



CITY OF STAR

LAND USE STAFF REPORT MEMO

TO: Mayor & Council

FROM: City of Star – Planning & Zoning *Shen T. Muth*

MEETING DATE: **August 19, 2025**

FILE(S) #: TE-25-05 Time Extension Stardale Place Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

Antonio Conti
Ackerman-Estvold
7661 W. Riverside Drive Suite 201
Garden City, ID 83714

REQUEST

Request: The Applicant is seeking approval of a time extension for Stardale Place Subdivision, consisting of 22 residential lots. The subject property is generally located on the southwest corner of N. Center Street and W. 3rd Street.

SUMMARY

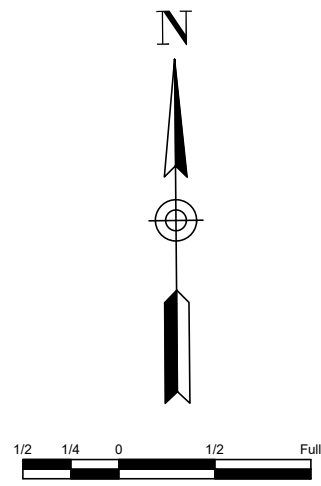
The original preliminary plat (PP-22-03) was approved by Council on July 19, 2022. An administrative time extension was approved by the Zoning Administrator on November 6, 2024 for one year with a new expiration date of July 19, 2025. On July 14, 2025, the applicant filed a time extension for an additional year to submit a final plat for the development. The applicant has requested an additional 1-year time extension that must be approved by the City Council. The new expiration date for signature of the final plat by the City Engineer is July 19, 2026.

PRELIMINARY PLAT FOR

STARDALE PLACE SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 7, T.4N., R. 1W.,
CITY OF STAR, ADA COUNTY, IDAHO.

JUNE 2022 SCALE: 1" = 20' SHEET 1 OF 1



Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be
Altered During Reproduction Processes. Scales Shown
Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 20'

LEGEND:

- SET 5/8" REBAR WITH PLASTIC CAP MARKED
LS 18350
- ▲ FOUND MONUMENT AS NOTED
- CALCULATED POINT - NOTHING FOUND OR SET
- B.O.B. BASIS OF BEARING
- CP&F CORNER PERPETUATION AND FILING RECORD
- SUBJECT PARCEL
- PROPERTY LINE
- REFERENCE BOUNDARIES
- EASEMENT

PRELIMINARY PLAT DATA

TOTAL SITE AREA	3.39 ACRES
SINGLE-FAMILY RESIDENTIAL (64.60%)	2.19 ACRES
RIGHT-OF-WAY (26.84%)	0.91 ACRES
COMMON AREA (15.34%)	0.52 ACRES
EXISTING ZONING	R-4
PROPOSED ZONING	R-7
SINGLE-FAMILY RESIDENTIAL LOTS	23
OPEN SPACE/COMMON LOTS	3
PUBLIC ROAD	1
TOTAL LOTS	27
GROSS RESIDENTIAL DENSITY	6.78 DU/ACRE
NET RESIDENTIAL DENSITY (EXCLUDES PUBLIC STREET & OPEN SPACE)	10.50 DU/ACRE
AMENITIES	
1. WALKING PATHWAYS	
2. GAZEBO	
3. BENCHES	

NOTES

- SANITARY SEWER AND DOMESTIC WATER SERVICES TO BE PROVIDED BY EXTENSION OF STAR SEWER & WATER DISTRICT.
- SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE - SEE FIRM PANEL 16001C0130J DATED 06/19/2020.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- IRRIGATION WATER SHALL BE PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED IN THE DEVELOPMENT AGREEMENT.
- LOTS 19, 25, AND 26 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY STARDALE PLACE HOME ASSOCIATION OR ITS ASSIGNS.
- LOTS 25 AND 26 WILL CONTAIN UNDERGROUND SEEPAGE BEDS FOR DRAINAGE OF THE SUBDIVISION.

OWNER OF RECORD

FRANK ROWE
343 N CENTER STREET
STAR, ID 83669

FREMANTLE DEVELOPMENT
784 S CLEARWATER LOOP STE B
POST FALLS, ID 83854

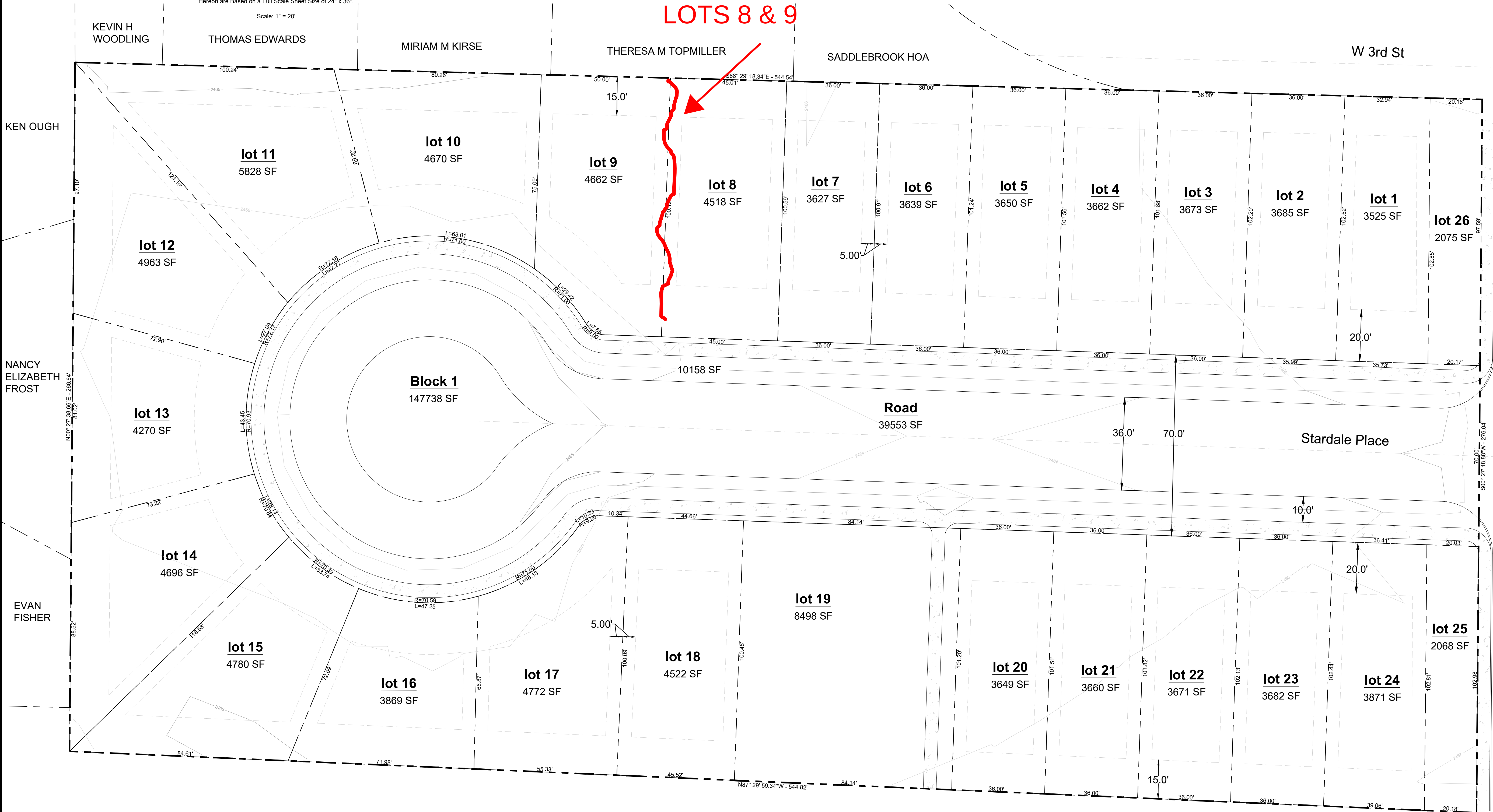
DEVELOPER

BRUCE HESSING
2338 W BOULDER BAR DR
MERIDIAN, ID 83646

ENGINEER/SURVEYOR

ANTONIO CONTI PE, PLS
7661 WEST RIVERSIDE DR., STE 102
GARDEN CITY, ID 83714

COMBINE
LOTS 8 & 9

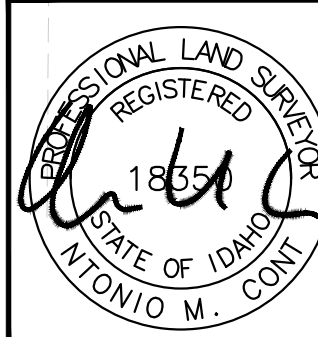


N Center St

JAMES AND
ANNE EAGAN
TRUST

JOSHUA
P WRIGHT

MARY ANNE
KENDALL



STARDALE PLACE SUBDIVISION
385 N CENTER STREET
STAR, IDAHO

DRAWN BY: CDJ
CHECKED BY: AMC

DATE: 06/13/2022

REVISIONS	
#	DATE
#	--/------
#	--/------
#	--/------

Project No.
R21227

PRELIMINARY
PLAT

1.0

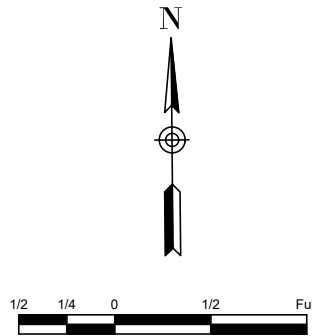


7661 West Riverside Drive, Ste. 102 - Garden City, ID 83714
208.853.6470 - www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

FINAL PLAT FOR
STARDALE PLACE SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 7, T.4N., R.1W.,
CITY OF STAR, ADA COUNTY, IDAHO.

2025 SCALE: 1" = 40' SHEET 1 OF 3



Graphic Scale:

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Hereon are Based on a Full Scale Sheet Size of 18" x 27".

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LEGEND:

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LS 18350
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- B.O.B. BASIS OF BEARING
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- SUBJECT PARCEL
- - - PROPERTY LINE
- - - REFERENCE BOUNDARIES
- - - EASEMENT LINE

NOTES:

- BASIS OF BEARING: SOUTH LINE OF SUBJECT PARCEL BEING N87°29'59"W AS ESTABLISHED BETWEEN FOUND MONUMENTS
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF THE ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- EASEMENTS TO BE PROVIDED PER CITY OF STAR STANDARDS.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF RE-SUBDIVISION.
- LOTS 1, 2, 21 AND 27 ARE COMMON AREA LOTS HAVING A BLANKET EASEMENT FOR ACCESS, PUBLIC UTILITIES, PRESSURE IRRIGATION AND DRAINAGE, AND WILL BE OWNED AND MAINTAINED BY THE STARDALE PLACE HOMEOWNERS ASSOCIATION.
- ALL LOT LINES COMMON TO ANY PRIVATE ROADS, REAR LOT LINES, EXTERIOR BOUNDARY LINES ARE HEREBY DESIGNATED AS HAVING A PERMANENT TEN FOOT WIDE (10') EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE. INTERIOR LOT LINES ARE HEREBY DESIGNATED AS HAVING A PERMANENT A FIVE FOOT WIDE (5') EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR ALL STORMWATER AND DRAINAGE FACILITIES TO CONTAIN ALL WATER TO THE PROPERTY.
- DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH THE EFFECTIVE BUILDING AND ZONING REQUIREMENTS AT TIME OF BUILDING PERMIT ISSUANCE.
- THE 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."
- THIS SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN ON FIRM PANEL 16027C0300F AND 16027C0259G, CITY OF STAR, ADA COUNTY, IDAHO AND INCORPORATED AREAS. A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY LOT THAT IS LOCATED WITHIN THE MAPPED FLOODPLAIN UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT. EACH LOT WITHIN THE MAPPED FLOODPLAIN SHALL REQUIRE AN INDIVIDUAL FLOOD PLAIN DEVELOPMENT PERMIT



Curve Table			
Curve #	Length	Radius	Chord
C1	353.95'	71.00'	S2° 00' 57"W 85.82'
C2	18.44'	20.00'	S61° 34' 36"E 17.79'
C3	43.13'	71.00'	S56° 36' 21"W 42.47'
C4	18.44'	20.00'	S65° 36' 31"W 17.79'

REFERENCES

- R1 UNFILED SURVEY BY BRIGGS ENGINEERING
- R2 ROS 12158
- R3 ENDSLEY COURT SUBDIVISION



STARDALE PLACE SUBDIVISION

CERTIFICATE OF OWNERS

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

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 6, BLOCK 8, SECOND AMENDED PLAT OF THE TOWNSHIP OF STAR, BOOK 3 OF PLATS, PAGE 138, RECORDS OF ADA COUNTY, IDAHO, ALSO BEING IN THE SW ¼ OF THE SE ¼ OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR MARKING THE SOUTHEAST 1/16TH CORNER OF SAID SECTION 7, ALSO BEING THE INTERSECTION OF W 3RD STREET AND N CENTER STREET; THENCE NORTH 88°29'18" WEST 25.00 FEET ALONG THE NORTH LINE OF SAID SW 1/4 SE 1/4 AND CENTERLINE OF W 3RD STREET TO A POINT LYING ON THE EASTERLY BOUNDARY OF SADDLEBROOK SUBDIVISION - PHASE TWO RECORDED IN IN BOOK 90 OF PLATS AT PAGES 10560 THROUGH 10564, RECORDS OF ADA COUNTY; THENCE SOUTH 00°27'22" WEST 25.00 FEET ALONG SAID EASTERLY BOUNDARY TO THE SOUTHEAST CORNER OF SAID SUBDIVISION, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY OF SAID N CENTER STREET SOUTH 00°27'22" WEST 276.0 FEET TO A 5/8" REBAR; THENCE LEAVING SAID RIGHT OF WAY NORTH 87°29'59" WEST 544.81 FEET TO AN 'X' CHISELED IN A CONCRETE IRRIGATION STRUCTURE; THENCE NORTH 00°27'28" EAST 266.64 FEET ALONG THE EASTERLY BOUNDARY OF ENDSLEY COURT SUBDIVISION RECORDED IN BOOK 117 OF PLATS AT PAGES 17841 THROUGH 17846, RECORDS OF ADA COUNTY, TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID SADDLEBROOK SUBDIVISION - PHASE TWO; THENCE ON THE SOUTH LINE OF SAID SADDLEBROOK SUBDIVISION SOUTH 88°29'25" EAST 544.54 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 3.392 ACRES, MORE OR LESS.

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

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

GRAYBIRD, LLC

DATE

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED BRAYDEN SPARROW, KNOWN TO ME TO BE THE MANAGER OF GRAYBIRD, LLC, THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES _____

RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF _____

CERTIFICATE OF SURVEYOR

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

ANTONIO M. CONTI, PLS 18350



LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" MINUS BARK MULCH (BORBONUS LANDSCAPE) OVER DEWITT PRO-5 WEED BARRIER LANDSCAPE FABRIC. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE CIVIL GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT 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 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 - A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
 - B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR.
- TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH: 5.5 TO 7.6.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

DRYLAND SEEDING REQUIREMENTS

GENERAL OVERVIEW
THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

GENERAL EARTHWORK
ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PREPARATION
EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

TOPSOIL DISTRIBUTION
ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.
ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

SEEDING
APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING OR SODDING.
THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING.

FERTILE/FIBER MULCH MATERIAL
GROW NUTRIBASE FROM 'QUATTRO ENVIRONMENTAL'; A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

ORGANIC SOIL AMENDMENT
GROW NUTRIBOOST FROM 'QUATTRO ENVIRONMENTAL' (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

TACKIFIER
MULCH TACKIFIER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.

GRANITE SEED
1697 WEST 2100 NORTH
P.O. BOX 177
LEHI, UTAH 84043
1-800-785-4433
(OR APPROVED EQUAL)

HYDROSEEDING
MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, FIBER IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

MAINTENANCE
IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDDED AREAS WITH WANING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

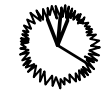
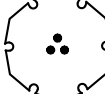
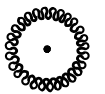
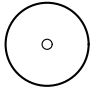
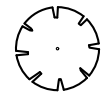
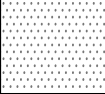
SEEDING TIME
THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, 'DORMANT SEEDING' INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

WATER
THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

FERTILIZATION
FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

EROSION CONTROL
UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.
AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.

PLANT SCHEDULE

CONIFEROUS TREES	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
	6	Columnar Norway Spruce <i>Picea abies</i> 'Cupressina'	6' Ht.	25' H x 6' W	
DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
	7	Columnar Norway Maple <i>Acer platanoides</i> 'Columnar'	2" Cal. B&B	35' H x 15' W	Class II
	5	Pacific Sunset Maple <i>Acer truncatum</i> x <i>platanoides</i> 'Warrenred' TM	2" Cal. B&B	30' H x 25' W	Class I
	1	Pyramidal European Hornbeam <i>Carpinus betulus</i> 'Fastigiata'	2" Cal. B&B	35' H x 25' W	Class II
	4	Frans Fontaine Hornbeam <i>Carpinus betulus</i> 'Frans Fontaine'	2" Cal. B&B	35' H x 15' W	Class II
	4	Skyline Honeylocust <i>Gleditsia triacanthos</i> 'Skycole'	2" Cal. B&B	45' H x 35' W	Class II
	2	Slender Silhouette Sweetgum <i>Liquidambar styraciflua</i> 'Slender Silhouette'	2" Cal. B&B	60' H x 8' W	Class II
	2	Swamp White Oak <i>Quercus bicolor</i>	2" Cal. B&B	45' H x 45' W	Class III
	6	Crimson Spire Oak <i>Quercus robur</i> x <i>alba</i> 'Crimschmidt' TM	2" Cal. B&B	45' H x 15' W	Class II
	6	Corinthian Littleleaf Linden <i>Tilia cordata</i> 'Corzam' TM	2" Cal. B&B	45' H x 15' W	Class II
SHRUBS	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	USDA ZONE
	8	Neon Flash Spirea <i>Spiraea japonica</i> 'Neon Flash'	2 gal.	3' H x 3' W	
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE	NOTES	
	143 sf	1" minus Small Bark Mulch Bark Mulch	---		
	14,363 sf	RTF Sod <i>Rhizomatous Tall Fescue</i>	---		

PROJECT INFORMATION
LANDSCAPE REQUIREMENTS

TOTAL PROPERTY SIZE= 147,738 S.F. - 3.4 ACRES
ZONING DISTRICT=R-7
LOT IMPROVEMENTS AREA= 147,738 S.F.
BUILDABLE LOT COVERAGE= 57,669 S.F.
HARDSCAPE COVERAGE: 29,143 S.F.
LANDSCAPE AREA= S.F. 60,927 S.F.

OPEN SPACE:
REQUIRED COMMON OPEN SPACE: 9,139 S.F. (15% OVERALL SITE)
PROVIDED COMMON OPEN SPACE: 12,599 S.F. (21%)

REQUIRED USABLE OPEN SPACE: 6,092.7 S.F. (10% REQUIRED COMMON OPEN SPACE)
PROVIDED USABLE OPEN SPACE: 12,599 S.F. (21%)
STREET TREES: 4 TREES (1 SHADE TREE/35 FT. REQUIRED)
TOTAL NUMBER OF TREES: 44
TOTAL NUMBER OF TREE SPECIES: 10; 4 SPECIES REQUIRED
LANDSCAPE BUFFER REQUIREMENTS:
WEST LANDSCAPE BUFFER (R-7)
267 LIN. FT.
NO BUFFER REQUIRED

NORTH BOUNDARY LANDSCAPE BUFFER (R-4)
545 LIN. FT.
NO BUFFER REQUIRED

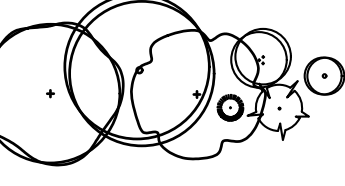
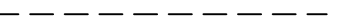
EAST BOUNDARY LANDSCAPE BUFFER (N CENTER ST)
234 LIN. FT.
30 FT. BUFFER PROVIDED
(30 FT. LANDSCAPE BUFFER REQUIRED)
REQUIRED TREES - 15; 3 SHADE, 3 EVERGREEN PER 100 LINER FEET
PROVIDED TREES - 15

SOUTH BOUNDARY LANDSCAPE BUFFER (C-2)
545 LIN. FT.
10 FT. BUFFER PROVIDED
(10 FT. BUFFER REQUIRED)
8-80-2 APPLICABILITY SECTION J3
PROPOSED SUBDIVISION FENCE MEETS BUFFER REQUIREMENTS
REQUIRED TREES - 0
PROVIDED TREES - 0

OPEN SPACE LANDSCAPE REQUIREMENTS:
1 DECIDUOUS TREE PER 4,000 SF
12,599 SF/4,000 SF = 3 TREES

- CALLOUT NOTES**  CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW
- VISION TRIANGLE
 - PROPOSED TURF AREA
 - PROPOSED NATIVE SEEDING AREA
 - PROPOSED 5' SIDEWALK

LANDSCAPE LEGEND

-  PLANTS TO BE INSTALLED
-  CUT EDGE AS DETAILED
-  PROPERTY LINE (VERIFY)

-	-	-
-	-	-
23013	-	-
-	-	-
NO.	REVISION/ISSUE	DATE



STARDALE
331 AND 385 N CENTER ST
STAR, ID
SUBDIVISION

PRELIMINARY LANDSCAPE PLAN

PROJECT	23013	SHEET
DATE	02/09/23	L1.0
DRAWN BY	ESC	CHECKED BY
	BSS	

AGENCY REVIEW

