CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: **November 17, 2026**

FILE(S) #: FP-26-126 Final Plat, Trailmark Station Subdivision Phase 1

REQUEST

The Applicant is seeking approval of a Final Plat for Trailmark Station Subdivision Phase 1 consisting of 72 single family residential lots and 9 common lots on 32.54 acres. The subject property is located at 8820 W. Joplin Road in Star, Idaho. Ada County Parcel No. S041913105.

APPLICANT/OWNER/REPRESENTATIVE

Owner:	**Applicant:**	**Representative:**
Toll Southwest LLC 3103 W. Sherry Dr. Ste. 100 Meridian, Idaho 83642	Kyle Prewitt Toll Southwest LLC 3103 W. Sherry Dr., Ste. 100 Meridian, Idaho 83642	Jerry D. Lyle Ardurra Group Inc. 332 N. Broadmore Way Nampa, Idaho 83687

PROPERTY INFORMATION

Land Use Designation - Residential (R-3-DA)

Acres - 32.54
Residential Lots - 72
Common Lots - 9
Commercial - 0

HISTORY

April 15, 2025	Council remanded applications for Annexation (AZ-24-08), Planned Unit Development (PUD-24-03), Development Agreement (DA-24-08), and Private Road (PR-24-06) back to Staff with recommended revision. Project was submitted under the name of Starling Springs Subdivision.
October 21, 2025	Council approved applications for Annexation (AZ-24-08), Preliminary Plat (PP-24-08) and Development Agreement (DA-24-08) for 293 single family residences on 129.39 acres with a density of 2.26 dwelling units per acre. The Applicant withdrew the applications for the Planned Unit Development and Private Roads. The development was approved under a new name, Trailmark Station Subdivision.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Trailmark Station Subdivision Phase 1, consisting of 72 single-family residential lots, and 9 common lots on 32.54 acres.

The Final Plat generally complies with the approved Preliminary Plat.

This subdivision is currently located in a Special Flood Hazzard Area.
FEMA FIRM Panel Number: 16001C0120J & 16001C0140J
Effective Date: 6/19/2020
Flood Zone: AE & X

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

PRELIMINARY PLAT:

The newly requested Preliminary Plat submitted contains 293 residential lots and 21 common lots. The PUD, and subsequently, the commercial area, have been withdrawn. The residential will be exclusively single family detached. The density of the proposed development is 2.26 dwelling units/acre. The residential lots range in size, with an average buildable lot area of 7,430 square feet. The applicant has indicated in their Open Space Exhibit that the development will contain a total of 35.6 acres (27.5%) of overall open space, including usable space greater than the minimum 10% required. Streets are proposed to be public throughout the development and will measure 36 ft from back of curb to back of curb and satisfy Section 8-4D-34B(4) of the UDC.

The Unified Development Code, Section 8-4E-2, requires a development of this size to have a minimum of eleven (11) site amenities. The amenities are grouped multiple areas. These areas

will feature a community pool with deck, clubhouse and restrooms and changing areas, dual pickle ball courts, children's play structure, and a covered picnic area. This area will be included as part of phase 1. Community ponds will be constructed in the main amenity area. Ponds will include docks and access to swimming and activities such as paddleboarding. Additional amenities will include multi-use pathways along the Eureka Main Canal that is part of the City's Pathway Masterplan. An additional tot-lot/children's play area with covered picnic area will also be provided. A dog park will also be provided within the development. Finally, 1.25 miles of detached multi-purpose pathways in addition to the tree-lined detached sidewalks will provide additional pedestrian amenities.

ADDITIONAL DEVELOPMENT FEATURES:

- **Sidewalks:** - Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision.

- **Lighting**: - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The City shall approve the streetlight plan prior to submittal of final plat.

- **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 landscape plan submitted with the Preliminary Plat shows street trees throughout the large common area and dog park as required per code. The City shall approve the landscape plan prior to submittal of final plat.

- **Setbacks:** – The applicant has not requested waivers to setbacks as part of this development.

- **Block Length:** - There are blocks that exceed the maximum 750' in length. Therefore, Council must approve the waiver to the block length for these areas.

- **Mailbox Cluster:** - Applicant has provided communication to the Star Postmaster and they are awaiting his response on cluster location.

- **Subdivision Name:** - Applicant has provided documentation showing approval for the subdivision name.

- **Street Names:** - Applicant has provided documentation showing approval for the street names and they are showing accurately on the submitted preliminary plat.

- **Phasing:** - Applicant is proposing the development will be built out in eight phases, which could change, based on market conditions.

Staff analysis of Final Plat Submittal:

The Preliminary Plat was approved with 293 single-family residential lots, and 21 common lots on 129.39 acres. The Phase 1 Final Plat complies with the approved, revised preliminary plat. The Phase 1 Final Plat, as submitted has a density of 2.21 dwelling units per acre. The building lots range in size from 6,858 square feet to 10,645 square feet with an average buildable lot of 8,007 square feet, which is aligned with the approved preliminary plat.

Common/Open Space and Amenities – Open Space for Phase 1 is proposed at 13.18 acres of 40.49% of the phase. Proposed amenities are pathways, 3 ponds, 2 fishing docks, 2 sport courts, a tot lot, a pool and pool house.

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. Should street trees be planted by the builder, Certificate of Occupancy may be withheld pending confirmation that street trees are installed according to plan.

Streetlights – Streetlights shall reflect the "Dark Sky" criteria with all lighting. Streetlight design shall be uniform throughout the development and follow the approved style and model from the City. The Applicant has provided the city approved streetlight as the proposed fixture for this development. **The proposed streetlight locations satisfy city code with a few exceptions. A streetlight should be placed at each of the emergency turn arounds going into Dancer's property. There should also be a streetlight where the pathway along the Eureka South Lateral meets W. Piratic Drive. Joplin Road should also have streetlights along the sidewalk on Joplin Road, to include the emergency access entrance on Joplin Road. A revised streetlight plan will be required prior to signing the mylar.**

Setbacks – The Applicant has not requested any setback waivers and will adhere to the R-3 setbacks outlined below.

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front [(1)]	Rear	Interior Side	Street Side

R-3	35'	15' to living area 20' to garage face	15'	7.5' (2)	20'

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

Street Names – Applicant has provided documentation that the proposed street names have been approved by Ada County with changes. Names are reflected correctly on the Final Plat.

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



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

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

1. Residential Elevations:

i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
    1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. **A minimum of three (3) architectural elements shall be provided for all single-family residential structures.** These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

Section 8-3B-3 designates EXTERIOR ARCHITECTURAL ELEMENTS:



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.

4. **Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.**
5. Additional landscaping buffers may also be required.

2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:

    a. **1 to 50 units = minimum of 5 architectural styles and/or floorplans**
    b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
    c. 101 and over units = minimum of 10 architectural styles and/or floorplans

3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.

4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

Sidewalks – Sidewalks are proposed to be 5 feet wide and detached throughout the development. **Sidewalk along Joplin should be 7 feet wide, plans are only showing 5 feet.**

Block lengths – Council approved a block length waiver with the Preliminary Plat.

Fencing – Applicant has provided a fencing plan for this phase. Fence will consist of two types, 3 rail metal fences and 6-foot-high solid composite fence. It is proposed that the open fence borders the open areas in the development. The closed fence is everywhere else. Fencing shall be consistent throughout the subdivision, using just these two types of materials.

FINDINGS

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

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

B. Public services are available or can be made available and are adequate to accommodate the proposed development.
Staff finds that all public services are available and able to accommodate this development.

C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.

D. The development will not be detrimental to the public health, safety or general welfare; and,
Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.

E. The development preserves significant natural, scenic or historic features.
Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

Conditions included in the Findings of Fact & Development Agreement.

- **The applicant shall provide aerators and life safety rings in all ponds within the development.**
- **The development shall be subject to all ACHD requirements regarding traffic calming.**
- **Prior to commencement of construction, Applicant shall install a new 5 strand, 4' tall above ground, barbed wire fence in accordance with the fencing plan dated 10-21-25, attached and incorporated into the project Development Agreement. Such barbed wire fencing will run the entirety of the western property line of the Trailmark Station property. Specifically, the fence shall: (i) cross the "Eureka S. Lateral"; (ii) include no trespassing signage at 100' intervals; (iii) include gates at reasonable intervals; (iv) be placed no more than six inches (6") off the property line to the west. During the development phase, Applicant shall promptly repair any damaged fencing as a result of construction activities.**

- **Until such time as the portion of the property to the west within fifty feet of the western property line of the Trailmark Station property is developed with a residential project, Applicant shall include a 3′ natural buffer strip along the western boundary of the Trailmark Station property, which shall be maintained by the HOA by easement to ensure the area is clear of debris, weeds, and trash. Access to said three-foot (3′) buffer strip shall be limited to HOA maintenance personnel only and public access shall be prohibited.**
- **Applicant shall install a retaining wall, as needed in accordance with best engineering practices, to the east of the 3′ natural buffer strip, as conceptually depicted in the buffer/retaining profile exhibit dated 10-21-25, attached and incorporated into the Development Agreement required by Condition No. 3 above. A six-foot (6′) privacy fence shall be installed on top of the retaining wall, or erected directly on the ground where the retaining wall is not applicable. Said retaining wall and privacy fence may be removed or relocated upon residential development of the portion of the property to the west within fifty feet of the western property line of the Trailmark Station property.**
- **Final plat applications for the portion of the Trailmark Station property abutting the western property boundary, shall provide that the 3′ natural buffer strip referenced in Condition Nos. 11 and 12 be placed in a separate lot. In the event the portion of the property to the west within fifty feet of the western property line of the Trailmark Station property develops, the City shall approve any necessary plat amendments to incorporate the 3′ natural buffer strip lot into the adjacent single-family residential lots.**
- **If permitted by the Ada County Highway District, applicant shall explore options to prohibit motor vehicle access on the portion of the northern new collector roadway east of the local road identified as W. Duskytail Dr. on the preliminary plat until such time as the property to the east developed and the northern new collector roadway is extended or tied into.**
- **Applicant shall obtain Eureka Water Company's written permission prior to performing any construction or activity within or affecting any ditch, drain, structure, easement, water delivery or drainage that is owned, operated or maintained by Eureka Water Company and/or its shareholders.**
- **During the construction phase, Applicant shall prohibit its contractors from using Joplin Road west of Can Ada. Applicant shall install signage at any entry/exit of the Trailmark Station property stating that such use of Joplin Road west of Can Ada is prohibited. Subject to approval of applicable governing agencies and/or landowner agreement, Applicant shall place and maintain no more than two additional signs stating, "No Construction**

Traffic Allowed on Joplin Road West of Can-Ada Road", or words of similar import, at locations visible to construction traffic e.g., at the intersection of Joplin Road and Can-Ada Road.
Regarding privacy fencing in phase 8, the estate lots to the north, no residential building permits will be issued until perimeter fencing, per the approved fencing plan, is physically installed in Phase 8.

Conditions Specific to Signature of Final Plat.

1. **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the city $1,000 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at $293,000. For Phase 1 , $72,000 is due (72 residential lots x $1,000) to be paid before signing the final plat.**
2. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
3. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signing the final plat**.
4. **The applicant shall pay all required emergency services mitigation fees to the City at the time of building permit, as determined by the City Council.**
5. **Prior to signature of final plat, the applicant shall submit an updated streetlight plan showing all location of lights, including the locations requested by Staff.**
6. **Prior to signing the final plat, applicant shall provide approval from The Postmaster for the mailbox cluster(s).**

Additional Conditions of Approval

1. The approved Final Plat for Trailmark Station Subdivision Phase 1 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
3. **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
4. All entrances into the subdivision shall be cleaned nightly to include dirt, dust, rocks, mud, and other debris. All trash shall be secured on site and trash receptacles emptied on a regular basis to avoid blowing debris.
5. During the entire construction process, dust from the site must be minimized as much as possible. Water trucks should be used as appropriate. Excess dust could result in fines and/ or work stoppage.
6. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the

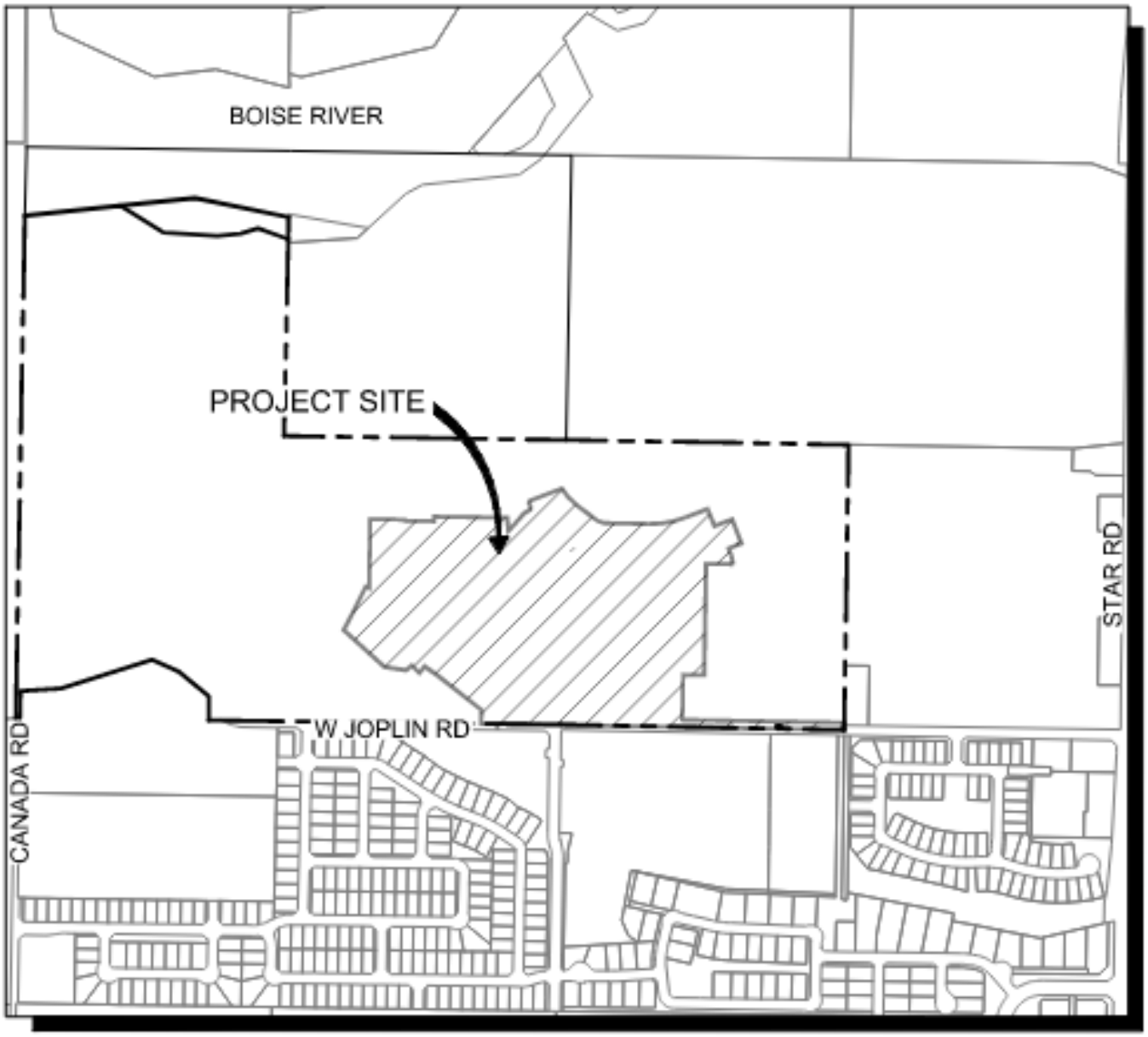
subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative. Even after installation, streetlights may require shielding to prevent light trespass.**

7. **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
8. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
9. All streets shall have a minimum street width of 36' and shall be constructed to ACHD standards unless otherwise approved by the Council.
10. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
11. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
12. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
13. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
14. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
15. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
16. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
17. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)

18. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
19. A separate sign application is required for any subdivision sign.
20. Applicant shall provide the City with an electronic copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
21. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
22. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
23. All common areas shall be maintained by the Homeowners Association.
24. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
25. **A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.**

COUNCIL DECISION

The Star City Council _____ File # FP-26-126 for Trailmark Station Subdivision, Final Plat Phase 1 on _____, _____. 2026.


BOISE RIVER
PROJECT SITE
STAR RD
W JOPLIN RD
CANADA RD

Toll Brothers®
LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

September 15, 2026

City of Star
Planning & Zoning
PO Box 130
Star, Idaho 83669

RE: Trailmark Station Subdivision No. 1 – Final Plat

Dear Planning Staff

Toll Brothers hereby applies for final plat approval of the Trailmark Station Subdivision No. 1 final plat. The final plat includes 72 single-family residential lots and 9 common lots on 32.54 acres. The site is located at 8820 W Joplin Rd, Meridian, ID 83646 in the N ½ of Section 19, Township 4 North, Range 1 West (parcel number S0419131305). Zoning for this phase of the property is designated as R-3-DA.

The Star City Council approved the Preliminary Plat and Development Agreement applications for Trailmark Station Subdivision on October 21st, 2025. The Development Agreement was recorded as Instrument Number 2025-084132 on December 17th, 2025.

The density for this phase is 2.21 dwelling units per acre. Residential lot sizes range from 6,858 SF to 10,645 SF, with an average lot size of 8,007 SF.

There are 13.18 acres of open space (40.49% of the phase), with amenities consisting of additional open space, pathways, three ponds, two fishing docks, two sports courts, a tot lot, pool, and pool house.

This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat for Trailmark Station Subdivision. The final plat is in conformance with acceptable engineering, architectural, and surveying practices and local standards.

Thank you for your time and consideration of this application. If you have any questions or need further information, please don't hesitate to contact me at 208-576-3625 or by email at kprewett@tollbrothers.com.

Sincerely,

Kyle Prewett

Kyle Prewett
Land Entitlement Manager, Idaho
Toll Brothers

3103 W Sheryl Drive, Suite 100, Meridian ID 83642
Phone: (208) 424-0020 Fax: (208) 424-0030

FP 26126

Final Plat Application

Date: 09/16/2026

Applicant / Owner

Applicant Name:	Kyle Prewett	Owner Name:	TOLL SOUTHWEST LLC
Address:	3103 W Sheryl Dr, STE 100	Address:	3103 W Sheryl Dr, STE 100
City, State, Zip:	Meridian, ID, 83642	City, State, Zip:	Meridian, ID, 83642
Phone:	8318019724	Phone:	2084240020
Email:	kprewett@tollbrothers.com	Email:	mtaylor1@tollbrothers.com
Applicant Type:	Planner		

Representative Information

Contact Name:	Jerry D. Lyle, P.E.	Phone:	2084426300
Firm Name:	Ardurra Group Inc.	Email:	jlyle@ardurra.com
Address:	332 N Broadmore Way		
City, State, Zip:	Nampa, ID, 83687		

Property Info

Subdivision Name:	Trailmark Station	Acreage %:	40.49
Phase:	1	Flood Acreage:	0
Parcel Number:	S0419131305	% Drainage:	1.82
Approved Zoning:	R-3-DA	Drain Acres:	0.24
Units/Acre:	2.21	# Homes:	72
Total Acreage:	32.54	Prelim # Res:	64
# Lots:	81	Final # Res:	72
Residential:	72	Prelim # Common:	8
Commercial:	0	Final # Common:	9
Industrial:	0	Prelim # Comm:	0
Common Lots:	9	Final # Comm:	0
Acreage:	13.18	Prelim # Roads:	7
		Final # Roads:	8
		Prelim Amenities:	Open Space, pathways, three ponds, two fishing docks, two sports courts, a tot lot, pool, and pool house.
		Final Amenities:	Open Space, pathways, three ponds, two fishing docks, two sports courts, a tot lot, pool, and pool house.

General Description:

Flood Zone

Subdivision:	Trailmark Station	FEMA FIRM:	N/A
Phase:	1	FIRM Dates:	2026-09-16 - 2026-09-16
Total Acreage:	0	Flood Zones:	N/A
# Homes:	0	Base Flood:	N/A

I do hereby certify that the information contained herein is true and correct.

Kyle Prewett	09/16/2026
Name	Date

TRAILMARK STATION SUBDIVISION
PRELIMINARY PLAT

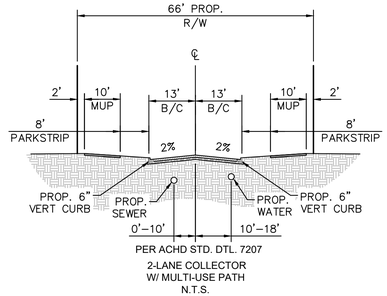
A PORTION OF THE THE NORTH $\frac{1}{2}$ OF SECTION 19
TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M.,
ADA COUNTY, IDAHO

LEGAL DESCRIPTION

BEGINNING AT A 2" ALUMINUM CAP MONUMENT, CP&F NO. 2022-066656, MARKING THE W 1/4 CORNER OF SAID SECTION 19, WHICH BEARS S01°02'38"W, A DISTANCE OF 2640.35 FEET FROM A 3 1/2" BRASS CAP, CP&F 9396299, MARKING THE NW CORNER OF SAID SECTION 19;
THENCE N01°02'38"E, ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 1945.48 FEET;
THENCE LEAVING SAID WEST LINE, S88°57'22"E, A DISTANCE OF 254.41 FEET TO A POINT OF NON-TANGENCY WITH A 50.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING OF S88°57'22"E AND A CHORD LENGTH OF 100.00 FEET;
THENCE, NORTHERLY, ALONG SAID CURVE, A DISTANCE OF 157.08 FEET;
THENCE S88°57'22"E, A DISTANCE OF 504.56 FEET TO A POINT OF NON-TANGENCY WITH A 50.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING OF S88°57'22"E AND A CHORD LENGTH OF 100.00 FEET;
THENCE, NORTHERLY, ALONG SAID CURVE, A DISTANCE OF 157.08 FEET;
THENCE S88°57'22"E, A DISTANCE OF 259.85 FEET TO THE EAST LINE OF GOVERNMENT LOT 4 OF SAID SECTION 19;
THENCE S01°14'59"W ALONG SAID EAST LINE, A DISTANCE OF 620.18 FEET TO A 5/8" REBAR WITH AN ILLEGIBLE CAP MARKING THE NW 1/16 CORNER OF SAID SECTION 19;
THENCE S89°11'51"E, ALONG THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 19, A DISTANCE OF 1304.96 FEET TO A 2" ALUMINUM CAP MARKING THE CN 1/16 OF SAID SECTION 19;
THENCE CONTINUING ALONG SAID NORTH LINE, S89°01'48"E, A DISTANCE OF 1304.76 FEET TO A 5/8" REBAR WITH NO CAP MARKING THE NE 1/16 CORNER OF SAID SECTION 19;
THENCE S00°52'35"W, ALONG THE EAST LINE OF SAID SW 1/4 OF THE NE 1/4 OF SAID SECTION 19, A DISTANCE OF 1317.99 FEET TO A 2" ALUMINUM CAP CP&F 2023-047553, MARKING THE CE 1/16 CORNER OF SAID SECTION 19;
THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 19;
THENCE N88°57'17"W, A DISTANCE OF 1309.07 FEET TO A 2" ALUMINUM CAP CP&F 2022-066656 MARKING THE CENTER OF SAID SECTION 19;
THENCE N89°17'11"W, A DISTANCE OF 1543.13 FEET
THENCE LEAVING SAID SOUTH LINE, N00°38'22"E, A DISTANCE OF 11.04 FEET;
THENCE N66°35'36"W, A DISTANCE OF 10.69 FEET;
THENCE N58°43'26"W, A DISTANCE OF 30.79 FEET;
THENCE N54°17'49"W, A DISTANCE OF 27.28 FEET;
THENCE N52°19'23"W, A DISTANCE OF 34.33 FEET;
THENCE N00°51'10"E, A DISTANCE OF 30.65 FEET;
THENCE N51°58'58"W, A DISTANCE OF 10.01 FEET;
THENCE N51°21'24"W, A DISTANCE OF 52.82 FEET;
THENCE N50°53'10"W, A DISTANCE OF 59.47 FEET;
THENCE N51°43'44"W, A DISTANCE OF 65.38 FEET;
THENCE N55°21'36"W, A DISTANCE OF 11.15 FEET;
THENCE N53°48'27"W, A DISTANCE OF 14.09 FEET;
THENCE N56°07'27"W, A DISTANCE OF 22.11 FEET;
THENCE N59°20'23"W, A DISTANCE OF 28.01 FEET;
THENCE N67°31'15"W, A DISTANCE OF 30.56 FEET;
THENCE N74°52'41"W, A DISTANCE OF 28.68 FEET;
THENCE N86°25'51"W, A DISTANCE OF 11.89 FEET;
THENCE S72°28'10"W, A DISTANCE OF 427.04 FEET;
THENCE S86°01'02"W, A DISTANCE OF 187.14 FEET;
THENCE S00°54'10"W, A DISTANCE OF 123.61 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP "CSC 18780" AND SAID SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 19;
THENCE N89°17'11"W ALONG SAID SOUTH LINE, A DISTANCE OF 19.80 FEET TO THE POINT OF BEGINNING.

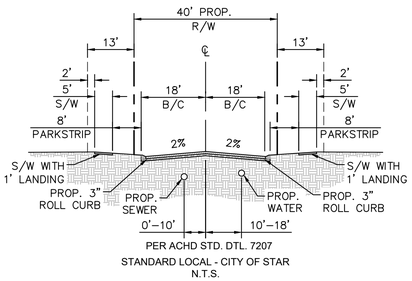
PRELIMINARY PLAT NOTES

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCE TO NAVD '88 DATUM.
2. ALL PUBLIC STREETS PROPOSED IN THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACHD STANDARDS FOR PUBLIC STREETS. ALL PRIVATE STREETS PROPOSED IN THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF STAR STANDARDS FOR PRIVATE STREETS.
3. BLOCK 1 LOT 46, BLOCK 2 LOT 1, BLOCK 3 LOT 1, BLOCK 3 LOT 6, BLOCK 3 LOT 12, BLOCK 4 LOT 1, BLOCK 5 LOT 1, BLOCK 6 LOT 1, BLOCK 7 LOT 1, BLOCK 7 LOT 9, BLOCK 8 LOT 1, BLOCK 9 LOT 1, BLOCK 9 LOT 14, BLOCK 9 LOT 21, BLOCK 9 LOT 33, BLOCK 9 LOT 37, BLOCK 9 LOT 49, BLOCK 9 LOT 62, BLOCK 10 LOT 1, BLOCK 11 LOT 9, AND BLOCK 12 LOT 13 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE TRAILMARK STATION 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.
4. STORMWATER RUNOFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVED PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOA.
7. DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR WATER AND SEWER DISTRICT.
8. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
9. 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."
10. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
11. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF STAR CODE UNLESS OTHERWISE MODIFIED BY A DEVELOPMENT AGREEMENT.
12. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 18 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
13. 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.
14. 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.
15. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT WILL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.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.
16. 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.
17. RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.



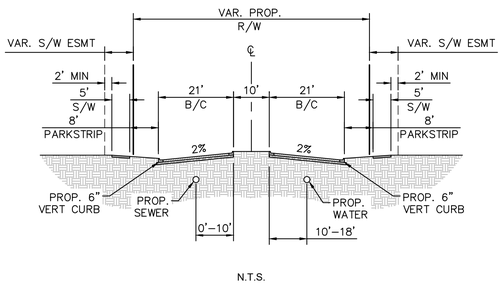
PER ACHD STD. DTL. 7207
2-LANE COLLECTOR
W/ MULTI-USE PATH
N.T.S.

SECTION A - REDUCED SECTION COLLECTOR ROAD



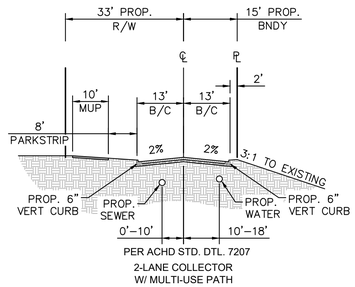
PER ACHD STD. DTL. 7207
STANDARD LOCAL - CITY OF STAR
N.T.S.

SECTION B - LOCAL ROAD



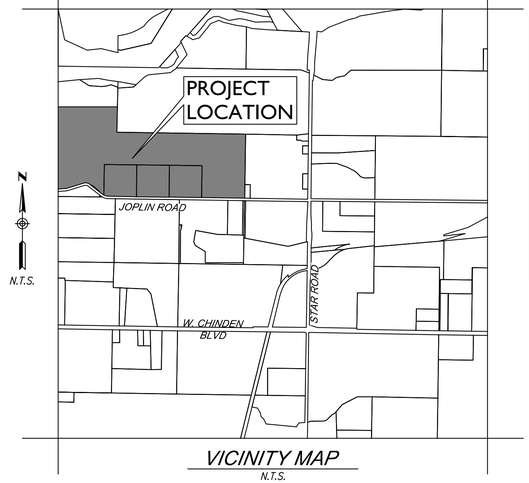
N.T.S.

SECTION C - ENTRY ROAD



PER ACHD STD. DTL. 7207
2-LANE COLLECTOR
W/ MULTI-USE PATH
N.T.S.

SECTION D - REDUCED SECTION COLLECTOR ROAD



VICINITY MAP
N.T.S.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
PP-01	COVER SHEET
PP-02	EXISTING CONDITIONS PLAN
PP-03	EXISTING CONDITIONS PLAN
PP-04	PHASING PLAN
PP-05	PROPOSED CONDITIONS PLAN
PP-06	PROPOSED CONDITIONS PLAN
PP-07	PRELIMINARY GRADING PLAN
PP-08	PRELIMINARY GRADING PLAN
PP-09	HORIZONTAL CONTROL
PP-10	HORIZONTAL CONTROL
PP-11	LOT DATA
PP-12	LOT DATA

LEGEND

- PROPOSED CL/SECTION LINE
- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPOSED LOT LINES
- PROPOSED PHASE LINE
- PROPOSED ROAD CENTER
- PROPOSED SURVEY MARKER
- EXISTING CONTOURS
- PROPOSED ROADSIDE DRAINAGE SWALE AND SAND LENS
- PROPOSED EDGE OF PAVEMENT
- PROPOSED ROAD SHOULDER
- EXISTING SURVEY MARKERS
- EXISTING ADJACENT PROPERTY BOUNDARY
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF PAVEMENT
- EXISTING TOP OF BANK
- EXISTING EDGE OF WATER SURFACE
- EXISTING FENCE LINE
- EXISTING IRRIGATION PIPE
- EXISTING OVERHEAD POWER
- EXISTING TELECOM
- EXISTING POWER POLE
- EXISTING WELL CASING
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING TELEPHONE RISER
- EXISTING ELECTRIC METER
- EXISTING CLEANOUT
- EXISTING SPIGOT
- EXISTING GUY ANCHOR
- EXISTING CONCRETE STRUCTURE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE

OWNER/DEVELOPER

TOLL BROTHERS
3103 W. SHERYL DR., SUITE 100
MERIDIAN, IDAHO 83642
PHONE: (208) 722-2431
CONTACT: MARTIN TAYLOR
EMAIL: MTAYLOR1@TOLLBROTHERS.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1100 W IDAHO STREET, SUITE 210
BOISE, IDAHO 83702
PHONE: (208) 906-3871
CONTACT: TELLER BARD, P.E.
EMAIL: TELLER.BARD@KIMLEY-HORN.COM

LAND SURVEYOR

ESE CONSULTANTS, INC.
3103 W. SHERYL DR., SUITE 100
MERIDIAN, ID 83642
PHONE: (208) 939-9217
CONTACT: JOHN CAYTON
EMAIL: JCAYTON@ESECONSULTANTS.COM

PRELIMINARY PLAT DATA

EXISTING ZONING: RUT
PROPOSED ZONING: R-3

GROSS ACREAGE: 129.57 AC
TOTAL LOTS: 314
COMMON LOTS: 21
RESIDENTIAL LOTS: 293
GROSS RESIDENTIAL DENSITY: 2.26 DU/AC

COMMON OPEN SPACE: 38.40 ACRES
QUALIFIED OPEN SPACE: 29.29 ACRES

BUILDABLE LOT DATA
MINIMUM STANDARD LOT WIDTH: 55-FT
MINIMUM STANDARD LOT AREA: 6,325 SF
MINIMUM STANDARD LOT WIDTH: 85-FT
MINIMUM STANDARD LOT AREA: 9,775 SF
AVERAGE LOT AREA: 9,483 SF

PHASE DATA

PHASE 1 TOTAL NUMBER OF LOTS: 72
RESIDENTIAL LOTS: 64
COMMON LOTS: 8

PHASE 2 TOTAL NUMBER OF LOTS: 43
RESIDENTIAL LOTS: 38
COMMON LOTS: 5

PHASE 3 TOTAL NUMBER OF LOTS: 45
RESIDENTIAL LOTS: 40
COMMON LOTS: 5

PHASE 4 TOTAL NUMBER OF LOTS: 40
RESIDENTIAL LOTS: 36
COMMON LOTS: 4

PHASE 5 TOTAL NUMBER OF LOTS: 32
RESIDENTIAL LOTS: 27
COMMON LOTS: 5

PHASE 6 TOTAL NUMBER OF LOTS: 50
RESIDENTIAL LOTS: 44
COMMON LOTS: 6

PHASE 7 TOTAL NUMBER OF LOTS: 37
RESIDENTIAL LOTS: 31
COMMON LOTS: 6

PHASE 8 TOTAL NUMBER OF LOTS: 16
RESIDENTIAL LOTS: 13
COMMON LOTS: 3

CAUTION: NOTICE TO CONTRACTOR

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Boise, Idaho 83702 (208) 297-2885

TRAILMARK STATION SUBDIVISION
COVER SHEET
STAR, ID

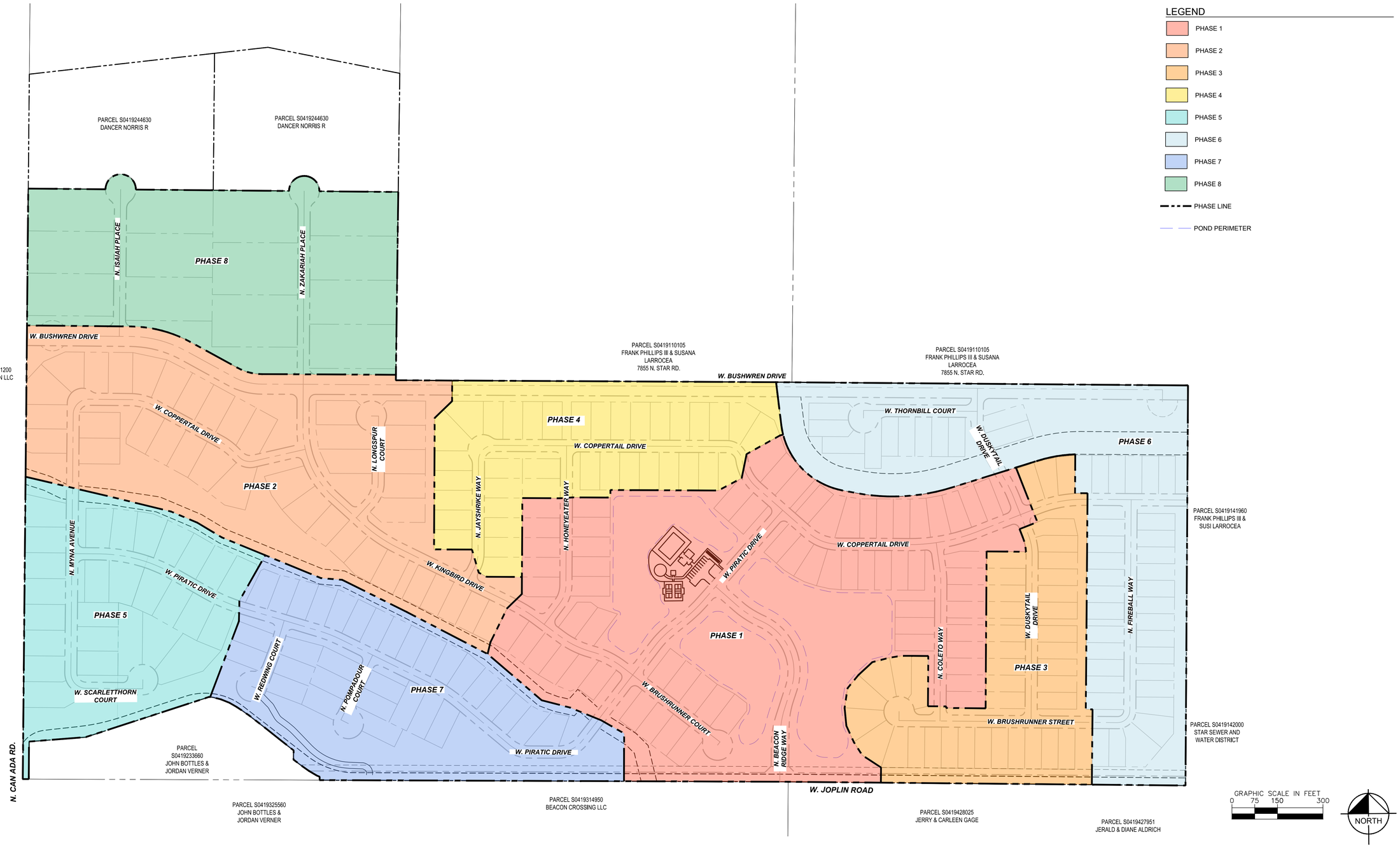
DRAWING NAME: GN-PP.DWG
PROJECT No.: 093685007
SCALE (H): N/A
SCALE (V): N/A
DRAWN BY: RGS
CHECKED BY: TRB
DESIGNED BY: HES

SEAL

PROFESSIONAL ENGINEER — LICENSED — 19486 — 10/10/25 — STATE OF IDAHO — TELLER BARD
EXPIRES 10/31/25

SHEET NO.
PP-01
01 OF 12

Date: 10/10/2025 2:26 PM User: BARD, TELLER
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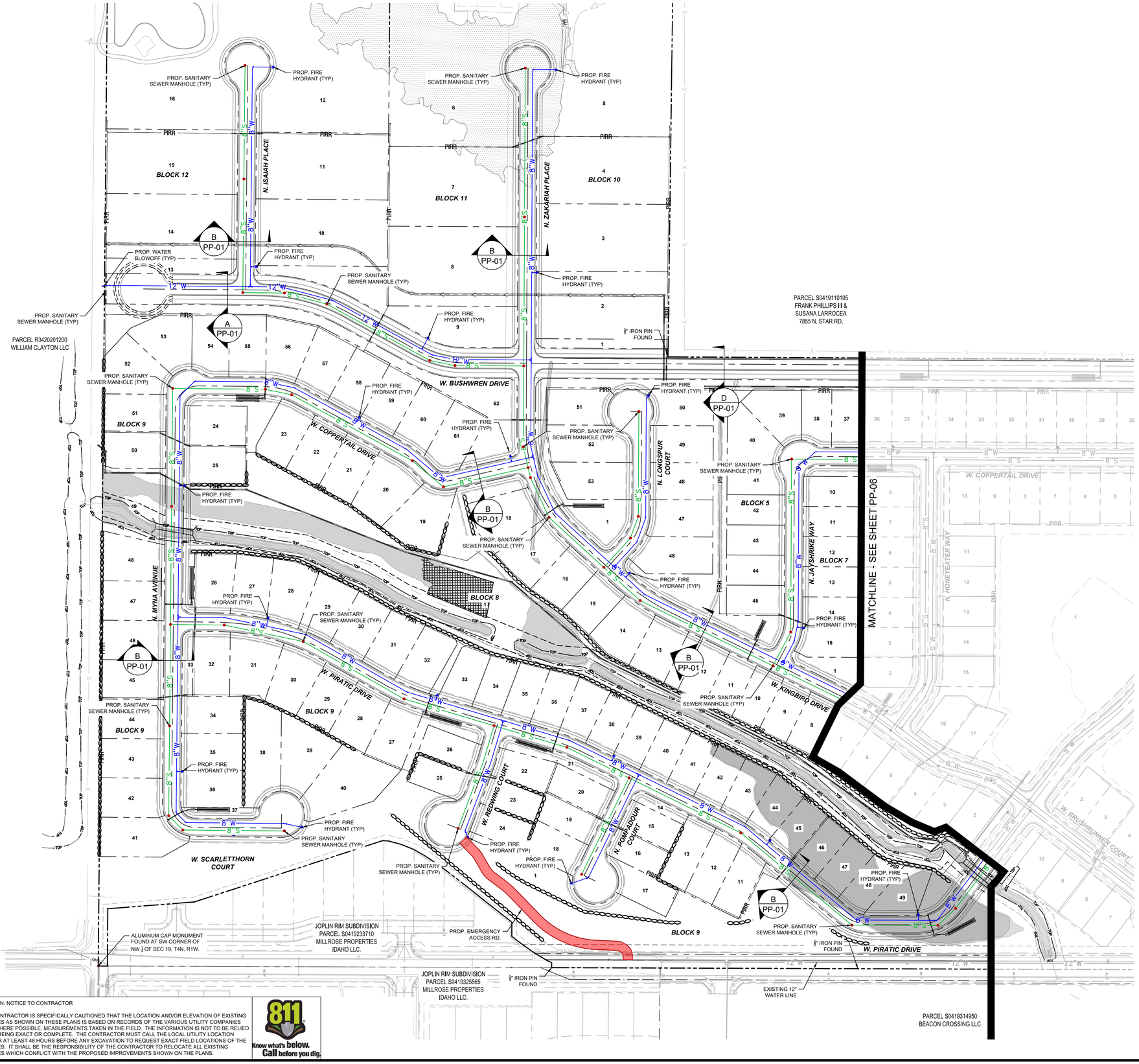
TRAILMARK STATION SUBDIVISION
PHASING PLAN
STAR, ID

DRAWING NAME: PHASE-PP.DWG | DRAWN BY: RGS | CHECKED BY: TRB | DESIGNED BY: HES
PROJECT No.: 093685007 | SCALE (H): 1"=150' | SCALE (V): N/A

SEAL

PROFESSIONAL ENGINEER
LICENSED
STATE OF IDAHO
TELLER BARD
21440
10/10/25
EXPIRES 10/31/25

SHEET NO.
PP-04
04 OF 12



LEGEND

- PROP. 8" WATER LINE
- PROP. 12" WATER LINE
- PROP. FIRE HYDRANT
- PROP. BLOWOFF
- PROP. WATER VALVE
- PROP. WATER TEE
- PROP. WATER BEND
- PROP. 8" SEWER LINE
- PROP. 10" SEWER LINE
- PROP. SEWER MANHOLE
- PROP. BOULDER RETAINING WALL
- PROP. PRESSURE IRRIGATION LINE
- PROP. CONCRETE DITCH
- PROP. GRAVITY IRRIGATION PIPE
- PROP. IRRIGATION STRUCTURE
- PROP. ACHD SEEPAGE BED
- PROP. CULVERT
- PROP. EMERGENCY ACCESS ROAD
- JURISDICTIONAL WATERWAY, WETLAND, OR FEATURE
- WETLAND MITIGATION

KEY MAP
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

CAUTION: NOTICE TO CONTRACTOR

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TRAILMARK STATION SUBDIVISION
PROPOSED CONDITIONS PLAN
STAR, ID

DRAWING NAME: PC-PP.DWG	DRAWN BY: RGS	CHECKED BY: TRB	DESIGNED BY: HES
PROJECT No.: 093685007	SCALE (H): 1"=100'	SCALE (V): N/A	

SEAL

PROFESSIONAL ENGINEER
LICENSED
19440
10/10/25
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/25

SHEET NO.
PP-05
05 OF 12

LEGEND

- PROP. 8" WATER LINE
- PROP. 12" WATER LINE
- PROP. FIRE HYDRANT
- PROP. BLOWOFF
- PROP. WATER VALVE
- PROP. WATER TEE
- PROP. WATER BEND
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- PROP. ACHD SEEPAGE BED
- PROP. CULVERT
- PROP. EMERGENCY ACCESS ROAD
- JURISDICTIONAL WATERWAY, WETLAND, OR FEATURE
- WETLAND MITIGATION

PARCEL S0419110105
FRANK PHILLIPS III &
SUSANA LARROCEA
7855 N. STAR RD.

MATCHLINE - SEE SHEET PP-05

W. BUSHWREN DRIVE
W. THORNBILL COURT
W. DUSKYTAIL DRIVE
W. COPPERTAIL DRIVE
N. HONEYEATER WAY
N. JAYSHRIKE WAY
W. KINGBIRD DRIVE
W. PIRATIC DRIVE
W. BRUSHRUNNER COURT
N. BEACON RIDGE WAY
N. COLETO WAY
N. FIREBALL WAY
W. BRUSHRUNNER STREET

BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 9

PROP. FIRE HYDRANT (TYP)
PROP. SANITARY SEWER MANHOLE (TYP)
PROP. WATER BLOWOFF (TYP)
PROP. EQUALIZER PIPE
PROP. EMERGENCY ACCESS RD.
5/8" IRON PIN FOUND
1/4 SECTION LINE
CONNECT TO EX. 12" WATERLINE
CONNECT TO EXISTING SSMH
ALUMINUM CAP MONUMENT FOUND
CONNECT TO EXISTING 12" WATER LINE

PARCEL S0419141960
FRANK PHILLIPS III &
SUSI LARROCEA

PARCEL S0419142000
STAR SEWER AND
WATER DISTRICT

PARCEL S0419428025
JERRY & CARLEEN GAGE

PARCEL S0419427951
JERALD & DIANE ALDRICH

KEY MAP
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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TRAILMARK STATION SUBDIVISION
PROPOSED CONDITIONS PLAN
STAR, ID

DRAWING NAME: PC-PP.DWG
DRAWN BY: RGS
CHECKED BY: TRB
DESIGNED BY: HES
PROJECT No.: 093685007
SCALE (H): 1"=100'
SCALE (V): N/A

SEAL

PROFESSIONAL ENGINEER
LICENSED
19946
10/10/25
STATE OF IDAHO
TELLER BARD

EXPIRES 10/31/25

SHEET NO.
PP-06
06 OF 12

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LEGEND

- PROP. BOULDER RETAINING WALL
- PROP. ACHD VERTICAL SAND FILTER
- PROP. CULVERT
- POTENTIAL WETLAND MITIGATION AREA
- WETLAND AREA

PARCEL R3420201200
WILLIAM CLAYTON LLC

BLOCK 12 · BLOCK 11 · BLOCK 10 · BLOCK 9 · BLOCK 8 · BLOCK 5 · BLOCK 7

N. ISAIAH PLACE · N. ZAKARIAH PLACE · W. BUSHWREN DRIVE · W. COPPERTAIL DRIVE · N. LONGSPUR COURT · N. JAYSHRIKE WAY · N. HONEYEATER WAY · N. MYNA AVENUE · W. KINGBIRD DRIVE · W. PIRATIC DRIVE · W. REDWING COURT · N. POMPADOUR COURT · W. SCARLETTHORN COURT · W. BRUSHRUNNER COURT

PROP. ROADSIDE SWALES · PROP. VERTICAL SAND FILTER · PROP. CULVERT CROSSING · PROP. CATCH BASIN · ⅝" IRON PIN FOUND

MATCHLINE - SEE SHEET PP-08

PARCEL S0419233660
JOHN BOTTLES & JORDAN VERNER

PARCEL S0419325560
JOHN BOTTLES & JORDAN VERNER

PARCEL S0419314950
BEACON CROSSING LLC

ALUMINUM CAP MONUMENT FOUND AT SW CORNER OF NW ¼ OF SEC 19, T4N, R1W.

PP-07 · PP-08

KEY MAP
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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Boise, Idaho 83702 (208) 297-2885

TRAILMARK STATION SUBDIVISION
PRELIMINARY GRADING PLAN
STAR, ID

DRAWING NAME: GD-PP.DWG
PROJECT No.: 093685007
SCALE (H): 1"=100'
SCALE (V): N/A
DRAWN BY: RGS
CHECKED BY: TRB
DESIGNED BY: HES

SEAL
PROFESSIONAL ENGINEER · LICENSED · 19340 · 10/10/25 · STATE OF IDAHO · TELLER BARD
EXPIRES 10/31/25

SHEET NO.
PP-07
07 OF 12

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LEGEND

- PROP. BOULDER RETAINING WALL
- PROP. ACHD VERTICAL SAND FILTER
- PROP. CULVERT
- POTENTIAL WETLAND MITIGATION AREA
- WETLAND AREA

PARCEL S0419110105
FRANK PHILLIPS III &
SUSANA LARROCEA
7855 N. STAR RD.

PROP. CULVERT CROSSING

PARCEL S0419110105
FRANK PHILLIPS III &
SUSANA LARROCEA
7855 N. STAR RD.

5/8" IRON PIN FOUND

W. BUSHWREN DRIVE

PROP. CATCH BASIN

W. THORNBILL COURT

W. DUSKYTAIL DRIVE

W. COPPERTAIL DRIVE

PROP. CATCH BASIN

BLOCK 4

BLOCK 5

PROP. CULVERT CROSSING

MATCHLINE - SEE SHEET PP-07

N. JAYSHRIKE WAY

N. HONEYEATER WAY

PROPOSED POND
TOP: 2462.00
BOT: 2437.00

BLOCK 6

W. PIRATIC DRIVE

PROP. VERTICAL SAND FILTER

PROP. VERTICAL SAND FILTER

PROP. VERTICAL SAND FILTER

PARCEL S0419141960
FRANK PHILLIPS III &
SUSI LARROCEA

BLOCK 1

PROP. CATCH BASIN

W. KINGBIRD DRIVE

PROP. ROADSIDE SWALES

PROPOSED POND
TOP: 2462.00
BOT: 2437.00

PROPOSED POND
TOP: 2462.00
BOT: 2437.00

PROP. ROADSIDE SWALES

BLOCK 1

N. COLETO WAY

BLOCK 3

W. DUSKYTAIL DRIVE

BLOCK 2

N. FIREBALL WAY

W. BRUSHRUNNER COURT

W. BRUSHRUNNER STREET

PROP. VERTICAL SAND FILTER

PROP. VERTICAL SAND FILTER

PARCEL S0419142000
STAR SEWER AND
WATER DISTRICT

BLOCK 9

W. PIRATIC DRIVE

N. BEACON RIDGE WAY

5/8" IRON PIN FOUND

SECTION LINE

BLOCK 1

ALUMINUM CAP MONUMENT FOUND

PARCEL S0419428025
JERRY & CARLEEN GAGE

PARCEL S0419427951
JERALD & DIANE ALDRICH

KEY MAP
NOT TO SCALE

PP-07

PP-08

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

CAUTION: NOTICE TO CONTRACTOR

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DATE	DESCRIPTION

Kimley»Horn

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1100 W. Idaho Street, Suite 210
Boise, Idaho 83702 (208) 297-2885

TRAILMARK STATION SUBDIVISION
PRELIMINARY GRADING PLAN
STAR, ID

DRAWING NAME: GD-PP.DWG
PROJECT No.: 093685007
SCALE (H):1"=100'
SCALE (V): N/A
DRAWN BY: RGS
CHECKED BY: TRB
DESIGNED BY: HES

SEAL

PROFESSIONAL ENGINEER
LICENSED
13945
10/10/25
STATE OF IDAHO
TELLER BARD

EXPIRES 10/31/25

SHEET NO.
PP-08
08 OF 12

User: BARD, TELLER
Date: 10/10/2025 2:28 PM
Path: K:\BOI_CIVIL\093685007 DANCER - TOLL BROS\CADD\PLAN SHEETS\PRE-PLAT\GD-PP.DWG
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xWetlands|C—POTENTIAL—WETLANDS

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.04	N0°38'22"E
L2	10.69	N66°35'36"W
L3	30.79	N58°43'26"W
L4	27.28	N54°17'49"W
L5	34.33	N52°19'23"W
L6	30.65	N0°51'10"E
L7	10.01	N51°58'58"W
L8	52.82	N51°21'24"W
L9	59.47	N50°53'10"W
L10	65.38	N51°43'44"W
L11	11.15	N55°21'36"W

LINE TABLE		
LINE	LENGTH	BEARING
L12	14.09	N53°48'27"W
L13	22.11	N56°07'27"W
L14	28.01	N59°20'23"W
L15	30.56	N67°31'15"W
L16	28.68	N74°52'41"W
L17	11.89	N86°25'51"W
L18	427.04	S72°28'10"W
L19	187.14	S86°01'02"W
L20	123.61	S0°54'10"W
L21	19.80	N89°17'11"W

PARCEL R3420201200
WILLIAM CLAYTON LLC

PARCEL S0419110105
FRANK PHILLIPS III &
SUSANA LARROCEA
7855 N. STAR RD.

PARCEL S0419314950
BEACON CROSSING LLC

JOPLIN RIM SUBDIVISION
PARCEL S0419233710
MILLROSE PROPERTIES
IDAHO LLC.

JOPLIN RIM SUBDIVISION
PARCEL S0419325565
MILLROSE PROPERTIES
IDAHO LLC.

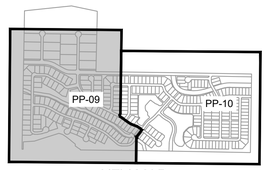
ALUMINUM CAP MONUMENT
FOUND AT SW CORNER OF
NW¼ OF SEC 19, T4N, R1W.

5/8" IRON PIN FOUND

1543.14'
N89°17'11"W

N1°02'38"E
1411945.48'

MATCHLINE - SEE SHEET PP-10



KEY MAP
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

CAUTION: NOTICE TO CONTRACTOR

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DATE	DESCRIPTION
1	

Kimley»Horn

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Boise, Idaho 83702 (208) 297-2885

TRAILMARK STATION SUBDIVISION
HORIZONTAL CONTROL
STAR, ID

DRAWING NAME: IHC-PP.DWG
DRAWN BY: RGS
CHECKED BY: TRB
DESIGNED BY: HES
PROJECT No.: 093685007
SCALE (H): 1"=100'
SCALE (V): N/A

SEAL

PROFESSIONAL ENGINEER
LICENSED
23545
10/10/25
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/25

SHEET NO.
PP-09
09 OF 12

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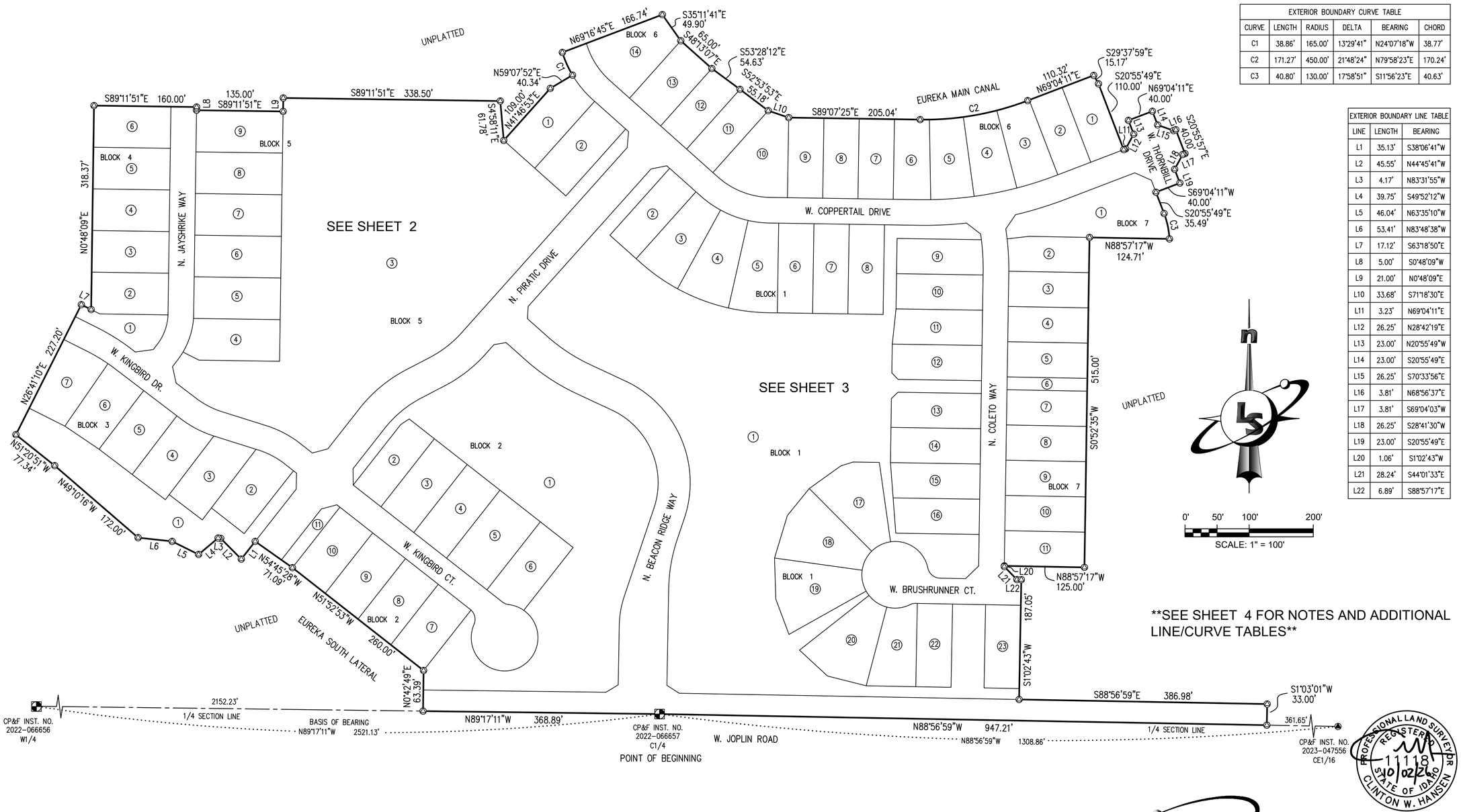
Date: 10/10/2025 2:28 PM
User: BARD, TELLER
Path: K:\BOI_CIVIL\093685007 DANCER - TOLL BROS\CADD\PLAN SHEETS\PRE-PLAT\IHC-PP.DWG

BOOK ____ , PAGE _____

TRAILMARK STATION SUBDIVISION NO. 1

A PARCEL BEING LOCATED IN THE N1/2 OF SECTION 19, T4N, R1W, BM, CITY OF STAR, ADA COUNTY, IDAHO.

2026



EXTERIOR BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	38.86'	165.00'	13°29'41"	N24°07'18"W	38.77'
C2	171.27'	450.00'	21°48'24"	N79°58'23"E	170.24'
C3	40.80'	130.00'	17°58'51"	S11°56'23"E	40.63'

EXTERIOR BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L1	35.13'	S38°06'41"W
L2	45.55'	N44°45'41"W
L3	4.17'	N83°31'55"W
L4	39.75'	S49°52'12"W
L5	46.04'	N63°35'10"W
L6	53.41'	N83°48'38"W
L7	17.12'	S63°18'50"E
L8	5.00'	S0°48'09"W
L9	21.00'	N0°48'09"E
L10	33.68'	S71°18'30"E
L11	3.23'	N69°04'11"E
L12	26.25'	N28°42'19"E
L13	23.00'	N20°55'49"W
L14	23.00'	S20°55'49"E
L15	26.25'	S70°33'56"E
L16	3.81'	N68°56'37"E
L17	3.81'	S69°04'03"W
L18	26.25'	S28°41'30"W
L19	23.00'	S20°55'49"E
L20	1.06'	S1°02'43"W
L21	28.24'	S44°01'33"E
L22	6.89'	S88°57'17"E

SEE SHEET 4 FOR NOTES AND ADDITIONAL LINE/CURVE TABLES

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, INFORMATION FROM RECORD OF SURVEY NO. 2602, 2923, 2968, 3433, 6436, 6511, 13727, 15144, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

LEGEND

- FOUND ALUMINUM CAP AS NOTED
- FOUND 5/8" REBAR AS NOTED
- SET 5/8"x24" REBAR w/PLS 11118 PLASTIC CAP
- SET 1/2"x24" REBAR w/PLS 11118 PLASTIC CAP
- (11) LOT NUMBER
- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- ADJACENT PARCEL LINE
- SURVEY TIE LINE

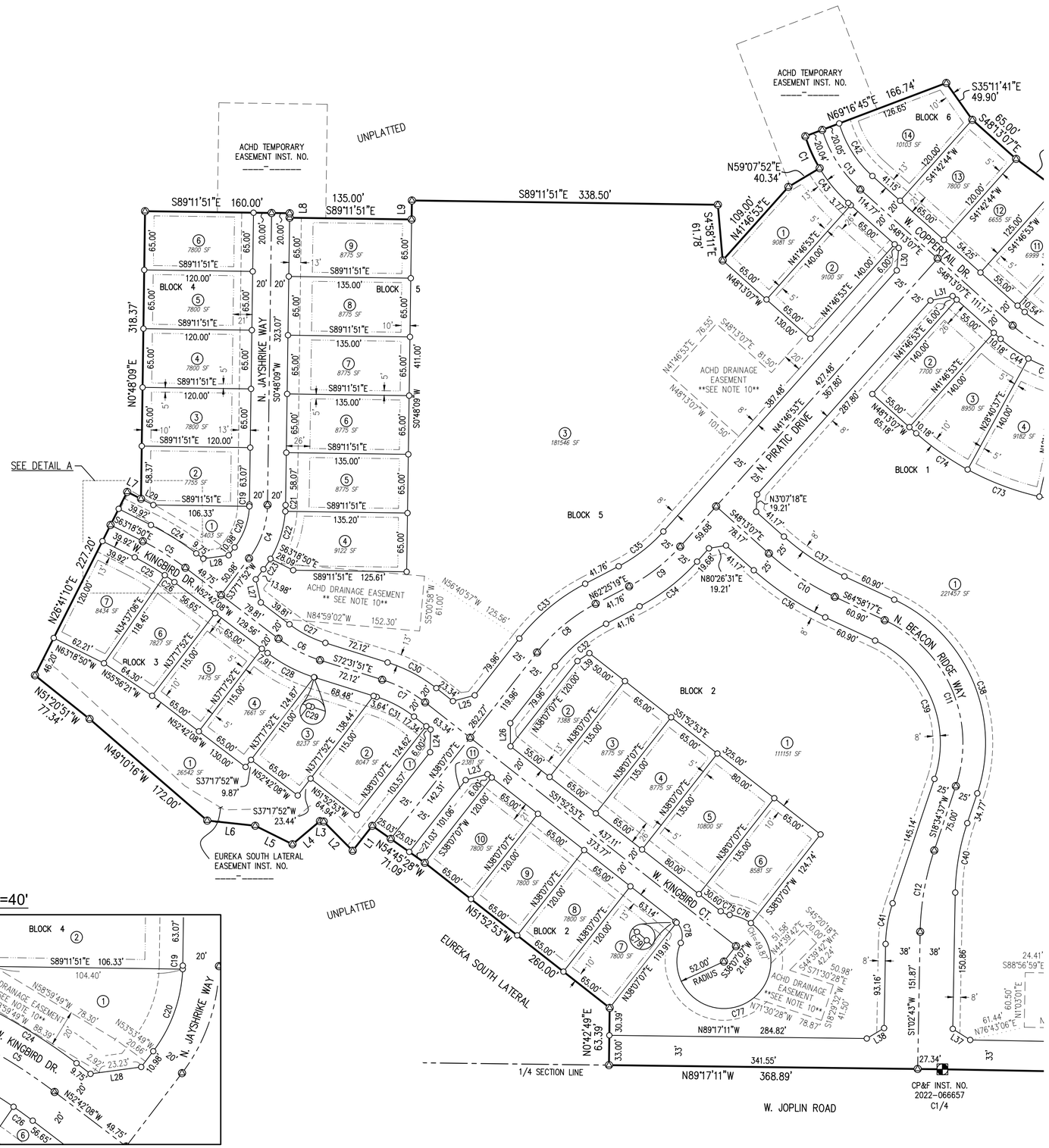
PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 5/10/2026

LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

JOB NO. 26-15 DRAFTED BY: JEB / CHECKED BY: CWH

TRAILMARK STATION SUBDIVISION NO. 1

BOOK ____ , PAGE _____



LEGEND

- FOUND ALUMINUM CAP AS NOTED
- SET 5/8"x24" REBAR w/PLS 11118 PLASTIC CAP
- SET 1/2"x24" REBAR w/PLS 11118 PLASTIC CAP
- (11) LOT NUMBER
- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- ADJACENT PARCEL LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- ADA COUNTY HIGHWAY DISTRICT PERMANENT EASEMENT, INSTRUMENT NO. _____
- OTHER EASEMENT AS NOTED

0' 40' 80' 160'

SCALE: 1" = 80'

SEE SHEET 4 FOR NOTES AND LINE/CURVE TABLES

DETAIL A: 1"=40'

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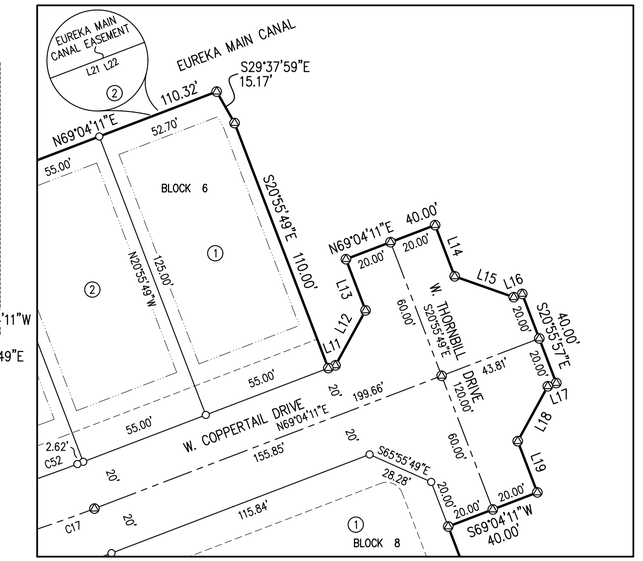
PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 5/10/22

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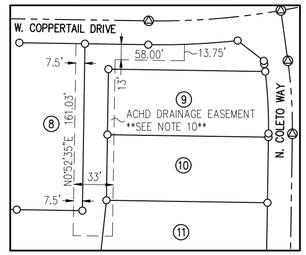
TRAILMARK STATION SUBDIVISION NO. 1

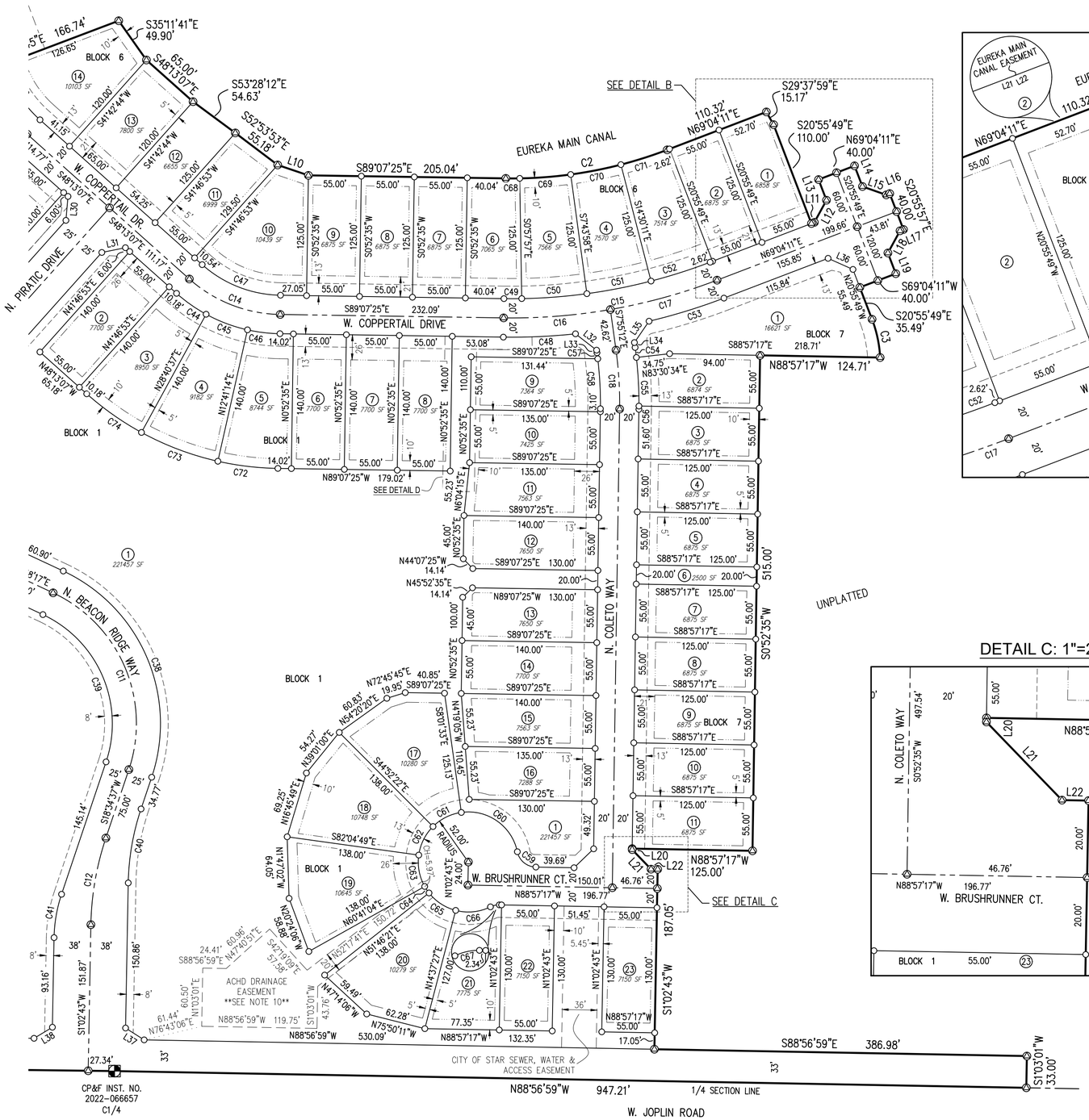
BOOK ____ , PAGE _____

DETAIL B: 1"=40'



DETAIL D: 1"=80'





DETAIL C: 1"=20'

0' 40' 80' 160'

SCALE: 1" = 80'

LEGEND

- FOUND ALUMINUM CAP AS NOTED
- SET 5/8"x24" REBAR w/PLS 11118 PLASTIC CAP
- SET 1/2"x24" REBAR w/PLS 11118 PLASTIC CAP
- (11) LOT NUMBER
- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- ADJACENT PARCEL LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- ADA COUNTY HIGHWAY DISTRICT PERMANENT EASEMENT, INSTRUMENT NO. _____
- OTHER EASEMENT AS NOTED

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 10/02/25

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TRAILMARK STATION SUBDIVISION NO. 1

BOOK ____ , PAGE _____

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	38.86'	165.00'	13°29'41"	S24°07'18"E	38.77'
C2	171.27'	450.00'	21°48'24"	S79°58'23"W	170.24'
C3	40.80'	130.00'	17°58'51"	N11°56'23"W	40.63'
C4	63.70'	100.00'	36°29'43"	S19°03'00"W	62.63'
C5	55.56'	300.00'	10°36'42"	N58°00'29"W	55.48'
C6	51.91'	150.00'	19°49'43"	S62°36'59"E	51.65'
C7	54.06'	150.00'	20°38'58"	N62°12'22"W	53.77'
C8	84.84'	200.00'	24°18'13"	S50°16'13"W	84.20'
C9	72.05'	200.00'	20°38'26"	S52°06'06"W	71.66'
C10	87.72'	300.00'	16°45'10"	N56°35'42"W	87.41'
C11	218.73'	150.00'	83°32'54"	N23°11'50"W	199.86'
C12	91.80'	300.00'	17°31'54"	N9°48'40"E	91.44'
C13	79.23'	145.00'	31°18'23"	S32°33'55"E	78.25'
C14	103.52'	145.00'	40°54'18"	S68°40'16"E	101.34'
C15	226.46'	595.00'	21°48'24"	N79°58'23"E	225.09'
C16	111.35'	595.00'	10°43'21"	N85°30'54"E	111.19'
C17	115.10'	595.00'	11°05'03"	N74°36'43"E	114.93'
C18	61.41'	400.00'	8°47'47"	N3°31'18"W	61.35'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C19	1.93'	80.00'	1°23'07"	N1°29'42"E	1.93'
C20	49.02'	80.00'	35°06'35"	N19°44'35"E	48.26'
C21	6.94'	120.00'	3°18'46"	N2°27'32"E	6.94'
C22	55.51'	120.00'	26°30'21"	N17°22'06"E	55.02'
C23	13.98'	120.00'	6°40'36"	N33°57'34"E	13.98'
C24	59.27'	320.00'	10°36'42"	N58°00'29"W	59.18'
C25	38.76'	280.00'	7°55'56"	N59°20'52"W	38.73'
C26	13.09'	280.00'	2°40'46"	N54°02'31"W	13.09'
C27	44.99'	130.00'	19°49'43"	S62°36'59"E	44.77'
C28	58.22'	170.00'	19°37'20"	S62°30'48"E	57.94'
C29	0.61'	170.00'	0°12'23"	S72°25'39"E	0.61'
C30	61.27'	170.00'	20°38'58"	N62°12'22"W	60.94'
C31	46.85'	130.00'	20°38'58"	N62°12'22"W	46.60'
C32	74.23'	175.00'	24°18'13"	S50°16'13"W	73.68'
C33	95.44'	225.00'	24°18'13"	S50°16'13"W	94.73'
C34	81.06'	225.00'	20°38'26"	N52°06'06"E	80.62'
C35	63.04'	175.00'	20°38'26"	N52°06'06"E	62.70'
C36	95.03'	325.00'	16°45'10"	S56°35'42"E	94.69'

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.13'	S38°06'41"W
L2	45.55'	N44°45'41"W
L3	4.17'	N83°31'55"W
L4	39.75'	S49°52'12"W
L5	46.04'	N63°35'10"W
L6	53.41'	N83°48'38"W
L7	17.12'	S63°18'50"E
L8	5.00'	S0°48'09"W
L9	21.00'	N0°48'09"E
L10	33.68'	S71°18'30"E
L11	3.23'	N69°04'11"E
L12	26.25'	N28°42'19"E
L13	23.00'	N20°55'49"W
L14	23.00'	S20°55'49"E
L15	26.25'	S70°33'56"E
L16	3.81'	N68°56'37"E
L17	3.81'	S69°04'03"W
L18	26.25'	S28°41'30"W
L19	23.00'	S20°55'49"E
L20	1.06'	S1°02'43"W
L21	28.24'	S44°01'33"E
L22	6.89'	S88°57'17"E
L23	25.00'	S74°59'18"W
L24	25.00'	N1°14'55"E
L25	25.00'	N74°59'18"E
L26	25.61'	S0°32'29"E
L27	26.25'	N12°20'16"W
L28	28.28'	N82°17'52"E
L29	15.19'	S63°18'50"E
L30	25.00'	S4°54'42"W
L31	25.00'	N78°39'05"E
L32	27.73'	S52°15'30"E
L33	2.76'	S7°55'12"E
L34	5.13'	N7°55'12"W
L35	26.91'	N34°22'09"E
L36	28.28'	S65°55'49"E
L37	22.86'	N57°28'35"W
L38	22.33'	S58°56'13"W
L39	15.81'	N56°33'12"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C37	80.41'	275.00'	16°45'10"	S56°35'42"E	80.12'
C38	255.18'	175.00'	83°32'54"	N23°11'50"W	233.17'
C39	182.27'	125.00'	83°32'54"	N23°11'50"W	166.55'
C40	78.33'	256.00'	17°31'54"	S9°48'40"W	78.03'
C41	45.90'	150.00'	17°31'54"	S9°48'40"W	45.72'
C42	69.63'	125.00'	31°55'01"	S32°15'36"E	68.74'
C43	49.96'	165.00'	17°20'58"	S39°32'37"E	49.77'
C44	37.74'	165.00'	13°06'16"	S54°46'15"E	37.66'
C45	46.05'	165.00'	15°59'23"	S69°19'05"E	45.90'
C46	34.01'	165.00'	11°48'39"	S83°13'06"E	33.95'
C47	89.24'	125.00'	40°54'18"	S68°40'16"E	87.36'
C48	75.04'	615.00'	6°59'29"	N87°22'50"E	75.00'
C49	18.49'	575.00'	1°50'32"	N89°57'19"E	18.49'
C50	67.91'	575.00'	6°46'01"	N85°39'03"E	67.87'
C51	67.94'	575.00'	6°46'13"	N78°52'56"E	67.90'
C52	64.50'	575.00'	6°25'38"	N72°17'00"E	64.47'
C53	81.45'	615.00'	7°35'18"	N72°51'50"E	81.39'
C54	10.48'	420.00'	1°25'45"	N71°12'19"W	10.48'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C55	50.60'	420.00'	6°54'11"	N3°02'21"W	50.57'
C56	3.40'	420.00'	0°27'51"	N0°38'40"E	3.40'
C57	6.28'	380.00'	0°56'48"	N7°26'48"W	6.28'
C58	52.06'	380.00'	7°50'59"	N3°02'55"W	52.02'
C59	26.93'	20.00'	77°09'45"	N50°22'35"W	24.94'
C60	78.26'	52.00'	86°13'51"	N54°54'37"W	71.08'
C61	33.44'	52.00'	36°50'49"	S63°33'03"W	32.87'
C62	33.77'	52.00'	37°12'27"	S26°31'24"W	33.18'
C63	33.79'	52.00'	37°14'06"	S10°41'52"E	33.20'
C64	8.09'	52.00'	8°54'43"	S33°46'17"E	8.08'
C65	33.71'	52.00'	37°08'54"	S56°48'06"E	33.13'
C66	37.07'	52.00'	40°50'42"	N84°12'06"E	36.29'
C67	9.52'	20.00'	27°15'58"	S77°24'44"W	9.43'
C68	14.47'	450.00'	1°50'32"	N89°57'19"E	14.47'
C69	53.15'	450.00'	6°46'01"	N85°39'03"E	53.12'
C70	53.17'	450.00'	6°46'13"	N78°52'56"E	53.14'
C71	50.48'	450.00'	6°25'38"	N72°17'00"E	50.45'
C72	62.87'	305.00'	11°48'39"	S83°13'06"E	62.76'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C73	85.12'	305.00'	15°59'23"	S69°19'05"E	84.84'
C74	69.76'	305.00'	13°06'16"	S54°46'15"E	69.61'
C75	10.85'	20.00'	31°05'03"	S67°25'25"E	10.72'
C76	25.44'	52.00'	28°01'50"	N68°57'01"W	25.19'
C77	234.42'	52.00'	258°17'51"	N74°12'50"E	80.65'
C78	24.41'	20.00'	69°55'15"	N11°35'52"W	22.92'
C79	1.86'	20.00'	5°19'24"	N49°13'12"W	1.86'
C80	107.21'	505.00'	12°09'51"	N54°36'02"W	107.01'
C81	26.36'	45.00'	33°33'51"	N84°23'39"W	25.99'
C82	30.11'	35.00'	49°17'40"	N76°31'44"W	29.19'
C83	21.51'	25.00'	49°17'40"	S76°31'44"E	20.85'
C84	32.22'	55.00'	33°33'51"	S84°23'39"E	31.76'
C85	34.99'	105.00'	19°05'37"	S58°03'55"E	34.83'
C86	105.09'	495.00'	12°09'51"	S54°36'02"E	104.89'

NOTES

1. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TWENTY-ONE (21) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
2. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
3. 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.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
5. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE EUREKA WATER COMPANY IRRIGATION DISTRICT SERVICE AREA. IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY THE IRRIGATION DISTRICTS. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNERS ASSOCIATION.
7. LOT 1 IN BLOCK 1; LOTS 1 AND 11 IN BLOCK 2; LOT 1 IN BLOCK 3; LOT 1 IN BLOCK 4; LOT 3 IN BLOCK 5; LOT 12 IN BLOCK 6; LOTS 1 AND 6 IN BLOCK 7; ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE TRAILMARK STATION HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE.
8. 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, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
9. DIRECT LOT OR PARCEL ACCESS TO W. JOPLIN ROAD AND N. BEACON RIDGE WAY IS PROHIBITED.
10. LOTS 1, 19 AND 20, BLOCK 1; LOT 1, BLOCK 2; LOT 1, BLOCK 4; LOTS 2, 3 AND 4, BLOCK 5 ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN 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 ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
11. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. ____-_____, RECORDS OF ADA COUNTY, IDAHO.
12. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR TRAILMARK STATION SUBDIVISION, RECORDED AS INSTRUMENT NO. ____-_____, RECORDS OF ADA COUNTY, IDAHO, AND AS MAY BE SUBSEQUENTLY AMENDED.
13. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR, RECORDED AS INSTRUMENT NO. ____-_____, RECORDS OF ADA COUNTY, IDAHO.

PROFESSIONAL LAND SURVEYOR
REGISTERED
11118
10/02/18
STATE OF IDAHO
CLINTON W. HANSEN

LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
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JOB NO. 26-15 DRAFTED BY: JEB / CHECKED BY: CWH

TRAILMARK STATION SUBDIVISION NO. 1

BOOK ____ , PAGE _____

CERTIFICATE OF OWNERS

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

A PARCEL BEING LOCATED IN THE N ½ OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF THE NW ¼ OF SAID SECTION 19, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID NW ¼ OF SECTION 19 BEARS N 89°17'11" W A DISTANCE OF 2521.13 FEET;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID NW ¼ N 89°17'11" W A DISTANCE OF 368.89 FEET TO A POINT;

THENCE LEAVING SAID SOUTHERLY BOUNDARY N 0°42'49" E A DISTANCE OF 63.39 FEET TO A POINT;

THENCE N 51°52'53" W A DISTANCE OF 260.00 FEET TO A POINT;

THENCE N 54°45'28" W A DISTANCE OF 71.09 FEET TO A POINT;

THENCE S 38°06'41" W A DISTANCE OF 35.13 FEET TO A POINT;

THENCE N 44°45'41" W A DISTANCE OF 45.55 FEET TO A POINT;

THENCE N 83°31'55" W A DISTANCE OF 4.17 FEET TO A POINT;

THENCE S 49°52'12" W A DISTANCE OF 39.75 FEET TO A POINT;

THENCE N 63°35'10" W A DISTANCE OF 46.04 FEET TO A POINT;

THENCE N 83°48'38" W A DISTANCE OF 53.41 FEET TO A POINT;

THENCE N 49°10'16" W A DISTANCE OF 172.00 FEET TO A POINT;

THENCE N 51°20'51" W A DISTANCE OF 77.34 FEET TO A POINT;

THENCE N 26°41'10" E A DISTANCE OF 227.20 FEET TO A POINT;

THENCE S 63°18'50" E A DISTANCE OF 17.12 FEET TO A POINT;

THENCE N 0°48'09" E A DISTANCE OF 318.37 FEET TO A POINT;

THENCE S 89°11'51" E A DISTANCE OF 160.00 FEET TO A POINT;

THENCE S 0°48'09" W A DISTANCE OF 5.00 FEET TO A POINT;

THENCE S 89°11'51" E A DISTANCE OF 135.00 FEET TO A POINT;

THENCE N 0°48'09" E A DISTANCE OF 21.00 FEET TO A POINT;

THENCE S 89°11'51" E A DISTANCE OF 338.50 FEET TO A POINT;

THENCE S 4°58'11" E A DISTANCE OF 61.78 FEET TO A POINT;

THENCE N 41°46'53" E A DISTANCE OF 109.00 FEET TO A POINT;

THENCE N 59°07'52" E A DISTANCE OF 40.34 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 38.86 FEET ALONG THE ARC OF A 165.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 13°29'41" AND A LONG CHORD BEARING N 24°07'18" W A DISTANCE OF 38.77 FEET TO A POINT;

THENCE N 69°16'45" E A DISTANCE OF 166.74 FEET TO A POINT;

THENCE S 35°11'41" E A DISTANCE OF 49.90 FEET TO A POINT;

THENCE S 48°13'07" E A DISTANCE OF 65.00 FEET TO A POINT;

THENCE S 53°28'12" E A DISTANCE OF 54.63 FEET TO A POINT;

THENCE S 52°53'53" E A DISTANCE OF 55.18 FEET TO A POINT;

THENCE S 71°18'30" E A DISTANCE OF 33.68 FEET TO A POINT;

THENCE S 89°07'25" E A DISTANCE OF 205.04 FEET TO THE BEGINNING OF A TANGENTIAL CURVE;

THENCE A DISTANCE OF 171.27 FEET ALONG THE ARC OF A 450.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 21°48'24" AND A LONG CHORD BEARING N 79°58'23" E A DISTANCE OF 170.24 FEET TO A POINT OF TANGENCY;

THENCE N 69°04'11" E A DISTANCE OF 110.32 FEET TO A POINT;

CERTIFICATE OF OWNERS - CONTINUED

THENCE S 29°37'59" E A DISTANCE OF 15.17 FEET TO A POINT;

THENCE S 20°55'49" E A DISTANCE OF 110.00 FEET TO A POINT;

THENCE N 69°04'11" E A DISTANCE OF 3.23 FEET TO A POINT;

THENCE N 28°42'19" E A DISTANCE OF 26.25 FEET TO A POINT;

THENCE N 20°55'49" W A DISTANCE OF 23.00 FEET TO A POINT;

THENCE N 69°04'11" E A DISTANCE OF 40.00 FEET TO A POINT;

THENCE S 20°55'49" E A DISTANCE OF 23.00 FEET TO A POINT;

THENCE S 70°33'56" E A DISTANCE OF 26.25 FEET TO A POINT;

THENCE N 68°56'37" E A DISTANCE OF 3.81 FEET TO A POINT;

THENCE S 20°55'57" E A DISTANCE OF 40.00 FEET TO A POINT;

THENCE S 69°04'03" W A DISTANCE OF 3.81 FEET TO A POINT;

THENCE S 28°41'30" W A DISTANCE OF 26.25 FEET TO A POINT;

THENCE S 20°55'49" E A DISTANCE OF 23.00 FEET TO A POINT;

THENCE S 69°04'11" W A DISTANCE OF 40.00 FEET TO A POINT;

THENCE S 20°55'49" E A DISTANCE OF 35.49 FEET TO THE BEGINNING OF A TANGENTIAL CURVE;

THENCE A DISTANCE OF 40.80 FEET ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 17°58'51" AND A LONG CHORD BEARING S 11°56'23" E A DISTANCE OF 40.63 FEET TO A POINT;

THENCE N 88°57'17" W A DISTANCE OF 124.71 FEET TO A POINT;

THENCE S 0°52'35" W A DISTANCE OF 515.00 FEET TO A POINT;

THENCE N 88°57'17" W A DISTANCE OF 125.00 FEET TO A POINT;

THENCE S 1°02'43" W A DISTANCE OF 1.06 FEET TO A POINT;

THENCE S 44°01'33" E A DISTANCE OF 28.24 FEET TO A POINT;

THENCE S 88°57'17" E A DISTANCE OF 6.89 FEET TO A POINT;

THENCE S 1°02'43" W A DISTANCE OF 187.05 FEET TO A POINT;

THENCE S 88°56'59" E A DISTANCE OF 386.98 FEET TO A POINT;

THENCE S 1°03'01" W A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE NE ¼ OF SAID SECTION 19;

THENCE ALONG SAID SOUTHERLY BOUNDARY N 88°56'59" W A DISTANCE OF 947.21 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 32.54 ACRES, MORE OR LESS.

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

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

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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

TOLL WEST INC.

_____

BY RYAN HAMMONS, DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS ____ DAY OF _____ , 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED RYAN HAMMONS, KNOWN TO ME TO BE THE DIVISION PRESIDENT OF TOLL WEST INC, AN IDAHO CORPORATION, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

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

MY COMMISSION EXPIRES_____

RESIDING AT _____

_____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

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

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO 10/02/26 CLINTON W. HANSEN

CLINTON W. HANSEN
PLS 11118

LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
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JOB NO. 26-15 DRAFTED BY: JEB / CHECKED BY: CWH

TRAILMARK STATION SUBDIVISION NO. 1

BOOK ____ , PAGE _____

APPROVAL OF CENTRAL DISTRICT HEALTH

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 RESTRIC- TIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

_____
CENTRAL DISTRICT HEALTH

APPROVAL OF CITY COUNCIL

I, _____, 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.

_____
STAR CITY CLERK

APPROVAL OF THE CITY ENGINEER

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

_____
CITY ENGINEER

APPROVAL OF THE ADA COUNTY HIGHWAY DISTRICT

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

_____
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

_____
ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: _____

_____
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } S.S.
COUNTY OF ADA }

INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT ____ MINUTES PAST ___ O'CLOCK __ .M. ON THIS ____ DAY OF _____ , 20___, IN BOOK ____ OF PLATS AT PAGES _____.

_____ _____
DEPUTY EX-OFFICIO RECORDER

FEE: _____

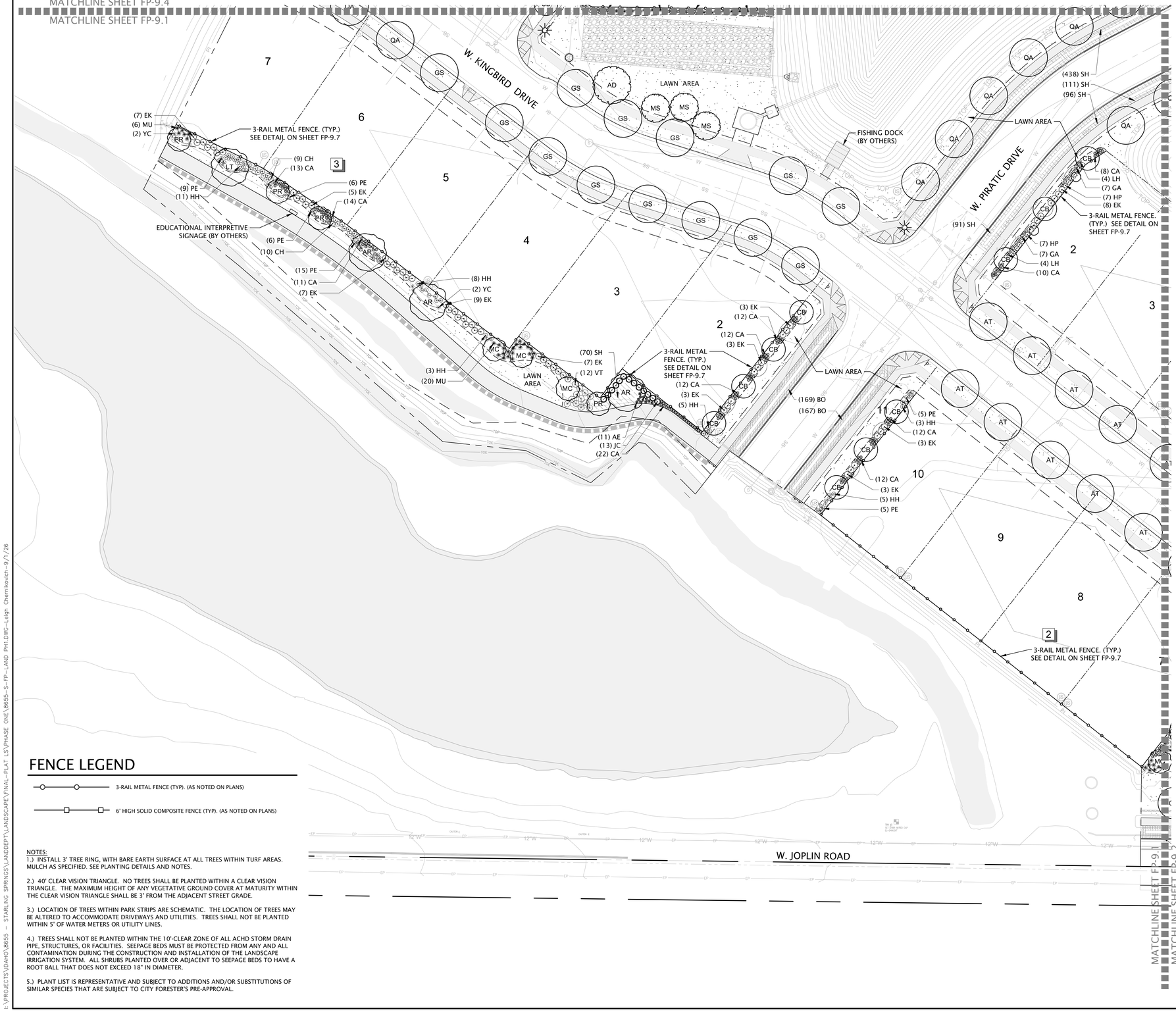
CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN
10/02/25

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MATCHLINE SHEET FP-9.4
MATCHLINE SHEET FP-9.1



FENCE LEGEND

3-RAIL METAL FENCE (TYP). (AS NOTED ON PLANS)

6' HIGH SOLID COMPOSITE FENCE (TYP). (AS NOTED ON PLANS)

NOTES:

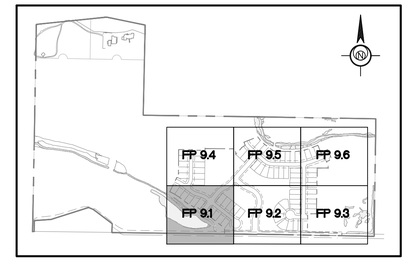
1.) INSTALL 3' TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. MULCH AS SPECIFIED. SEE PLANTING DETAILS AND NOTES.

2.) 40' 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.

3.) LOCATION OF TREES WITHIN PARK STRIPS ARE SCHEMATIC. THE LOCATION OF TREES MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.

4.) 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 SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER.

5.) PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL.



SHEET INDEX
N.T.S.

PLANT SCHEDULE

CODE	COMMON NAME
COMMON AREA TREES	
LI	EMERALD CITY® TULIP POPLAR
CC	FOREST PANSY EASTERN REDBUD
GJ	GOLDEN COLONNADE® MAIDENHAIR TREE
MS	PRAIRIFIRE CRABAPPLE
AD	RED SENTINEL™ MAPLE
AM	SERVICEBERRY
LANDSCAPE BUFFER	
MC	CORALBURST® CRABAPPLE
LT	EMERALD CITY® TULIP POPLAR
PR	NEWPORT FLOWERING PLUM
AR	RED MAPLE
PARKING LOT TREES	
GB	GOLDEN COLONNADE® MAIDENHAIR TREE
AP	PACIFIC SUNSET MAPLE
PATHWAY TREES	
AN	CRIMSON SUNSET MAPLE
PN	NEWPORT FLOWERING PLUM
LE	TULIP POPLAR
STREET TREES - CLASS II	
TA	AMERICAN LINDEN
GD	GOLDEN COLONNADE® MAIDENHAIR TREE
AT	PACIFIC SUNSET MAPLE
UP	PRINCETON AMERICAN ELM
QA	SAWTOOTH OAK
GS	SHADEMASTER HONEY LOCUST
CB	UPRIGHT EUROPEAN HORNBEAM

SYMBOL	CODE	COMMON NAME
SHRUBS		
	HP	BOBO PANICLE HYDRANGEA
	YC	COLOR GUARD ADAM'S NEEDLE
	MM	DARKSTAR® CREEPING OREGON GRAPE
	NH	HARBOUR DWARF HEAVENLY BAMBOO
	HH	HIDCOTE ST. JOHN'S WORT
	JC	HILLSPIRE EASTERN REDCEDAR
	CH	IVORY HALO® TATARIAN DOGWOOD
	TH	JUNIOR GIANT ARBORVITAE
	PD	LITTLE DEVIL™ DWARF NINEBARK
	EK	MANHATTAN EUONYMUS
	TB	MR. BOWLING BALL® ARBORVITAE
	PM	MUGO PINE
	VT	RED WING AMERICAN CRANBERRYBUSH
	PL	SCHIPKA ENGLISH LAUREL
	IS	SOFT TOUCH JAPANESE HOLLY
	IJ	STEEDS JAPANESE HOLLY
ORNAMENTAL GRASSES		
	PC	CASSIAN FOUNTAIN GRASS
	MU	COTTON CANDY PINK MUHLY GRASS
	CA	FEATHER REED GRASS
PERENNIALS AND GROUNDCOVER		
	GA	ARIZONA SUN BLANKET FLOWER
	PE	DENIM 'N LACE RUSSIAN SAGE
	LH	HIDCOTE ENGLISH LAVENDER
	SC	LAVENDER COTTON
	AE	LITTLE MOONSHINE COMMON YARROW
GROUND COVERS		
	BO	BLUE GRAMA GRASS
	SH	PRAIRIE DROPSEED
	LM	SILVERY SUNPROOF LILYTURF

30 0 15 30 60 FEET
GRAPHIC SCALE 1 inch = 30 ft.

NOTES:
1) THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
2) REFER TO SHEET FP-9.7 FOR NOTES AND DETAILS.

STATE OF IDAHO · THOMAS BARKER · 5371891 · LICENSED LANDSCAPE ARCHITECT

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

REV.	DATE	DESCRIPTION	DRAWN

PHASE ONE
LANDSCAPE PLAN

FINAL–PLAT FOR
TRAILMARK STATION
CITY OF STAR, ADA COUNTY, IDAHO

DATE: 9/1/2026	SCALE: 1"=30'
DESIGN: LAC	DRAWN: LAC
JOB NO.: 8655	FILE NAME: 8655-S-FP-LAND PH1
REF. NO.: FP-9.1	
SHEET NO.: 1 OF 8	

I:\PROJECTS\IDAHO\8655 - STARLING SPRINGS\LANDDEPT\LANDSCAPE\FINAL-PLAT LS\PHASE ONE\8655-S-FP-LAND PH1.DWG-Leigh Chernikovich-9/1/26

MATCHLINE SHEET FP-9.1

MATCHLINE SHEET FP-9.2

MATCHLINE SHEET FP-9.5

MATCHLINE SHEET FP-9.6

PROPOSED POND

PROPOSED POND

W. KINGBIRD COURT

N. BEACON RIDGE WAY

W. JOPLIN ROAD

3-RAIL METAL FENCE. (TYP.)
SEE DETAIL ON SHEET FP-9.7

3-RAIL METAL FENCE. (TYP.)
SEE DETAIL ON SHEET FP-9.7

SEE SHEET FP-9.8 FOR
ENTRANCE LANDSCAPING

LAWN AREA

(11) CA
(9) CA
(139) SH
(117) BO
(10) CA
(7) CA
(110) SH
(8) CA
(138) SH
(100) SH
(9) CA
(9) CA
(122) SH
(129) SH
(7) CA
(8) CA
(94) SH
(80) SH
(7) CA
(8) CA
(125) BO
(113) BO
(1) PM
(8) CA
(7) PE
(4) IJ
(5) HH
(3) YC
(8) LH
(3) CA
(6) YC
(4) IJ
(5) LH
(11) CA
(6) MU
(35) BO
(157) BO
(115) BO
(100) BO
(121) BO
(120) BO
(120) BO
(165) BO
(159) BO
(5) PD
(11) PE
(10) TH
(3) YC
(10) PE
(15) CA
(5) AE
(9) CH
(11) CA
(7) PD
(5) EK
(3) SC
(11) PE
(7) LH
(6) PD
(17) CA
(5) SC
(13) GA
(7) LH

QA AT AM GD UP LI MC PR AD

1 2 3 4 5 6 17 18 19 20 21

EP EG

NOTES:
1.) INSTALL 3" TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. MULCH AS SPECIFIED. SEE PLANTING DETAILS AND NOTES.

2.) 40' 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.

3.) LOCATION OF TREES WITHIN PARK STRIPS ARE SCHEMATIC. THE LOCATION OF TREES MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.

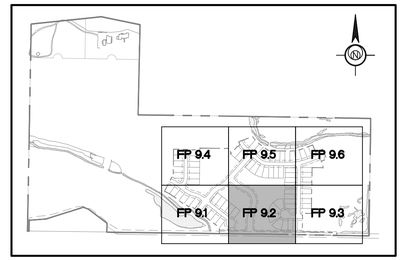
4.) TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER.

5.) PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL.

FENCE LEGEND

3-RAIL METAL FENCE (TYP). (AS NOTED ON PLANS)

6' HIGH SOLID COMPOSITE FENCE (TYP). (AS NOTED ON PLANS)



SHEET INDEX
N.T.S.

PLANT SCHEDULE

CODE	COMMON NAME
COMMON AREA TREES	
LI	EMERALD CITY® TULIP POPLAR
CC	FOREST PANSY EASTERN REDBUD
GJ	GOLDEN COLONNADE® MAIDENHAIR TREE
MS	PRAIRIFIRE CRABAPPLE
AD	RED SENTINEL™ MAPLE
AM	SERVICEBERRY
LANDSCAPE BUFFER	
MC	CORALBURST® CRABAPPLE
LT	EMERALD CITY® TULIP POPLAR
PR	NEWPORT FLOWERING PLUM
AR	RED MAPLE
PARKING LOT TREES	
GB	GOLDEN COLONNADE® MAIDENHAIR TREE
AP	PACIFIC SUNSET MAPLE
PATHWAY TREES	
AN	CRIMSON SUNSET MAPLE
PN	NEWPORT FLOWERING PLUM
LE	TULIP POPLAR
STREET TREES - CLASS II	
TA	AMERICAN LINDEN
GD	GOLDEN COLONNADE® MAIDENHAIR TREE
AT	PACIFIC SUNSET MAPLE
UP	PRINCETON AMERICAN ELM
QA	SAWTOOTH OAK
GS	SHADEMASTER HONEY LOCUST
CB	UPRIGHT EUROPEAN HORNBEAM

SYMBOL	CODE	COMMON NAME
SHRUBS		
	HP	BOBO PANICLE HYDRANGEA
	YC	COLOR GUARD ADAM'S NEEDLE
	MM	DARKSTAR® CREEPING OREGON GRAPE
	NH	HARBOUR DWARF HEAVENLY BAMBOO
	HH	HIDCOTE ST. JOHN'S WORT
	JC	HILLSPIRE EASTERN REDCEDAR
	CH	IVORY HALO® TATARIAN DOGWOOD
	TH	JUNIOR GIANT ARBORVITAE
	PD	LITTLE DEVIL™ DWARF NINEBARK
	EK	MANHATTAN EUONYMUS
	TB	MR. BOWLING BALL® ARBORVITAE
	PM	MUGO PINE
	VT	RED WING AMERICAN CRANBERRYBUSH
	PL	SCHIPKA ENGLISH LAUREL
	IS	SOFT TOUCH JAPANESE HOLLY
	IJ	STEEDS JAPANESE HOLLY
ORNAMENTAL GRASSES		
	PC	CASSIAN FOUNTAIN GRASS
	MU	COTTON CANDY PINK MUHLY GRASS
	CA	FEATHER REED GRASS
PERENNIALS AND GROUNDCOVER		
	GA	ARIZONA SUN BLANKET FLOWER
	PE	DENIM 'N LACE RUSSIAN SAGE
	LH	HIDCOTE ENGLISH LAVENDER
	SC	LAVENDER COTTON
	AE	LITTLE MOONSHINE COMMON YARROW
GROUND COVERS		
	BO	BLUE GRAMA GRASS
	SH	PRAIRIE DROPSEED
	LM	SILVERY SUNPROOF LILYTURF

FEET
30 0 15 30 60
GRAPHIC SCALE 1 inch = 30 ft.

NOTES:
1) THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
2) REFER TO SHEET FP-9.7 FOR NOTES AND DETAILS.

STATE OF IDAHO · THOMAS BARKER · LANDSCAPE ARCHITECT · LICENSED LANDSCAPE ARCHITECT · 5371891

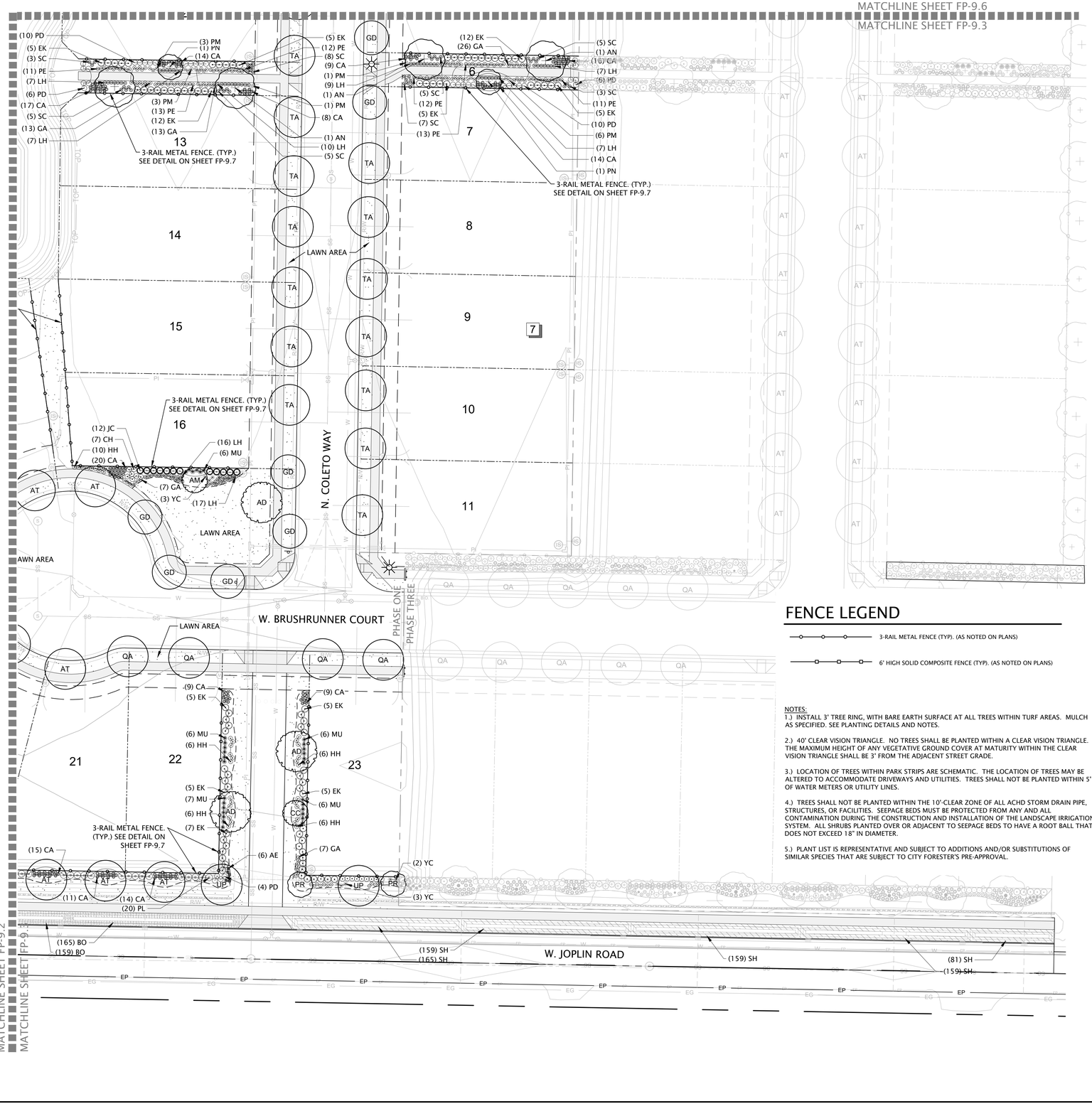
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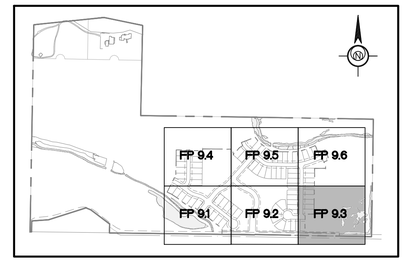
REV.	DATE	DESCRIPTION	DRAWN

PHASE ONE
LANDSCAPE PLAN

FINAL–PLAT FOR
TRAILMARK STATION
CITY OF STAR, ADA COUNTY, IDAHO

DATE: 9/1/2026	SCALE: 1"=30'
DESIGN: LAC	DRAWN: LAC
JOB NO.: 8655	FILE NAME: 8655-S-FP-LAND PH1
REF. NO.: FP-9.2	
SHEET NO.: 2 OF 8	





SHEET INDEX

N.T.S.

PLANT SCHEDULE

CODE	COMMON NAME
COMMON AREA TREES	
LI	EMERALD CITY® TULIP POPLAR
CC	FOREST PANSY EASTERN REDBUD
GJ	GOLDEN COLONNADE® MAIDENHAIR TREE
MS	PRAIRIFIRE CRABAPPLE
AD	RED SENTINEL™ MAPLE
AM	SERVICEBERRY
LANDSCAPE BUFFER	
MC	CORALBURST® CRABAPPLE
LT	EMERALD CITY® TULIP POPLAR
PR	NEWPORT FLOWERING PLUM
AR	RED MAPLE
PARKING LOT TREES	
GB	GOLDEN COLONNADE® MAIDENHAIR TREE
AP	PACIFIC SUNSET MAPLE
PATHWAY TREES	
AN	CRIMSON SUNSET MAPLE
PN	NEWPORT FLOWERING PLUM
LE	TULIP POPLAR
STREET TREES - CLASS II	
TA	AMERICAN LINDEN
GD	GOLDEN COLONNADE® MAIDENHAIR TREE
AT	PACIFIC SUNSET MAPLE
UP	PRINCETON AMERICAN ELM
QA	SAWTOOTH OAK
GS	SHADEMASTER HONEY LOCUST
CB	UPRIGHT EUROPEAN HORNBEAM

SYMBOL	CODE	COMMON NAME
SHRUBS		
	HP	BOBO PANICLE HYDRANGEA
	YC	COLOR GUARD ADAM'S NEEDLE
	MM	DARKSTAR® CREEPING OREGON GRAPE
	NH	HARBOUR DWARF HEAVENLY BAMBOO
	HH	HIDCOTE ST. JOHN'S WORT
	JC	HILLSPIRE EASTERN REDCEDAR
	CH	IVORY HALO® TATARIAN DOGWOOD
	TH	JUNIOR GIANT ARBORVITAE
	PD	LITTLE DEVIL™ DWARF NINEBARK
	EK	MANHATTAN EUONYMUS
	TB	MR. BOWLING BALL® ARBORVITAE
	PM	MUGO PINE
	VT	RED WING AMERICAN CRANBERRYBUSH
	PL	SCHIPKA ENGLISH LAUREL
	IS	SOFT TOUCH JAPANESE HOLLY
	IJ	STEEDS JAPANESE HOLLY
ORNAMENTAL GRASSES		
	PC	CASSIAN FOUNTAIN GRASS
	MU	COTTON CANDY PINK MUHLY GRASS
	CA	FEATHER REED GRASS
PERENNIALS AND GROUNDCOVER		
	GA	ARIZONA SUN BLANKET FLOWER
	PE	DENIM 'N LACE RUSSIAN SAGE
	LH	HIDCOTE ENGLISH LAVENDER
	SC	LAVENDER COTTON
	AE	LITTLE MOONSHINE COMMON YARROW
GROUND COVERS		
	BO	BLUE GRAMA GRASS
	SH	PRAIRIE DROPSEED
	LM	SILVERY SUNPROOF LILYTURF

FENCE LEGEND

3-RAIL METAL FENCE (TYP). (AS NOTED ON PLANS)

6' HIGH SOLID COMPOSITE FENCE (TYP). (AS NOTED ON PLANS)

NOTES:

1.) INSTALL 3' TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. MULCH AS SPECIFIED. SEE PLANTING DETAILS AND NOTES.

2.) 40' 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.

3.) LOCATION OF TREES WITHIN PARK STRIPS ARE SCHEMATIC. THE LOCATION OF TREES MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.

4.) 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 SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER.

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GRAPHIC SCALE

30 0 15 30 60 FEET

1 inch = 30 ft.

NOTES:

1) THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
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REV.	DATE	DESCRIPTION	DRAWN

PHASE ONE
LANDSCAPE PLAN

FINAL–PLAT FOR
TRAILMARK STATION
CITY OF STAR, ADA COUNTY, IDAHO

DATE: 9/1/2026	SCALE: 1"=30'
DESIGN: LAC	DRAWN: LAC
JOB NO.: 8655	FILE NAME: 8655-S-FP-LAND PHI
REF. NO.: FP-9.3	
SHEET NO.: 3 OF 8	

I:\PROJECTS\IDAHO\8655 - STARLING SPRINGS\LANDDEPT\LANDSCAPE\FINAL-PLAT LS\PHASE ONE\8655-S-FP-LAND PHI DWG-Leigh Chernikovich-9/1/26

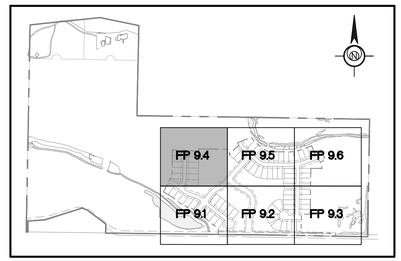
NOTES:
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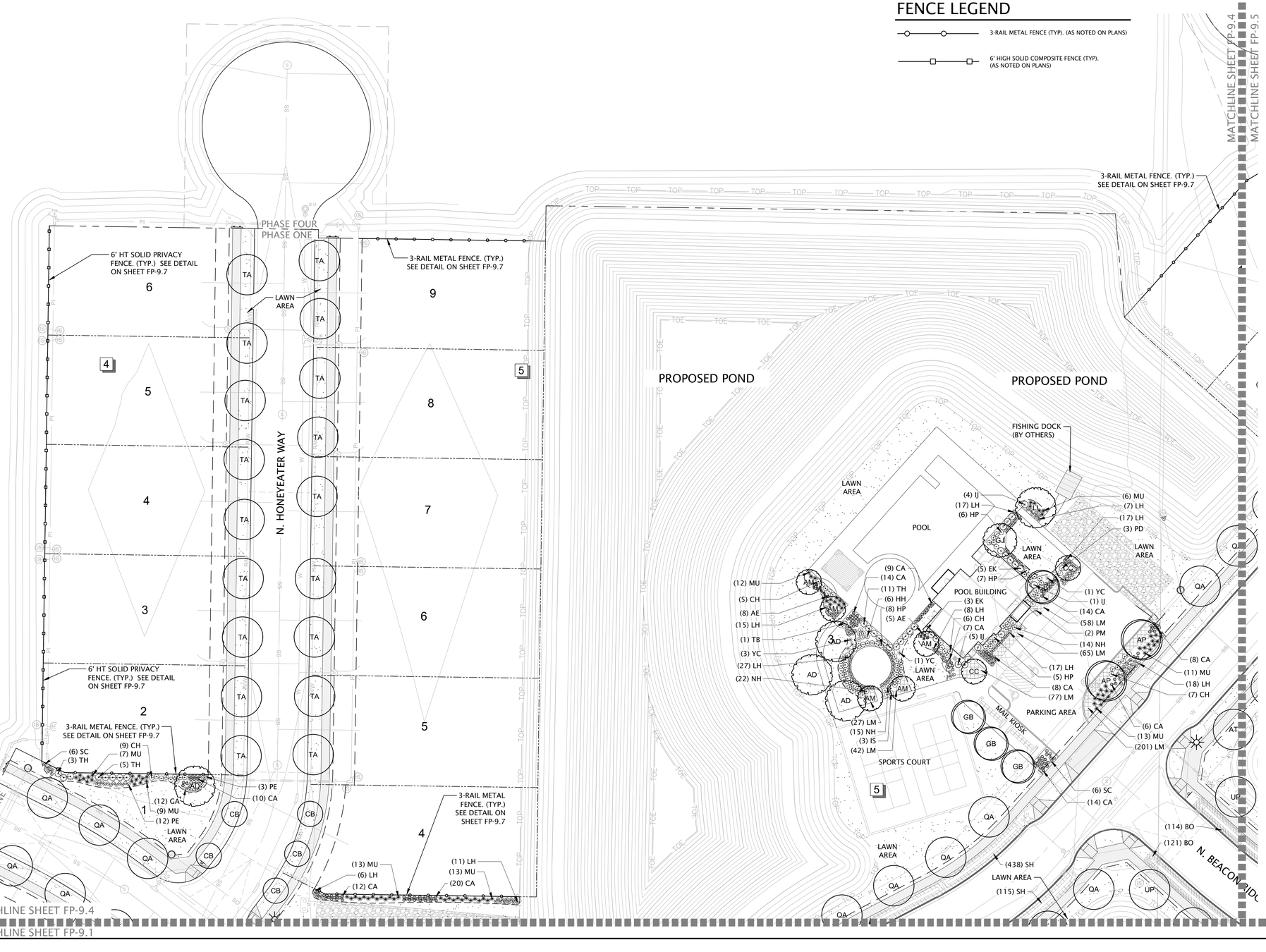


SHEET INDEX
N.T.S.

FENCE LEGEND

3-RAIL METAL FENCE (TYP). (AS NOTED ON PLANS)

6' HIGH SOLID COMPOSITE FENCE (TYP). (AS NOTED ON PLANS)



PLANT SCHEDULE

CODE	COMMON NAME
COMMON AREA TREES	
LI	EMERALD CITY® TULIP POPLAR
CC	FOREST PANSY EASTERN REDBUD
GJ	GOLDEN COLONNADE® MAIDENHAIR TREE
MS	PRAIRIFIRE CRABAPPLE
AD	RED SENTINEL™ MAPLE
AM	SERVICEBERRY
LANDSCAPE BUFFER	
MC	CORALBURST® CRABAPPLE
LT	EMERALD CITY® TULIP POPLAR
PR	NEWPORT FLOWERING PLUM
AR	RED MAPLE
PARKING LOT TREES	
GB	GOLDEN COLONNADE® MAIDENHAIR TREE
AP	PACIFIC SUNSET MAPLE
PATHWAY TREES	
AN	CRIMSON SUNSET MAPLE
PN	NEWPORT FLOWERING PLUM
LE	TULIP POPLAR
STREET TREES - CLASS II	
TA	AMERICAN LINDEN
GD	GOLDEN COLONNADE® MAIDENHAIR TREE
AT	PACIFIC SUNSET MAPLE
UP	PRINCETON AMERICAN ELM
QA	SAWTOOTH OAK
GS	SHADEMASTER HONEY LOCUST
CB	UPRIGHT EUROPEAN HORNBEAM

SYMBOL	CODE	COMMON NAME
SHRUBS		
	HP	BOBO PANICLE HYDRANGEA
	YC	COLOR GUARD ADAM'S NEEDLE
	MM	DARKSTAR® CREEPING OREGON GRAPE
	NH	HARBOUR DWARF HEAVENLY BAMBOO
	HH	HIDCOTE ST. JOHN'S WORT
	JC	HILLSPIRE EASTERN REDCEDAR
	CH	IVORY HALO® TATARIAN DOGWOOD
	TH	JUNIOR GIANT ARBORVITAE
	PD	LITTLE DEVIL™ DWARF NINEBARK
	EK	MANHATTAN EUONYMUS
	TB	MR. BOWLING BALL® ARBORVITAE
	PM	MUGO PINE
	VT	RED WING AMERICAN CRANBERRYBUSH
	PL	SCHIPKA ENGLISH LAUREL
	IS	SOFT TOUCH JAPANESE HOLLY
	IJ	STEEDS JAPANESE HOLLY
ORNAMENTAL GRASSES		
	PC	CASSIAN FOUNTAIN GRASS
	MU	COTTON CANDY PINK MUHLY GRASS
	CA	FEATHER REED GRASS
PERENNIALS AND GROUNDCOVER		
	GA	ARIZONA SUN BLANKET FLOWER
	PE	DENIM 'N LACE RUSSIAN SAGE
	LH	HIDCOTE ENGLISH LAVENDER
	SC	LAVENDER COTTON
	AE	LITTLE MOONSHINE COMMON YARROW
GROUND COVERS		
	BO	BLUE GRAMA GRASS
	SH	PRAIRIE DROPSEED
	LM	SILVERY SUNPROOF LILYTURF

FEET
30 0 15 30 60
GRAPHIC SCALE 1 inch = 30 ft.

NOTES:
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2) REFER TO SHEET FP-9.7 FOR NOTES AND DETAILS.

STATE OF IDAHO · THOMAS BARNEBY · SOUTHERN · 5771891 · LICENSED LANDSCAPE ARCHITECT · 9/1/26

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REV.#	DATE	DESCRIPTION	DRAWN

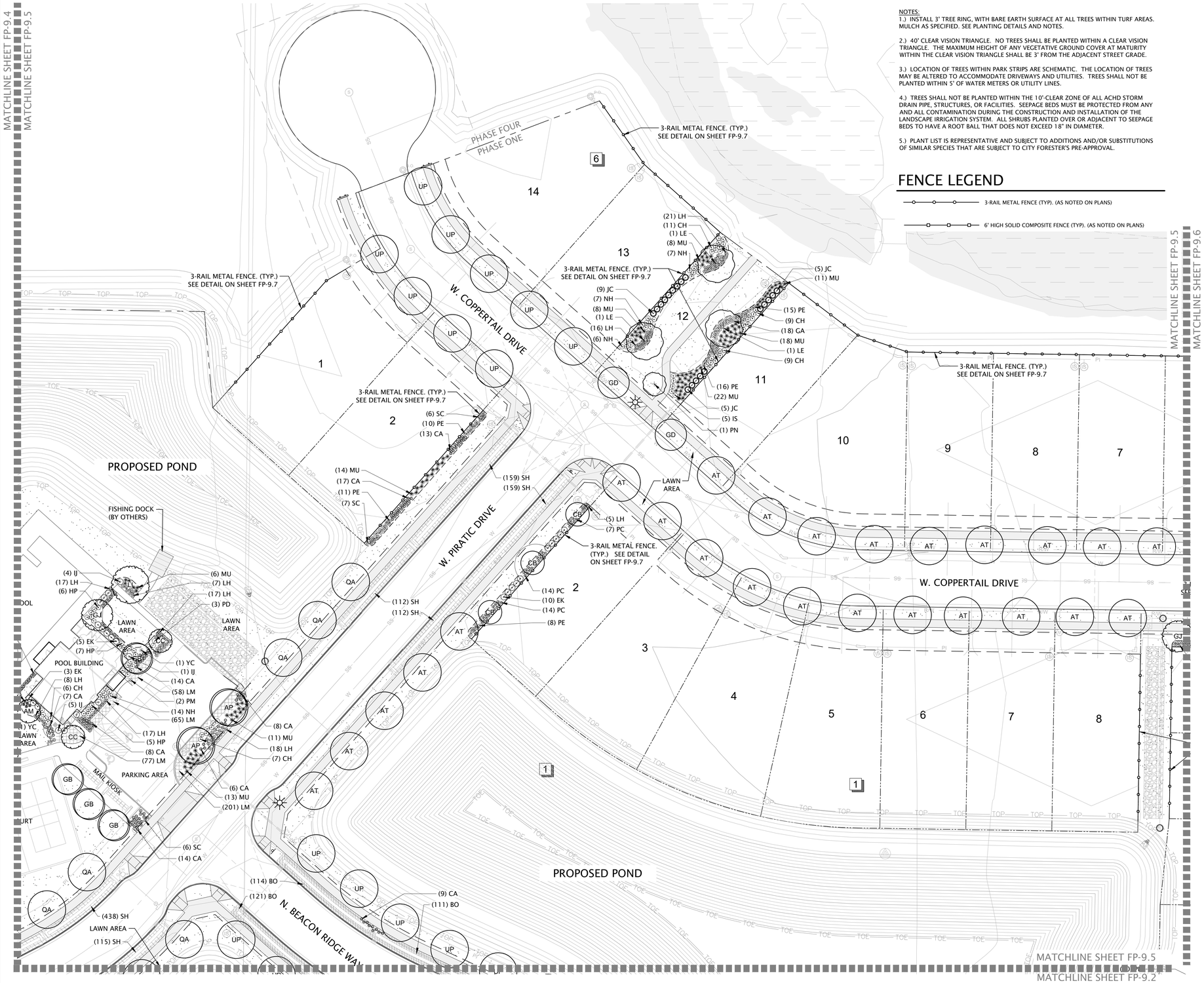
PHASE ONE
LANDSCAPE PLAN

FINAL–PLAT FOR
TRAILMARK STATION
CITY OF STAR, ADA COUNTY, IDAHO

DATE: 9/1/2026	SCALE: 1" = 30'
DESIGN: LAC	DRAWN: LAC
JOB NO.: 8655	FILE NAME: 8655-S-FP-LAND PH1
REF. NO.: FP-9.4	
SHEET NO.: 4 OF 8	

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MATCHLINE SHEET FP-9.4
MATCHLINE SHEET FP-9.5



NOTES:

1.) INSTALL 3" TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. MULCH AS SPECIFIED. SEE PLANTING DETAILS AND NOTES.

2.) 40' 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.

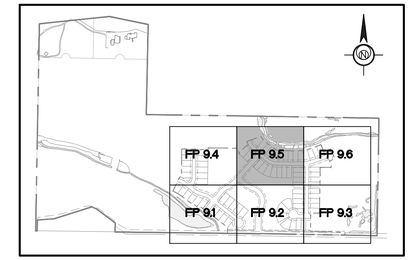
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5.) PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL.

FENCE LEGEND

- 3-RAIL METAL FENCE (TYP). (AS NOTED ON PLANS)
- 6' HIGH SOLID COMPOSITE FENCE (TYP). (AS NOTED ON PLANS)



SHEET INDEX
N.T.S.

PLANT SCHEDULE

CODE	COMMON NAME
COMMON AREA TREES	
LI	EMERALD CITY® TULIP POPLAR
CC	FOREST PANSY EASTERN REDBUD
GJ	GOLDEN COLONNADE® MAIDENHAIR TREE
MS	PRAIRIFIRE CRABAPPLE
AD	RED SENTINEL™ MAPLE
AM	SERVICEBERRY
LANDSCAPE BUFFER	
MC	CORALBURST® CRABAPPLE
LT	EMERALD CITY® TULIP POPLAR
PR	NEWPORT FLOWERING PLUM
AR	RED MAPLE
PARKING LOT TREES	
GB	GOLDEN COLONNADE® MAIDENHAIR TREE
AP	PACIFIC SUNSET MAPLE
PATHWAY TREES	
AN	CRIMSON SUNSET MAPLE
PN	NEWPORT FLOWERING PLUM
LE	TULIP POPLAR
STREET TREES - CLASS II	
TA	AMERICAN LINDEN
GD	GOLDEN COLONNADE® MAIDENHAIR TREE
AT	PACIFIC SUNSET MAPLE
UP	PRINCETON AMERICAN ELM
QA	SAWTOOTH OAK
GS	SHADEMASTER HONEY LOCUST
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SYMBOL	CODE	COMMON NAME
SHRUBS		
	HP	BOBO PANICLE HYDRANGEA
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	MM	DARKSTAR® CREEPING OREGON GRAPE
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	GA	ARIZONA SUN BLANKET FLOWER
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GROUND COVERS		
	BO	BLUE GRAMA GRASS
	SH	PRAIRIE DROPSEED
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GRAPHIC SCALE 1 inch = 30 ft. (30 0 15 30 60 FEET)

NOTES:
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STATE OF IDAHO — THOMAS BARKER — SOUTHERN — LICENSED LANDSCAPE ARCHITECT — 527/1891

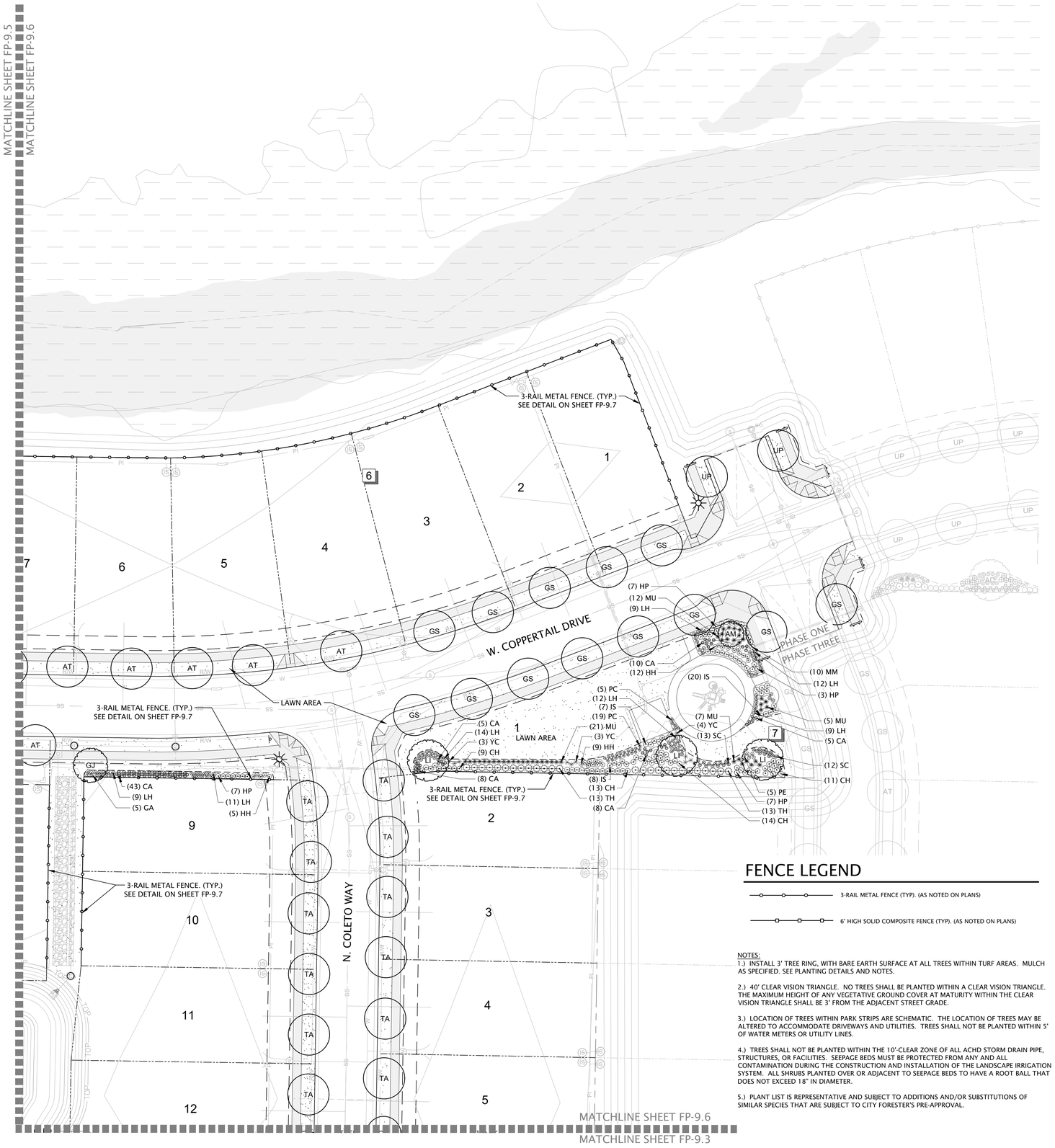
REV.	DATE	DESCRIPTION
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PHASE ONE
LANDSCAPE PLAN

FINAL–PLAT FOR
TRAILMARK STATION
CITY OF STAR, ADA COUNTY, IDAHO

DATE: 9/1/2026	SCALE: 1"=30'
DESIGN: LAC	DRAWN: LAC
JOB NO.: 8655	FILE NAME: 8655-S-FP-LAND PH1
REF. NO.: FP-9.5	
SHEET NO.: 5 OF 8	

I:\PROJECTS\IDAHO\8655 - STARLING SPRINGS\LANDDEPT\LANDSCAPE\FINAL PLAT LS\PHASE ONE\8655-S-FP-LAND PH1.DWG-Leigh Chernikovich-9/1/26



FENCE LEGEND

- 3-RAIL METAL FENCE (TYP). (AS NOTED ON PLANS)
- 6' HIGH SOLID COMPOSITE FENCE (TYP). (AS NOTED ON PLANS)

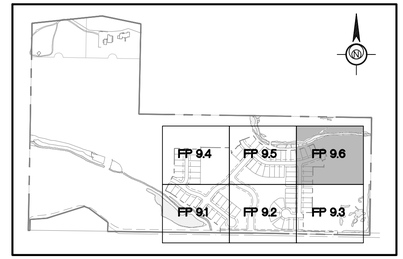
NOTES:
1.) INSTALL 3' TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. MULCH AS SPECIFIED. SEE PLANTING DETAILS AND NOTES.

2.) 40' 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.

3.) LOCATION OF TREES WITHIN PARK STRIPS ARE SCHEMATIC. THE LOCATION OF TREES MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.

4.) 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 SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER.

5.) PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL.



SHEET INDEX
N.T.S.

PLANT SCHEDULE

CODE	COMMON NAME
COMMON AREA TREES	
LI	EMERALD CITY® TULIP POPLAR
CC	FOREST PANSY EASTERN REDBUD
GJ	GOLDEN COLONNADE® MAIDENHAIR TREE
MS	PRAIRIFIRE CRABAPPLE
AD	RED SENTINEL™ MAPLE
AM	SERVICEBERRY
LANDSCAPE BUFFER	
MC	CORALBURST® CRABAPPLE
LT	EMERALD CITY® TULIP POPLAR
PR	NEWPORT FLOWERING PLUM
AR	RED MAPLE
PARKING LOT TREES	
GB	GOLDEN COLONNADE® MAIDENHAIR TREE
AP	PACIFIC SUNSET MAPLE
PATHWAY TREES	
AN	CRIMSON SUNSET MAPLE
PN	NEWPORT FLOWERING PLUM
LE	TULIP POPLAR
STREET TREES - CLASS II	
TA	AMERICAN LINDEN
GD	GOLDEN COLONNADE® MAIDENHAIR TREE
AT	PACIFIC SUNSET MAPLE
UP	PRINCETON AMERICAN ELM
QA	SAWTOOTH OAK
GS	SHADEMASTER HONEY LOCUST
CB	UPRIGHT EUROPEAN HORNBEAM

SYMBOL	CODE	COMMON NAME
SHRUBS		
	HP	BOBO PANICLE HYDRANGEA
	YC	COLOR GUARD ADAM'S NEEDLE
	MM	DARKSTAR® CREEPING OREGON GRAPE
	NH	HARBOUR DWARF HEAVENLY BAMBOO
	HH	HIDCOTE ST. JOHN'S WORT
	JC	HILLSPIRE EASTERN REDCEDAR
	CH	IVORY HALO® TATARIAN DOGWOOD
	TH	JUNIOR GIANT ARBORVITAE
	PD	LITTLE DEVIL™ DWARF NINEBARK
	EK	MANHATTAN EUONYMUS
	TB	MR. BOWLING BALL® ARBORVITAE
	PM	MUGO PINE
	VT	RED WING AMERICAN CRANBERRYBUSH
	PL	SCHIPKA ENGLISH LAUREL
	IS	SOFT TOUCH JAPANESE HOLLY
	IJ	STEEDS JAPANESE HOLLY
ORNAMENTAL GRASSES		
	PC	CASSIAN FOUNTAIN GRASS
	MU	COTTON CANDY PINK MUHLY GRASS
	CA	FEATHER REED GRASS
PERENNIALS AND GROUNDCOVER		
	GA	ARIZONA SUN BLANKET FLOWER
	PE	DENIM 'N LACE RUSSIAN SAGE
	LH	HIDCOTE ENGLISH LAVENDER
	SC	LAVENDER COTTON
	AE	LITTLE MOONSHINE COMMON YARROW
GROUND COVERS		
	BO	BLUE GRAMA GRASS
	SH	PRAIRIE DROPSEED
	LM	SILVERY SUNPROOF LILYTURF

GRAPHIC SCALE 1 inch = 30 ft. (30 0 15 30 60 FEET)

NOTES:
1) THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
2) REFER TO SHEET FP-9.7 FOR NOTES AND DETAILS.

STATE OF IDAHO · THOMAS BARNES · 5371891 · LICENSED LANDSCAPE ARCHITECT

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3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

REV.	DATE	DESCRIPTION
		DRAWN

PHASE ONE
LANDSCAPE PLAN

FINAL–PLAT FOR
TRAILMARK STATION
CITY OF STAR, ADA COUNTY, IDAHO

DATE: 9/1/2026	SCALE: 1"=30'
DESIGN: LAC	DRAWN: LAC
JOB NO.: 8655	FILE NAME: 8655-S-FP-LAND PH1
REF. NO.: **FP-9.6**	
SHEET NO.: **6** OF **8**	

X:\PROJECTS\IDAHO\8655 - STARLING SPRINGS\LANDDEPT\LANDSCAPE\FINAL-PLAT LS\PHASE ONE\8655-S-FP-LAND PH1.DWG-Leigh Cherrikovich-9/1/26

PLANT SCHEDULE

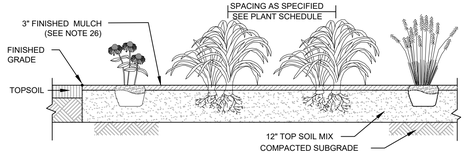
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
COMMON AREA TREES					
AD	15	ACER RUBRUM 'WW WARREN'	RED SENTINEL™ MAPLE	B & B	2" CAL.
AM	9	AMELANCHIER ALNIFOLIA	SERVICEBERRY	B & B	8 -10` HT.
CC	3	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	B & B	8 -10` HT.
GJ	2	GINKGO BILOBA 'JFS-UGA2'	GOLDEN COLONNADE® MAIDENHAIR TREE	B & B	2" CAL.
LI	6	LIRIODENDRON TULIPIFERA 'JFS-OZ'	EMERALD CITY® TULIP POPLAR	B & B	2" CAL.
MS	4	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	8 -10` HT.
LANDSCAPE BUFFER					
AR	3	ACER RUBRUM	RED MAPLE	B & B	2" CAL.
LT	1	LIRIODENDRON TULIPIFERA 'JFS-OZ'	EMERALD CITY® TULIP POPLAR	B & B	2" CAL.
MC	7	MALUS X 'CORALCOLE'	CORALBURST® CRABAPPLE	B & B	2" CAL.
PR	8	PRUNUS CERASIFERA 'NEWPORT'	NEWPORT FLOWERING PLUM	B & B	2" CAL.
PARKING LOT TREES					
AP	2	ACER TRUNCATUM 'PACIFIC SUNSET'	PACIFIC SUNSET MAPLE	B & B	2" CAL.
GB	4	GINKGO BILOBA 'JFS-UGA2'	GOLDEN COLONNADE® MAIDENHAIR TREE	B & B	2" CAL.
PATHWAY TREES					
AN	4	ACER TRUNCATUM 'CRIMSON SUNSET'	CRIMSON SUNSET MAPLE	B & B	2" CAL.
LE	3	LIRIODENDRON TULIPIFERA	TULIP POPLAR	B & B	2" CAL.
PN	3	PRUNUS CERASIFERA 'NEWPORT'	NEWPORT FLOWERING PLUM	B & B	8 -10` HT.
STREET TREES - CLASS II					
AT	54	ACER TRUNCATUM `PACIFIC SUNSET`	PACIFIC SUNSET MAPLE	B & B	2" CAL.
CB	18	CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	B & B	2" CAL.
GD	41	GINKGO BILOBA 'JFS-UGA2'	GOLDEN COLONNADE® MAIDENHAIR TREE	B & B	2" CAL.
GS	26	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER`	SHADEMASTER HONEY LOCUST	B & B	2" CAL.
QA	33	QUERCUS ACUTISSIMA	SAWTOOTH OAK	B & B	2" CAL.
TA	44	TILIA AMERICANA	AMERICAN LINDEN	B & B	2" CAL.
UP	37	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	B & B	2" CAL.

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
SHRUBS					
CH	147	CORNUS ALBA 'BAILHALO'	IVORY HALO® TATARIAN DOGWOOD	#5 CONT.	
EK	161	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	MANHATTAN EUONYMUS	#5 CONT.	
HP	64	HYDRANGEA PANICULATA 'BOBO'	BOBO PANICLE HYDRANGEA	#5 CONT.	
HH	106	HYPERICUM X 'HIDCOTE'	HIDCOTE ST. JOHN'S WORT	#5 CONT.	
IS	43	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH JAPANESE HOLLY	#5 CONT.	
IJ	18	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	#7 CONT.	
JC	44	JUNIPERUS VIRGINIANA 'CUPRESSIFOLIA'	HILLSPIRE EASTERN REDCEDAR	B & B	6` MIN.HT.
MM	10	MAHONIA REPENS 'MONRWS'	DARKSTAR® CREEPING OREGON GRAPE	#5 CONT.	
NH	71	NANDINA DOMESTICA `HARBOUR DWARF`	HARBOUR DWARF HEAVENLY BAMBOO	#3 CONT.	
PD	44	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL™ DWARF NINEBARK	#3 CONT.	
PM	17	PINUS MUGO `SLOWMOUND`	MUGO PINE	#5 CONT.	
PL	20	PRUNUS LAUROCERASUS `SCHIPKAENSIS`	SCHIPKA ENGLISH LAUREL	#7 CONT.	
TB	1	THUJA OCCIDENTALIS 'BOBOZAM'	MR. BOWLING BALL® ARBORVITAE	#5 CONT.	
TH	55	THUJA X 'JUNIOR GIANT'	JUNIOR GIANT ARBORVITAE	B & B	6` MIN.HT.
VT	12	VIBURNUM TRILOBUM 'RED WING'	RED WING AMERICAN CRANBERRYBUSH	#5 CONT.	
YC	39	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD ADAM'S NEEDLE	#3 CONT.	
ORNAMENTAL GRASSES					
CA	650	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#3 CONT.	
MU	275	MUHLENBERGIA CAPILLARIS 'COTTON CANDY'	COTTON CANDY PINK MUHLY GRASS	#3 CONT.	
PC	59	PENNISETUM ALOPECUROIDES 'CASSIAN'S CHOICE'	CASSIAN FOUNTAIN GRASS	#2 CONT.	
PERENNIALS AND GROUNDCOVER					
AE	35	ACHILLEA MILLEFOLIUM 'ACBZ0002'	LITTLE MOONSHINE COMMON YARROW	#2 CONT.	
GA	115	GAILLARDIA X 'ARIZONA SUN'	ARIZONA SUN BLANKET FLOWER	#2 CONT.	
LH	363	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	#2 CONT.	
PE	239	PEROVSKIA ATRIPLICIFOLIA 'DENIM 'N LACE'	DENIM 'N LACE RUSSIAN SAGE	#2 CONT.	
SC	91	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	#2 CONT.	

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GROUND COVERS					
BO	2,129	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	2 QT.	24" o.c.
LM	470	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LILYTURF	#1 CONT.	15" o.c.
SH	3,098	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	2 QT.	24" o.c.

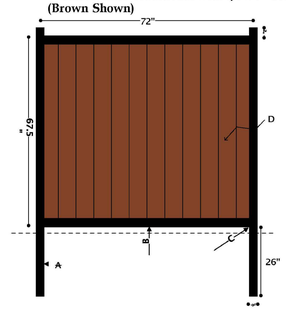
PHASE ONE - CITY OF STAR - LANDSCAPE REQUIREMENTS/CALCULATIONS

	REQUIRED	PROVIDED
STREET TREES/ PARKWAY STRIPS: ONE STREET TREE PER 35' LINEAR FEET OF STREET FRONTAGE (CLEAR BRANCHES TO HEIGHT OF 6 FEET)		
INTERIOR STREET TREES: 8,070 L.F./35 L.F. =	231 TREES	231 TREES
W. JOPLIN RD STREET TREES: 784 L.F/35 L.F. =	22 TREES	22 TREES
PARKING LOT PERIMETER LANDSCAPE: ONE SHADE TREE PER 35' LINEAR FEET (CLEAR BRANCHES TO HEIGHT OF 6 FEET)		
PARKING PERIMETER AREA TREES: 225 L.F./35 L.F. =	6 TREES	6 TREES
COMMON AREA LANDSCAPE: ONE DECIDUOUS SHADE TREE PER 4,000 SQUARE FEET		
COMMON AREA TREES: 158,379 SF/4,000 S.F. =	40 TREES	40 TREES
PATHWAY LANDSCAPE: ONE DECIDUOUS (CLASS I OR CLASS II) TREE PER 35 LINEAR FEET.		
PATHWAY TREES: 344 L.F. /35 L.F. =	10 TREES	10 TREES
LANDSCAPE BUFFER: ONE DECIDUOUS (CLASS I OR CLASS II) TREE PER 35 LINEAR FEET.		
W. JOPLIN ROAD LANDSCAPE BUFFER TREES: 670 L.F./35 L.F. =	19 TREES	19 TREES



ANNUAL/PERENNIAL/GRASSES/GROUNDCOVER BEDS
NOT TO SCALE

6' Tall Avimor Traditional with 7/8 x 6" Composite T&G Infill (Brown Shown)



Key	Qty.	Description
A	2	3" x 3" x 96" Grooved Post
B	2	1 x 2.75 x 72" Rail
C	2	Bottom Bracket
D	12	7/8 x 6 x 64" T&G

NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
2. 6" WIDE SOIL TRENCH STRIP TO BE INSTALLED AT BASE OF FENCE ON COMMON LOT SIDE. SEE FENCE LINE DETAIL.

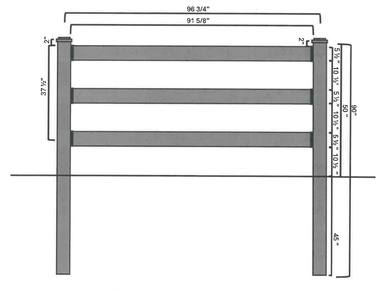
PRODUCT INFORMATION:
MANUFACTURER: ALLIANCE FENCE & SUPPLY
FENCE STYLE: AVIMOR TRADITIONAL WITH COMPOSITE T&G INFILL
FENCE COLOR: BLACK FRAMING WITH DARK BROWN VERTICAL SLATS
CONTACT: 801-852-8542
WEBSITE: www.alliancefencesupply.com

FENCE SYMBOL: 6' HIGH SOLID COMPOSITE FENCE (TYP). (AS NOTED ON PLANS)

6' HIGH SOLID PRIVACY FENCE
NOT TO SCALE

Ranch Rail – 3 Rail
Royal Stables

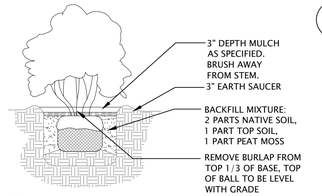
Post	1 – 5 x 5 x 90"
Rail	3 – 1.5" x 5.5 x 95"
Caps	5 x 5"
Grommet	2 per rail
Rail Lock	1 per post



PRODUCT INFORMATION:
MANUFACTURER: ALLIANCE FENCE & SUPPLY
FENCE COLOR: BLACK
CONTACT: 801-852-8542
WEBSITE: www.alliancefencesupply.com

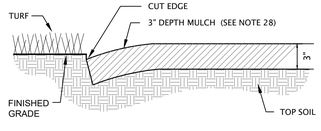
FENCE SYMBOL: 3-RAIL METAL FENCE (TYP). (AS NOTED ON PLANS)

3-RAIL METAL FENCE
NOT TO SCALE

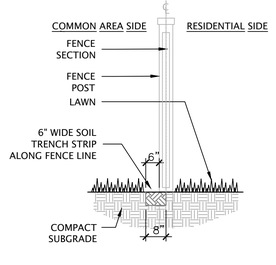


NOTE:
1. SHRUB ROOTBALLS SHALL BE TYPICALLY 12" WIDE. THE DEPTH OF THE ROOTBALL SHALL BE NO LESS THAN 65% ITS WIDTH.
2. DIG HOLE TWICE THE SIZE OF ROOTBALL.

SHRUB PLANTING
NOT TO SCALE



PLANTER CUT BED EDGE
NOT TO SCALE

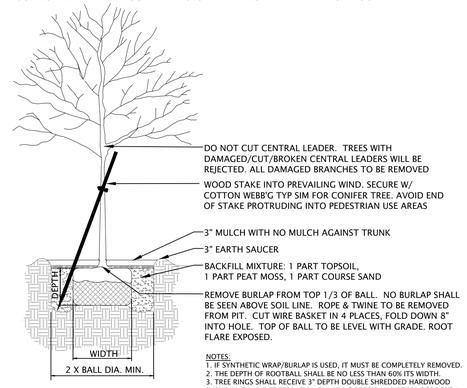


NOTE: SOIL TRENCH TO BE MAINTAINED ON COMMON AREA SIDE OF FENCE ONLY.

FENCE LINE DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

1. STREET TREES, BUFFER PLANTINGS SHALL BE PLANTED BY PHASE ACCORDING TO THE PHASE IN WHICH IT IS LOCATED. IN LIEU OF PLANTING DUE TO SEASONAL CONSTRAINTS, THE LOCATIONS OF REQUIRED PLANTS SHALL BE STAKED AND THE DEVELOPER WILL BE REQUIRED TO SUBMIT TO THE CITY/TOWNSHIP A MEMORANDUM SIGNED BY THE PURCHASER AT THE TIME OF SETTLEMENT. THIS MEMORANDUM WILL INDICATE THAT THE PURCHASER UNDERSTANDS AND ACKNOWLEDGES THAT THE STAKES INDICATE THE LOCATION OF REQUIRED TREES TO BE PLANTED BY THE DEVELOPER.
2. GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWELVE (12) MONTHS FROM THE DAY OF FINAL APPROVAL BY THE TOWNSHIP/ CITY ARBORIST OR TOWNSHIP/ CITY ENGINEER. ANY PLANT MATERIAL TWENTY-FIVE PERCENT (25%) OR MORE OF WHICH IS DEAD SHALL BE CONSIDERED DEAD. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR TWENTY-FIVE PERCENT (25%) OF THE CROWN IS DEAD. IF THE PLANT FAILS TO SURVIVE DURING THIS PERIOD, REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCESSIVE PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE. ANY DEAD PLANT MATERIAL SHALL BE REPLACED AND INSTALLED ACCORDING TO THE APPROVED PLANTING PRACTICES.
3. THE DEVELOPER SHALL CONTACT THE TOWNSHIP/ CITY IN WRITING TO REQUEST A FINAL INSPECTION FOR THE ACCEPTANCE AT THE END OF GUARANTEE PERIOD. THESE INSPECTIONS WILL BE PERFORMED WHEN THE PLANT MATERIALS ARE IN FULL LEAF (MAY 1ST- THROUGH NOVEMBER 15TH). ALL GUARANTEE ESCROW FUNDS WILL BE RELEASED UPON ACCEPTANCE AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE PERIOD WILL BE EXTENDED UNTIL THIRTY (30) DAYS AFTER THE RECEIPT OF THE REQUESTED LETTER AFTER MAY 1ST. SHOULD THE END OF GUARANTEE PERIOD OCCUR AFTER NOVEMBER 15TH, THE GUARANTEE PERIOD SHALL EXTEND TO MAY 15TH.
4. ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
5. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED WITH A SIMILAR PLANT PRIOR TO INSTALLATION BASED ON AVAILABILITY, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT OR TOWNSHIP/CITY ARBORIST.
6. IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
7. NOTIFY ALL UTILITY COMPANIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN FIELD TO AVOID INTERFERENCE WITH UTILITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
9. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
10. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
11. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI 260 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
12. B & B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
13. TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS. NO TREES OR SHRUBS SHALL BE PLANTED IN A SIGHT TRIANGLE. NO TREES SHALL BE PLANTED IN ANY UTILITY OR MUNICIPAL EASEMENTS.
14. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITION ARE SUITABLE. SPRING PLANTING SEASON SHALL BE: MARCH 1ST TO JUNE 1ST. FALL PLANTING SEASON SHALL BE: AUGUST 15TH TO DECEMBER 15TH FOR EVERGREEN PLANTS AND SEPTEMBER 15TH TO DECEMBER 15TH, FOR DECIDUOUS PLANTS.
15. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PLANTING PIT.
16. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE PLANTING DETAILS.
17. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING UPON THE PERFORMANCE OF THE WORK.
18. TREE PROTECTION DURING CONSTRUCTION: TREE PROTECTION AREAS SHALL BE DELINEATED TO IMPLEMENT THE STANDARDS CONTAINED IN THE LOCAL ZONING ORDINANCE AND THIS ORDINANCE REGARDING PRESERVATION OF TREES, WOODLANDS, AND FORESTS DURING THE DEVELOPMENT AND CONSTRUCTION PROCESS.
19. TREE PROTECTION AREA: AN AREA THAT IS RADIAL TO THE TRUNK OF A TREE. THE TREE PROTECTION AREA SHALL BE 15 FEET FROM THE TRUNK OF THE TREE TO BE RETAINED, OR THE DISTANCE FROM THE TRUNK TO THE DRIP LINE (THE LINE MARKING THE OUTER EDGE OF THE BRANCHES OF THE TREE) WHICHEVER IS GREATER. WHERE THERE IS A GROUP OF TREES OR WOODLANDS, THE TREE PROTECTION AREA SHALL BE THE AGGREGATE OF THE PROTECTION AREAS FOR THE INDIVIDUAL TREES.
20. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ORDINANCE REQUIREMENTS.
21. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
22. TREES SHALL NOT BE PLANTED WITHIN THE 10-CLEAR ZONE OF ALL 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 SHRUBS PLANTED OVER OR ADJACENT TOSEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE S AND WINDOWS.
23. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN THE VISION TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
24. LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
25. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
26. MULCHING: MULCH SHALL BE USED IN ALL REQUIRED PLANTING AREAS. APPROVED MULCHES MAY BE ORGANIC, SUCH AS BARK OR SOIL AID, OR THEY MAY INCLUDE ROCK PRODUCTS, SUCH AS "PERMABARK" OR SIMILAR PRODUCTS. USE OF MULCH, ORGANIC OR ROCK, AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. PEA GRAVEL, DRAIN ROCK, ROAD BASE GRAVEL, AND SIMILAR PRODUCTS SHALL NOT BE USED AS MULCH. ALL MULCH SHALL BE CONTAINED BY A CURB OR OTHER EDGING MATERIAL TO CONTAIN THE MULCH AND PREVENT IT FROM MIGRATING TO ADJACENT SURFACES. IF ROCK MULCH IS USED, A WEED BARRIER FABRIC SHALL BE USED BENEATH THE ROCK. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED BECAUSE THEY RESTRICT WATER AND OXYGEN TO THE PLANTS WITHIN STORMWATER FACILITIES, MULCH MAY NOT FLOAT. TREE RINGS SHALL RECEIVE 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH AND TREES WITHIN PLANTING BEDS SHALL RECEIVE 3" DEPTH STONE MULCH.



NOTES:
1. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
2. THE DEPTH OF ROOTBALL SHALL BE NO LESS THAN 60% ITS WIDTH.
3. TREE RINGS SHALL RECEIVE 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH AND TREES WITHIN PLANTING BEDS SHALL RECEIVE 3" DEPTH PERMABARK MULCH.

TREE PLANTING/ STAKING
NOT TO SCALE

NOTE:
1) THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.

STATE OF IDAHO * LICENSED LANDSCAPE ARCHITECT * 5371891 * 14 * THOMAS BARNEBY NILSEN
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ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

REV.	DATE	DESCRIPTION	DRAWN

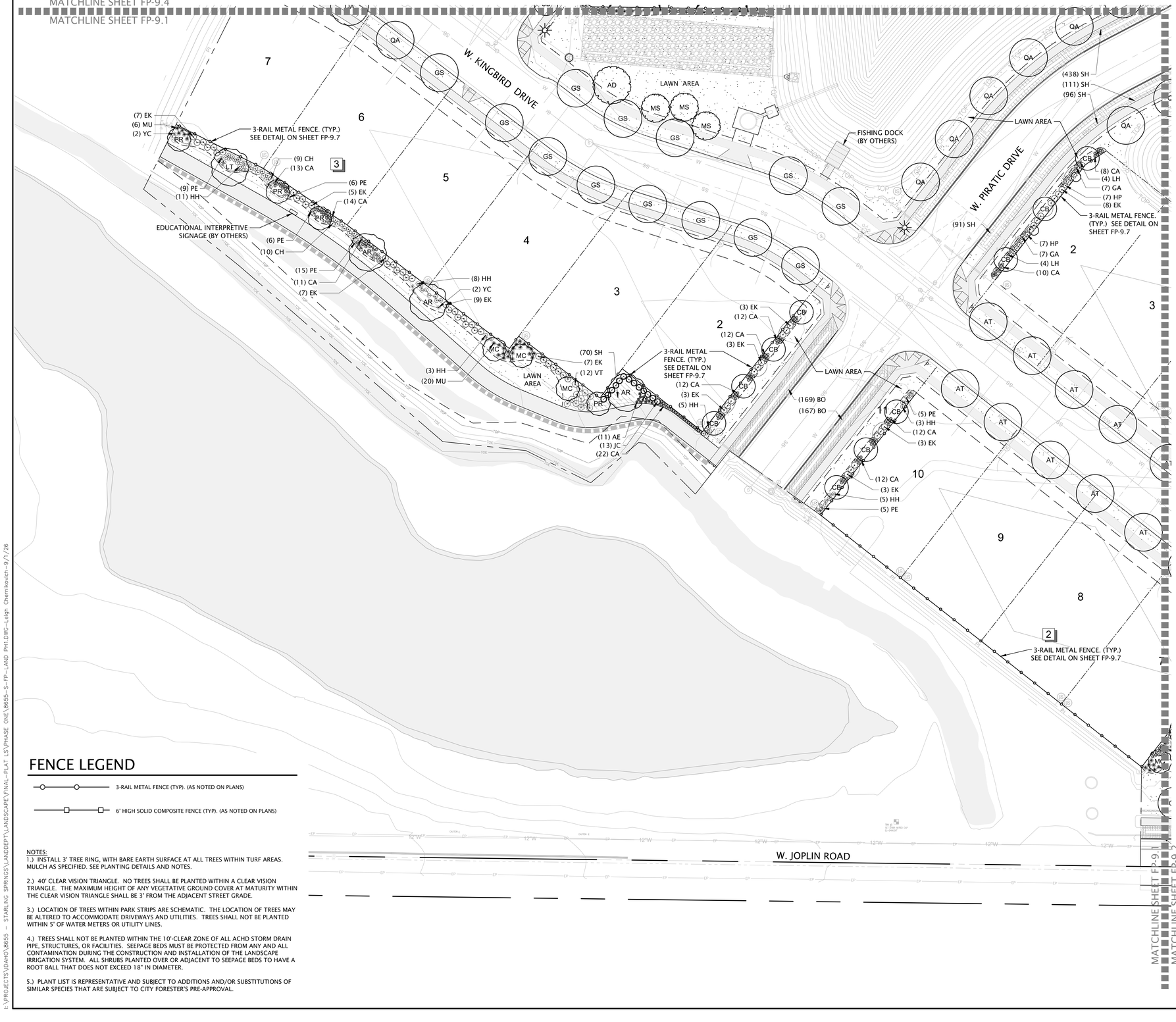
PHASE ONE
LANDSCAPE DETAILS AND NOTES

FINAL-PLAT FOR
TRAILMARK STATION
CITY OF STAR, ADA COUNTY, IDAHO

DATE: 9/1/2026	SCALE: NOT TO SCALE
DESIGN: LAC	DRAWN: LAC
JOB NO.: 8655	FILE NAME: 8655-S-FP-LAND PH1
REF. NO.:	FP-9.7
SHEET NO.: 7	OF 8

B:\PROJECTS\IDAHO\8655 - STARLING SPRINGS\LANDDEPT\LANDSCAPE\FINAL-PLAT 1ST\PHASE ONE\8655-S-FP-LAND PH1.DWG-Leigh Chernikovich-9/1/26

MATCHLINE SHEET FP-9.4
MATCHLINE SHEET FP-9.1



FENCE LEGEND

3-RAIL METAL FENCE (TYP). (AS NOTED ON PLANS)

6' HIGH SOLID COMPOSITE FENCE (TYP). (AS NOTED ON PLANS)

NOTES:

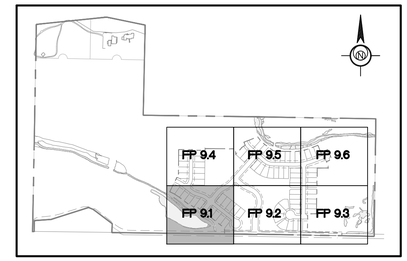
1.) INSTALL 3' TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. MULCH AS SPECIFIED. SEE PLANTING DETAILS AND NOTES.

2.) 40' 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.

3.) LOCATION OF TREES WITHIN PARK STRIPS ARE SCHEMATIC. THE LOCATION OF TREES MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.

4.) 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 SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER.

5.) PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL.



SHEET INDEX
N.T.S.

PLANT SCHEDULE

CODE	COMMON NAME
COMMON AREA TREES	
LI	EMERALD CITY® TULIP POPLAR
CC	FOREST PANSY EASTERN REDBUD
GJ	GOLDEN COLONNADE® MAIDENHAIR TREE
MS	PRAIRIFIRE CRABAPPLE
AD	RED SENTINEL™ MAPLE
AM	SERVICEBERRY
LANDSCAPE BUFFER	
MC	CORALBURST® CRABAPPLE
LT	EMERALD CITY® TULIP POPLAR
PR	NEWPORT FLOWERING PLUM
AR	RED MAPLE
PARKING LOT TREES	
GB	GOLDEN COLONNADE® MAIDENHAIR TREE
AP	PACIFIC SUNSET MAPLE
PATHWAY TREES	
AN	CRIMSON SUNSET MAPLE
PN	NEWPORT FLOWERING PLUM
LE	TULIP POPLAR
STREET TREES - CLASS II	
TA	AMERICAN LINDEN
GD	GOLDEN COLONNADE® MAIDENHAIR TREE
AT	PACIFIC SUNSET MAPLE
UP	PRINCETON AMERICAN ELM
QA	SAWTOOTH OAK
GS	SHADEMASTER HONEY LOCUST
CB	UPRIGHT EUROPEAN HORNBEAM

SYMBOL	CODE	COMMON NAME
SHRUBS		
	HP	BOBO PANICLE HYDRANGEA
	YC	COLOR GUARD ADAM'S NEEDLE
	MM	DARKSTAR® CREEPING OREGON GRAPE
	NH	HARBOUR DWARF HEAVENLY BAMBOO
	HH	HIDCOTE ST. JOHN'S WORT
	JC	HILLSPIRE EASTERN REDCEDAR
	CH	IVORY HALO® TATARIAN DOGWOOD
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	PD	LITTLE DEVIL™ DWARF NINEBARK
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ORNAMENTAL GRASSES		
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	MU	COTTON CANDY PINK MUHLY GRASS
	CA	FEATHER REED GRASS
PERENNIALS AND GROUNDCOVER		
	GA	ARIZONA SUN BLANKET FLOWER
	PE	DENIM 'N LACE RUSSIAN SAGE
	LH	HIDCOTE ENGLISH LAVENDER
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	AE	LITTLE MOONSHINE COMMON YARROW
GROUND COVERS		
	BO	BLUE GRAMA GRASS
	SH	PRAIRIE DROPSEED
	LM	SILVERY SUNPROOF LILYTURF

30 0 15 30 60 FEET
GRAPHIC SCALE 1 inch = 30 ft.

NOTES:
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STATE OF IDAHO · THOMAS BARKER · 5371891 · LICENSED LANDSCAPE ARCHITECT

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REV.	DATE	DESCRIPTION	DRAWN

PHASE ONE
LANDSCAPE PLAN

FINAL–PLAT FOR
TRAILMARK STATION
CITY OF STAR, ADA COUNTY, IDAHO

DATE: 9/1/2026	SCALE: 1"=30'
DESIGN: LAC	DRAWN: LAC
JOB NO.: 8655	FILE NAME: 8655-S-FP-LAND PH1
REF. NO.: FP-9.1	
SHEET NO.: 1 OF 8	

I:\PROJECTS\IDAHO\8655 - STARLING SPRINGS\LANDDEPT\LANDSCAPE\FINAL-PLAT LS\PHASE ONE\8655-S-FP-LAND PH1.DWG-Leigh Chernikovich-9/1/26

MATCHLINE SHEET FP-9.1

MATCHLINE SHEET FP-9.2

MATCHLINE SHEET FP-9.5

MATCHLINE SHEET FP-9.6

PROPOSED POND

PROPOSED POND

W. KINGBIRD COURT

N. BEACON RIDGE WAY

W. JOPLIN ROAD

3-RAIL METAL FENCE. (TYP.)
SEE DETAIL ON SHEET FP-9.7

3-RAIL METAL FENCE. (TYP.)
SEE DETAIL ON SHEET FP-9.7

SEE SHEET FP-9.8 FOR
ENTRANCE LANDSCAPING

LAWN AREA

(11) CA
(9) CA
(139) SH
(117) BO
(10) CA
(7) CA
(110) SH
(8) CA
(138) SH
(100) SH
(9) CA
(9) CA
(122) SH
(129) SH
(7) CA
(8) CA
(94) SH
(80) SH
(7) CA
(8) CA
(125) BO
(113) BO
(1) PM
(8) CA
(7) PE
(4) IJ
(5) HH
(3) YC
(8) LH
(3) CA
(6) YC
(4) IJ
(5) LH
(11) CA
(6) MU
(35) BO
(157) BO
(115) BO
(100) BO
(121) BO
(120) BO
(120) BO
(165) BO
(159) BO
(5) PD
(11) PE
(10) TH
(3) YC
(10) PE
(15) CA
(5) AE
(9) CH
(11) CA
(7) PD
(5) EK
(3) SC
(11) PE
(7) LH
(6) PD
(17) CA
(5) SC
(13) GA
(7) LH

QA AT AM GD UP LI MC PR AD

1 2 3 4 5 6 17 18 19 20 21

EP EG

NOTES:
1.) INSTALL 3" TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. MULCH AS SPECIFIED. SEE PLANTING DETAILS AND NOTES.

2.) 40' 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.

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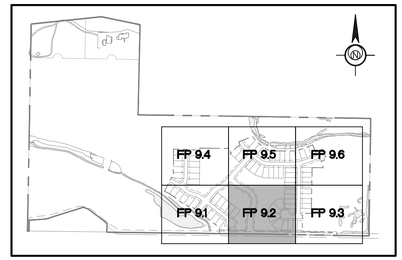
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FENCE LEGEND

3-RAIL METAL FENCE (TYP). (AS NOTED ON PLANS)

6' HIGH SOLID COMPOSITE FENCE (TYP). (AS NOTED ON PLANS)



SHEET INDEX
N.T.S.

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COMMON AREA TREES	
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CC	FOREST PANSY EASTERN REDBUD
GJ	GOLDEN COLONNADE® MAIDENHAIR TREE
MS	PRAIRIFIRE CRABAPPLE
AD	RED SENTINEL™ MAPLE
AM	SERVICEBERRY
LANDSCAPE BUFFER	
MC	CORALBURST® CRABAPPLE
LT	EMERALD CITY® TULIP POPLAR
PR	NEWPORT FLOWERING PLUM
AR	RED MAPLE
PARKING LOT TREES	
GB	GOLDEN COLONNADE® MAIDENHAIR TREE
AP	PACIFIC SUNSET MAPLE
PATHWAY TREES	
AN	CRIMSON SUNSET MAPLE
PN	NEWPORT FLOWERING PLUM
LE	TULIP POPLAR
STREET TREES - CLASS II	
TA	AMERICAN LINDEN
GD	GOLDEN COLONNADE® MAIDENHAIR TREE
AT	PACIFIC SUNSET MAPLE
UP	PRINCETON AMERICAN ELM
QA	SAWTOOTH OAK
GS	SHADEMASTER HONEY LOCUST
CB	UPRIGHT EUROPEAN HORNBEAM

SYMBOL	CODE	COMMON NAME
SHRUBS		
	HP	BOBO PANICLE HYDRANGEA
	YC	COLOR GUARD ADAM'S NEEDLE
	MM	DARKSTAR® CREEPING OREGON GRAPE
	NH	HARBOUR DWARF HEAVENLY BAMBOO
	HH	HIDCOTE ST. JOHN'S WORT
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	CH	IVORY HALO® TATARIAN DOGWOOD
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	PD	LITTLE DEVIL™ DWARF NINEBARK
	EK	MANHATTAN EUONYMUS
	TB	MR. BOWLING BALL® ARBORVITAE
	PM	MUGO PINE
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	PL	SCHIPKA ENGLISH LAUREL
	IS	SOFT TOUCH JAPANESE HOLLY
	IJ	STEEDS JAPANESE HOLLY
ORNAMENTAL GRASSES		
	PC	CASSIAN FOUNTAIN GRASS
	MU	COTTON CANDY PINK MUHLY GRASS
	CA	FEATHER REED GRASS
PERENNIALS AND GROUNDCOVER		
	GA	ARIZONA SUN BLANKET FLOWER
	PE	DENIM 'N LACE RUSSIAN SAGE
	LH	HIDCOTE ENGLISH LAVENDER
	SC	LAVENDER COTTON
	AE	LITTLE MOONSHINE COMMON YARROW
GROUND COVERS		
	BO	BLUE GRAMA GRASS
	SH	PRAIRIE DROPSEED
	LM	SILVERY SUNPROOF LILYTURF

FEET
30 0 15 30 60
GRAPHIC SCALE 1 inch = 30 ft.

NOTES:
1) THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
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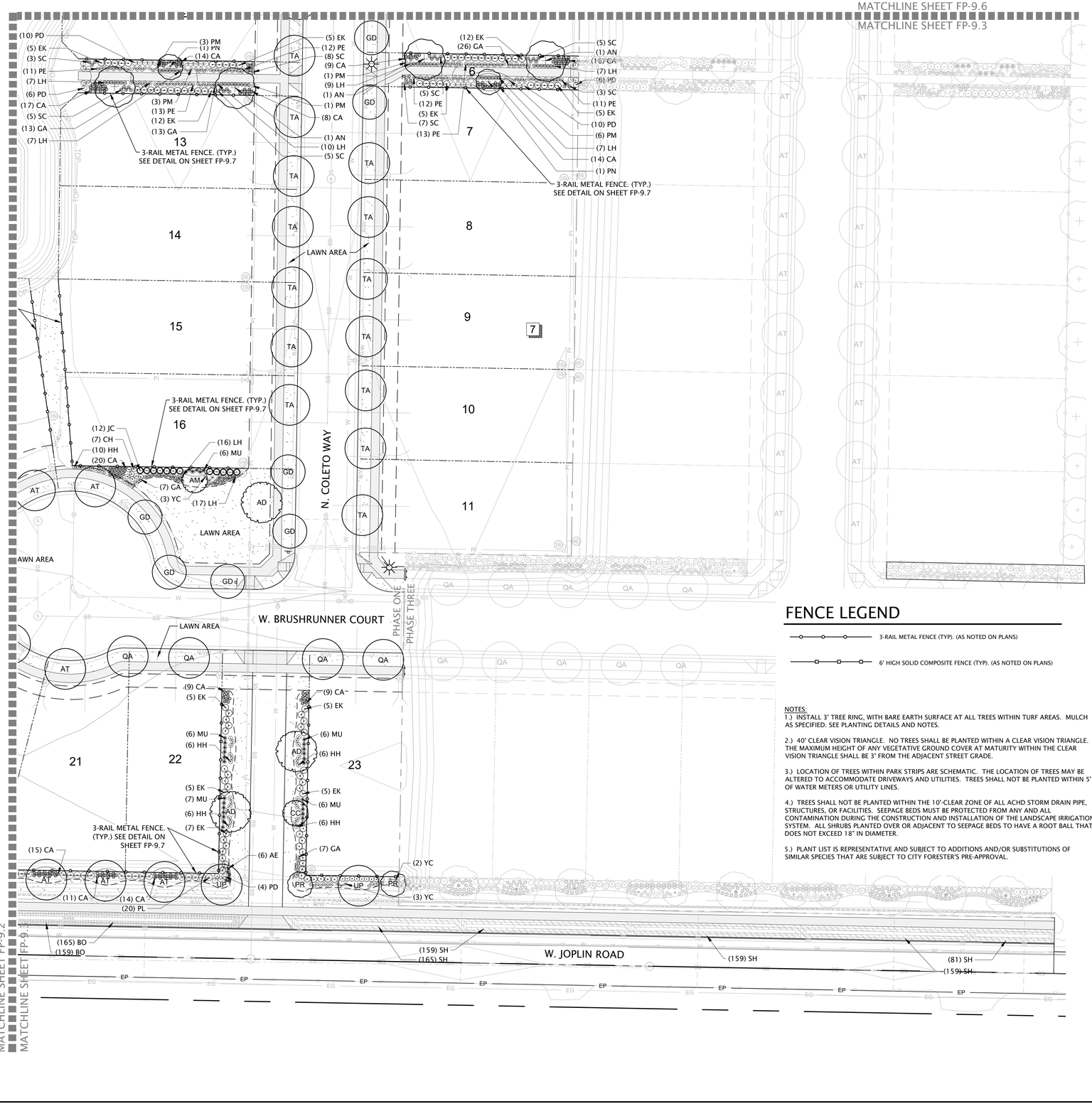
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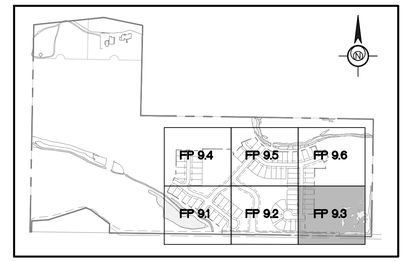
REV.	DATE	DESCRIPTION	DRAWN

PHASE ONE
LANDSCAPE PLAN

FINAL–PLAT FOR
TRAILMARK STATION
CITY OF STAR, ADA COUNTY, IDAHO

DATE: 9/1/2026	SCALE: 1"=30'
DESIGN: LAC	DRAWN: LAC
JOB NO.: 8655	FILE NAME: 8655-S-FP-LAND PH1
REF. NO.: FP-9.2	
SHEET NO.: 2 OF 8	





SHEET INDEX

N.T.S.

PLANT SCHEDULE

CODE	COMMON NAME
COMMON AREA TREES	
LI	EMERALD CITY® TULIP POPLAR
CC	FOREST PANSY EASTERN REDBUD
GJ	GOLDEN COLONNADE® MAIDENHAIR TREE
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AD	RED SENTINEL™ MAPLE
AM	SERVICEBERRY
LANDSCAPE BUFFER	
MC	CORALBURST® CRABAPPLE
LT	EMERALD CITY® TULIP POPLAR
PR	NEWPORT FLOWERING PLUM
AR	RED MAPLE
PARKING LOT TREES	
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AP	PACIFIC SUNSET MAPLE
PATHWAY TREES	
AN	CRIMSON SUNSET MAPLE
PN	NEWPORT FLOWERING PLUM
LE	TULIP POPLAR
STREET TREES - CLASS II	
TA	AMERICAN LINDEN
GD	GOLDEN COLONNADE® MAIDENHAIR TREE
AT	PACIFIC SUNSET MAPLE
UP	PRINCETON AMERICAN ELM
QA	SAWTOOTH OAK
GS	SHADEMASTER HONEY LOCUST
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SYMBOL	CODE	COMMON NAME
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GROUND COVERS		
	BO	BLUE GRAMA GRASS
	SH	PRAIRIE DROPSEED
	LM	SILVERY SUNPROOF LILYTURF

FENCE LEGEND

3-RAIL METAL FENCE (TYP). (AS NOTED ON PLANS)

6' HIGH SOLID COMPOSITE FENCE (TYP). (AS NOTED ON PLANS)

NOTES:

1.) INSTALL 3' TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. MULCH AS SPECIFIED. SEE PLANTING DETAILS AND NOTES.

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GRAPHIC SCALE

30 0 15 30 60 FEET

1 inch = 30 ft.

NOTES:

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STATE OF IDAHO · THOMAS BARKER · NILSEN · LICENSED LANDSCAPE ARCHITECT · 5371 · 03-31-26

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REV.	DATE	DESCRIPTION	DRAWN

PHASE ONE
LANDSCAPE PLAN

FINAL–PLAT FOR
TRAILMARK STATION
CITY OF STAR, ADA COUNTY, IDAHO

DATE: 9/1/2026	SCALE: 1"=30'
DESIGN: LAC	DRAWN: LAC
JOB NO.: 8655	FILE NAME: 8655-S-FP-LAND PHI
REF. NO.: FP-9.3	
SHEET NO.: 3 OF 8	

I:\PROJECTS\IDAHO\8655 - STARLING SPRINGS\LANDDEPT\LANDSCAPE\FINAL-PLAT LS\PHASE ONE\8655-S-FP-LAND PHI DWG-Leigh Chernikovich-9/1/26

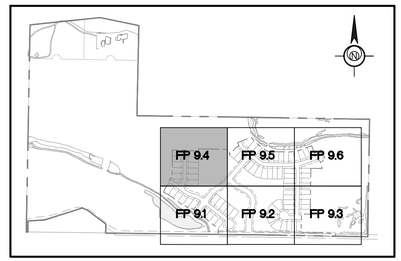
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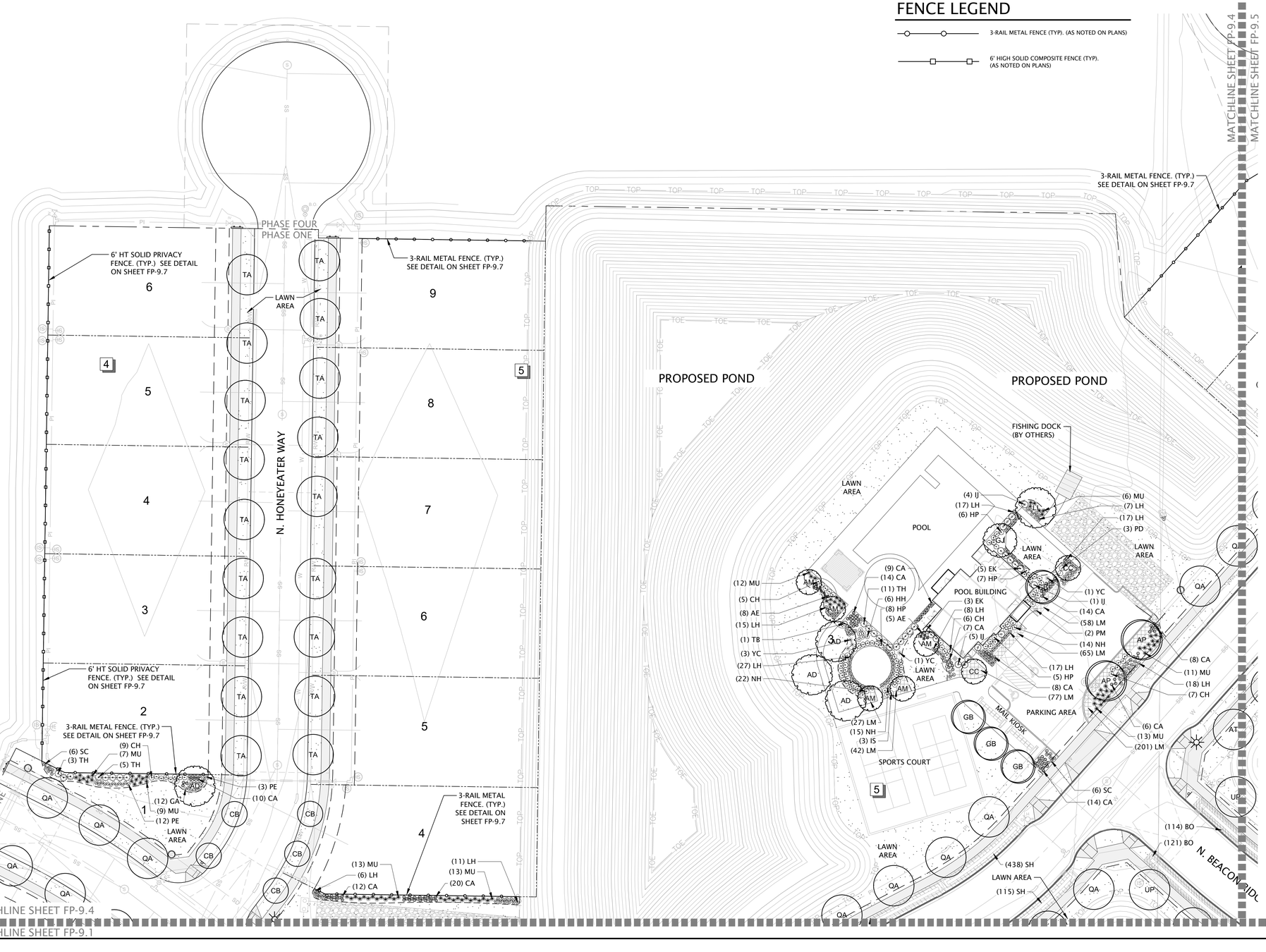


SHEET INDEX
N.T.S.

FENCE LEGEND

3-RAIL METAL FENCE (TYP). (AS NOTED ON PLANS)

6' HIGH SOLID COMPOSITE FENCE (TYP). (AS NOTED ON PLANS)



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SYMBOL	CODE	COMMON NAME
SHRUBS		
	HP	BOBO PANICLE HYDRANGEA
	YC	COLOR GUARD ADAM'S NEEDLE
	MM	DARKSTAR® CREEPING OREGON GRAPE
	NH	HARBOUR DWARF HEAVENLY BAMBOO
	HH	HIDCOTE ST. JOHN'S WORT
	JC	HILLSPIRE EASTERN REDCEDAR
	CH	IVORY HALO® TATARIAN DOGWOOD
	TH	JUNIOR GIANT ARBORVITAE
	PD	LITTLE DEVIL™ DWARF NINEBARK
	EK	MANHATTAN EUONYMUS
	TB	MR. BOWLING BALL® ARBORVITAE
	PM	MUGO PINE
	VT	RED WING AMERICAN CRANBERRYBUSH
	PL	SCHIPKA ENGLISH LAUREL
	IS	SOFT TOUCH JAPANESE HOLLY
	IJ	STEEDS JAPANESE HOLLY
ORNAMENTAL GRASSES		
	PC	CASSIAN FOUNTAIN GRASS
	MU	COTTON CANDY PINK MUHLY GRASS
	CA	FEATHER REED GRASS
PERENNIALS AND GROUNDCOVER		
	GA	ARIZONA SUN BLANKET FLOWER
	PE	DENIM 'N LACE RUSSIAN SAGE
	LH	HIDCOTE ENGLISH LAVENDER
	SC	LAVENDER COTTON
	AE	LITTLE MOONSHINE COMMON YARROW
GROUND COVERS		
	BO	BLUE GRAMA GRASS
	SH	PRAIRIE DROPSEED
	LM	SILVERY SUNPROOF LILYTURF

FEET
30 0 15 30 60
GRAPHIC SCALE 1 inch = 30 ft.

NOTES:
1) THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
2) REFER TO SHEET FP-9.7 FOR NOTES AND DETAILS.

STATE OF IDAHO · THOMAS BARNEBY · SOUTHERN · 5771891 · LICENSED LANDSCAPE ARCHITECT · 9/1/26

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ESE Consultants, Inc.
3103 W. Sheryl Drive Suite 100, Meridian, ID 83642
T: 208-424-0020

REV.#	DATE	DESCRIPTION	DRAWN

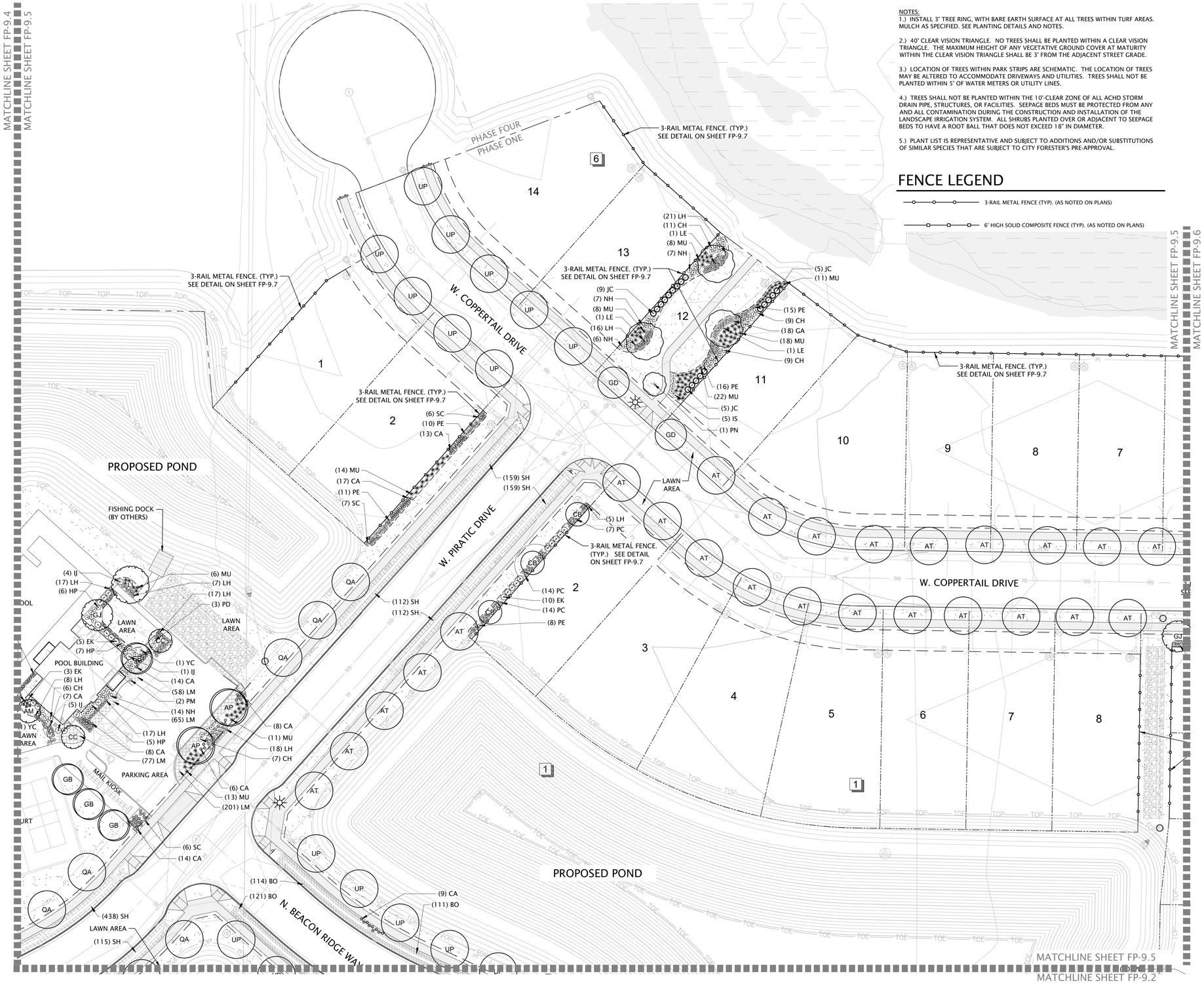
PHASE ONE
LANDSCAPE PLAN

FINAL–PLAT FOR
TRAILMARK STATION
CITY OF STAR, ADA COUNTY, IDAHO

DATE: 9/1/2026	SCALE: 1" = 30'
DESIGN: LAC	DRAWN: LAC
JOB NO.: 8655	FILE NAME: 8655-S-FP-LAND PH1
REF. NO.: FP-9.4	
SHEET NO.: 4 OF 8	

I:\PROJECTS\IDAHO\8655 - STARLING SPRINGS\LANDDEPT\LANDSCAPE\FINAL-PLAT LS\PHASE ONE\8655-S-FP-LAND PH1.DWG-Leigh Chernikovich- 9/1/26

MATCHLINE SHEET FP-9.4
MATCHLINE SHEET FP-9.5



NOTES:

1.) INSTALL 3" TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. MULCH AS SPECIFIED. SEE PLANTING DETAILS AND NOTES.

2.) 40' 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.

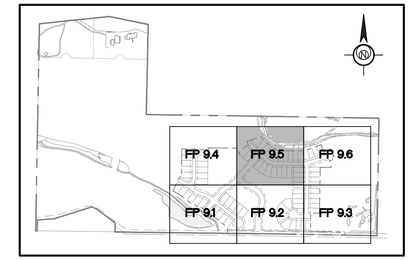
3.) LOCATION OF TREES WITHIN PARK STRIPS ARE SCHEMATIC. THE LOCATION OF TREES MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.

4.) 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 SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER.

5.) PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL.

FENCE LEGEND

- 3-RAIL METAL FENCE (TYP). (AS NOTED ON PLANS)
- 6' HIGH SOLID COMPOSITE FENCE (TYP). (AS NOTED ON PLANS)



SHEET INDEX
N.T.S.

PLANT SCHEDULE

CODE	COMMON NAME
COMMON AREA TREES	
LI	EMERALD CITY® TULIP POPLAR
CC	FOREST PANSY EASTERN REDBUD
GJ	GOLDEN COLONNADE® MAIDENHAIR TREE
MS	PRAIRIFIRE CRABAPPLE
AD	RED SENTINEL™ MAPLE
AM	SERVICEBERRY
LANDSCAPE BUFFER	
MC	CORALBURST® CRABAPPLE
LT	EMERALD CITY® TULIP POPLAR
PR	NEWPORT FLOWERING PLUM
AR	RED MAPLE
PARKING LOT TREES	
GB	GOLDEN COLONNADE® MAIDENHAIR TREE
AP	PACIFIC SUNSET MAPLE
PATHWAY TREES	
AN	CRIMSON SUNSET MAPLE
PN	NEWPORT FLOWERING PLUM
LE	TULIP POPLAR
STREET TREES - CLASS II	
TA	AMERICAN LINDEN
GD	GOLDEN COLONNADE® MAIDENHAIR TREE
AT	PACIFIC SUNSET MAPLE
UP	PRINCETON AMERICAN ELM
QA	SAWTOOTH OAK
GS	SHADEMASTER HONEY LOCUST
CB	UPRIGHT EUROPEAN HORNBEAM

SYMBOL	CODE	COMMON NAME
SHRUBS		
	HP	BOBO PANICLE HYDRANGEA
	YC	COLOR GUARD ADAM'S NEEDLE
	MM	DARKSTAR® CREEPING OREGON GRAPE
	NH	HARBOUR DWARF HEAVENLY BAMBOO
	HH	HIDCOTE ST. JOHN'S WORT
	JC	HILLSPIRE EASTERN REDCEDAR
	CH	IVORY HALO® TATARIAN DOGWOOD
	TH	JUNIOR GIANT ARBORVITAE
	PD	LITTLE DEVIL™ DWARF NINEBARK
	EK	MANHATTAN EUONYMUS
	TB	MR. BOWLING BALL® ARBORVITAE
	PM	MUGO PINE
	VT	RED WING AMERICAN CRANBERRYBUSH
	PL	SCHIPKA ENGLISH LAUREL
	IS	SOFT TOUCH JAPANESE HOLLY
	IJ	STEEDS JAPANESE HOLLY
ORNAMENTAL GRASSES		
	PC	CASSIAN FOUNTAIN GRASS
	MU	COTTON CANDY PINK MUHLY GRASS
	CA	FEATHER REED GRASS
PERENNIALS AND GROUNDCOVER		
	GA	ARIZONA SUN BLANKET FLOWER
	PE	DENIM 'N LACE RUSSIAN SAGE
	LH	HIDCOTE ENGLISH LAVENDER
	SC	LAVENDER COTTON
	AE	LITTLE MOONSHINE COMMON YARROW
GROUND COVERS		
	BO	BLUE GRAMA GRASS
	SH	PRAIRIE DROPSEED
	LM	SILVERY SUNPROOF LILYTURF

GRAPHIC SCALE 1 inch = 30 ft. (30 0 15 30 60 FEET)

NOTES:
1) THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
2) REFER TO SHEET FP-9.7 FOR NOTES AND DETAILS.

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3103 W. Sheryl Drive Suite 100, Meridian, ID 83642
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STATE OF IDAHO — THOMAS BARKER — SOUTHERN — LICENSED LANDSCAPE ARCHITECT — 527/1891

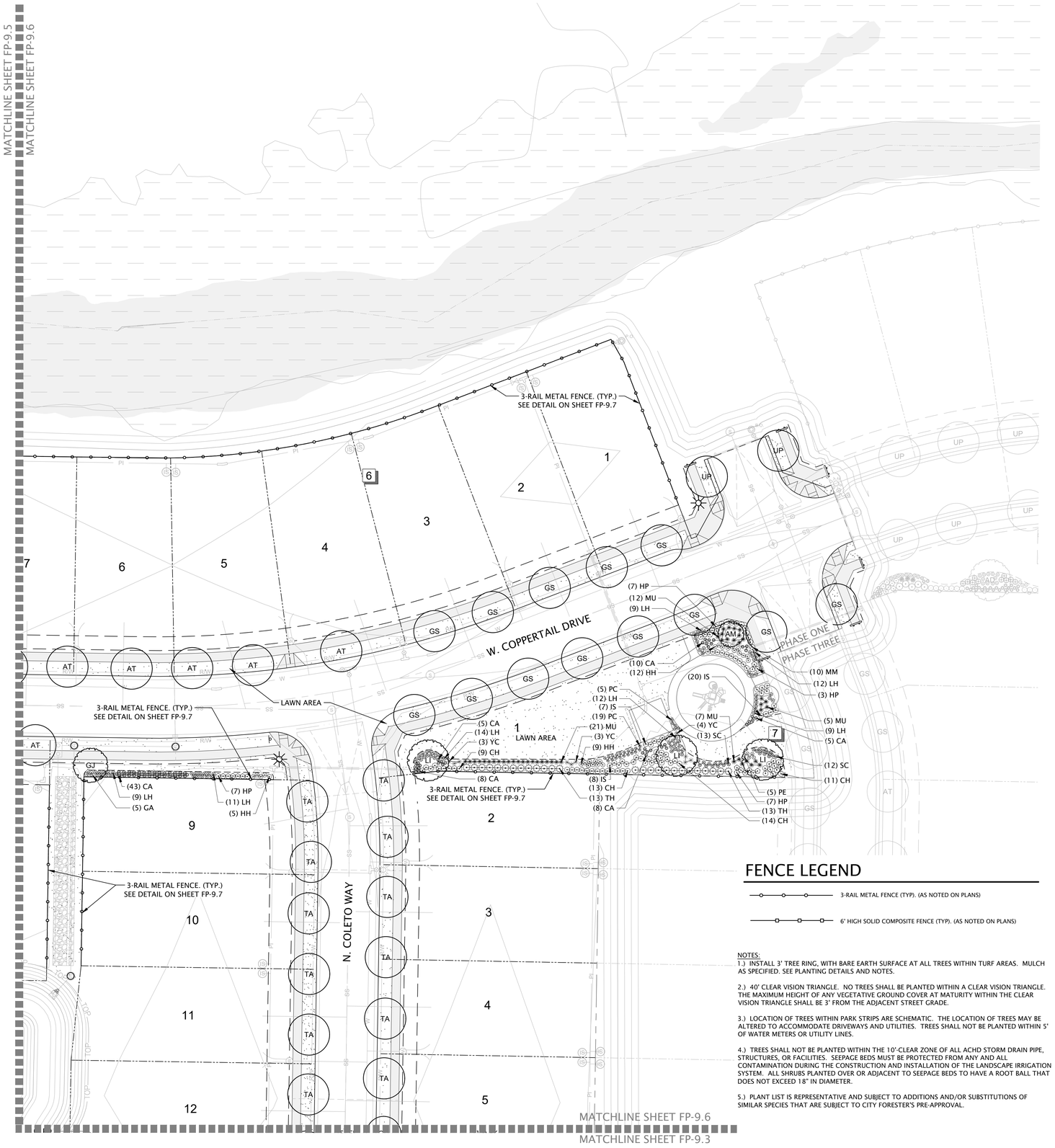
REV.	DATE	DESCRIPTION
		DRAWN

PHASE ONE
LANDSCAPE PLAN

FINAL–PLAT FOR
TRAILMARK STATION
CITY OF STAR, ADA COUNTY, IDAHO

DATE: 9/1/2026	SCALE: 1"=30'
DESIGN: LAC	DRAWN: LAC
JOB NO.: 8655	FILE NAME: 8655-S-FP-LAND PH1
REF. NO.: FP-9.5	
SHEET NO.: 5 OF 8	

I:\PROJECTS\IDAHO\8655 - STARLING SPRINGS\LANDDEPT\LANDSCAPE\FINAL PLAT LS\PHASE ONE\8655-S-FP-LAND PH1.DWG-Leigh Chernikovich-9/1/26



FENCE LEGEND

- 3-RAIL METAL FENCE (TYP). (AS NOTED ON PLANS)
- 6' HIGH SOLID COMPOSITE FENCE (TYP). (AS NOTED ON PLANS)

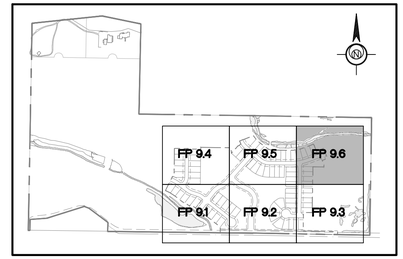
NOTES:
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SHEET INDEX
N.T.S.

PLANT SCHEDULE

CODE	COMMON NAME
COMMON AREA TREES	
LI	EMERALD CITY® TULIP POPLAR
CC	FOREST PANSY EASTERN REDBUD
GJ	GOLDEN COLONNADE® MAIDENHAIR TREE
MS	PRAIRIFIRE CRABAPPLE
AD	RED SENTINEL™ MAPLE
AM	SERVICEBERRY
LANDSCAPE BUFFER	
MC	CORALBURST® CRABAPPLE
LT	EMERALD CITY® TULIP POPLAR
PR	NEWPORT FLOWERING PLUM
AR	RED MAPLE
PARKING LOT TREES	
GB	GOLDEN COLONNADE® MAIDENHAIR TREE
AP	PACIFIC SUNSET MAPLE
PATHWAY TREES	
AN	CRIMSON SUNSET MAPLE
PN	NEWPORT FLOWERING PLUM
LE	TULIP POPLAR
STREET TREES - CLASS II	
TA	AMERICAN LINDEN
GD	GOLDEN COLONNADE® MAIDENHAIR TREE
AT	PACIFIC SUNSET MAPLE
UP	PRINCETON AMERICAN ELM
QA	SAWTOOTH OAK
GS	SHADEMASTER HONEY LOCUST
CB	UPRIGHT EUROPEAN HORNBEAM

SYMBOL	CODE	COMMON NAME
SHRUBS		
	HP	BOBO PANICLE HYDRANGEA
	YC	COLOR GUARD ADAM'S NEEDLE
	MM	DARKSTAR® CREEPING OREGON GRAPE
	NH	HARBOUR DWARF HEAVENLY BAMBOO
	HH	HIDCOTE ST. JOHN'S WORT
	JC	HILLSPIRE EASTERN REDCEDAR
	CH	IVORY HALO® TATARIAN DOGWOOD
	TH	JUNIOR GIANT ARBORVITAE
	PD	LITTLE DEVIL™ DWARF NINEBARK
	EK	MANHATTAN EUONYMUS
	TB	MR. BOWLING BALL® ARBORVITAE
	PM	MUGO PINE
	VT	RED WING AMERICAN CRANBERRYBUSH
	PL	SCHIPKA ENGLISH LAUREL
	IS	SOFT TOUCH JAPANESE HOLLY
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ORNAMENTAL GRASSES		
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	MU	COTTON CANDY PINK MUHLY GRASS
	CA	FEATHER REED GRASS
PERENNIALS AND GROUNDCOVER		
	GA	ARIZONA SUN BLANKET FLOWER
	PE	DENIM 'N LACE RUSSIAN SAGE
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GROUND COVERS		
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	SH	PRAIRIE DROPSEED
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GRAPHIC SCALE 1 inch = 30 ft. (30 0 15 30 60 FEET)

NOTES:
1) THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
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STATE OF IDAHO · THOMAS BARNES · 5371891 · LICENSED LANDSCAPE ARCHITECT

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REV.	DATE	DESCRIPTION
		DRAWN

PHASE ONE
LANDSCAPE PLAN

FINAL–PLAT FOR
TRAILMARK STATION
CITY OF STAR, ADA COUNTY, IDAHO

DATE: 9/1/2026	SCALE: 1"=30'
DESIGN: LAC	DRAWN: LAC
JOB NO.: 8655	FILE NAME: 8655-S-FP-LAND PH1
REF. NO.: **FP-9.6**	
SHEET NO.: **6** OF **8**	

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PLANT SCHEDULE

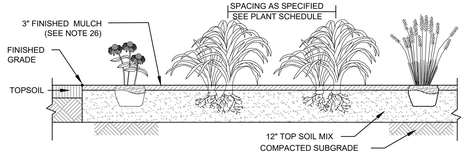
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
COMMON AREA TREES					
AD	15	ACER RUBRUM 'WW WARREN'	RED SENTINEL™ MAPLE	B & B	2" CAL.
AM	9	AMELANCHIER ALNIFOLIA	SERVICEBERRY	B & B	8 -10` HT.
CC	3	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	B & B	8 -10` HT.
GJ	2	GINKGO BILOBA 'JFS-UGA2'	GOLDEN COLONNADE® MAIDENHAIR TREE	B & B	2" CAL.
LI	6	LIRIODENDRON TULIPIFERA 'JFS-OZ'	EMERALD CITY® TULIP POPLAR	B & B	2" CAL.
MS	4	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	8 -10` HT.
LANDSCAPE BUFFER					
AR	3	ACER RUBRUM	RED MAPLE	B & B	2" CAL.
LT	1	LIRIODENDRON TULIPIFERA 'JFS-OZ'	EMERALD CITY® TULIP POPLAR	B & B	2" CAL.
MC	7	MALUS X 'CORALCOLE'	CORALBURST® CRABAPPLE	B & B	2" CAL.
PR	8	PRUNUS CERASIFERA 'NEWPORT'	NEWPORT FLOWERING PLUM	B & B	2" CAL.
PARKING LOT TREES					
AP	2	ACER TRUNCATUM 'PACIFIC SUNSET'	PACIFIC SUNSET MAPLE	B & B	2" CAL.
GB	4	GINKGO BILOBA 'JFS-UGA2'	GOLDEN COLONNADE® MAIDENHAIR TREE	B & B	2" CAL.
PATHWAY TREES					
AN	4	ACER TRUNCATUM 'CRIMSON SUNSET'	CRIMSON SUNSET MAPLE	B & B	2" CAL.
LE	3	LIRIODENDRON TULIPIFERA	TULIP POPLAR	B & B	2" CAL.
PN	3	PRUNUS CERASIFERA 'NEWPORT'	NEWPORT FLOWERING PLUM	B & B	8 -10` HT.
STREET TREES - CLASS II					
AT	54	ACER TRUNCATUM `PACIFIC SUNSET`	PACIFIC SUNSET MAPLE	B & B	2" CAL.
CB	18	CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	B & B	2" CAL.
GD	41	GINKGO BILOBA 'JFS-UGA2'	GOLDEN COLONNADE® MAIDENHAIR TREE	B & B	2" CAL.
GS	26	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER`	SHADEMASTER HONEY LOCUST	B & B	2" CAL.
QA	33	QUERCUS ACUTISSIMA	SAWTOOTH OAK	B & B	2" CAL.
TA	44	TILIA AMERICANA	AMERICAN LINDEN	B & B	2" CAL.
UP	37	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	B & B	2" CAL.

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
SHRUBS					
CH	147	CORNUS ALBA 'BAILHALO'	IVORY HALO® TATARIAN DOGWOOD	#5 CONT.	
EK	161	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	MANHATTAN EUONYMUS	#5 CONT.	
HP	64	HYDRANGEA PANICULATA 'BOBO'	BOBO PANICLE HYDRANGEA	#5 CONT.	
HH	106	HYPERICUM X 'HIDCOTE'	HIDCOTE ST. JOHN'S WORT	#5 CONT.	
IS	43	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH JAPANESE HOLLY	#5 CONT.	
IJ	18	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	#7 CONT.	
JC	44	JUNIPERUS VIRGINIANA 'CUPRESSIFOLIA'	HILLSPIRE EASTERN REDCEDAR	B & B	6` MIN.HT.
MM	10	MAHONIA REPENS 'MONRWS'	DARKSTAR® CREEPING OREGON GRAPE	#5 CONT.	
NH	71	NANDINA DOMESTICA `HARBOUR DWARF`	HARBOUR DWARF HEAVENLY BAMBOO	#3 CONT.	
PD	44	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL™ DWARF NINEBARK	#3 CONT.	
PM	17	PINUS MUGO `SLOWMOUND`	MUGO PINE	#5 CONT.	
PL	20	PRUNUS LAUROCERASUS `SCHIPKAENSIS`	SCHIPKA ENGLISH LAUREL	#7 CONT.	
TB	1	THUJA OCCIDENTALIS 'BOBOZAM'	MR. BOWLING BALL® ARBORVITAE	#5 CONT.	
TH	55	THUJA X 'JUNIOR GIANT'	JUNIOR GIANT ARBORVITAE	B & B	6` MIN.HT.
VT	12	VIBURNUM TRILOBUM 'RED WING'	RED WING AMERICAN CRANBERRYBUSH	#5 CONT.	
YC	39	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD ADAM'S NEEDLE	#3 CONT.	
ORNAMENTAL GRASSES					
CA	650	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#3 CONT.	
MU	275	MUHLENBERGIA CAPILLARIS 'COTTON CANDY'	COTTON CANDY PINK MUHLY GRASS	#3 CONT.	
PC	59	PENNISETUM ALOPECUROIDES 'CASSIAN'S CHOICE'	CASSIAN FOUNTAIN GRASS	#2 CONT.	
PERENNIALS AND GROUNDCOVER					
AE	35	ACHILLEA MILLEFOLIUM 'ACBZ0002'	LITTLE MOONSHINE COMMON YARROW	#2 CONT.	
GA	115	GAILLARDIA X 'ARIZONA SUN'	ARIZONA SUN BLANKET FLOWER	#2 CONT.	
LH	363	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	#2 CONT.	
PE	239	PEROVSKIA ATRIPLICIFOLIA 'DENIM 'N LACE'	DENIM 'N LACE RUSSIAN SAGE	#2 CONT.	
SC	91	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	#2 CONT.	

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GROUND COVERS					
BO	2,129	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	2 QT.	24" o.c.
LM	470	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LILYTURF	#1 CONT.	15" o.c.
SH	3,098	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	2 QT.	24" o.c.

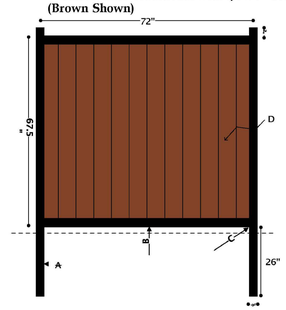
PHASE ONE - CITY OF STAR - LANDSCAPE REQUIREMENTS/CALCULATIONS

	REQUIRED	PROVIDED
STREET TREES/ PARKWAY STRIPS: ONE STREET TREE PER 35' LINEAR FEET OF STREET FRONTAGE (CLEAR BRANCHES TO HEIGHT OF 6 FEET)		
INTERIOR STREET TREES: 8,070 L.F./35 L.F. =	231 TREES	231 TREES
W. JOPLIN RD STREET TREES: 784 L.F/35 L.F. =	22 TREES	22 TREES
PARKING LOT PERIMETER LANDSCAPE: ONE SHADE TREE PER 35' LINEAR FEET (CLEAR BRANCHES TO HEIGHT OF 6 FEET)		
PARKING PERIMETER AREA TREES: 225 L.F./35 L.F. =	6 TREES	6 TREES
COMMON AREA LANDSCAPE: ONE DECIDUOUS SHADE TREE PER 4,000 SQUARE FEET		
COMMON AREA TREES: 158,379 SF/4,000 S.F. =	40 TREES	40 TREES
PATHWAY LANDSCAPE: ONE DECIDUOUS (CLASS I OR CLASS II) TREE PER 35 LINEAR FEET.		
PATHWAY TREES: 344 L.F. /35 L.F. =	10 TREES	10 TREES
LANDSCAPE BUFFER: ONE DECIDUOUS (CLASS I OR CLASS II) TREE PER 35 LINEAR FEET.		
W. JOPLIN ROAD LANDSCAPE BUFFER TREES: 670 L.F./35 L.F. =	19 TREES	19 TREES



ANNUAL/PERENNIAL/GRASSES/GROUNDCOVER BEDS
NOT TO SCALE

6' Tall Avimor Traditional with 7/8 x 6" Composite T&G Infill (Brown Shown)



Key	Qty.	Description
A	2	3" x 3" x 96" Grooved Post
B	2	1 x 2.75 x 72" Rail
C	2	Bottom Bracket
D	12	7/8 x 6 x 64" T&G

NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
2. 6" WIDE SOIL TRENCH STRIP TO BE INSTALLED AT BASE OF FENCE ON COMMON LOT SIDE. SEE FENCE LINE DETAIL.

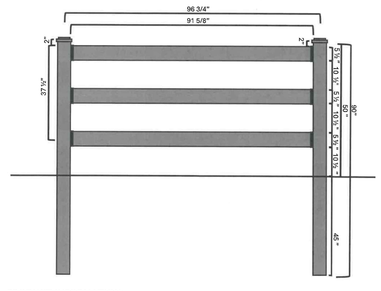
PRODUCT INFORMATION:
MANUFACTURER: ALLIANCE FENCE & SUPPLY
FENCE STYLE: AVIMOR TRADITIONAL WITH COMPOSITE T&G INFILL
FENCE COLOR: BLACK FRAMING WITH DARK BROWN VERTICAL SLATS
CONTACT: 801-852-8542
WEBSITE: www.alliancefencesupply.com

FENCE SYMBOL: 6' HIGH SOLID COMPOSITE FENCE (TYP). (AS NOTED ON PLANS)

6' HIGH SOLID PRIVACY FENCE
NOT TO SCALE

Ranch Rail – 3 Rail
Royal Stables

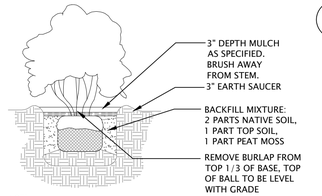
Post	1 – 5 x 5 x 90"
Rail	3 – 1.5" x 5.5 x 95"
Caps	5 x 5"
Grommet	2 per rail
Rail Lock	1 per post



PRODUCT INFORMATION:
MANUFACTURER: ALLIANCE FENCE & SUPPLY
FENCE COLOR: BLACK
CONTACT: 801-852-8542
WEBSITE: www.alliancefencesupply.com

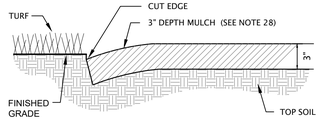
FENCE SYMBOL: 3-RAIL METAL FENCE (TYP). (AS NOTED ON PLANS)

3-RAIL METAL FENCE
NOT TO SCALE

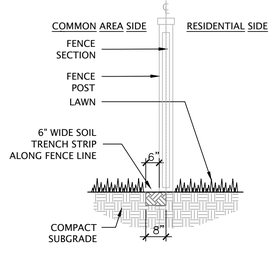


NOTE:
1. SHRUB ROOTBALLS SHALL BE TYPICALLY 12" WIDE. THE DEPTH OF THE ROOTBALL SHALL BE NO LESS THAN 65% ITS WIDTH.
2. DIG HOLE TWICE THE SIZE OF ROOTBALL.

SHRUB PLANTING
NOT TO SCALE



PLANTER CUT BED EDGE
NOT TO SCALE

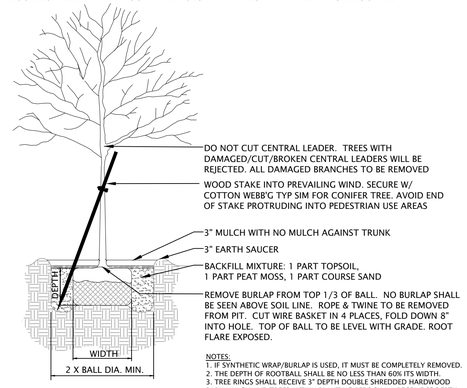


NOTE: SOIL TRENCH TO BE MAINTAINED ON COMMON AREA SIDE OF FENCE ONLY.

FENCE LINE DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

1. STREET TREES, BUFFER PLANTINGS SHALL BE PLANTED BY PHASE ACCORDING TO THE PHASE IN WHICH IT IS LOCATED. IN LIEU OF PLANTING DUE TO SEASONAL CONSTRAINTS, THE LOCATIONS OF REQUIRED PLANTS SHALL BE STAKED AND THE DEVELOPER WILL BE REQUIRED TO SUBMIT TO THE CITY/TOWNSHIP A MEMORANDUM SIGNED BY THE PURCHASER AT THE TIME OF SETTLEMENT. THIS MEMORANDUM WILL INDICATE THAT THE PURCHASER UNDERSTANDS AND ACKNOWLEDGES THAT THE STAKES INDICATE THE LOCATION OF REQUIRED TREES TO BE PLANTED BY THE DEVELOPER.
2. GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWELVE (12) MONTHS FROM THE DAY OF FINAL APPROVAL BY THE TOWNSHIP/ CITY ARBORIST OR TOWNSHIP/ CITY ENGINEER. ANY PLANT MATERIAL TWENTY-FIVE PERCENT (25%) OR MORE OF WHICH IS DEAD SHALL BE CONSIDERED DEAD. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR TWENTY-FIVE PERCENT (25%) OF THE CROWN IS DEAD. IF THE PLANT FAILS TO SURVIVE DURING THIS PERIOD, REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCESSIVE PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE. ANY DEAD PLANT MATERIAL SHALL BE REPLACED AND INSTALLED ACCORDING TO THE APPROVED PLANTING PRACTICES.
3. THE DEVELOPER SHALL CONTACT THE TOWNSHIP/ CITY IN WRITING TO REQUEST A FINAL INSPECTION FOR THE ACCEPTANCE AT THE END OF GUARANTEE PERIOD. THESE INSPECTIONS WILL BE PERFORMED WHEN THE PLANT MATERIALS ARE IN FULL LEAF (MAY 1ST- THROUGH NOVEMBER 15TH). ALL GUARANTEE ESCROW FUNDS WILL BE RELEASED UPON ACCEPTANCE AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE PERIOD WILL BE EXTENDED UNTIL THIRTY (30) DAYS AFTER THE RECEIPT OF THE REQUESTED LETTER AFTER MAY 1ST. SHOULD THE END OF GUARANTEE PERIOD OCCUR AFTER NOVEMBER 15TH, THE GUARANTEE PERIOD SHALL EXTEND TO MAY 15TH.
4. ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
5. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED WITH A SIMILAR PLANT PRIOR TO INSTALLATION BASED ON AVAILABILITY, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT OR TOWNSHIP/CITY ARBORIST.
6. IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
7. NOTIFY ALL UTILITY COMPANIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN FIELD TO AVOID INTERFERENCE WITH UTILITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
9. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
10. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
11. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI 260 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
12. B & B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
13. TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS. NO TREES OR SHRUBS SHALL BE PLANTED IN A SIGHT TRIANGLE. NO TREES SHALL BE PLANTED IN ANY UTILITY OR MUNICIPAL EASEMENTS.
14. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITION ARE SUITABLE. SPRING PLANTING SEASON SHALL BE: MARCH 1ST TO JUNE 1ST. FALL PLANTING SEASON SHALL BE: AUGUST 15TH TO DECEMBER 15TH FOR EVERGREEN PLANTS AND SEPTEMBER 15TH TO DECEMBER 15TH, FOR DECIDUOUS PLANTS.
15. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PLANTING PIT.
16. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE PLANTING DETAILS.
17. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING UPON THE PERFORMANCE OF THE WORK.
18. TREE PROTECTION DURING CONSTRUCTION: TREE PROTECTION AREAS SHALL BE DELINEATED TO IMPLEMENT THE STANDARDS CONTAINED IN THE LOCAL ZONING ORDINANCE AND THIS ORDINANCE REGARDING PRESERVATION OF TREES, WOODLANDS, AND FORESTS DURING THE DEVELOPMENT AND CONSTRUCTION PROCESS.
19. TREE PROTECTION AREA: AN AREA THAT IS RADIAL TO THE TRUNK OF A TREE. THE TREE PROTECTION AREA SHALL BE 15 FEET FROM THE TRUNK OF THE TREE TO BE RETAINED, OR THE DISTANCE FROM THE TRUNK TO THE DRIP LINE (THE LINE MARKING THE OUTER EDGE OF THE BRANCHES OF THE TREE) WHICHEVER IS GREATER. WHERE THERE IS A GROUP OF TREES OR WOODLANDS, THE TREE PROTECTION AREA SHALL BE THE AGGREGATE OF THE PROTECTION AREAS FOR THE INDIVIDUAL TREES.
20. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ORDINANCE REQUIREMENTS.
21. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
22. TREES SHALL NOT BE PLANTED WITHIN THE 10-CLEAR ZONE OF ALL 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 SHRUBS PLANTED OVER OR ADJACENT TOSEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE S AND WINDOWS.
23. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN THE VISION TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
24. LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
25. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
26. MULCHING: MULCH SHALL BE USED IN ALL REQUIRED PLANTING AREAS. APPROVED MULCHES MAY BE ORGANIC, SUCH AS BARK OR SOIL AID, OR THEY MAY INCLUDE ROCK PRODUCTS, SUCH AS "PERMABARK" OR SIMILAR PRODUCTS. USE OF MULCH, ORGANIC OR ROCK, AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. PEA GRAVEL, DRAIN ROCK, ROAD BASE GRAVEL, AND SIMILAR PRODUCTS SHALL NOT BE USED AS MULCH. ALL MULCH SHALL BE CONTAINED BY A CURB OR OTHER EDGING MATERIAL TO CONTAIN THE MULCH AND PREVENT IT FROM MIGRATING TO ADJACENT SURFACES. IF ROCK MULCH IS USED, A WEED BARRIER FABRIC SHALL BE USED BENEATH THE ROCK. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED BECAUSE THEY RESTRICT WATER AND OXYGEN TO THE PLANTS WITHIN STORMWATER FACILITIES, MULCH MAY NOT FLOAT. TREE RINGS SHALL RECEIVE 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH AND TREES WITHIN PLANTING BEDS SHALL RECEIVE 3" DEPTH STONE MULCH.



NOTES:
1. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
2. THE DEPTH OF ROOTBALL SHALL BE NO LESS THAN 60% ITS WIDTH.
3. TREE RINGS SHALL RECEIVE 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH AND TREES WITHIN PLANTING BEDS SHALL RECEIVE 3" DEPTH PERMABARK MULCH.

TREE PLANTING/ STAKING
NOT TO SCALE

NOTE:
1) THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.

STATE OF IDAHO * LICENSED LANDSCAPE ARCHITECT * 5371891 * 14 * THOMAS BARNEBY NILSEN
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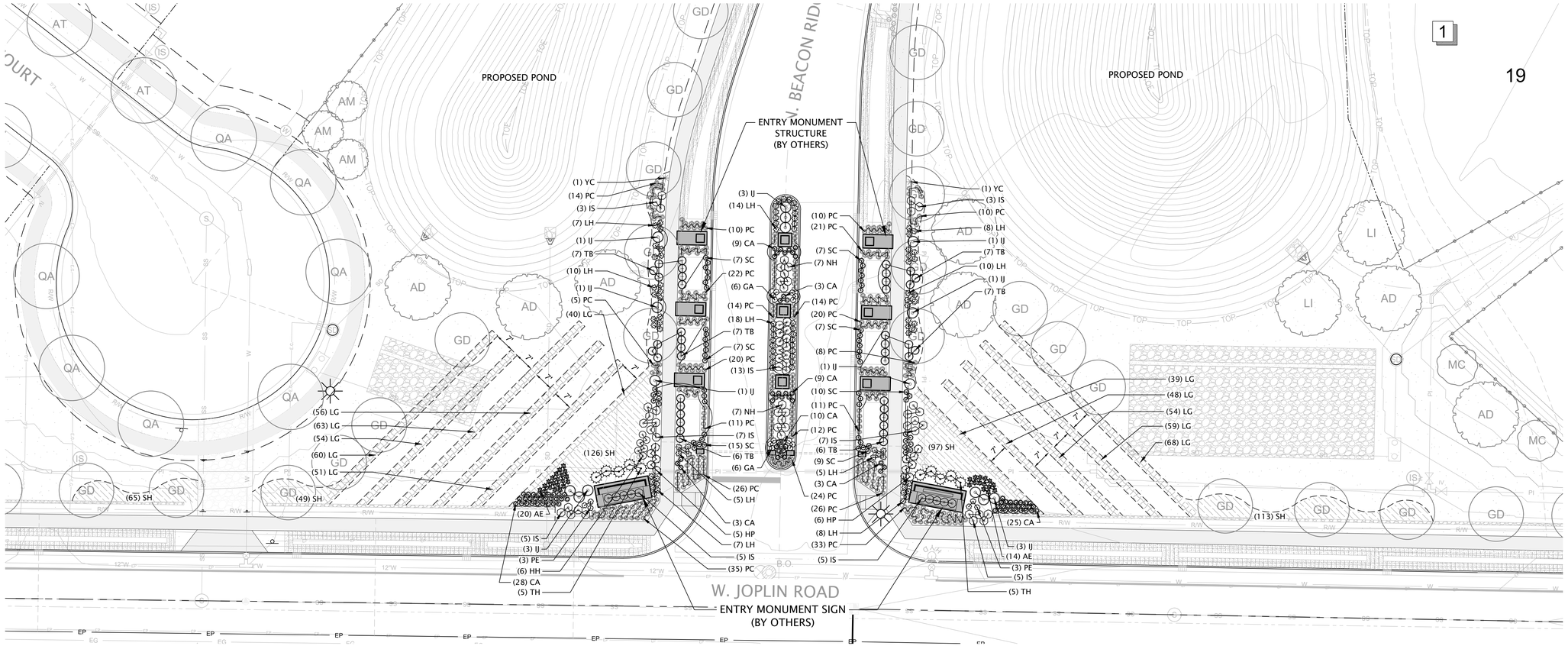
REV.	DATE	DESCRIPTION	DRAWN

PHASE ONE
LANDSCAPE DETAILS AND NOTES

FINAL-PLAT FOR
TRAILMARK STATION
CITY OF STAR, ADA COUNTY, IDAHO

DATE: 9/1/2026	SCALE: NOT TO SCALE
DESIGN: LAC	DRAWN: LAC
JOB NO.: 8655	FILE NAME: 8655-S-FP-LAND PH1
REF. NO.:	FP-9.7
SHEET NO.: 7	OF 8

B:\PROJECTS\IDAHO\8655 - STARLING SPRINGS\LANDDEPT\LANDSCAPE\FINAL-PLAT 1ST\PHASE ONE\8655-S-FP-LAND PH1.DWG-Leigh Chernikovich-9/1/26



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
SHRUBS					
HP	11	HYDRANGEA PANICULATA 'BOBO'	BOBO PANICLE HYDRANGEA	#5 CONT.	
HH	6	HYPERICUM X 'HIDCOTE'	HIDCOTE ST. JOHN'S WORT	#5 CONT.	
IS	53	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH JAPANESE HOLLY	#5 CONT.	
IJ	15	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	#7 CONT.	
NH	14	NANDINA DOMESTICA `HARBOUR DWARF`	HARBOUR DWARF HEAVENLY BAMBOO	#3 CONT.	
TB	40	THUJA OCCIDENTALIS 'BOBOZAM'	MR. BOWLING BALL® ARBORVITAE	#5 CONT.	
TH	10	THUJA X 'JUNIOR GIANT'	JUNIOR GIANT ARBORVITAE	B & B	6` MIN.HT.
YC	2	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD ADAM'S NEEDLE	#3 CONT.	
ORNAMENTAL GRASSES					
CA	90	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#3 CONT.	
PC	346	PENNISETUM ALOPECUROIDES 'CASSIAN'S CHOICE'	CASSIAN FOUNTAIN GRASS	#2 CONT.	
PERENNIALS AND GROUNDCOVER					
AE	34	ACHILLEA MILLEFOLIUM 'ACBZ0002'	LITTLE MOONSHINE COMMON YARROW	#2 CONT.	
GA	12	GAILLARDIA X 'ARIZONA SUN'	ARIZONA SUN BLANKET FLOWER	#2 CONT.	
LH	92	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	#2 CONT.	
PE	6	PEROVSKIA ATRIPLICIFOLIA 'DENIM 'N LACE'	DENIM 'N LACE RUSSIAN SAGE	#2 CONT.	
SC	62	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	#2 CONT.	

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GROUND COVERS					
LG	592	LAVANDULA X INTERMEDIA 'GROSSO'	GROSSO LAVENDER	#3 CONT.	24" o.c.
SH	450	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	2 QT.	24" o.c.

NOTES:
1.) INSTALL 3' TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. MULCH AS SPECIFIED. SEE PLANTING DETAILS AND NOTES.

2.) 40' 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.

3.) LOCATION OF TREES WITHIN PARK STRIPS ARE SCHEMATIC. THE LOCATION OF TREES MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.

4.) 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 SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER.

5.) PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL.

FEET
20 0 10 20 40
GRAPHIC SCALE 1 inch = 20 ft.

NOTES:
1) THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
2) REFER TO SHEETS FP-9.1- FP-9.6 FOR SITE LANDSCAPING.
3) REFER TO SHEET FP-9.7 FOR NOTES AND DETAILS.

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STATE OF IDAHO — LANDSCAPE ARCHITECT — STATE OF THOMAS BARNEBY — LICENSED LANDSCAPE ARCHITECT — 5371891 — LA

REV. | DATE | DESCRIPTION | DRAWN

DETAILED ENTRANCE LANDSCAPE

FINAL–PLAT FOR TRAILMARK STATION
CITY OF STAR, ADA COUNTY, IDAHO

DATE: 9/1/2026	SCALE: 1"=20'
DESIGN: LAC	DRAWN: LAC
JOB NO.: 8655	FILE NAME: 8655-S-FP-LAND PH1
REF. NO.: FP-9.8	
SHEET NO.: 8 OF 8	

I:\PROJECTS\IDAHO\8655 — STARLING SPRINGS\LANDDEPT\LANDSCAPE\FINAL-PLAT LS\PHASE ONE\8655-S-FP-LAND PH1.DWG-Leigh Chernikovich- 9/1/26