



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star – Planning & Zoning Department

**MEETING DATE:** June 2, 2026

**FILE(S) #:** FP-26-03 Final Plat, Stargazer Subdivision Phase 2

### REQUEST

The Applicant is seeking approval of a Final Plat for Stargazer Subdivision Phase 2 consisting of 38 residential lots and 3 common lots on 9.99 acres.

The subject property is generally located on the northwest corner of the intersection of N. Brandon Road and W. New Hope Road in Star, Idaho, Ada County Parcel No R3843650275.

### APPLICANT/OWNER/REPRESENTATIVE

**REPRESENTATIVE:**

Kent Brown  
Kent Brown Planning Services  
3161 E. Springwood Dr.  
Meridian, Idaho 83642

**OWNER/APPLICANT:**

Corey Barton  
Trilogy Idaho / Endurance Holdings  
1977 E. Overland Road  
Meridian, Idaho 83642

### PROPERTY INFORMATION

**Phase 2**

|                        |                      |
|------------------------|----------------------|
| Land Use Designation - | Residential (R-3-DA) |
| Acres -                | 9.99                 |
| Residential Lots -     | 38                   |
| Common Lots -          | 3                    |
| Commercial -           | 0                    |

## HISTORY

|                  |                                                                                                                                                                                                                                                                                                                                                                             |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| June 15, 2021    | Public Hearing for Stargazer Subdivision was tabled to July 20, 2021.                                                                                                                                                                                                                                                                                                       |
| July 20, 2021    | Public Hearing for Stargazer Subdivision was Tabled Indefinitely.                                                                                                                                                                                                                                                                                                           |
| October 19, 2021 | Council approved applications for Annexation and Zoning (AZ-21-04), Development Agreement (DA-21-06) and Preliminary Plat (PP-21-01) for Stargazer Subdivision. The preliminary plat was approved for 122 residential lots on 41.96 acres with the ability of lot 15, Block 1 (Bruneel's Lot) to re-subdivide into a maximum total of 6 lots (including the existing home). |
| July 19, 2022    | Council approved Final Plat for Stargazer Subdivision, Phase 1 (FP-22-14). Phase 1 included 51 residential lots and 7 common lots on 22.39 acres.                                                                                                                                                                                                                           |

## GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Stargazer Subdivision Phase 2 consisting of 38 residential lots and 3 common lots on 9.99 acres.

The Final Plat generally complies with the approved Preliminary Plat.

This subdivision is located in FEMA Zone X; outside the 500-year floodplain. No special permits are required.

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

The Preliminary Plat originally submitted contained 125 single family residential lots, and 10 common area lots for a total of 135 total lots. **Council approved the preliminary plat with a maximum of 122 residential lots.** The buildable, residential lots range in size from 5,750 square feet to 12,162 square feet with an average buildable lot of 8,061 square feet. The applicant has indicated that the development will contain a total of 6.77 acres (16.2%) of open space. The applicant states that useable open space, not including street buffers and endcaps equal to 5.55 acres (13.3%) exceeding the requirement for usable open space in the current Unified Development Code, Section 8-4E-2. Streets are proposed to be public and will measure 36 ft from back of curb to back of curb and satisfy Section 8-4D-34B(4) of the UDC.

According to the plat map, two of the existing four homes will remain and be platted within the development. The first home will be on Lot 16, Block 1 and will have direct access on a public street. The second home will be located on Lot 10, Block 4, also with direct street access.

The development will be accessed on the west via Meadow Lilly Street off Roseland Way. Access on the east off N. Brandon Road and W. Bellatrix Street. Access on the south will be directly off W. New Hope Road via N. Bright Light Avenue. The current private street, Hamlet Lane, will be replaced by the new public street, N. Bright Light Avenue. The development will also have a stub road on the north of the property, N. Hosa Avenue, that will connect with the Collina Vista development in the future. The development will have a five (5) foot detached sidewalk along W. New Hope Road with a landscape strip and a twenty-five (25) foot buffer.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have 4 site amenities. The applicant is proposing a children's play structure, covered picnic shelter and pathway connections for access to the development and park. The development is also proposing 3 open areas that measure 50 ft by 100 ft or larger, that qualify as an amenity, per Section 8-4E-2.

**Staff analysis of Final Plat Submittal:**

The preliminary plat was approved with 122 residential lots. The final plat for Phase 1 has 51 residential lots and 7 common lots. Phase 2 has 38 residential lots and 3 common lots, leaving 33 residential lots available for future phases.

**Common/Open Space and Amenities** – Approved open space includes a children's play structure, covered picnic shelter and pathway connections to the neighborhood and park.

**Landscaping** - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan as submitted appears to satisfy this requirement. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code. The included landscape plan appears to satisfy these requirements.

**Streetlights** – Streetlight design shall be uniform throughout the development and follow the approved style and model preferred by the city. Applicant has provided a streetlight plan that is in compliance with the city requirements and locations. The streetlights should be the same as in Phase 1 and be the same throughout the development

**Setbacks** – Client is not requesting any set back waivers and will adhere to the R-3 as approved by Council.

| Zoning District | Maximum Height Note Conditions | Minimum Yard Setbacks<br>Note Conditions                  |      |                  |             |
|-----------------|--------------------------------|-----------------------------------------------------------|------|------------------|-------------|
|                 |                                | Front(1)                                                  | Rear | Interior Side    | Street Side |
| R-3             | 35'                            | 15' to living area/side load garage<br>20' to garage face | 15'  | 5' per story (2) | 20'         |

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

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

**Fencing** – Applicant is proposing a solid 6' tall vinyl fence throughout the development. Fence to be installed per plan.

**Mail Cluster** – Star Postmaster Mel Norton has approved the mailbox cluster for the entire development to be placed on Block 4, Lot 8 in the northeast corner of the lot facing N. Bright Light Avenue. Approval letter included in the application packet. 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.

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.

|                                          |
|------------------------------------------|
| <b>PUBLIC/DEPARTMENTAL NOTIFICATIONS</b> |
|------------------------------------------|

Notifications of this application were sent to agencies and City Departments having jurisdiction on May 6, 2026.

|     |              |
|-----|--------------|
| ITD | May 26, 2026 |
| DEQ | May 11, 2026 |

## 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

1. The final plat for the Stargazer Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Add pathway to the north into the open space between Lots 8 & 10, Block 1. Pathway shall be paved or concrete surface. *Council added condition of approval at preliminary plat.***
3. **Lot 15, Block 1 shall be permitted to re-subdivide with a maximum of 6 residential lots, including the existing dwelling. The owner shall submit all required applications to the City for approval. *Council added condition of approval at preliminary plat.***
4. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
5. **Per the Development Agreement and prior to signing the final plat, developer is to pay the proportionate share fees for traffic mitigation by the Idaho Transportation Department. The developer will pay the City \$854.38 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$109,361. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 1 has 51 residential lots for a fee of \$43,573.38 (51 x \$854.38).**

6. **All irrigation agreements shall be executed with the appropriate district(s) and all historic irrigation water delivery methods in place and operational prior to signing the final plat.**
7. The property shall be satisfactorily weed abated at all times, including future phases, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
8. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained 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.
9. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
10. **Applicant shall provide approval of the street names, and all names shall be reflected correctly on the final plat before signature of the mylar.**
11. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
12. The Mylar of this 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.
13. All common areas shall be maintained by the Homeowner's Association.
14. 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. **Applicant shall submit a streetlight design and receive approval before installation and signature of final plat.** Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.
15. The Applicant/Owner shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. Street trees shall be installed per Chapter 4, Section B-7-C-3 Street Trees as indicated on the approved landscape plan. The submitted plan appears to satisfy the tree requirements, however
16. The applicant shall provide the City with a written Certificate of Completion that all landscaping and amenities have been installed in substantial compliance with the City approved landscape plan. The certification shall be prepared by the licensed landscape architect responsible for the landscape plan. **This shall be completed prior to final plat signature.**
17. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
18. A sign application shall be submitted to the City for any subdivision signs.
19. 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 any construction.**

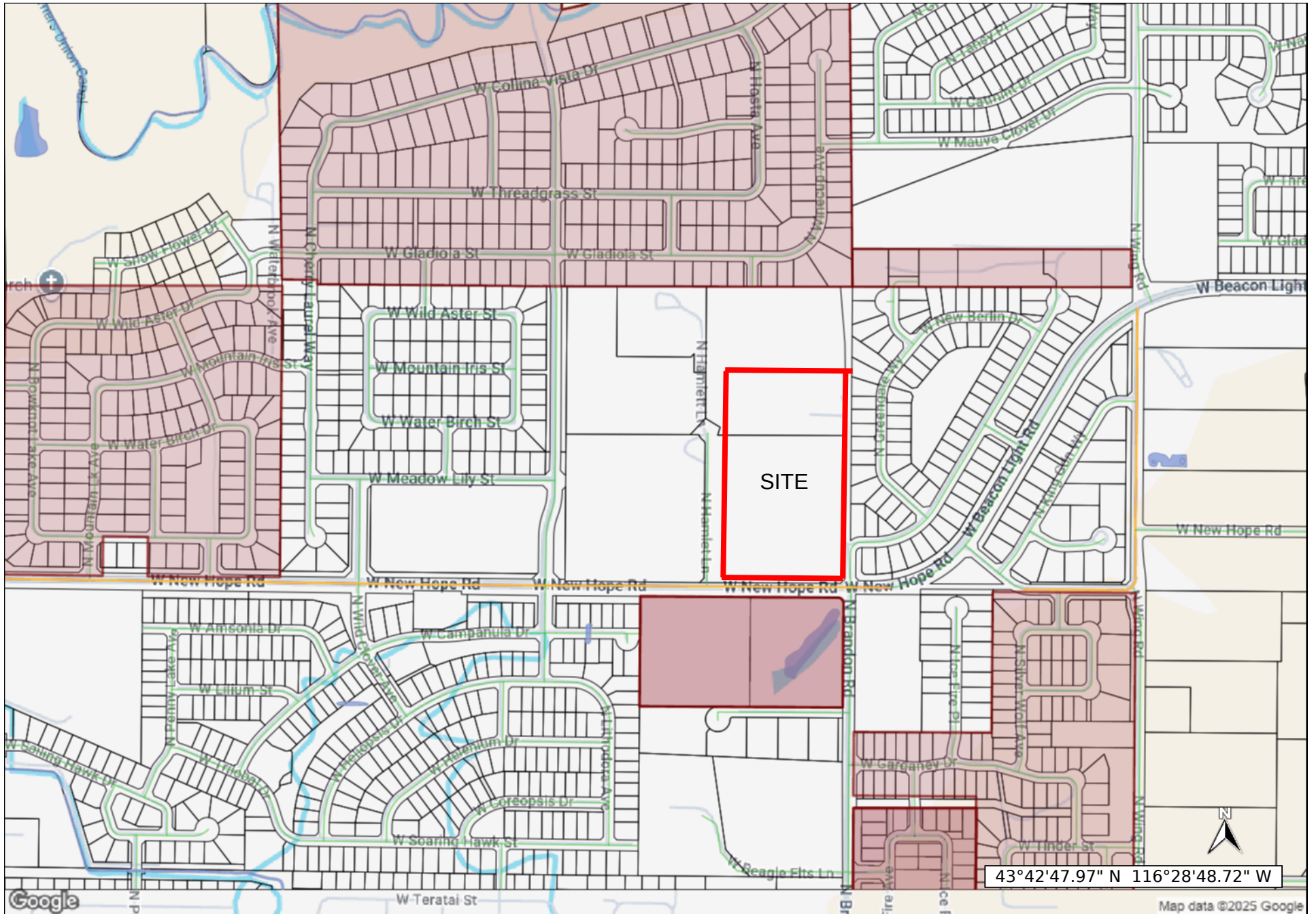
20. Applicant shall provide the City with one (1) full size copy, one (1) 11"x17" copy and an electronic pdf copy of the as-built irrigation plans, **prior to any building permits being issued.**
21. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the **signed recorded final plat** with all signatures, **prior to any building permits being issued.**
22. Applicant shall provide the City with one (1) copy and an electronic pdf copy of the recorded CC&R's, **prior to any building permits being issued.**
23. Applicant shall provide the City with one (1) full size copy and an electronic pdf copy of the final, approved construction drawings, **prior to any building permits being issued.**
24. All common areas shall be maintained by the Homeowners Association.
25. Any additional Condition of Approval as required by Staff and City Council.

|                         |
|-------------------------|
| <b>COUNCIL DECISION</b> |
|-------------------------|

The Star City Council \_\_\_\_\_ File # FP-26-03 Stargazer Subdivision Phase 2, Final Plat, on \_\_\_\_\_, \_\_\_\_\_. 2026.

# STARGAZER NO 2

## VICINITY MAP



# KENT BROWN PLANNING SERVICES

May 6, 2026

Star City Council  
PO Box 130  
Star, ID 83669

**RE: Final Plat for Stargazer Subdivision No. 2**

Dear Mayor and Council:

On behalf of Challenger Development, please accept this request for Final Plat approval. The lot count for Stargazer No. 2 is 38 single-family residential and 3 common lots. This subdivision is in the northwest corner of New Hope Road and Brandon.

- Stargazer Subdivision No.2 is in compliance with the preliminary plat (AZ20-11;DA 20-11 &PP20-11) and meets all requirements of conditions.
- Stargazer Subdivision No. 2 Final Plat is in conformance with:
  1. The approved preliminary plat layout and uses
  2. Acceptable engineering, architectural and surveying practices and local standards.

Evidence of Substantial Compliance for the Stargazer Subdivision:

| <b>APPROVED PRELIMINARY SUBDIVISION</b>                                                                              | <b>PHASE ONE</b>                          |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
|                                                                                                                      |                                           |
| <b>Total Residential lots -122</b>                                                                                   | <b>Total Residential lots -38</b>         |
| Range of residential lots – 5750- 137242                                                                             | Range of residential lots – 7360-9961     |
| <b>Gross Density – 3</b>                                                                                             | Gross Density – 2.6                       |
| <b>OPEN SPACE</b>                                                                                                    |                                           |
| Qualified open space – 5.5 acres (13.15%)                                                                            | Qualified open space –.67 acres (15%)     |
|                                                                                                                      |                                           |
| <b>AMENITIES:</b> Children’s play structure, covered picnic shelter and pathway connections to neighborhood and park | <b>AMENITIES: Park and street buffers</b> |

Thank you for your consideration, if you have any questions please call me.

Sincerely,



Kent Brown, Planner



Amenities: Park space plus landscaped street buffers \_\_\_\_\_  
 \_\_\_\_\_

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

Subdivision Name: \_\_\_\_\_ Phase: \_\_\_\_\_

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16027C0300F  
 FIRM effective date(s): mm/dd/year \_\_\_\_\_  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: \_\_\_\_\_  
 Base Flood Elevation(s): AE\_\_\_\_.0 ft., etc.: \_\_\_\_\_
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

**Application Requirements:**

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

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

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

## FEE REQUIREMENT:

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

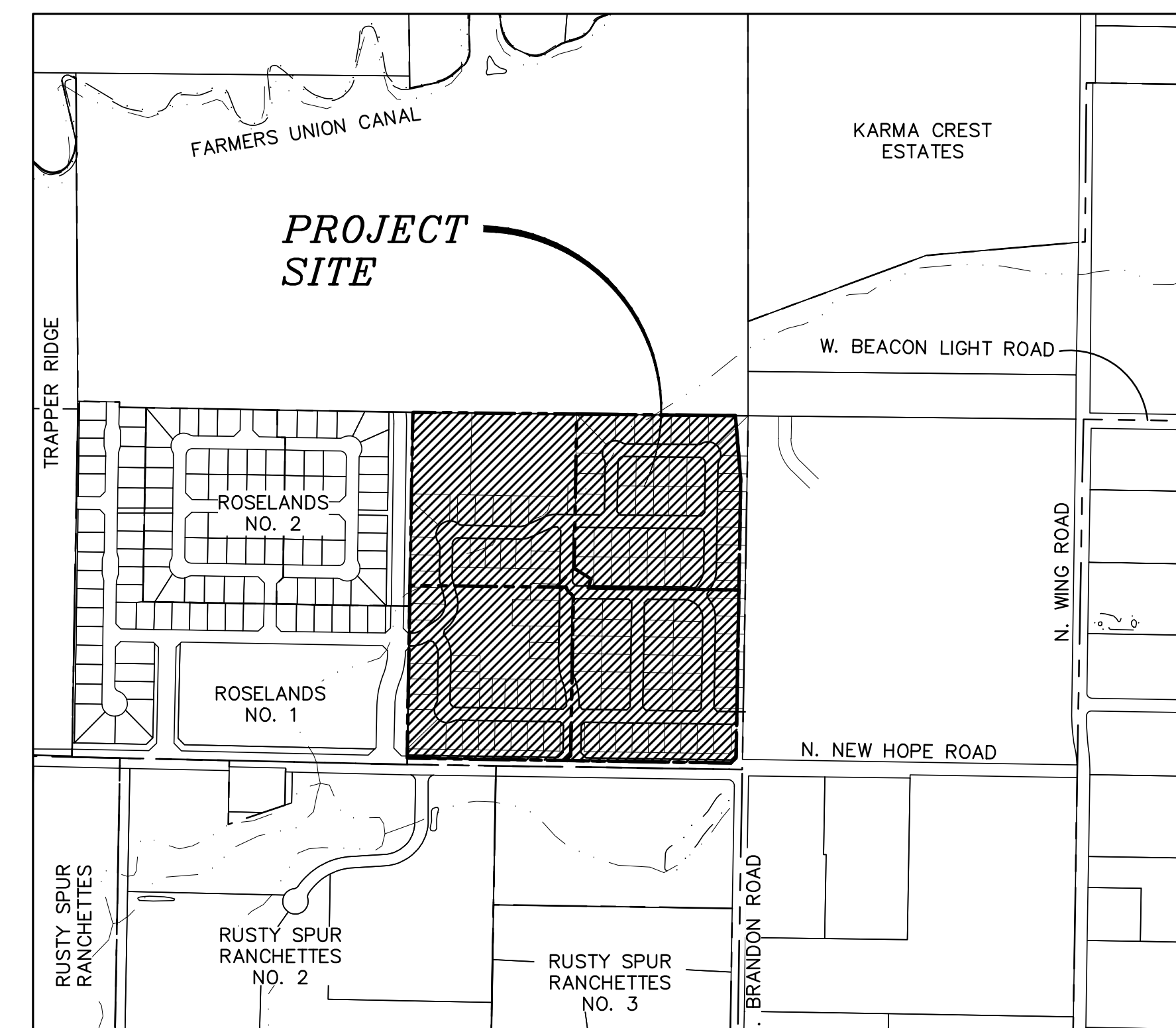
Kent Brown  
Applicant/Representative Signature

March 18,2026  
Date



# PRELIMINARY PLAT FOR STARGAZER SUBDIVISION

A RESUBDIVISION OF HUTTON RANCHETTES SUBDIVISION  
LOCATED IN GOVERNMENT LOT 4 OF SECTION 5  
T.4N., R.1W. B.M., CITY OF STAR, ADA COUNTY, IDAHO  
2021



VICINITY MAP  
1"=500'

## PLAN SHEET INDEX

### SHEET DESCRIPTION

- PP-1 - PRELIMINARY PLAT, SHEET INDEX, VICINITY MAP, NOTES, COMMON LOTS & STREET DETAILS
- PP-2 - CONCEPTUAL ENGINEERING PLAN, CURVE TABLE & PARCEL TABLES
- PP-4 - CONCEPTUAL SEWER PROFILES
- PP-5 - CONCEPTUAL SEWER PROFILES

### NOTES

- STAR SEWER AND WATER DISTRICT WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16001C0130H REVISED FEBRUARY 19, 2003.
- ALL LOT SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC STREET. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO THE REAR LOT LINE. EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF STAR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE FARMERS UNION DITCH COMPANY.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SUBSURFACE SEEPAGE TRENCHES AS APPROVED BY ACHD.
- ALL EXISTING STRUCTURES, WITH THE EXCEPTION OF THE EXISTING HOME, WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.
- ALL EASEMENTS FROM HUTTON RANCHETTES SUBDIVISION AS SHOWN ARE TO BE VACATED/ABANDONED PRIOR TO RECORDING OF FINAL PLAT. THERE ARE NO PUBLIC UTILITIES IDENTIFIED WITHIN THE EASEMENTS - VERIFICATION SHALL BE BY EACH APPLICABLE UTILITY COMPANY.
- LOTS 11 THROUGH 29, BLOCK 2 CONTAIN EXISTING ACHD RIGHT OF WAY TO BE VACATED.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF LOT 9, BLOCK 1; LOTS 28 & 29, BLOCK 2; LOT 16, BLOCK 5; LOT 7, BLOCK 6; LOT 1, BLOCK 8; THAT ARE COMMON LOTS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

### LEGEND

- LOT LINES
- ROAD CENTERLINE
- RIGHT OF WAY
- LOT NUMBER
- BLOCK NUMBER
- CURB GUTTER & SW
- STREET NAME
- HANDICAP RAMP
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- PRESSURE IRRIGATION
- GRAVITY IRRIGATION
- FLOW ARROW
- FIRE HYDRANT
- CATCH BASIN

### SURVEY LEGEND

- BENCHMARK AS NOTED
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 1/2" IRON PIN
- FOUND 5/8" IRON PIN
- CALC. POINT
- PROPERTY BOUNDARY LINE
- SECTION LINE

### OWNERS

ENDURANCE HOLDINGS LLC  
1977 E OVERLAND RD  
MERIDIAN, ID 83642

OPEN DOOR RENTALS LLC  
1977 E OVERLAND RD  
MERIDIAN, ID 83642

BRUNEL JERRY Z  
3035 HAMLET LN  
STAR ID 83669

DEVELOPER  
TRILOGY DEVELOPMENT, INC.  
9839 W. CABLE CAR ST.  
BOISE ID 83709

ENGINEER  
DAVID A. BAILEY, P.E.  
BAILEY ENGINEERING, INC.  
4242 N. BROOKSIDE LANE  
BOISE, ID 83642

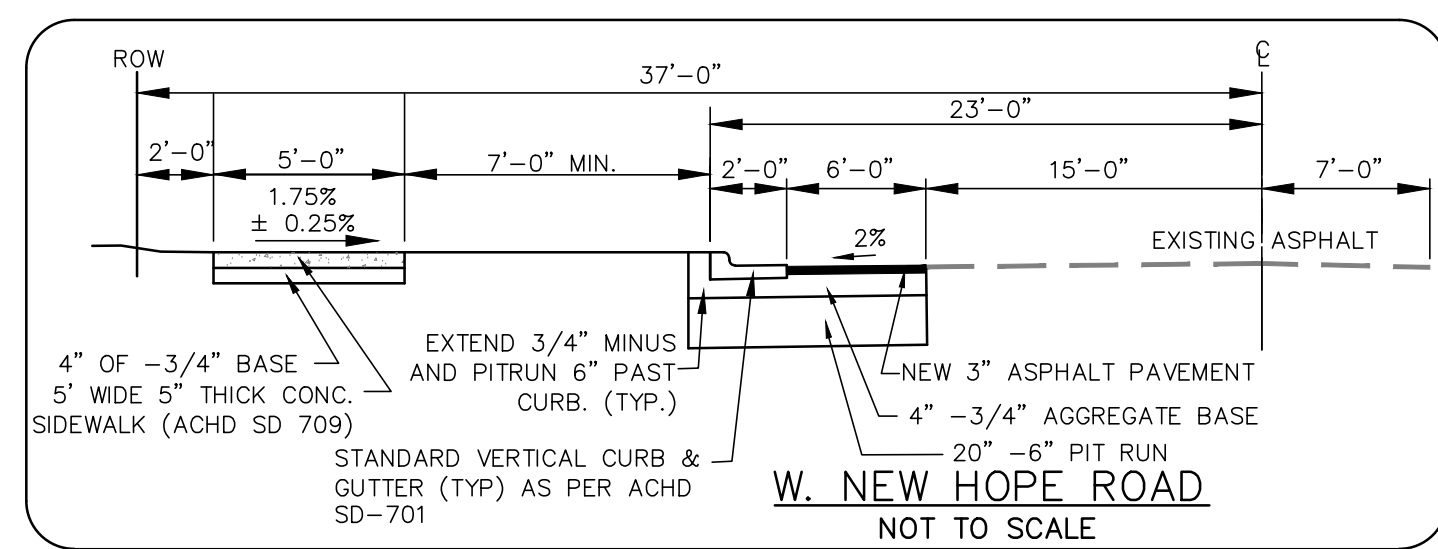
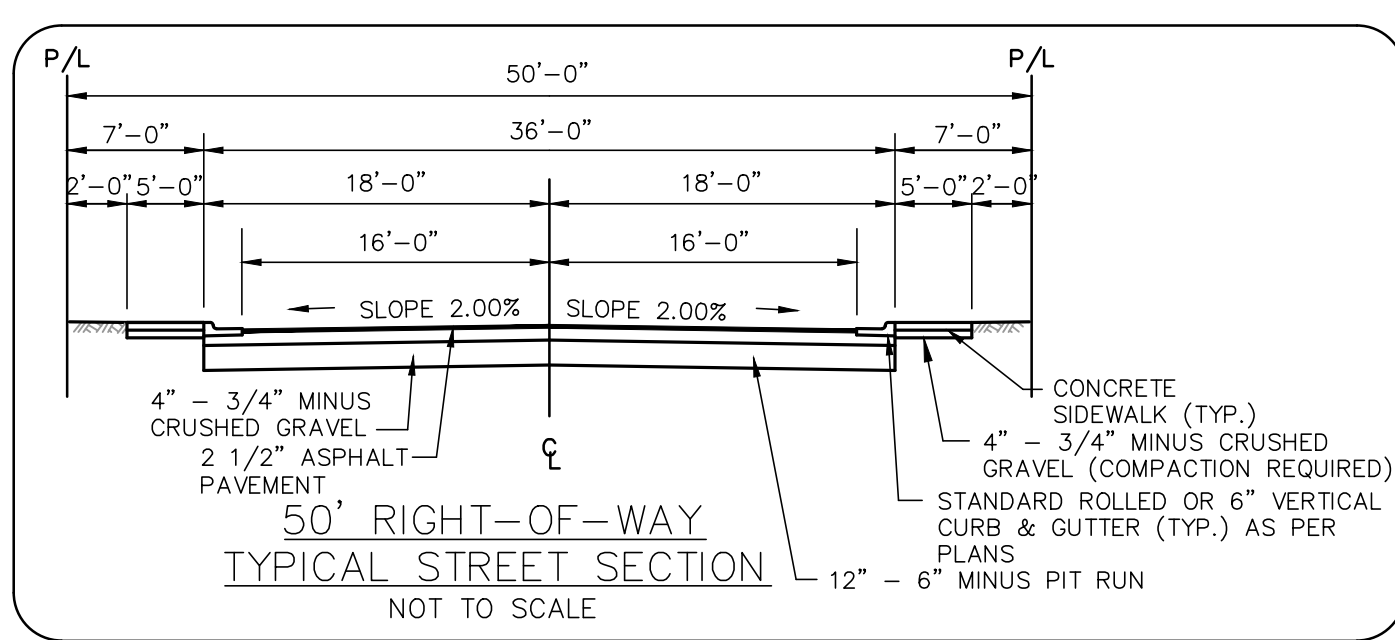
PLANNER/CONTACT  
JANE SUGGS  
GEM STATE PLANNING  
9839 W. CABLE CAR ST STE 101  
BOISE, ID 83709

SEWAGE DISPOSAL  
STAR SEWER AND WATER DISTRICT  
WATER SUPPLY  
STAR SEWER AND WATER DISTRICT  
CITY  
STAR  
SCHOOL DISTRICT  
STAR  
FIRE DISTRICT  
STAR  
IRRIGATION DISTRICT  
FARMERS UNION DITCH COMPANY LTD

| Common Lots         |        |           |                        |  |
|---------------------|--------|-----------|------------------------|--|
| Lot                 | Area   | Perimeter | Type                   |  |
| BLOCK 1 Lot 1 OPEN  | 3486   | 277       | BUFFER                 |  |
| BLOCK 1 Lot 9 OPEN  | 77637  | 1324      | PARK OPEN              |  |
| BLOCK 1 Lot 14 OPEN | 10886  | 467       | PARK OPEN              |  |
| BLOCK 2 Lot 20 OPEN | 9444   | 394       | PI PUMP STATION - OPEN |  |
| BLOCK 2 Lot 21 OPEN | 1401   | 248       | BUFFER                 |  |
| BLOCK 4 Lot 8 OPEN  | 136603 | 2375      | PARK OPEN              |  |
| BLOCK 6 Lot 7 OPEN  | 13924  | 491       | PARK OPEN              |  |
| BLOCK 8 Lot 14 OPEN | 16520  | 1485      | BUFFER                 |  |
| BLOCK 9 Lot 1 OPEN  | 18622  | 1694      | BUFFER                 |  |

### DEVELOPMENT FEATURES

ACREAGE  
TOTAL PARCEL - 41.10 ACRES  
ROW TO BE VACATED 0.74 ACRES  
TOTAL ACREAGE - 41.84 ACRES  
TOTAL LOTS - 135  
BUILDABLE LOTS - 125  
COMMON LOTS - 9  
DENSITY DU/ACRE - 3.00  
COMMON AREA - 6.62 ACRES - 16.1%  
USEABLE OPEN SPACE - 5.50 ACRES - 13.1%  
ZONING  
EXISTING - RUT/RT  
PROPOSED - R-3



BAILEY ENGINEERING, INC.  
CIVIL ENGINEERING | PLANNING | CADD  
1118 E. STATE ST., SUITE 210  
BOISE, ID 83702  
TEL: 208-388-0913  
WWW.BAILEYENGINEERS.COM

PROFESSIONAL ENGINEER  
05/21/2021  
8272  
STATE OF IDAHO  
DAVID A. BAILEY

CHECKED BY:  
DAVID A. BAILEY P.E.  
DRAWN BY:  
DAB

REVISION  
NO. DATE DESCRIPTION

PRELIMINARY PLAT  
STARGAZER SUBDIVISION  
TRILOGY DEVELOPMENT, INC.

DATE:  
03-17-2021  
PROJECT:  
C2019-039  
SHEET  
PP-1



# CONCEPTUAL ENGINEERING FOR STARGAZER SUBDIVISION

| Curve Table |        |        |        |             |
|-------------|--------|--------|--------|-------------|
| Curve #     | Radius | Length | Chord  | Bearing     |
| C1          | 100.00 | 61.44  | 60.48  | N73°20'45"E |
| C2          | 100.00 | 122.39 | 114.89 | N20°40'58"E |
| C3          | 100.00 | 26.75  | 26.67  | N08°42'55"W |
| C4          | 50.00  | 78.66  | 70.79  | N46°00'56"E |
| C5          | 100.00 | 43.37  | 43.03  | N78°39'27"E |
| C6          | 100.00 | 42.52  | 42.20  | N78°24'48"E |
| C7          | 300.00 | 100.78 | 100.31 | N08°40'13"W |
| C8          | 300.00 | 100.78 | 100.31 | N08°40'13"W |
| C9          | 100.00 | 55.63  | 54.91  | S73°28'06"E |
| C10         | 100.00 | 102.09 | 97.71  | S28°17'09"E |
| C11         | 100.00 | 64.41  | 63.30  | N19°24'23"E |
| C12         | 100.00 | 65.04  | 63.90  | N19°13'37"E |
| C13         | 100.00 | 65.04  | 63.90  | S70°46'23"E |
| C14         | 100.00 | 61.44  | 60.48  | S16°39'15"E |
| C15         | 50.00  | 78.62  | 70.77  | S44°05'54"E |
| C16         | 50.00  | 78.66  | 70.94  | S44°13'20"E |
| C17         | 100.00 | 54.99  | 54.30  | S16°42'51"W |
| C18         | 75.00  | 46.08  | 45.36  | N73°20'45"E |
| C19         | 75.00  | 72.57  | 69.77  | N28°01'24"E |
| C20         | 75.00  | 19.22  | 19.16  | N07°02'16"W |
| C21         | 125.00 | 33.44  | 33.34  | N06°42'55"W |
| C22         | 55.00  | 28.77  | 28.44  | N23°16'46"W |
| C23         | 55.00  | 47.65  | 46.17  | N16°31'25"E |
| C24         | 55.00  | 44.38  | 43.19  | N64°27'24"E |
| C25         | 55.00  | 31.18  | 30.76  | S76°11'17"E |
| C26         | 55.00  | 9.83   | 9.82   | S54°49'35"E |
| C27         | 75.00  | 32.53  | 32.28  | N78°39'27"E |
| C28         | 125.00 | 53.15  | 52.75  | N78°24'48"E |
| C29         | 125.00 | 58.28  | 57.75  | N14°06'54"E |
| C30         | 125.01 | 22.66  | 22.63  | N32°39'52"E |
| C31         | 75.00  | 8.93   | 8.92   | N34°26'53"E |
| C32         | 75.00  | 39.85  | 39.38  | N15°48'58"E |
| C33         | 50.50  | 38.51  | 37.58  | N78°37'27"E |
| C34         | 50.50  | 36.61  | 35.82  | S58°45'39"E |
| C35         | 50.50  | 36.79  | 35.98  | S17°07'19"E |

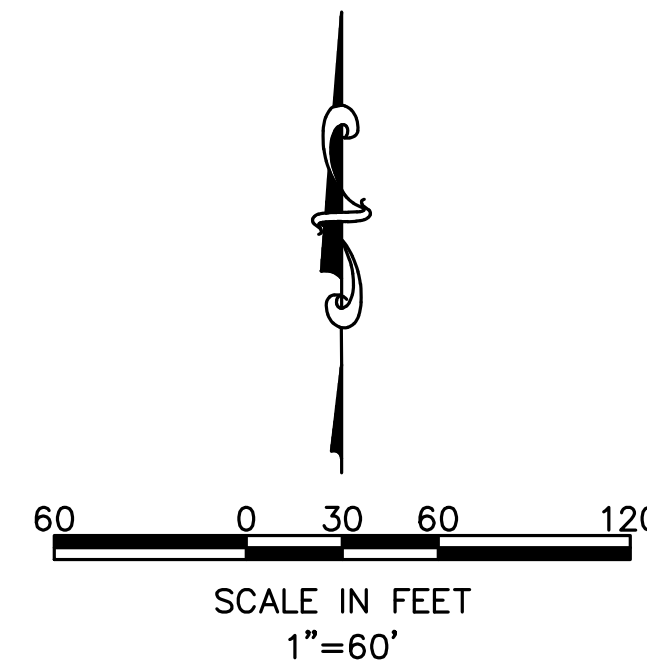
| Curve Table |        |        |        |             |
|-------------|--------|--------|--------|-------------|
| Curve #     | Radius | Length | Chord  | Bearing     |
| C36         | 50.50  | 27.35  | 27.02  | S19°15'43"W |
| C37         | 125.00 | 38.61  | 38.46  | S08°48'34"W |
| C38         | 125.00 | 30.13  | 30.06  | S25°33'49"W |
| C39         | 125.00 | 1.51   | 1.51   | S41°12'07"E |
| C40         | 125.00 | 77.86  | 76.61  | S23°00'42"E |
| C41         | 125.00 | 13.37  | 13.36  | S02°06'13"E |
| C42         | 125.00 | 51.28  | 50.90  | N79°20'06"E |
| C43         | 125.00 | 2.96   | 2.96   | N68°54'34"E |
| C44         | 75.00  | 31.60  | 31.37  | N78°18'12"E |
| C45         | 325.00 | 14.47  | 14.47  | S00°19'16"E |
| C46         | 325.00 | 94.72  | 94.38  | S09°56'44"E |
| C47         | 275.00 | 92.39  | 91.95  | S08°40'13"E |
| C48         | 25.00  | 39.31  | 35.38  | N44°05'54"W |
| C49         | 125.00 | 76.80  | 75.60  | N16°39'15"W |
| C50         | 125.00 | 150.25 | 141.37 | N20°03'22"E |
| C51         | 75.00  | 20.06  | 20.00  | N06°42'55"W |
| C52         | 25.00  | 39.33  | 35.40  | N46°00'56"E |
| C53         | 75.00  | 41.24  | 40.73  | S16°42'51"W |
| C54         | 125.00 | 34.67  | 34.55  | N81°27'36"W |
| C55         | 325.00 | 109.18 | 108.67 | N08°40'13"W |
| C56         | 275.00 | 30.13  | 30.12  | N15°09'20"W |
| C57         | 275.00 | 62.26  | 62.12  | N05°31'53"W |
| C58         | 75.00  | 118.29 | 106.40 | S44°13'20"E |
| C59         | 50.50  | 33.49  | 32.88  | S75°54'09"W |
| C60         | 50.50  | 36.14  | 35.37  | N64°35'53"W |
| C61         | 50.50  | 39.70  | 38.69  | N21°34'31"W |
| C62         | 50.50  | 29.93  | 29.49  | N17°55'27"E |
| C63         | 75.00  | 46.08  | 45.36  | N16°39'15"W |
| C64         | 125.00 | 74.07  | 72.99  | S73°58'21"W |
| C65         | 125.00 | 54.03  | 53.61  | S12°58'41"W |
| C66         | 75.00  | 48.78  | 47.92  | S70°46'23"E |
| C67         | 25.00  | 39.43  | 35.47  | N44°13'20"W |
| C68         | 125.00 | 44.18  | 43.95  | N79°16'43"W |
| C69         | 125.00 | 37.11  | 36.98  | N60°38'49"W |
| C70         | 75.00  | 48.31  | 47.48  | S19°24'23"W |

## LEGEND

- LOT LINES
- ROAD CENTERLINE
- RIGHT OF WAY
- LOT NUMBER
- BLOCK NUMBER
- CURB GUTTER & SW
- STREET NAME
- HANDICAP RAMP
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- PRESSURE IRRIGATION
- GRAVITY IRRIGATION
- FLOW ARROW
- FIRE HYDRANT
- CATCH BASIN

## SURVEY LEGEND

- BENCHMARK AS NOTED
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 1/2" IRON PIN
- FOUND 5/8" IRON PIN
- CALC. POINT
- PROPERTY BOUNDARY LINE
- SECTION LINE



BAILEY ENGINEERING, Inc.  
CIVIL ENGINEERING / PLANNING / CADD  
TEL: 208-288-0913  
FAX: 208-288-0914  
www.baileyengineering.com

PROFESSIONAL ENGINEER  
05/21/2021  
8272  
STATE OF IDAHO  
DAVID A. BAILEY

CHECKED BY:  
DAVID A. BAILEY P.E.  
DRAWN BY:  
DAB/DJS

REVISION  
NO. DATE DESCRIPTION

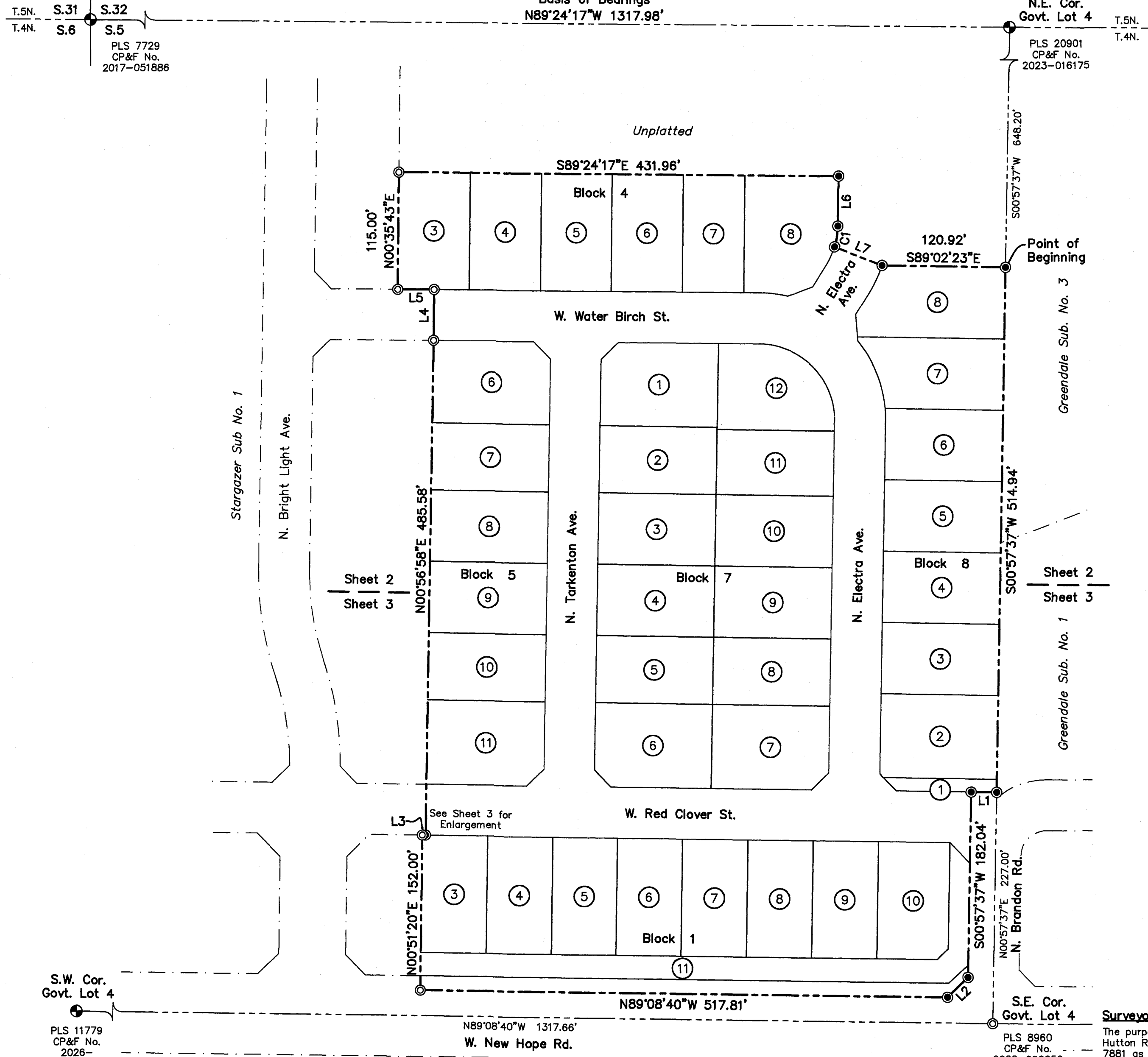
CONCEPTUAL ENGINEERING  
STARGAZER SUBDIVISION  
TRILOGY DEVELOPMENT, INC.

DATE:  
03-12-2021  
PROJECT:  
C2019-039  
SHEET  
PP-2

PLAT SHOWING  
*STARGAZER SUBDIVISION NO. 2*

A Re-Plat of a Portion of Lots 2 and 3, Block 1, Hutton Ranchettes Subdivision and Vacated Right-of-Way Located in Government Lot 4 of Section 5, T.4N., R.1W., B.M., City of Star, Ada County, Idaho  
2026

80 0 40 80 160  
SCALE IN FEET  
1"=80'



**Notes:**

- Unless otherwise shown and dimensioned, A ten (10) foot wide pressure irrigation easement in favor of the Stargazer Homeowners' Association, permanent public utilities and property drainage easement is hereby designated on all lots adjacent to a public right-of-way and rear lot line. A five (5) foot wide pressure irrigation easement in favor of the Stargazer Homeowners' Association, permanent public utilities and property drainage easement is hereby designated on each side of interior lot lines. The herein above easements shall serve as the relocated unused public utilities, drainage and irrigation easements of Hutton Ranchettes Subdivision, for the uses and users thereon prescribed.
- Portions of Lots 6-10, Block 1, Lots 9-11, Block 5 and Lots 1 and 12, Block 7 are servient to and contain the ACHD Storm Water Drainage System. These lots are encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015, as Instrument No. 2015-103256, Official Records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the Storm Water Drainage System are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
- Any Re-Subdivision of this Plat shall be in compliance with the most recently approved Subdivision Standards of the City of Star.
- Minimum building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and/or required, or as shown on this plat.
- This development recognizes Idaho Code Section 22-4503, right to farm act, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
- 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.
- The lands included in this plat are located in Farmers Union Ditch Company service area (Phone Number: 208-870-7919). Irrigation water will be provided to all lots by a pressure irrigation delivery system which has been approved pursuant to Section 31-3805(4) Idaho Code. The purchaser of the lot shall remain subject to all assessments levied by the Farmers Union Ditch Company. All unpaid irrigation entity assessments are a lien on the land.
- Lot 11, Block 1 and Lots 1 and 2, Block 8 are common lots which shall be owned and maintained by the Stargazer Homeowners' Association. All common lots are subject to a blanket permanent public utility easement.
- ACHD Temporary License Agreement - See Inst. No. 2026-
- ACHD Permanent Easement - See Inst. No. 2026-
- Direct lot or parcel access to W. New Hope Road is prohibited.
- The lots and easements as shown on the plat of Hutton Ranchettes Subdivision as filed in Book 76 of plats at Pages 7880 and 7881, records of Ada County, Idaho are hereby replatted pursuant to I.C. 50-1306A. (See Note 1).
- See ACHD Resolution No. , recorded as Instrument No. 2026- , records of Ada County, Idaho for the vacation of public right-of-way as shown on the plat of Hutton Ranchettes Subdivision.
- All lots shall be subject to the Covenants, Conditions and Restriction recorded in conjunction with this plat and as amended and supplemented from time to time.

**Legend**

- Found Aluminum Cap, as Noted
- Found 5/8" Iron Pin, PLS 11779, Unless Otherwise Noted
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Lot Number
- Subdivision Boundary Line
- Section Line
- Adjacent Subdivision Boundary/Right-of-Way Line
- Right-of-Way Line
- Lot Line
- Match Line

See Sheet 2 for Line and Curve Tables



CODY M. MCCAMMON, PLS 11779  
IDAHO SURVEY GROUP  
9939 W EMERALD ST  
BOISE, ID 83704

**Reference Documents:**

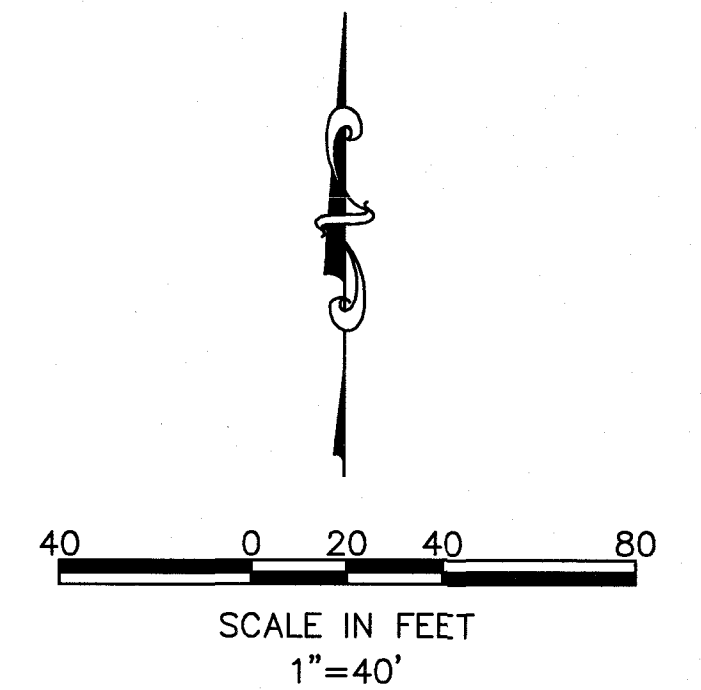
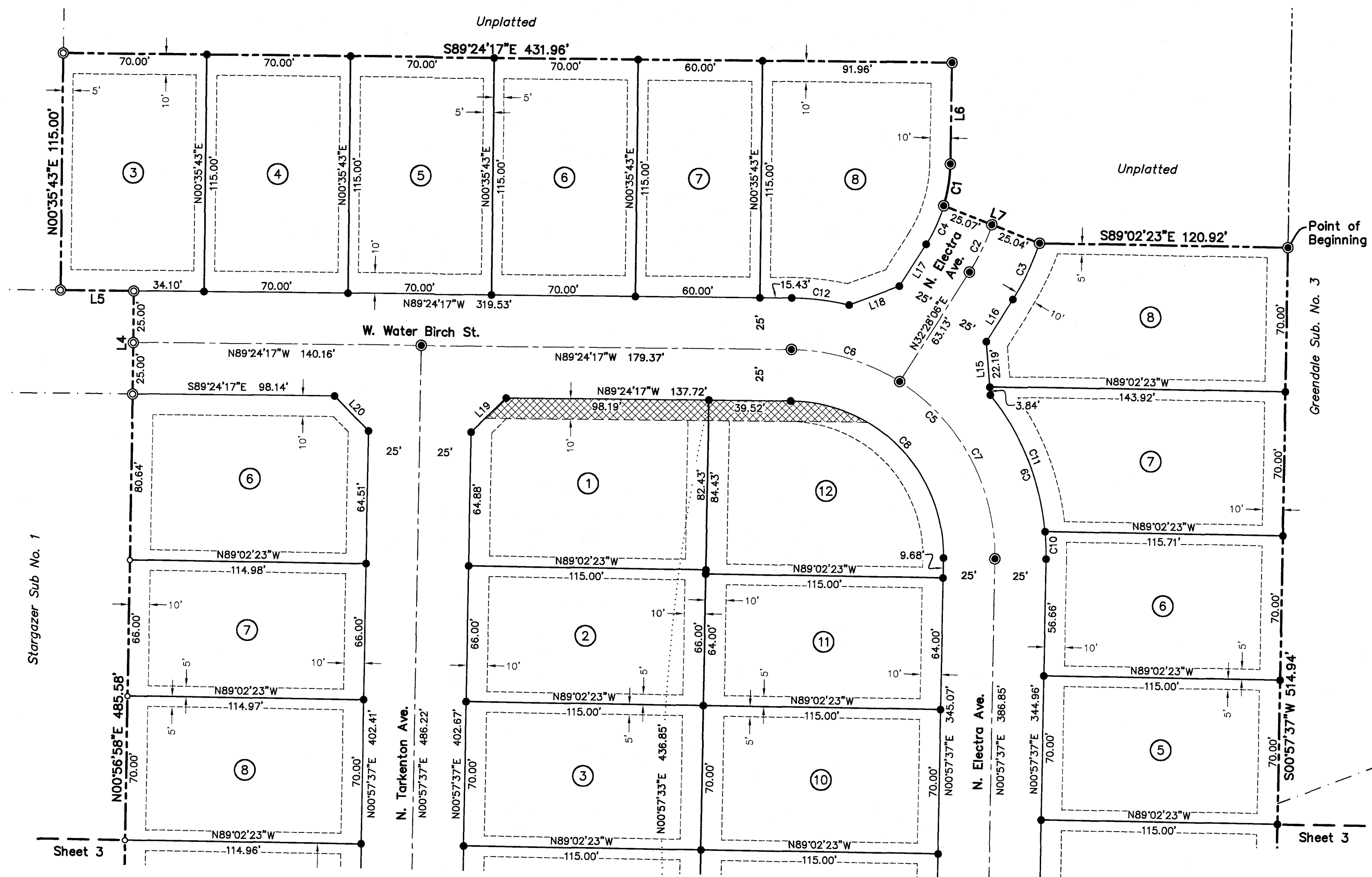
ROS: 297, 1229, 1249, 2337, 4087, 11785, 11809, 11864, and 12707  
Deed: 2018-05276, 2020-024018, 2021-090216, 2021-095212, & 2021-095213  
Rusty Spur Ranchettes Sub. No. 2, Bk. 64, Pg. 6556-6557  
Rusty Spur Ranchettes Sub. No. 3, Bk. 66, Pg. 6758-6759  
Hutton Ranchettes Sub., Bk. 76, Pg. 7880-7881  
Greendale Sub. No. 1, Bk. 118, Pg. 18237-18239  
Greendale Sub. No. 3, Bk. 121, Pg. 18883-18885

**Surveyors Narrative:**

The purpose of this survey is to re-plat a portion of Lots 2 and 3, Block 1, Hutton Ranchettes Subdivision as filed in Book 76 of plats at Pages 7880 and 7881 as conveyed by a Warranty Deed recorded as Instrument No. 2026- , and a Warranty Deed, recorded as Instrument No. 2026- , records of Ada County, Idaho. The property is adjacent to Greendale Subdivision No. 1 as filed in Book 118 of Plats at Pages 18237 through 18239, Greendale Subdivision No. 3 as filed in Book 121 of Plats at Pages 18883 through 18885, and Stargazer Subdivision No. 1 as filed in Book of Plats at Pages through , records of Ada County, Idaho. The monuments found per the above mention plats and survey are in substantial agreement and were held as controlling corners.

The Basis of Bearings is taken to be, S89°24'17"E between the found monuments at the Section corner common to Sections 5 and 6, T.4N., R.1W., and 31 and 32, T.5N., R.1W., B.M. and the Northeast corner of Government Lot 4 of said Section 5, Ada County, Idaho.

# STARGAZER SUBDIVISION NO. 2



## Legend

- Found 1/2" Iron Pin, PLS 11779
- ⊙ Found 5/8" Iron Pin, PLS 11779, Unless Otherwise Noted
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- ⦿ Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- ① Lot Number
- Subdivision Boundary Line
- Section Line
- Adjacent Subdivision Boundary/Right-of-Way Line
- Right-of-Way Line
- Lot Line
- Centerline
- Tie Line
- Easement Line, (Note 1)
- ACHD Master Storm Drainage Easement, (Note 2)
- Match Line

Curve Table

| Curve # | Radius  | Length  | Chord   | Bearing     | Delta     |
|---------|---------|---------|---------|-------------|-----------|
| C1      | 75.00'  | 20.62'  | 20.56'  | S08°50'14"W | 15°45'15" |
| C2      | 100.00' | 25.37'  | 25.31'  | N25°11'57"E | 14°32'18" |
| C3      | 125.00' | 30.13'  | 30.06'  | N25°33'49"E | 13°48'35" |
| C4      | 75.00'  | 20.62'  | 20.56'  | N24°35'29"E | 15°45'15" |
| C5      | 100.00' | 157.72' | 141.87' | N44°13'20"W | 90°21'54" |
| C6      | 100.00' | 55.63'  | 54.91'  | S73°28'06"E | 31°52'23" |
| C7      | 100.00' | 102.09' | 97.71'  | S28°17'09"E | 58°29'31" |
| C8      | 75.00'  | 118.29' | 106.40' | S44°13'20"E | 90°21'54" |
| C9      | 125.00' | 86.18'  | 84.49'  | N18°47'31"W | 39°30'15" |
| C10     | 125.00' | 13.37'  | 13.36'  | N02°06'13"W | 6°07'39"  |
| C11     | 125.00' | 72.82'  | 71.79'  | N21°51'20"W | 33°22'35" |
| C12     | 125.00' | 28.11'  | 28.05'  | N82°57'44"W | 12°53'07" |

Line Table

| Line # | Direction   | Length |
|--------|-------------|--------|
| L1     | N89°08'40"W | 25.00' |
| L2     | S45°54'29"W | 28.25' |
| L3     | S89°08'40"E | 3.13'  |
| L4     | N00°35'43"E | 50.00' |
| L5     | N89°24'17"W | 35.90' |
| L6     | S00°57'37"W | 49.14' |
| L7     | S68°25'49"E | 50.11' |
| L8     | S47°22'45"W | 26.11' |
| L9     | N45°54'28"E | 14.65' |
| L10    | S44°05'32"E | 28.26' |

Line Table

| Line # | Direction   | Length |
|--------|-------------|--------|
| L11    | N44°05'32"W | 23.80' |
| L12    | S45°54'28"W | 23.82' |
| L13    | N44°05'32"W | 23.80' |
| L14    | S45°54'28"W | 23.82' |
| L15    | N04°32'24"W | 26.03' |
| L16    | N32°28'06"E | 24.15' |
| L17    | S32°28'06"W | 24.15' |
| L18    | S69°28'35"W | 26.03' |
| L19    | N45°46'40"E | 23.85' |
| L20    | S44°13'20"E | 23.78' |

See Sheet 3 for Notes



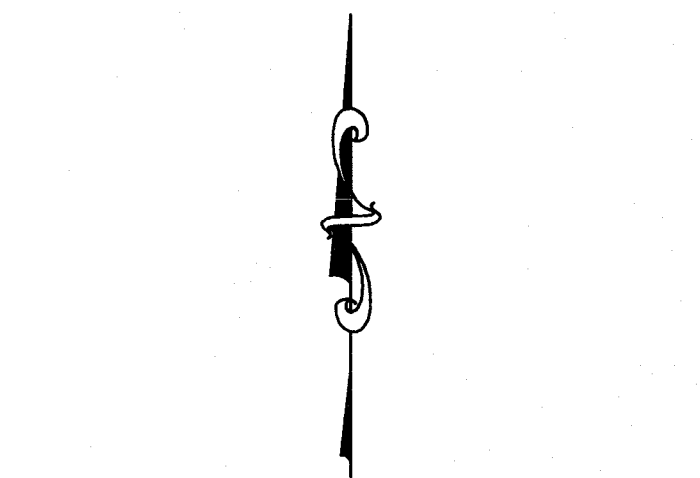
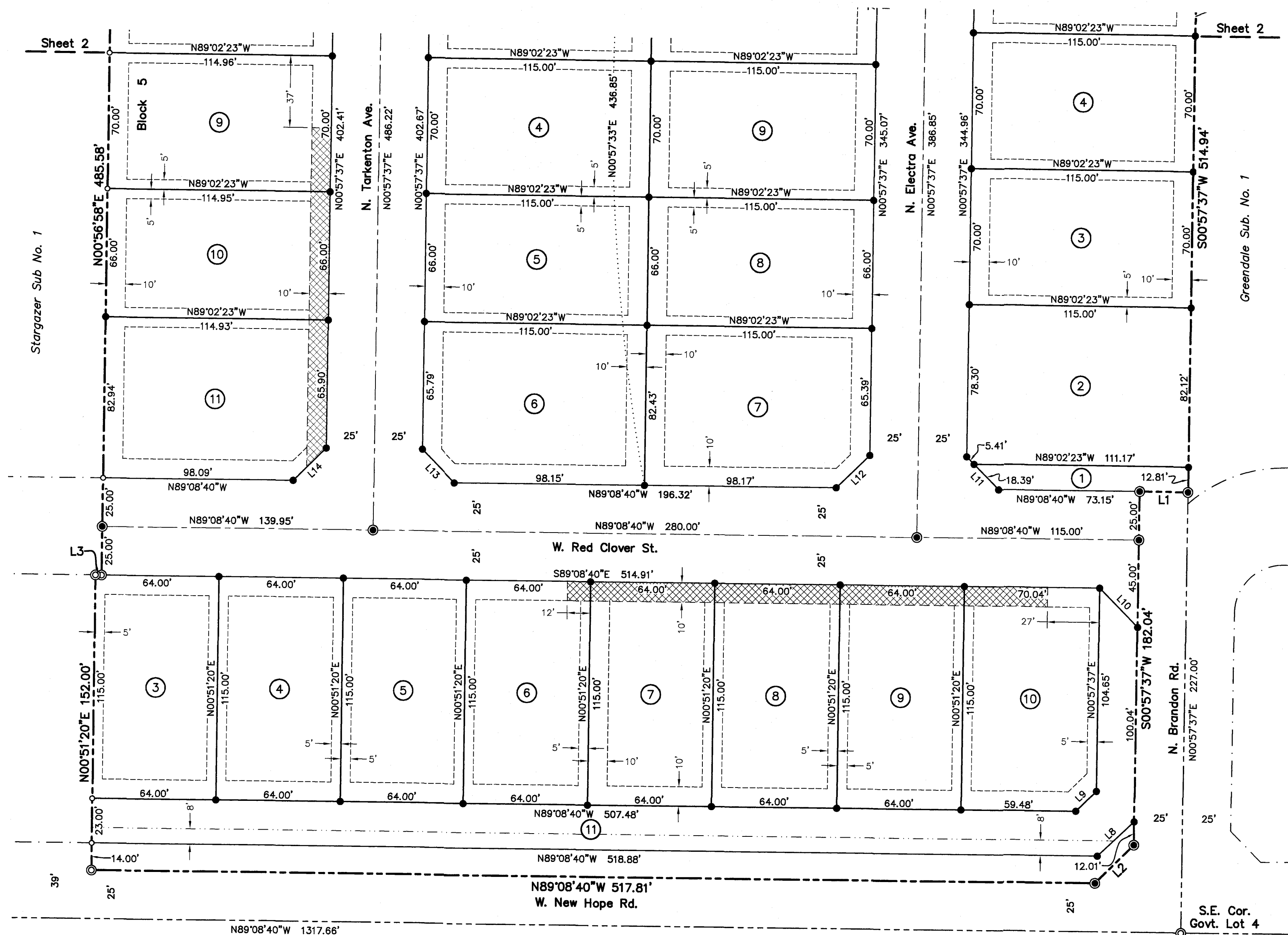
CODY M. MCCAMMON, PLS 11779  
IDAHO SURVEY GROUP  
9939 W EMERALD ST  
BOISE, ID 83704

Book Page

**Bailey Engineering, Inc.**

**CIVIL ENGINEERING | PLANNING | CADD**  
868 E. RIVERSIDE DR., SUITE 120 TEL 208-938-0013  
EAGLE, ID 83616 www.baileyengineers.com

# STARGAZER SUBDIVISION NO. 2



40 0 20 40 80

SCALE IN FEET  
1"=40'

## Legend

- Found 1/2" Iron Pin, PLS 11779
- ⊙ Found 5/8" Iron Pin, PLS 11779, Unless Otherwise Noted
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- ⊙ Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- ① Lot Number
- Subdivision Boundary Line
- Section Line
- Adjacent Subdivision Boundary /Right-of-Way Line
- Right-of-Way Line
- Lot Line
- Centerline
- Tie Line
- Easement Line, (Note 1)
- ACHD Master Storm Drainage Easement, (Note 2)
- ACHD Permanent Easement Line (Note 10)
- Match Line

See Sheet 2 for Line and Curve Tables



CODY M. MCCAMMON, PLS 11779  
IDAHO SURVEY GROUP  
9939 W EMERALD ST  
BOISE, ID 83704

Book Page

**Bailey Engineering, Inc.**

CIVIL ENGINEERING | PLANNING | CADD

868 E. RIVERSIDE DR., SUITE 120 TEL 208-938-0013  
EAGLE, ID 83616 www.baileyengineers.com

Sheet 3 of 5

STARGAZER SUBDIVISION NO. 2

Certificate Of Owners

Know all men by these presents: That Challenger Development, Inc., an Idaho Corporation is the owner of the property described as follows:

A Re-plat of a portion of Lots 2 and 3, Block 1, Hutton Ranchettes Subdivision as filed in Book 76 of Plats at Pages 7880 and 7881 and the vacated right-of-way as described in a Deed recorded as Instrument No. , records of Ada County, Idaho located in Government Lot 4 of Section 5, Township 4 North, Range 1 West, Boise-Meridian, City of Star, Ada County, Idaho more particularly described as follows:

Commencing at the Northeast corner of said Government Lot 4, coincident with the Northeast corner of said Hutton Ranchettes Subdivision from which the Section corner common to Sections 5 and 6, T.4.N., R.1.W., B.M. and Sections 31 and 32, T.5N., R.1W., B.M., bears North 89°24'17" West, 1317.98 feet; thence on the east boundary line of said Government Lot 4, coincident with the east boundary line of said Hutton Ranchettes Subdivision, South 00°57'37" West, 648.20 feet to the POINT OF BEGINNING;

thence continuing South 00°57'37" West, 514.94 feet to the south boundary line of said vacated right-of-way; thence leaving said east boundary line on said south boundary line, North 89°08'40" West, 25.00 feet to the west right-of-way line of N. Brandon Road;

thence on said west right-of-way line the following two (2) courses and distances:

South 00°57'37" West, 182.04 feet;

South 45°54'29" West, 28.25 feet to the north right-of-way line of W. New Hope Road;

thence leaving said west right-of-way line on said north right-of-way line, North 89°08'40" West, 517.81 feet to the Southeast corner of Stargazer Subdivision No. 1 as filed in Book of Plats at Pages through , records of Ada County, Idaho;

thence leaving said north right-of-way line on the easterly boundary line of said Stargazer Subdivision No. 1 the following six (6) courses and distances:

North 00°51'20" East, 152.00 feet;

South 89°08'40" East, 3.13 feet;

North 00°56'58" East, 485.58 feet;

North 00°35'43" East, 50.00 feet;

North 89°24'17" West, 35.90 feet;

North 00°35'43" East, 115.00 feet;

thence leaving said easterly boundary line, South 89°24'17" East, 431.96 feet;

thence South 00°57'37" West, 49.14 feet;

thence 20.62 feet on the arc of a curve to the right having a radius of 75.00 feet, a central angle of 15°45'15", and a long chord which bears South 08°50'14" West, 20.56 feet;

thence South 68°25'49" East, 50.11 feet;

thence South 89°02'23" East, 120.92 feet to the POINT OF BEGINNING.

Containing 9.996 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually 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 in this plat will be eligible to receive water and sewer service from the Star Sewer and Water District and the Star Sewer and Water District has agreed in writing to serve all the lots in this subdivision. Challenger Development, Inc 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.

Challenger Development, Inc, an Idaho Corporation

Corey D. Barton, President

Acknowledgment

State of Idaho  
County of Ada

s.s.

This record was acknowledged before me on this day of , 2026, by Corey D. Barton, as President of Challenger Development Inc., an Idaho Corporation.

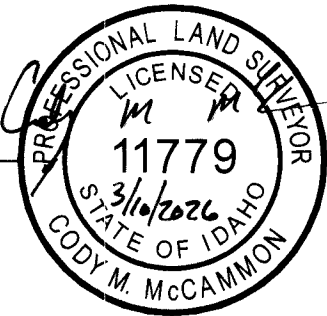
In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires:   
Signature of Notary Public

Certificate of Surveyor

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

Cody M. McCammon



P.L.S. No. 11779

Book Page

**Bailey Engineering, Inc.**

**CIVIL ENGINEERING | PLANNING | CADD**

868 E. RIVERSIDE DR., SUITE 120  
EAGLE, ID 83616  
TEL 208-938-0013  
www.baileyengineers.com

STARGAZER SUBDIVISION NO. 2

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing City of Star Water and Sewer District 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.

Central District Health Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

President ACHD

Approval of City Engineer

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

City Engineer

Approval of City Council

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

City Clerk, Star, Idaho

Certificate Of County Surveyor

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

County Surveyor

Certificate of County Treasurer

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

County Treasurer Date

County Recorder's Certificate

State of Idaho }  
County of Ada } ss. Instrument No. \_\_\_\_\_

I hereby certify that this instrument was filed at the request of Challenger Development, Inc,

at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock \_\_\_\_\_ M.,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in Book \_\_\_\_\_ of Plats at

Pages \_\_\_\_\_ through \_\_\_\_\_.

Fee \$ \_\_\_\_\_

Deputy

Ex-Officio Recorder



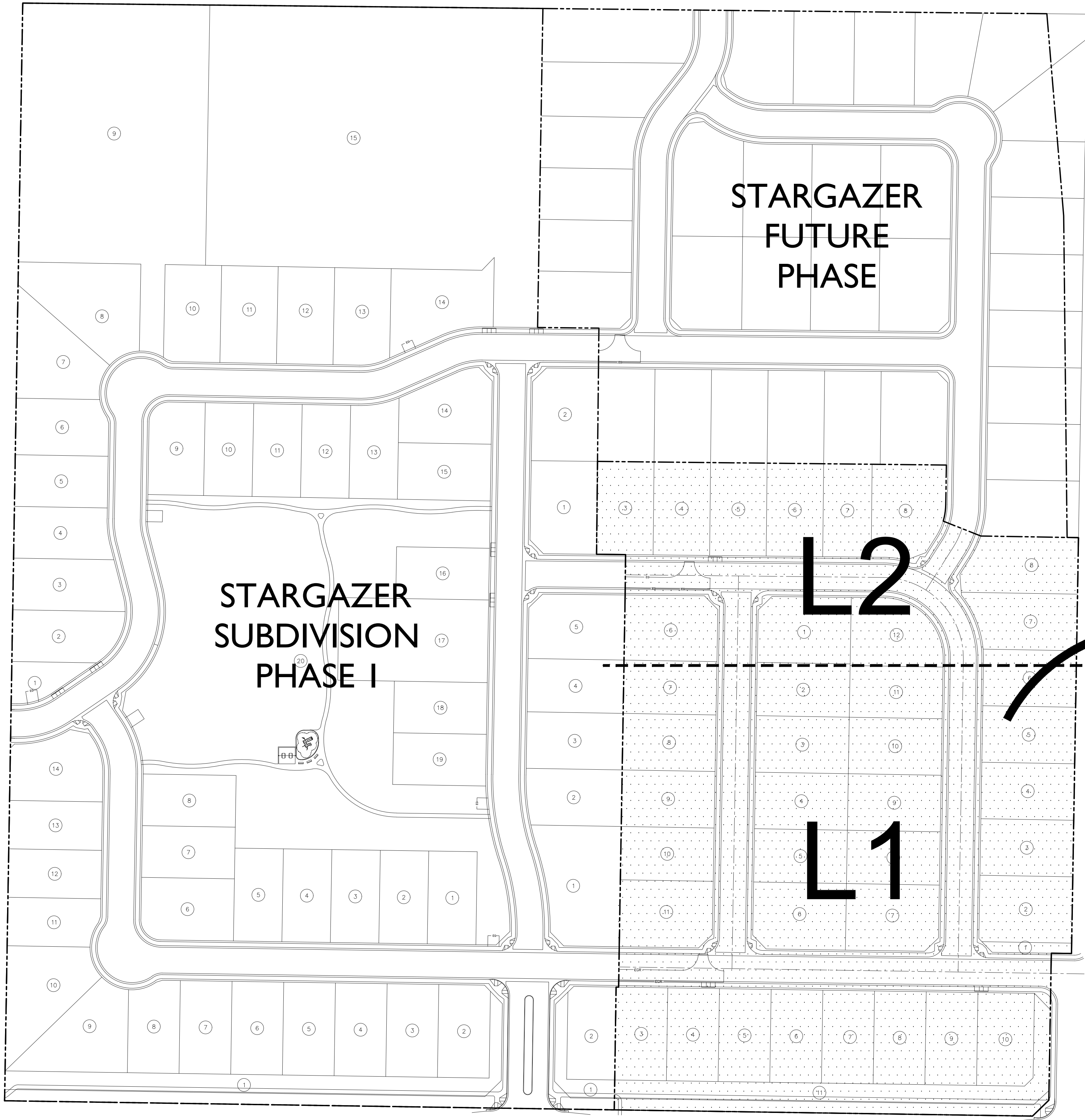
CODY M. McCAMMON, PLS 11779  
IDAHO SURVEY GROUP  
9955 W EMERALD ST  
BOISE, ID 83704

Book Page

**Bailey Engineering, Inc.**

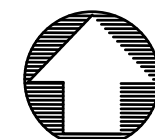
**CIVIL ENGINEERING | PLANNING | CADD**

868 E. RIVERSIDE DR., SUITE 120 TEL 208-938-0013  
EAGLE, ID 83616 www.baileyengineers.com



NOTES

1. REFER TO EACH INDIVIDUAL SHEET (L1-L2) FOR COMPLETE LANDSCAPE PLANTING PLANS.
2. REFERENCE SHEETS L3 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
3. REFERENCE SHEET L4 FOR LANDSCAPE AND IRRIGATION (PERFORMANCE) SPECIFICATIONS.



NORTH



**JENSENBELTS**  
ASSOCIATES

Site Planning / Landscape Architecture

1509 Tyrrel Lane, Ste 150 Boise, ID 83708  
PH (208) 343-7176 www.jensenbelts.com



0' 30' 60' 90'

SCALE 1" = 30'

REVISIONS

| NO. | DATE   | DESCRIPTION                         |
|-----|--------|-------------------------------------|
| 1   | 2/7/25 | CITY COMMENTS - ADDED RES LOT TREES |

CHECKED BY:  
KCS

DRAWN BY:  
JAN

FINAL PLAT LANDSCAPE PLAN

STARGAZER SUBDIVISION No. 2

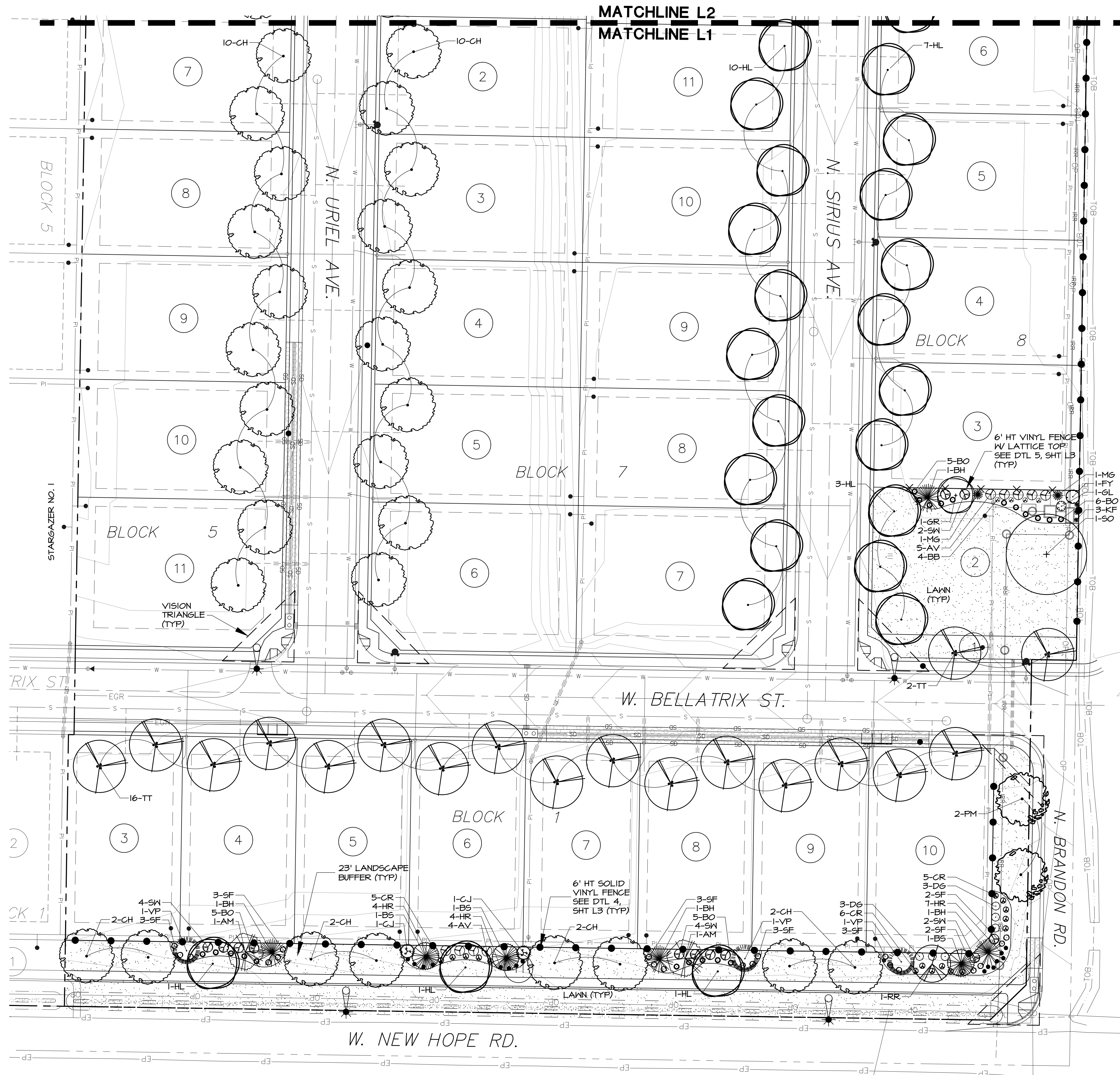
TRILOGY DEVELOPMENT, INC.

DATE:  
6-2-2024

PROJECT:  
JBA-2169

SHEET  
L0

**Bailey Engineering, Inc.**  
CIVIL ENGINEERING | PLANNING | CADD  
1119 E STATE ST. SUITE 210  
BOISE, ID 83725  
TEL 208-938-0003  
WWW.BAILEYENGINEERING.COM



PLANT SCHEDULE

(REFERENCE SHEET L3)

| SYM | COMMON NAME |
|-----|-------------|
|-----|-------------|

|                 |                        |
|-----------------|------------------------|
| EVERGREEN TREES |                        |
| BH              | BLACK HILLS SPRUCE     |
| BS              | FAT ALBERT BLUE SPRUCE |
| CJ              | COLOGREEN JUNIPER      |
| VP              | VANDERWOLF'S PINE      |

|                         |           |
|-------------------------|-----------|
| SHADE TREES (CLASS III) |           |
| SO                      | SWAMP OAK |

|                               |                      |
|-------------------------------|----------------------|
| SHADE/STREET TREES (CLASS II) |                      |
| CH                            | COMMON HACKBERRY     |
| HL                            | SKYLINE HONEYLOCUST  |
| LL                            | LITTLELEAF LINDEN    |
| FM                            | PACIFIC SUNSET MAPLE |
| TT                            | TULIP TREE           |

|                            |                            |
|----------------------------|----------------------------|
| ORNAMENTAL TREES (CLASS I) |                            |
| AM                         | FLAME AMUR MAPLE           |
| GR                         | GOLDEN RAINDROPS CRABAPPLE |
| RR                         | ROYAL RAINDROPS CRABAPPLE  |

|                                      |                                |
|--------------------------------------|--------------------------------|
| SHRUBS/ORNAMENTAL GRASSES/PERENNIALS |                                |
| AV                                   | BLUE MUFFIN ARROWWOOD VIBURNUM |
| BB                                   | LAVA NUGGET BARBERRY           |
| BO                                   | BLUE OAT GRASS                 |
| CR                                   | RED FLOWER CARPET ROSE         |
| DG                                   | DARTS GOLD NINEBARK            |
| FY                                   | SPRING GLORY FORSYTHIA         |
| GL                                   | GRO-LOW SUMAC                  |
| HR                                   | HUSKER RED PENSTEMON           |
| KF                                   | KARL FOERSTER REED GRASS       |
| MS                                   | MAIDEN GRASS                   |
| SF                                   | SPRINGSHINE FORSYTHIA          |
| SW                                   | SUMMERKINE NINEBARK            |

- LAWN
- 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP). SEE DTL 4, SHT L3.
- 6' VINYL FENCE W/ LATTICE TOP ALONG COMMON AREAS (TYP). SEE DTL 5, SHT L3.

NOTE

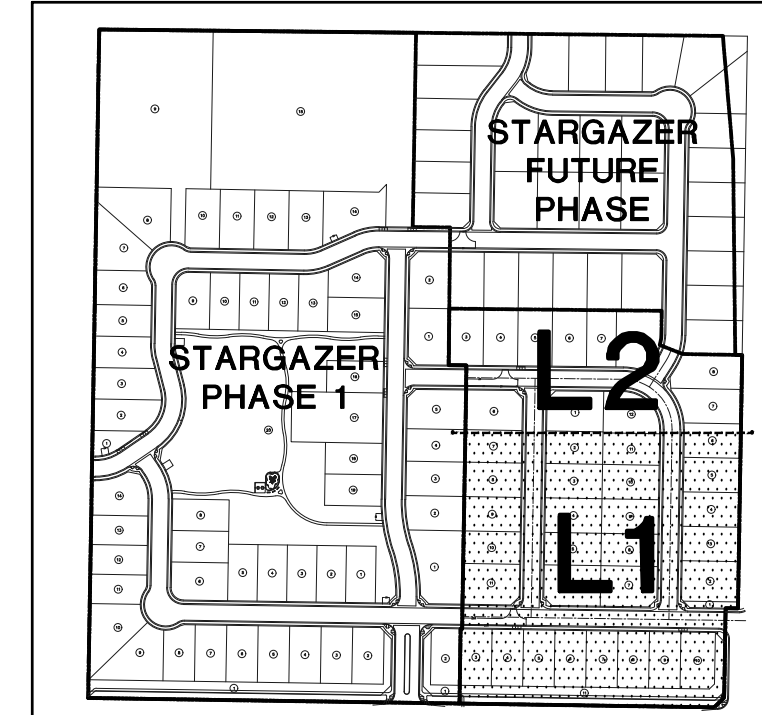
- REFER TO SHT L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES, DETAILS, AND LANDSCAPE CALCULATIONS.
- REFER TO SHT L4 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

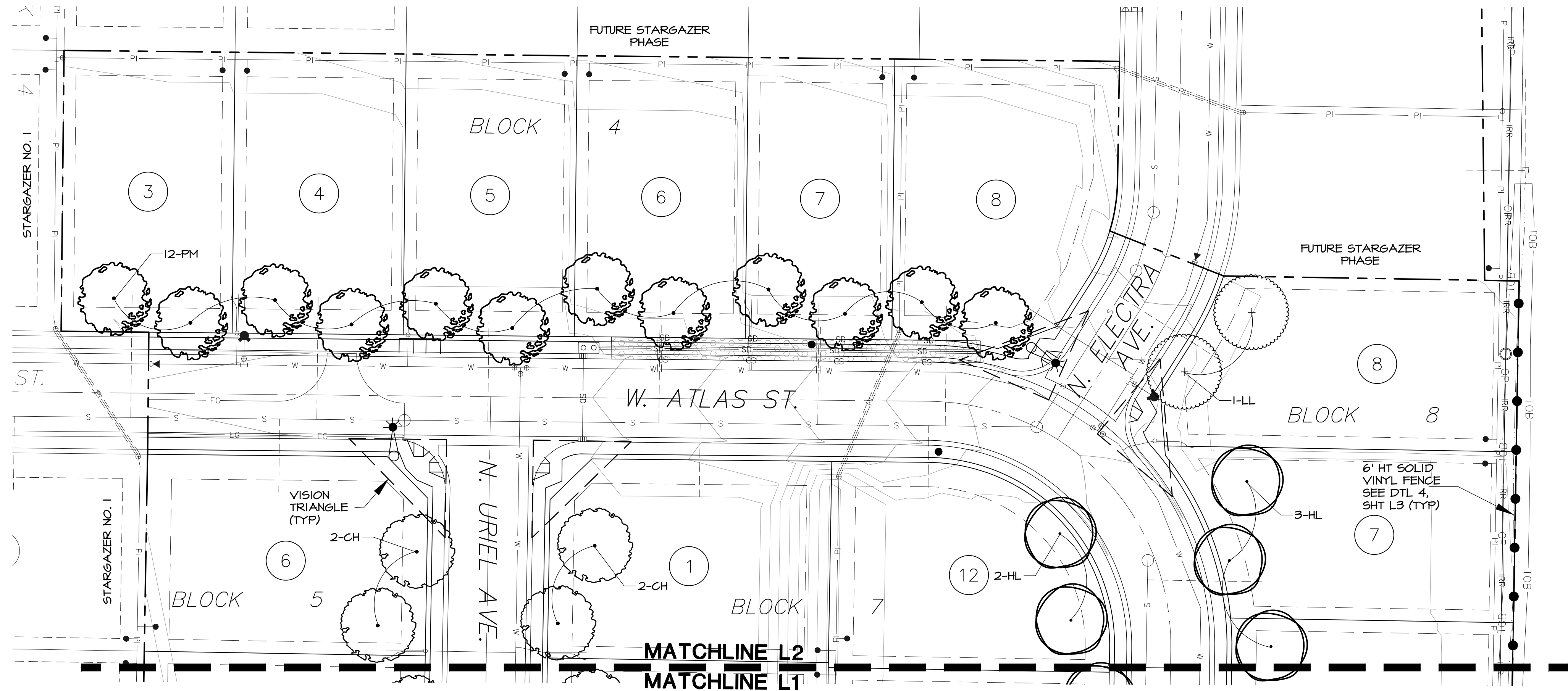
JENSENBELTS ASSOCIATES  
Site Planning / Landscape Architecture  
1508 Tyrell Lane, Ste 150 Boise, ID 83706  
PH (208) 343-7175 www.jensenbelts.com

NORTH

0' 30' 60' 90'  
SCALE 1" = 30'

KEY MAP





PLANT SCHEDULE

(REFERENCE SHEET L3)

SYM COMMON NAME

EVERGREEN TREES  
BH BLACK HILLS SPRUCE  
BS FAT ALBERT BLUE SPRUCE  
CJ COLOGREEN JUNIPER  
VP VANDERWOLF PINE

SHADE TREES (CLASS III)  
SO SWAMP OAK

SHADE/STREET TREES (CLASS II)  
CH COMMON HACKBERRY  
HL SKYLINE HONEYLOCUST  
LL LITTLELEAF LINDEN  
FM PACIFIC SUNSET MAPLE  
TT TULIP TREE

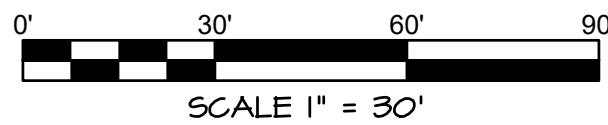
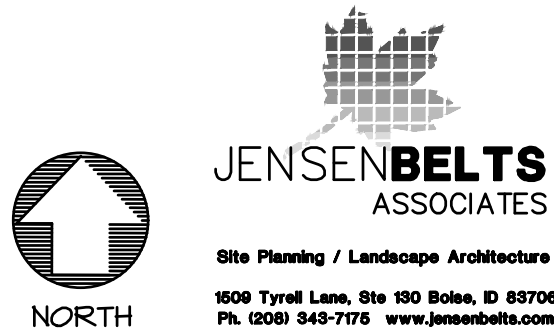
ORNAMENTAL TREES (CLASS I)  
AM FLAME AMUR MAPLE  
GR GOLDEN RAINDROPS CRABAPPLE  
RR ROYAL RAINDROPS CRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS  
AV BLUE MUFFIN ARROWWOOD VIBURNUM  
BB LAVA NUGGET BARBERRY  
BO BLUE OAT GRASS  
CR RED FLOWER CARPET ROSE  
DG DARTS GOLD NINEBARK  
FY SPRING GLORY FORSYTHIA  
GL GRO-LOW SUMAC  
HR HUSKER RED PENSTEMON  
KF KARL FORSTER REED GRASS  
MS MAIDEN GRASS  
SF SPRINGSHINE FORSYTHIA  
SW SUMMERKINE NINEBARK

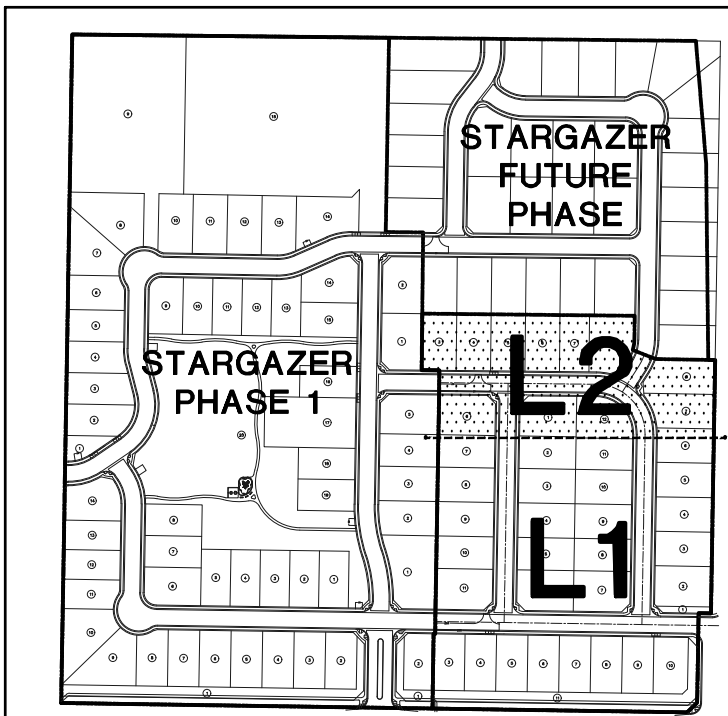
LAWN  
6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP). SEE DTL 4, SHT L3.  
6' VINYL FENCE W/ LATTICE TOP ALONG COMMON AREAS (TYP). SEE DTL 5, SHT L3.

NOTE

1. REFER TO SHT L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES, DETAILS, AND LANDSCAPE CALCULATIONS.  
2. REFER TO SHT L4 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.



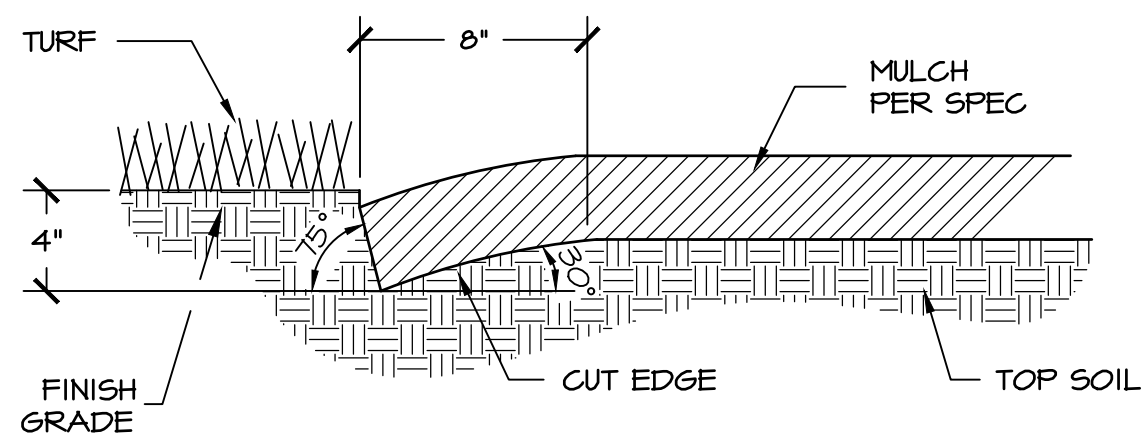
KEY MAP



CHECKED BY:  
KCS  
DRAWN BY:  
JAN

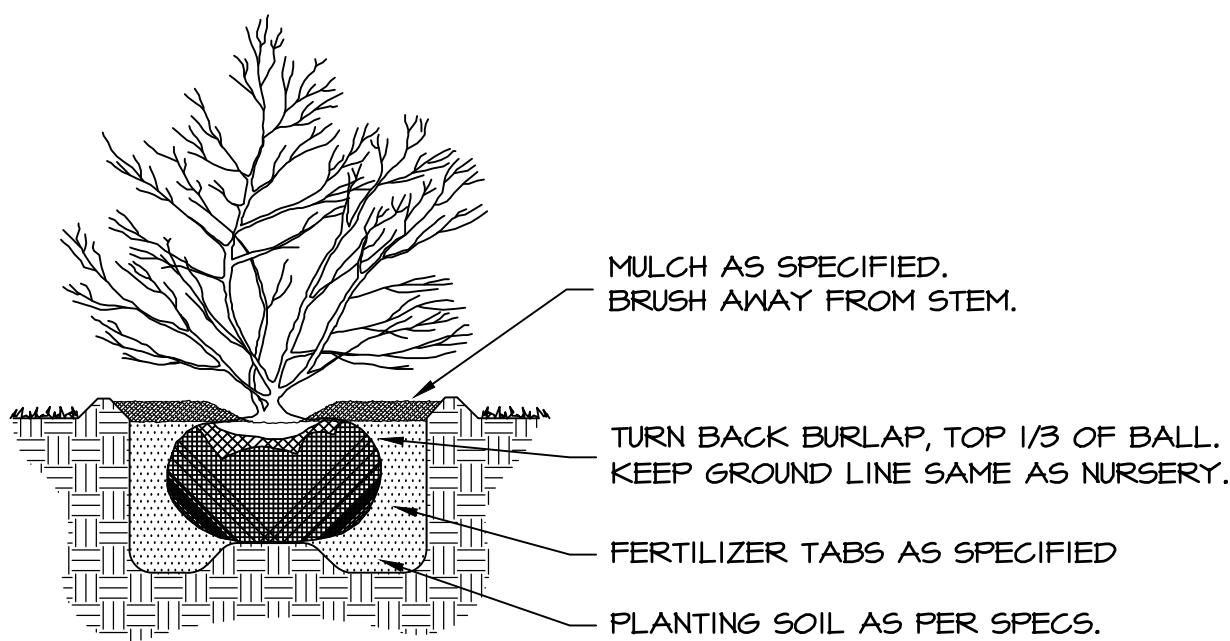
| NO. | DATE   | DESCRIPTION                         |
|-----|--------|-------------------------------------|
| 1   | 2/7/25 | CITY COMMENTS - ADDED RES LOT TREES |

DATE:  
8-2-2024  
PROJECT:  
JBA-2169



### 1 PLANTER CUT BED EDGE

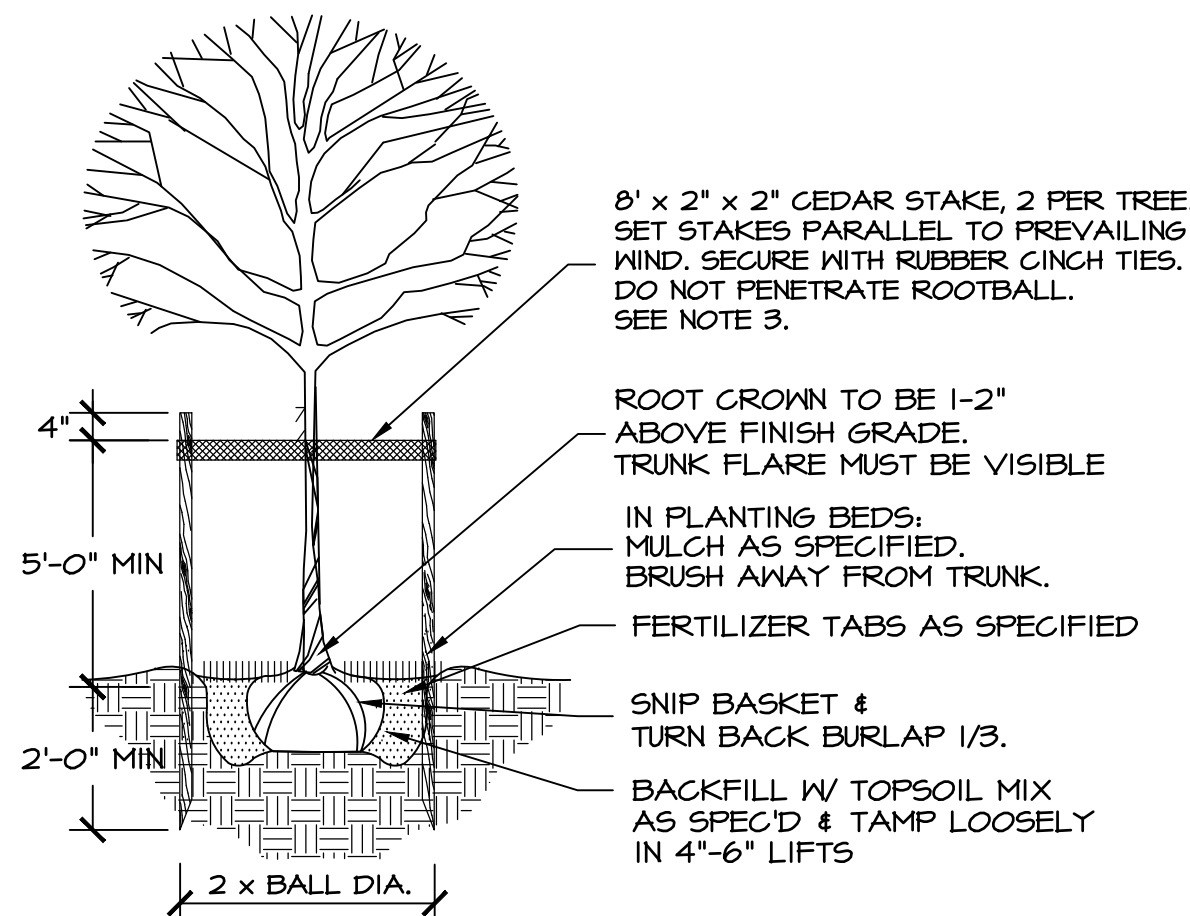
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

### 2 SHRUB PLANTING

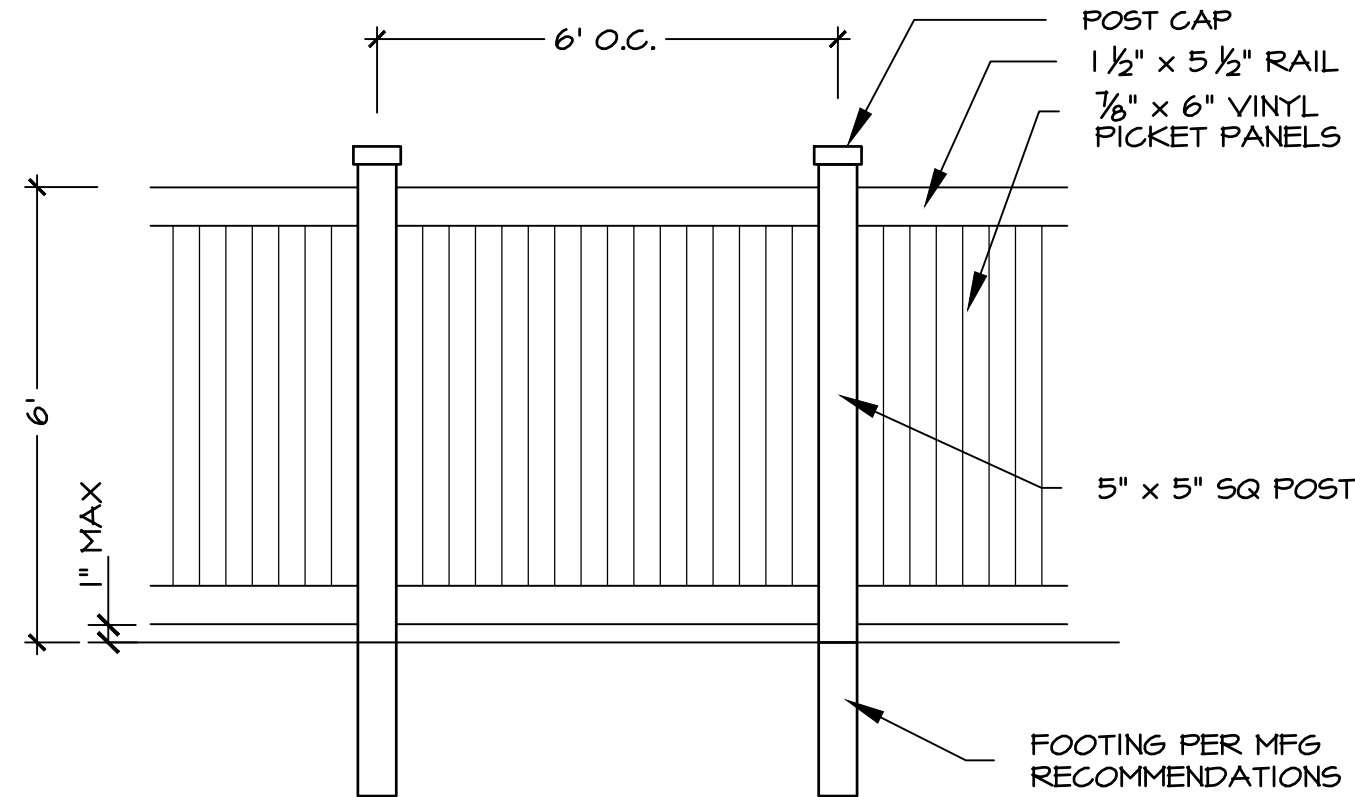
NOT TO SCALE



- NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
  2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
  3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
  4. TREES PLANTED IN TURF AREAS; REMOVE TURF 3' DIA. FROM TREE TRUNK.

### 3 TREE PLANTING/STAKING

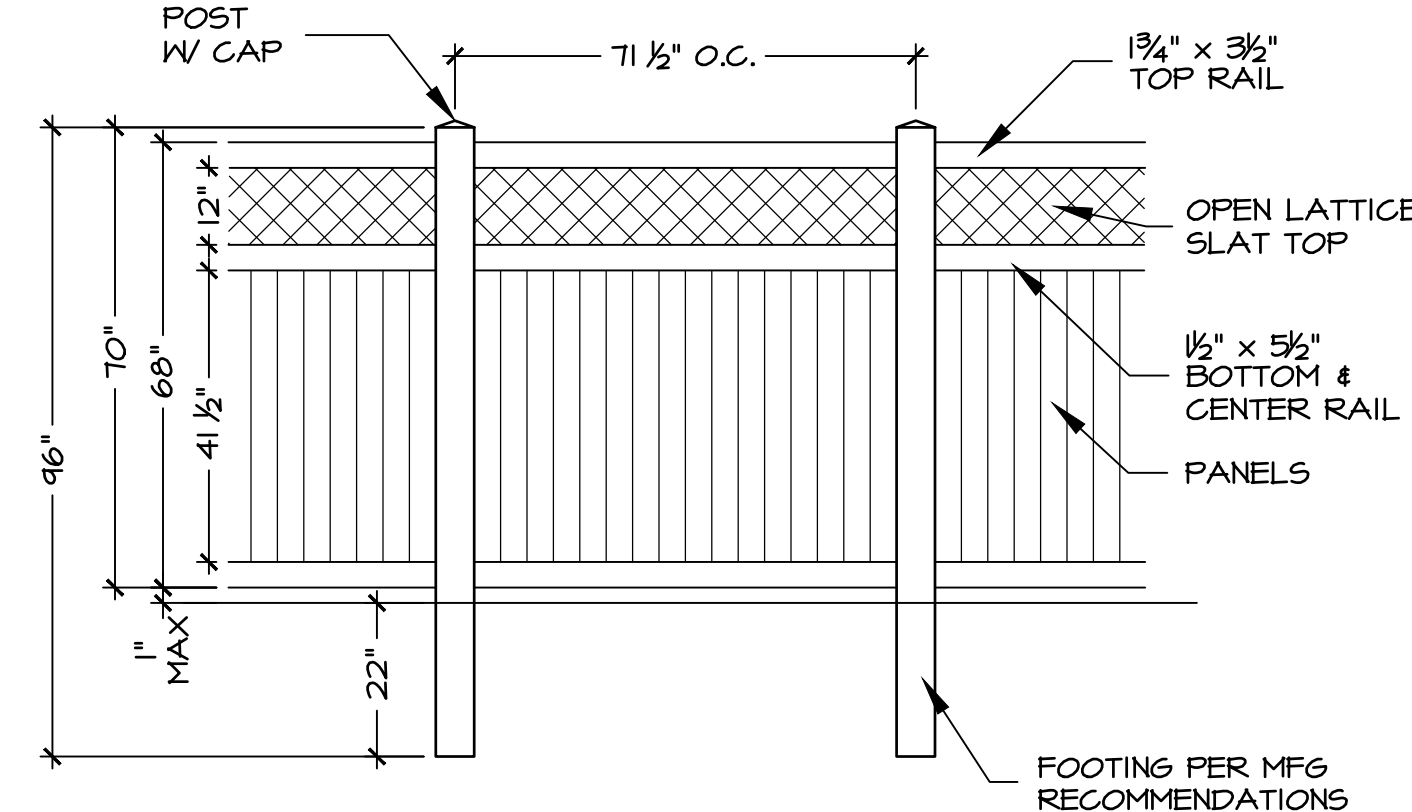
NOT TO SCALE



- NOTES:
1. FENCE STYLE MAY VARY.
  2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

### 4 VINYL PRIVACY FENCE

NOT TO SCALE



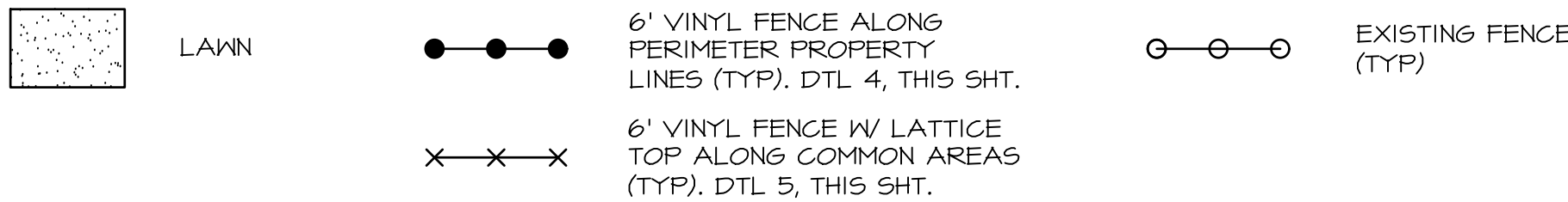
- NOTES:
1. FENCE STYLE MAY VARY.
  2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

### 5 VINYL LATTICE PRIVACY FENCE

NOT TO SCALE

## PLANT SCHEDULE

| SYM                                                   | COMMON NAME                | BOTANICAL NAME                              | SIZE                |
|-------------------------------------------------------|----------------------------|---------------------------------------------|---------------------|
| <strong>EVERGREEN TREES</strong>                      |                            |                                             |                     |
| BH                                                    | BLACK HILLS SPRUCE         | PICEA GLAUCA 'DENSATA'                      | 6-8' HT B4B         |
| BS                                                    | FAT ALBERT BLUE SPRUCE     | PICEA PUNGENS 'FAT ALBERT'                  | 6-8' HT B4B         |
| CJ                                                    | COLOGREEN JUNIPER          | JUNIPERUS SCOPLULORUM 'COLOGREEN'           | 6-8' HT B4B         |
| VP                                                    | VANDERWOLFS PINE           | PINUS FLEXILIS 'VANDERWOLFS'                | 6-8' HT B4B         |
| <strong>SHADE TREES (CLASS III)</strong>              |                            |                                             |                     |
| SO                                                    | SWAMP OAK                  | QUERCUS BICOLOR                             | 2" CAL B4B          |
| <strong>SHADE/STREET TREES (CLASS II)</strong>        |                            |                                             |                     |
| CH                                                    | COMMON HACKBERRY           | CELTIS OCCIDENTALIS                         | 2" CAL B4B          |
| HL                                                    | SKYLINE HONEYLOCUST        | GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'     | 2" CAL B4B          |
| LL                                                    | LITTLELEAF LINDEN          | TILIA CORDATA                               | 2" CAL B4B          |
| FM                                                    | PACIFIC SUNSET MAPLE       | ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED' | 2" CAL B4B          |
| TT                                                    | TULIP TREE                 | LIRIODENDRON TULIPIFERA                     | 2" CAL B4B          |
| <strong>ORNAMENTAL TREES (CLASS I)</strong>           |                            |                                             |                     |
| AM                                                    | FLAME AMUR MAPLE           | ACER GINNALA 'FLAME'                        | 6-8' HT. MULTI-STEM |
| GR                                                    | GOLDEN RAINDROPS CRABAPPLE | MALUS x 'SCHMIDTOUTLEAF'                    | 2" CAL B4B          |
| RR                                                    | ROYAL RAINDROPS CRABAPPLE  | MALUS x 'JFS-KK5'                           | 2" CAL B4B          |
| <strong>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</strong> |                            |                                             |                     |
| AV                                                    | BLUE MUFFIN ARROWWOOD      | VIBURNUM DENTATUM 'CHRISTOM'                | 5 GAL               |
| BB                                                    | LAVA NUGGET BARBERRY       | BERBERIS THUNBERSII 'MARTHA'                | 2 GAL               |
| BO                                                    | BLUE OAT GRASS             | HELIOTRICHON SEMPERVIRENS                   | 1 GAL               |
| CR                                                    | RED FLOWER CARPET ROSE     | ROSA 'FLOWER CARPET- NOARE'                 | 2 GAL               |
| DG                                                    | DARTS GOLD NINEBARK        | PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'       | 3 GAL               |
| FY                                                    | SPRING GLORY FORSYTHIA     | FORSYTHIA x INTERMEDIA 'SPRING GLORY'       | 5 GAL               |
| GL                                                    | GRO-LOW SUMAC              | RHUS AROMATICA 'GRO-LOW'                    | 3 GAL               |
| HR                                                    | HUSKER RED PENSTEMON       | PENSTEMON DIGITALIS 'HUSKER RED'            | 1 GAL               |
| KF                                                    | KARL FOERSTER REED GRASS   | CALAMAGROSTIS ARUNDINACEA 'K.F.'            | 1 GAL               |
| MG                                                    | MAIDEN GRASS               | MISCANTHUS SINENSIS 'GRACILLIMUS'           | 1 GAL               |
| SF                                                    | SPRINGSHINE FORSYTHIA      | FORSYTHIA x 'SMFXGP'                        | 2 GAL               |
| SN                                                    | SUMMERWINE NINEBARK        | PHYSOCARPUS OPULIFOLIA 'SEWARD'             | 5 GAL               |



## NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF STAR CODE. REFER TO SHEET L4 - SPEC SECTION 32 40 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L4 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS, ACHD STORMWATER BASINS AND SWALES SHALL BE LANDSCAPED ACCORDING TO THE 'ADA COUNTY HIGHWAY DISTRICT STORMWATER MANAGEMENT BASIN REVEGETATION GUIDANCE MANUAL' (OCTOBER 2017) IN APPENDIX D.
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
8. PLAYGROUND, PICNIC STRUCTURE, AND AMENITIES ARE SHOWN SCHEMATICALLY. AMENITIES MAY VARY SLIGHTLY IN FINAL DESIGN FOR AMENITY CONFIGURATIONS AND ADA COMPLIANCE.
9. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

## LANDSCAPE CALCULATIONS

COLLECTOR ROAD LANDSCAPE REQUIREMENTS: PLANT MATERIAL PER 100' - TWO (2) SHADE TREES, TWO (2) EVERGREEN TREES.

| LOCATION                                      | BUFFER WIDTH | LENGTH        | REQUIRED                        | PROVIDED                                              |
|-----------------------------------------------|--------------|---------------|---------------------------------|-------------------------------------------------------|
| W. NEW HOPE ROAD (COLLECTOR)                  | 23'          | 525' / 100' = | 11 SHADE TREES<br>11 EVERGREENS | 11 SHADE TREES<br>3 ORNAMENTAL TREES<br>11 EVERGREENS |
| NUMBER OF TREES PROVIDED ON BUFFERS:          |              |               | 25 TREES                        |                                                       |
| NUMBER OF TREES PROVIDED ON COMMON LOTS:      |              |               | 10 TREES                        |                                                       |
| NUMBER OF TREES PROVIDED ON RESIDENTIAL LOTS: |              |               | 76 TREES                        |                                                       |
| TOTAL NUMBER OF TREES:                        |              |               | 111 TREES                       |                                                       |

DEVELOPER  
TRILOGY DEVELOPMENT, INC.  
SHAWN BROWNLEE  
9839 W. CABLE CAR ST., STE. 101  
BOISE, IDAHO 83709

ENGINEER  
BAILEY ENGINEERING, INC.  
DAVID A. BAILEY, P.E.  
1119 E. STATE ST., SUITE 210  
EAGLE, IDAHO 83616

JENSENBELTS  
ASSOCIATES  
Site Planning / Landscape Architecture  
1509 Tyrrell Lane, Ste 150 Boise, ID 83708  
PH: (208) 343-7176 www.jensenbelts.com

DATE:  
8-2-2024  
PROJECT:  
JBA-2169

SHEET  
L3

FINAL PLAT LANDSCAPE PLAN  
STARGAZER SUBDIVISION No. 2  
TRILOGY DEVELOPMENT, INC.

REVISED  
NO. DATE DESCRIPTION  
1 2/7/25 CITY COMMENTS - ADDED RES LOT TREES

CHECKED BY:  
KCS  
DRAWN BY:  
JAB



Bailey Engineering, Inc.  
CIVIL ENGINEERING | PLANNING | CADD  
1119 E. STATE ST., SUITE 210  
EAGLE, ID 83616  
www.baileyengineering.com

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY

- A. This Section includes provisions for the following items:

1. Trees.
2. Shrubs; Ground cover.
3. Lawns.
4. Topsoil and Soil Amendments.
5. Miscellaneous Landscape Elements.
6. Initial maintenance of landscape materials.

- B. Related Sections: The following sections contain requirements.

1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.

- B. Source Quality Control:

1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.

4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scall, injuries, abrasions, or disfigurement.

5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
  - a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.

6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.

- B. Plant and Material Certifications:

1. Certificates of inspection as required by governmental authorities.
2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.

- C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
- B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-lee trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
- C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
- D. Do not remove container-grown stock from containers until planting time.
- E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during deliver, storage and handling.

1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
- B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
- C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING

- A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
  2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
- B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY

- A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
- B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
- C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.

1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.

- B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.

1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.

2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen.

Other components shall conform to the following limits:

|               |                 |
|---------------|-----------------|
| pH            | 6.5 to 7.5      |
| Soluble Salts | 600 ppm maximum |
| Silt          | 25-50%          |
| Clay          | 10-30%          |
| Sand          | 20-50%          |

3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

C. Soil Testing

1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
  - a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #117 by Western Laboratories (1-800-658-3858) is required.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS

- A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS

- A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-6912 or approved equal in equal amounts by volume.
- B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting 5-gram tablets 20-10-5 type or equal.
  2. Commercial fertilizer "B" for lawn areas, applied to bed prior to sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
  3. Commercial fertilizer "C" for lawn areas, applied to four weeks after planting sod. Organic Fertilizer Milorgante (6-0-2) type or equal.
- C. Herbicide: Pre-emergent for topical application in planting beds. Oxidazone 26 brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS

- A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
- B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
- C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
- D. Coniferous and Broadleaved Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS

- A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp upon 10% of pad will be rejected.
- B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from The Turf Company, Meridian, ID (208) 888-3760 or approved equal.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
- B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
- C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
- B. Lay out individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

3.2 PREPARATION OF PLANTING SOIL

- A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow planing of planting soil in a few days.  
Compost: Lawn Areas: 1/4 compost, : 3/4 topsoil.  
Shrub Areas: 1/3 compost, 2/3 topsoil.  
Fertilizer: Per soil test and manufacturer's recommendations.
- C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS

- A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
1. Spritz topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.

3.4 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove sticks, stones, rubbish, and other extraneous matter.
- B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
- C. Apply Pre-Emergent per manufacturer's recommendation.

3.5 PLANTING TREES AND SHRUBS

- A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacturer's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
- B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.
- D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
  1. Provide 3 inches thickness of mulch.
- E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
- F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
- G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
- H. Guy and stake trees immediately after planting, as indicated.
- I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.6 SODDING NEW LAWNS

- A. General: Install lawn sod in all areas designated on the drawings.
- B. Soil Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
- C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
- D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
  2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
  3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
  4. Add fertilizer "B" at the manufacturer's recommended application rate.
- E. Water sod thoroughly with a fine spray immediately after planting.
- F. Sodded Lawn Establishment
1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
  2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at two (2) inches high for all mowings.
  3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.7 MAINTENANCE

- A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
- B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
- C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
- D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn.

3.8 CLEANUP AND PROTECTION

- A. During landscape work, keep pavements clean and work area in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.9 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
- B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:

- A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY

- A. Work included:

1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
2. Connect to main water supply at existing site stubout as provided.
3. Sleeving under paved areas (by others)
4. Obtain and pay for all permits and fees for the work of this section.
5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
6. Winterization of system.

1.3 SUBMITTALS

- A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
  2. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
  3. Record Drawings: At completion of this work, submit to the Contractor:
    1. Record Drawings: reproducible and five prints
    2. Operations and Maintenance information (2 copies), including:
      - a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
      - b. Operation, adjustment of system and components instructions.
      - c. Winterization procedures.
      - d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
      - e. Warranties and guarantees.
      - f. Submit five copies.

1.4 GUARANTEE

- A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.
- B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
- C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE

- A. Contractor shall be licensed in the State in which this work is being performed.
- B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
- C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION

- A. Design requirements:
1. Minimum water coverage: Planting areas - 85%, Lawn areas - 100%
  2. Layout system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
  3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
  4. Design pressures: Install pressure regulating equipment as necessary.
  5. Provide/install approved fixed tee or coupling device for air blow winterization. Location shall be on main supply line downstream from main shut off valve.
  6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

1.7 EXTRA EQUIPMENT

- A. In addition to installed system, furnish owner with the following:
1. Valve operating key and marker key.
  2. Wrench for each sprinkler head cover type.
  3. Two (2) sprinkler head bodies of each size and type.
  4. Two (2) nozzles for each size and type used.
- B. Store above items safely until Substantial Completion.
- C. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS

- A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type.
1. Pipe:
    - a. Pressure lines: Schedule 40 solvent weld.
    - b. Lateral lines: Class 200 pvc.
    - c. Sleeving: Class 200 pvc.
  2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
  3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" riser.
  4. Solvent: NSF approved solvent for Type I & II PVC.
- B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
  2. Fittings: Schedule 80 PVC.
  3. Clamps: Stainless Steel.
  4. Drip Line: Netafim Techline Dripperline, with 6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS

- A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
  2. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM

- A. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated.
- B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
- C. Circuit Control: each circuit variable from approximately 5 to 60 minutes. Including switch for manual or automatic operation of each circuit.
- D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
- E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING

- A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
- B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment; same manufacturer as control unit.
1. Standard sprinkler valve shall be Rainbird PEB-PRS-B. Use scrubber valve if not connected to potable water.
  2. Drip Control Zone Kit: Hunter PCZ-101.
  3. Quick coupler valve: brass or bronze construction with hinged top. One per zone or valve grouping.
- D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
  2. Size: 3/4 inch.

- E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
- F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end).
- G. Filter: Netafim Model DF075-120, 3/4" filter, one per drip zone.
- H. Air Relief Valve: Netafim Model TLAVRV.

2.5 MISCELLANEOUS

- A. Chemicals: primer and solvent glue as required by pipe manufacturer.
- B. Valve box - high impact plastic, green in color.
- C. Valve cover and frame - compatible with valve box with provision for locking.
- D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install system to provide for adequate protection against freeze damage.
- B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
- C. Install system and components in strict accordance with manufacturer's recommendations.
- D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
- B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING

- A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING

- A. Trenching and backfilling shall be per applicable ISPPWC Section.
- B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
  1. Main Lines and Sleeving: 18 inches.
  2. PVC Laterals: 12 inches.
  3. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES

- A. Install manual drain valves up stream. Install device at mainline tap in accordance with manufacturer's requirements for complete operation. Install backflow provision and connect to controller.

3.6 CIRCUIT VALVES

- A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
  2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION

- A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
- B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
- C. Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.
- | Pipe Size | Pipe Section | Pipe Size | Pipe Section |
|-----------|--------------|-----------|--------------|
| 3/4"      | 0-9 GPM      | 1 1/2"    | 26-34 GPM    |
| 1"        | 10-17 GPM    | 2"        | 35-50 GPM    |
| 1 1/4"    | 18-25 GPM    | 2 1/2"    | 51-80 GPM    |
- D. Techline Drip Line: Place in shallow furrow at 1"-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 18"-24" apart max). Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Staple drip line every 36" max. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.
- E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS

- A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch
  2. Locate part-circle shrubby heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION

- A. Bury wires beside or below main line pipe in same trench.
- B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
- C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
- D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof. Scotch-Lock connectors, or approved.

3.10 AUTOMATIC CONTROLLER

- A. Install on site as approved. Verify location with Owner Representative.
- B. Install typewritten legend inside controller door.

3.11 TESTING

- A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
- B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
  2. Before testing, cap all risers, and install all valves.
  3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
  4. Fill all zone lines with water to static pressure. Hold for 1

## Shawn Nickel

---

**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Sent:** Tuesday, May 26, 2026 9:21 AM  
**To:** Shawn Nickel  
**Subject:** RE: Agency Transmittal - Stargazer Subdivision Phase 2 Final Plat

Hello,

After careful review of the transmittal submitted to ITD on May 6, 2026, regarding, Stargazer Subdivision, the Department has no comments or concerns to make at this time. If you have any questions, please contact Kendra Conder at 208-334-8377 /[Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)

Thank you

*Mila Kinakh*

D3 Planning and Development

---

**From:** Barbara Norgrove <bnorgrove@staridaho.org>  
**Sent:** Wednesday, May 6, 2026 3:17 PM  
**To:** sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; sjenkins@idahopower.com; Lbadigian@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; rbeck@adacounty.id.gov; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@midstarfire.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; gmpdrtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; data@landprodata.com; Cheryl.Implach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Richard Girard <rgirard@starpathways.org>; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; rbeck@adacounty.id.gov; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@midstarfire.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; gmpdrtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; data@landprodata.com; Cheryl.Implach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Kerry.schmidt@intgas.com; Chris Todd <ctodd@starpathways.org>; gis@compassidaho.org; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; zsmith@adacounty.id.gov; Brian Duran <Brian.Duran@itd.idaho.gov>; gmpdclerk@gmail.com; carson.miranda@westada.org; reinhart.david@westada.org; RKlein@republicservices.com; Bcopes@cdh.idaho.gov; Dunn, Taylor <TDunn@idahopower.com>; Tammy.middletonirrigation@gmail.com; file@idwr.idaho.gov; JMaffuccio@idahopower.com  
**Cc:** Shawn Nickel <snickel@staridaho.org>  
**Subject:** FW: Agency Transmittal - Stargazer Subdivision Phase 2 Final Plat



May 11, 2026

Shawn L. Nickel, Planning Director and Zoning Administrator  
Star City Hall  
P.O. Box 130, Star, Idaho 83669  
snickel@staridaho.org

Subject: Stargazer Subdivision Phase 2 Final Plat

Dear Shawn L. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:  
<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

## **2. WASTEWATER AND RECYLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

#### 4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:  
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

#### 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith  
Regional Administrator