



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: November 19, 2024

FILE(S) #: FP-24-13, Final Plat, Springtree Estates Subdivision

REQUEST

Applicant is seeking approval of a Final Plat for Springtree Estates Subdivision, consisting of 13 residential lots and 2 common lots on 5.0 acres. The subject property is located on the northwest corner of side of N. Pollard Lane and W. Beacon Light Road. Ada County Parcel Number S0333334020.

APPLICANT/REPRESENTATIVE:

Carmen Weber
Weber Design Studio
7689 Gillis Road
Boise, Idaho 83714

OWNER:

Jenna Englund
Berkeley Building Company
2275 S. Eagle Road
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation - Residential R-3-DA

Acres - 5.0 acres

Residential Lots - **13**

Common Lots - 2

Light Office Lots - 0

Commercial Lots - 0

HISTORY

- January 18, 2022, Council tabled hearing on applications for Annexation and Zoning (AZ-21-16), Development Agreement (DA-21-24), and Preliminary Plat (PP-21-19) for Springtree Estates Subdivision to February 15, 2022.
- February 15, 2022, Council approved applications for Annexation and Zoning (AZ-21-16), Development Agreement (DA-21-24), and Preliminary Plat (PP-21-19) for Springtree Estates Subdivision. The Preliminary Plat was approved for a maximum of 13 single family residential lots and 2 commercial lot on 5.0 acres. Zoning Designation approved was residential (R-3-DA).
- April 4, 2024 Administrative approval was given for a time extension (TE-24-02) for Springtree Estates Subdivision. Deadline to have a final plat recorded is now March 15, 2025.

GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for Springtree Estates Subdivision consisting of 13 residential lots and 2 common lots on 5.0 acres.

The Final Plat layout generally complies with the approved Preliminary Plat.

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

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 14 single family residential lots and 2 common area lots on 5.0 acres with a proposed density of 2.8 dwelling units per acre. The lots will have access and frontage from a public street. Lots will range in size from 8,363 square feet to 8,903 square feet with the average buildable lot being 8,535 square feet. The submitted preliminary plat is showing all local roads as public with paved streets measuring 36 feet from back of curb to back of curb. Primary access for the development will be from N. Pollard Road. The applicant is providing an emergency access on the southwest corner of the property to W. Beacon Light Road, with Fire District approval, this will provide two access point for the development. Sidewalks are proposed to be detached with a 5-foot, concrete sidewalk. Street names must be obtained by the Ada County Street Naming Committee prior to signing the final plat. The applicant is proposing 2.47 acres (15%) of usable open space which satisfies the Unified Development Code.

The Unified Development Code, Section 8-4E-2, requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing a pocket park with a walking path that will connect to a sidewalk along W. Beacon Light Road.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the development.

- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **Applicant has provided a streetlight design/cut sheet for City approval. The proposed fixture is not approved by the city. Applicant will be required to work with Staff and submit an updated cut sheet and design before signature of the final plat.**

- Street Names
Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat before the mylar can be signed.

- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan does not appear to satisfy these requirements for the southwest common lot. Streets in the development do not show any street trees. These will need to be added once driveways are designed to receive occupancy permits.**

- Setbacks – The applicant is complying with the required setbacks of the R-3 zone, 5 feet per story on interior sides.

- Block lengths – All blocks meet the 750' block length requirement.

- Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. Postmaster is authorizing a hitching post style mailbox on the west side of N. Pollard Road for the development.
- Phasing – The development is proposing to be built out in a single phase.
- Floodplain – The property is located in a Zone A SFHA. Base Flood Elevations will need to be established by the applicant and approved by the City Engineer/Flood Administrator prior to Final Plat approval.

Staff Analysis of Final Plat Submittal:

The approved preliminary plat consisted of a maximum of 13 residential lots and 2 common lots. The plat was also approved with the 5 lots along the norther boundary to a minimum of 12,000 square feet each. The applicant is proposing a single phase, and all 13 lot are platted with this application, leaving zero (0) additional lots available within the development.

Lot Layout – The density of Springtree Estates is 2.6 du/acre. The Final Plat indicates lot sizes range in size from 8,100 square feet to 12,000 square feet. The average buildable lot is 10,000 square feet. This is in line with the approved preliminary plat.

Common/Open Space and Amenities – The development contains ½ acre of open space (10%) including a landscaped berm along W. Beacon Light Road, a walking path that connects the development to the sidewalk on W. Beacon Light Road. There is also enhance landscaping along the entrance off of N. Pollard Lane.

Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2- M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan does appears to satisfy these requirements for the berms along the southern and eastern border of the property. Street trees are not shown along W. Gladiola Court.**

If street trees are to be planted by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted.

Setbacks – The applicant has not been approved for any special setbacks and the development will comply with the standard setbacks of the R-3 zones as follows:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to Living Area/Side Load Garage. 20' to Garage Face	15'	7.5'	20'

Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. 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.

Street Names – The applicant has provided documentation from the Ada County Street Naming Committee that the proposed street name is approved. **The name on the plat needs to match the approval. It is approved as W. Gladiola Lane and is shown as Court on the final plat. This will need to be corrected before the mylar can be signed.**

Subdivision Name – The applicant has provided documentation that the proposed subdivision name has been approved by Ada County Development Services. The name is reflected accurately on the final plat.

Lighting - Streetlights shall reflect the “Dark Sky” criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **The Applicant has not provided a street light design or cut sheet with this application. The design proposed with the preliminary plat application was not in conformance with City Standards. An approved streetlight cut sheet will be required must be approved by Staff prior to signing the mylar.**

Fencing – Applicant is proposing a 6-foot solid vinyl fence around the perimeter of the development. The interior fencing, along the common walking path will be 6-foot wrought iron fencing. Fencing will be installed as per plans.

Sidewalks - Internal sidewalks are proposed at five-foot (5') widths and will be detached with eight-foot (8') wide planter strips.

Block lengths – All blocks meet the 750' block length requirement.

Floodplain – The property is located in a Zone A SFHA. Base Flood Elevations will need to be established by the applicant and approved by the City Engineer/Flood Administrator prior to Final Plat approval.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on October 22, 2024.

FINDINGS

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

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

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

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

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

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

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

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

CONDITIONS OF APPROVAL

Conditions included in the Findings of Fact & Development Agreement.

- Council approves a Private Street for the development to be built to City and ACHD standards
- The applicant shall submit a revised preliminary plat and landscape plan with a maximum of 13 residential lots, including 5 lots along the northern boundary with a minimum of 12,000 square feet each
- 7' Sidewalks shall be installed along Beacon Light Road
- The applicant shall provide required landscape buffers along Beacon Light Road and N. Pollard Lane and shall include a concrete pathway from the proposed cul-de-sac to Beacon Light Road. The Council hereby waives all remaining open space and amenity requirements
- Mailboxes shall be provided that are constructed with durable materials, with style and location to be approved by the postmaster
- The applicant shall satisfy all local, state and federal requirements associated with the existing floodplain prior to any improvements on the property, or as approved by the City Engineer
- The applicant shall provide upgraded landscaping along the northern boundary of the subdivision in the rear yards of the northern lots
- The applicant shall satisfy all drainage concerns voiced at the public hearing, including the extension of the existing culvert and distribution of on-site drainage
- The applicant shall be responsible to pay ITD proportionate shares, as determined by the District

Additional Conditions of Approval

1. The approved Final Plat for Springtree Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the city \$1,000 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$13,000. \$13,000 is due (13 residential lots x \$1000) to be paid before signing the final plat.**
3. **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
4. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
5. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC.**
6. **The Applicant shall provide a cut sheet/design for streetlights to be approved by City Staff prior to signing the final plat.**
7. As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**
8. All public streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
9. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
10. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the

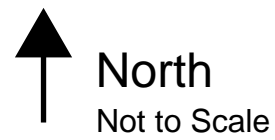
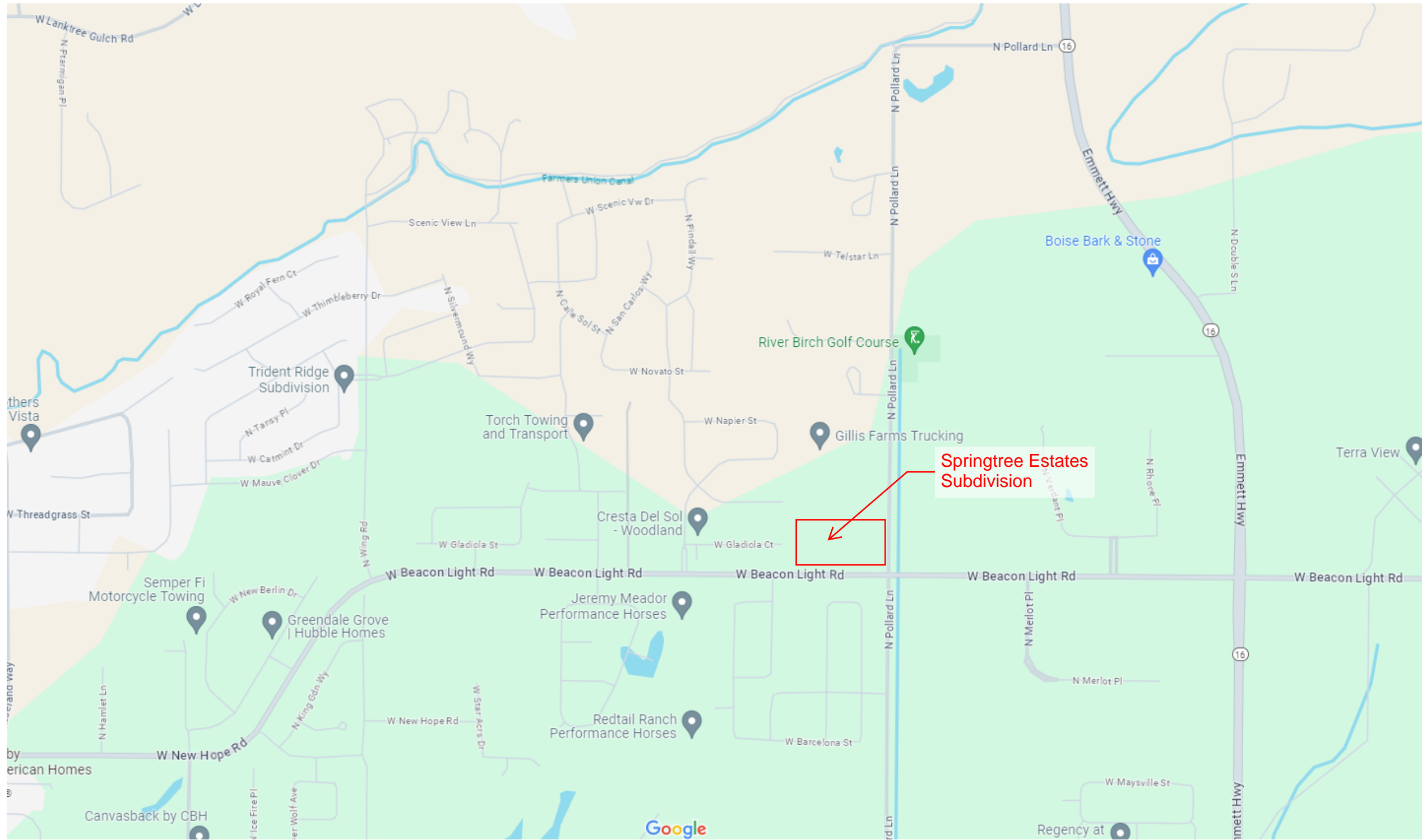
above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.

11. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
12. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
13. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
14. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
15. **Streetlight** design shall follow Code with requirements for light trespass and "Dark Skies" lighting. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed prior to issuing any building permits and may require shielding after installation to prevent any light trespass, as required.**
16. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
17. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
18. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
19. A separate sign application is required for any subdivision sign.
20. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
21. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
22. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
23. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
24. All common areas shall be maintained by the Homeowners Association.
25. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**

26. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
27. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
28. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-24-13 Springtree Estates Subdivision Final Plat,
on _____, _____ 2024.



Springtree Estates Subdivision Vicinity Map



LANDSCAPE ARCHITECTURE
P: 208.869.8443
E: CARMEN@WEBERDESIGNSTUDIO.ORG
W: WEBERDESIGNSTUDIO.ORG



October 15, 2024

Ryan Morgan, City Engineer
Planning and Zoning Department
City of Star, Idaho
10769 W. State Street
Star, IO 83669

RE: Springtree Estates Final Plat Application

Mr. Morgan,

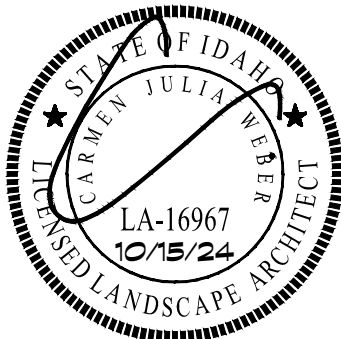
Thank you for reviewing our application and associated documents for the Final Plat for Springtree Estates, located on parcel S0333334020. Please find this letter of intent as well as the required documentation per the final plat application as our official submittal for final plat approval.

The parcel totals 5 acres within the R-3-DA zone with 2.6 units per acre that includes 13 total residential units and 2 common lots making the total number of lots 15. The single-family residential lots average 10,000 square feet with some lots being as large as 12,000 square feet down to 8,100 square feet. All building setbacks are to the City of Star, Idaho's *Zoning District Dimensional Standards* and is in substantial compliance with the preliminary plat.

The open space within Springtree Estates is 10% of the entire 5-acre subdivision and contains a landscape berm along W. Beacon Light Road, enhanced landscaping, and a walking path that connects residence of Springtree Estates to the surrounding community. An additional common lot is located along N. Pollard Lane where the walking path continues into the subdivision and terminates at the end of the parcel. The open space along N. Pollard Lane also contains enhanced landscaping, as this is the entrance into Springtree Estates.

Thank you for reviewing our application for the Final Plat for Springtree Estates and if you have any questions please contact me, Carmen Weber, at 208-869-8443 or at carmen@weberdesignstudio.org.

Sincerely,





FINAL PLAT APPLICATION

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

FILE NO.:	<u>FP-24-13</u>
Date Application Received:	<u>10-15-24</u>
Fee Paid:	<u>2450.⁰⁰</u>
Processed by:	City: <u>BN</u>

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Carmen Weber
Applicant Address: 7689 Gillis Road, Boise, ID Zip: 83714
Phone: 802-869-8843 Email: carmen@weberdesignstudio.org

Owner Name: Jenna Englund, Berkeley Building Company
Owner Address: 2275 S. Eagle Road, Meridian, ID Zip: 83642
Phone: 208-995-2885 Email: jenna@berkeleybuildingco.com

Representative (e.g., architect, engineer, developer):
Contact: Carmen Weber Firm Name: Weber Design Studio
Address: 7689 Gillis Road, Boise, ID Zip: 83714
Phone: 802-869-8843 Email: carmen@weberdesignstudio.org

Property Information:

Subdivision Name: Springtree Estates Phase: NA

Parcel Number(s): S0333334020

Approved Zoning: R-3-DA Units per acre: 2.6

Total acreage of phase: 5.0 Total number of lots: 15

Residential: 13 Commercial: 0 Industrial: 0

Common lots: 2 Total acreage of common lots: .52 Percentage: 10%

Percent of common space to be used for drainage: 0, seepage bed Acres: 0

Special Flood Hazard Area: total acreage 5 number of homes 13

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>13</u>	<u>13</u>
Number of Common Lots:	<u>2</u>	<u>2</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>Private Drive</u>	<u>W. Gladiola Ct. (Private)</u>

Amenities: Sidewalk and Walking Path

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

Subdivision Name: Springtree Estates Phase: NA

Special Flood Hazard Area: total acreage 5 number of homes 13

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C01301
 FIRM effective date(s): mm/dd/year 6/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone A
 Base Flood Elevation(s): AE .0 ft., etc.: 2548.39
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

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

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

FEE REQUIREMENT:

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



 Applicant/Representative Signature

10/15/24

 Date

PLAT OF SPRINGTREE ESTATES SUBDIVISION

LYING IN THE SW 1/4 SW 1/4, SECTION 33,
T.5N., R.1W., B.M. STAR, ADA COUNTY, IDAHO

2022

NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATION IN AFFECT AT THE TIME OF RESUBDIVISION.
2. MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND OR REQUIRED, OR AS SHOWN ON THIS PLAT.
3. ALL LOTS COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN FOOT (16') PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH INDIVIDUAL LOT.
4. ALL LOTS ARE HEREBY DESIGNATED TO HAVE A FIVE FOOT (5') PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINE AND A TWELVE FOOT (12') PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
5. 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 ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
6. IRRIGATION WATER HAS BEEN PROVIDED BY ?????????? DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(D)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE NEW DRY CREEK DITCH COMPANY.
7. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNERS ASSOCIATION.
8. THE LOTS IN THIS SUBDIVISION SHALL NOT BE SUBJECT TO CC&R'S.
9. DIRECT LOT ACCESS TO WEST BEACON LIGHT ROAD IS PROHIBITED.
10. LOTS 1, 9 AND 16, BLOCK 1, ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE SPRINGTREE ESTATES HOMEOWNERS ASSOCIATION. THESE LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE.
11. LOT 16, BLOCK 1 IS HEREBY DESIGNATED AS BEING A PRIVATE ROAD WITH A PERPETUAL EASEMENT FOR INGRESS, EGRESS AND STORM DRAINAGE TO RUN WITH THE LAND IN FAVOR OF ALL LOT OWNERS WITHIN THE SPRINGTREE ESTATES SUBDIVISION. SAID LOT OWNERS SHALL HAVE AN UNDIVIDED INTEREST IN THE PRIVATE ROAD, AND THE SPRINGTREE ESTATES HOMEOWNERS ASSOCIATION SHALL MAINTAIN AND OPERATE THE PRIVATE ROAD.

REFERENCE DOCUMENTS:

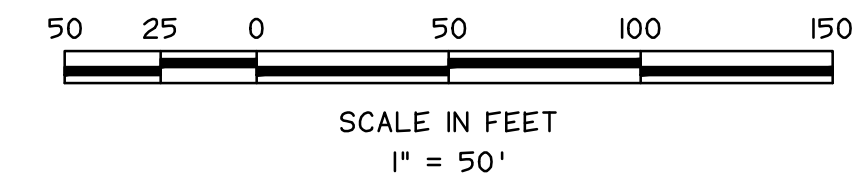
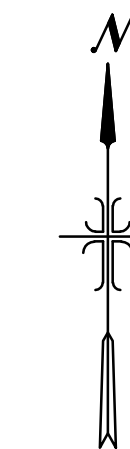
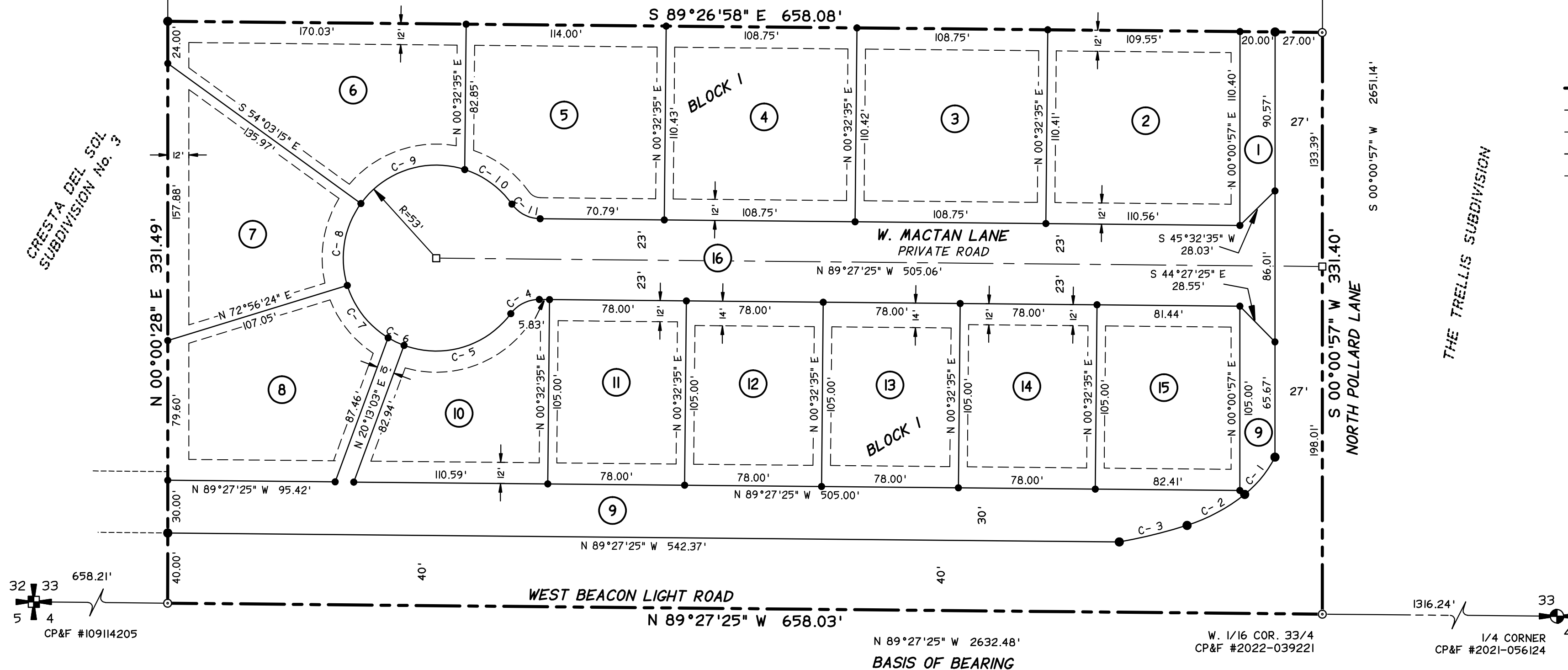
1. MOYLE ESTATES SUBDIVISION
2. THE TRELIS SUBDIVISION
3. CRESTA DEL SOL SUBDIVISION No. 3
4. R.O.S. No. 10863

SURVEYOR'S NARRATIVE:

THIS SURVEY IS TO SUBDIVIDE THE EXISTING PARCEL, THE S 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4. WE USED R.O.S. #10863 FOR CONTROL AND VERIFIED THE MONUMENTS AS SHOWN. NO ADJUSTMENTS OR CORRECTIONS TO THE DIMENSIONS WERE NECESSARY.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C-1	64.50'	24°26'37"	27.52'	N 39°02'25" E	27.31'
C-2	102.50'	20°58'19"	37.52'	N 61°44'53" E	37.31'
C-3	282.50'	8°04'07"	39.78'	N 76°16'06" E	39.75'
C-4	20.00'	53°54'40"	18.82'	S 63°35'15" W	18.13'
C-5	53.00'	73°35'07"	68.07'	N 73°25'29" E	63.49'
C-6	53.00'	10°52'33"	10.06'	S 64°20'41" E	10.05'
C-7	53.00'	41°50'49"	38.71'	S 37°59'00" E	37.85'
C-8	53.00'	53°00'21"	49.03'	S 09°26'35" W	47.30'
C-9	53.00'	71°54'58"	66.52'	S 71°54'14" W	62.24'
C-10	53.00'	36°35'31"	33.85'	N 53°50'31" W	33.28'
C-11	20.00'	53°54'40"	18.82'	S 62°30'05" E	18.13'

UNPLATTED
R.O.S. No. 10863



LEGEND

- BOUNDARY LINE
- - - SECTIONAL LINE
- CENTER LINE
- LOT LINE
- - - EASEMENT BOUNDARY
- ⊕ FOUND BRASS CAP
- ⊞ FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- SET 5/8" X 30" IRON PIN w/CAP -
- FOUND 1/2" IRON PIN
- SET 1/2" X 24" IRON PIN w/CAP
- CALCULATED POINT, NOT SET
- (S 89°57'54" E) DATA OF RECORD



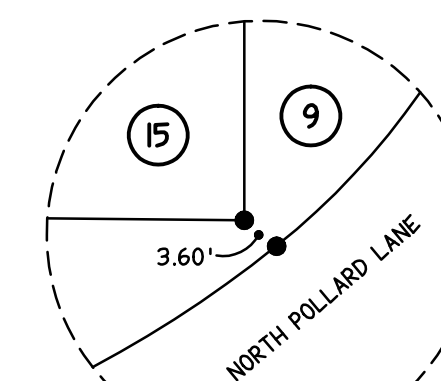
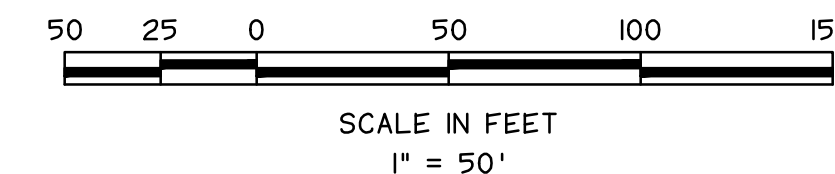
TEALEY'S LAND SURVEYING

12594 W. EXPLORER DRIVE, SUITE 150
BOISE, ID. 83713
Project No. 4881 Sheet 1 of 3

PLAT OF SPRINGTREE ESTATES SUBDIVISION

THE SOUTH 1/2 OF THE SE 1/4 SW 1/4 SW 1/4, SECTION 33,
T.5N., R.1W., B.M.
STAR, ADA COUNTY, IDAHO

2024



LEGEND

- BOUNDARY LINE
- SECTIONAL LINE
- CENTER LINE
- LOT LINE
- EASEMENT BOUNDARY
- FOUND BRASS CAP
- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN w/CAP -
- FOUND 1/2" IRON PIN
- CALCULATED POINT, NOT SET
- DATA OF RECORD

PRELIMINARY
01/24/24

NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATION IN EFFECT AT THE TIME OF RESUBDIVISION.
2. MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND OR REQUIRED, OR AS SHOWN ON THIS PLAT.
3. ALL LOTS COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN FOOT (16') PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH INDIVIDUAL LOT.
4. ALL LOTS ARE HEREBY DESIGNATED TO HAVE A FIVE FOOT (5') PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINE AND A TWELVE FOOT (12') PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
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REFERENCE DOCUMENTS:

1. PLAT OF MOYLE ESTATES SUBDIVISION
2. THE PLAT OF THE TRELLIS SUBDIVISION
3. THE PLAT OF CRESTA DEL SOL SUBDIVISION No. 1
4. RECORD OF SURVEY NO. 10863
5. RECORD OF SURVEY NO. 13626.

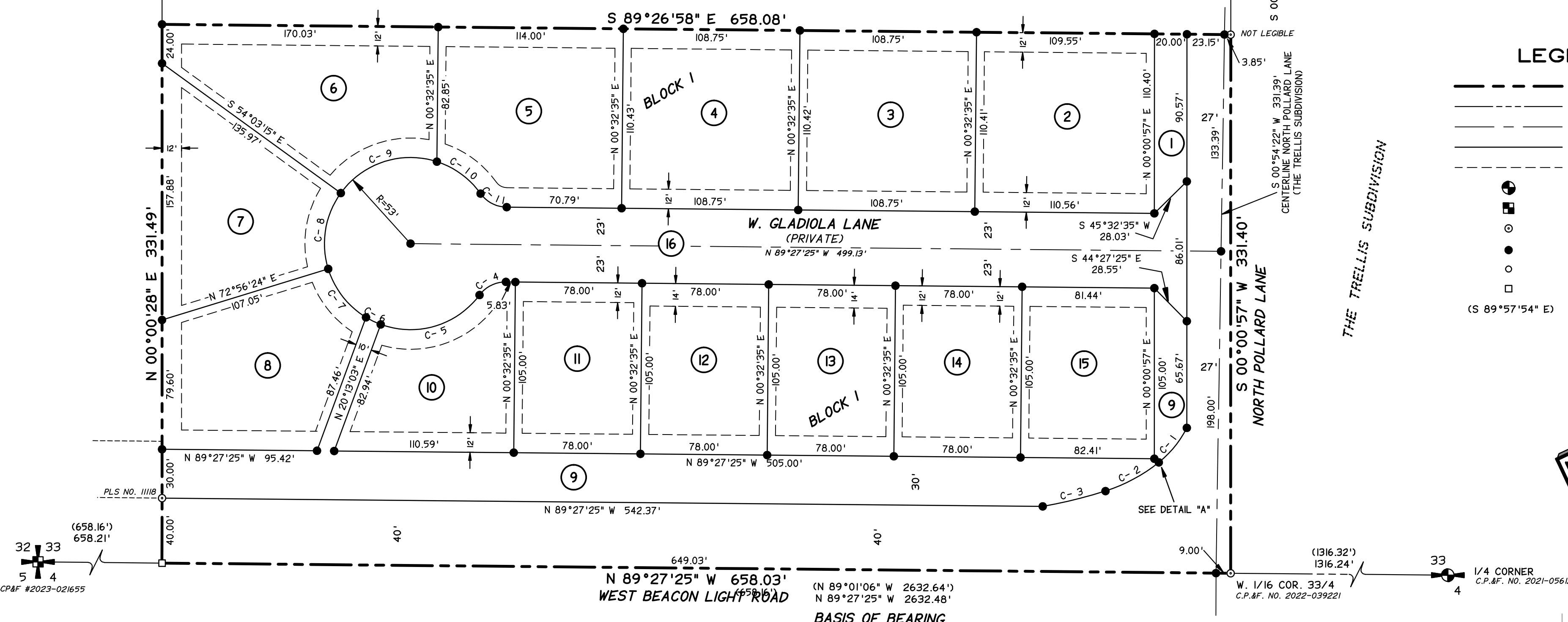
SURVEYOR'S NARRATIVE:

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NORTHEAST CORNER OF CRESTA DEL SOL SUBDIVISION NO. 1 AND MOYLE ESTATES SUBDIVISION
PLS NO. 11118
N 00°00'28" E 994.46'
CRESTA DEL SOL SUBDIVISION No. 1



32 33
5 4
CP&F #2023-021655

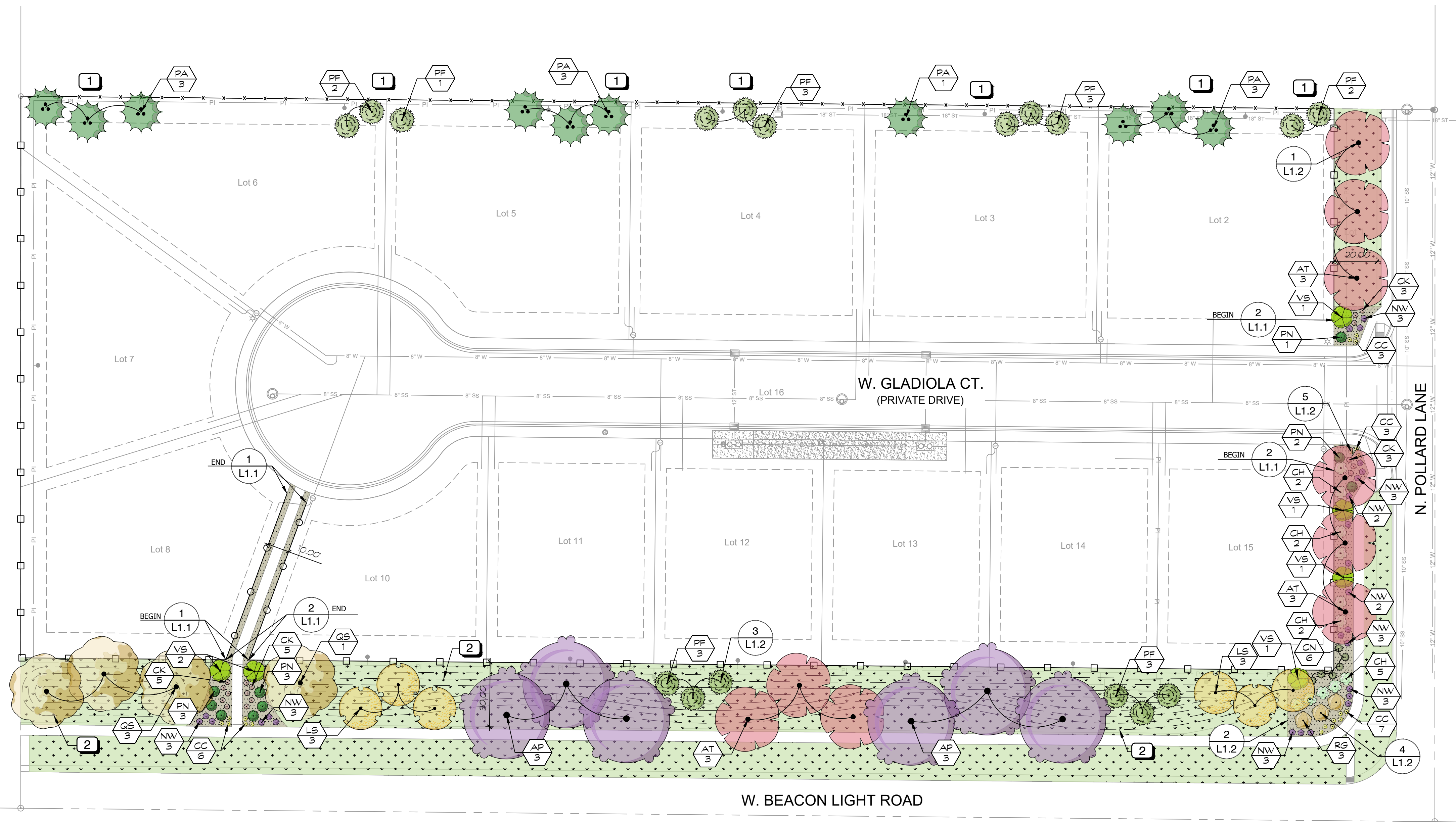
N 89°27'25" W 658.03'
WEST BEACON LIGHT ROAD
BASIS OF BEARING

W. 1/16 COR. 33/4
C.P.&F. NO. 2022-039221

1/4 CORNER
C.P.&F. NO. 2021-056124



7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
208.853.6470 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID



LANDSCAPE REQUIREMENTS

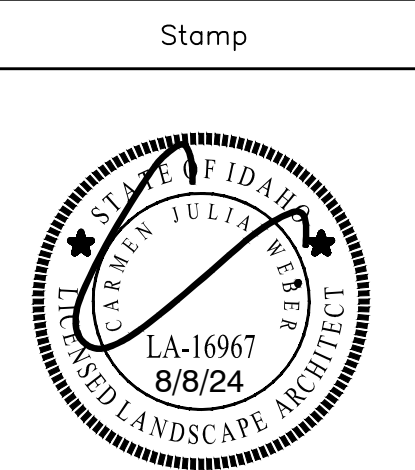
W. BEACON LIGHT ROAD - MINOR ARTERIAL - 639 L.F.		
REQUIREMENTS	TREES REQUIRED	TREES PROVIDED
• 1 TREE PER 35 LINER FEET	18	22
N. POLLARD LANE - LOCAL ROAD - 276 L.F.		
REQUIREMENTS	TREES REQUIRED	TREES PROVIDED
• 1 TREE PER 35 LINER FEET	8	11
COMMON OPEN SPACE - 22,753 S.F.		
REQUIREMENTS	DECIDUOUS TREES REQUIRED	DECIDUOUS TREES PROVIDED
• 1 SHADE TREE FOR EVERY 4,000 S.F. OF OPEN SPACE	6	6

LANDSCAPE LEGEND

	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	6' TALL VINYL FENCE PER DETAIL 2/L1.1
	8' TALL VINYL FENCE PER DETAIL 2/L1.1
	6' TALL TUBULAR METAL FENCE PER DETAIL 1/L1.1
	CUT EDGE PER DETAIL 2/L1.2
	CONTOUR INTERVALS SHOWN AT 1'-0"
	PLANTS TO BE INSTALLED PER DETAILS 1, 3, 4, AND 5/L1.2
	PLANT LABEL
	DETAIL CALLOUT
	PLANTER BED - 3" DEPTH OF 2" MINUS CRUSHED BASALT ROCK OVER DEWITT PRO 5 WEED BARRIER
	TURF SOD OVER APPROVED TOP SOIL AS SPECIFIED

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	ALL TREES WITHIN PRIVATE LOTS SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT BUILDOUT AND IS THE RESPONSIBILITY OF THE BUILDER TO INSTALL CORRECT SPECIES AND SIZES AS INDICATED ON THE PLANS. CONTRACTOR TO ENSURE IRRIGATION IS PROVIDED TO INSTALLED TREES AT THE TIME OF INSTALLATION.
2	LANDSCAPE BERM SHOWN IN 1' CONTOUR INTERVALS



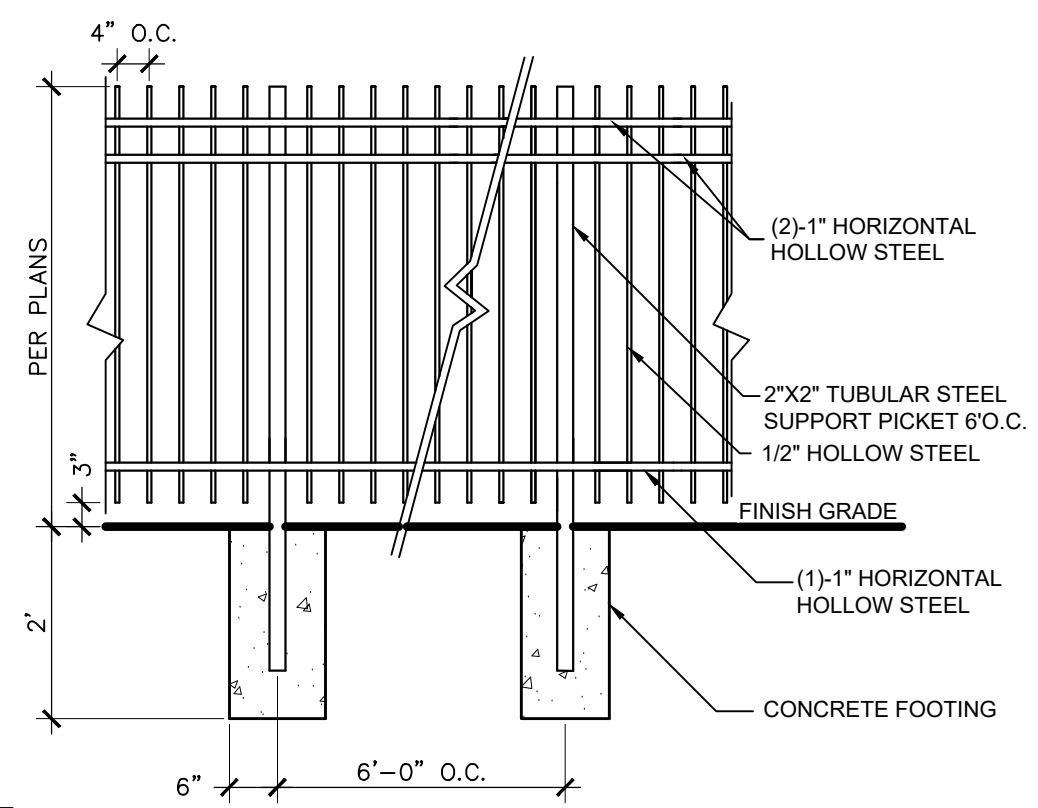
LANDSCAPE ARCHITECTURE
 P: 208.869.8443
 E: CARMEN@WEBERDESIGNSTUDIO.ORG
 W: WEBERDESIGNSTUDIO.ORG

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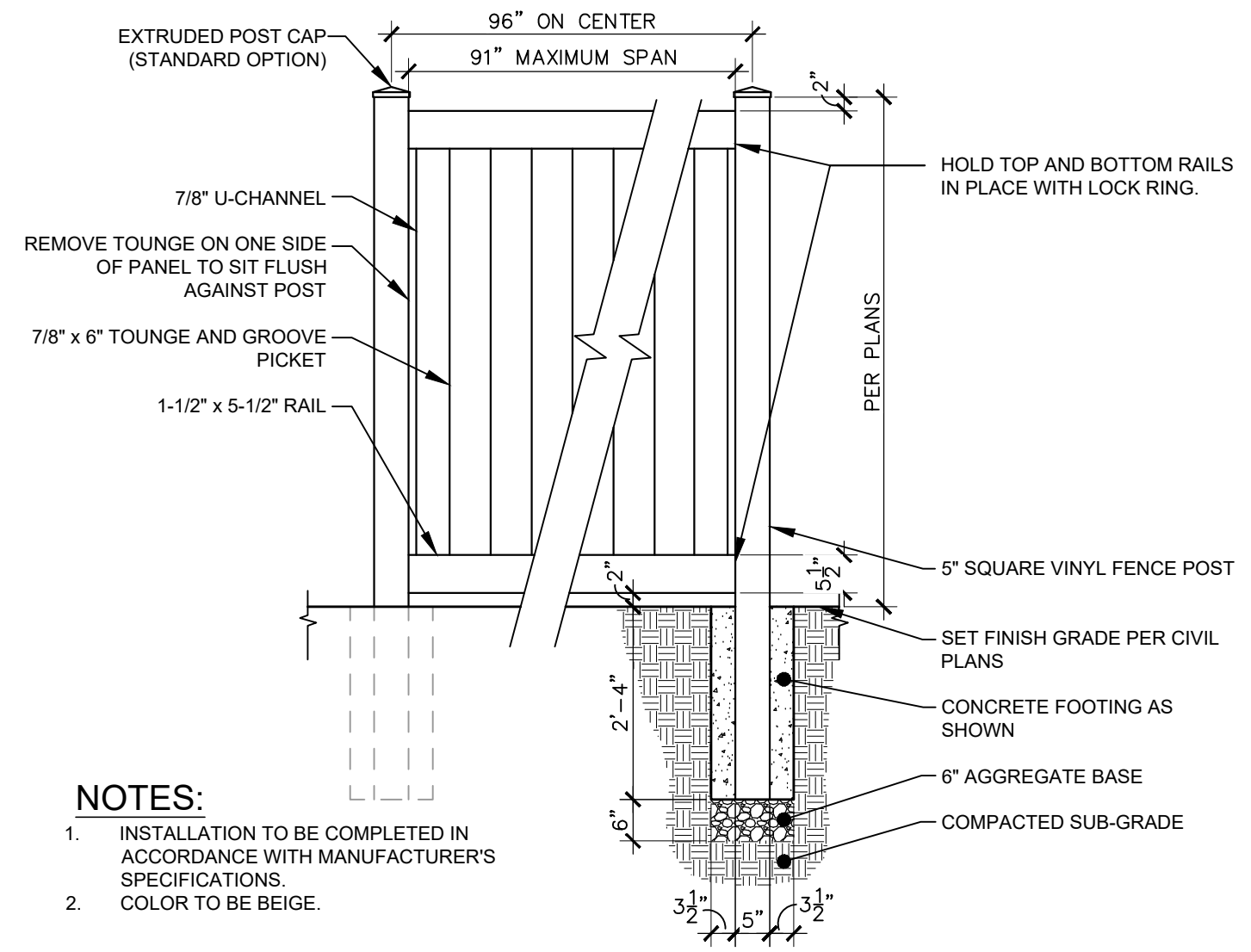
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
TREES						
	AP	6	ACER PLATANOIDES DEBORAH / DEBORAH NORWAY MAPLE	2' CAL.	B&B	45 H X 40 W CLASS II
	AT	9	ACER TRUNCATUM X PLATANOIDES WARRENRED / PACIFIC SUNSET® MAPLE	2' CAL.	B&B	30 H X 35 W CLASS II
	CN	6	CHAMAECYPARIS NOOTKATENSIS GREEN ARROW / GREEN ARROW NOOTKA CYPRESS	6' HT.	B&B	25 H X 4 W
	LS	6	LIQUIDAMBAR STYRACIFLUA MORAINÉ / MORAINÉ SWEET GUM	2' CAL.	B&B	40 H X 30 W CLASS II
	PA	10	PICEA ABIES / NORWAY SPRUCE	6' HT.	B&B	40 H X 25 W
	PF	17	PINUS FLEXILIS VANDERWOLFS PYRAMID / VANDERWOLFS PYRAMID LIMBER PINE	6' HT.	B&B	20 H X 15 W
	QS	4	QUERCUS SHUMARDII / SHUMARD OAK	2' CAL.	B&B	50 H X 40 W CLASS II
SHRUBS						
	CC	19	COREOPSIS X CREME BRULEE / CREME BRULEE TICKSEED	2 GAL.		1.5 H X 2 W
	CH	11	CORNUS ALBA BALHALO / IVORY HALO® TATARIAN DOGWOOD	5 GAL.		6 H X 6 W
	CK	16	CORNUS SERICEA KELSEY / KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL.		2.5 H X 2.5 W
	NW	25	NEPETA X WALKERS LOW / WALKERS LOW CATMINT	2 GAL.		2 H X 3 W
	PN	9	PICEA ABIES NIDIFORMIS / BIRD'S NEST NORWAY SPRUCE	5 GAL.		4 H X 6 W
	RG	3	RHUS AROMATICA GRO-LOW / GRO-LOW FRAGRANT SUMAC	5 GAL.		3 H X 8 W
	VS	6	VIBURNUM OPULUS STERILE / EUROPEAN CRANBERRYBUSH	5 GAL.		12 H X 10 W



NOTE:
 1. ALL FENCING, IF CONSTRUCTED BY THE LOT OWNER, SHALL BE IN ACCORDANCE WITH THIS DETAIL.
 2. CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION. TUBULAR METAL FENCE TO BE PAINTED WITH ELECTRO STATIC PAINT - COLOR AS DIRECTED BY OWNER.

1 TUBULAR METAL FENCE
 NTS



NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. COLOR TO BE BEIGE.

2 VINYL FENCE PANEL
 NTS

LANDSCAPE PLAN
 0 30 60 90 feet
 1" = 30'-0"
 NORTH

No.	Revision/Issue	Date

Project Name and Address
SPRINGTREE ESTATES
 9220 W. BEACON LIGHT ROAD
 STAR, IDAHO 83669

Project Number 24003	Sheet L1.1
Date 8/8/24	LANDSCAPE PLAN
Drawn By / Checked By CJW / CJW	

LANDSCAPE NOTES:

- 1. CONTRACTOR SHALL REPORT TO DESIGN PROFESSIONAL ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK...
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE DESIGN PROFESSIONAL'S PRIOR WRITTEN APPROVAL...
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS...
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION START-UP...
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS...
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN...
7. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS...
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (2" MINUS) CRUSHED BASALT ROCK MULCH...
9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE...
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE...
11. AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET...
12. FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS...
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL...
14. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE...
15. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM...
16. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS...
17. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL A.C.H.D. STORM DRAIN PIPE, STRUCTURES, OR FACILITIES...
18. ANY PERENNIAL TREES OR PLANTS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER ACHD UNDERGROUND SEEPAGE BEDS...
19. SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM...
20. IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

LANDSCAPE AREA PREPARATION NOTES:

- 1. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED. NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES...
2. SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS...
3. UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS...
4. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE...
5. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY...
6. BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING...
7. DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY...
8. LAWN AREAS: 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS...
9. COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS: A. LAWN AREAS: 12 INCHES MINIMUM... B. PLANTER BEDS: 18 INCHES MINIMUM...
10. FINISH GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE...
11. TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN...
12. ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS...
13. PLACE TOPSOIL IN AREAS WHERE TO OBTAIN THICKNESS AS SCHEDULED...
14. TOPSOIL STOCKPILE THICKNESS AT THE FOLLOWING AREAS: A. LAWN AREAS... B. PLANTER BEDS...
15. FINISH GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE...
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TOPSOIL NOTES

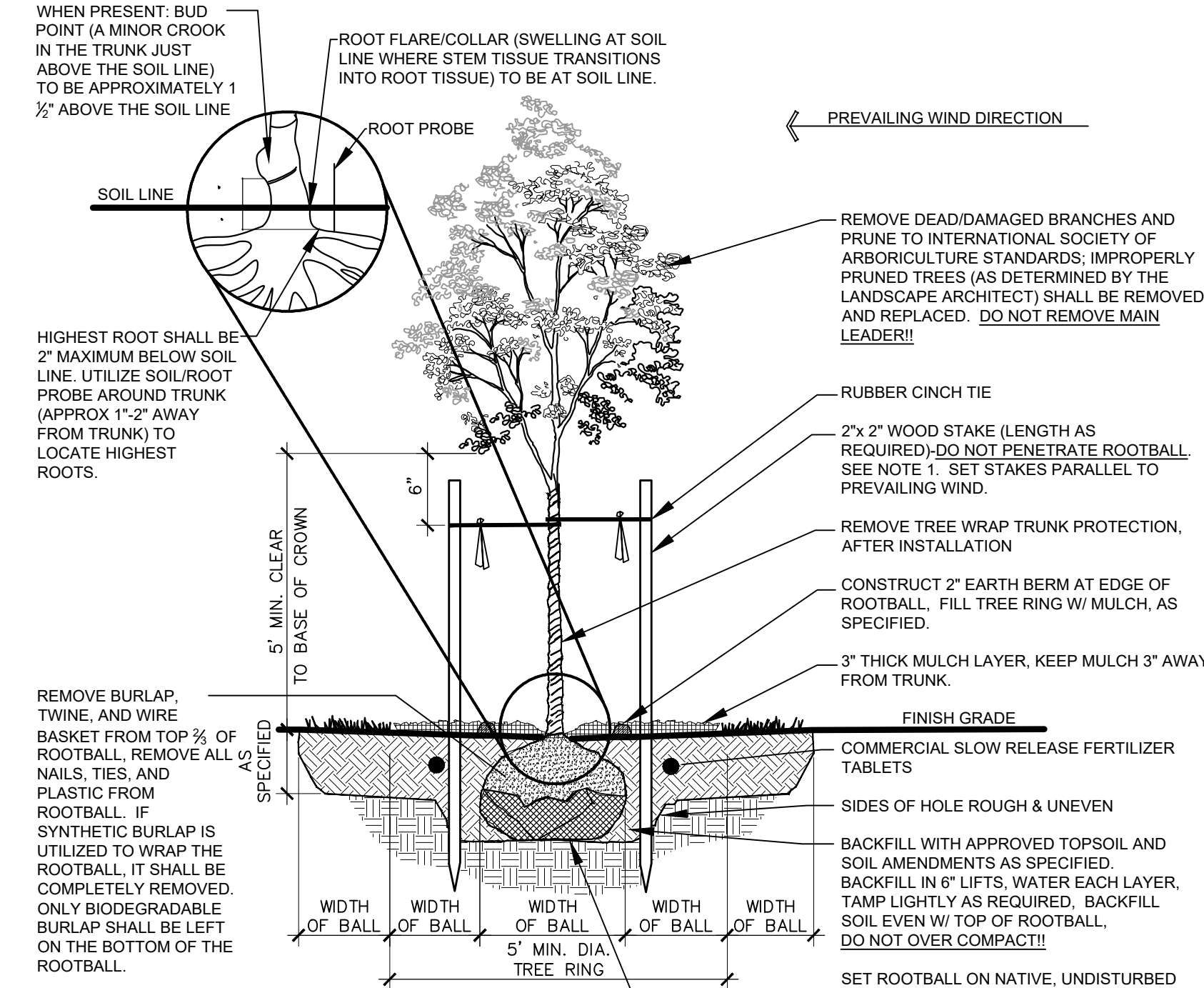
- 1. TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7.0, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION...
2. TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED...
3. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY...
4. PLACE TOPSOIL IN AREAS WHERE TO OBTAIN THICKNESS AS SCHEDULED...
5. COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS: A. LAWN AREAS... B. PLANTER BEDS...
6. FINISH GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE...
7. TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN...
8. ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS...
9. PLACE TOPSOIL IN AREAS WHERE TO OBTAIN THICKNESS AS SCHEDULED...
10. TOPSOIL STOCKPILE THICKNESS AT THE FOLLOWING AREAS: A. LAWN AREAS... B. PLANTER BEDS...
11. FINISH GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE...
12. TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN...
13. ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS...
14. PLACE TOPSOIL IN AREAS WHERE TO OBTAIN THICKNESS AS SCHEDULED...
15. TOPSOIL STOCKPILE THICKNESS AT THE FOLLOWING AREAS: A. LAWN AREAS... B. PLANTER BEDS...
16. FINISH GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE...

TURF AREA PREPARATION NOTES:

- 1. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED. NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES...
2. SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS...
3. UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS...
4. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE...
5. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY...
6. BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING...
7. DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY...
8. LAWN AREAS: 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS...
9. COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS: A. LAWN AREAS... B. PLANTER BEDS...
10. FINISH GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE...
11. TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN...
12. ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS...
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15. FINISH GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE...

WEED ABATEMENT NOTES:

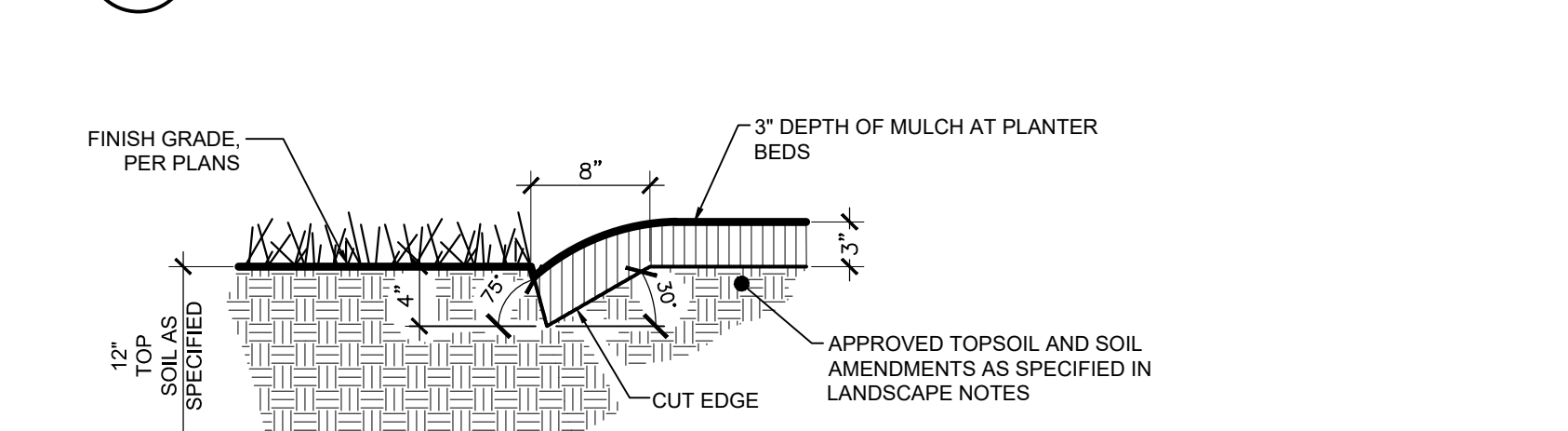
- 1. ALL AREAS TO BE PLANTED OR HYDROSEEDING SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING...
2. CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH 'ROUND-UP' (CONTACT HERBICIDE) OR APPROVED EQUIVALENT...
3. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS...
4. CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS...
5. APPLY SECOND APPLICATION OF 'ROUND-UP' TO ALL EXPOSED WEEDS...
6. IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS...
7. AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.



NOTES:

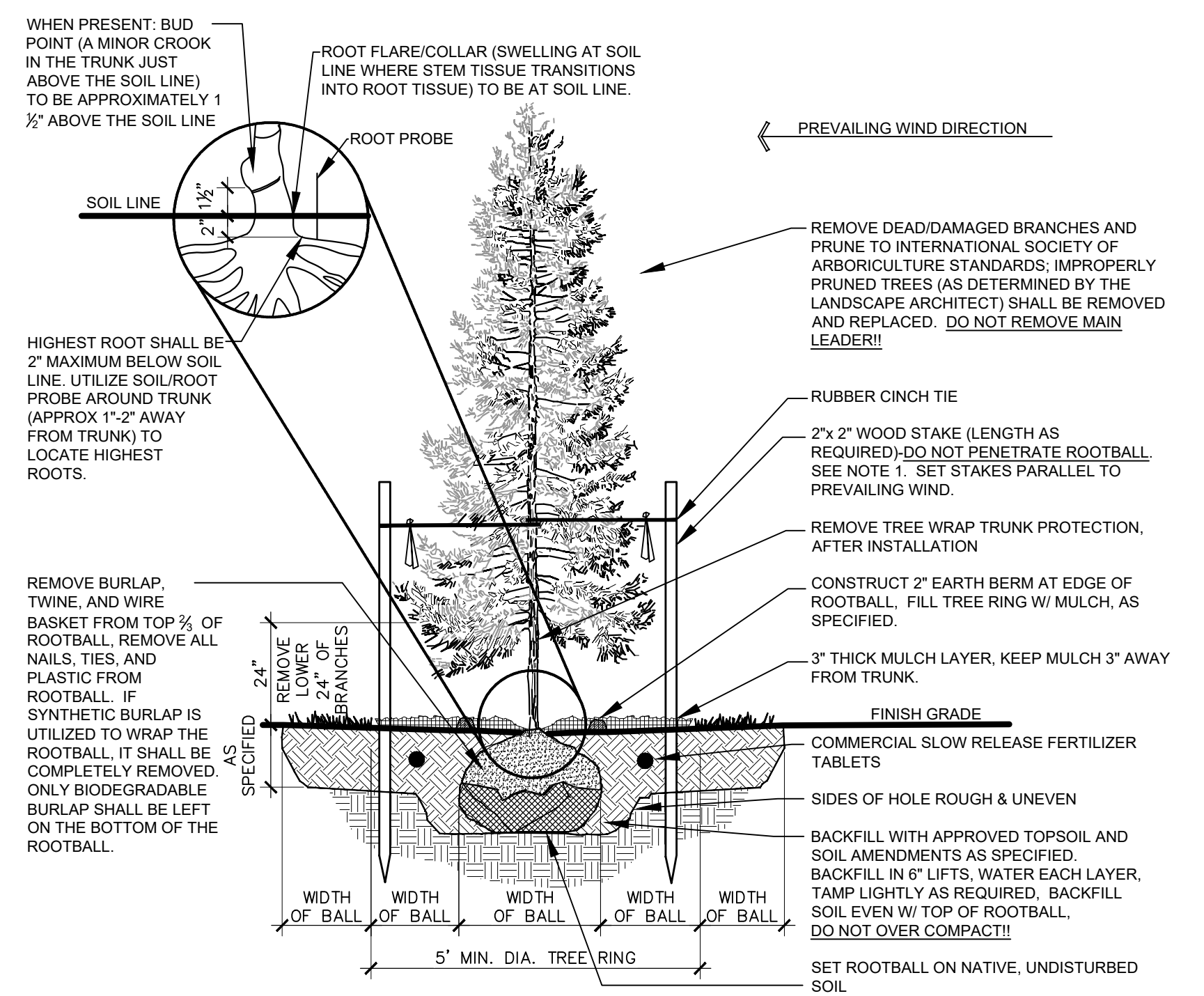
- 1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION...
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS...
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL...
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD...
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS...
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY...
7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 6'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUIVALENT)...

1 TREE PLANTING DOUBLE STAKE



2 CUT EDGE

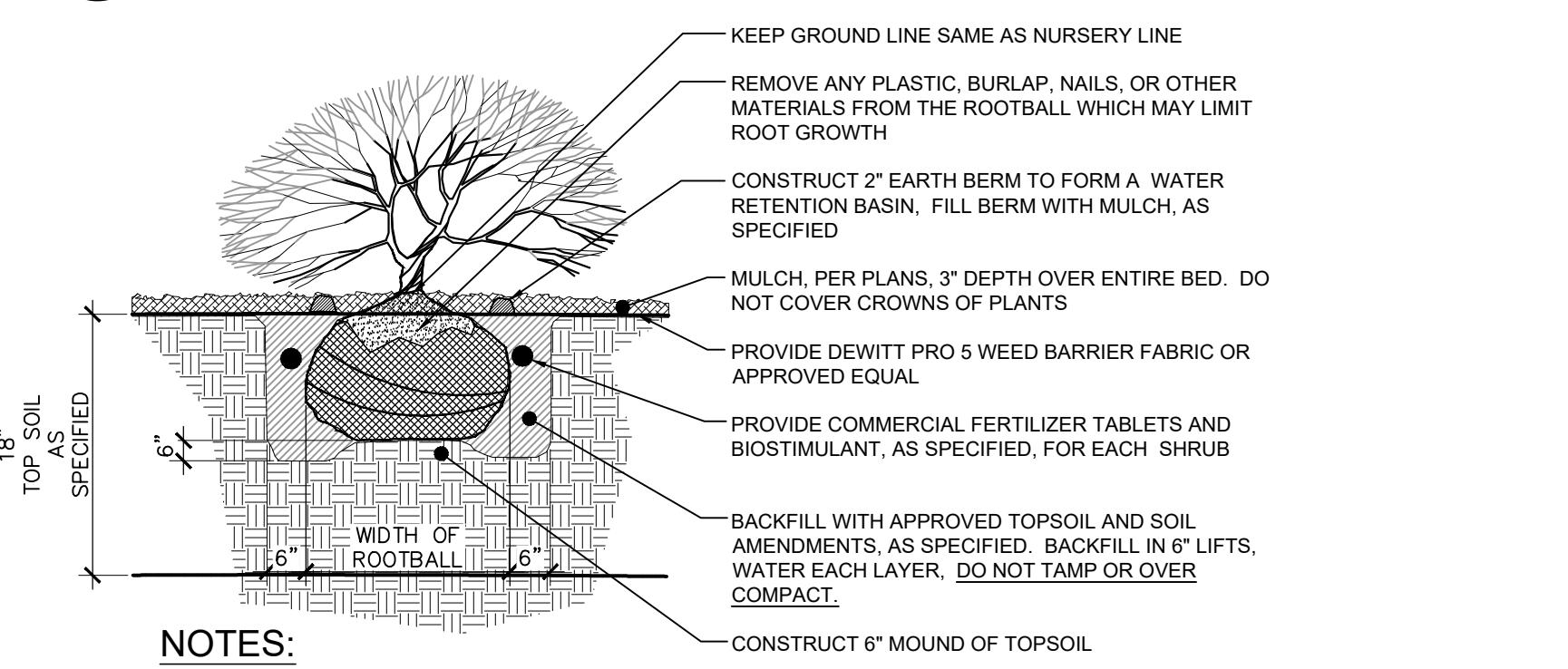
N.T.S.



NOTES:

- 1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION...
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3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL...
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD...
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS...
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

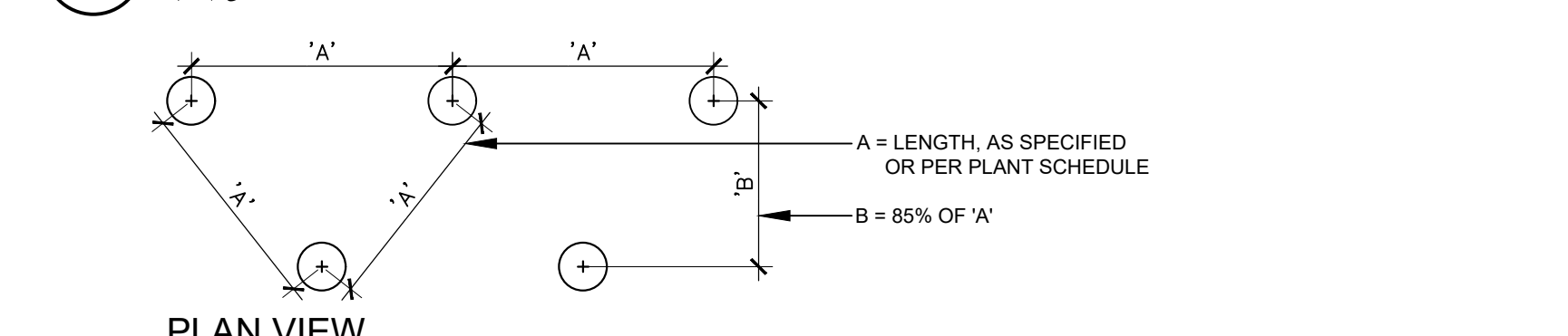
3 CONIFEROUS TREE PLANTING DOUBLE STAKE



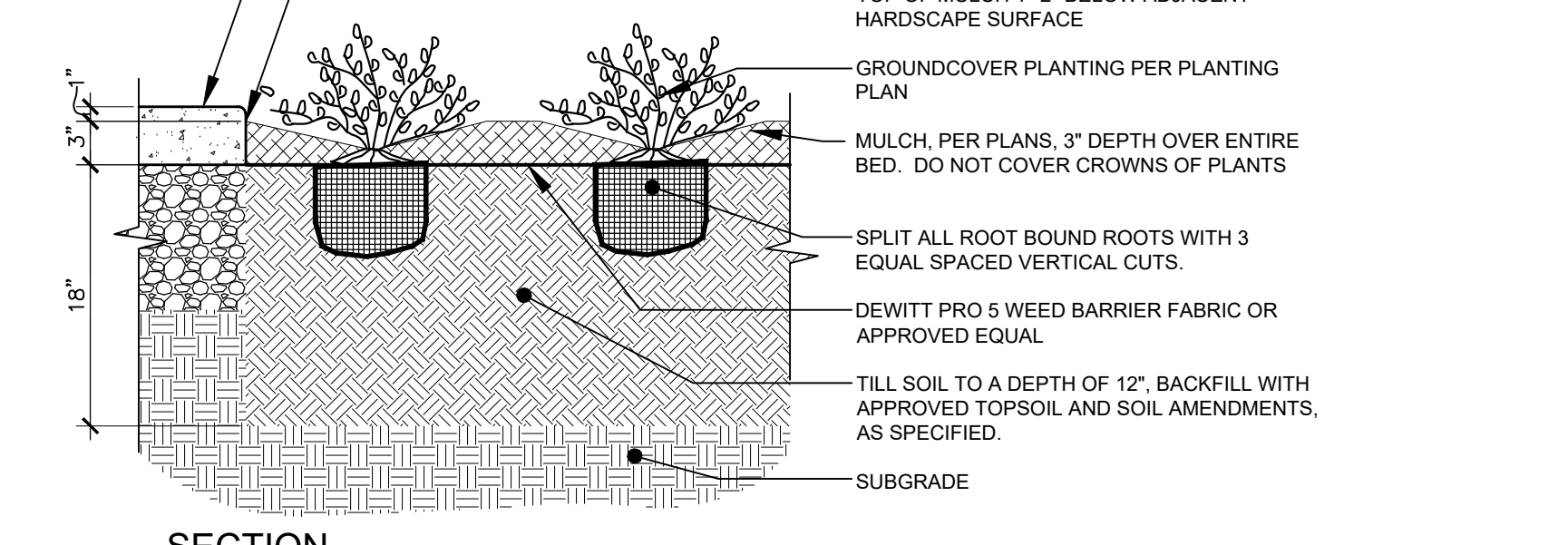
NOTES:

- 1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS...
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.

4 SHRUB PLANTING



PLAN VIEW



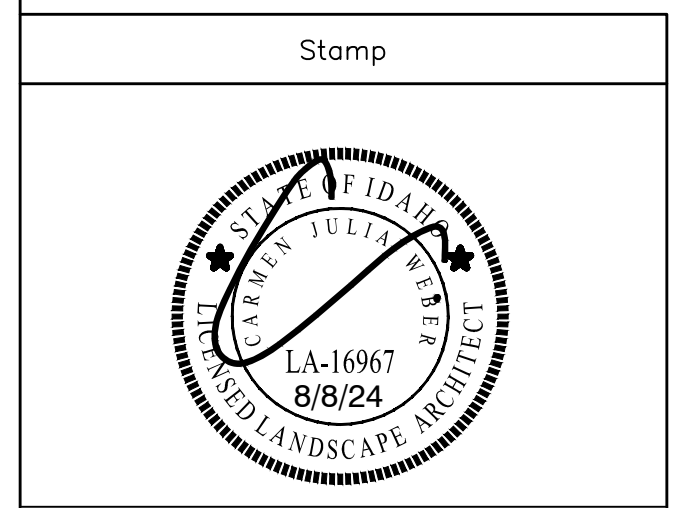
SECTION

NOTES:

- 1. ALL GROUND COVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN...
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.

5 PERENNIAL, GROUND COVER, AND ORNAMENTAL GRASS PLANTING

N.T.S.



LANDSCAPE ARCHITECTURE P: 208.869.8443 E: CARMEN@WEBERDESIGNSTUDIO.ORG W: WEBERDESIGNSTUDIO.ORG

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Table with 3 columns: No., Revision/Issue, Date. Includes project name (Springtree Estates), address (9220 W. Beacon Light Road, Star, Idaho 83669), project number (24003), sheet number (L1.2), date (8/8/24), and drawn by (CJW/CJW).