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-26-127 Final Plat, Hacienda de Estrella Subdivision Final Plat

REQUEST

The Applicant is seeking approval of a Final Plat for Hacienda de Estrella Subdivision consisting of 31 single family detached residential lots, 8 live/work lots, 5 commercial lots and 7 common lots on 14.24 acres. The subject property is located on the southwest corner of Highway 44 (W. State Street) and Bent Lane in Star, Idaho. Canyon County Parcel Nos. R3401000000 and R3401001200.

APPLICANT/OWNER/REPRESENTATIVE

Owner:
Richmond Heights LLC
P.O. Box 140298
Boise, Idaho 83714

Applicant/Representative:
Claire Smarda
Civil Sphere Engineering
4466 N Waterfront Way
Boise, Idaho 83703

PROPERTY INFORMATION

Land Use Designation - Commercial (C-2-PUD-DA)

Acres - 14.24
Residential Lots - 31
Live/Work Lots - 8

Common Lots -	7
Commercial -	5

HISTORY

August 17, 2021	Council approved applications for Annexation and Zoning (AZ-21-13), Development Agreement (DA-21-19) and Conditional Use Permit (CUP-21-04) for Grace Assisted Living Facility. The property was zoned commercial (C-2-DA).
May 6, 2025	Council approved applications for Development Agreement Modification (DA-21-19), Planned Unit Development (PUD-24-04_ and Preliminary Plat (PP-24-06) for Hacienda de Estrella. The development included 38 attached single family residential lots, 8 live/work lots, and 5 commercial lots on 14.24 acres.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Hacienda de Estrella Subdivision, consisting of 31 detached, single-family residential lots, 8 live/work lots, 5 commercial lots and 7 common lots on 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:

Through the Planned Unit Development (PUD) process, the applicant requests approval of multiple land use types within the development including, single family attached residential, live-work and neighborhood commercial. The PUD will allow the proposed uses to be integrated together to provide for pathway connections, parking and landscaping, setbacks and amenities in one approval process. Within the existing C-2 zoning district, the proposed non-conforming land uses (attached residential and live/work) will make up 3.05 acres (21.42%) of the total development.

The Planned Unit Development overall master plan consists of 46 residential units including 38 single-family attached dwellings, 8 live/work units and 5 commercial lots, with multiple common lots.

The neighborhoods include different lot sizes and residential dwellings:

Single-Family Attached: 38 units

2,725 to 2,727 square feet (average lot dimensions: (27' x 101')

Live/Work Units: 8 units

2,490 to 2,739 square feet (average dimensions: (30' x 83')

Commercial Lots: 5 lots

20,382 to 48,655 square feet

Proposed Setbacks:

Code Requirement	Front Yard Setback - 15' to living area/side load garage 20' to garage face	Rear Yard Setback – 15'	Interior Side Yard Setback 7.5'	Street Side Yard Setback 20'
Requested Setback	20' to living area/side 20' garage face Zero-Lot-Lines for Attached Units	10'	5' (10' between Buildings)	20'

Council originally approved 0-lot line side yard setbacks for the Grace Assisted Living residential units. This is recorded in the DA (**see attached exhibit**). Any additional variations will need to be included in the requested Development Agreement Modification.

The Star Fire District has indicated in their review letter that they would support the proposed 5' side yard setbacks (10' between buildings) without fences between buildings.

Sewer and Water will be provided by the Star Sewer and Water District and is in close proximity to the property. Annexation into the Sewer and Water District will be required.

The roads in the preliminary plat will be public throughout the development. There will be three main road sections within this plat.

Landruff Lane – To be built along the southern portion of the development

This is proposed to be 47 feet from back of curb to back of curb with a 7-foot detached sidewalk. The planter strip is only 2 feet wide and does not satisfy the 8-foot requirement in Section 8-8C-1. Landruff Lane will be built by multiple developments and should be consistent

in design and construction. The Sorano Estates Development to the west, is proposing the same width of pavement, but with 12-foot-wide planter strips.

Bent Lane – Existing road along the eastern portion of the development to be improved

Bent Lane will be improved on the development side by adding 13 feet of pavement along with a curb and gutter. There will also be a 7-foot detached sidewalk with an 8-foot landscape strip.

Interior Local Roads – To be constructed

The local roads are proposed to be 36 feet from back of curb to back of curb with attached 5-foot sidewalks. The attached sidewalks were not previously approved by the existing Development Agreement and will need to be approved by Council.

This property also has frontage along State Highway 44. The Applicant will be required to build an 8-foot-wide detached sidewalk with an 8-foot landscape strip. The Applicant may also bond for the sidewalk as allowed by the highway district.

As per Highway District #4 policy, all sidewalks are located outside of the right of way, which will put ownership and maintenance on the HOA. It is also the policy of HD4 to have all street drainage above ground. These requirements may be waived in the future by the City as the City takes over roadway authority form HD4.

The Unified Development Code, Section 8-4E-2, requires a development of this size to have a minimum of one (1) site amenity. The total open space within the development is 2.5 acres, or 17.56 percent of the site. The usable open space provided is 2.35 acres, or 16.50 percent. A central common area is in the center of the project consisting of 14,389 square feet. The lot includes a covered picnic area and park benches, satisfying this requirement.

The C-2 zoned commercial lots should be limited to uses compatible with the future, adjacent residential uses. Staff is recommending that the Council consider the following C-1 uses for the future commercial.

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

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

- **Uses Allowed only as Conditional Uses within the C-1 zoned properties: Animal Care Facility; Drive-through establishment /drive-up service window; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Educational**

Institution, Flex Space; Government Office; Laundromat; Laundry and Dry Cleaning; Portable Classroom/Modular Building; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Restaurant; Retirement Home; Warehouse and Storage; Shooting range (indoor/outdoor); Shopping or Commercial center;

- **Prohibited Uses in this Development other than already approved through PUD (not already listed as prohibited in the Code): Automotive Mechanical/Electrical Repair and Maintenance; Bar/Tavern/Lounge/ Drinking Establishment; Brewpub/Wine Tasting; Convenience Store; Conference/Convention Center; Equipment rental, sales, and services; Events/Entertainment Facility, public or private (indoor/outdoor); Golf Course/Driving Range; Hospital (for profit); Hotel/motel; Mortuary; Pawnshop; Public; Farmers or Saturday Market; Fireworks Stand; Hospital (non-profit); Gasoline, Fueling & Charging Station with or without Convenience Store; Laboratory; Laboratory, Fabrication shop; Food products processing; Greenhouse commercial; Vehicle repair, major; Vehicle repair, minor; Vehicle sales or rental and service; Vehicle washing facility; Medical; Multi-family residential; Multiple Use Building; Office Security Facility; Parking Lot/Parking Garage-Commercial; Public Infrastructure; Public Utility major, minor and yard; Recreational vehicle dump station; Recycling center; Research Activities; Swimming Pool, Commercial/Public; Wireless Communication Facility; Storage facility, outdoor (commercial); Storage facility, self-service (commercial)**

ADDITIONAL DEVELOPMENT FEATURES:

- Lighting – Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has not submitted a streetlight plan or design with the application packet. **The Applicant shall work with Staff on a plan that meets city requirements. This will be required before the final plat can be signed.**

- Street Names – Applicant has provided approval from Canyon County for the proposed street names.

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

- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan does not appears to satisfy these requirements. All streets are to have street trees every 35 feet. If street trees are to be placed by the builder, Certificate of Occupancy may be withheld until**

trees are verified in place per code.

- Block lengths – **Not all blocks meet the 750′ block length requirement and will need to be approved as a waiver through this Council action.**

- Mailbox Cluster – Applicant has received approval from Star Postmaster for the location of the mailbox clusters. **The approval letter and map do not appear to provide the same location of the cluster. The Applicant will need to confirm with Postmaster prior to installation.**

- Phasing – The Applicant is proposing the project be built in one single phase.

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

- Future Home Elevations/Building Permits – The applicant shall meet all future residential building standards associated with Section 8-3B-3J of the UDC. The applicant has submitted building elevations for review by Staff and Council. **The submitted elevations appear to satisfy UDC Section 8-3B-3 and contain a minimum of 3 architectural elements. A concept for the live/work has been submitted by the applicant. Future CZC and Design Review shall be required for all commercial and live/work buildings.**

- Structure Height – Applicant is proposing that all residential structures will be thirty-five (35′) in height or less.

- Fencing – Staff will require as a condition of approval for the applicant to provide a fencing plan showing all required and proposed fencing and/or buffering.

- **Parking – The applicant has designed the development to include additional parking for guests for the attached residential and live/work uses. This includes approximately 13 on-street parking spaces within the attached residential area of the development and an off-street parking lot containing an additional 16 parking spaces. These 29 spaces, along with a requirement for shared parking easements with the commercial lots, guarantees the availability of additional parking within the entire development.**

Staff analysis of Final Plat Submittal:

The Preliminary Plat was approved with 38 attached residential units, 8 live/work units and 5 commercial units on 14.24 acres. The submitted final plat has 31 detached residential units, 8 live/work units and 5 commercial lots on the same 14.24 acres. The residential building lots are all 3,780 square feet in size. The live/work lots are 2,700 square feet (4 lots), 3,150 square feet (3 lots) and 3,330 square feet (1 lot) which is aligned with the approved preliminary plat.

Common/Open Space and Amenities – Open Space is proposed at 3.1 acres or 21.7% of the development. Qualified open space is approximately 1.99 acres or13.97% of the development satisfying Section 8-4E-2 of the Unified Development Code. Proposed amenities are a volleyball court, shade structure with a picnic table, and a tot lot.

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. There are drainage swells shown on the landscape plan and no trees in these swells. Staff suggests that subgrade stormwater options be explored to allow for street trees per code.

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 not provided a fixture for city approval, this will be required prior to signing the mylar.** The proposed streetlight locations satisfy city code.

Setbacks – The Applicant received setback waivers from the Council, and the DA was modified accordingly. The setbacks are listed below.

Zoning District	**Maximum Height** **Note Conditions**	**Minimum Yard Setbacks** **Note Conditions**			
		Front [(1)]	**Rear**	**Interior Side**	**Street Side**
Approved by Council, Included in DA Mod.	35'	20' to living area 20' to garage face	10'	5'	20'

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

Street Names – Applicant has provided documentation that the proposed street names have been approved by Canyon County.

Mailbox Cluster – Applicant has provided documentation from the Postmaster depicting the approved locations for the mailbox clusters for the development and they are represented in the correct location on the landscape plans. 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 – There are multiple sidewalks associated with this application. The landscape plans do not call out sidewalk widths. The required sidewalk widths and type are listed below.

- Landruff Lane – Council approved 7 feet detached on the north side only.
- Bent Lane – Sidewalk should be 7 foot detached
- Hwy 44 – Sidewalk should be 8 foot detached
- Interior Sidewalks – **Should be 5 foot detached, however the landscape plan show attached along Centauri Street, the west side of Epsilon Avenue and also along Lyra Avenue. These were not approved in the Development Agreement and will need to be detached.**

Block lengths – Blocks meet the required minimum length of 750 feet or less without Council approval.

Fencing – Applicant has provided a fencing plan for the development, and it consists of 2 fence types. One is a 6-foot privacy fence, and the other is a 4-foot privacy fence. The location of the fences satisfy code. Fencing shall be consistent throughout the subdivision, using just these two types of materials/heights**. Fencing shall meet fire district restrictions of no fencing on the side yard property lines. This shall be included in the recorded CC&R's.**

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.

- **Drainage swales to be constructed no more than 1-foot deep along arterials and collectors with dense trees, bushes, rocks and sand beds to be covered with decorative rock, unless otherwise approved by the City. A revised landscape plan shall be submitted to staff for review of proposed swales at each phase of final plat.**
- **A public access easement shall be provided along the entire southern side of Landruff Lane to provide future access to neighboring properties. This shall be included on all final plat phases associated with collector roadway.**
- **The applicant shall provide a fence and buffer area (berm) along the southern side of Landruff Lane. The applicant shall coordinate the area with Staff prior to submittal of Final Plat. A revised landscape plan shall be submitted prior to Final Plat with detailed fencing, buffering and updated street tree details.**
- **Detached sidewalk and adequate planter strip shall be located only along north side of Landruff Lane.**
- **Council approves a waiver of side yard setbacks to 5' to meet all Fire District requirements, including no fencing between buildings.**
- **The applicant shall provide a shared parking agreement between the commercial and residential uses within the development. The applicant shall also provide cross-access easements between the commercial uses and the adjacent commercial use to the west. These shall be included within the final plat.**
- **The following commercial Land Uses are hereby approved as part of this development:**

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

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

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

- **<u>Prohibited Uses in this Development other than already approved through PUD (not already listed as prohibited in the Code)</u>: Automotive Mechanical/Electrical Repair and Maintenance; Bar/Tavern/Lounge/ Drinking Establishment; Brewpub/Wine Tasting; Convenience Store; Conference/Convention Center; Equipment rental, sales, and services; Events/Entertainment Facility, public or private (indoor/outdoor); Golf Course/Driving Range; Hospital (for profit); Hotel/motel; Mortuary; Pawnshop; Public; Farmers or Saturday Market; Fireworks Stand; Hospital (non-profit); Gasoline, Fueling & Charging Station with or without Convenience Store; Laboratory; Laboratory, Fabrication shop; Food products processing; Greenhouse commercial; Vehicle repair, major; Vehicle repair, minor; Vehicle sales or rental and service; Vehicle washing facility; Medical; Multi-family residential; Multiple Use Building; Office Security Facility; Parking Lot/Parking Garage-Commercial; Public Infrastructure; Public Utility major, minor and yard; Recreational vehicle dump station; Recycling center; Research Activities; Swimming Pool, Commercial/Public; Wireless Communication Facility; Storage facility, outdoor (commercial); Storage facility, self-service (commercial)**

<u>Conditions Specific to Signature of Final Plat</u>.

1. **The applicant shall receive approval of all Floodplain applications and meet all FEMA requirements, if applicable, prior to approval of the final plat. The applicant shall also submit a Permit to Develop in an Area of Special Flood Hazard to the Floodplain Manager for review and approval prior to <u>any</u> development work on the property.**
2. **The applicant has entered into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at $1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.**

3. **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.
4. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signing the final plat**.
5. **Prior to signature of final plat, the applicant shall submit a proposed streetlight fixture for staff approval.**
6. **The recorded CC&R's shall include a condition prohibiting side yard fencing on the detached residential lots. A copy of the recorded CC&R's shall be submitted to Staff prior to issuance of first building permit.**

Additional Conditions of Approval

1. The approved Final Plat for Hacienda de Estrella 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.**

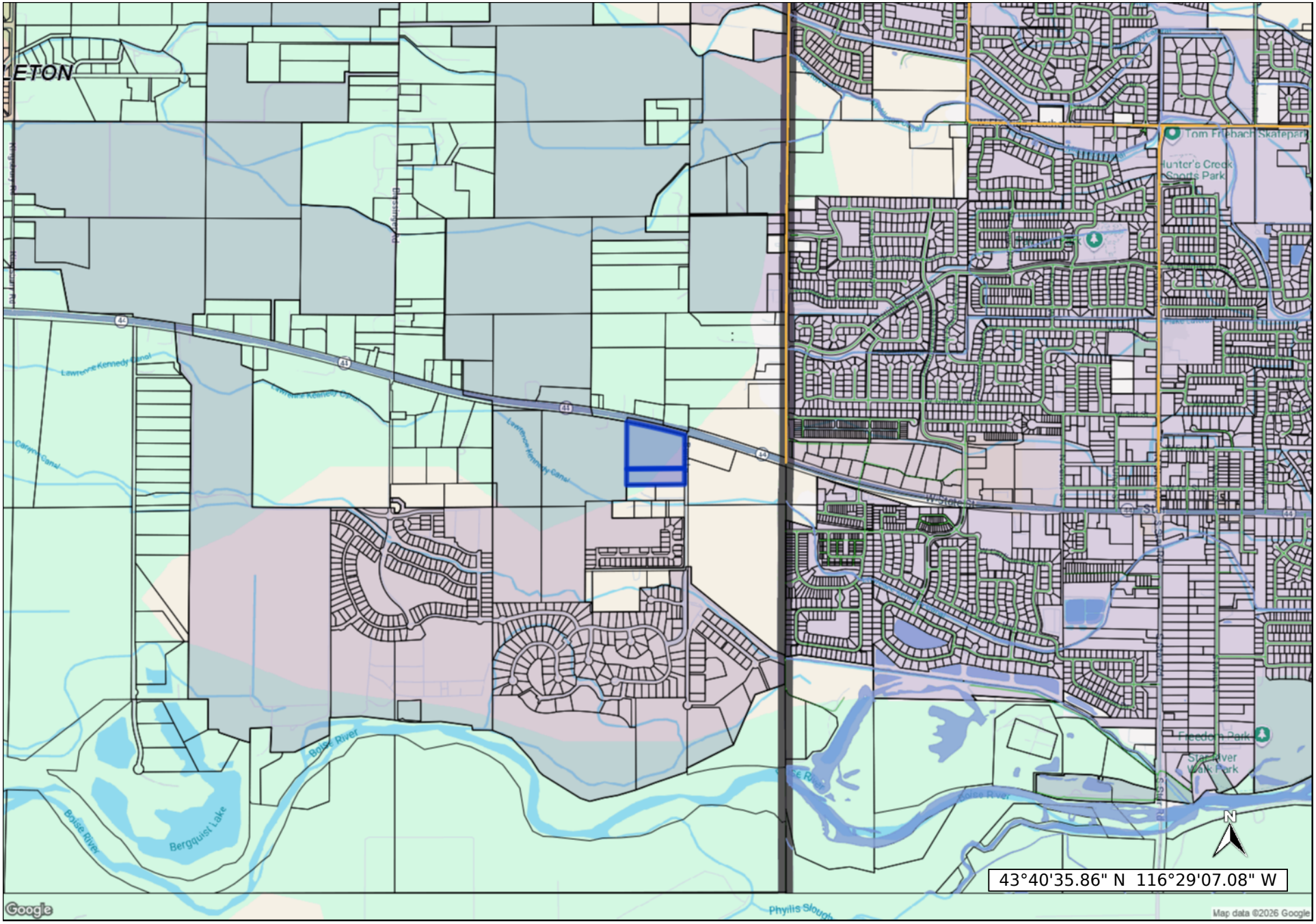
25. **A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.**

COUNCIL DECISION

The Star City Council _____ File # FP-26-127 for Hacienda de Estrella Subdivision, Final Plat Phase 1 on _____, _____. 2026.

Vicinity Map

Hacienda de Estrella



Sep 16, 2026 - landproDATA.com
Scale: 1 inch approx 1800 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

CivilSphere Engineering

CivilSphere Engineering, PLLC
www.civilsphere pllc.com
(512) 608-7717

September 16, 2026

City of Star
Planning and Zoning
10769 W. State St.
Star, ID 83669

RE: Hacienda de Estrella (DA21-19 MOD/PUD 24-04/PP-24-06)
Hwy 44 and Bent Lane (Parcel R3401000000 & R3401001200)
Final Plat Application

Dear Planning Staff and Council Members,

We are pleased to submit this application for Final Plat of Hacienda De Estrella on behalf of our client, Richmond Heights, LLC. The development is located at the southwest corner of Highway 44 and Bent Lane. We are seeking Final Plat approval for the development. The property encompasses approximately 14.24 acres and was previously approved by the City Star under applications DA21-19 MOD/PUD 24-04/PP-24-06.

The proposed Final Plat is intended to implement the approved development plan and will be constructed in one phase. The subdivision will include construction of the required public streets, sidewalks, utilities, drainage facilities, landscaping, and other improvements associated with the approved development. The Final Plat will create a total of 51 lots and is generally consistent with the approved preliminary plat. Below is a breakdown of the proposed lots and what was approved in the preliminary plat.

Lot Breakdown

	Final Plat	Preliminary Plat
Single Family Lots	31 (detached)	38 (attached)
Live-Work Lots	8	8
Commercial Lots	5	5
Common Lots	7	7
Total Lots	51	58

The layout was updated to propose detached single family units rather than attached duplex units based on housing demand and preference. This change occurred in December 2025 and was communicated and approved with City of Star staff over email.

The owner and application will continue to address all Conditions of Approval #1 through #23 stated in the Findings of Facts dated June 3, 2025. Items that have not been currently addressed will be handled during construction and prior to submitting the final plat mylar for signature.

CivilSphere Engineering

CivilSphere Engineering, PLLC
www.civilsphere pllc.com
(512) 608-7717

The proposed development will construct site amenities consistent with approved preliminary plat. A volleyball court and a tot lot will be constructed along Ursa Major Avenue.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

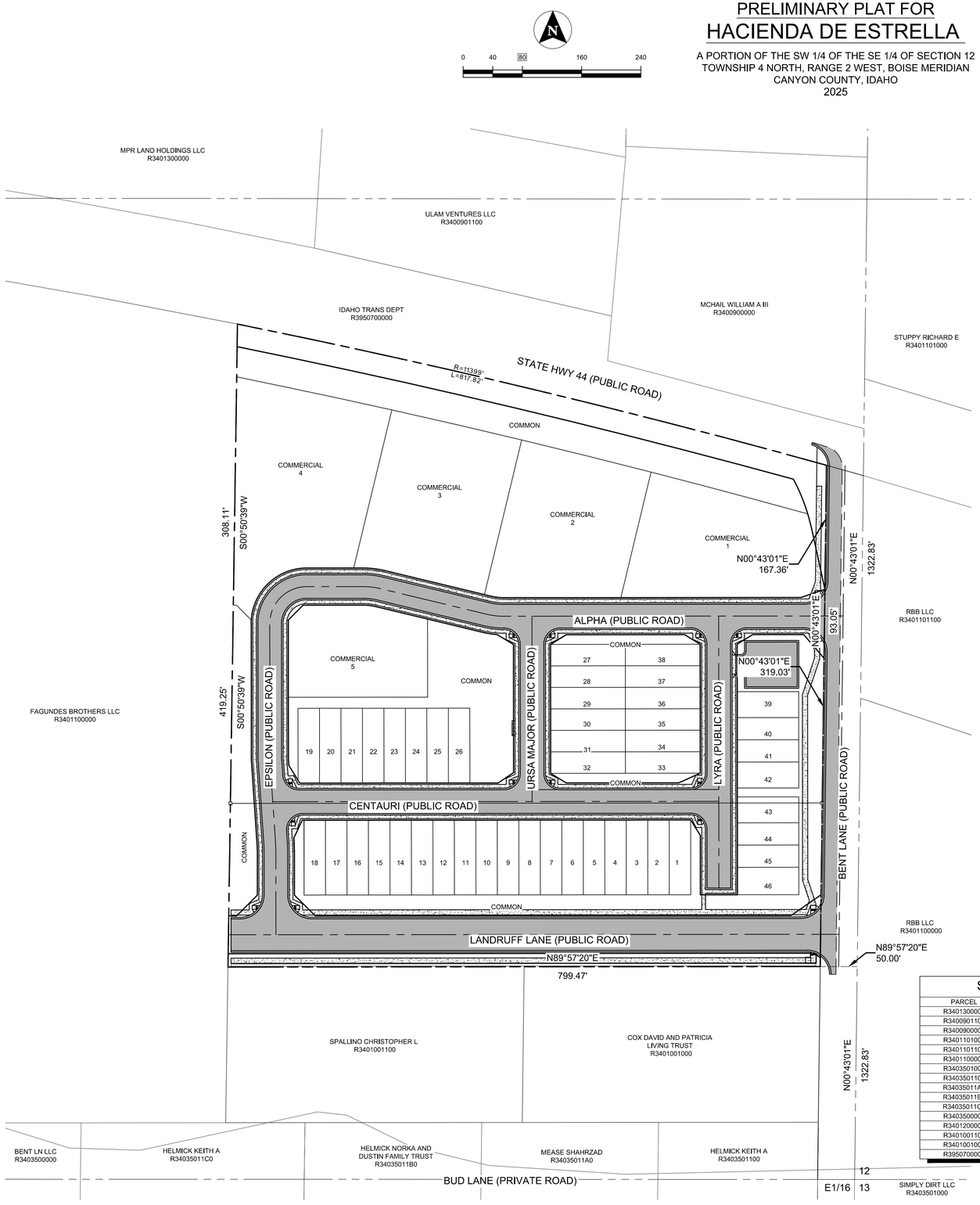


Claire Smarda, PE
Principal Civil Engineer
CivilSphere Engineering

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PRELIMINARY PLAT FOR
HACIENDA DE ESTRELLA

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 12
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2025



PRELIMINARY PLAT NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.

2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.

3. THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.

4. DIRECT LOT ACCESS FROM COLLECTORS AND ARTERIALS IS PROHIBITED UNLESS APPROVED BY HIGHWAY DISTRICT 4 AND THE CITY OF STAR.

5. THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, 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."

6. FRONT, REAR, AND SIDE YARD EASEMENT LOCATION AND WIDTHS TO BE DETERMINED WITH FINAL PLAT.

7. ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE HACIENDA DE ESTRELLA HOMEOWNER'S ASSOCIATION.

8. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.

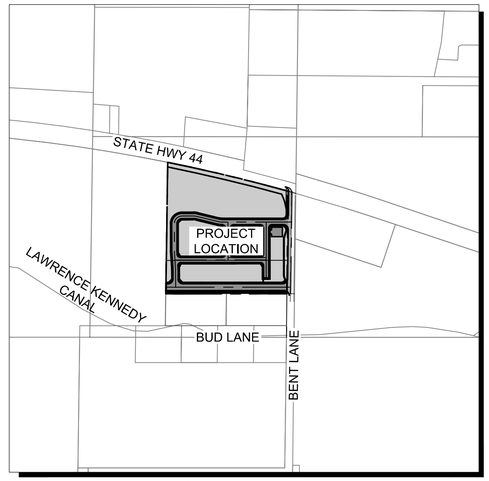
9. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED.

10. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.

11. THIS SUBDIVISION WILL RECEIVE PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

12. DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.

13. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.



VICINITY MAP
SCALE: 1" = 800'

PROJECT TEAM

PROPERTY OWNER/DEVELOPER

NAME:	TODD CAMPBELL
	TODD CAMPBELL CONSTRUCTION, INC.
ADDRESS:	PO BOX 140298
CITY/STATE/ZIP:	BOISE, IDAHO 83714

ENGINEERING

NAME:	ARDURRA
CONTACT:	DAVE STERLING, P.E.
ADDRESS:	2471 S. TITANIUM PLACE
CITY/STATE/ZIP:	MERIDIAN, IDAHO 83642
PHONE:	(208) 860-7946
EMAIL:	dsterling@ardurra.com

SURVEYOR

NAME:	ARDURRA
CONTACT:	ROB O'MALLEY
ADDRESS:	332 N BROADMORE WAY
CITY/STATE/ZIP:	NAMPA, IDAHO 83687
PHONE:	(208) 442-6300
EMAIL:	romalley@ardurra.com

LAND USE PLANNER

NAME:	ARDURRA
CONTACT:	BECK YZAGUIRRE
ADDRESS:	2471 S TITANIUM PLACE
CITY/STATE/ZIP:	MERIDIAN, IDAHO 83642
PHONE:	(208) 323-2288
EMAIL:	byzaguirre@ardurra.com

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- R/W — ROAD RIGHT-OF-WAY
- ROAD CENTERLINE
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- SET ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR

SURROUNDING PROPERTY OWNERS (300')

PARCEL	NAME	ADDRESS
R3401300000	MPR LAND HOLDINGS LLC	6410 HWY 44, STAR, ID 83669
R3400901100	ULAM VENTURES LLC	6346 HWY 44, STAR, ID 83669
R3400900000	MCHAIL WILLIAM A III	6290 HWY 44, STAR, ID 83669
R3401101000	STUPPY RICHARD E	22153 CAN ADA RD, STAR, ID 83669
R3401101100	RBB LLC	0 HWY 44, STAR, ID 83669
R3401100000	RBB LLC	0 HWY 44, STAR, ID 83669
R3403501000	SIMPLY DIRT LLC	0 HWY 44, STAR, ID 83669
R3403501100	HELMICK KEITH A	6283 BUD LN, STAR, ID 83669
R3403501 1A0	MEASE SHAHRZAD	6331 BUD LN, STAR, ID 83669
R3403501 1B0	HELMICK NORKA AND DUSTIN FAMILY TRUST	6375 BUD LN, STAR, ID 83669
R3403501 1C0	HELMICK KEITH A	0 BENT LN, STAR, ID 83669
R3403500000	BENT LN LLC	0 BENT LN, STAR, ID 83669
R3401200000	FAGUNDES BROTHERS LLC	6497 HWY 44, STAR, ID 83669
R3401001100	SPALLINO CHRISTOPHER L	22009 BENT LN, STAR, ID 83669
R3401001000	COX DAVID AND PATRICIA LIVING TRUST	22003 BENT LN, STAR, ID 83669
R3950700000	IDAHO TRANS DEPT	0 HWY 44, STAR, ID 83669

PRELIMINARY PLAT DATA

SITE DATA

PARCEL NUMBER(S):	R3401000000 & R3401001200
CURRENT ZONING:	C-2-DA/C-2-PUD-DA
PROPOSED ZONING:	C-2-DA/C-2-PUD-DA
FLOOD ZONE	ZONE AE (SPECIAL FLOOD ZONE AREA)
PROJECT AREA:	±14.24 ACRES
DEVELOPABLE LOTS:	±7.30 ACRES
COMMON AREA:	±2.48 ACRES
RIGHT-OF-WAY DEDICATION:	±4.25 ACRES
RESIDENTIAL LOT SIZES	
MAXIMUM LOT SIZE:	2,933 SF
MINIMUM LOT SIZE:	2,925 SF
AVERAGE LOT SIZE:	2,929 SF
LIVE-WORK LOT SIZES	
MAXIMUM LOT SIZE:	3,071 SF
MINIMUM LOT SIZE:	2,490 SF
AVERAGE LOT SIZE:	2,718 SF
COMMERCIAL LOT SIZES	
MAXIMUM LOT SIZE:	47,022 SF
MINIMUM LOT SIZE:	22,425 SF
AVERAGE LOT SIZE:	35,626 SF

AREA AND LOT SUMMARY

TOTAL AREA	620,474 SF	±14,24 AC	100%
TOTAL RIGHT-OF-WAY	185324 SF	4,25 AC	29,85 %
TOTAL QUALIFYING OPEN SPACE	123,987 SF	2,85 AC	20,01%
TOTAL RESIDENTIAL AREA	111,298 SF	2,55 AC	17,91%
TOTAL LIVE-WORK AREA	21,746 SF	0,50 AC	3,51%
TOTAL COMMERCIAL AREA	178,131 SF	4,09 AC	28,72%

TOTAL NUMBER OF LOTS	57
TOTAL NUMBER OF RESIDENTIAL LOTS	38
TOTAL NUMBER OF LIVE-WORK LOTS	8
TOTAL NUMBER OF COMMERCIAL LOTS	5
TOTAL NUMBER OF COMMON LOTS	6

DENSITY REQUIREMENTS

PROPOSED DENSITY
RESIDENTIAL DUPLEX UNITS: ±14 ACRES (GROSS) 3.0 U.P.A.

SETBACKS

FRONT YARD SETBACK:	20' TO LIVING AREA, 20' TO GARAGE FACE
REAR YARD SETBACK:	10'
INTERIOR SIDE YARD SETBACK:	5'
STREET SIDE YARD SETBACK:	20'

UTILITIES

CENTRAL WATER:	STAR SEWER AND WATER DISTRICT
CENTRAL SEWER:	STAR SEWER AND WATER DISTRICT
IRRIGATION:	CANYON COUNTY WATER CO, LTD,
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE/CABLE:	CENTURY LINK
FIRE PROTECTION:	CITY OF STAR FIRE DEPARTMENT
POLICE PROTECTION:	CITY OF STAR POLICE DEPARTMENT
PARKS AND OPEN SPACE:	HACIENDA DE ESTRELLA HOMEOWNER'S ASSOCIATION
SCHOOLS:	WEST ADA SCHOOL DISTRICT
SOLID WASTE COLLECTION:	REPUBLIC SERVICES

SHEET INDEX

C0.00	COVER
C1.00	SITE PLAN
C2.00	LOT LAYOUT
C3.00	EXISTING CONDITIONS
C4.00	PROPOSED GRADING AND FLOODPLAIN INFORMATION

PROFESSIONAL ENGINEER REGISTERED
13063
04/08/25
STATE OF IDAHO
DAVID N. STERLING

BORDER SIZE: 22"x34"
DESIGNED: L. MILLER
DRAWN: L. MILLER
CHECKED: Z. CRADIC
APPROVED: Z. CRADIC

REVISIONS

NO.	DESCRIPTION	DATE
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PRELIMINARY PLAT FOR:
HACIENDA DE ESTRELLA
COVER

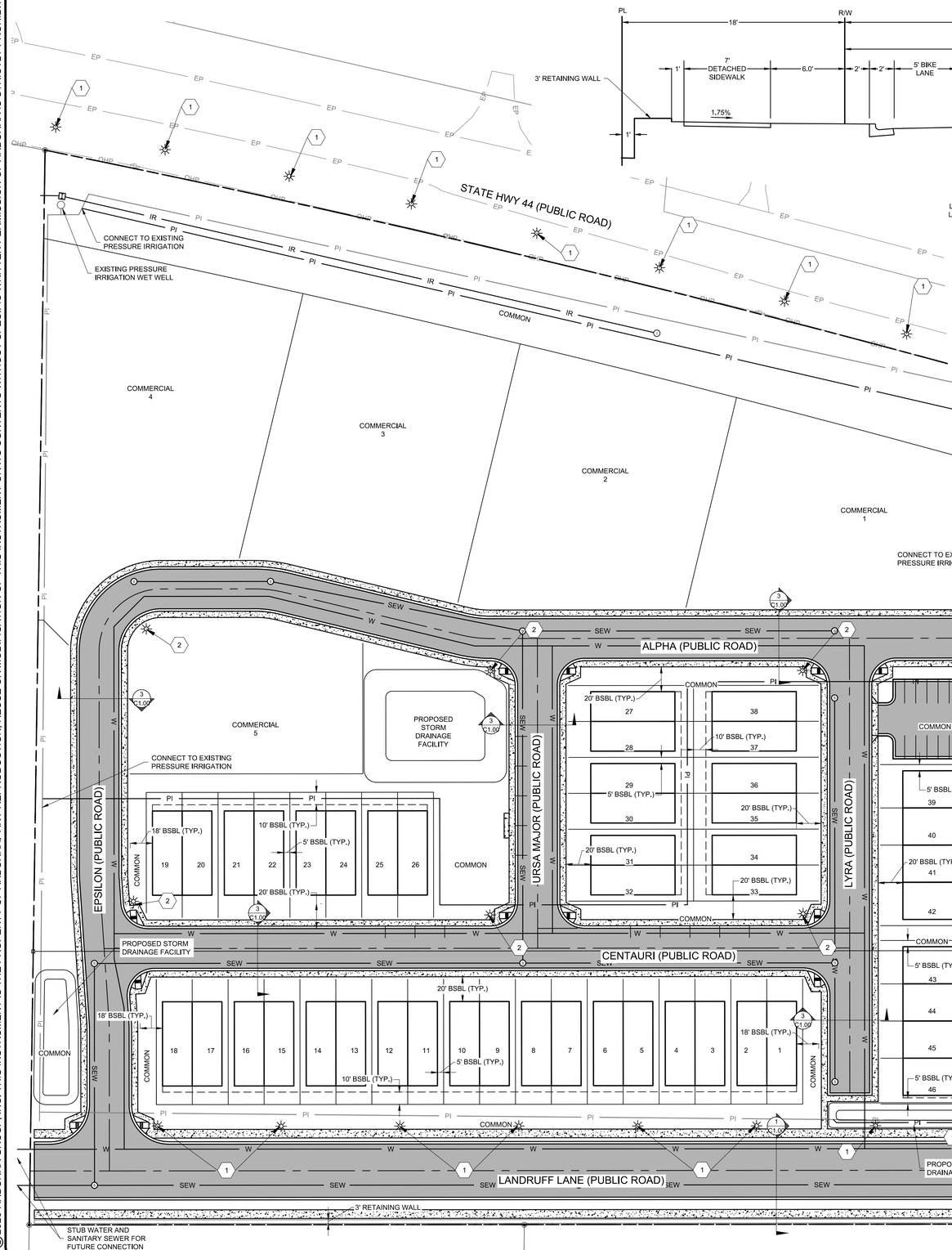
ATTENTION:
0 1/2 1
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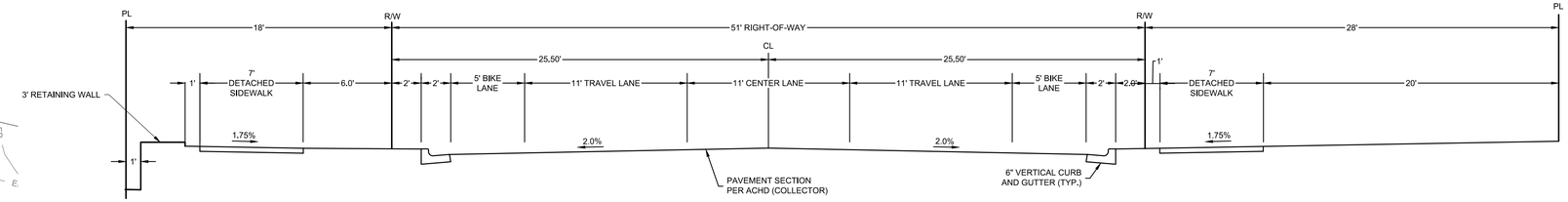
DATE: 3/5/25
PROJECT: 230723
SHEET: C0.00

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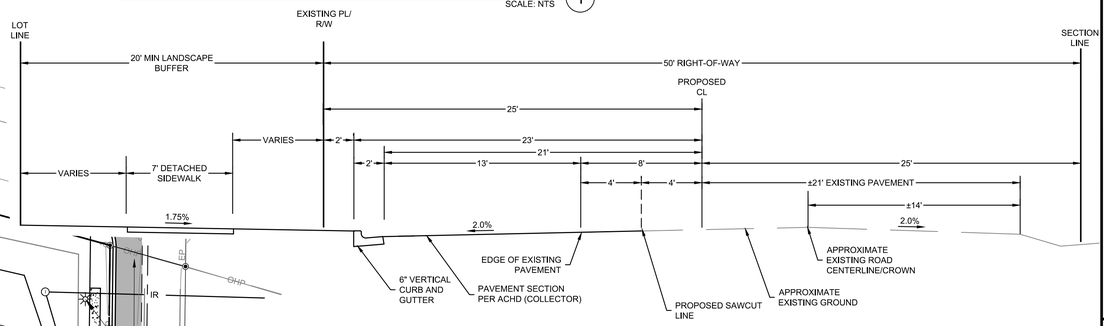
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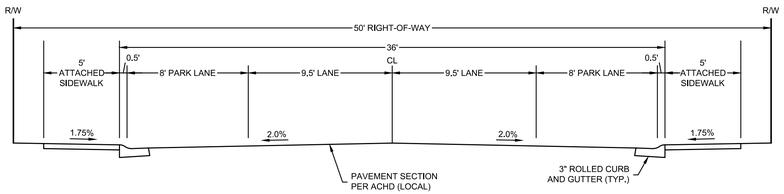
TYPICAL SECTION - COLLECTOR ROAD (LANDRUFF LANE) 1

SCALE: NTS



TYPICAL SECTION - COLLECTOR ROAD WIDENING (BENT LANE) 2

SCALE: NTS



TYPICAL SECTION - LOCAL ROAD 3

SCALE: NTS

LEGEND

	PROPOSED BOUNDARY LINE
R/W	ROAD RIGHT-OF-WAY
	PROPOSED BUILDING SETBACK LINE
SEW	PROPOSED SEWER MAIN
W	PROPOSED WATER MAIN
PI	PROPOSED PRESSURE IRRIGATION MAIN
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
SEW	PROPOSED SEWER MAIN
W	PROPOSED WATER MAIN
PI	PROPOSED PRESSURE IRRIGATION MAIN
IR	PROPOSED GRAVITY IRRIGATION
I	PROPOSED GRAVITY IRRIGATION STRUCTURE
S	PROPOSED SEWER MANHOLE
EP	EXISTING EDGE OF PAVEMENT
PI	EXSITING PRESSURE IRRIGATION

NOTES

1. FINISH FLOOR ELEVATIONS SHALL BE THE MINIMUM FINISH FLOOR ELEVATIONS PER CITY CODE OF 2 FEET ABOVE THE BASE FLOOD ELEVATION (BFE). ACTUAL BUILDING FINISH FLOOR ELEVATION MAY BE HIGHER.
2. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
3. THE INTERSECTION OF ALPHA ROAD AND BENT LANE SHALL BE RESTRICTED TO RIGHT-IN/RIGHT-OUT ONLY.
4. CONTRACTOR SHALL INSTALL SIGNS STATING THAT NO PARKING IS ALLOWED WITHIN 75 FEET OF LOCAL ROAD INTERSECTIONS

STREETLIGHT KEYNOTES

1	SUN VALLEY LIGHTING SIGMA2 LUMINAIRE PER CHAPTER 2, SECTION 7-2-1 OF THE CITY OF STAR CODE.
2	STREET LIGHT PER OWNER AND CHAPTER 2, SECTION 7-2-1 OF THE CITY OF STAR CODE.

0 25 50 100 150

PROFESSIONAL ENGINEER REGISTERED 13063 04/08/25 STATE OF IDAHO DAVID N. STERLING

BORDER SIZE	22"x34"
DESIGNED	L. MILLER
DRAWN	L. MILLER
CHECKED	Z. CRADIC
APPROVED	Z. CRADIC

NO.	DESCRIPTION	DATE
.	.	.

REVISIONS

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PRELIMINARY PLAT FOR:

HACIENDA DE ESTRELLA

SITE PLAN

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE:	3/5/25
PROJECT:	230723
SHEET:	C1.00

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LEGEND

PROPOSED BOUNDARY LINE	
R/W	ROAD RIGHT-OF-WAY
PROPOSED EASEMENT	
PROPOSED CENTERLINE	

0 25 50 100 150

STATE HWY 44 (PUBLIC ROAD)

EPSILON (PUBLIC ROAD)

URSA MAJOR (PUBLIC ROAD)

LYRA (PUBLIC ROAD)

BENT LANE (PUBLIC ROAD)

ALPHA (PUBLIC ROAD)

CENTAURI (PUBLIC ROAD)

LANDRUFF LANE (PUBLIC ROAD)

463 620,485 SF

COMMON 31,349 SF

ROW 27,034 SF

COMMERCIAL 1 34,664 SF

COMMERCIAL 2 35,390 SF

COMMERCIAL 3 38,629 SF

COMMERCIAL 4 47,022 SF

COMMERCIAL 5 22,425 SF

COMMON 22,027 SF

COMMON 2,353 SF

COMMON 39,480 SF

COMMON 2,301 SF

COMMON 12,122 SF

533 COMMON 14,355 SF

30' RIGHT-OF-WAY DEDICATION

10' EASEMENT (TYP.)

40' LANDSCAPE BUFFER

50' ACCESS EASEMENT

50' RIGHT-OF-WAY DEDICATION

20' MIN. LANDSCAPE BUFFER (TYP.)

25' HALF-WIDTH ROW

51' RIGHT-OF-WAY DEDICATION

20' BOC TO BOUNDARY

L=817.82', R=11399.16'
N76°31'45"W, 817.65'
D=004°06'38"

S00°50'39"W 867.58'

N00°43'01"E 167.36'

N00°43'01"E 93.05'

N00°43'01"E 319.03'

N00°43'01"E 85.21'

N00°43'01"E 11.79'

N89°57'20"E 799.47'

PROFESSIONAL ENGINEER
REGISTERED
13063
04/08/25
STATE OF IDAHO
DAVID N. STERLING

REVISIONS		
NO.	DESCRIPTION	DATE
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BORDER SIZE 22"x34"
DESIGNED L. MILLER
DRAWN L. MILLER
CHECKED Z. CRADIC
APPROVED Z. CRADIC

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PRELIMINARY PLAT FOR:
HACIENDA DE ESTRELLA
LOT LAYOUT

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: 3/5/25
PROJECT: 230723
SHEET: C2.00

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0 25 50 100 150

LEGEND

	SUBDIVISION BOUNDARY LINE
	SECTION LINE
EP	EXISTING EDGE OF PAVEMENT
EG	EXISTING EDGE OF GRAVEL
OHP	EXISTING OVERHEAD POWER
	EXISTING PRESSURE IRRIGATION
TOP	TOP OF BANK
TOE	TOE OF BANK
X X X	EXISTING FENCE
2580	EXISTING MAJOR CONTOUR
2582	EXISTING MINOR CONTOUR
	EXISTING POWER POLE
B.O.	EXISTING WATER BLOW-OFF
	EXISTING TELEPHONE RISER
	EXISTING TRANSFORMER
W	EXISTING WATER WELL
	WATERWAY FLOW DIRECTION
	EXISTING FLOW DIRECTION
	FEMA BASE FLOOD ELEVATION (BFE)
	FEMA FLOOD ZONE (AE)

NOTES

1. LINE WORK SHOWING FEMA FLOODZONE IS BASED ON THE FEMA FLOOD INSURANCE RATE MAP 16027C0259G FOR CANYON COUNTY, IDAHO AND INCORPORATED AREAS, EFFECTIVE DATE JUNE 7, 2019.

PROFESSIONAL ENGINEER REGISTERED 13063 04/08/25 STATE OF IDAHO DAVID N. STERLING

BORDER SIZE	22"x34"
DESIGNED	L. MILLER
DRAWN	L. MILLER
CHECKED	Z. CRADIC
APPROVED	Z. CRADIC

REVISIONS NO.	DESCRIPTION	DATE
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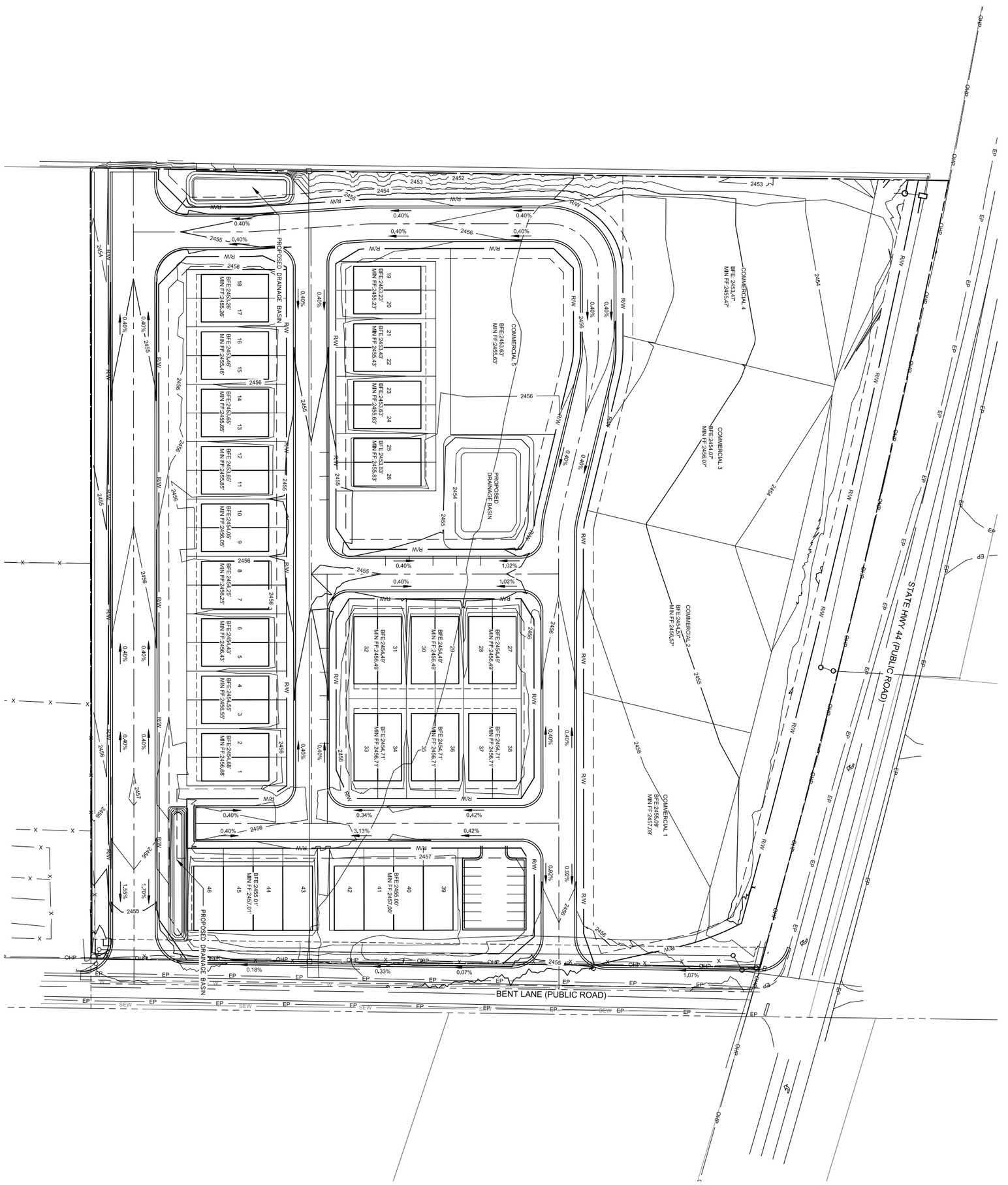
PRELIMINARY PLAT FOR:
HACIENDA DE ESTRELLA
EXISTING CONDITIONS

ATTENTION:
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DATE:	3/5/25
PROJECT:	230723
SHEET:	C3.00

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NOTES

1. PER STAR CITY CODE 10-1-5-B, MINIMUM FINISHED FLOOR SHALL BE 2' ABOVE BFE FOR COMMERCIAL AND RESIDENTIAL STRUCTURES.

PRELIMINARY PLAT FOR:

HACIENDA DE ESTRELLA

PROPOSED GRADING AND FLOODPLAIN INFORMATION

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NAMPA, IDAHO 83687
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REVISIONS			BORDER SIZE
NO.	DESCRIPTION	DATE	22"x34"
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.	.	.	CHECKED
.	.	.	Z. CRADIC
.	.	.	APPROVED
.	.	.	Z. CRADIC

PROFESSIONAL ENGINEER
ZACHARY N. CRADIC
STATE OF IDAHO
13063
04/09/25

ATTENTION:
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DATE:	3/5/25
PROJECT:	230723
SHEET:	C4.00

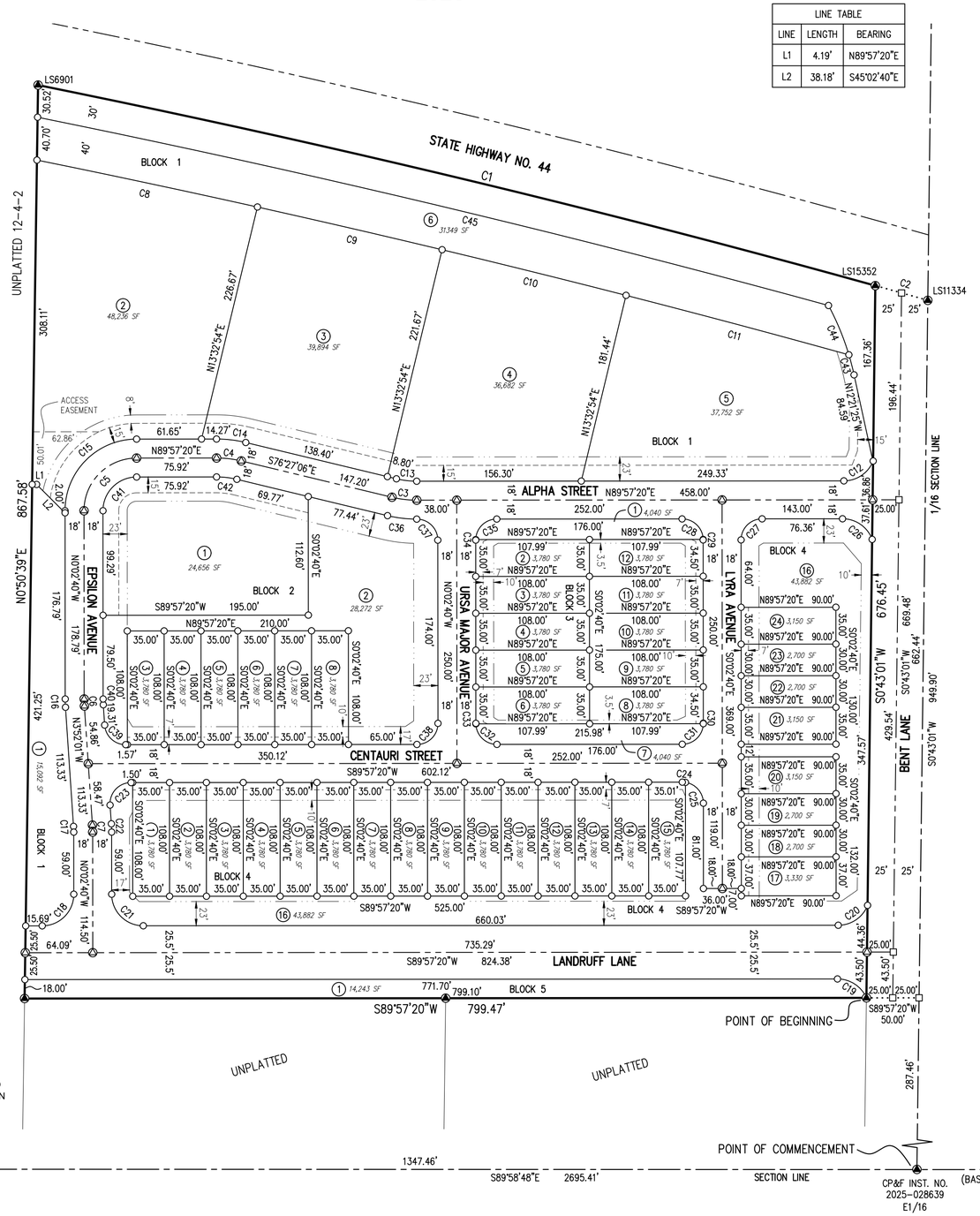
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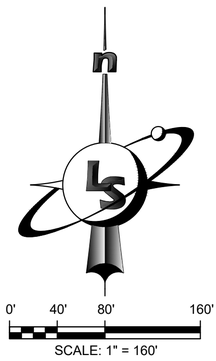
HACIENDA DE ESTRELLA SUBDIVISION

LOCATED IN THE SW1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO 2026

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	817.82'	11399.16'	4°06'38"	S76°31'45"E	817.65'
C2	51.75'	11399.16'	0°15'36"	N74°20'38"W	51.75'
C3	23.72'	100.00'	13°35'34"	N83°14'53"W	23.67'
C4	23.72'	100.00'	13°35'34"	N83°14'53"W	23.67'
C5	78.54'	50.00'	90°00'00"	S44°57'20"W	70.71'
C6	6.67'	100.00'	3°49'21"	S1°57'21"E	6.67'
C7	6.67'	100.00'	3°49'21"	S1°57'21"E	6.67'
C8	214.06'	11329.16'	1°04'57"	S77°58'38"E	214.06'
C9	180.01'	11329.16'	0°54'37"	S76°58'51"E	180.01'
C10	180.01'	11329.16'	0°54'37"	S76°04'13"E	180.00'
C11	219.01'	11329.16'	1°06'27"	S75°03'41"E	219.00'
C12	35.71'	30.00'	68°11'57"	N55°51'21"E	33.64'
C13	19.45'	82.00'	13°35'34"	S83°14'53"E	19.41'
C14	27.99'	118.00'	13°35'34"	N83°14'53"W	27.93'
C15	106.81'	68.00'	90°00'00"	S44°57'20"W	96.17'
C16	7.87'	118.00'	3°49'21"	S1°57'21"E	7.87'
C17	5.47'	82.00'	3°49'21"	N1°57'21"W	5.47'
C18	47.12'	30.00'	90°00'00"	N44°57'20"E	42.43'
C19	34.78'	30.00'	66°25'19"	N56°50'01"W	32.86'
C20	35.71'	30.00'	68°11'57"	N55°51'21"E	33.64'
C21	47.12'	30.00'	90°00'00"	S45°02'40"E	42.43'
C22	7.87'	118.00'	3°49'21"	N1°57'21"W	7.87'
C23	32.75'	20.00'	93°49'21"	S43°02'39"W	29.21'
C24	3.01'	20.00'	8°37'37"	N85°43'52"W	3.01'
C25	28.40'	20.00'	81°22'23"	N40°43'52"W	26.08'
C26	36.51'	30.00'	69°43'19"	N55°11'01"W	34.30'
C27	31.42'	20.00'	90°00'00"	S44°57'20"W	28.28'
C28	30.92'	20.00'	88°34'03"	N45°45'39"W	27.93'
C29	0.50'	20.00'	1°25'57"	N0°45'39"W	0.50'
C30	0.50'	20.00'	1°25'57"	N0°40'19"E	0.50'
C31	30.92'	20.00'	88°34'03"	N45°40'19"E	27.93'
C32	30.92'	20.00'	88°34'03"	S45°45'39"E	27.93'
C33	0.50'	20.00'	1°25'57"	S0°45'39"E	0.50'
C34	0.50'	20.00'	1°25'57"	S0°40'18"W	0.50'
C35	30.92'	20.00'	88°34'03"	S45°40'18"W	27.93'
C36	27.99'	118.00'	13°35'34"	S83°14'53"E	27.93'
C37	31.42'	20.00'	90°00'00"	N45°02'40"W	28.28'
C38	31.42'	20.00'	90°00'00"	N44°57'20"E	28.28'
C39	30.08'	20.00'	86°10'39"	S46°57'21"E	27.33'
C40	5.47'	82.00'	3°49'21"	S1°57'21"E	5.47'
C41	50.27'	32.00'	90°00'00"	S44°57'20"W	45.25'
C42	19.45'	82.00'	13°35'34"	N83°14'53"W	19.41'
C43	19.68'	255.70'	4°24'39"	N14°33'30"W	19.68'
C44	50.75'	255.70'	11°22'18"	N22°26'59"W	50.67'
C45	772.25'	11369.16'	3°53'30"	N76°36'38"W	772.10'

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.19'	N89°57'20"E
L2	38.18'	S45°02'40"E





LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTE 1
- CITY OF STAR SIDEWALK EASEMENT
- EASEMENT LINE AS NOTED
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- (18) LOT NUMBER

NOTES

1. EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, SIDEWALKS, AND LOT DRAINAGE ADJACENT TO ANY PUBLIC STREET AS SHOWN AND A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE ADJACENT TO ALL REAR LOT LINES AS SHOWN AND DIMENSIONED. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.

2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISON.

3. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE MIDDLETON IRRIGATION ASSOCIATION, INC. AND MIDDLETON MILL DITCH COMPANY SERVICE AREA (986-229-1710). IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT 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 MIDDLETON IRRIGATION ASSOCIATION, INC. AND MIDDLETON MILL DITCH COMPANY. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.

4. 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.

5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.

6. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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.

7. LOTS 1 AND 6, BLOCK 1; LOT 2, BLOCK 2; LOTS 1 AND 7, BLOCK 3; LOT 16, BLOCK 4 AND LOT 1, BLOCK 5 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HACIENDA DE ESTRELLA SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE SUBJECT TO BLANKET EASEMENTS OR EASEMENTS AS SHOWN FOR PUBLIC UTILITIES, HACIENDA DE LA ESTRELLA HOMEOWNER ASSOCIATION STORM DRAINAGE, IRRIGATION, LANDSCAPE, SIDEWALKS, AND MAINTENANCE .

8. NO LOT SHALL HAVE DIRECT ACCESS TO/FROM LANDRUFF LANE AND BENT LANE.

9. THIS SUBDIVISION IS LOCATED WITHIN ZONE AE AS SHOWN ON FIRM PANEL 16027C0259G, CITY OF STAR, CANYON COUNTY, IDAHO AND INCORPORATED AREAS. A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY LOT THAT IS LOCATED WITHIN THE MAPPED FLOODPLAIN UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT. EACH LOT WITHIN THE MAPPED FLOODPLAIN SHALL REQUIRE AN INDIVIDUAL FLOOD PLAIN DEVELOPMENT PERMIT.

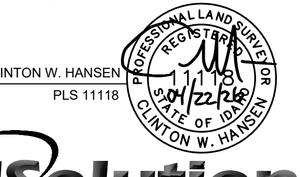
10. LOTS 2-5, BLOCK 1 SHALL BE SUBJECT TO SHARED-ACCESS EASEMENT AGREEMENTS FOR DRIVE AISLES AND PARKING OVER AND UPON SAID LOTS TO BE DETERMINED AT THE TIME OF SITE PLAN REVIEW OF THE IMPROVEMENTS ON SAID LOTS.

11. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.

12. THE HOMEOWNERS ASSOCIATION OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ANY AND ALL AMENITIES (LAWNS, SIDEWALKS, LANDSCAPING, ETC.) APPROVED BY THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT-OF-WAY. SIDEWALKS ARE IN FAVOR OF THE PUBLIC. SIDEWALKS LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ARE NOT OWNED NOR MAINTAINED BY HIGHWAY DISTRICT NO. 4.

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, INFORMATION FROM RECORD OF SURVEY NUMBERS 200612014, 2017-008581, 2017-049225, 2017-052965, 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.



CLINTON W. HANSEN
PLS 11118

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www.landsolutions.biz

JOB NO. 25-37 DRAWN BY: JEB / CHECKED BY: CWH

HACIENDA DE ESTRELLA SUBDIVISION

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 CANYON COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS SUBDIVISION;

A PARCEL BEING A PORTION OF THE SW1/4 OF THE SE1/4 OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" DIAMETER REBAR WITH NO CAP MARKING THE SOUTHEAST CORNER OF SAID SW1/4 OF THE SE1/4 OF SECTION 12, FROM WHICH A BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SE1/4 OF SECTION 12 BEARS S 89°58'48" E A DISTANCE OF 1347.95 FEET;

THENCE ALONG THE EAST BOUNDARY LINE OF SAID SW1/4 OF THE SE1/4 OF SECTION 12 N 0°43'01" E A DISTANCE OF 287.46 FEET TO A POINT;

THENCE LEAVING SAID EASTERLY BOUNDARY S 89°57'20" W A DISTANCE OF 50.00 FEET TO A 5/8" DIAMETER REBAR WITH NO CAP BEING THE SOUTHEAST CORNER OF PARCEL A OF RECORD OF SURVEY INSTRUMENT NO. 2017-052965, RECORDS OF CANYON COUNTY, IDAHO, BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL A THE FOLLOWING DESCRIBED COURSES:

THENCE S 89°57'20" W A DISTANCE OF 799.47 FEET TO A 5/8" REBAR WITH NO CAP;

THENCE N 0°50'39" E A DISTANCE OF 867.58 FEET TO A 5/8" REBAR WITH YELLOW CAP #6901;

THENCE A DISTANCE OF 817.82 FEET ALONG THE ARC OF A 11399.16 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 4°06'38" AND A LONG CHORD BEARING S76°31'45"E A DISTANCE OF 817.65 FEET TO A 5/8" DIAMETER REBAR WITH BROKEN YELLOW CAP #15352;

THENCE S 0°43'01" W A DISTANCE OF 676.45 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 14.24 ACRES, MORE OR LESS.

THE PUBLIC STREETS AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC; HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

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

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

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

RICHMOND HEIGHTS LLC, AN IDAHO LIMITED LIABILITY COMPANY

_____

BY TODD A. CAMPBELL, MANAGER

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 TODD A. CAMPBELL, KNOWN TO ME TO BE THE MANAGER OF RICHMOND HEIGHTS LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES _____

RESIDING AT _____

_____
NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

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

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 5/4/22

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www.landsolutions.biz

JOB NO. 25-37

HACIENDA DE ESTRELLA SUBDIVISION

BOOK ____ , PAGE _____

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF CALDWELL AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DISTRICT HEALTH DEPARTMENT,REHS DATE

APPROVAL OF HIGHWAY DISTRICT NO. 4

HIGHWAY DISTRICT NO. 4 DOES HEREBY ACCEPT THIS PLAT, AND THE DEDICATED PUBLIC STREETS, HIGHWAYS, AND RIGHTS-OF-WAY AS ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF I.C. 50-1312.

DISTRICT CHAIRMAN

APPROVAL OF CITY COUNCIL

I, _____, CITY CLERK IN AND FOR THE CITY OF STAR, CANYON 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

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON 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.

CANYON COUNTY SURVEYOR

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, CANYON COUNTY, IDAHO, ON THIS DAY, _____HEREBY APPROVE THIS PLAT.

STAR CITY ENGINEER

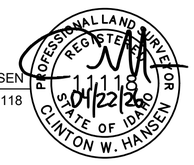
CERTIFICATE OF THE COUNTY TREASURER

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

DATE: _____ _____

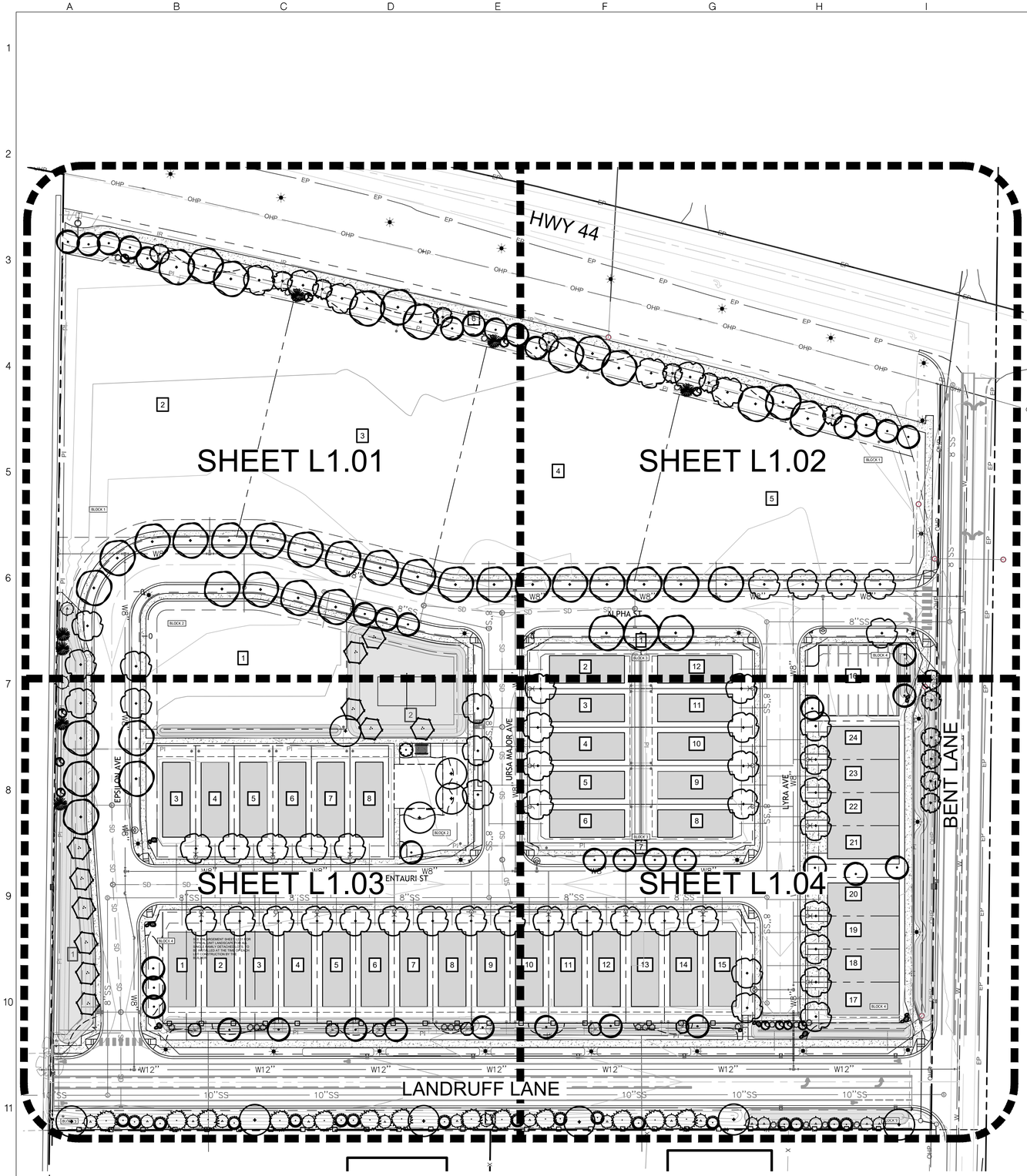
COUNTY TREASURER

CLINTON W. HANSEN
PLS 11118



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JOB NO. 25-37



OVERALL SITE PLAN

SCALE: 1" = 50'-0"



VICINITY MAP

SCALE: NTS

SITE DEVELOPMENT FEATURES

TOTAL PRELIMINARY PLAT ACRES..... 14.24 ACRES
TOTAL OPEN SPACE..... 3.04 ACRES
% OF TOTAL AREA..... 21.30%

QUALIFIED OPEN SPACE: ..... 1.96 ACRES
% OF TOTAL AREA..... 13.76%
COLLECTOR BUFFERS..... 1.11 ACRES
COMMON AREAS..... .85 ACRES

NON- QUALIFIED OPEN SPACE ..... 1.08 ACRES

LANDSCAPING INFORMATION

* ROADWAY LANDSCAPE BUFFERS (8-8B-J.4):

STATE HIGHWAY 44, (PRINCIPLE ARTERIAL)(**Minus vision triangles*):
40' STREET BUFFER: 804 LF STREET BUFFER
SHADE TREES @ 4/100' =32 REQUIRED
32 PROPOSED
EVERGREEN TREES @ 3/100' =12 REQUIRED
12 PROPOSED
FLOWERING TREES @ 2/100' =8 REQUIRED
8 PROPOSED
SHRUBS @ 12/100' =96 REQUIRED
98 PROPOSED

BENT LN. (*COLLECTOR*):
30' STREET BUFFER: 443 LF STREET BUFFER (**Minus drives & vision triangles*)
SHADE TREES @ 2/100' =9 REQUIRED
6 ORNAMENTAL @ 2:1
EVERGREENS @ 2/100' =9 REQUIRED
NO CONIFERS PROVIDED DUE TO UTILITY CONSTRAINTS

5' HIGH BUFFER/ SCREEN REQUIRED
NO FENCE PROVIDED DUE TO UTILITY CONSTRAINTS

LANDRUFF DR. (COLLECTOR)(**Minus drives & vision triangles*):
20' STREET BUFFER: 1,427 LF STREET BUFFER
SHADE TREES @ 2/100' =29 REQUIRED
20 PROPOSED + 18 EVERGREENS @ 2:1
EVERGREENS @ 2/100' =29 REQUIRED
45 PROPOSED

TOTAL EVERGREENS =63 PROPOSED

5' HIGH BUFFER/ SCREEN REQUIRED
6' HEIGHT SOLID VINYL FENCE PROVIDED

* BUFFER REQUIREMENTS (8-8D-2.J.2.b):
COMMERCIAL LANDSCAPE BUFFER = 6' HIGH SOLID VINYL FENCE
484' LF @10' W X 6' H PROPOSED
5' WIDE BY 6' HIGH BUFFER
6' HIGH FENCE @ 73' LF = 6' HIGH SOLID VINYL FENCE PROVIDED

* PARKWAY STRIPS / STREET TREES:
1 TREE / 35' @ 2,573 LF / 35 = 74 REQUIRED
47 PROPOSED
**Trees along Landruff Lane excluded due to roadway drainage. **Minus vision triangles*

* PARKING LOT LANDSCAPE (8-8D-K):
PERCENT OF LANDSCAPE AREA = 5% REQUIRED
6.9% PROVIDED
PERIMETER LANDSCAPE AREA
1 TREE / 35' @ 137 LF = 4 REQUIRED
4 PROPOSED
PARKING ISLANDS TREES 1/ISLAND (**Minus vision triangles*)
= 2 REQUIRED
1 PROPOSED

* TOTAL COMMON LOT AREA: 85,422 SF
COMMON AREA TREES @ 1/4000 SF = 21 CLASS II TREES
21 SHADE TREES + 9 CONIFERS 26 (EQUIVALENT) PROVIDED

* NOTE:
CONIFERS AND ORNAMENTAL TREES WHEN NOT REQUIRED ARE SUBSTITUTED AT 2:1 PER SHADE TREE (*when used in common areas and commercial landscape buffers*).

* MITIGATION FOR REMOVAL OF EXISTING TREES:
SEE SHEET L3.00 FOR ADDITIONAL INFORMATION

* SITE AMENITIES:
1 + 1/20 ACRES + 1/75 BUILDING LOTS = 10 REQUIRED AMENITIES
AMENITIES PROVIDED: = 2
VOLLEYBALL COURTS
PLAYGROUND

DISCLAIMER:

THIS DRAWING HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED, IN PART BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, SOUTH BECK AND BAIRD, PC. CANNOT ASSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATE INTO IT AS A RESULT. SOUTH BECK AND BAIRD, PC. ASSUMES NO LIABILITY FOR ANY MISINFORMATION.

LANDSCAPING SHEET INDEX:

SEE SHEET L1.01-L1.04 FOR DETAILED LANDSCAPE PLAN,
SEE SHEET L1.05 FOR FENCING AND OPEN SPACE PLAN,
SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS,
SEE SHEET L2.1 FOR SPECIFIC AREA ENLARGEMENTS.
SEE SHEET L3.00 FOR MITIGATION PLAN AND NOTES.

STAMP: STATE OF IDAHO · JOHN D. ROTEGARD · LA - 16827 · 09/15/2026 · LANDSCAPE ARCHITECT

DATE: 01/22/2026

811 Know what's below. Call before you dig. CALL 2 WORKING DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
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info@sbbgeo.com
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South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description
1	03.13.26	ACHD COMMENTS
2	09.15.26	CITY & ACHD COMMENTS

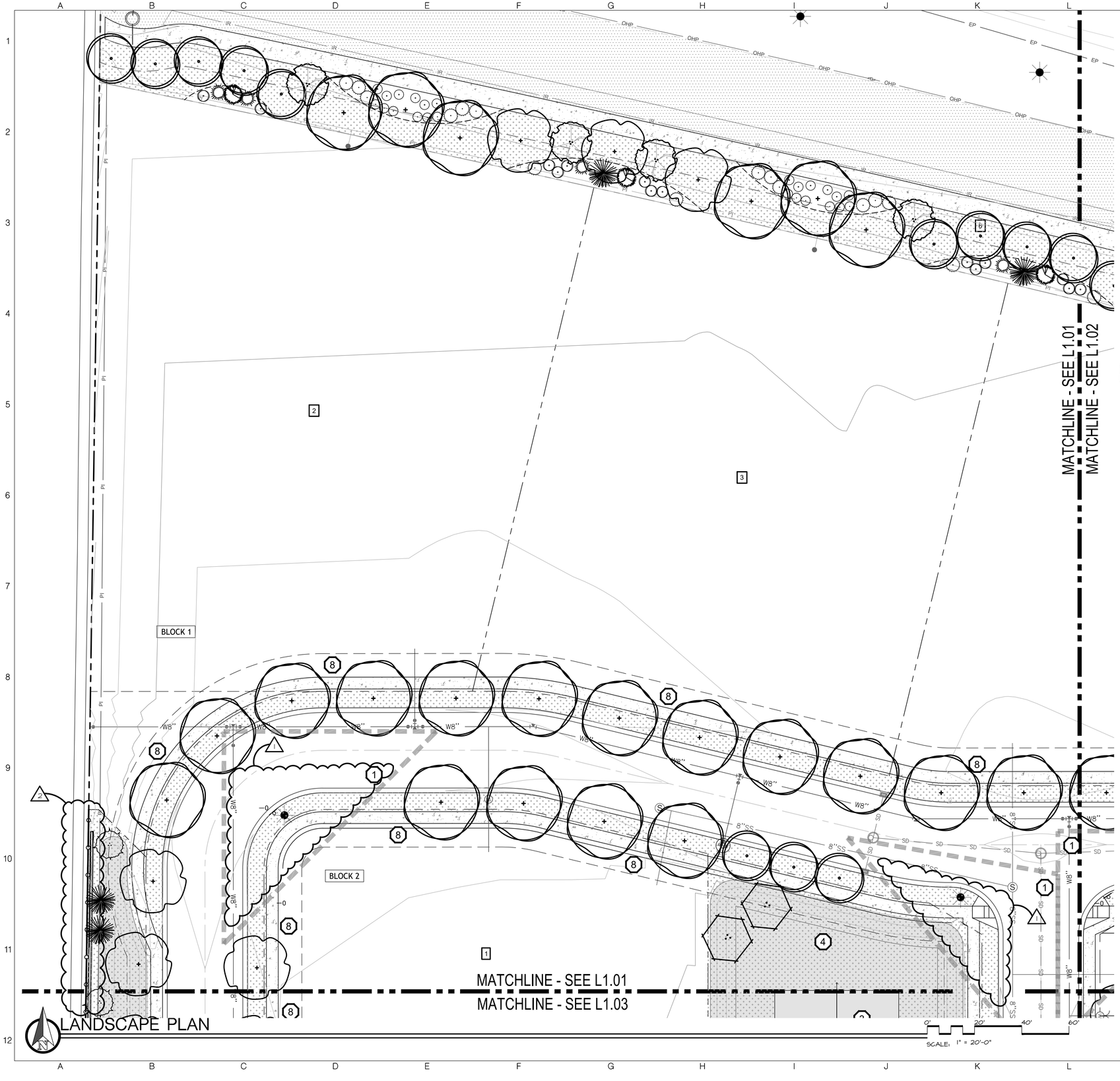
OVERALL SITE PLAN
HACIENDA DE ESTRELLA SUB
STAR, ID 83669

DRAWN BY: SCM
CHECKED BY: AWJ/JDR
PROJECT NUMBER 25-263
SHEET: L1.00

CONSTRUCTION DRAWINGS

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL HAS BEEN PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE PROJECT

USER:SMCKEOWN LOCATION:G:\PROJECTS\2025\25-263 HACIENDA DE ESTRELLA SUB\CAD\SHEETS\25-263 LANDSCAPE PLANING PRINT DATE:9/15/2026 2:52 PM



LANDSCAPE LEGEND

- EXISTING TREES TO REMOVED
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 5/L2.00
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 1/L2.01
- 4' SOLID TAN VINYL FENCE, SEE DETAIL 1/L2.01
- NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 6/L2.00
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- 3" DEPTH OF 3/4" MINUS GRAVEL MULCH
- 3" DEPTH OF 1" MINUS BLACK AND TAN BASALT GRAVEL MULCH AS SPECIFIED
- PLAY SURFACING BY OWNER
- STORM RETENTION AREA, PER CIVIL

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				SEE DETAIL 1/L2.00
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Betula nigra River Birch	2" B&B multi-trunk	35' hgt. 25' w	CLASS II
	Cercis canadensis 'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
	Cladrastis kentukea American Yellowwood	2" B&B	45' hgt. 40' w	CLASS II
	Plantanus x acerifolia 'Morton Circle' Exclamation! London Plane Tree	2" B&B	55' hgt. 35' w	CLASS III
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Lilac Tree	2" B&B	25' hgt. 15' w	CLASS I
CONIFEROUS TREES				SEE DETAIL 2/L2.00
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 25' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
SHRUBS				SEE DETAIL 3/L2.00
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	2 Gal.	4' hgt. x 4' wide	
	Cornus stolonifera 'Farrow' Arctic Fire Red Twig Dogwood	2 Gal.	5' hgt. x 5' wide	
	Forsythia x 'Courtasol' Gold Tide Forsythia	2 Gal.	3' hgt. x 4' wide	
	Potentilla fruiticosa 'Farreri' Gold Drop Potentilla	2 Gal.	3' hgt. x 3' wide	
	Juniperus horizontalis 'Wiltoni' Blue Rug Juniper	2 Gal.	2' hgt. x 6' wide	
	Rosa 'Radtko' Double Knock Out Rose	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
GRASSES				SEE DETAIL 4/L2.00
	Miscanthus sinensis 'Fire Dragon' Fire Dragon Maiden Grass	2 Gal.	6' hgt. x 3' wide	
	Pennisetum alopecuroides 'Hamelin' Hamelin Fountain Grass	2 Gal.	3' hgt. x 3' wide	

CALLOUT LEGEND

1. 40' AND ACCHD VISION TRIANGLES
2. TOT LOT PLAY STRUCTURE AND FALL ZONE BY OWNER; MANUFACTURE: WILLY GOAT CONTACT: E: FUN@WILLYGOAT.COM P: 888.920.4528 CONTRACTOR TO COORDINATE WITH OWNER FOR PLAY STRUCTURE SIZE AND COLOR.
3. SAND VOLLEYBALL COURT, SEE DETAIL 5/L2.01
4. RETENTION SWALE, PER CIVIL
5. 10' X 12' SHADE STRUCTURE WITH PICNIC TABLE, SEE DETAILS 1,4, & 5/L2.01
6. START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS GREATER.
7. (4) MAILBOX CLUSTERS W/ MAILBOX CLUSTER SHELTER TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS, SEE DETAIL 7 & 9/L2.1 (TYP.)
8. TREES TO BE COORDINATED WITH FUTURE ACCESS POINTS WITH OWNER AT TIME OF DEVELOPMENT.
9. 6' BENCHES, SEE DETAIL 2/L2.01
10. START AT FENCE LINE 20' BUILDING SETBACK, VISION TRIANGLE, OR ADJACENT STOP BAR, WHICHEVER IS GREATER.

NOTE:

1. CONTRACTOR TO COORDINATE WITH ELECTRICAL AND OWNER FOR LIGHTING COLORS AND ELECTRICAL STUB LOCATIONS.
2. TRIM ALL TREES WITHIN VISION TRIANGLES TO 10' ABOVE FINISH GRADE TO MEET ASSOCIATION OF CANYON COUNTY HIGHWAY DISTRICT STANDARDS.

STAMP: STATE OF IDAHO — JOHN D. ROTEGARD — LA - 16827 — 09/15/2026 — LANDSCAPE ARCHITECT

DATE: 01/22/2026

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REVISIONS:

No.	Date	Description
1	03.13.26	ACHD COMMENTS
2	09.15.26	CITY & ACHD COMMENTS

LANDSCAPE PLAN
HACIENDA DE ESTRELLA SUB
STAR, ID 83669

DRAWN BY: SCM

CHECKED BY: AWJ/JDR

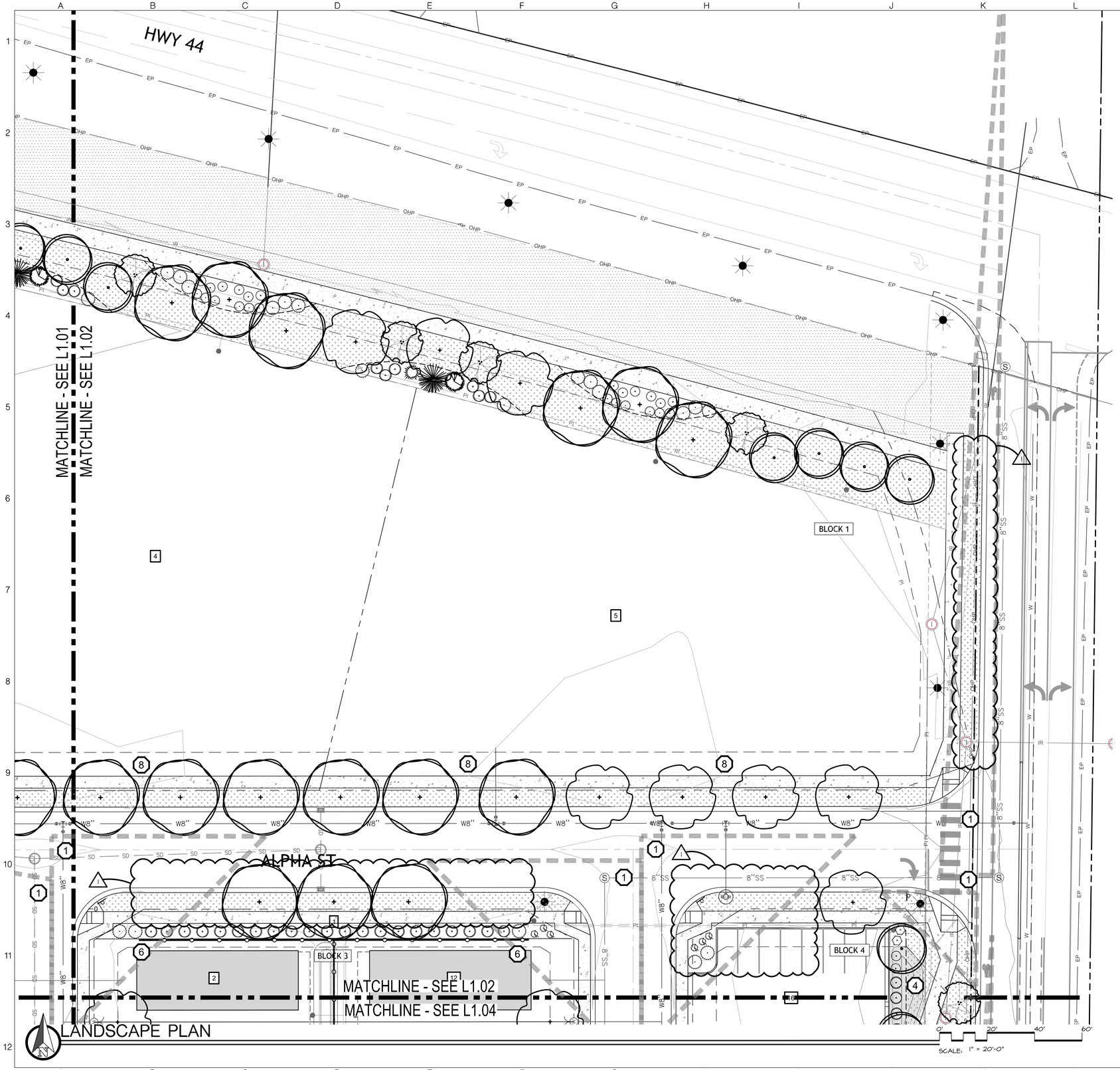
PROJECT NUMBER: 25-263

SHEET: L1.01

CONSTRUCTION DRAWINGS

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL HAS BEEN PREPARED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT IN THE PROJECT.

PLOTTED/SAVED/SHOWDOWN LOCATION:Z:\PROJECTS\2025\25-263 HACIENDA DE ESTRELLA SUB\CAD\SHEETS\25-263 LANDSCAPE PLANDWG PRINT DATE:9/15/2026 2:52 PM



LANDSCAPE LEGEND

- EXISTING TREES TO REMOVED
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 5/L2.00
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 1/L2.01
- 4' SOLID TAN VINYL FENCE, SEE DETAIL 1/L2.01
- NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 6/L2.00
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- 3" DEPTH OF 3/4" MINUS GRAVEL MULCH
- 3" DEPTH OF 1" MINUS BLACK AND TAN BASALT GRAVEL MULCH AS SPECIFIED
- PLAY SURFACING BY OWNER
- STORM RETENTION AREA, PER CIVIL

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L2.00	
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Betula nigra River Birch	2" B&B multi-trunk	35' hgt. 25' w	CLASS II
	Cercis canadensis 'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
	Cladrastis kentukea American Yellowwood	2" B&B	45' hgt. 40' w	CLASS II
	Plantanus x acerifolia 'Morton Circle' Exclamation! London Plane Tree	2" B&B	55' hgt. 35' w	CLASS III
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Lilac Tree	2" B&B	25' hgt. 15' w	CLASS I
CONIFEROUS TREES			SEE DETAIL 2/L2.00	
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 25' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
SHRUBS			SEE DETAIL 3/L2.00	
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	2 Gal.	4' hgt. x 4' wide	
	Cornus stolonifera 'Farrow' Arctic Fire Red Twig Dogwood	2 Gal.	5' hgt. x 5' wide	
	Forsythia x 'Courtasol' Gold Tide Forsythia	2 Gal.	3' hgt. x 4' wide	
	Potentilla fruiticosa 'Farreri' Gold Drop Potentilla	2 Gal.	3' hgt. x 3' wide	
	Juniperus horizontalis 'Wiltoni' Blue Rug Juniper	2 Gal.	2' hgt. x 6' wide	
	Rosa 'Radtko' Double Knock Out Rose	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
GRASSES			SEE DETAIL 4/L2.00	
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NOTE:

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STAMP: STATE OF IDAHO — JOHN D. ROYER — LA - 16827 — 09/15/2026 — LANDSCAPE ARCHITECT

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REVISIONS:

No.	Date	Description
1	03.13.26	ACCHD COMMENTS
2	09.15.26	CITY & ACHD COMMENTS

LANDSCAPE PLAN
HACIENDA DE ESTRELLA SUB
STAR, ID 83669

DRAWN BY: SCM

CHECKED BY: AWJ/JDR

PROJECT NUMBER 25-263

SHEET: L1.02

CONSTRUCTION DRAWINGS

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL WERE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL RELATIONS ARISING BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT IN THE PROJECT.

USER:SMCKEOWN LOCATION:Z:\PROJECTS\2025\25-263 HACIENDA DE ESTRELLA SUB\CAD\SHEETS\25-263 LANDSCAPE PLANDWG PRINT DATE:9/15/2026 2:53 PM

MATCHLINE - SEE L1.01

MATCHLINE - SEE L1.03

EPSILON AVE

URSA MAJOR AVE

CENTAURI ST

LANDRUFF LN

MATCHLINE - SEE L1.03

MATCHLINE - SEE L1.04

BLOCK 2

BLOCK 4

BLOCK 5

SEE ENLARGEMENT SHEET L2.01 FOR TYPICAL UNIT LANDSCAPE FOR ALL SINGLE FAMILY DETACHED LOTS. TO BE INSTALLED AT THE TIME OF EACH LOT CONSTRUCTION BY THE BUILDER.

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

- EXISTING TREES TO REMOVED
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 5/L2.00
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 1/L2.01
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PLANT SCHEDULE

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SHRUBS			SEE DETAIL 3/L2.00	
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	Cornus stolonifera 'Farrow' Arctic Fire Red Twig Dogwood	2 Gal.	5' hgt. x 5' wide	
	Forsythia x 'Courtasol' Gold Tide Forsythia	2 Gal.	3' hgt. x 4' wide	
	Potentilla fruiticosa 'Farreri' Gold Drop Potentilla	2 Gal.	3' hgt. x 3' wide	
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STAMP: STATE OF IDAHO — JOHN D. ROYER — LA - 16827 — 09/15/2026 — LANDSCAPE ARCHITECT

DATE: 01/22/2026

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1	03.13.26	ACCHD COMMENTS
2	09.15.26	CITY & ACHD COMMENTS

LANDSCAPE PLAN
HACIENDA DE ESTRELLA SUB
STAR, ID 83669

DRAWN BY: SCM

CHECKED BY: AWJ/JDR

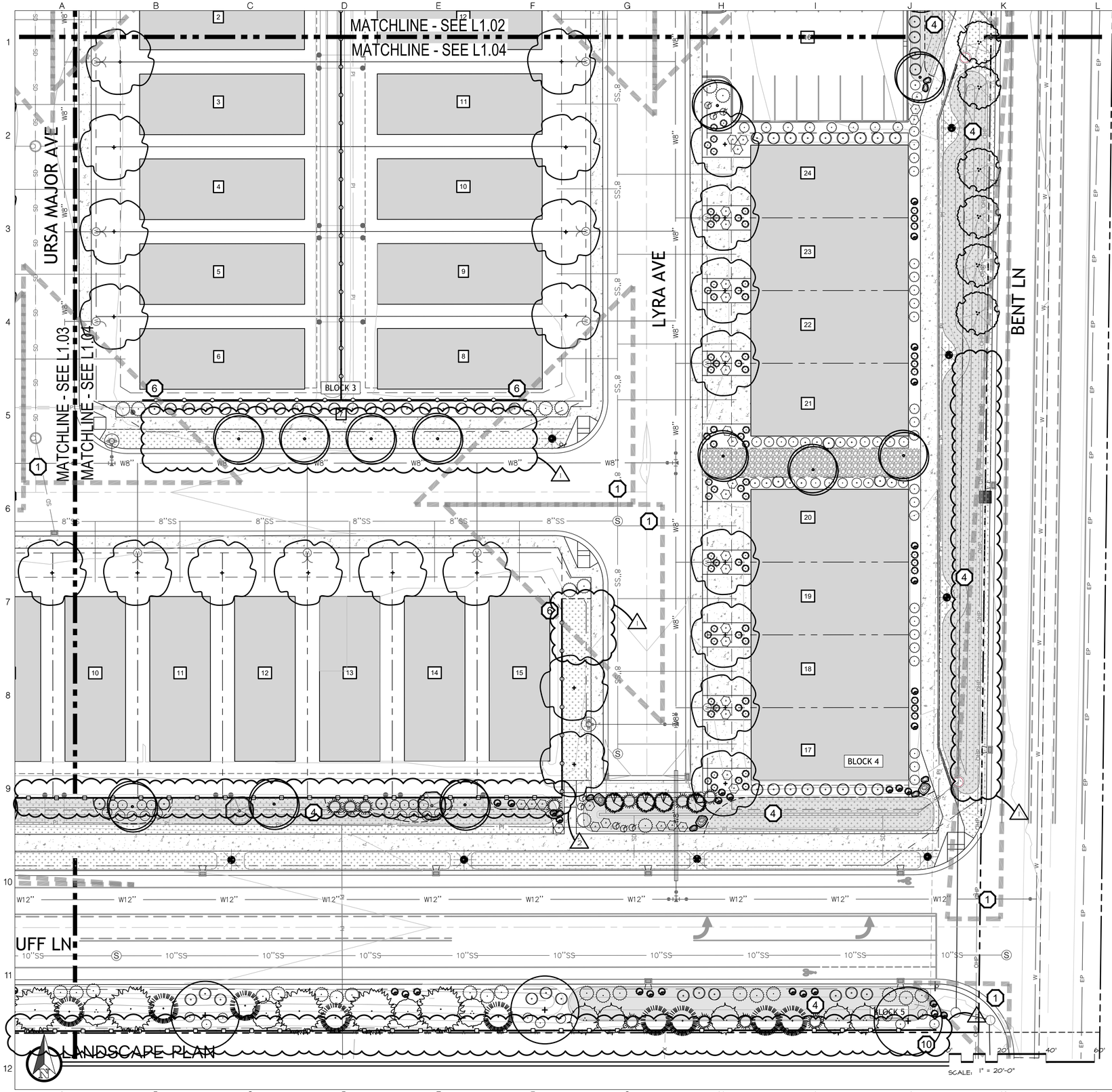
PROJECT NUMBER 25-263

SHEET: L1.03

CONSTRUCTION DRAWINGS

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PLOTTED/SAVED/DRAWN BY: LOCATION:Z:\PROJECTS\2025\25-263 HACIENDA DE ESTRELLA SUB\CAD\SHEETS\25-263 LANDSCAPE PLANDWG PRINT DATE:9/15/2026 2:53 PM



LANDSCAPE LEGEND

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- PLANTS TO BE INSTALLED
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CALL BEFORE YOU DIG - IT'S THE LAW - IDAHO LAW REQUIRES YOU TO NOTIFY UNDERGROUND FACILITY OWNERS BEFORE YOU EXCAVATE FOR THE PROTECTION OF UNDERGROUND MEMBER UTILITIES

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REVISIONS:

No.	Date	Description
1	03.13.26	ACHD COMMENTS
2	09.15.26	CITY & ACHD COMMENTS

LANDSCAPE PLAN
HACIENDA DE ESTRELLA SUB
STAR, ID 83669

DRAWN BY: SCM

CHECKED BY: AWJ/JDR

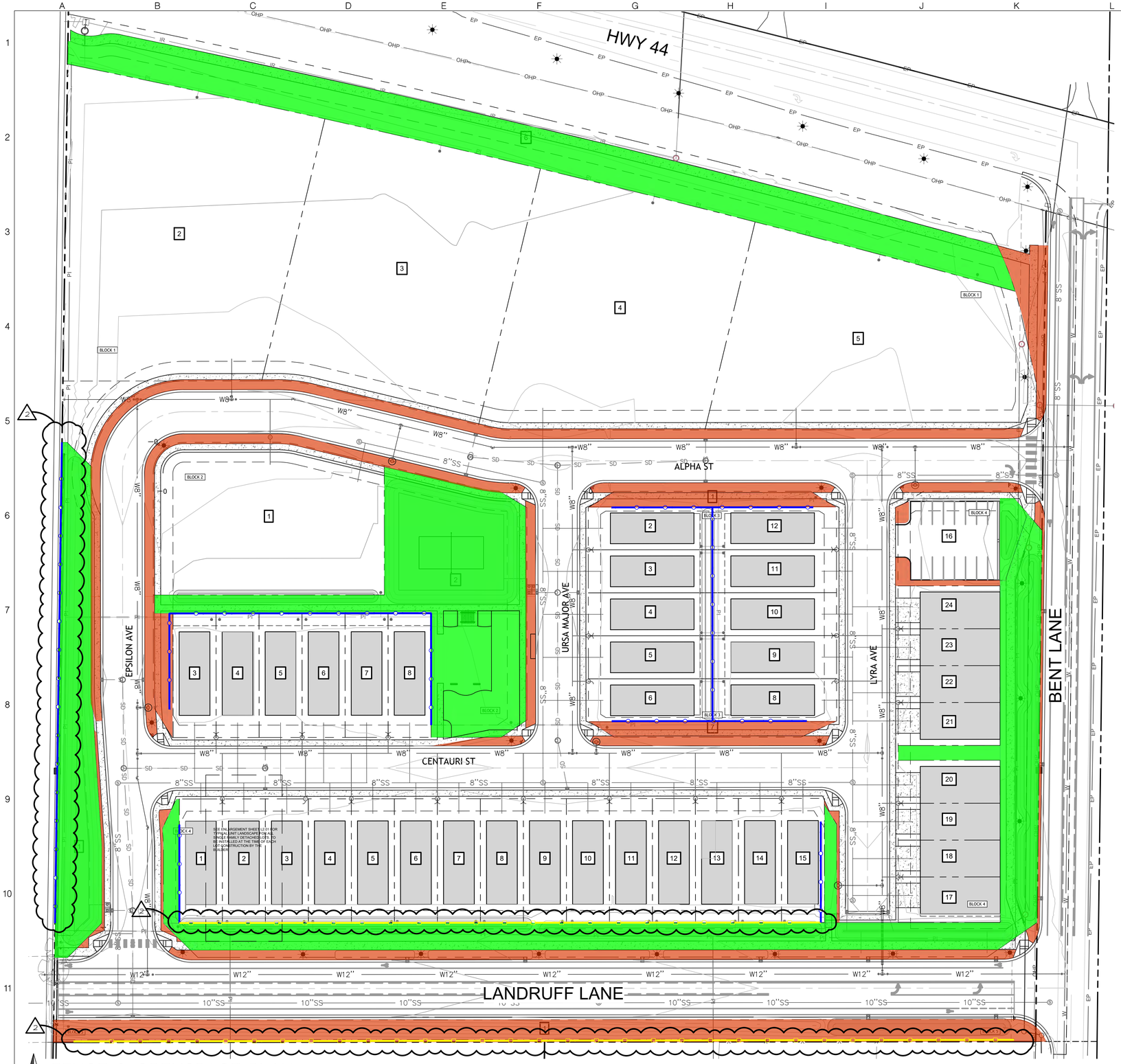
PROJECT NUMBER 25-263

SHEET: L1.04

CONSTRUCTION DRAWINGS

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C:\USERS\MCKENZIW\ LOCATION:Z:\PROJECTS\2025\25-263 HACIENDA DE ESTRELLA SUB\CAD\SHEETS\25-263 LANDSCAPE PLANDWG PRINT DATE:9/15/2026 2:03 PM



OPEN SPACE LEGEND

QUALIFIED OPEN SPACE (87,115 SF)

NON-QUALIFIED OPEN SPACE (48,095 SF)

FENCING LEGEND

6' SOLID TAN VINYL FENCE, SEE DETAIL 6/L2.0

4' SOLID TAN VINYL FENCE, SEE DETAIL 6/L2.0

FENCE & OPENSPACE PLAN

0' 40' 80' 120'

SCALE: 1" = 40'-0"

STAMP: STATE OF IDAHO — JOHN D. ROTHERMEL — LA - 16827 — 09/15/2026 — LANDSCAPE ARCHITECT

DATE: 01/22/2026

811 Know what's below. Call before you dig. CALL 2 WORK DAYS BEFORE YOU BEGIN EXCAVATION TO REQUEST THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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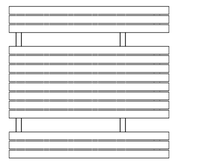
PROJECT NUMBER 25-263

SHEET: L1.05

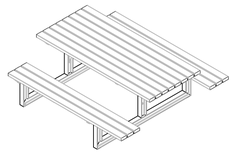
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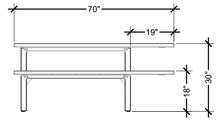
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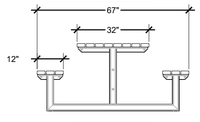
TOP VIEW



PERSPECTIVE



FRONT VIEW



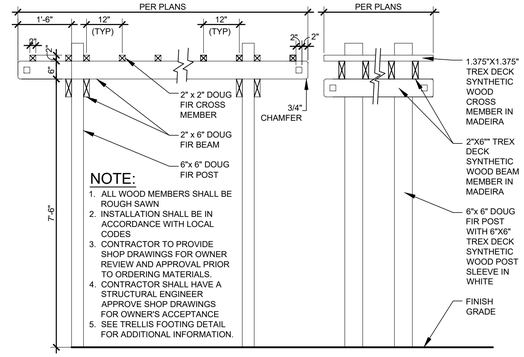
SIDE VIEW

MAGLIN SITE FURNITURE INC.
WWW.MAGLIN.COM
TEL.: 800-716-5506
FAX: 877-260-9393

NOTE:
CONTACT Jennifer Fancy @ 1 (800)-716-5506x6050 or jennifer.fancy@maglin.com FOR ORDERING INFO
210 SERIES WOOD GRAIN TEXTURE HIGH DENSITY POLYETHYLENE IN CEDAR, WHEELCHAIR ACCESSABLE, SURFACE MOUNT CLUSTER SEATING WITH MATTE BLACK FINISH. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

1 PICNIC TABLE

Scale: 1/2"= 1'-0"



NOTE:
1. ALL WOOD MEMBERS SHALL BE ROUGH SAWN
2. INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.
4. CONTRACTOR SHALL HAVE A STRUCTURAL ENGINEER APPROVE SHOP DRAWINGS FOR OWNER'S ACCEPTANCE
5. SEE TRELLIS FOOTING DETAIL FOR ADDITIONAL INFORMATION.

4 OVER HEAD TRELLIS

Scale: 1/2"= 1'-0"

NATIONAL MAILBOXES
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MODEL # H2CBU-IN-LINE



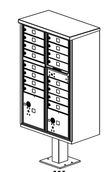
MODEL # H2CBU-2EXTRA-IN-LINE

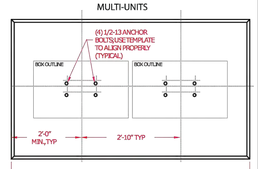
NOTES:
1. MAILBOX SHELTER UNITS: (1) SHELTER FOR TWO CBU MAILBOX UNITS-IN LINE STYLE MODEL #H2CBU-IN-LINE ; AND (1) MAILBOX SHELTER FOR TWO ADDITIONAL CBU MAILBOX UNITS-IN LINE MODEL #H2CBU-2EXTRA-IN-LINE
2. SHELTER STRUCTURE COLOR: POSTAL GRAY; SHELTER ROOF COLOR: GREEN
3. MANUFACTURE CONTACT:
   NATIONALMAILBOXES.COM/PRODUCT/OUTDOOR-CBU-MAILBOX-SHELTER-FOR-TWO-CBU-MAILBOX-UNITS/;
   P: 1-800-676-5161
4. CONTRACTOR TO COORDINATE WITH OWNER FOR MAILBOX UNIT AND SHELTER COLOR PRIOR TO ORDERING UNITS.
5. IF EQUAL IS USED CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER.
6. CONTRACTOR TO COORDINATE WITH ELECTRICAL AND OWNER FOR LIGHTING SOURCE AND ELECTRICAL STUB LOCATIONS.

7 MAILBOX SHELTER OR APPORVED EQUAL

NOT TO SCALE







Salsbury Industries is Officially Licensed by the U.S.P.S. to Manufacture Cluster Box Units (CBU's)

Salsbury 3300 series Cluster Box Units (CBU's) are manufactured to U.S.P.S. "F" specifications and are an officially licensed product of the U.S. Postal Service for centralized mail delivery.

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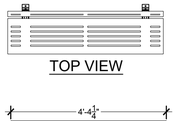
NOTES:
1. MAILBOX UNIT STYLE: 16 DOOR W/ 2 PARCEL LOCKERS, MODEL #3316BRZ-U WITH J-BOLT PEDESTAL MOUNTING KIT (MODEL #3394)
2. MAILBOX COLOR: BRONZE
3. MANUFACTURE CONTACT:
   WEBMASTER@MAILBOXES.COM;
   P: 1-800-624-5269
4. CONTRACTOR TO COORDINATE WITH OWNER FOR MAILBOX UNIT COLOR PRIOR TO ORDERING UNITS.

9 MAILBOX CLUSTER

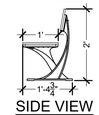
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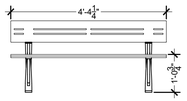
PERSPECTIVE



TOP VIEW



SIDE VIEW



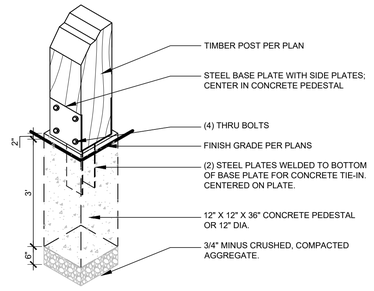
FRONT VIEW

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POWDER COAT - EVERGREEN-FINETEX, RECYCLED PLASTIC SLATS COLOR CEDAR, SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS, BENCH BY MAGLIN SITE FURNITURE, CONTACT JENNIFER FANCY, 1.800.716.5506 EXT. 6050 (COORDINATE WITH OWNER FOR ORDERING AND SCHEDULE)

2 6 FOOT BENCH

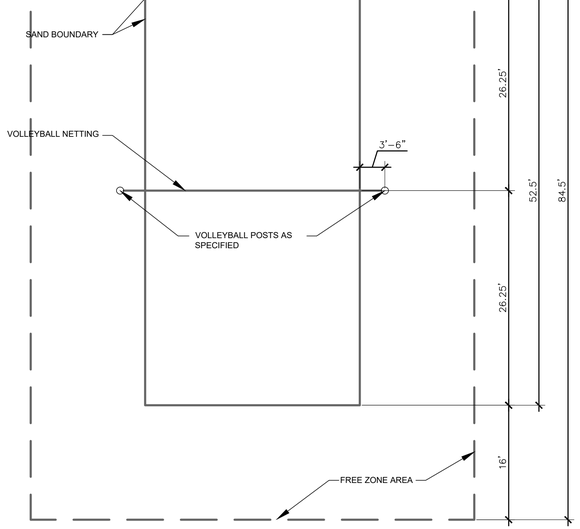
Scale: 1/2"= 1'-0"



NOTE:
1. REFER TO PLAN FOR LOCATION OF POSTS.
2. ELECTRICAL, MECHANICAL AND ALL OTHER UTILITIES BY OTHERS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING PERMITS AND TO ENSURE THE CONSTRUCTION OF OUTDOOR STRUCTURES MEET/EXCEED ALL LOCAL/STATE/FEDERAL CODES.

5 CONCRETE TRELLIS FOOTING

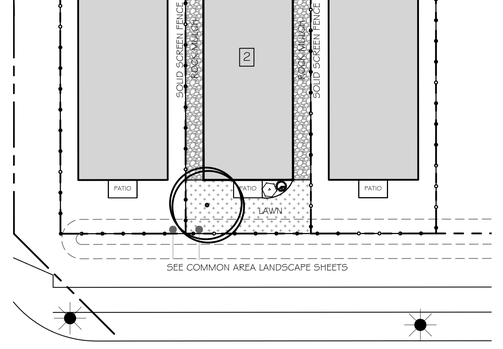
Scale: 1/2"= 1'-0"



NOTE:
1. CONTRACTOR TO COORDINATE WITH MANUFACTURE OF VOLLEYBALL EQUIPMENT TO ENSURE PROPER INSTALLATION. AT MINIMUM VOLLEY BALL COURT SHOULD HAVE POST, NET, COURT BOUNDARY LINES INSTALLED PER MANUFACTURE.
2. SAND DEPTH: SAND SHOULD BE MINIMUM OF 18" INCHES DEEP ON THE COURT AND 12" INCHES DEEP IN THE FREE ZONE
3. DRAINAGE: COORDINATE DRAINAGE IN SAND PIT AREA WITH CIVIL DETAILS TO ENSURE PROPER DRAINAGE.
4. FREE ZONE AROUND THE COURT IS TO BE A MINIMUM 16 FEET AND A MAXIMUM OF 20 FEET ON ALL SIDES.
5. CONTRACTOR TO COORDINATE WITH OWNER FOR ALL EQUIPMENT PRIOR TO PURCHASE.

8 SAND VOLLEYBALL COURT LAYOUT

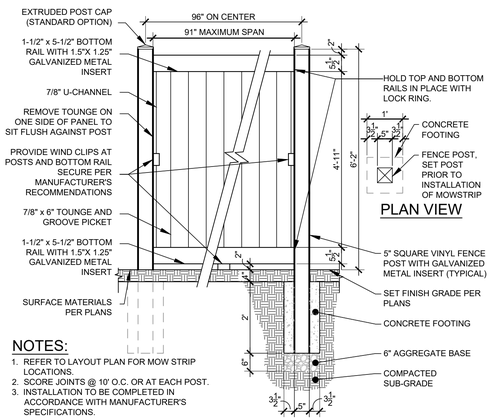
Scale: NOT TO SCALE



10 TYPICAL UNIT LANDSCAPE ENLARGEMENT

NOT TO SCALE

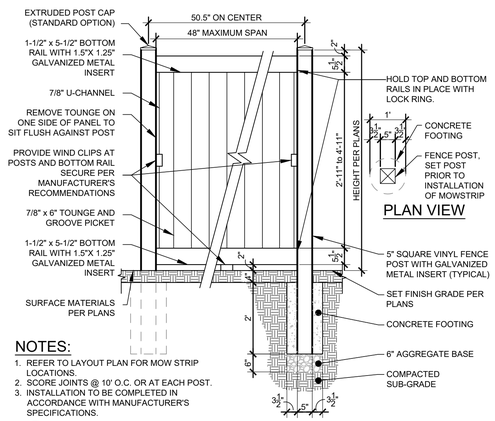
NOTES:
1. COORDINATE WITH THE DEVELOPER/BUILDER AT TIME OF CONSTRUCTION.



NOTES:
1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

3 VINYL FENCE PANEL

SCALE: 1/2"= 1'-0"



NOTES:
1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

6 VINYL FENCE GATE

SCALE: 1/2"= 1'-0"

STAMP: STATE OF IDAHO — JOHN D. ROYER — LA - 16827 — 09/15/2026 — LANDSCAPE ARCHITECT

DATE: 01/22/2026

811 Know what's below. Call before you dig. CALL AT LEAST TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgeo.com
www.sbbgeo.com

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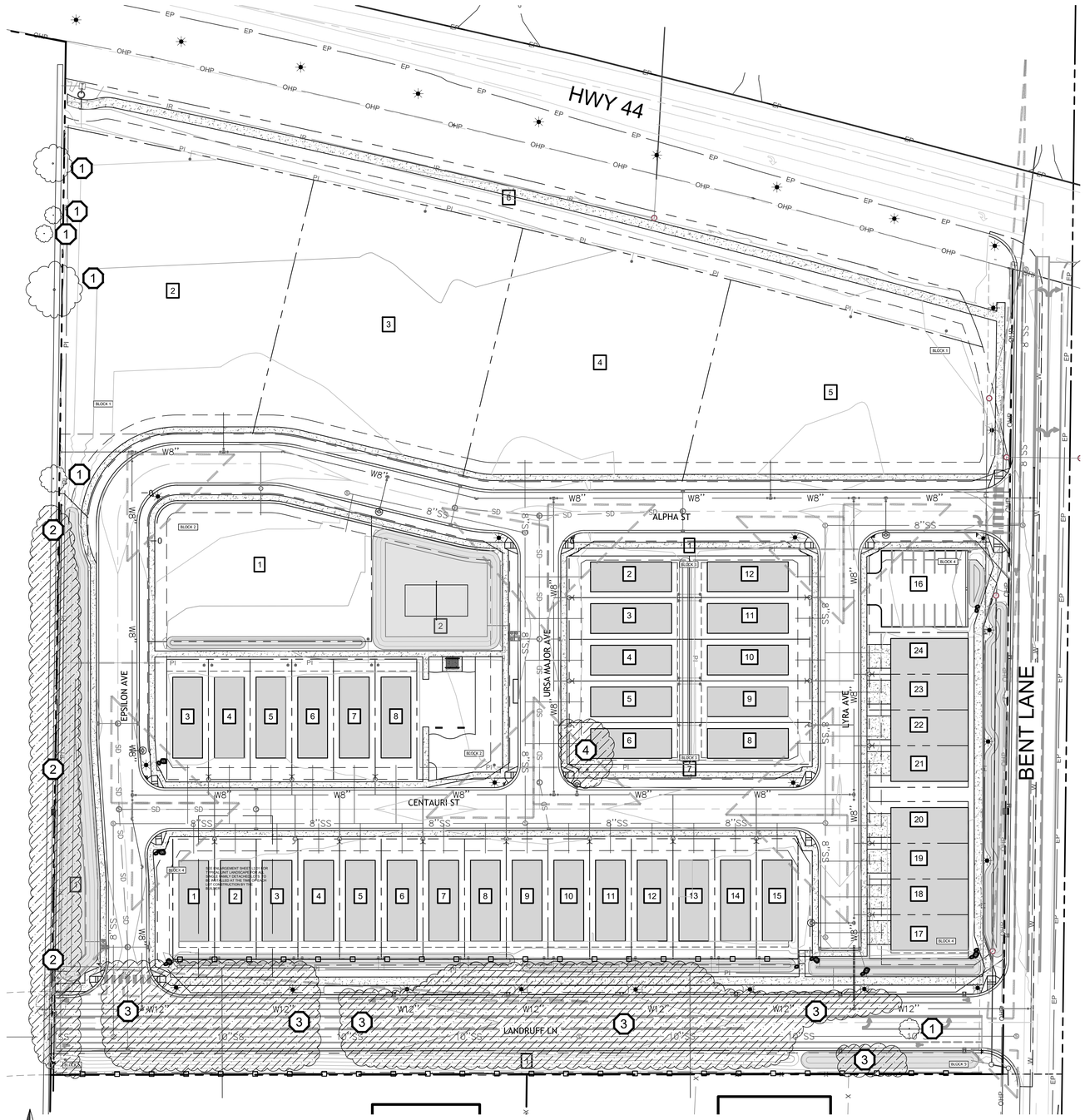
LANDSCAPE DETAILS
HACIENDA DE ESTRELLA SUB
STAR, ID 83669

DRAWN BY: SCM
CHECKED BY: AWJ/JDR
PROJECT NUMBER: 25-263
SHEET: L2.01

CONSTRUCTION DRAWINGS

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TREE MITIGATION NOTES:

THE EXISTING TREES TO BE REMOVED ARE ALL EITHER VOLUNTEER TREES OR UNDESIRABLE TREES (AS NOTED ON PLANS).

CALLOUT LEGEND

1. EXISTING 4"-8" CALIPER ELM TREES TO BE REMOVED
2. EXISTING GROUP OF VOLUNTEER ELM TREE RANGING IN SIZE FROM 8"-30" INCH CALIPER, CONTRACTOR TO WORK WITH ADJACENT LAND OWNER FOR REMOVAL.
3. EXISTING GROUP OF VOLUNTEER ELM TREE RANGING IN SIZE FROM 1"-3" INCH CALIPER, TO BE REMOVED.
4. EXISTING MASS OF COTTOWOOD TREES 30" PLUS, TO BE REMOVED

STAMP: STATE OF IDAHO — JOHN D. ROTEGARD — LA - 16827 — 09/15/2026 — LANDSCAPE ARCHITECT

DATE: 01/22/2026

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MITIGATION PLAN
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CHECKED BY: AWJ/JDR

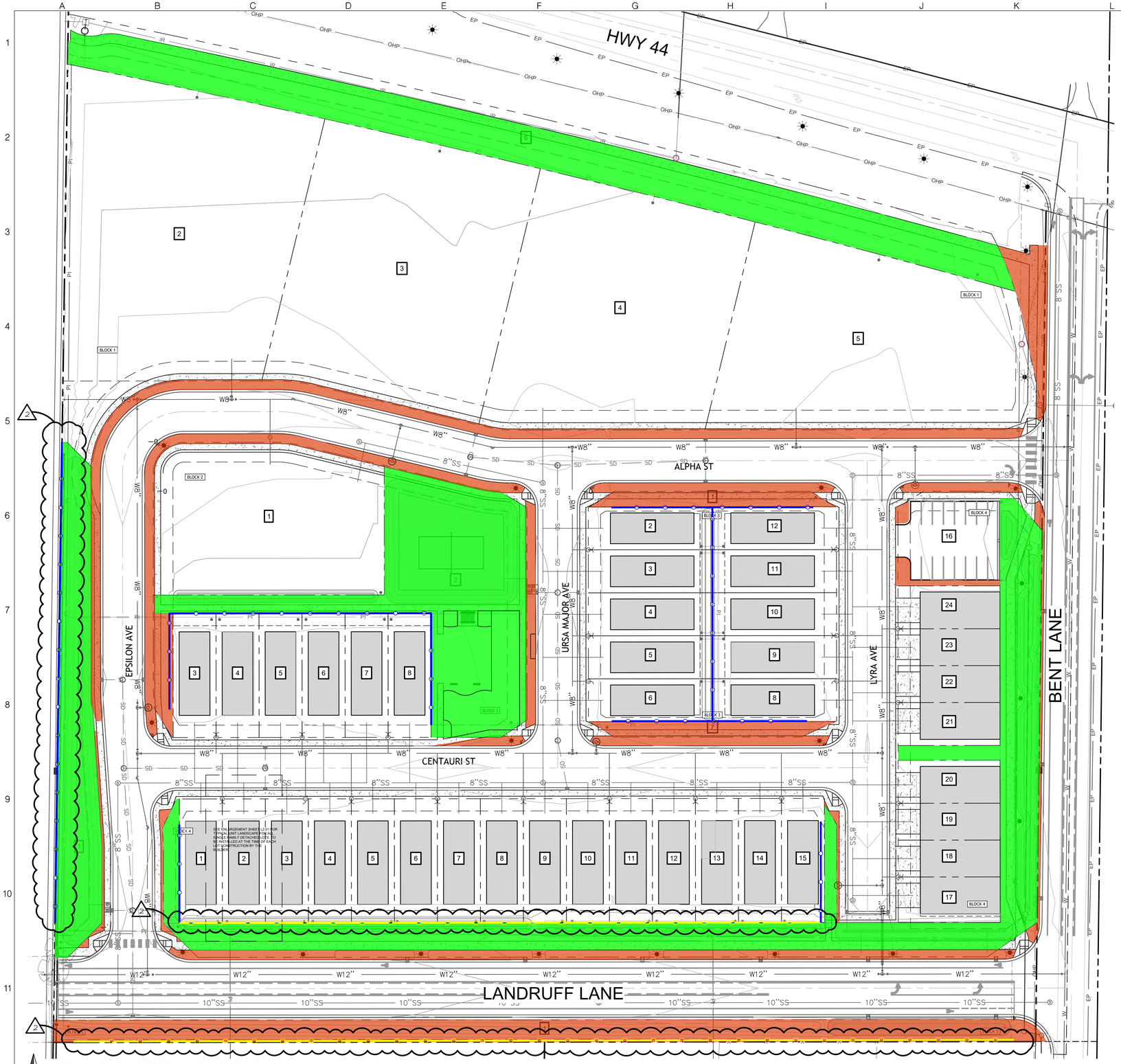
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4' SOLID TAN VINYL FENCE, SEE DETAIL 6/L2.0

FENCE & OPENSPACE PLAN

0' 40' 80' 120'

SCALE: 1" = 40'-0"

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