of Plats at Pages _____ through _____.

Fee \$ _____

 Deputy Ex-Officio Recorder



Book _____ Page _____



BAER DESIGN GROUP, LLC
greg@baerdg.com
Ph. 208.859.1980



Idaho

Cranefield Subdivision

Star

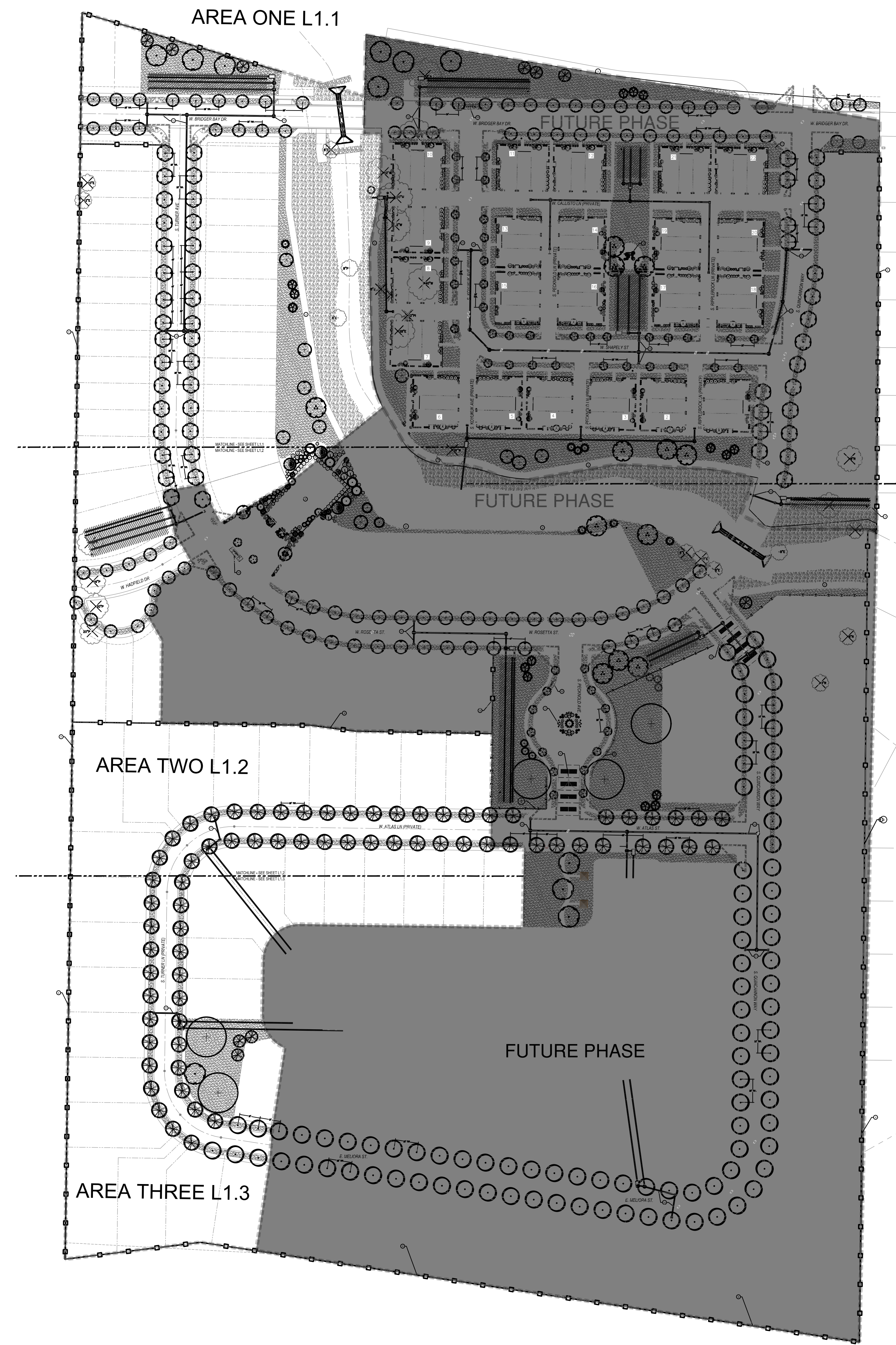
Overall Landscape Plan

Revisions

Project Name: 21001
Drawn by: MC
Checked by: GB
Date: 2.28.2024

Sheet No:

L1.0

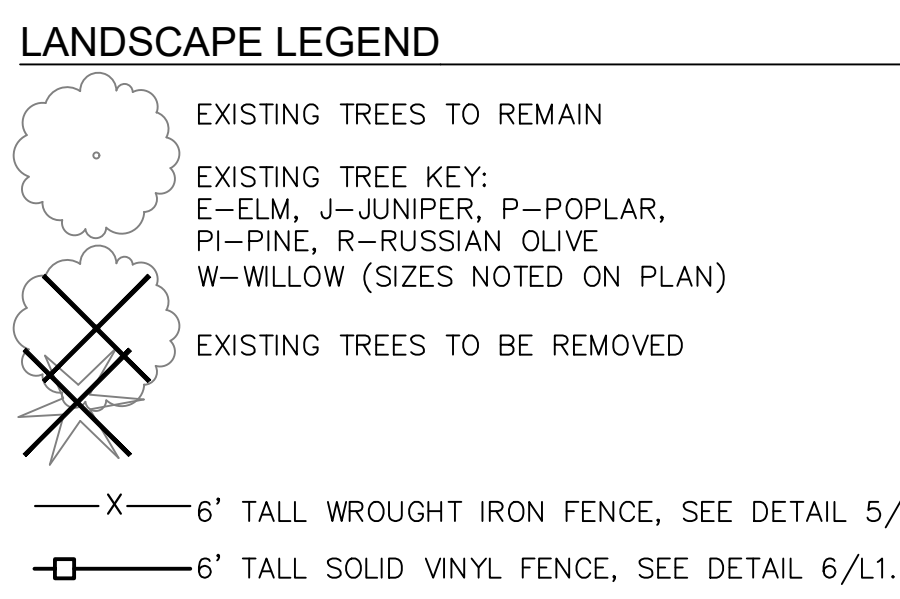


1

PLANT SCHEDULE L1.0

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
DECIDUOUS TREES						
	<i>Acer rubrum</i> 'Franksred'	Red Sunset Maple	2" CAL. B&B	40' x 30'	Class II	1
	<i>Acer truncatum</i> x <i>platanoides</i> 'Keithsform' TM	Norwegian Sunset Maple	2" CAL. B&B	40'x25'	Class II	29
	<i>Carpinus betulus</i> 'Fastigiata'	Pyramidal European Hornbeam	2" CAL. B&B	45'x30'	Class II	55
	<i>Celtis occidentalis</i>	Common Hackberry	2" CAL. B&B	45'x30'	Class II	30
	<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple Ash	2" CAL. B&B	50'x40'	Class II	4
	<i>Liriodendron tulipifera</i> 'Emerald City' TM	Emerald City Tulip Tree	2" CAL. B&B	55'x25'	Class II	5
	<i>Platanus</i> x <i>acerifolia</i>	London Plane Tree	2" CAL. B&B	80' x 80'	Class III	2
	<i>Tilia americana</i> 'Boulevard'	Boulevard Linden	2" CAL. B&B	50' x 25'	Class II	5
EVERGREEN TREES						
	<i>Cedrus deodara</i> 'Karl Fuchs'	Karl Fuchs Deodar Cedar	10'-12' B&B	15'x8'		1
	<i>Picea abies</i> 'Cupressina'	Cupressina Norway Spruce	6'-8' B&B	20'x6'		5
	<i>Picea glauca</i> 'Densata'	Black Hills Spruce	8'-9' B&B	35'x15'		1
	<i>Picea pungens</i> 'Glauca'	Colorado Blue Spruce	7'-8' B&B	35'x15'		3
	<i>Picea pungens glauca</i> 'Hoopsii'	Hoopsii Blue Spruce	6'-8' B&B	40' x 20'		2
	<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	10'-12' B&B	25'x15'		1
	<i>Pinus nigra</i>	Austrian Black Pine	6'-8' B&B	40'x25'		1
	<i>Pinus strobus</i>	White Pine	7'-8' B&B	60'x20'		6
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HXW		QTY
SHRUBS						
	<i>Cotinus coggygria</i> 'Golden Spirit'	Golden Spirit Smoke Tree	5 GAL.	8'x6'		3
	<i>Philadelphus</i> x <i>virginialis</i> 'Dwarf Snowflake'	Dwarf Snowflake Mockorange	5 GAL.	4'x4'		3
	<i>Physocarpus opulifolius</i> 'Dart's Gold'	Dart's Gold Ninebark	5 GAL.	5'x5'		5
	<i>Prunus laurocerasus</i> 'Otto Luyken'	Luykens Laurel	5 GAL.	3'x6'		8
SYMBOL	BOTANICAL NAME	COMMON NAME				QTY
GROUND COVERS						
	<i>Festuca rubra</i>	Red Fescue				29,379 sf
	Turf Sod Rhizomatous	Rhizomatous Tall Fescue				64,026 sf

- KEYNOTES #**
- TOT LOT- SEE DETAIL 7/L1.4
 - PEDESTRIAN CIRCULATION PATH
 - MAINTENANCE ROAD - SEE CIVIL.
 - COMMUNITY POOL/CLUB HOUSE- SEE ARCHITECTURAL.
 - GATED ENTRY ROAD D - SEE SHEET L1.7
 - GATED ENTRY ROAD C - SEE SHEETS L1.5
 - GATED ENTRY KEY PAD LOCATION.
 - 6' WROUGHT IRON FENCE - SEE DETAIL 5/L1.4.
 - 6' SOLID VINYL FENCE - SEE DETAIL 6/L1.4.
 - MAIL CLUSTER AREA. TYPICAL CLUSTER BOX UNIT. ITEM #191b1353139 BY SALSBUURY INDUSTRIES.
 - MONUMENT SIGNAGE - SEE SHEET L1.7.
 - DRAINAGE UTILITY - NO TREES SHALL BE PLANTED WITHIN 10' OF DRAINAGE UTILITY.



DEVELOPER
WILLIAMS HOMES
MIKE BADNER
21080 CENTRE POINTE PKWY.
SANTA CLARITA, CA 91350
PHONE: 661-222-9207
EMAIL: mbadner@williamshomes.com

LANDSCAPE ARCHITECT
BAER DESIGN GROUP, LLC.
10674 N. SAGE HOLLOW WAY
BOISE, IDAHO 83704
CONTACT: MAGGIE CLARK
406-490-7610
EMAIL: maggie@baerdg.com

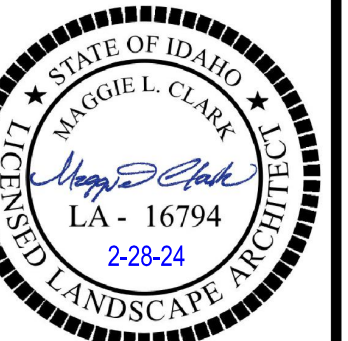
- NOTES:**
- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
 - SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

OVERALL LANDSCAPE PLAN

Scale 1" = 100'-0"



BAER DESIGN GROUP, LLC
 greg@baerdg.com
 Ph. 208.859.1980



Idaho

Cranefield Subdivision

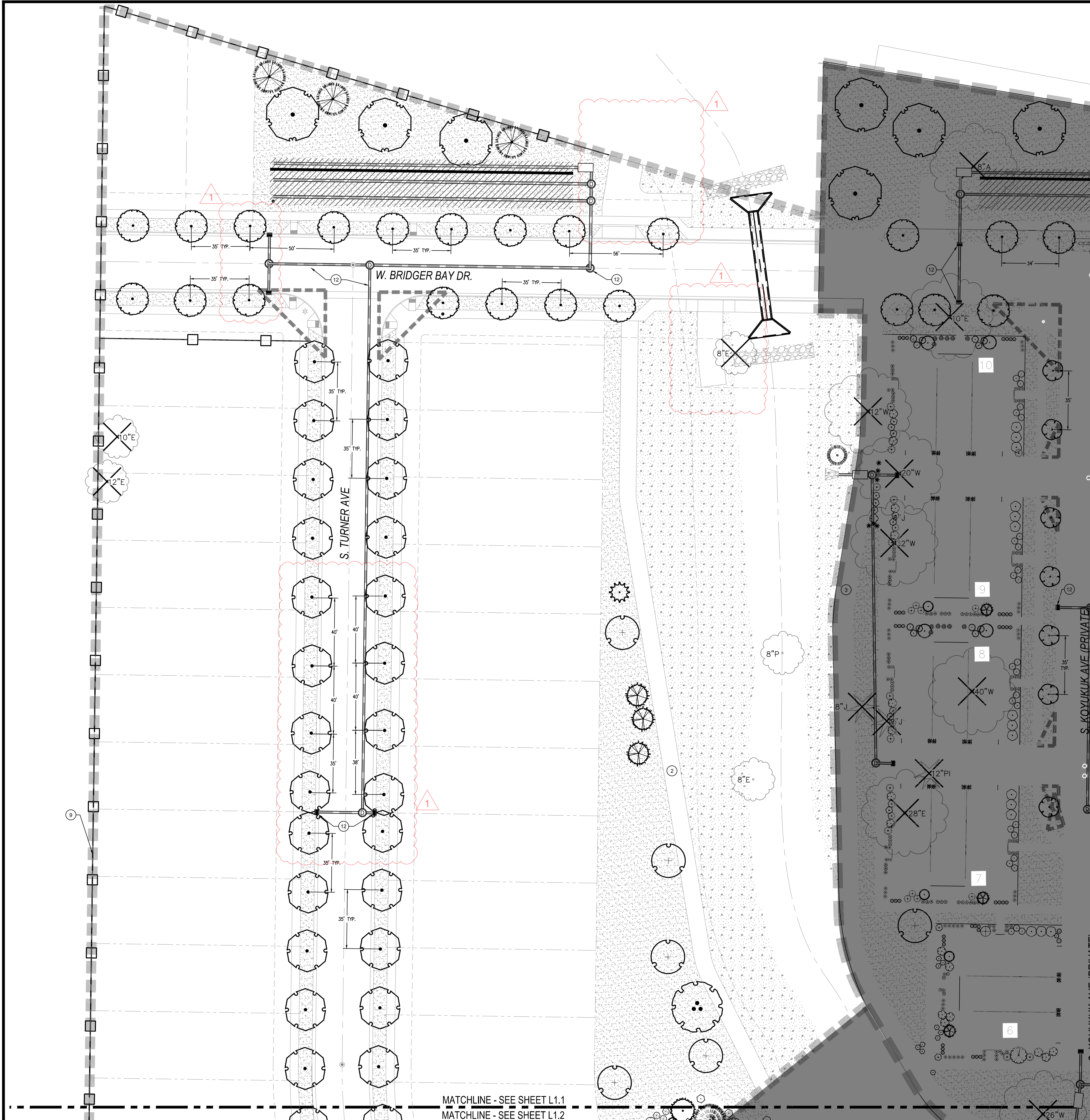
Star

Landscape Plan
 Area One

Revisions

Project Name: 21001
 Drawn by: MC
 Checked by: GC
 Date: 2.28.2024

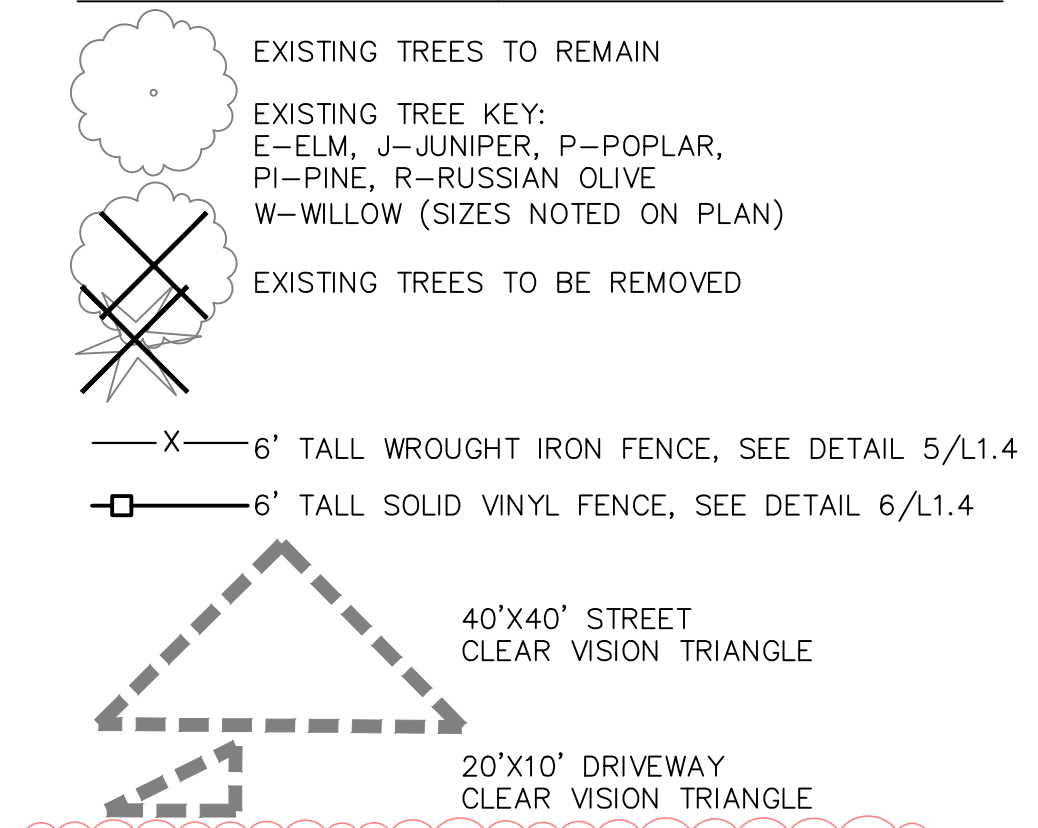
Sheet No:
L1.1



NOTES:

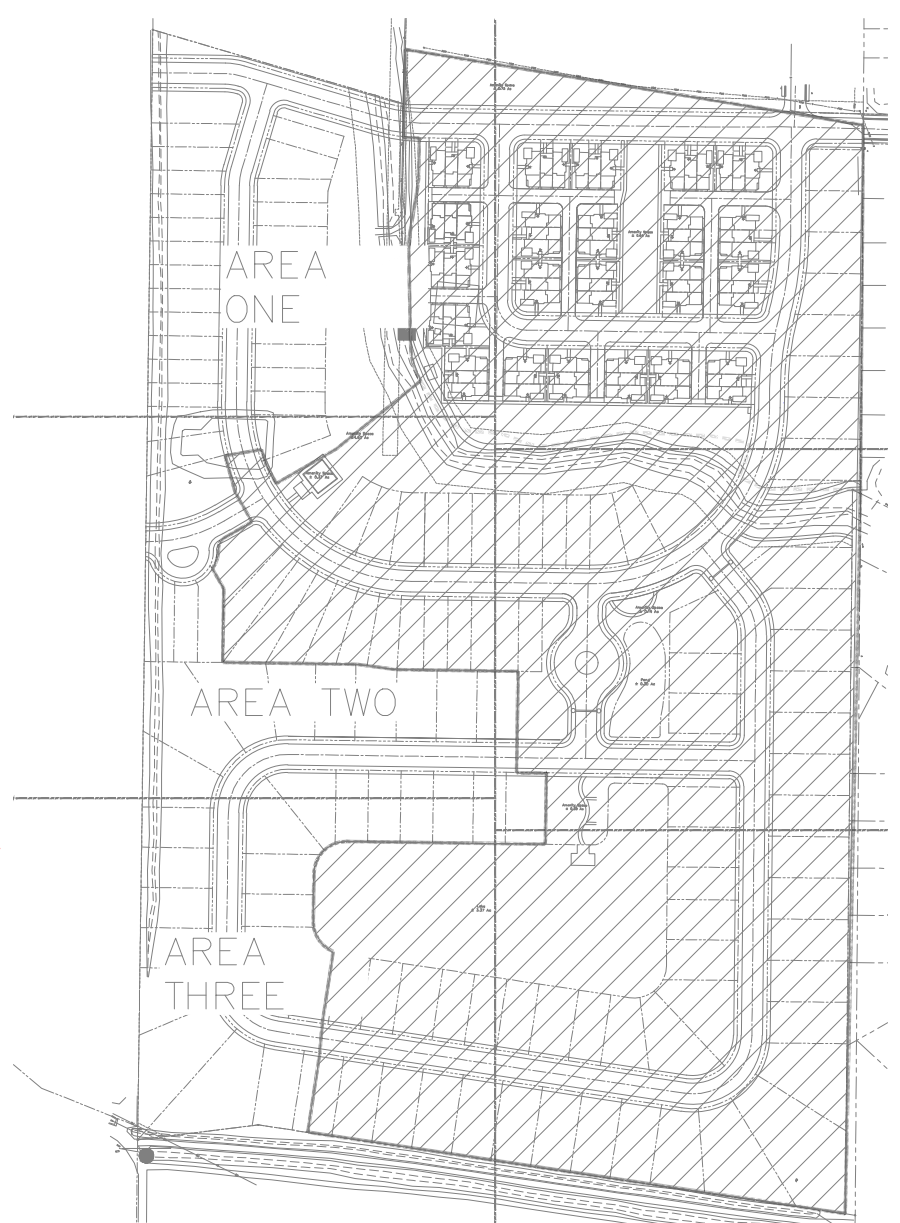
- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

LANDSCAPE LEGEND



KEYNOTES #

- TOT LOT - SEE DETAIL 7/L1.4
- PEDESTRIAN CIRCULATION PATH
- MAINTENANCE ROAD - SEE CIVIL.
- COMMUNITY POOL/CLUB HOUSE - SEE ARCHITECTURAL.
- GATED ENTRY ROAD D - SEE SHEET L1.7
- GATED ENTRY ROAD C - SEE SHEETS L1.5
- GATED ENTRY KEY PAD LOCATION.
- 6' WROUGHT IRON FENCE - SEE DETAIL 5/L1.4.
- 6' SOLID VINYL FENCE - SEE DETAIL 6/L1.4.
- MAIL CLUSTER AREA. TYPICAL CLUSTER BOX UNIT. ITEM #19fb1353139 BY SALSBUURY INDUSTRIES.
- MONUMENT SIGNAGE - SEE SHEET L1.7.
- DRAINAGE UTILITY - NO TREES SHALL BE PLANTED WITHIN 10' OF DRAINAGE UTILITY.



KEYMAP

LANDSCAPE PLAN - AREA ONE

MATCHLINE - SEE SHEET L1.1
 MATCHLINE - SEE SHEET L1.2

Scale 1" = 30'-0"



BAER DESIGN GROUP, LLC
 greg@baerdg.com
 Ph. 208.859.1980



Idaho

Cranefield Subdivision

Star

Landscape Plan
 Area Two

Revisions

Project Name: 21001
 Drawn by: MC
 Checked by: GB
 Date: 2.28.2024

Sheet No.:

L1.2

MATCHLINE - SEE SHEET L1.1
 MATCHLINE - SEE SHEET L1.2

FUTURE

W. HADFIELD DR

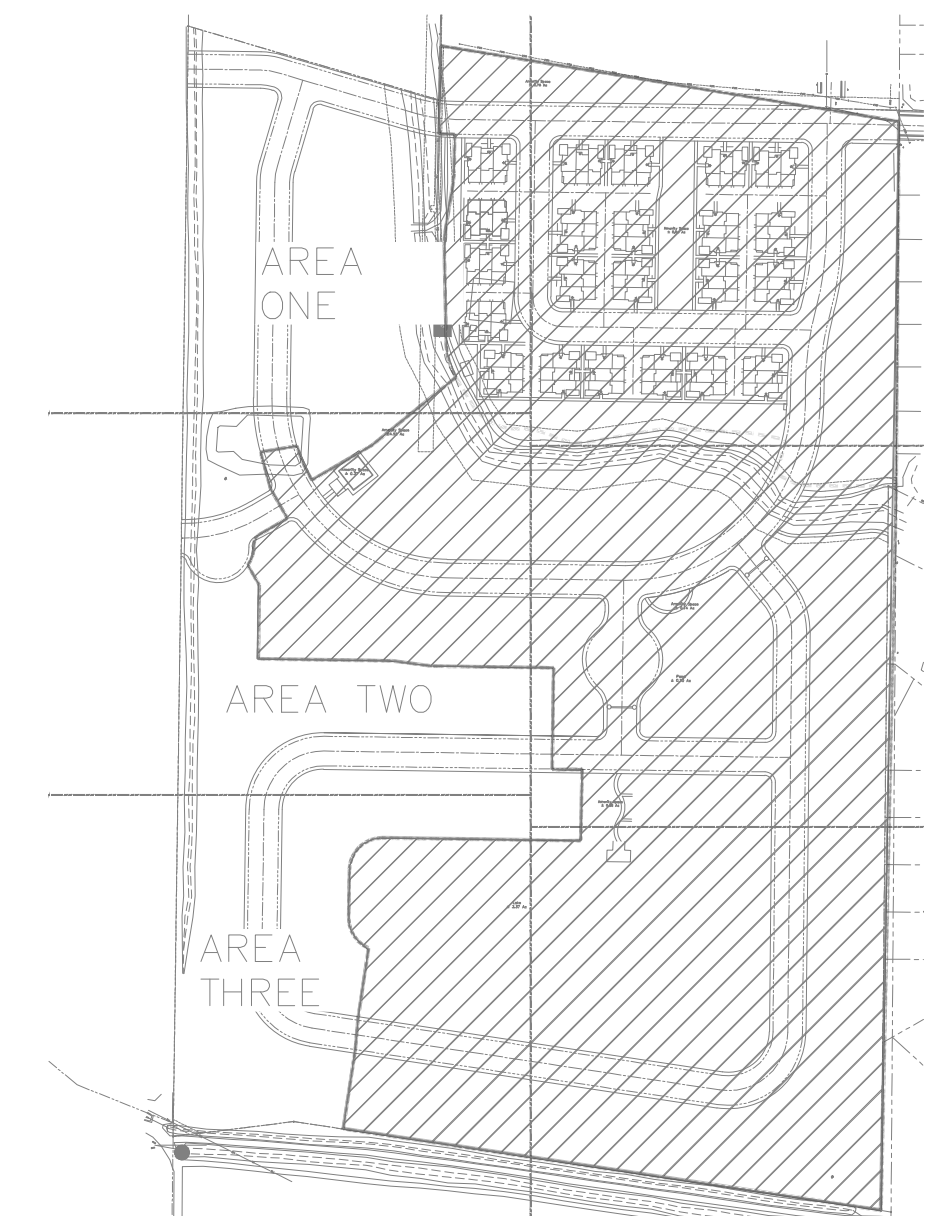
W. ROSE TA ST.

W. ATLAS LN (PRIVATE)

MATCHLINE - SEE SHEET L1.2
 MATCHLINE - SEE SHEET L1.3

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.



KEYMAP

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREE KEY:
 E-ELM, J-JUNIPER, P-POPLAR,
 PI-PINE, R-RUSSIAN OLIVE
 W-WILLOW (SIZES NOTED ON PLAN)
- EXISTING TREES TO BE REMOVED
- X- 6' TALL WROUGHT IRON FENCE, SEE DETAIL 5/L1.4
- 6' TALL SOLID VINYL FENCE, SEE DETAIL 6/L1.4
- 40'X40' STREET CLEAR VISION TRIANGLE
- 20'X10' DRIVEWAY CLEAR VISION TRIANGLE

KEYNOTES #

- TOT LOT- SEE DETAIL 7/L1.4
- PEDESTRIAN CIRCULATION PATH
- MAINTENANCE ROAD - SEE CIVIL.
- COMMUNITY POOL/CLUB HOUSE- SEE ARCHITECTURAL
- GATED ENTRY ROAD D - SEE SHEET L1.7
- GATED ENTRY ROAD C - SEE SHEETS L1.5
- GATED ENTRY KEY PAD LOCATION.
- 6' WROUGHT IRON FENCE - SEE DETAIL 5/L1.4.
- 6' SOLID VINYL FENCE - SEE DETAIL 6/L1.4.
- MAIL CLUSTER AREA, TYPICAL CLUSTER BOX UNIT. ITEM #19F1353139 BY SALSURY INDUSTRIES.
- MONUMENT SIGNAGE - SEE SHEET L1.7.
- DRAINAGE UTILITY - NO TREES SHALL BE PLANTED WITHIN 10' OF DRAINAGE UTILITY.

LANDSCAPE PLAN - AREA TWO

0 30 60
 Scale 1" = 30'-0"



BAER DESIGN GROUP, LLC
 greg@baerdg.com
 Ph. 208.859.1980

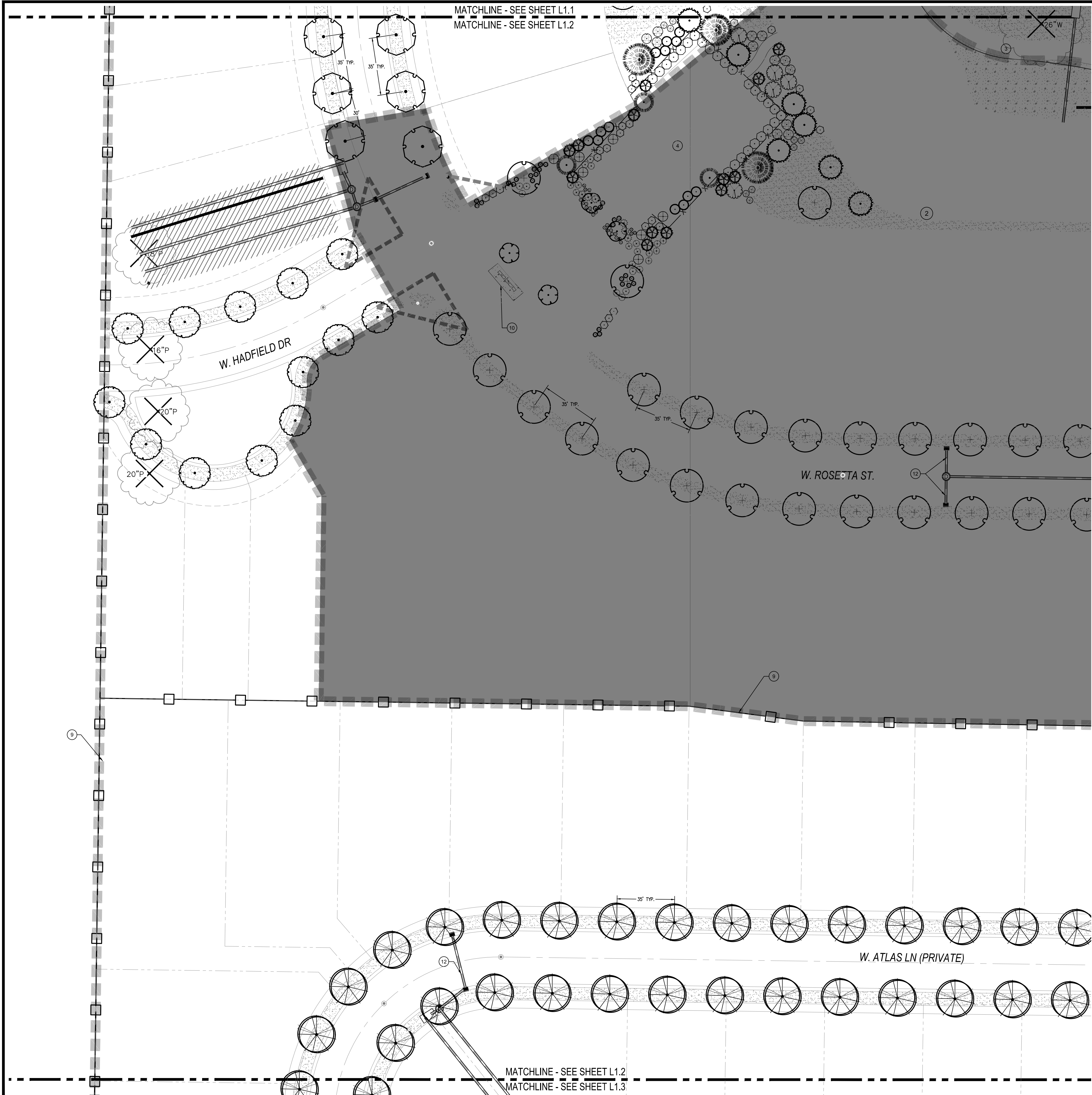


Idaho
 Cranefield Subdivision
 Star

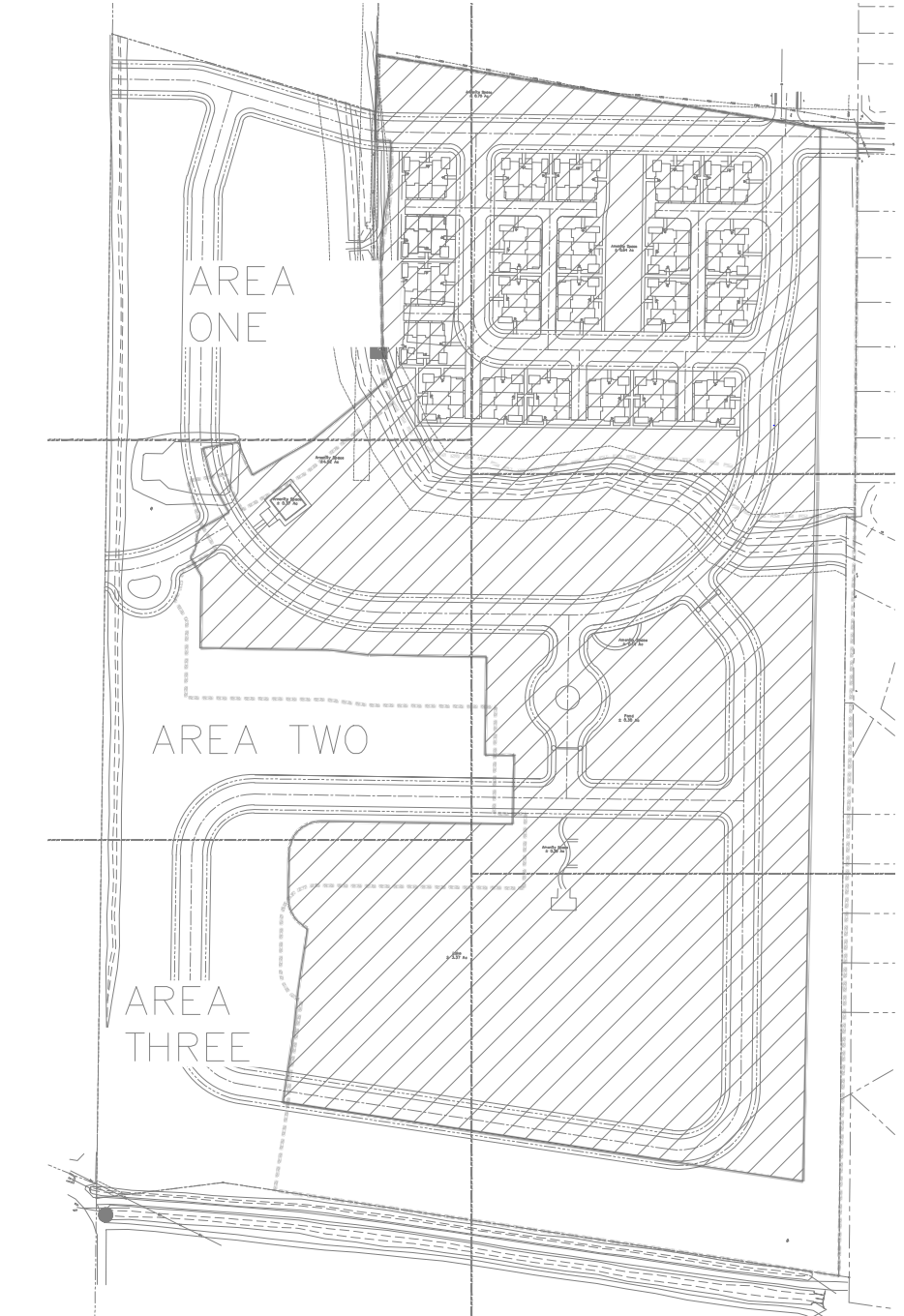
Landscape Plan
 Area Three

Project Name:	21001
Drawn by:	MC
Checked by:	GB
Date:	2.28.2024

Sheet No.: **L1.3**



- 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.



KEYMAP

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREE KEY:
 E-ELM, J-JUNIPER, P-POPLAR,
 PI-PINE, R-RUSSIAN OLIVE
 W-WILLOW (SIZES NOTED ON PLAN)
- EXISTING TREES TO BE REMOVED
- 6' TALL WROUGHT IRON FENCE, SEE DETAIL 5/L1.4
- 6' TALL SOLID VINYL FENCE, SEE DETAIL 6/L1.4
- 40'X40' STREET CLEAR VISION TRIANGLE
- 20'X10' DRIVEWAY CLEAR VISION TRIANGLE

KEYNOTES #

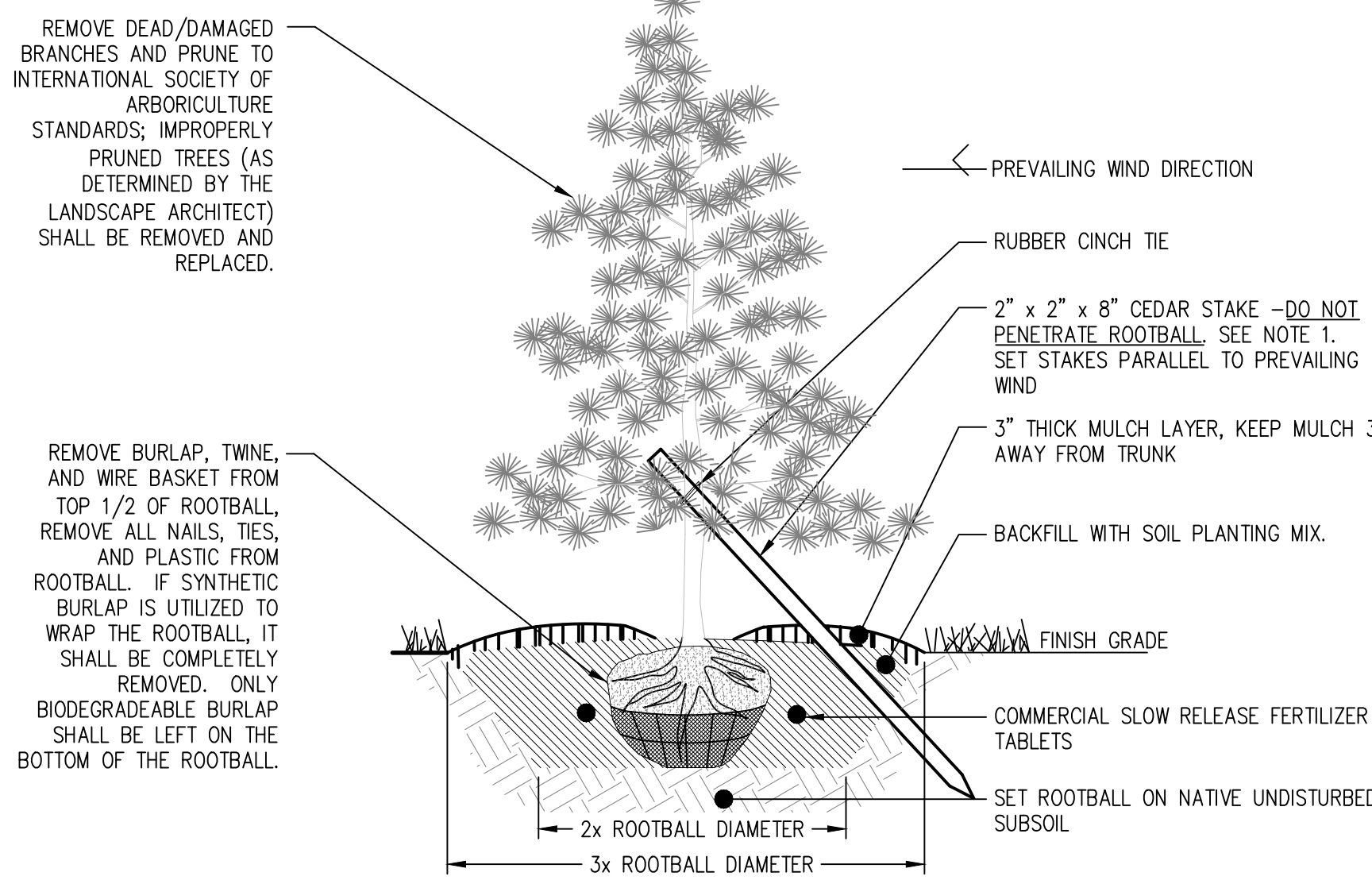
- TOT LOT - SEE DETAIL 7/L1.4
- PEDESTRIAN CIRCULATION PATH
- MAINTENANCE ROAD - SEE CIVIL.
- COMMUNITY POOL/CLUB HOUSE - SEE ARCHITECTURAL.
- GATED ENTRY ROAD D - SEE SHEET L1.7
- GATED ENTRY ROAD C - SEE SHEETS L1.5
- GATED ENTRY KEY PAD LOCATION.
- 6' WROUGHT IRON FENCE - SEE DETAIL 5/L1.4.
- 6' SOLID VINYL FENCE - SEE DETAIL 6/L1.4.
- MAIL CLUSTER AREA, TYPICAL CLUSTER BOX UNIT. ITEM #19fb1353139 BY SALSBURY INDUSTRIES.
- MONUMENT SIGNAGE - SEE SHEET L1.7.
- DRAINAGE UTILITY - NO TREES SHALL BE PLANTED WITHIN 10' OF DRAINAGE UTILITY.

GENERAL LANDSCAPE NOTES - AGENCY SUBMITTAL

- 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.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL TOPSOIL TO BE AMENDED AT A RATIO OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 SQ. FT. ROTO-TILL ORGANIC MATTER INTO THE TOP 6 INCHES OF TOPSOIL.
- ALL SHRUB BEDS SHALL HAVE A MIN 12 INCHES OF TOPSOIL, ALL PLANTER ISLANDS SHALL HAVE MIN 12" TOPSOIL AND ALL LAWN AREAS SHALL HAVE MIN 6" TOPSOIL. SPREAD, COMPACT AND FINE GRADE SMOOTHLY TO 3 INCHES BELOW THE SURFACE OF WALKWAYS AND CURBS.
- FINISH GRADES ARE TO BE SMOOTH WITH POSITIVE DRAINAGE IN ACCORDANCE WITH THE GRADING PLAN.
- TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF ROCKS (LARGER THAN 2 INCHES), WEEDS, ROOTS, GRASS, OR OTHER FOREIGN MATERIAL THAT IS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH OF 5.5 TO 7.0.
- WHERE POSSIBLE, RE-USE EXISTING SURFACE TOPSOIL FROM SITE. VERIFY TOPSOIL WILL MEET THE REQUIREMENTS AND AMEND AS NECESSARY. IMPORT WHEN EXISTING TOPSOIL QUANTITIES ARE INSUFFICIENT.
- IF IMPORTING TOPSOIL FROM OFFSITE, OBTAIN FROM LOCAL SOURCES THAT HAVE SIMILAR SOIL CHARACTERISTICS TO THE PROJECT SITE. NEW TOPSOIL MUST BE FERTILE, FRIABLE, NATURAL LOAM, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, WEEDS, ROOTS, STONES LARGER THAN 1 INCH. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE. COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH OF 2" MINUS BARK MULCH. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED. STAPLE ALL EDGES 10' MAX.
- TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE ALL TREES NECESSARY TO PREVENT THEM FROM BEING BLOWN OVER.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL FOUND DEAD OR UNHEALTHY IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FERTILIZE ALL TREES WITH 'AGRIFORM' PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEAN UP OF ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.
- 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.

GENERAL IRRIGATION NOTES - AGENCY SUBMITTAL

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



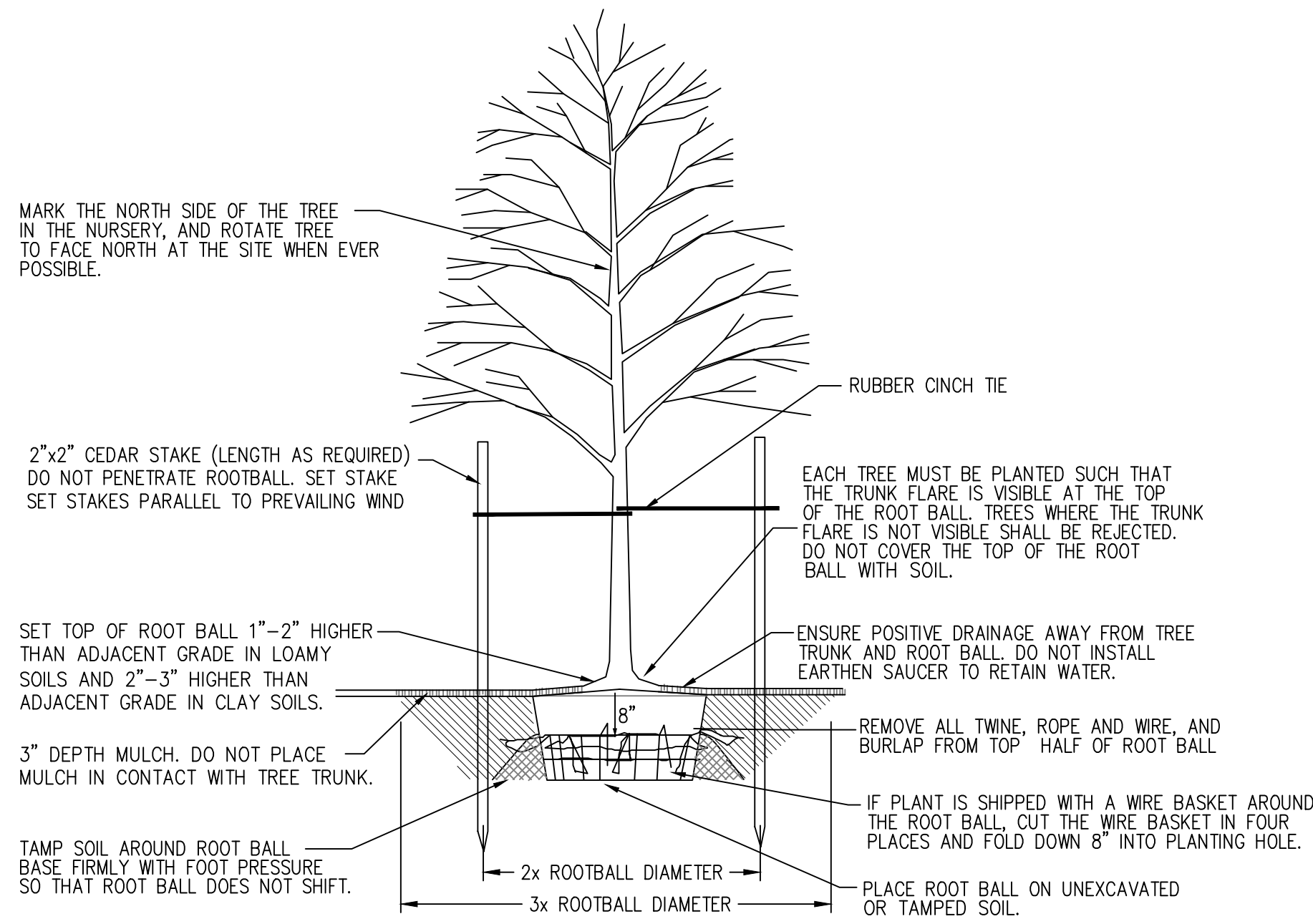
- NOTES:**
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
 - WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
 - WATER TREE TWICE WITHIN THE FIRST 24 HOURS.

1 CONIFER TREE DETAIL
NTS

TREE MITIGATION NOTES

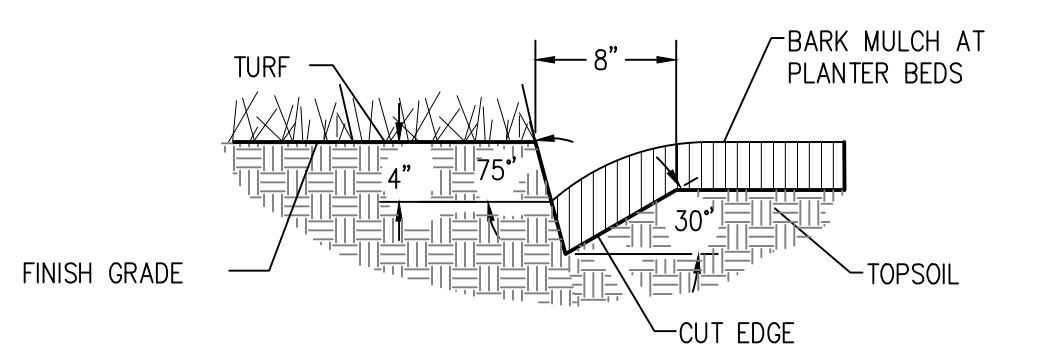
- THE EXISTING TREES TO BE REMOVED ARE AS FOLLOWS FROM THE SITE. (AS NOTED ON PLAN):
 - (1) 6" CAL. RUSSIAN OLIVE
 - (2) 8" CAL. ELM
 - (2) 8" CAL. JUNIPER
 - (4) 8" CAL. RUSSIAN OLIVE
 - (3) 10" CAL. ELM
 - (1) 12" CAL. ELM
 - (1) 12" CAL. PINE
 - (1) 12" CAL. WILLOW
 - (1) 16" CAL. POPLAR
 - (1) 18" CAL. POPLAR
 - (2) 20" CAL. POPLAR
 - (1) 20" CAL. WILLOW
 - (1) 26" CAL. WILLOW
 - (1) 28" CAL. ELM
 - (1) 32" CAL. WILLOW
 - (1) 40" CAL. WILLOW

TOTAL CALIPER INCHES BEING REMOVED = 356 CALIPER INCHES. WITH THE EXCEPTION OF THE PINE TREE ALL OF THE TREES TO BE REMOVED ARE HAZARDOUS DUE TO THEIR WEAK WOODED STRUCTURE. NO MITIGATION REQUIREMENTS WERE NOTED IN THE STAR CITY CODE.

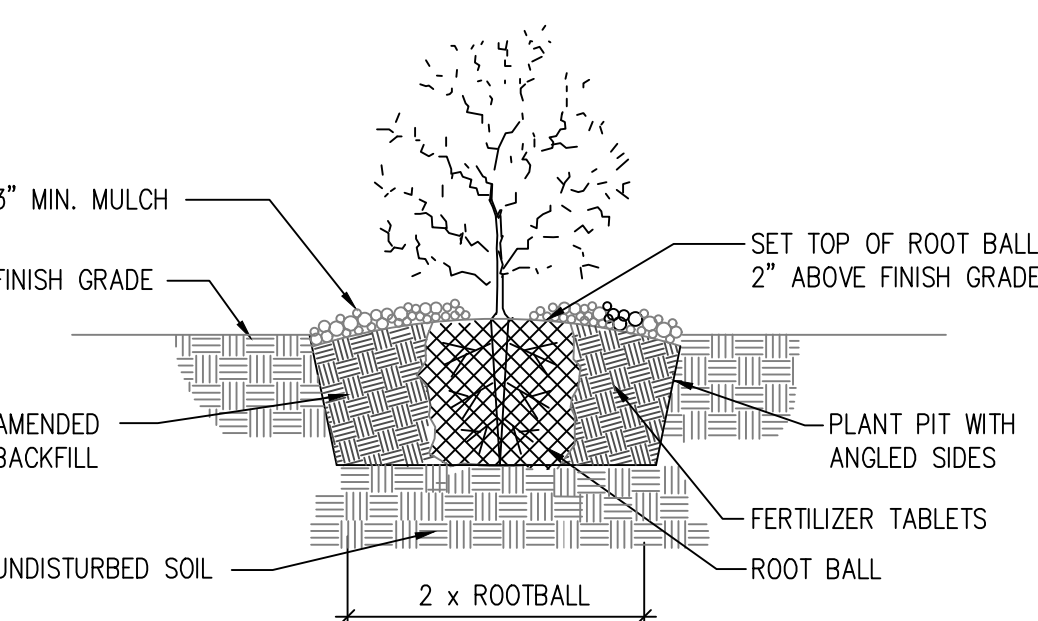


- NOTES:**
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN AND DEAD BRANCHES. DO NOT PRUNE TERMINAL BUDS OF BRANCHES EXTENDING TO THE CROWN.
 - WRAP TREE TRUNKS ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
 - STAKE TREES AS NECESSARY. STAKES MUST BE REMOVED WITHIN 12 MONTHS OF PLANTING.

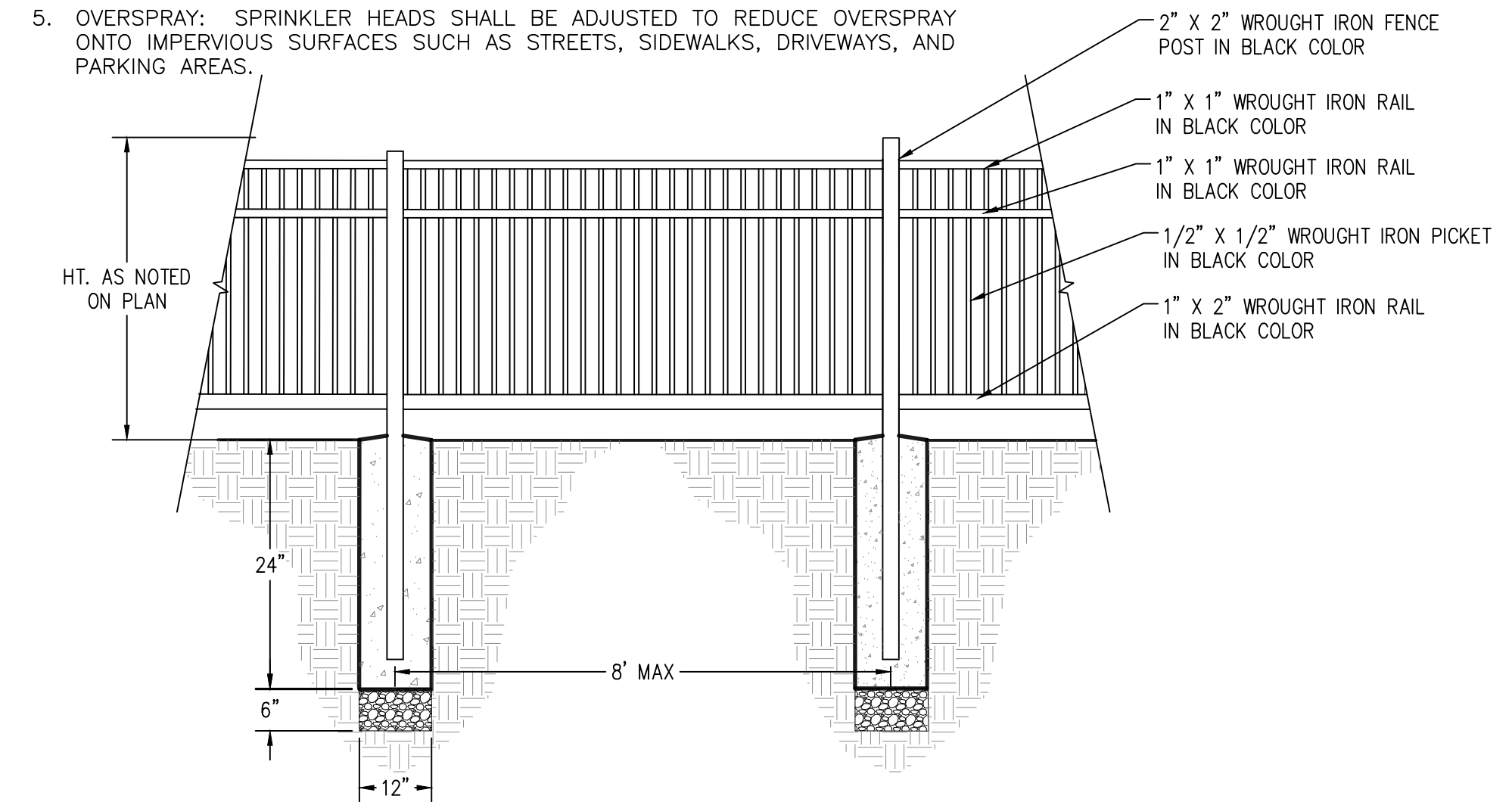
2 TREE PLANTING DETAIL
NTS



3 EDGING DETAIL
NTS

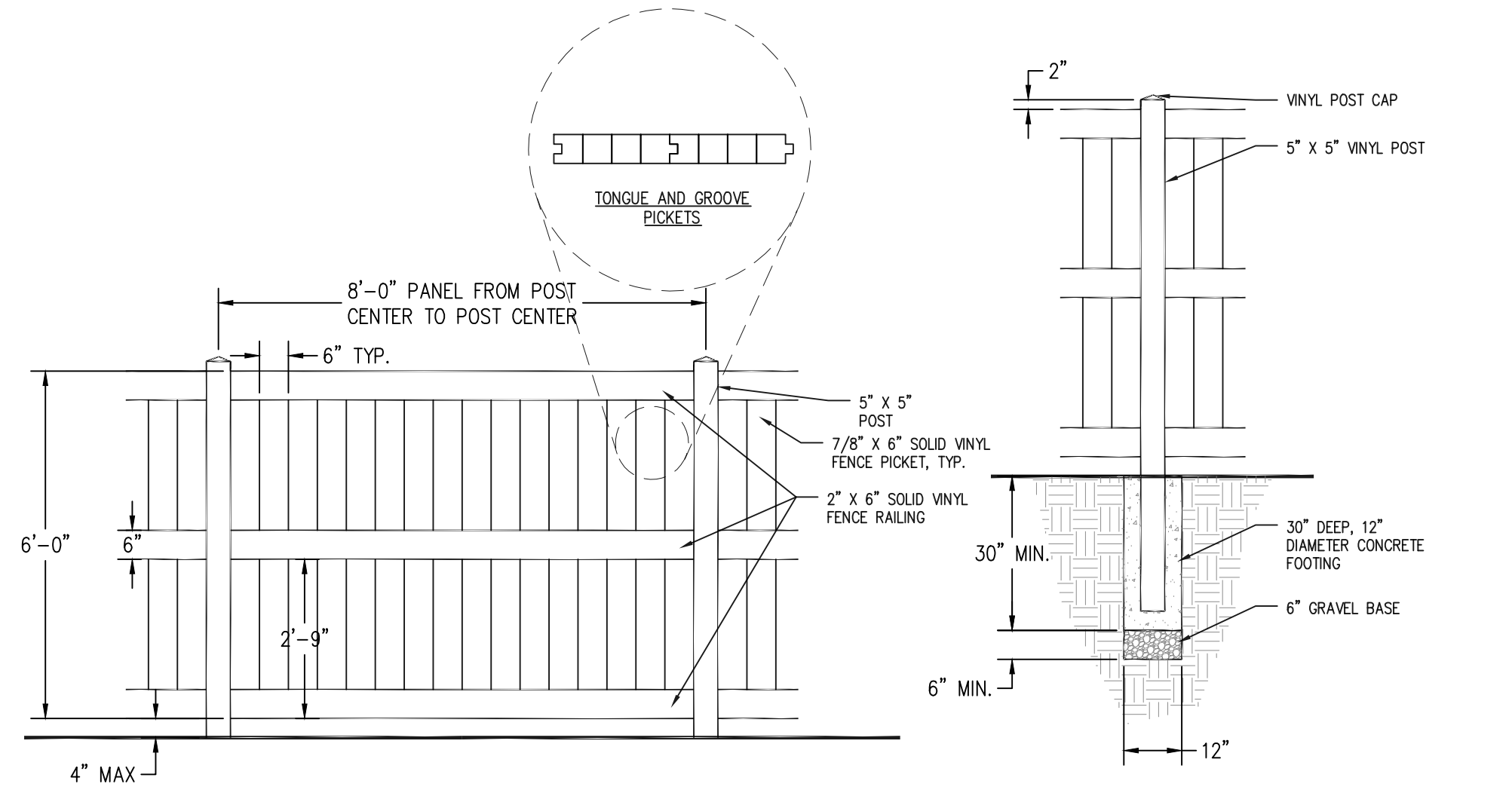


4 SHRUB PLANTING DETAIL
NTS



- NOTE:**
- CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
 - ALL CONCRETE SHALL BE MIN. 3000 PSI STANDARD GRAY IN COLOR. TROWEL FINISH ALL EXPOSED SURFACES.

5 STANDARD WROUGHT IRON FENCE
NTS



- NOTES:**
- ALL SOLID VINYL FENCING PANELING TO BE IN TAN COLOR.
 - CONTRACTOR TO PROVIDE DETAILED SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

6 6' HIGH VINYL PRIVACY FENCE (TAN)
NTS



MIRACLE PLAY SYSTEMS, TYPHOON STRUCTURE. NATURAL COLOR PALETTE. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO SECURING AND INSTALLING PRODUCT.

BONDED RUBBER MULCH BY RUBBER DESIGNS, CYPRESS COLOR. INSTALLED BY CERTIFIED PROFESSIONAL. SHALL MEET ALL SAFETY CODE REQUIREMENTS FOR THE PLAY STRUCTURES INSTALLED ABOVE.

7 TOT LOT PLAYGROUND
NTS



Star Fire Protection District

DATE: October 9, 2024

TO: City of Star – Planning and Zoning

CC: Kimley-Horn

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Comment

PROJECT: Cranefield Subdivision Phase 3
Final Plat FP-24-10

The Star Fire Protection District has reviewed the documents provided by the City of Star for our review final plat for Cranefield Subdivision Phase 3.

This development will be serviced by Station 51 located at 11665 W. State St., Star, ID. Station 51 is 0.8 miles from the development entrance with an estimated 3-minute travel time under normal driving conditions.

The Fire District level of service expectation goal is 5 minutes. This development sits within the Fire District service level expectations when resources are available.

The Star Fire Protection District does not oppose the applications subject to compliance with all the following code requirements and conditions of approval.

CONDITIONS OF APPROVAL:

1. Flag Lots
 - a. If the final plat is approved by council, the following conditions will apply to the flag lots (Block 2 – Lot 82, Lot 83, Lot 74 and Lot 106).
 - i. Homes within flag lots for this development will have a approved NFPA 13D Sprinkler System installed.
 - ii. Separation of driveways using landscaping.
2. Additional Comments
 - a. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.