

ORDINANCE NO. 439-2026
(STONECREST 2 SUBDIVISION ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE GENERALLY LOCATED AT 12675 W. STATE STREET IN STAR, IDAHO; THE PROPERTY IS OWNED BY STONECREST, LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS CENTRAL BUSINESS DISTRICT WITH PLANNED UNIT DEVELOPMENT AND DEVELOPMENT AGREEMENT (CBD-PUD-DA) OF APPROXIMATELY 7.79 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Star, Ada and Canyon County, Idaho (“the City”), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized and required by the Constitution and laws of the State of Idaho to adopt land use regulations and classifications; and

WHEREAS, pursuant to Section 67-6524, Idaho Code, the City of Star has adopted the Unified Development Code Ordinance, the same being Ordinance No. 404-2024, adopted on June 18, 2024 and subsequently amended; and

WHEREAS, the owner(s) of the real property situated in the unincorporated areas of Ada County and particularly described in Section 2 of this Ordinance have requested, in writing, annexation of said real property to the City of Star; and

WHEREAS, the Mayor and Council held a public hearing on June 16, 2026 on the proposed annexation and zoning of the property described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested annexation should be granted and that the annexed property should be zoned Central Business District with a Planned Unit Development and Development Agreement (CBD-PUD-DA), pursuant to the Unified Development Code of the City of Star.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STAR, IDAHO, as follows:

Section 1: WHEREAS, the owner(s) of the real property situated in the unincorporated areas of Ada County and particularly described in Section 2 of this Ordinance have requested, in writing, annexation of said real property to the City of Star; and

Section 2: The real property, described in the attached “Exhibit A”, including adjacent right of way, situated in Ada County, Idaho, is hereby annexed into the City of Star. From and after the effective date of this Ordinance, the residents and other occupants and property owners within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

Section 3: The zoning land use classification of the land described in Section 2 above, is hereby established as Central Business District with a Planned Unit Development and Development Agreement (CBD-PUD-DA),, as provided by the Unified Development Code of the City of Star. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the Central Business District with a Planned Unit Development and Development Agreement (CBD-PUD-DA), land use classification.

Section 4: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code maybe be published.

DATED this ____ day of _____, 2026.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk

EXHIBIT A



Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

March 3, 2026

Land Description for
Orton Engineering
Job No. OC1925

Stonecrest Subdivision No. 2
CBD-PUD-DA ZONING

This parcel is a portion of Government Lot 1 of Section 18 and Government Lot 4 of Section 7 in Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest corner of Government Lot 4, Section 7, (SW Section Corner, Section 7),

thence North 00°34'54" East along the West boundary of Government Lot 4 a distance of 516.76 feet;

thence North 00°34'54" East a distance of 63.02 feet to a point on the centerline of Highway 44;

thence traversing said centerline as follows:

South 71°35'54" East a distance of 306.59 feet;

Southeasterly 150.36 feet along the arc of a curve to the left, having a radius of 11459.16 feet and a central angle of 00° 45' 07" and a long chord which bears South 71°58'53" East a distance of 150.38 feet;

thence leaving said centerline bearing South 1°15'38" West a distance of 62.55 feet;

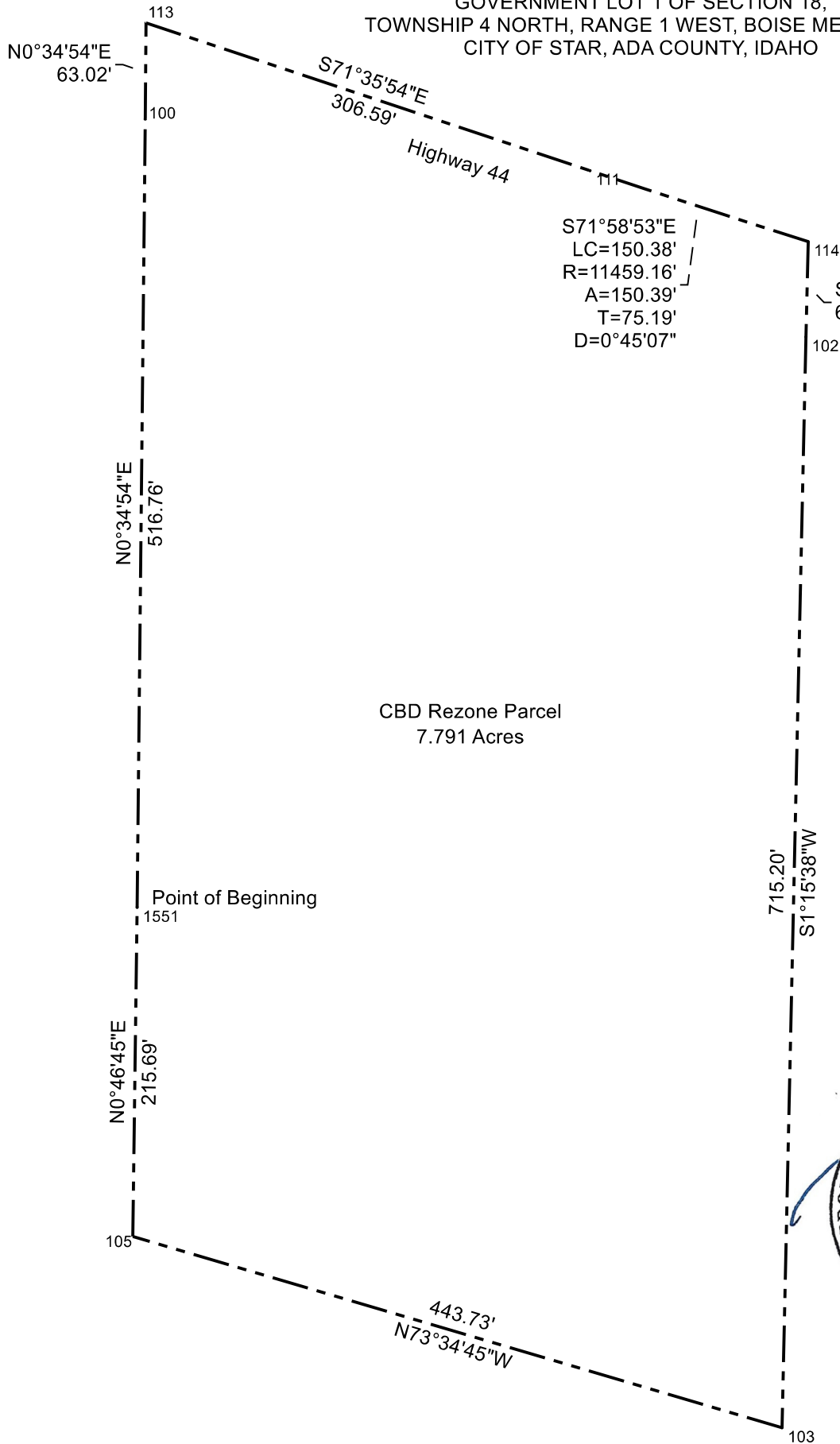
thence South 1°15'38" West a distance of 715.20 feet;

thence North 73°34'45" West a distance of 443.73 feet to a point on the West boundary of Government Lot 1 of Section 18;

thence North 00°46'45" East along said West boundary a distance of 215.69 feet to the **POINT OF BEGINNING**, said parcel being 339360.75 SqFt or 7.791 Acres more or less, and being subject to any and all easements and right of way of record or implied.

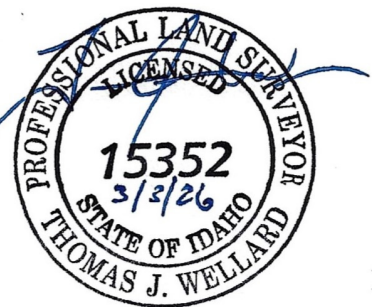


A PORTION OF GOVERNMENT LOT 4 OF SECTION 7 AND
GOVERNMENT LOT 1 OF SECTION 18,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF STAR, ADA COUNTY, IDAHO



CBD Rezone Parcel
7.791 Acres

Point of Beginning
1551



**DEVELOPMENT AGREEMENT
STONECREST 2 SUBDIVISION ANNEXATION**

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Stonecrest, LLC, hereinafter referred to as "Owners".

WHEREAS, Owners own a parcel of land of approximately 7.79 acres in size, currently located within Ada County, zoned Rural Transition (RUT) and more particularly described in **Exhibit A** of Ordinance 439-2026, which is attached hereto and incorporated by reference herein (the "Properties");

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

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

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

WHEREAS, Owners desire to be assured that it may proceed with allowing its Property to be annexed and zoned in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designation of the Property in accordance with this Agreement;

WHEREAS, Owners filed with the City of Star, a Request for Annexation of the Property and Zoning to Central Business District with a Planned Unit Development and Development Agreement (CBD-PUD-DA), as File No. AZ-26-02/DA-26-01/PUD-26-01/PP-26-01/PR-26-01, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances;

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

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

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

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Parcels shown on **Exhibit A**, Owners are allowed to develop the entire 7.79 acres as follows:

- Zoning Classifications: The zoning classifications shall be Central Business District with a Planned Unit Development and Development Agreement (CBD-PUD-DA).

2.2 Site Design. The Site Plan and Renderings, as set forth in **Exhibit B**, is hereby approved. The City recognizes that this is just a conceptual plan and may be slightly modified as necessary, as determined by the Zoning Administrator.

2.3 Uses. The development is hereby approved for a proposed mixed-use development subdivision containing 6 commercial lots, 7 residential lots, 10 multiple-use condominium lots and multiple common lots, and a private street, as illustrated in **Exhibit B**, and listed within the approved Findings of Fact, Conclusions of Law for AZ-26-02/DA-26-01/PUD-26-01/PP-26-01/PR-26-01. Building elevations consistent with the **Exhibit C** shall be constructed within this development. A minimum of three (3) architectural elements shall be provided on the front elevation of all single-family residential structures.

2.4 Additional Requirements/Considerations:

- Lots 2, 3 & 4 of the approved preliminary plat shall have 10' rear lot setbacks;
- Lots 2 & 3 of the approved preliminary plat shall have zero-lot-lines;
- Private Street is approved as presented within the approved preliminary plat;
- Any Drive-Thru restaurants must be reviewed and approved as part of a CUP;
- Extend the fencing on the south boundary to the southwest corner;
- Screen all utility features along State Street;
- Provide a Cross-Access Easement along the western boundary of the development.

- The original public access easement along the canal shall be vacated and a new public access easement to be granted allowing for the new proposed pathway along the canal.
- **Applicant shall comply with all additional conditions of approval of the approved AZ-26-02/DA-26-01/PUD-26-01/PP-26-01/PR-26-01.**

2.5 Proportionate Share Agreement for ITD Improvements. Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the \$17,000.00 (17 residential lots/units x \$1,000) traffic mitigation fee determined, as determined by the Idaho Transportation Department as follows: the Developer will pay the City \$1,000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase and/or building permit. The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

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

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

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

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent Owner of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert to its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

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

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

Section 7. General Matters.

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

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

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Owner: Stonecrest, LLC
Dennis Downs, Manager
12495 W. Goldcrest Street
Star, ID 83669

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

Dated this _____ day _____, 2026.

ATTEST:

Shelly Tilton, City Clerk

OWNER:
Stonecrest, LLC

Dennis Downs, Manager

STATE OF _____)
County of _____) ss.

On this _____ day of _____, 2026, before me the undersigned, a Notary Public in and for said state, personally appeared Dennis Downs, known to me to be the Manager of Stonecrest, LLC, who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same in said name.

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

Notary Public for State of _____
Residing at: _____
My Commission Expires: _____

OWNER:
Joseph A. Moyle

Co-Trustee of Joseph A & Lynn S Trust

STATE OF _____)
 _____) ss.
 County of _____)

On this ____ day of _____, 2026, before me the undersigned, a Notary Public in and for said state, personally appeared Joseph A Moyle, known to me to be the co-trustee of the Joseph A & Lynn S Trust, who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same in said name.

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

Notary Public for State of Idaho
Residing at: _____
My Commission Expires: _____

EXHIBIT A



Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

March 3, 2026

Land Description for
Orton Engineering
Job No. OC1925

Stonecrest Subdivision No. 2
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thence North $00^{\circ}34'54''$ East along the West boundary of Government Lot 4 a distance of 516.76 feet;

thence North $00^{\circ}34'54''$ East a distance of 63.02 feet to a point on the centerline of Highway 44;

thence traversing said centerline as follows:

South $71^{\circ}35'54''$ East a distance of 306.59 feet;

Southeasterly 150.36 feet along the arc of a curve to the left, having a radius of 11459.16 feet and a central angle of $00^{\circ}45'07''$ and a long chord which bears South $71^{\circ}58'53''$ East a distance of 150.38 feet;

thence leaving said centerline bearing South $1^{\circ}15'38''$ West a distance of 62.55 feet;

thence South $1^{\circ}15'38''$ West a distance of 715.20 feet;

thence North $73^{\circ}34'45''$ West a distance of 443.73 feet to a point on the West boundary of Government Lot 1 of Section 18;

thence North $00^{\circ}46'45''$ East along said West boundary a distance of 215.69 feet to the **POINT OF BEGINNING**, said parcel being 339360.75 SqFt or 7.791 Acres more or less, and being subject to any and all easements and right of way of record or implied.



A PORTION OF GOVERNMENT LOT 4 OF SECTION 7 AND
GOVERNMENT LOT 1 OF SECTION 18,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF STAR, ADA COUNTY, IDAHO

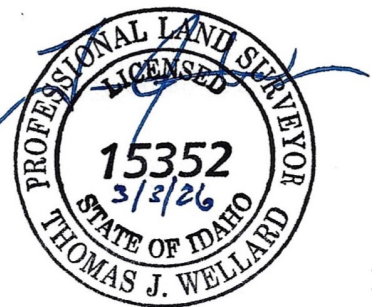
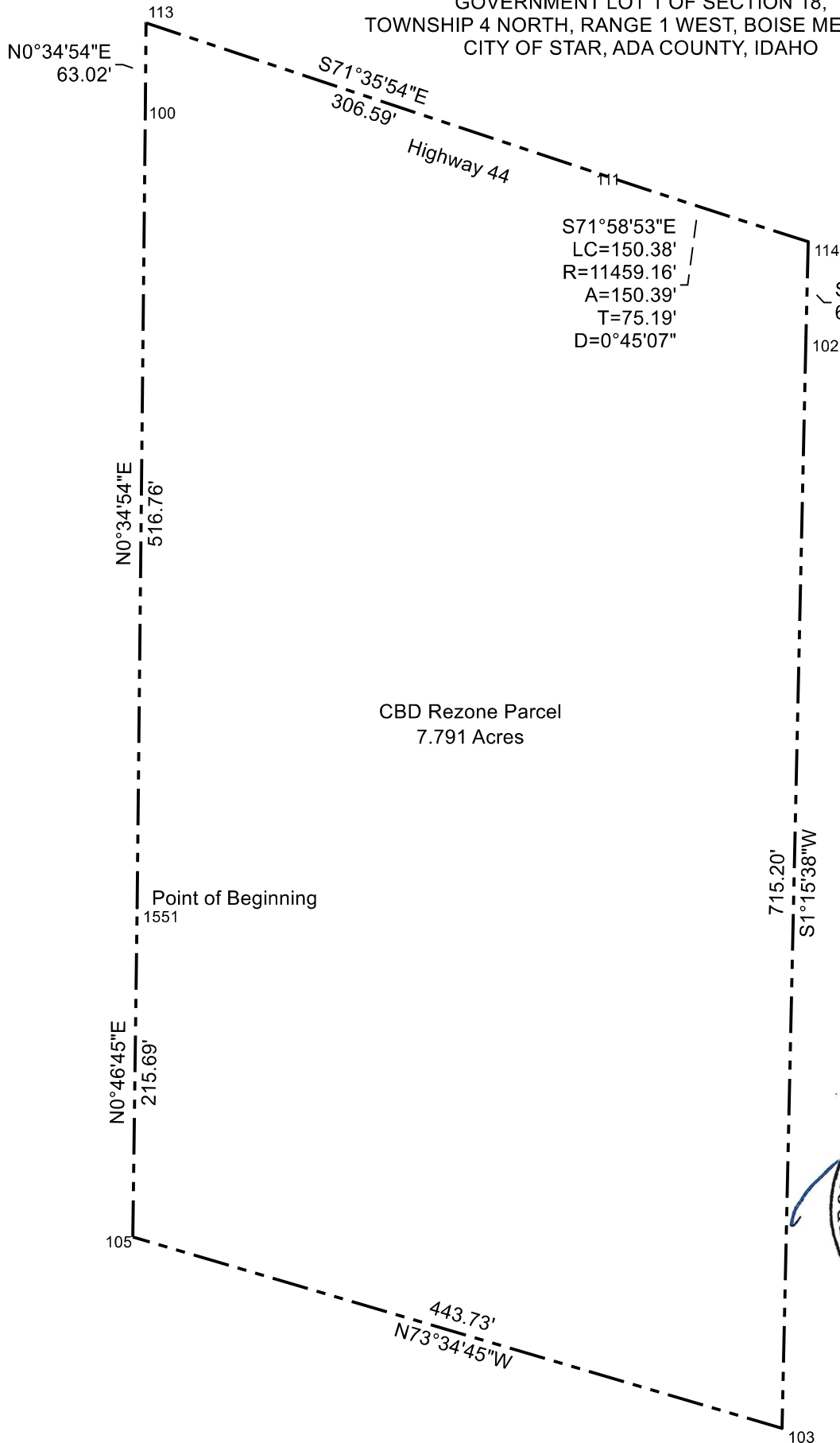
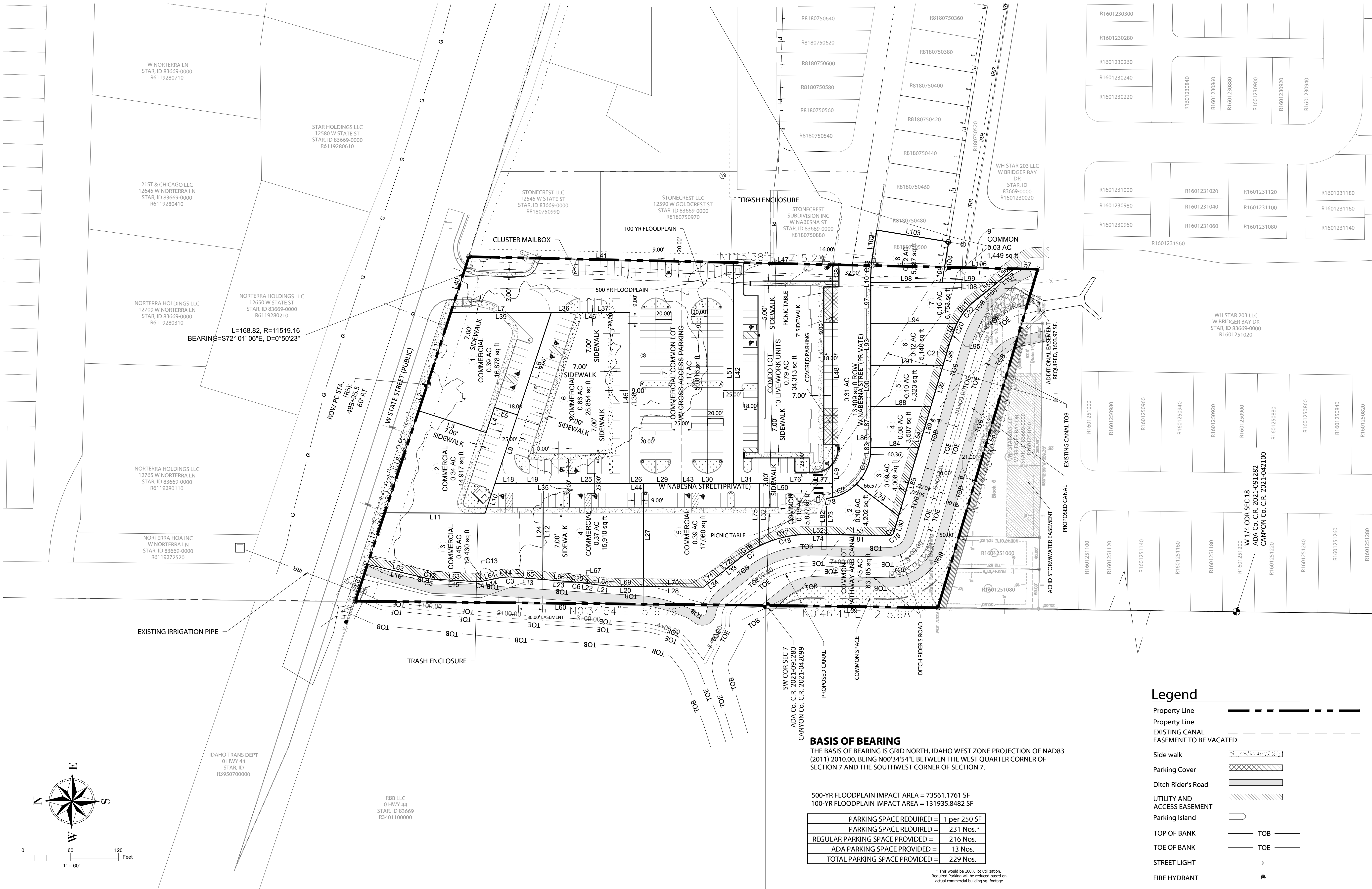


EXHIBIT B



Legend

- Property Line
- Property Line
- EXISTING CANAL
- EASEMENT TO BE VACATED
- Side walk
- Parking Cover
- Ditch Rider's Road
- UTILITY AND ACCESS EASEMENT
- Parking Island
- TOP OF BANK
- TOE OF BANK
- STREET LIGHT
- FIRE HYDRANT

BASIS OF BEARING
THE BASIS OF BEARING IS GRID NORTH, IDAHO WEST ZONE PROJECTION OF NAD83 (2011) 2010.00, BEING N00°34'54"E BETWEEN THE WEST QUARTER CORNER OF SECTION 7 AND THE SOUTHWEST CORNER OF SECTION 7.

500-YR FLOODPLAIN IMPACT AREA = 73561.1761 SF
100-YR FLOODPLAIN IMPACT AREA = 131935.8482 SF

PARKING SPACE REQUIRED =	1 per 250 SF
PARKING SPACE REQUIRED =	231 Nos.*
REGULAR PARKING SPACE PROVIDED =	216 Nos.
ADA PARKING SPACE PROVIDED =	13 Nos.
TOTAL PARKING SPACE PROVIDED =	229 Nos.

* This would be 100% lot utilization.
Required parking will be reduced based on actual commercial building sq. footage

R1601230300					
R1601230280					
R1601230260					
R1601230240					
R1601230220					

R1601231000	R1601231020	R1601231120	R1601231180
R1601230980	R1601231040	R1601231100	R1601231160
R1601230960	R1601231060	R1601231080	R1601231140

R1601251000	R1601250960	R1601250940	R1601250920	R1601250900	R1601250880	R1601250860	R1601250840	R1601250820
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R1601251100	R1601251120	R1601251140	R1601251160	R1601251180	R1601251200	R1601251220	R1601251240	R1601251260	R1601251280
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PRELIMINARY PLAT
STONECREST SUBDIVISION NO. 2
W STATE STREET, CITY OF STAR, ADA COUNTY
SITE PLAN

ATTENTION: 1/2
IF THIS BAR DOES NOT MEASURE 1" ON 22X34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE
DATE: 6/11/2026
PROJECT:
SHEET: C1.0

ORTON ENGINEERING
[designing the future]
Orton Engineering, LLC
1100 W. State Street
Caldwell, ID 83607
Ph: 208.350.9422
brentorton@ortonengineers.com

PROFESSIONAL ENGINEER
REGISTERED
19359
June 2026
STATE OF IDAHO
BRENT L. ORTON

NO.	REVISIONS	DESCRIPTION	DATE	BORDER SIZE
1	REVISED PER CITY OF STAR COMMENTS		06/11/2026	22"x34"
2				DESIGNED
3				BO
4				DRAWN
5				SK
6				CHECKED
7				---
8				APPROVED

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER STAR, ID

STREET BUFFER:

- * MINIMUM 20' WIDE BUFFER AREA WITH (2) SHADE TREES AND (2) EVERGREEN TREES PER 100 LINEAR FEET.
- * MINIMUM 5' HEIGHT BUFFER OF A BERM, WALL OR FENCE ALONG LENGTH OF BUFFER EXCEPT IN THE CBD.

STREET NAME - LENGTH (LF, MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
W. STATE ST. - 422'	4 DECID / 4 EVGRN	4 / 4

PARKING LOT REQUIREMENTS:

- * 51+ PARKING SPACES REQUIRE 8% OF PARKING LOT AREA LANDSCAPING
- * 1 TREE PER TERMINAL ISLAND AND EVERY 10 PARKING SPACES

NUMBER OF PARKING SPACES	SF REQUIRED	SF PROVIDED
245 - 78,700 SF PARKING	6,296 SF	6,587 SF

COMMON LOTS:

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

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
LOT 7 COMMERCIAL	50,816 SQ.FT.	13	19
LOT 7 CONDO LOT	34,313 SQ.FT.	9	16
LOT 1 / BLK 1	5,877 SQ.FT.	2	4
LOT 9 / BLK 1	1,449 SQ.FT.	1	2
LOT 10/ BLK 1	63,189 SQ. FT.	16	24

BIODIVERSITY REQUIREMENTS:

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

TOTAL TREES ON SITE	NUMBER OF SPECIES REQUIRED	NUMBER OF SPECIES PROVIDED
89	5	8

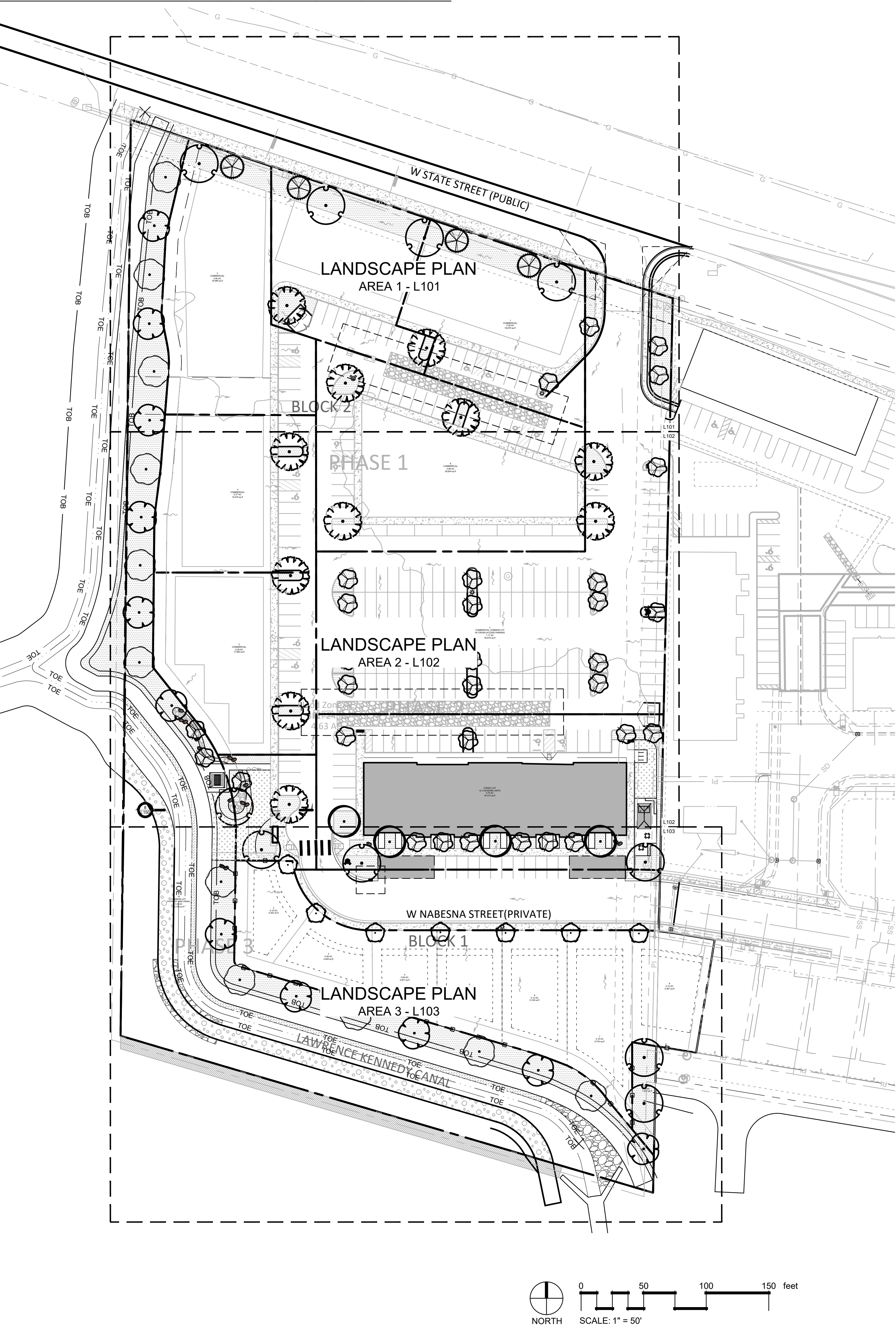
MINIMUM PLANT SIZES:

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

LANDSCAPE NOTES:

- REGULATIONS & STANDARDS
 - All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2023, and City of Star, ID codes, standards and state and local regulations.
 - EXISTING CONDITIONS
 - All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
 - The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - See Civil Engineer's plans for information about existing features; all drainage pipes and locations. Protect and retain drainage at all times.
 - GRADING & SITE PREPARATION
 - Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
 - All gravel overprep to be removed and disposed of off site.
 - Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
 - Refer to Civil Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
 - No pooling or standing water will be accepted per industry standards.
 - SOILS
 - All planter beds to receive a minimum of 18" depth of screened topsoil. Spread, compact, and fine grade to smooth and uniform grade 2.5" below adjacent surfaces.
 - All lawn areas to receive a minimum of 12" depth of screened topsoil. Spread, compact, and fine grade topsoil to a smooth uniform grade 1" below adjacent surfaces.
 - Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests. And
 - Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
 - Topsoil should have a pH of 6.5 to 8.
 - If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
 - If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter.
 - Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
 - Prepare finish grade of topsoil to elevations set by Civil Engineer's plans with positive drainage away from structures. Refer to Civil Engineer's plans for grading information.
 - Amend all new plantings with 2 parts topsoil and 1 part compost.
- PLANTER BED MULCH
 - Planter beds to receive 2" depth Permapark rock mulch or approved other by landscape architect.
 - Install over commercial grade weed barrier fabric.
- LAWN AREAS
 - All lawn areas shall be sodded with tall turf type fescue.
 - Lawn edging to be metal edging per detail or approved other method per developer.
- Sod shall be regionally harvested, laid within 24 hours of harvesting, and laid with tight fitting joints.
- PLANTS
 - All plant material shall be installed per industry standards.
 - All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
 - All trees and shrubs to be installed per details.
 - Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturer's recommendations.
 - All plants shall adhere to plant schedule, species & sizes. Any necessary substitutions due to availability or alternatives shall be coordinated to the landscape architect via submittal.
- IRRIGATION
 - Irrigation system shall be built to the following specifications:
 - Adhere to city codes when connecting to city water.
 - All irrigation material to be new with manufacturers' warranty fully intact.
 - Install outdoor rated controller in specified location on plan. Coordinate with project manager on exact location.
 - Controller to include On/Off rain switch or other rain shut off device that does not alter program.
 - Irrigation system piping in landscape areas to be minimum schedule 40 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
 - Coordinate all sleeving & pipe runs with owner (Local Construct) & Builder before installing. Use common trenching where possible.
 - All wires to be 18 gauge direct, bury wire at a minimum of 12" below finished grade. Size wire for correct voltage loss.
 - Supply a minimum of (2) spare wires to furthest valves from controller in all directions.
 - Flow control device to be included on all remote control valves, including master control valve.
 - Connect mainline to point of connection in approximate location shown on plan.
 - Provide 3" winterization port in location near POC. Winterization port to be located inside of its own standard valve box.
 - Contractor is responsible complying with all codes and paying all permits necessary.
 - Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
 - Locate irrigation materials in planters when possible and screen with vegetation when possible.
- CONTRACTOR RESPONSIBILITIES
 - Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Substantial Completion. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
 - Landscape contractor to turn in as built drawings at the end of project. Substantial Completion will not be granted until 2 copies @ 1" = 20' scale are turned in and approved by Owner's Representative.
- In the event of a discrepancy, notify the Architect.

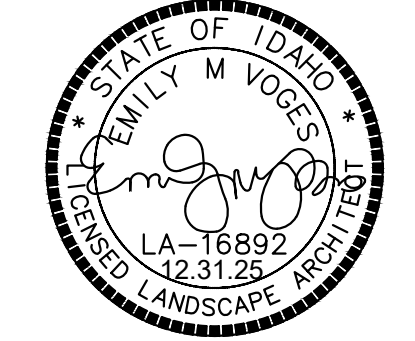
OVERALL LANDSCAPE PLAN:



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NOT FOR CONSTRUCTION

STONECREST 2
SUBDIVISION
STAR, ID 83669

Revision No:	Date:	Desc:
Date:	12.31.2025	
Drawn By:	EV	

Drawing Title:
**LANDSCAPE
PLAN**

Drawing No:
L100

EXHIBIT C











RESTAURANT

RESERVED

RESERVED

RESERVED

FORMA SPA





